

COCHISE COUNTY

Z-18-02 (Colville)

A request to rezone from RU-4 to RU-2

Board of Supervisors

February 27, 2018



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-18-02 (Coleville)

- The Applicant is requesting rezoning from RU-4 (Rural; one dwelling per four-acres) to RU-2 (Rural; one dwelling per two-acres) on a 5.30 acre parcel in the Parker Lake area.
- The parcel, 105-28-004B abuts the Parker Lakeview Estates subdivision. This subdivision is zoned RU-4, but as originally platted, the average lot size is less than 0.5 acres. The lots are legal non-conforming, but are at a much higher density than RU-4 or RU-2.
- The Applicant is Jim Colville.



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Location Map:



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Site Photos:



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Site Photos:



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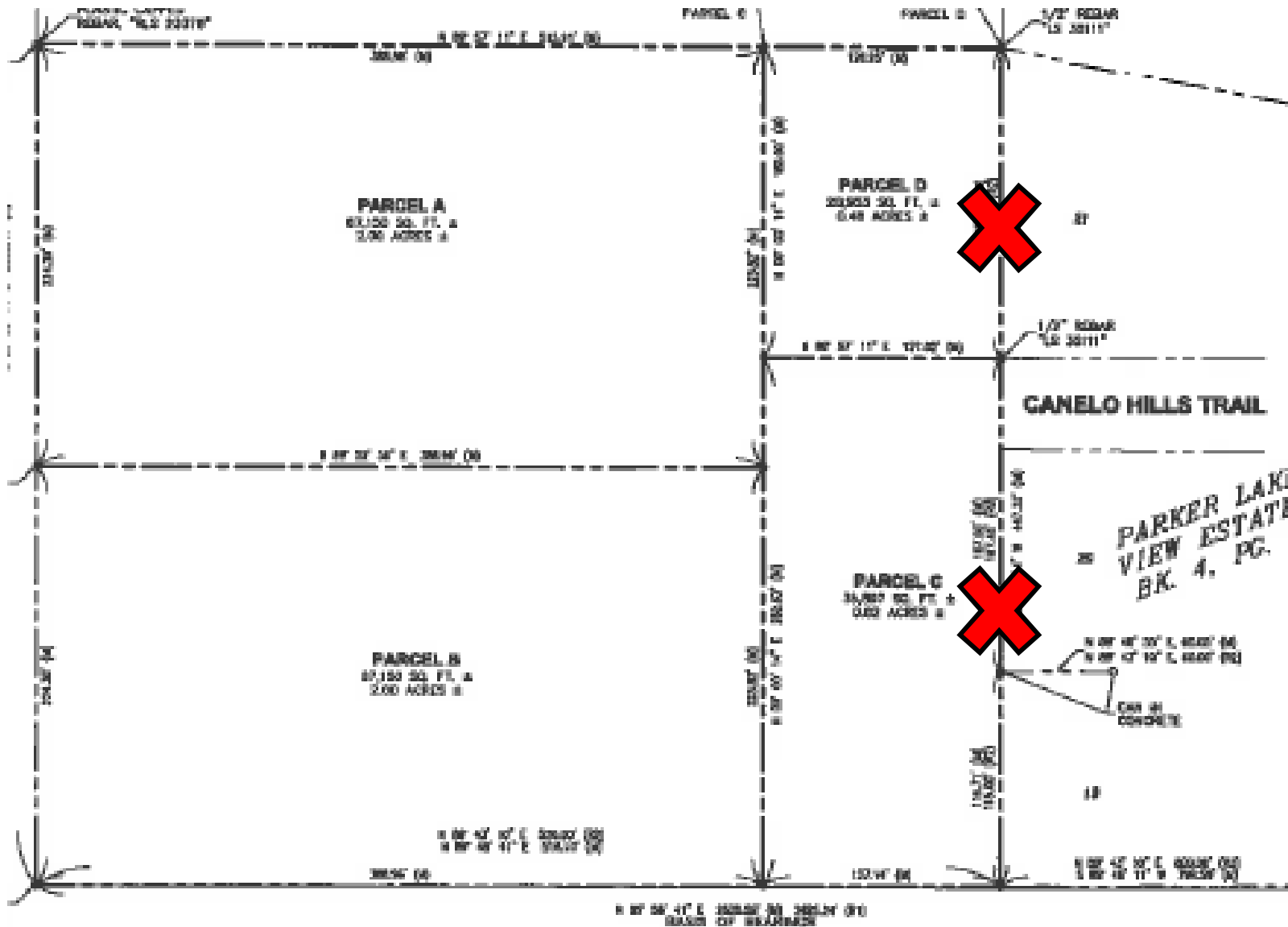


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Site Photos:



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Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. Allowing the request would be in keeping with the character of the existing development in the area and create a buffer between the small subdivision lots and larger RU-4 zoned parcels;
2. The Comprehensive Plan policies prescribe a low density of residential development in this area to protect the current character of the neighborhood, and the request would facilitate such a density;
and
3. Four letters of support have been received.

Factor Against Approval

1. A revised conceptual plan has not been provided to show how the parcels will ultimately be configured.



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Discussion:



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Based on the factors in favor of approval, staff recommends Conditional Approval of the Rezoning request, subject to the following Conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations; and
3. The parcel shall not be split into more than two parcels.

