

COCHISE COUNTY

Z-18-04 (Vicencio)

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

Board of Supervisors

April 24, 2018



Public Programs...Personal Service

COCHISE COUNTY

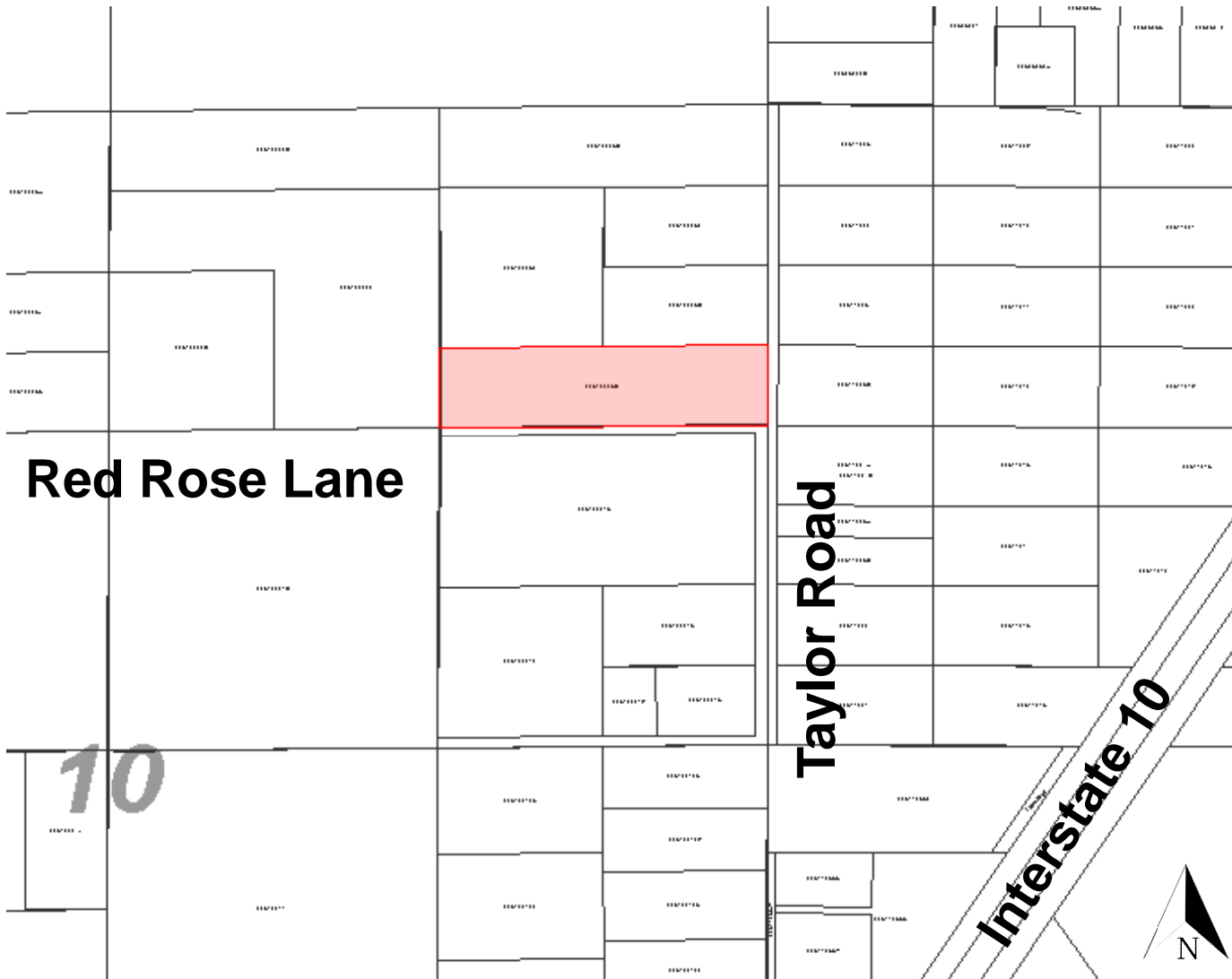
Docket Z-18-04 (Vicencio)

- 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 10 acre parcel in the Willcox area
- The request is to facilitate the creation of up to 5 total lots
- The parcel is 203-10-006C and is located at 1209 South Taylor Road
- The Applicant is Sylvia Vicencio



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Location Map:



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Aerial Photo:



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Current Zoning: RU-4

Area Category: B- Community
Growth

Plan Designation: Developing

➤ RU-2 is the largest lot
zoning allowed under the
Developing Designation

➤ The request is in
compliance with that
requirement

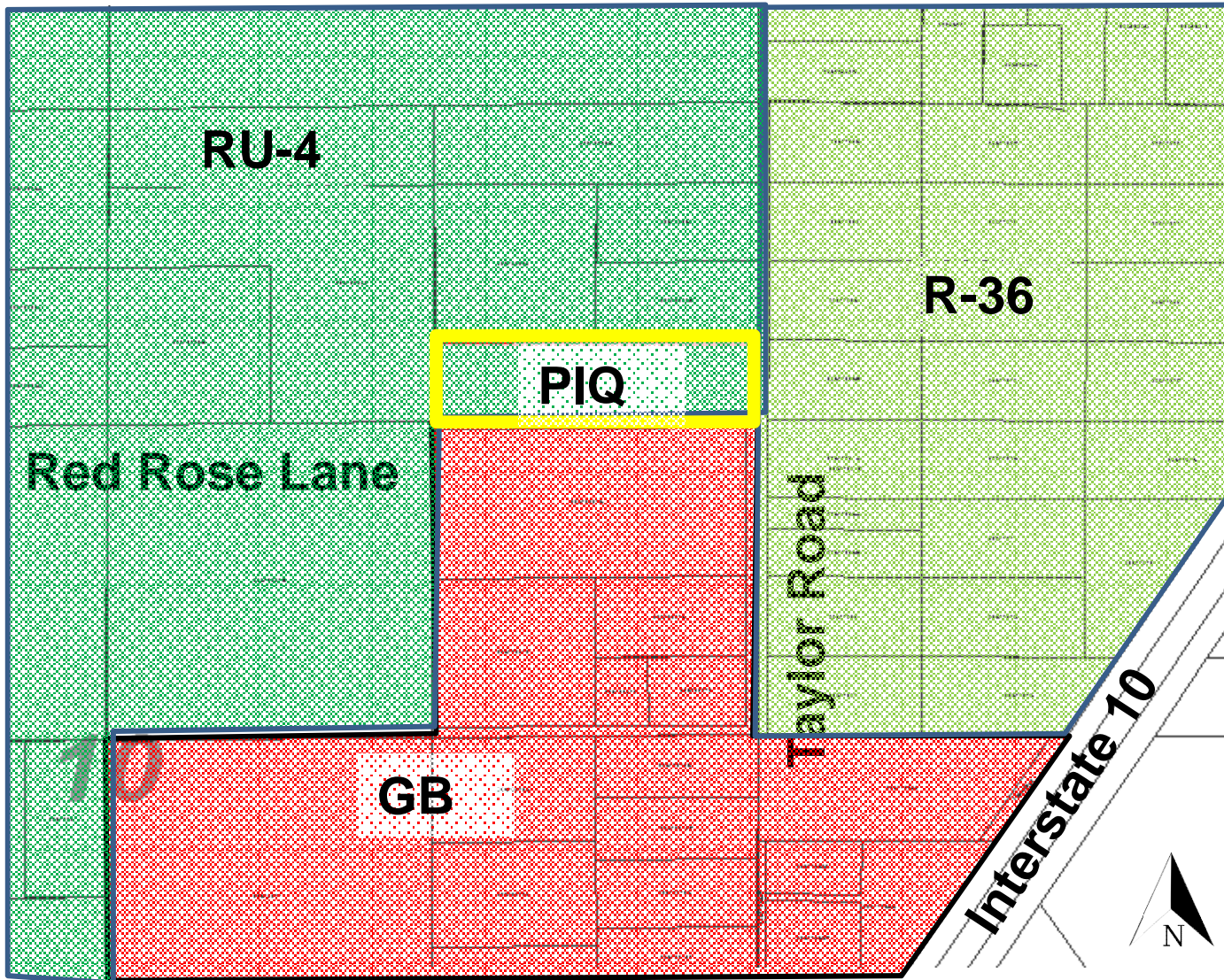


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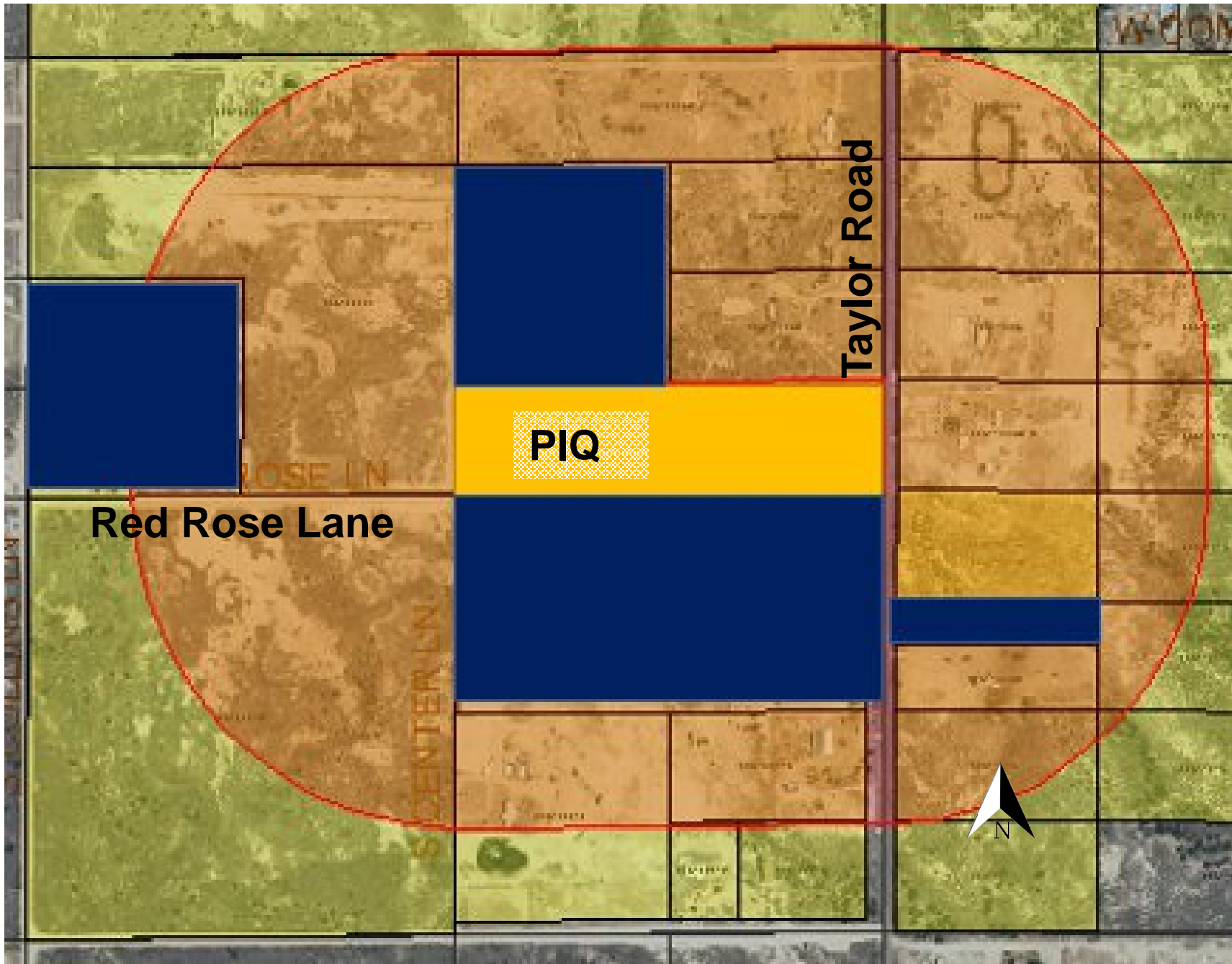
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Zoning Map:



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Neighborhood Input:



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Site Photos:



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Site Photos:



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Site Photos:



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Factors in Favor of Approval

1. Allowing the request would be in keeping with the character of the existing development in the area;
2. The Comprehensive Plan policies prescribe designates this area as developing and RU-2 is a permitted zoning district; and
3. The rezoning would provide a buffer between the General Commercial, R-36 and the RU-4 zoning designations.



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Factors Against Approval

1. Staff has received four letters of opposition
2. The item does not comply with Public Input factor



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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;
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;
3. The applicant shall be required to dedicate right of way to the County prior to issuance of any permits for the parcel.



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At the Planning and Zoning Commission Meeting of April 11, 2008 the Planning Commission unanimously recommended approval of Z-18-04 (Vicencio) to the Board of Supervisors.

