

COCHISE COUNTY

Z-18-09 (Contreras)

A request to rezone from R-18 to R-9

Board of Supervisors

December 4, 2018



Public Programs...Personal Service

COCHISE COUNTY

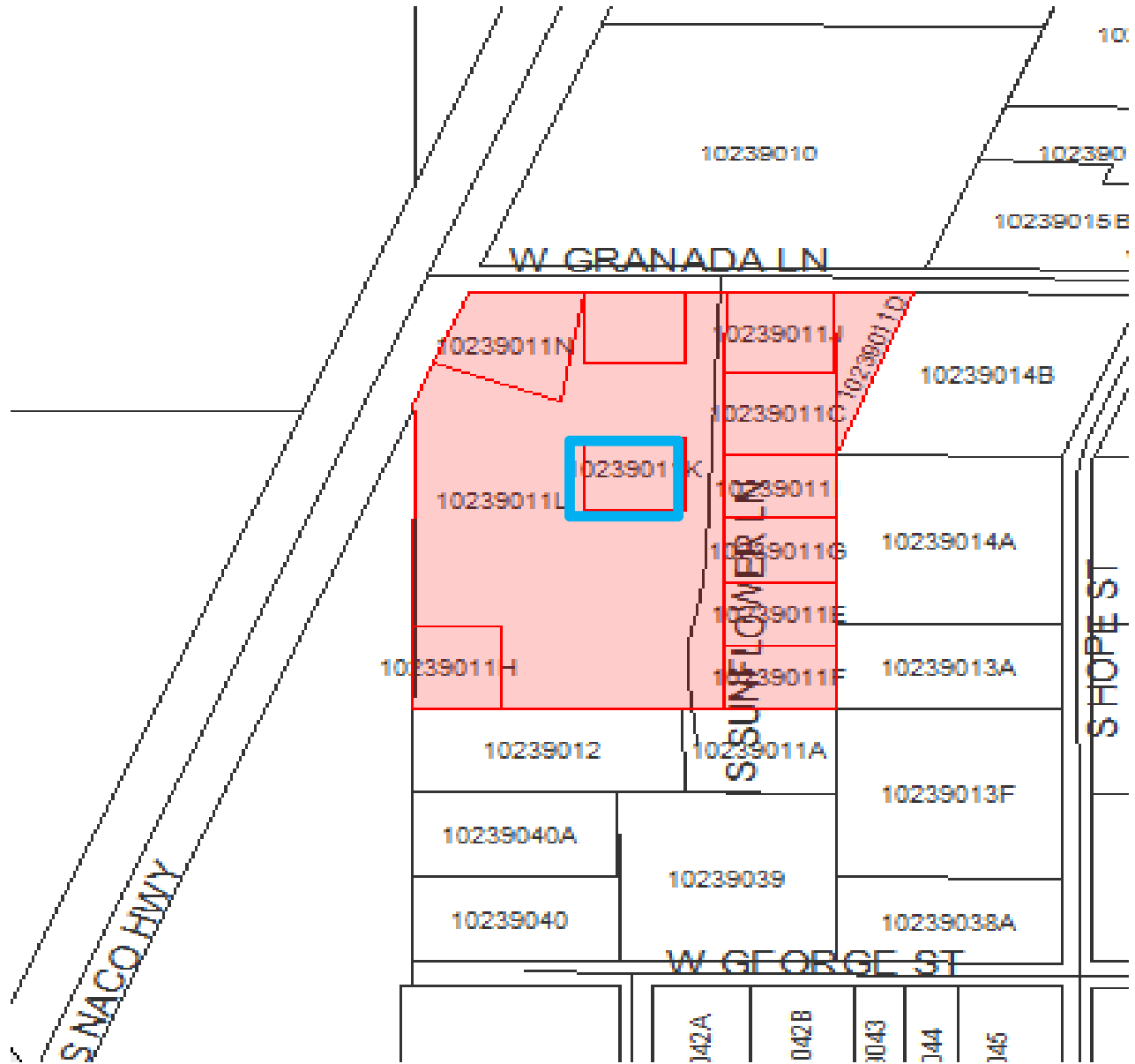
Docket Z-18-09 (Contreras)

- Applicant is requesting rezoning from R-18 (Residential, one dwelling per 18,000 square feet) to R-9 (Residential, one dwelling per 9,000 square feet).
 - Parcel:
 - 102-39-011K (Sunflower Lane)
- Development Services requesting same designation on ten (10) addition parcels:
 - Parcels:
 - 102-39-011C (no address)
 - 102-39-011D (no address)
 - 102-39-011E (2323 S. Sunflower Lane)
 - 102-39-011F (2239 S. Sunflower Lane)
 - 102-39-011G (no address)
 - 102-39-011H (no address)
 - 102-39-011I (2313 Sunflower Lane)
 - 102-39-011J (1203 Granada Lane)
 - 102-39-011L (2301 S. Naco Highway)
 - 102-39-011N (2289 S. Naco Highway)
 - Five of the lots are currently developed with single family homes
 - Two lots have foundations on them



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Location Map:



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Site Photos:



Applicant's lot from Sunflower

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Site Photos:



Applicant's lot from Granada

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Sunflower, south of Applicant's lot

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Site Photos:



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Site Photos:



Granada and Naco Highway

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Site Photos:



Sunflower Lane

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Public input:

2 letters in support

1 letter in opposition



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Modification:

Staff would request that the setbacks be modified to allow existing homes, garages, sheds, etc. which encroach into the required setbacks be allowed to continue.



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Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. Allowing the rezoning and subsequent residential use would not alter the overall character of development in the area; and
2. Existing property owners, which were not involved with the illegal lot splits will have compliant properties and be able to replace in the event of a fire, obtain permits, and construct a new home.
3. Two letters of support have been received.

Factor Against Approval

1. Should the vacant parcel be developed, minor increases in traffic might be seen and improvements might be needed on Sunflower.
2. One letter of opposition has been received.



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

1. The property owners 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 property owners' 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.

Modification:

A request that the setbacks be modified to allow existing homes, garages, sheds, etc. which encroach into the required setbacks be allowed to continue.

