

# COCHISE COUNTY

Z-18-10 (Dattellas)

A request to rezone from R-36 to R-18

Board of Supervisors

February 12, 2019



***Public Programs...Personal Service***

# COCHISE COUNTY

## Docket Z-18-10 (Dattellas)

- The Applicant is requesting rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to R-18 (Residential; one dwelling per 18,000 square feet) on a 2.76 acre site east of Sierra Vista.
- The parcel, 107-20-009, is located northeast of the failed incorporated Sierra Vista, along N. Schraeder Road.
- The request for a rezoning from R-36 to R-18 is to facilitate the potential creation of two additional lots, increasing the permitted number from three to five.
- The Applicant is Charles Dattellas.





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## Site Photos:

The site



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## Site Photos:



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## Site Photos:

Another view of the area



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## Site Photos:

Another view of the area



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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;
2. The Comprehensive Plan policies prescribe protecting the existing residential development, which this request complies with; and
3. One letter of support has been received.

### Factors Against Approval

None



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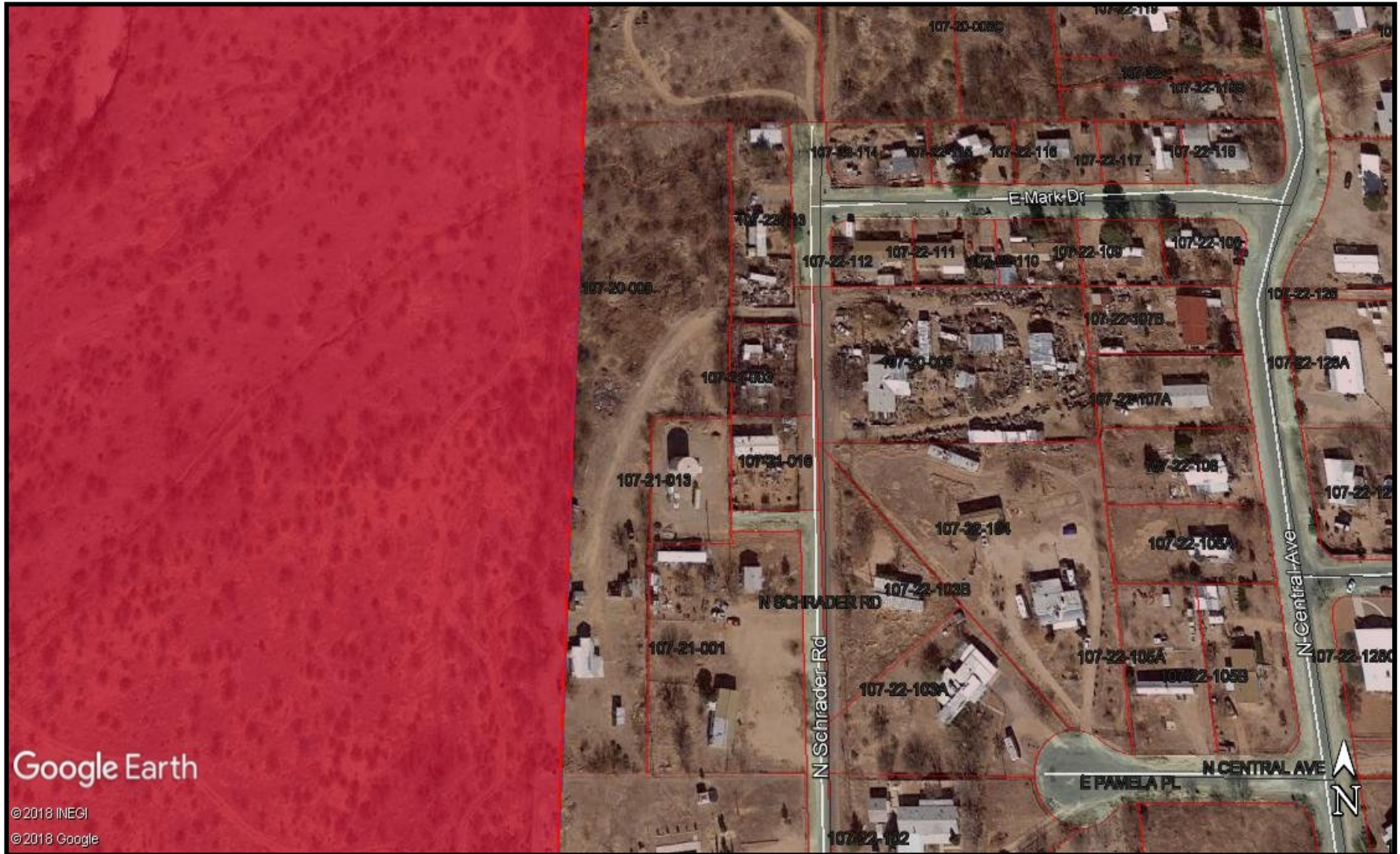
## Planning Commission Action:

**On January 9, 2019, the Commission voted 7-0 to recommend Conditional Approval.**



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## Discussion:



Google Earth

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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 Applicant's 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. If the parcel is split, then the existing driveway must be developed into a private road meeting the County's Road Standards

