

COCHISE COUNTY

Z-19-03 (Aunon - Stotts)

A request to rezone from R-36 to RU-4

Board of Supervisors

May 7, 2019



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-19-03 (Aunon-Stotts)

- The Applicant is requesting rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to RU-4 (Rural; one dwelling per four acres) on parcels totaling 22.08 acres east of Sunizona.
- The parcels, 401-17-206A, -206B, & -207A, are located north of the failed Sunizona Acres #3 subdivision. This subdivision is zoned R-36, as the lots are one acre. The applicants' parcels, being nearby, was also zoned R-36 in 1975, despite being larger.
- The request for a rezoning from R-36 to RU-4 is to facilitate use of the Owner Builder Opt-Out program and preserve the open space.
- The Applicants are Alexander Aunon and Greg Stotts.



COCHISE COUNTY

Location Map:



COCHISE COUNTY

Site Photos:



COCHISE COUNTY

Site Photos:

The site



COCHISE COUNTY

Site Photos:



COCHISE COUNTY

Site Photos:

Another view of the area



COCHISE COUNTY

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 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. One letter of support has been received.

Factors Against Approval

1. None Apparent



COCHISE COUNTY

Discussion:



COCHISE COUNTY

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;

