

COCHISE COUNTY

Z-19-04 (Womack)

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

Board of Supervisors

July 9, 2019



Public Programs...Personal Service

COCHISE COUNTY

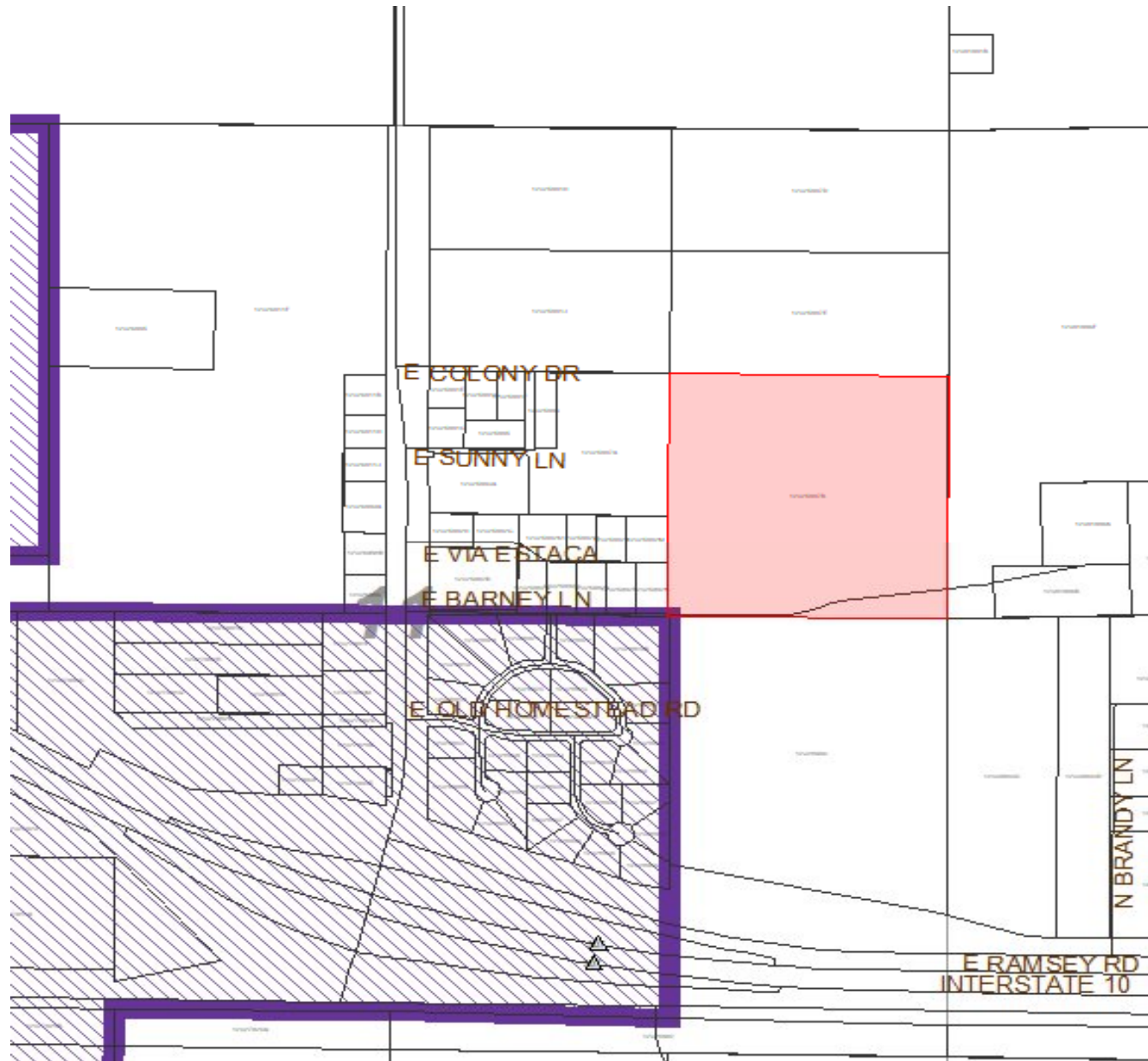
Docket Z-19-04 (Womack)

- 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)
- Parcel 123-25-007B and is located at 1350 E. Barney Lane
- 40 acres
- The request is to facilitate use of the Owner Builder Opt-Out program and preserve the open space.
- The Applicants are Lavon and Rebecca Womack.
- Planning Commission unanimously recommended approval at the June 12, 2019 meeting.



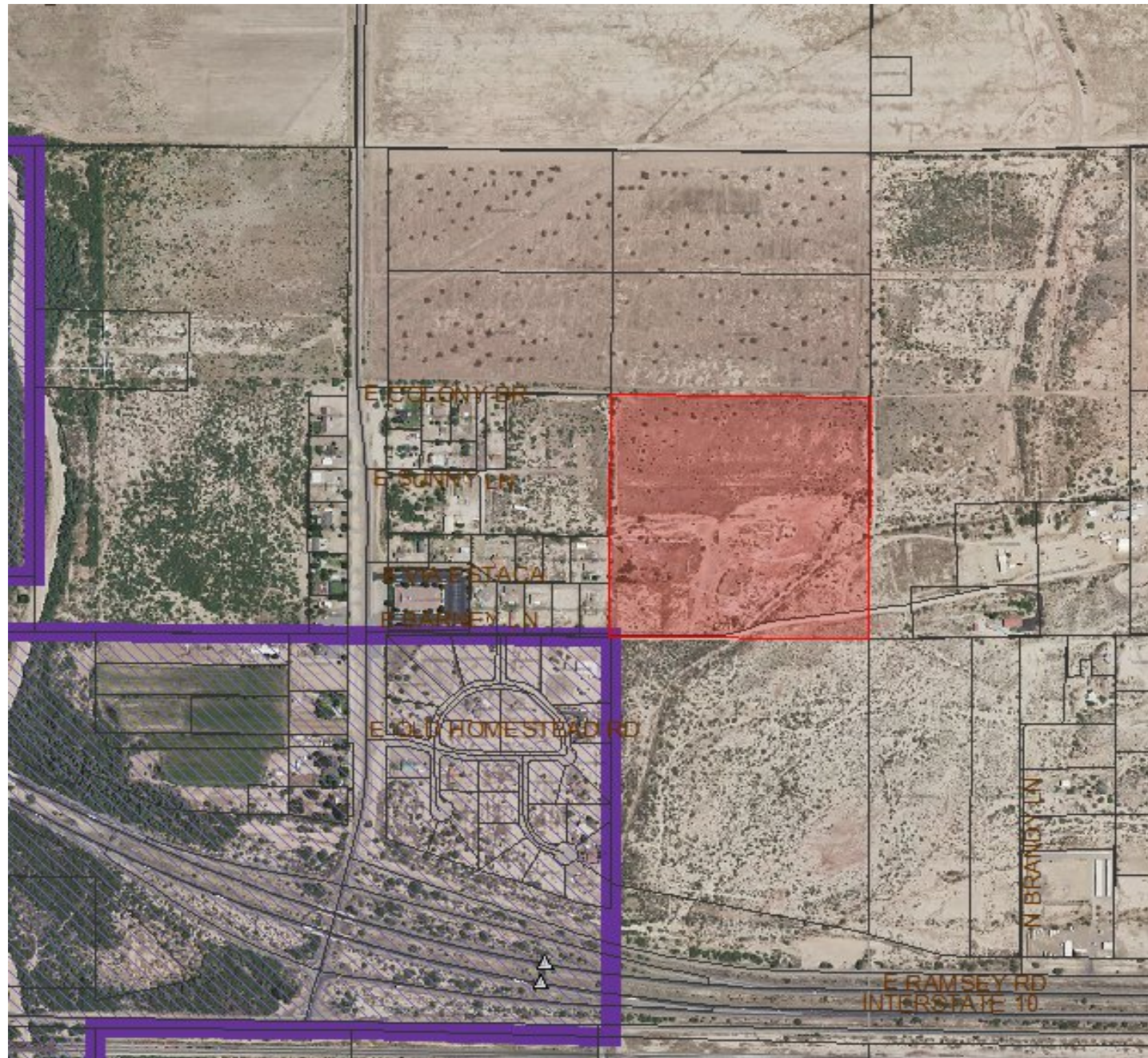
COCHISE COUNTY

Location Map:



COCHISE COUNTY

Aerial Photo:



Public Programs...Personal Service



COCHISE COUNTY

Site Photos:



COCHISE COUNTY

Site Photos:



COCHISE COUNTY

Site Photos:



COCHISE COUNTY

Site Photos:



COCHISE COUNTY

Site Photos:



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. Two letters of support has been received.

Factors Against Approval

The area is adjacent to commercially designated property, in a Category B (Developing Area) near Interstate 10. The down zoning could restrict potential growth in the future.



COCHISE COUNTY

Planning Commission Recommendation: Conditional Approval

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;



Public Programs...Personal Service