

COCHISE COUNTY

Z-20-02 (St. Germain)

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

Board of Supervisors

March 24, 2020



Public Programs...Personal Service

COCHISE COUNTY

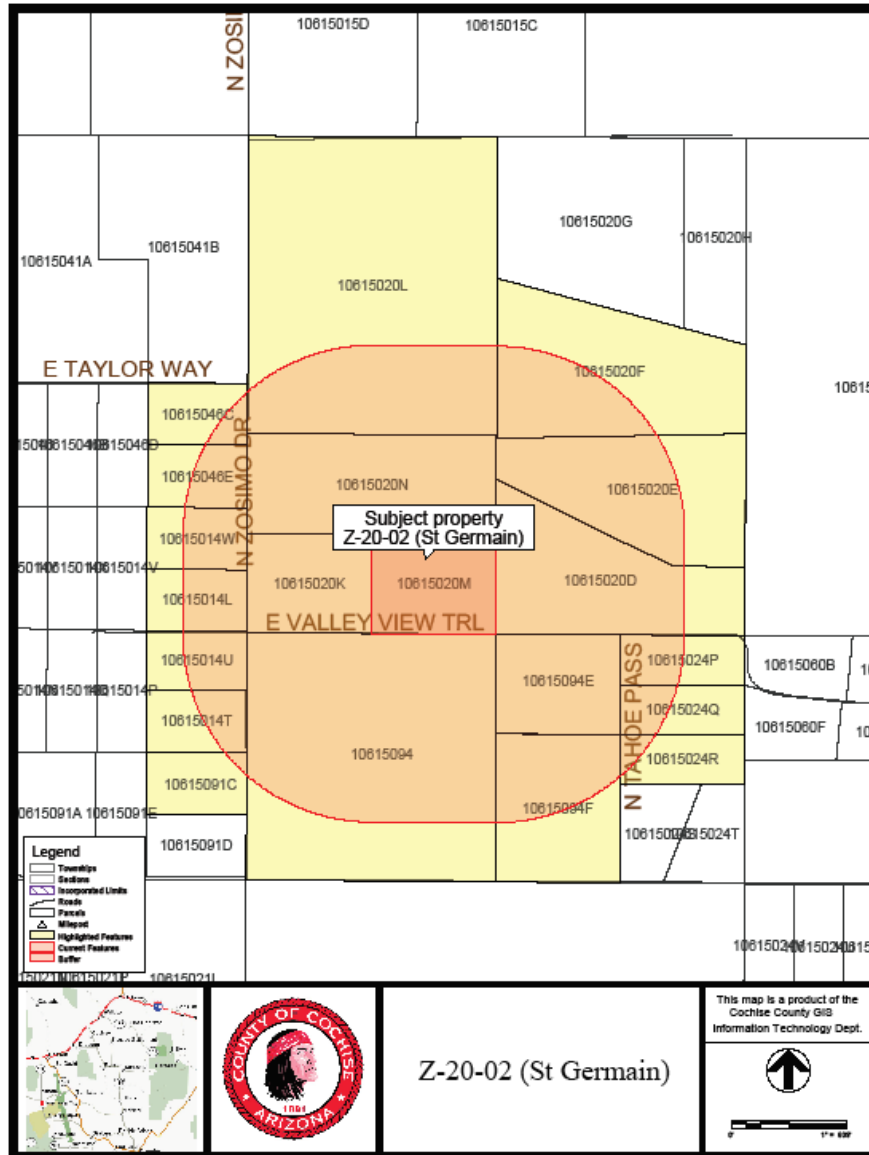
Docket Z-20-02 (St. Germain)

- The Applicants are requesting rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to RU-4 (Rural; one dwelling per four acres)
- 8 acre parcel, 106-15-020M is located north of Valley View Trail, east of Zosimo Drive in the Babocamari.
- Conditionally rezoned in 2005 to R-36 requiring a subdivision plat for permit issuance of a single-family home



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Location Map:



COCHISE, 2023-02-08 10:43:08
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This document is a graphic representation of our working records. Please report potential map inaccuracies for review to Cochise County GIS.



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Aerial Photo:



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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 development in the area;
2. The Babocomari Area Plan and 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;
3. The request would remove the conditional zoning and permit the owner to develop the property with a single-family residence; and
4. Three letters in support.

Factors Against Approval

None



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The Cochise County Planning & Zoning Commission at the March 11, 2020 meeting unanimously (6-0) recommend approval of the rezoning request.

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

Sample Motion: Mr. Chair, I move to approve docket Z-20-02 with condition.



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