

**COCHISE COUNTY**

**Z-20-01 (Longnecker)**

**A request to rezone from SR-43 to RU-4**

Board of Supervisors

April 8, 2020

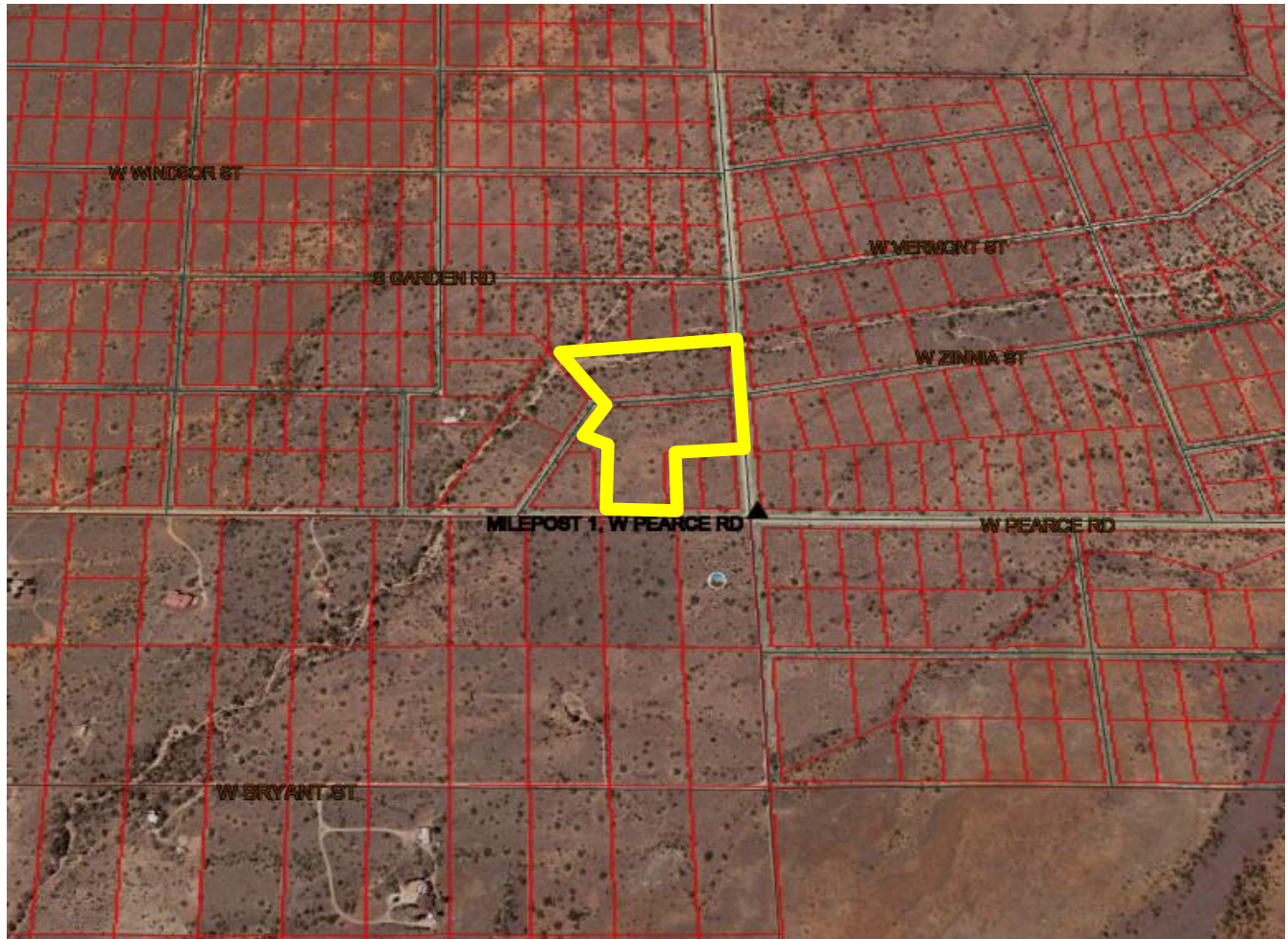


***Public Programs...Personal Service***

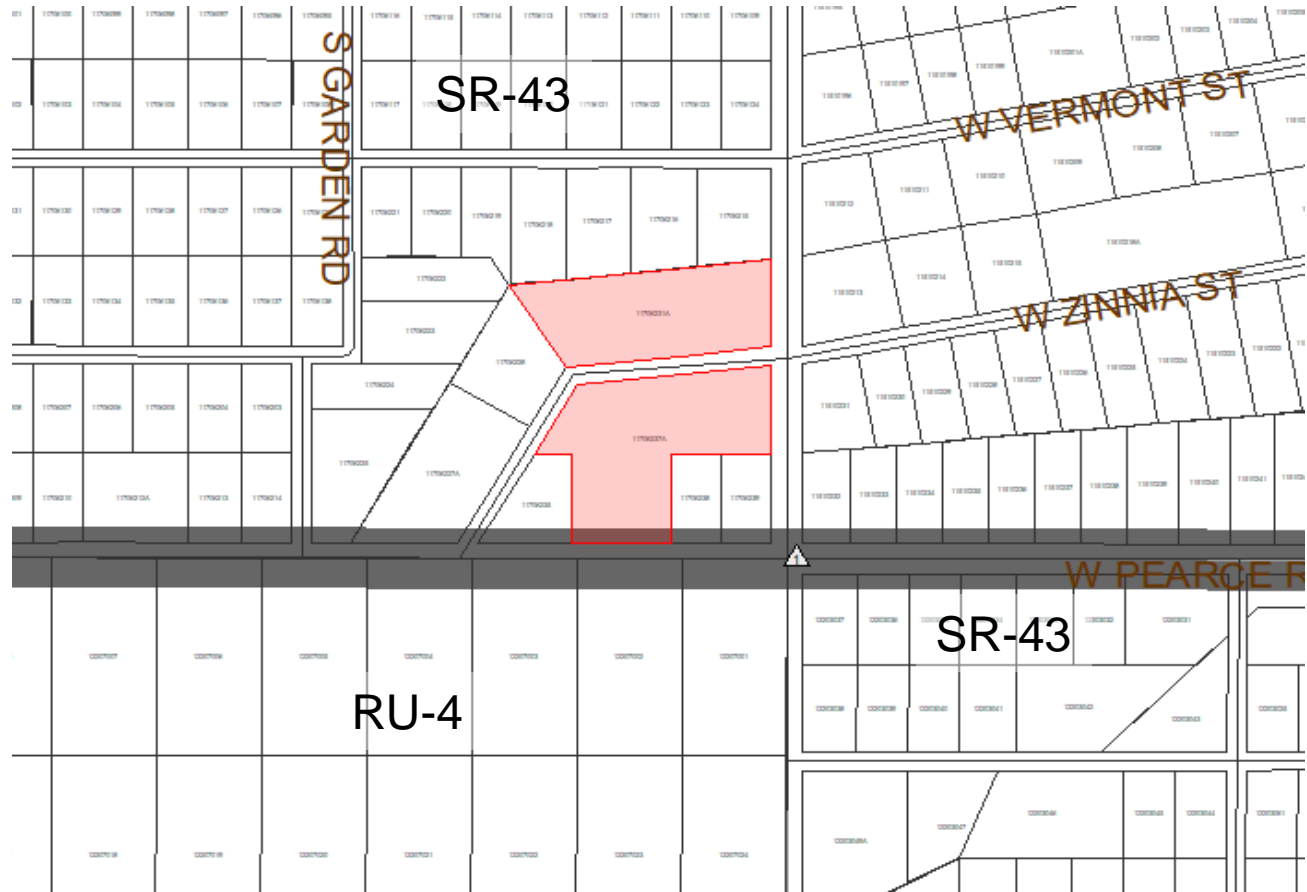
- The Planning and Zoning Commission recommended approval (5-2) to the Board at their meeting of March 11, 2020
- The Applicants are requesting a rezoning (down zoning) from SR-43 (Single-Household Residential; one dwelling per 43,000 square feet) to RU-4 (Rural; one dwelling per four acres)
- Parcels 117-06-231A and 237A and located north and south of King Street in Sunsites
- 11.07 acres
- The request is to facilitate use of the Owner Builder Opt-Out program and preserve the open space
- The Applicants are Jonathan and Ashley Longnecker



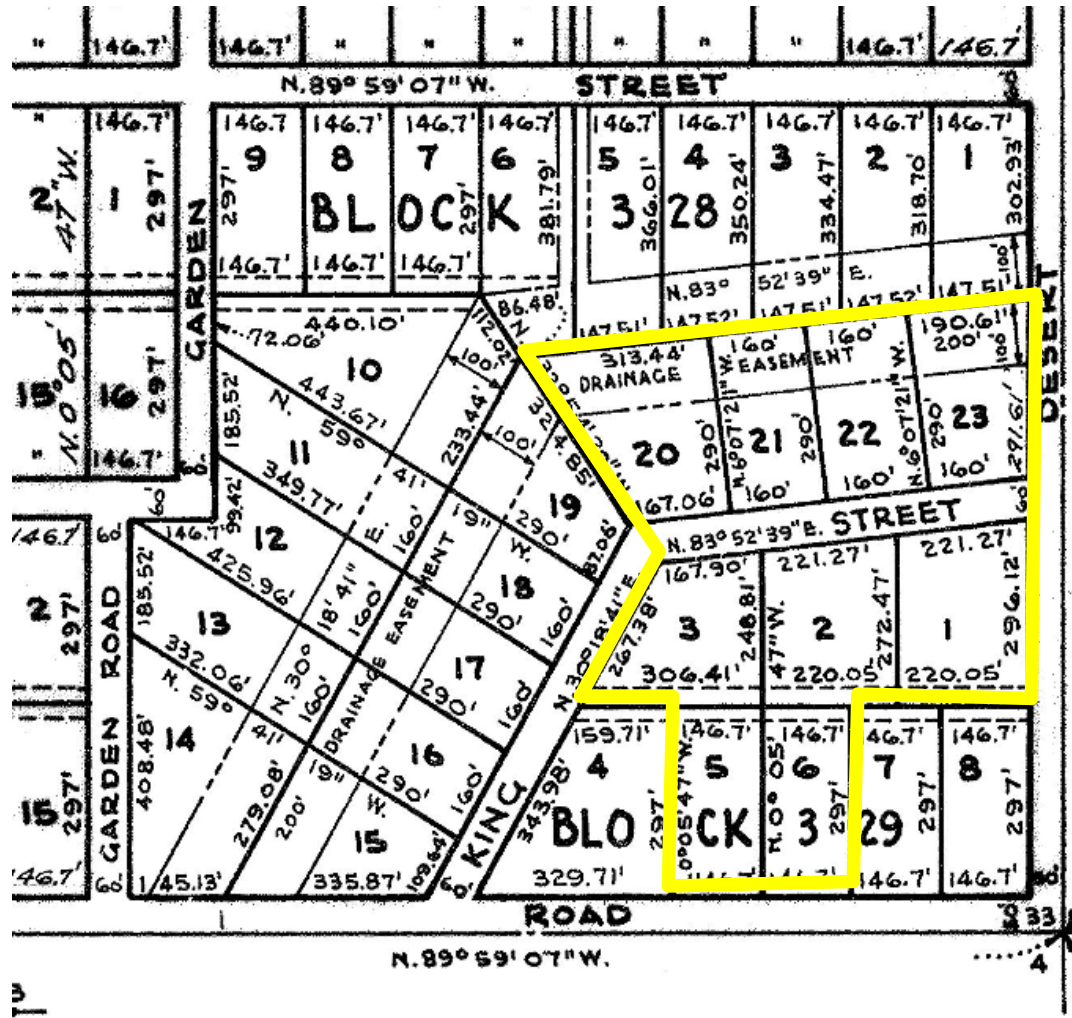
Location:



Location:



Plat Map



# COCHISE COUNTY

## Public Input: Does not comply

- As of the writing of the Staff report:
  - Six in opposition
  - Two in Support
- Issues cited:
  - Concern about Manufactured homes
    - COA added prohibiting
  - Concern it changed the opponents zoning (2 letters)
  - Property value increase/decrease



### **Compliance with Area Plan:**

#### **Does not comply**

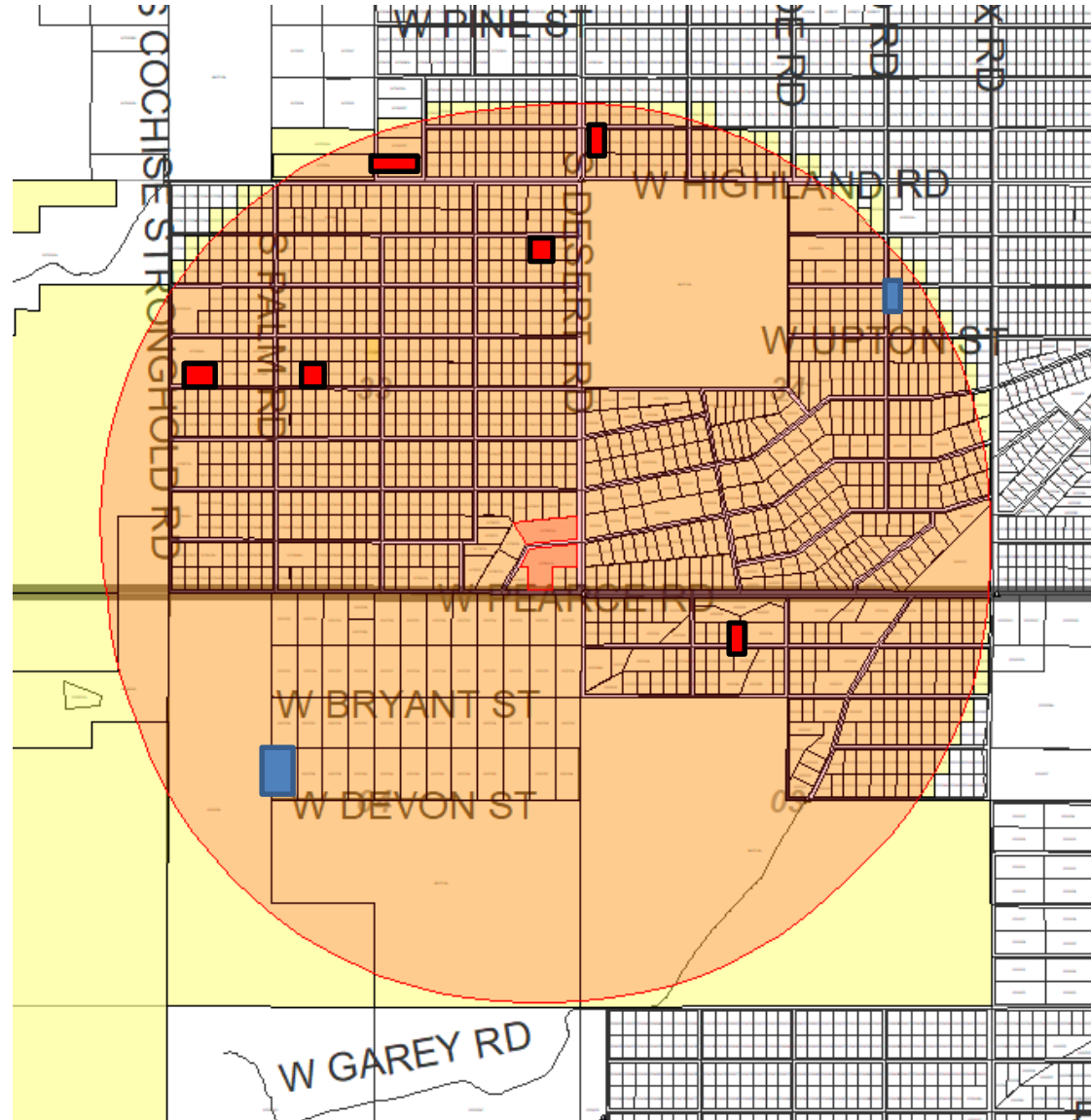
- Mid-Sulphur Springs Valley Area Plan
- Parcel is designated as Medium Density Residential
  - Defines as lot sizes of 12,000-square feet to two-acres.
- While the proposed zoning does not match this designation, it does match the actual pattern of development in the area, where many of the existing homes sit on four or more acres.



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## Docket Z-20-01 (Longnecker)

**Public Input: Does not comply**



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## Site Photos:



# Docket Z-20-01 (Longnecker)



### Factors in Favor and Against Approving the Rezoning:

#### **Factors in Favor of Approval**

1. The request complies with nine of the applicable Rezoning factors used by Staff to analyze this request;
2. With the recommended Conditions the request would be in keeping with the character of the existing development in the area;
3. Two letters of support has been received.

#### **Factors Against Approval**

1. Six letters in opposition were received;
2. The request does not comply with two factors.



# 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.
3. No mobile or manufactured homes shall be constructed on any portion of the 11.07 acres.



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