

COCHISE COUNTY

Z-20-03 (Young)

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

Board of Supervisors

April 7, 2020

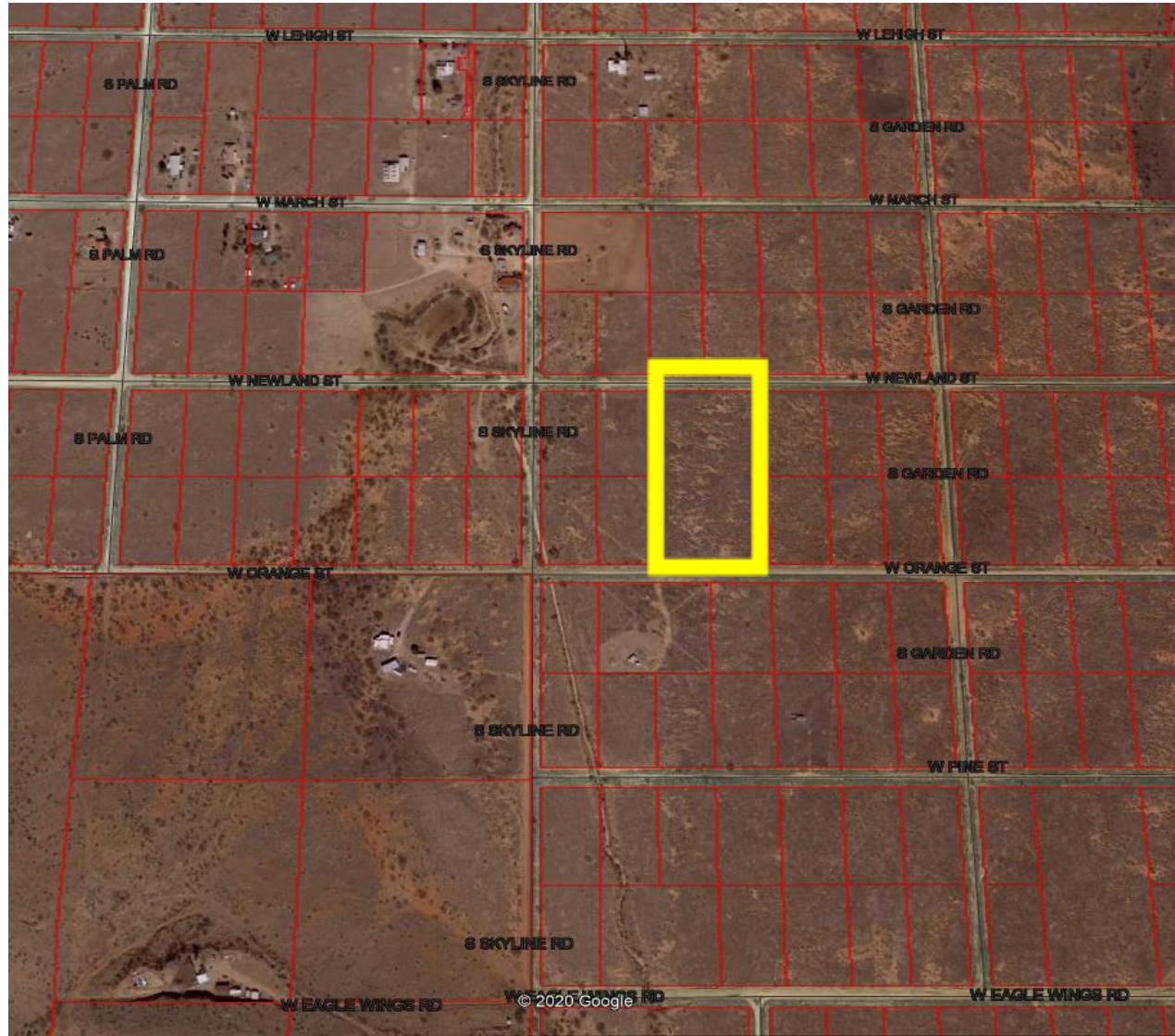


Public Programs...Personal Service

- 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 Residential; one dwelling per 43,000 square feet) to RU-4 (Rural; one dwelling per four acres).
- Parcels 117-04-220 and 214-215 (now 117-04-221A), and located on West Orange Street and West Newland Street between South Garden Road and South Skyline Road in Sunsites
- 4.8 acres
- The request is to facilitate use of the Owner Builder Opt-Out program and ensure the keeping of livestock in the future
- The Applicants are Karla and Charles Young



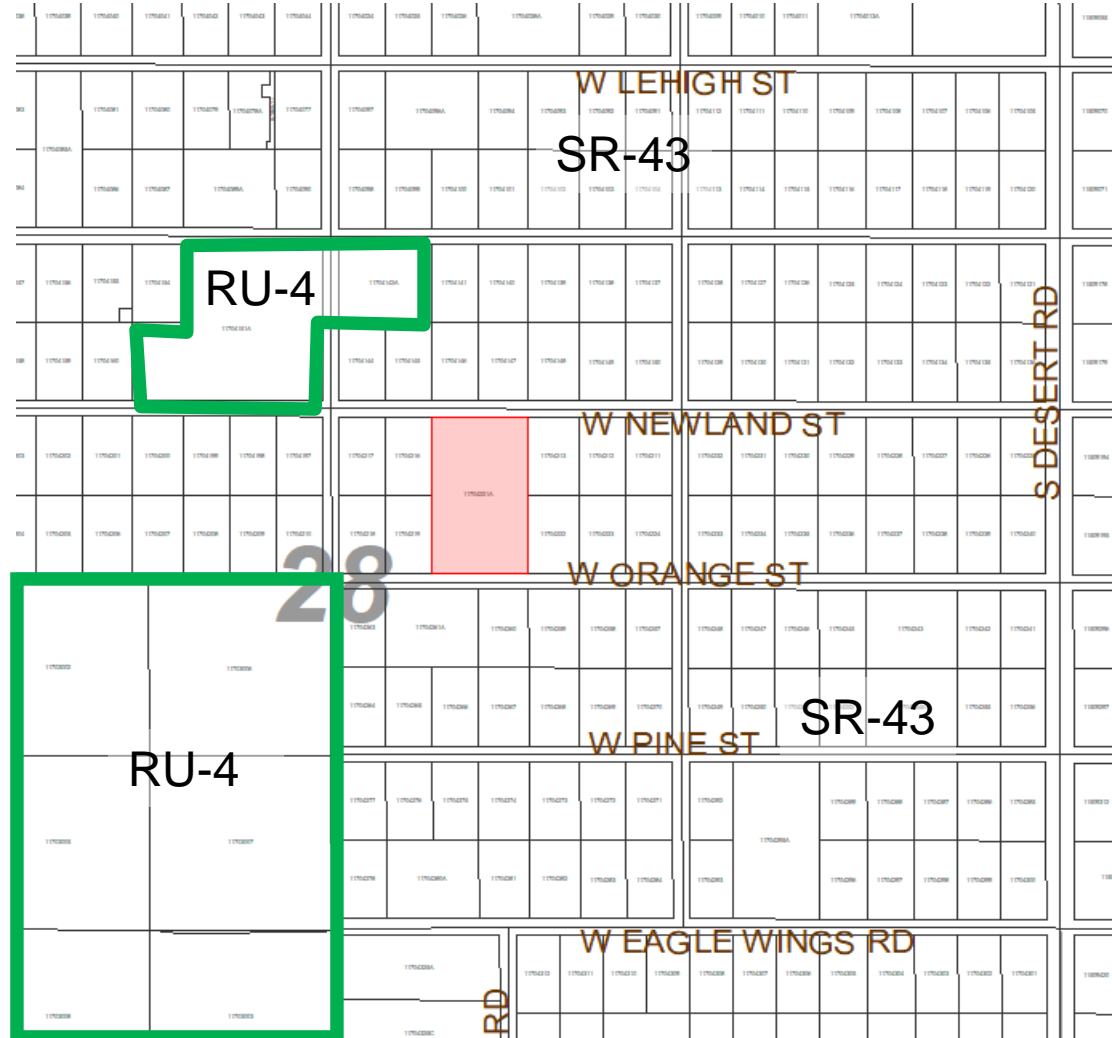
Location:



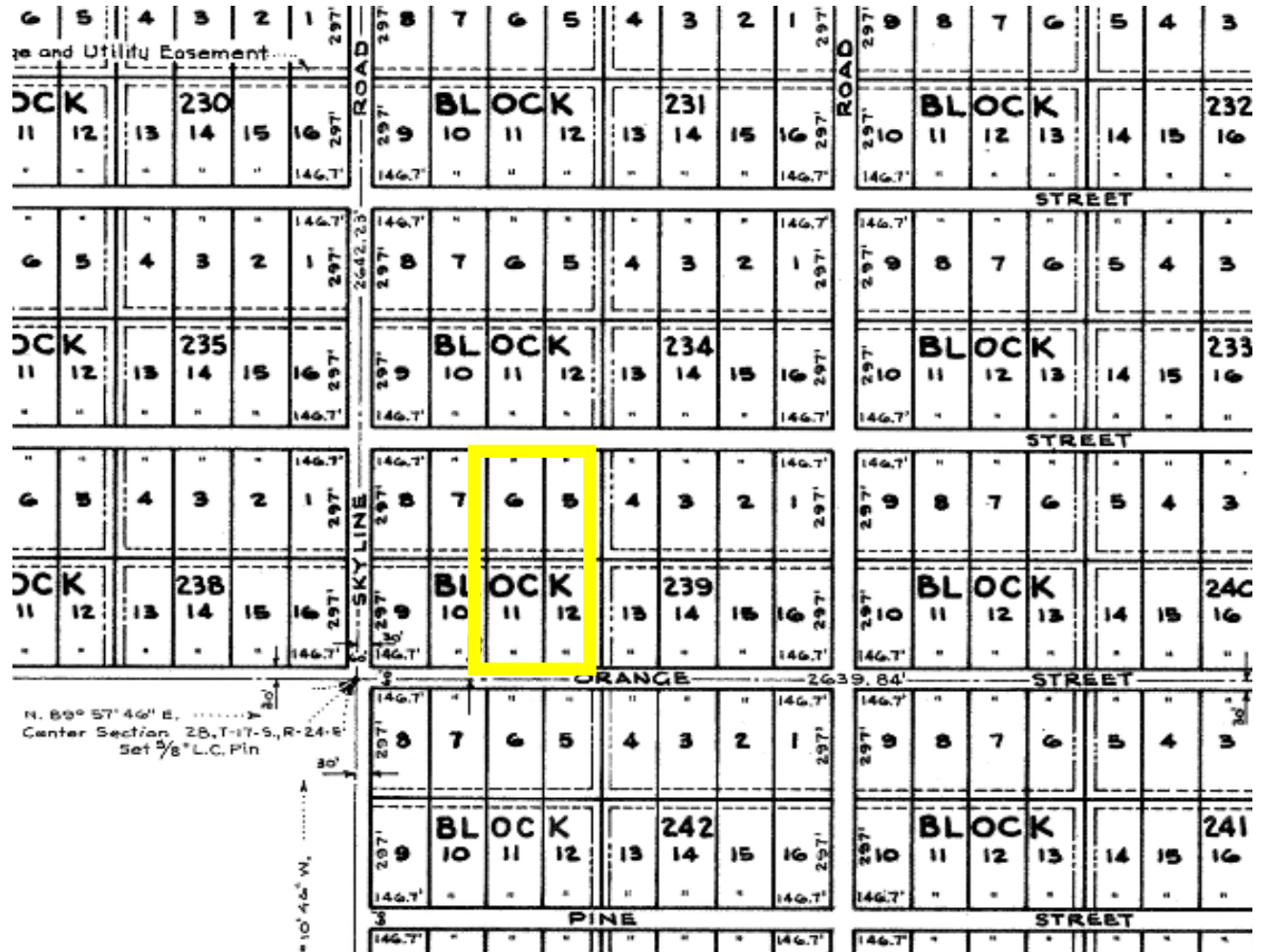
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Location:



Plat Map



N. 89° 57' 46" E.>
Center Section 28, T-17-S, R-24-E
Set 7/8" L.C. Pin



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Public Input: Does not comply

- As of the writing of the Staff report:
 - 13 in opposition
 - 9 in Support
- Issues cited:
 - Concern about Manufactured homes
 - COA added prohibiting
 - Concern it changed the opponents zoning (3 letters)
 - Property value increase/decrease
 - Increase in traffic
 - One opposition, had rezoning to RU-4 approved in 2002



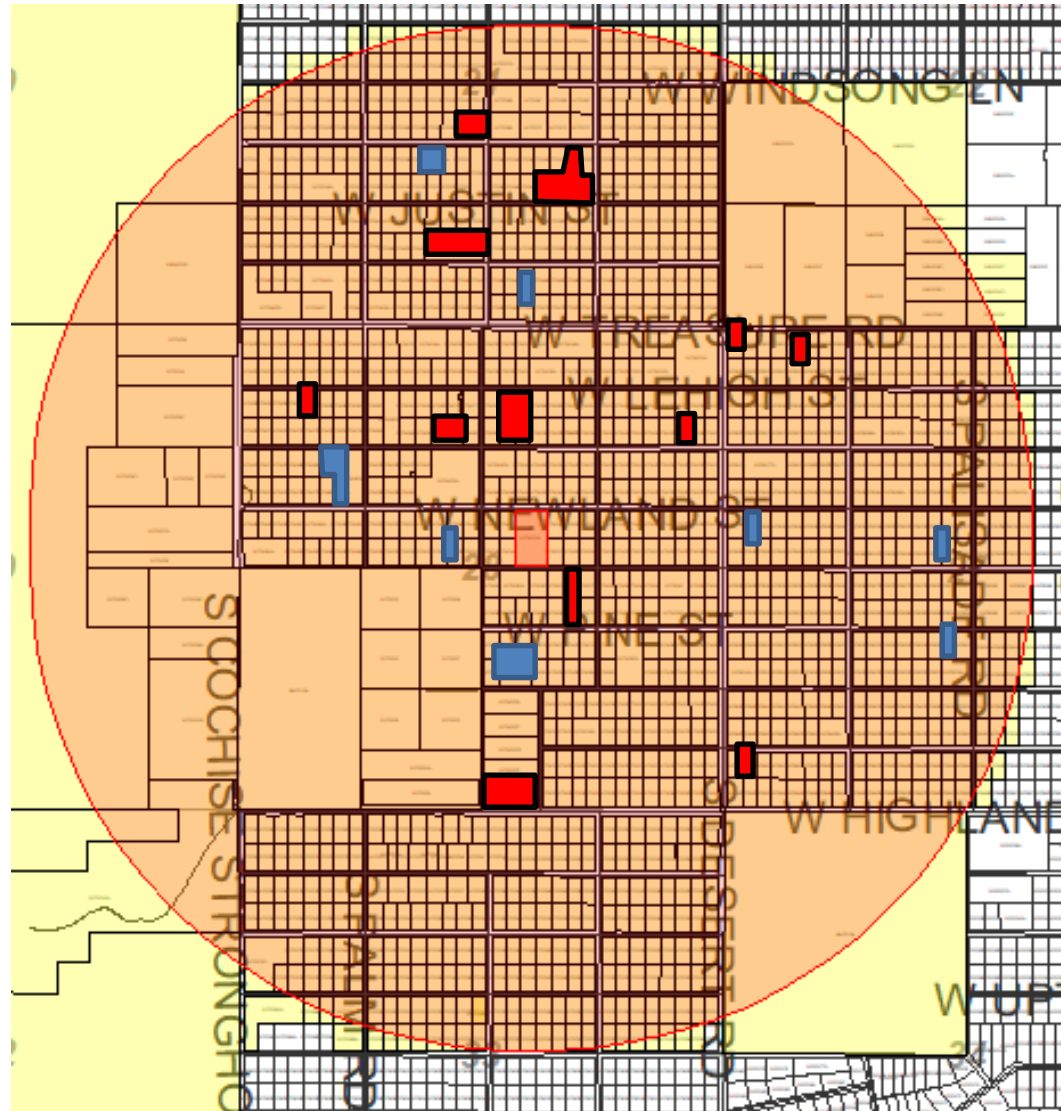
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 Opposition

 Support

Public Input: Does not comply



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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Site Photos:



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Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. The request complies with eight 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. Nine letters of support have been received.

Factors Against Approval

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



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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 4.08 acres.
4. The site plan provided for the Opt-Out permit shall clearly show the layout of buildings and the residence so that staff can confirm if the proposal fully complies with the Development Standards and Building Code requirements (I.E. minimum square footage and setbacks).



Public Programs...Personal Service