

COCHISE COUNTY

Z-20-07 (Carroll)
A request to rezone from R-36 to RU-4

Board of Supervisors

July 21, 2020



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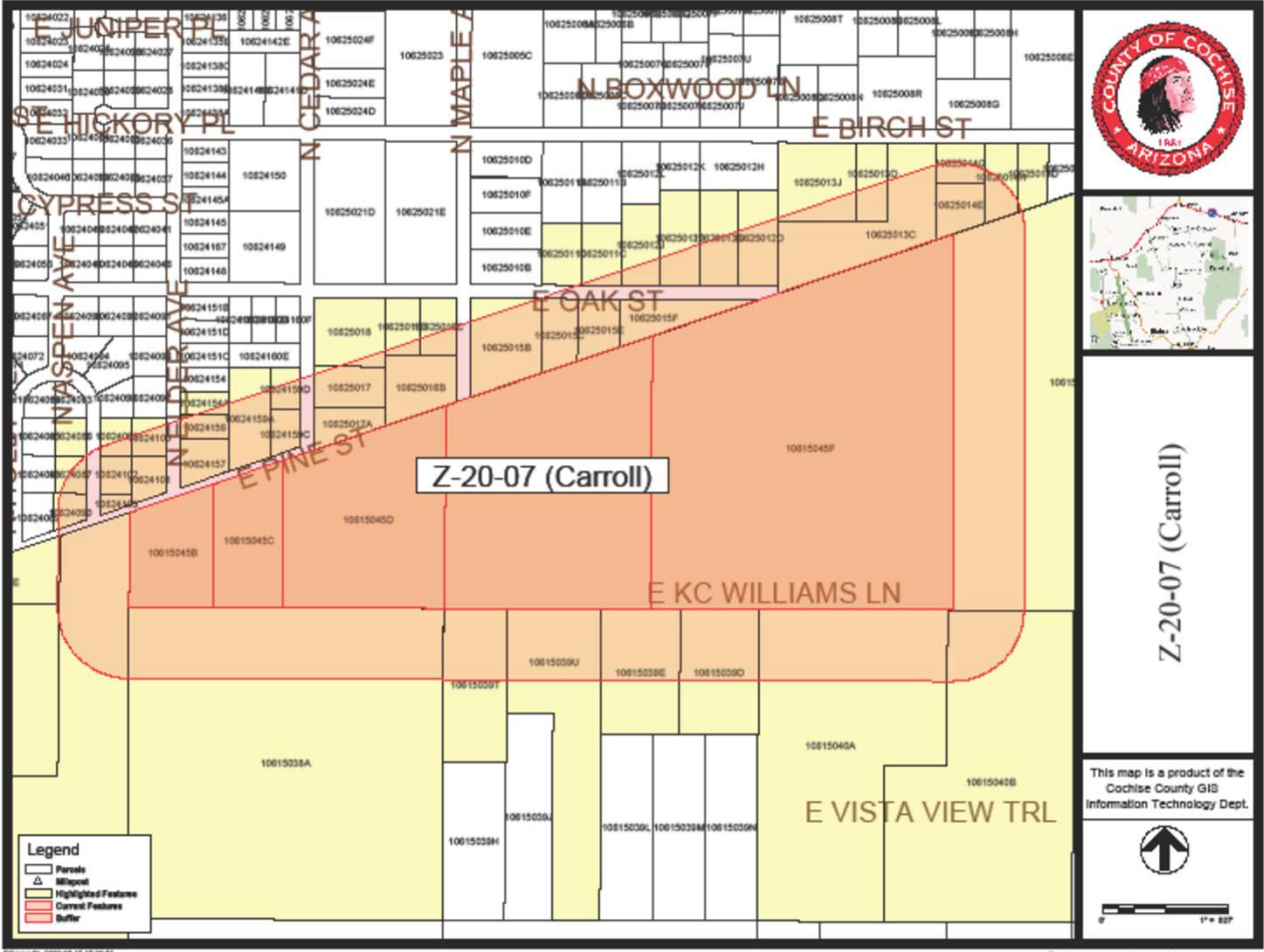
Docket Z-20-07 (Carroll)

- 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)
- 79 acres, parcels: 106-15-045B, 045C, 045D, 045E, 045F are located south of E. Pine Street in the Babocamari.
- Conditionally rezoned in 2006 to R-36 requiring a subdivision plat for permit issuance of a single-family home



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Location Map:



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This document is a graphic representation of our working records.
 Please report jurisdiction map corrections for review to Cochise County GIS.

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Aerial Photo:



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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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.

Factors Against Approval

None



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The **Planning & Zoning Commission** voted 7 – 0 at their regular meeting on July 8, 2020, to recommend **approval**.

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-20-07 with condition.



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