

COCHISE COUNTY

Z-20-12 (Husarek)

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

Board of Supervisors

November 17, 2020



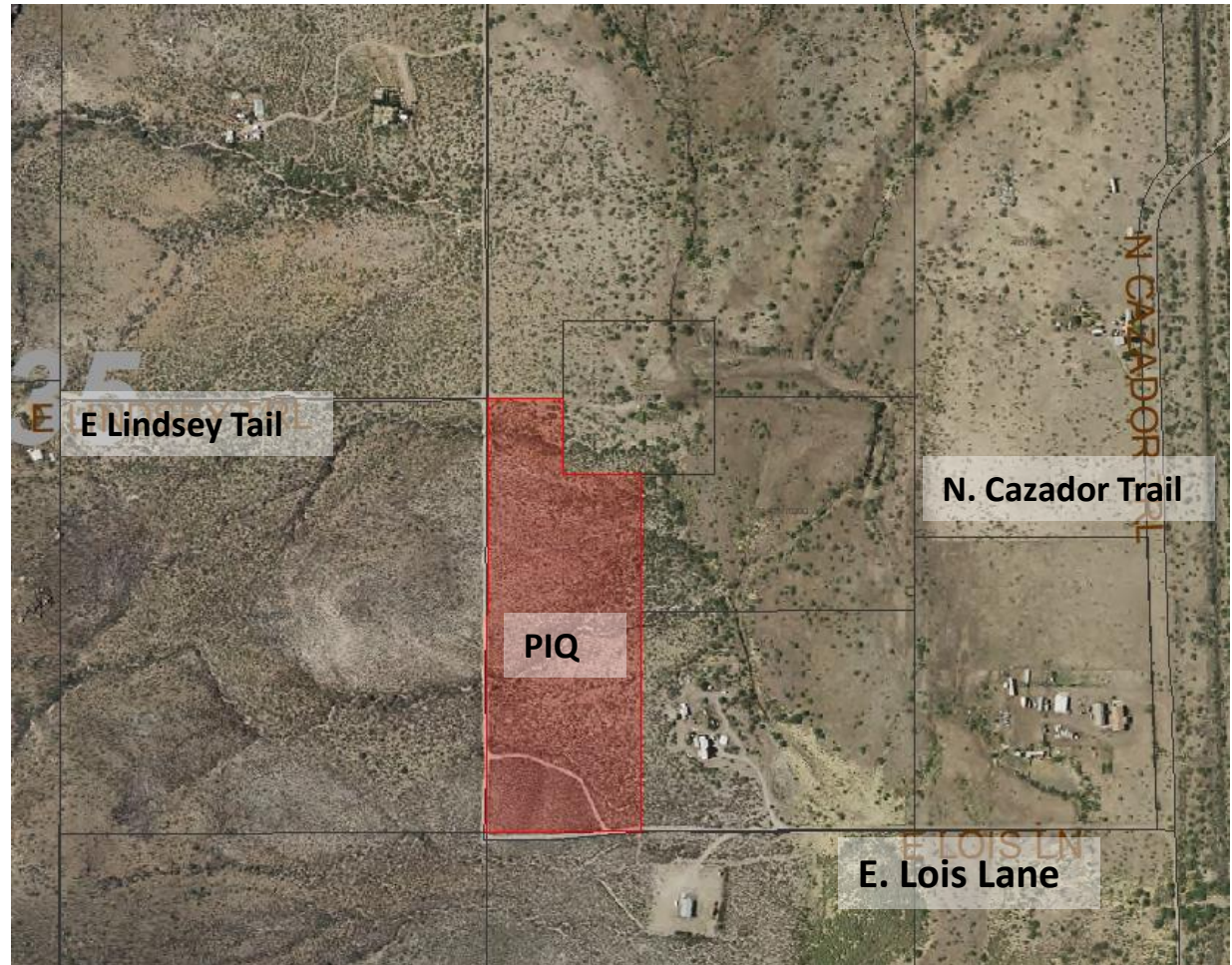
Public Programs...Personal Service

COCHISE COUNTY

- The Applicants are requesting a Rezoning from R-36 (Residential, one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per 4 acres).
- The subject property is located on East Lois Lane north of Douglas
- Parcel 405-77-020B.
- 13.12 acres
- The request is to utilize the Owner Builder Opt-Out and reduce zoning to density appropriate with the terrain
- The Applicant is Mr. Husarek
- Planning Commission voted 9-0 to recommend approval at the meeting of October 14, 2020.



Location:



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Factors for or Against a Proposed Rezoning Application

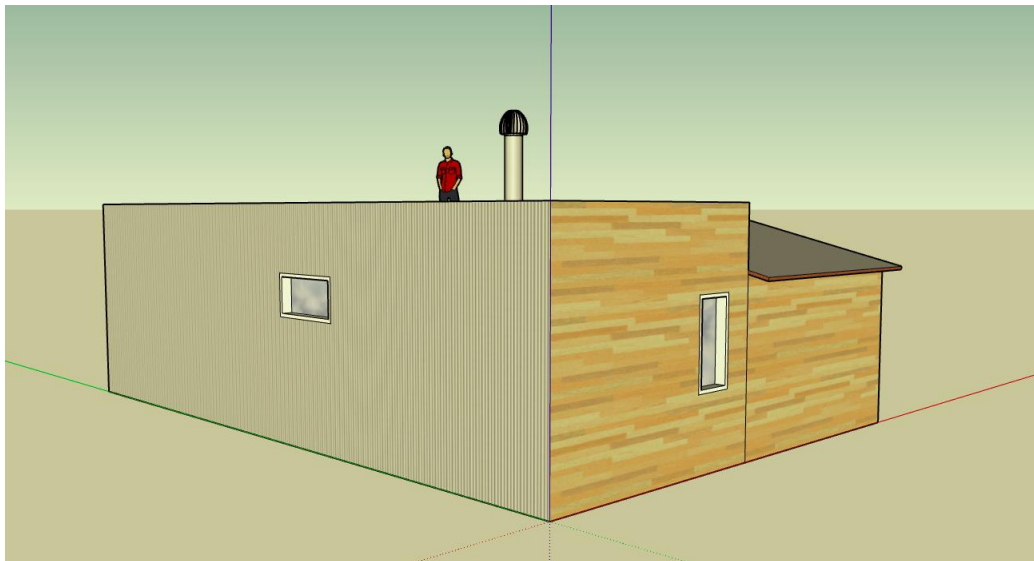
- Zoning Regulations have 15 factors used to evaluate a proposal
 - Eleven of the criteria apply to this request
 - As submitted complies with all eleven criteria
 - Four do not comply



Site Plan:



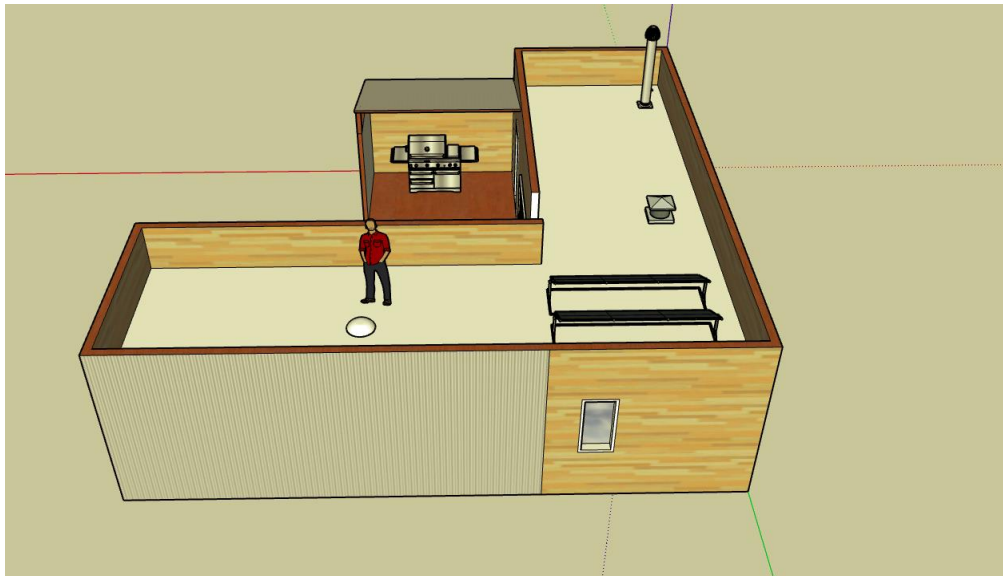
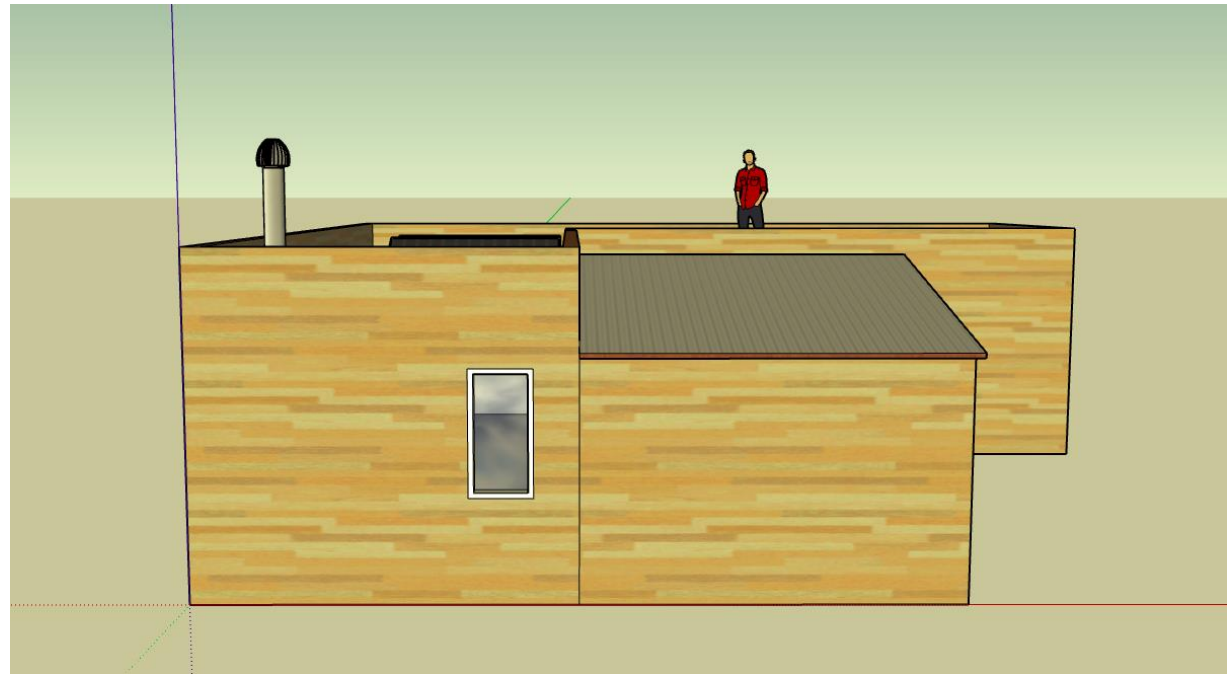
Elevations:

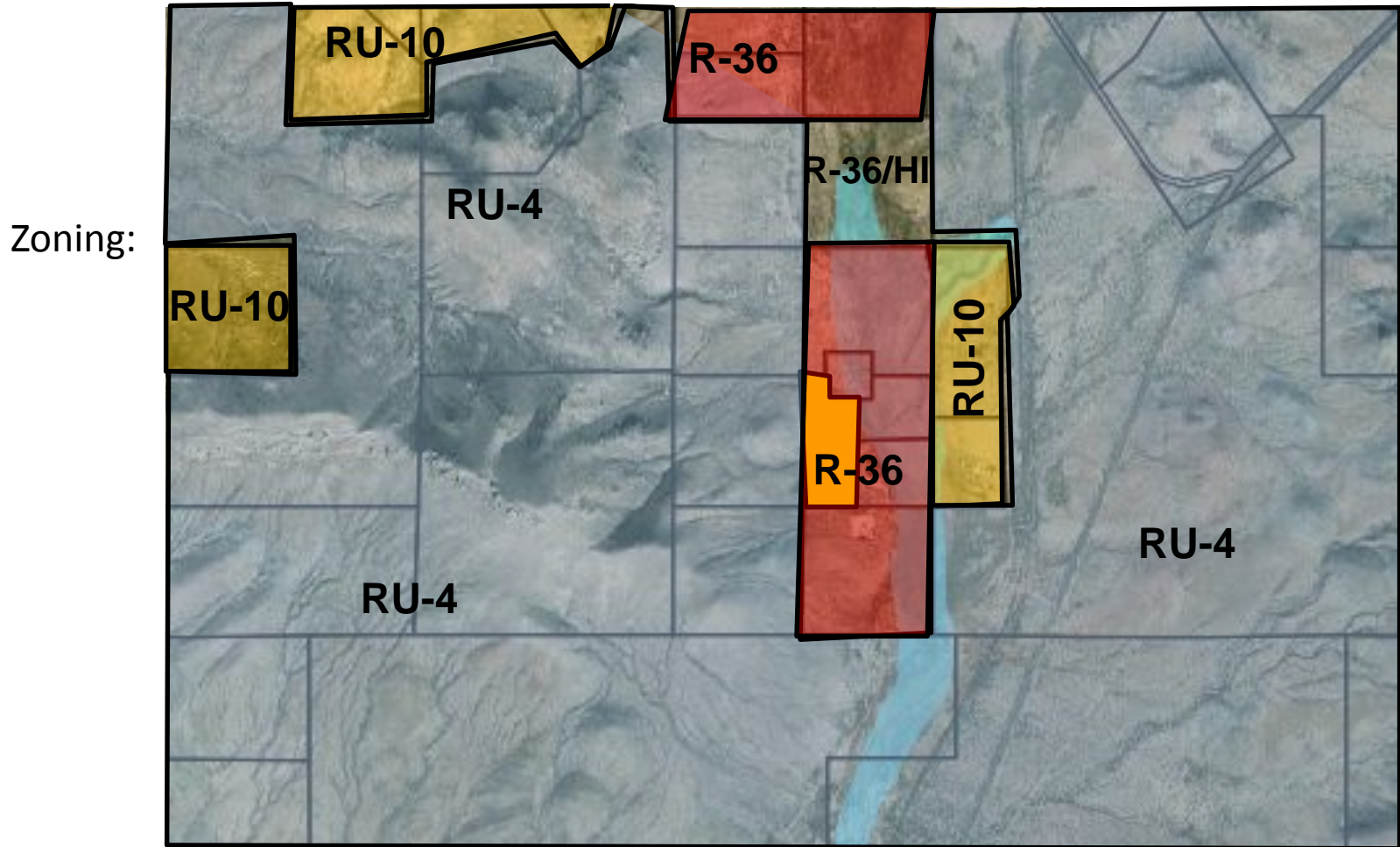


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Elevations:





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Photos:



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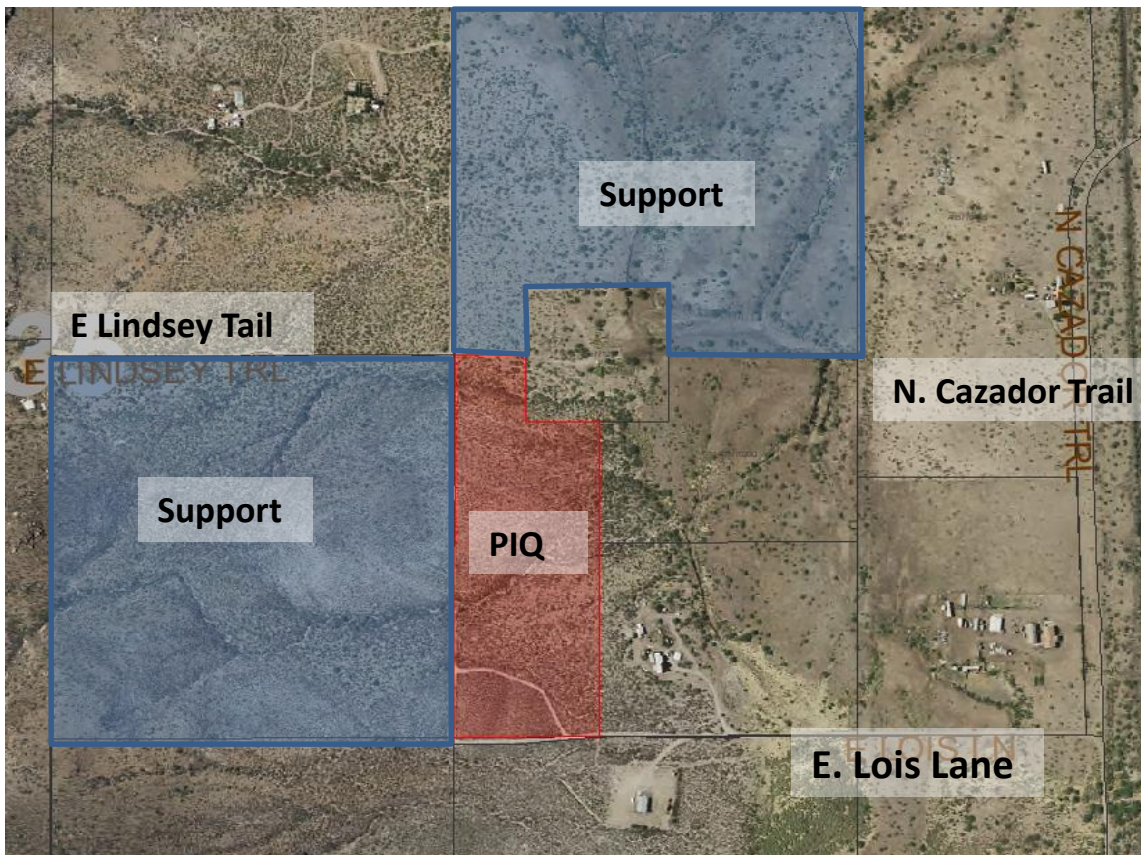


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Public Input: Complies

- One letter in support



Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. The request complies with eleven 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. One letters of support has been received.

Factors Against Approval

1. None identified



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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. 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).



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