

COCHISE COUNTY

Z-20-16 (Landwerlen)

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

Planning and Zoning Commission

January 13, 2020



Public Programs...Personal Service

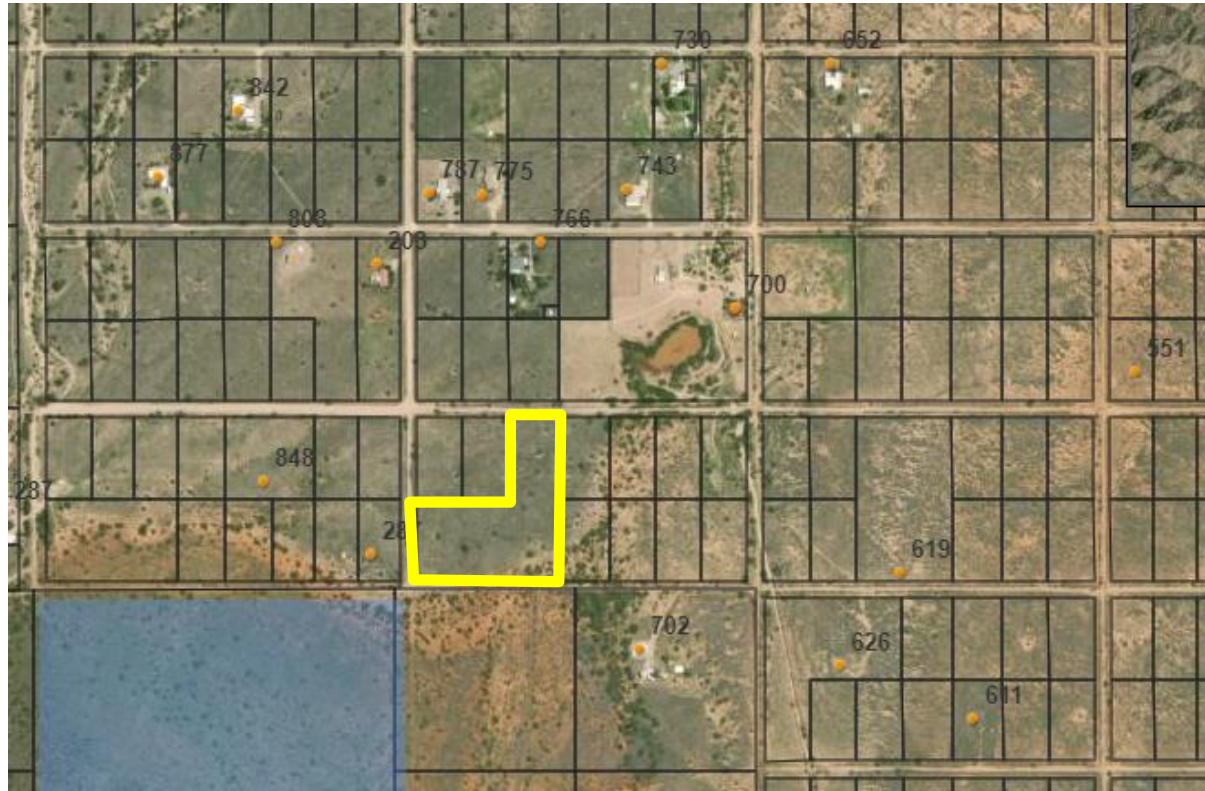
- The Applicants are requesting a rezoning (down zoning) from SR-43 (Single Residential; one dwelling per 43,000 square feet) to RU-4 (Rural; one dwelling per four acres)
- Located on West Orange Street and West Newland Street between east of South Palm Road in Sunsites
- Assessor Parcel Number 117-04-206B
- 4.8 acres
- The request is to allow assessor structures prior to construction of a residence, assessor structures larger than the residence and ensure the keeping of livestock in the future
- The Applicant is Mr. Mark Landwerlen



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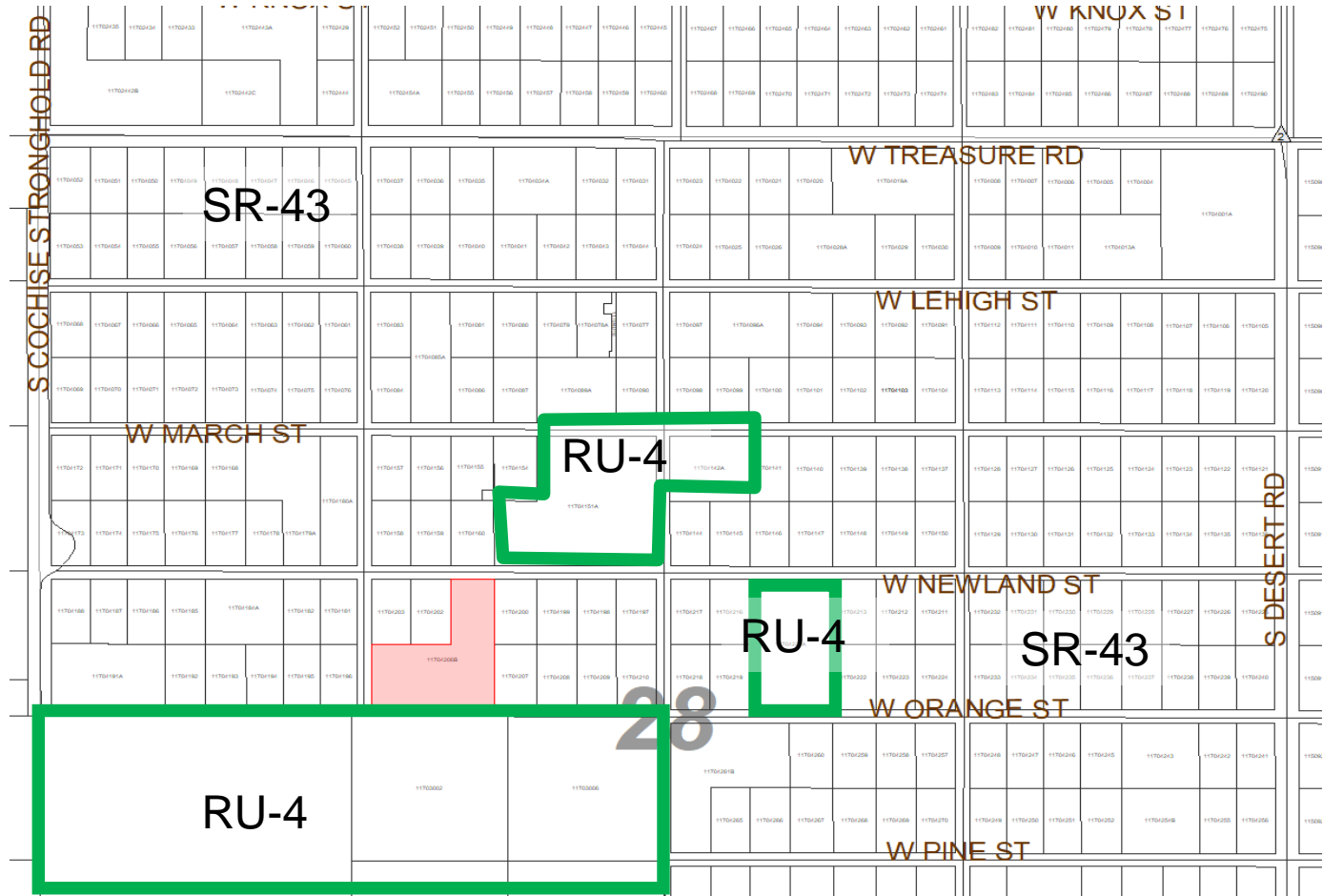
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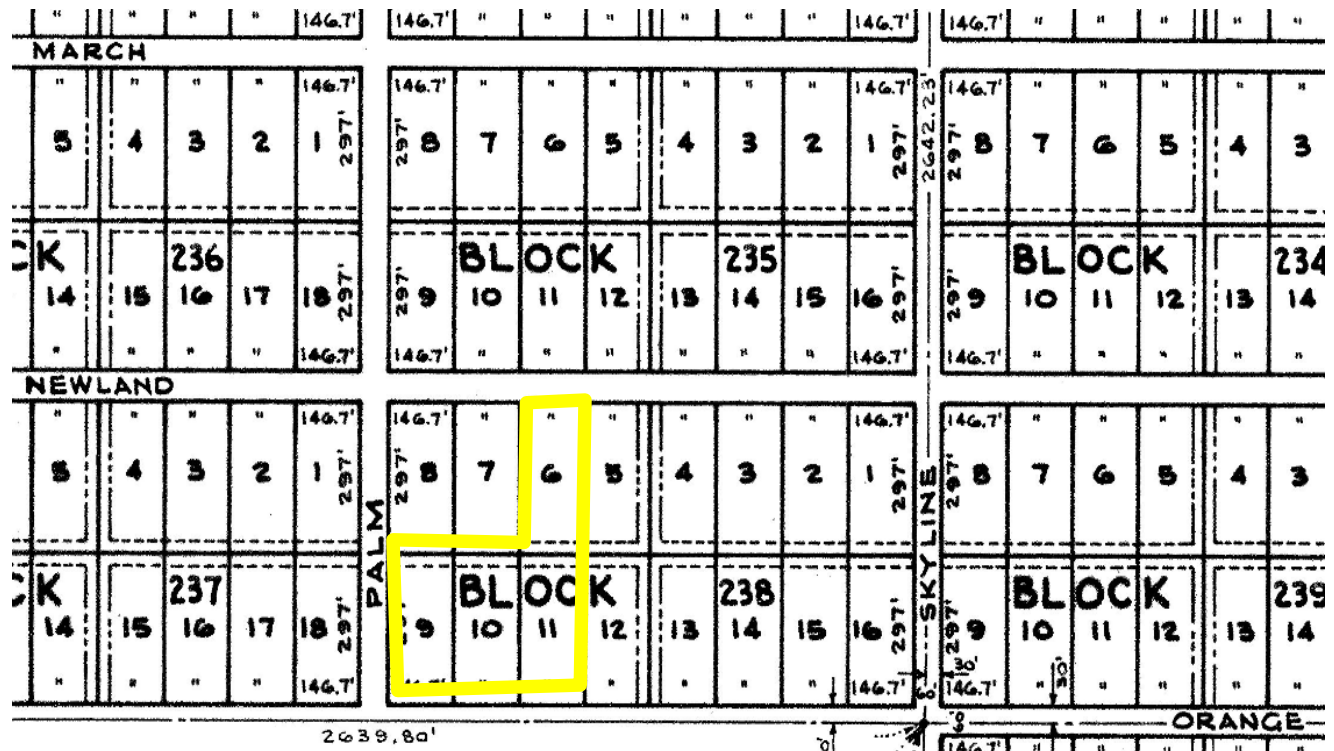
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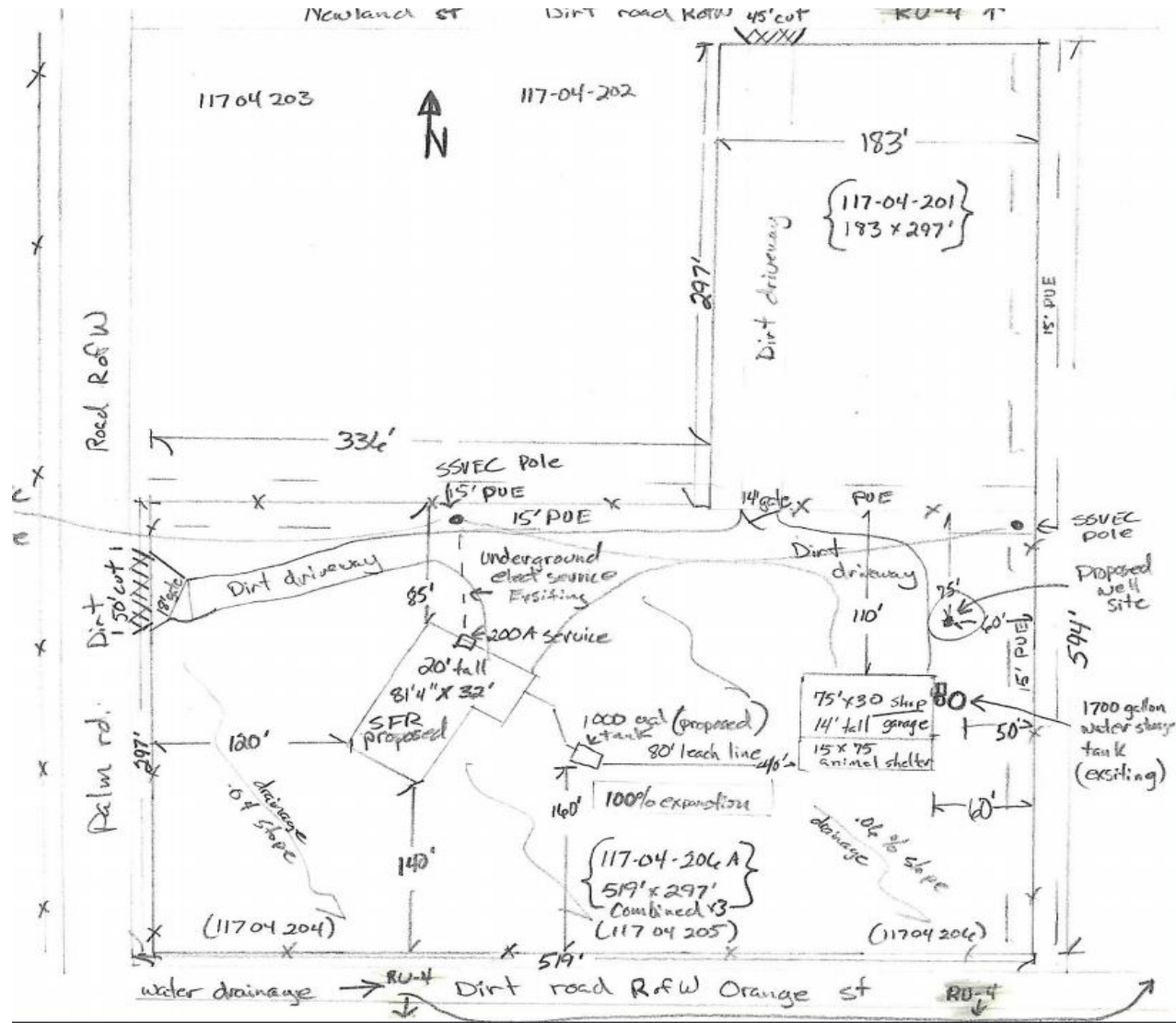
Location:



Plat Map



Site Plan



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Public Input: Complies with Condition

- As of the writing of the Staff report:
 - Three in opposition
 - One in Support
- Issues cited:
 - Concern about Manufactured homes
 - COA added prohibiting
 - Property value decrease
- One letter opposition, had rezoning to RU-4 approved in 2002



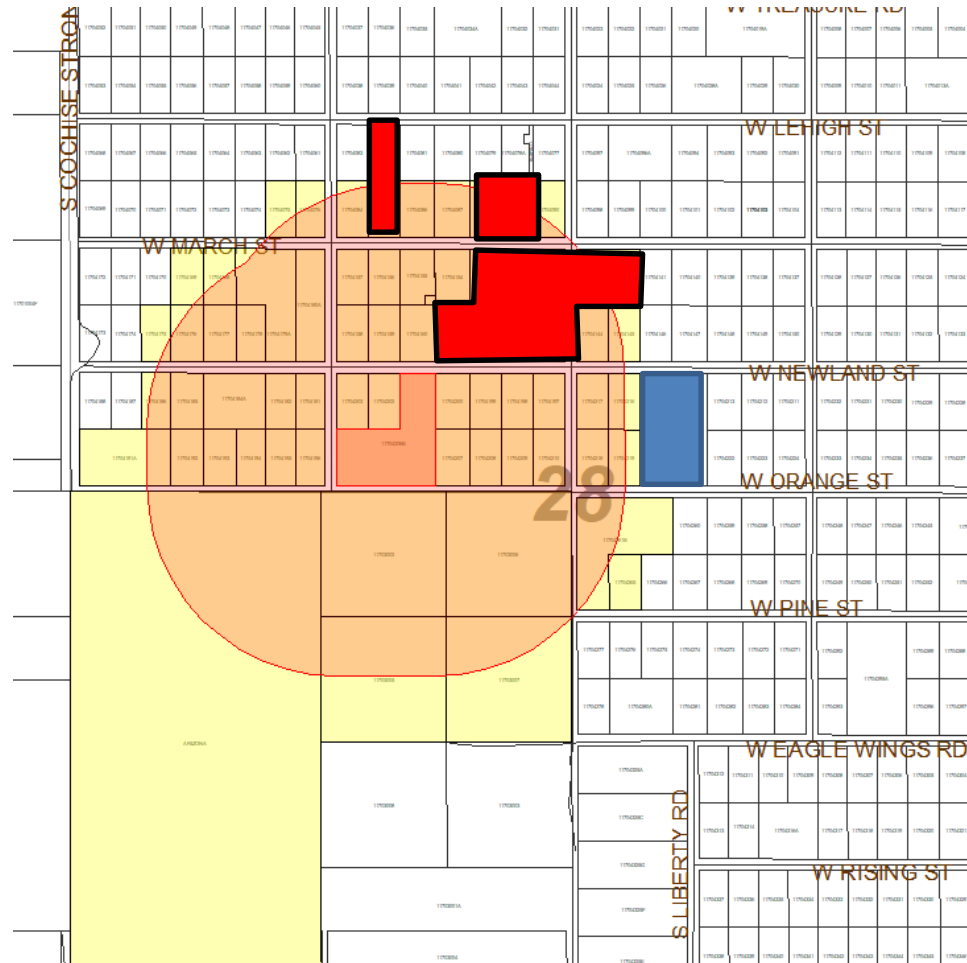
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 Opposition

 Support

Public Input: Complies with Condition



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 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. One letters of support have been received.

Factors Against Approval

1. Three letters in opposition were received;
2. The request does not comply with one factor.



Discussion



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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.



Public Programs...Personal Service