

COCHISE COUNTY

Z-20-04 (Seal)

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

Planning and Zoning Commission

April 8, 2020



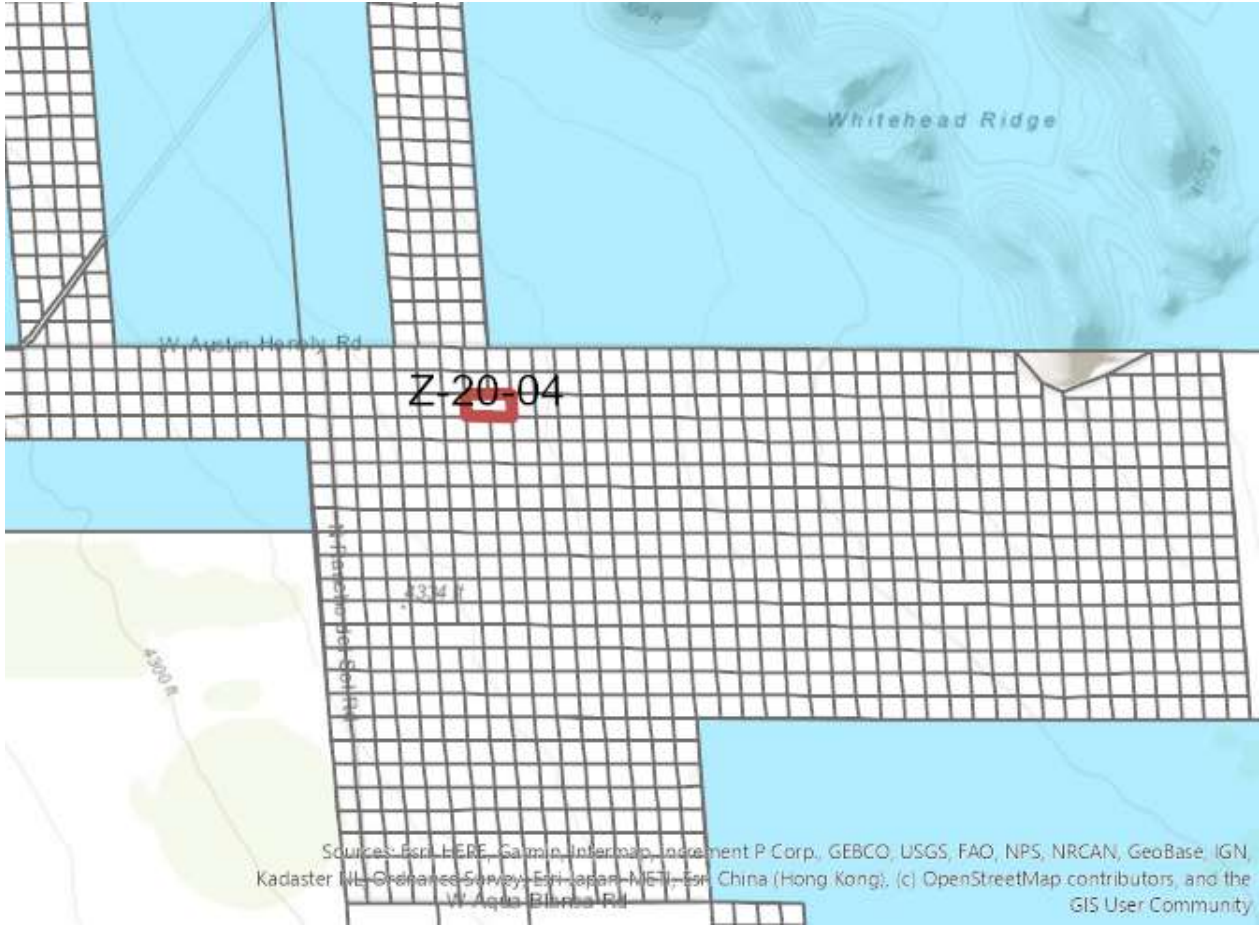
Public Programs...Personal Service

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- The Applicant is requesting a rezoning (downzoning) from R-36 (Residential; one dwelling per 36,000 square feet) to RU-4 (Rural; one dwelling per four acres)
- Parcel 401-34-105A is located north of Elfrida and east of Hwy 191 in the pre-1976 subdivision Sun Site Ranches.
- 5 acres
- Proposed use of the property is an off-grid home and accessory structures.
- The Applicant is Larry Seal



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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 area;
3. Numerous letters in support.

Factors Against Approval

1. Letters in opposition



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Discussion



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Staff recommends approval with 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
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.



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Sample Motion:

Mr. Chair, I move to recommend approval to the Board of Supervisors docket Z-20-04 (Seal) with conditions



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