

# COCHISE COUNTY

## Z-20-07 (Carroll)

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

Planning & Zoning Commission

July 8, 2020



*Public Programs...Personal Service*

## COCHISE COUNTY

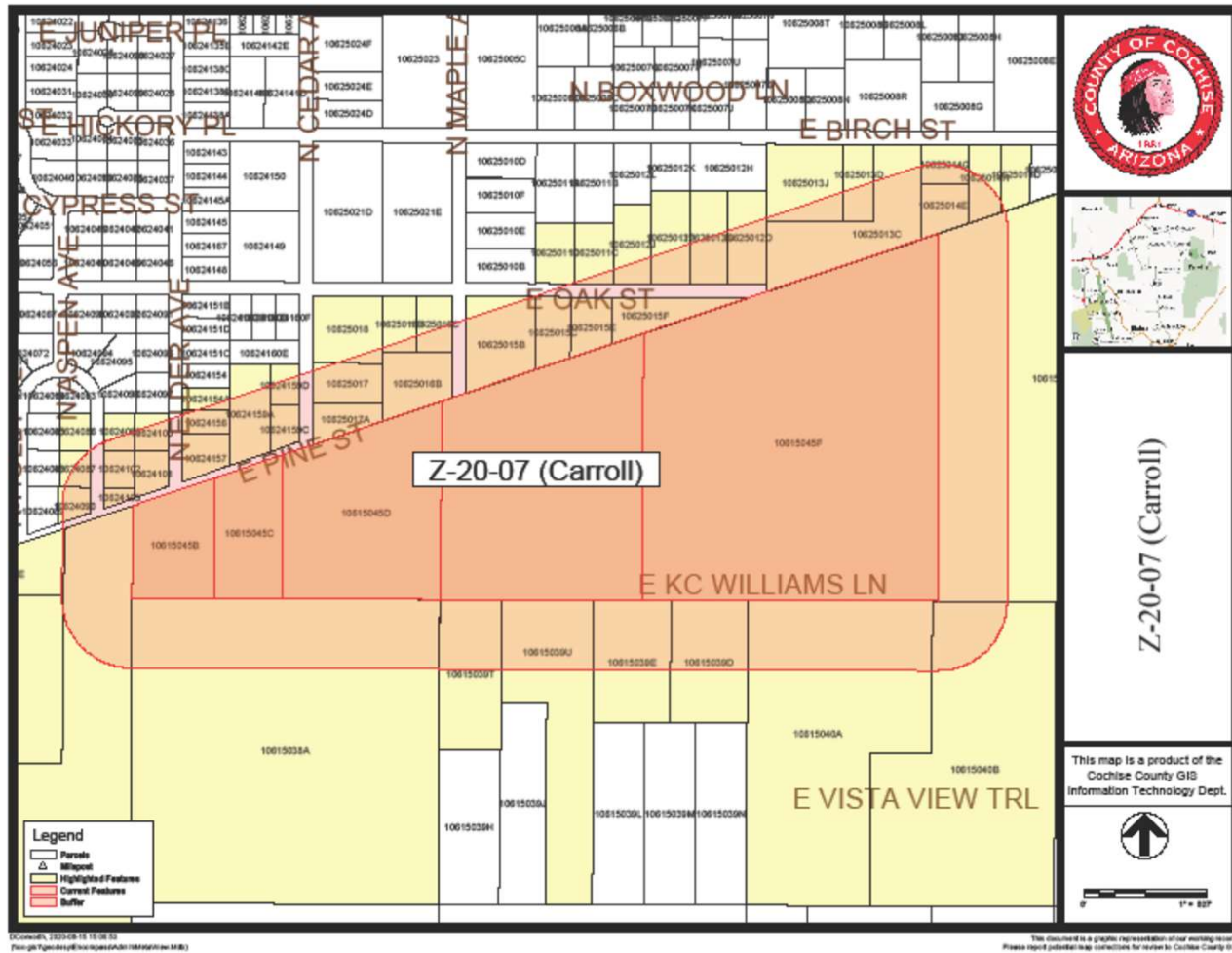
### Docket Z-20-05 (Moreno)

- 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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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; and

### **Factors Against Approval**

None



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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 recommend to the Board of Supervisors approval of docket Z-20-07 with condition.*



***Public Programs...Personal Service***