

COCHISE COUNTY

Z-20-13 (Simon)

A request to rezone from RU-2 to RU-4

Planning and Zoning Commission

December 9, 2020



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-20-07 (Carroll)

- The Applicants are requesting rezoning from RU-2 (Rural; one dwelling per 2 acres) to RU-4 (Rural; one dwelling per four acres)
- 28 acres, parcels: 106-15-020G and 020H are in the Babocamari.
- Conditionally rezoned in 2006 to RU-2 requiring a subdivision plat for permit issuance of a single-family home



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Location Map:



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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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Based on the factors in favor of approval, staff recommends **Approval** of the Rezoning request, subject to the following Condition:

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-20-13 with condition.



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