

COCHISE COUNTY

Docket RZ21-04 (Lounsbury)

Request for a Rezoning From R-36 to RU-2

Board of Supervisors

April 20, 2021



Public Programs...Personal Service

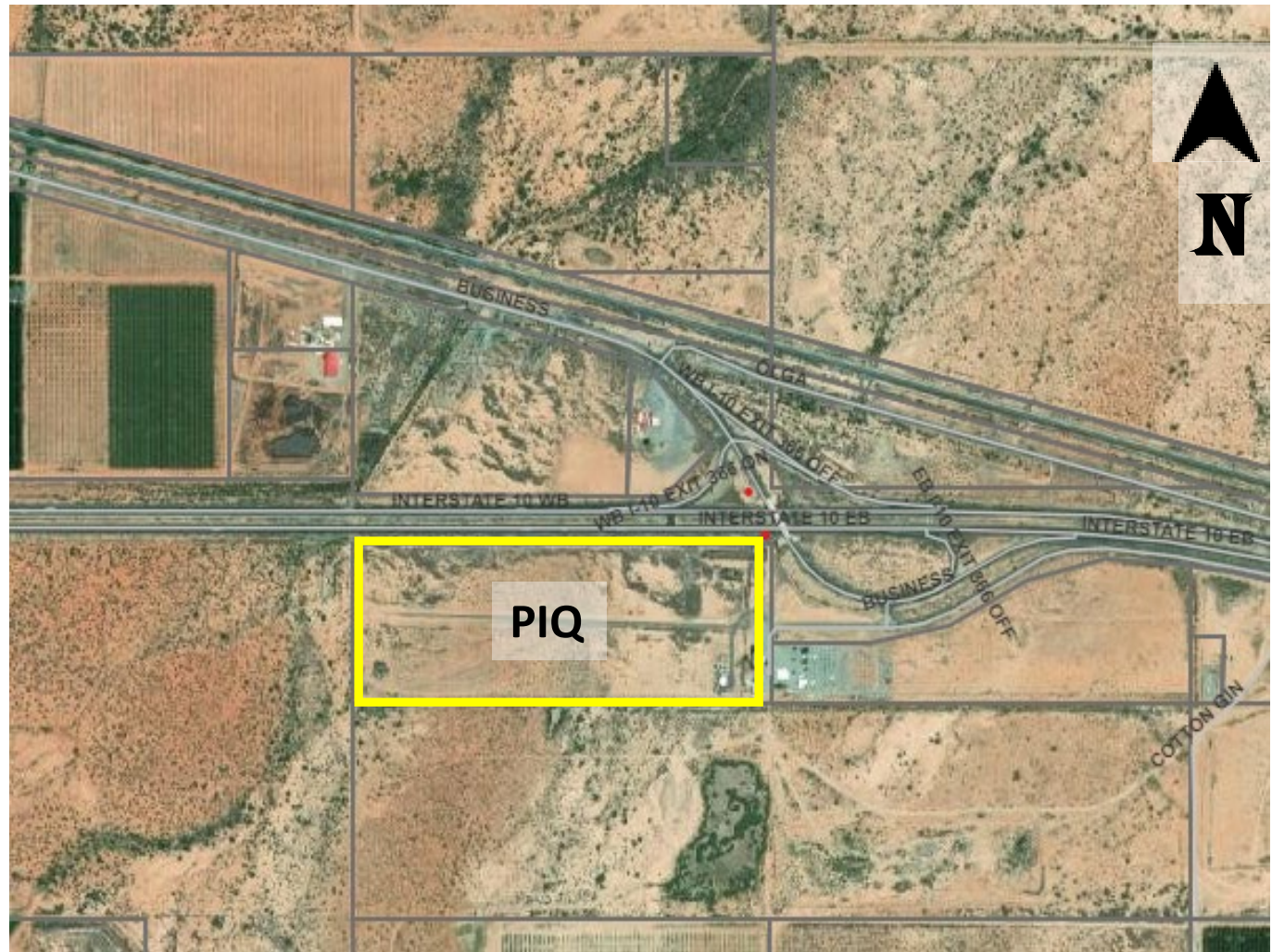
- The request is to rezone R-36 (Residential, one dwelling per 36,000 square feet) to RU-2 (Rural, one dwelling per 2 acres)
 - The request is to accommodate a future agricultural processing facility.
- The site is located at the western terminus of Music Road, Bowie
- The site is approximately 59 acres
- The Applicant is Mr. George Lounsbury
- Planning and Zoning Commission recommended approval at their meeting of April 14, 2021



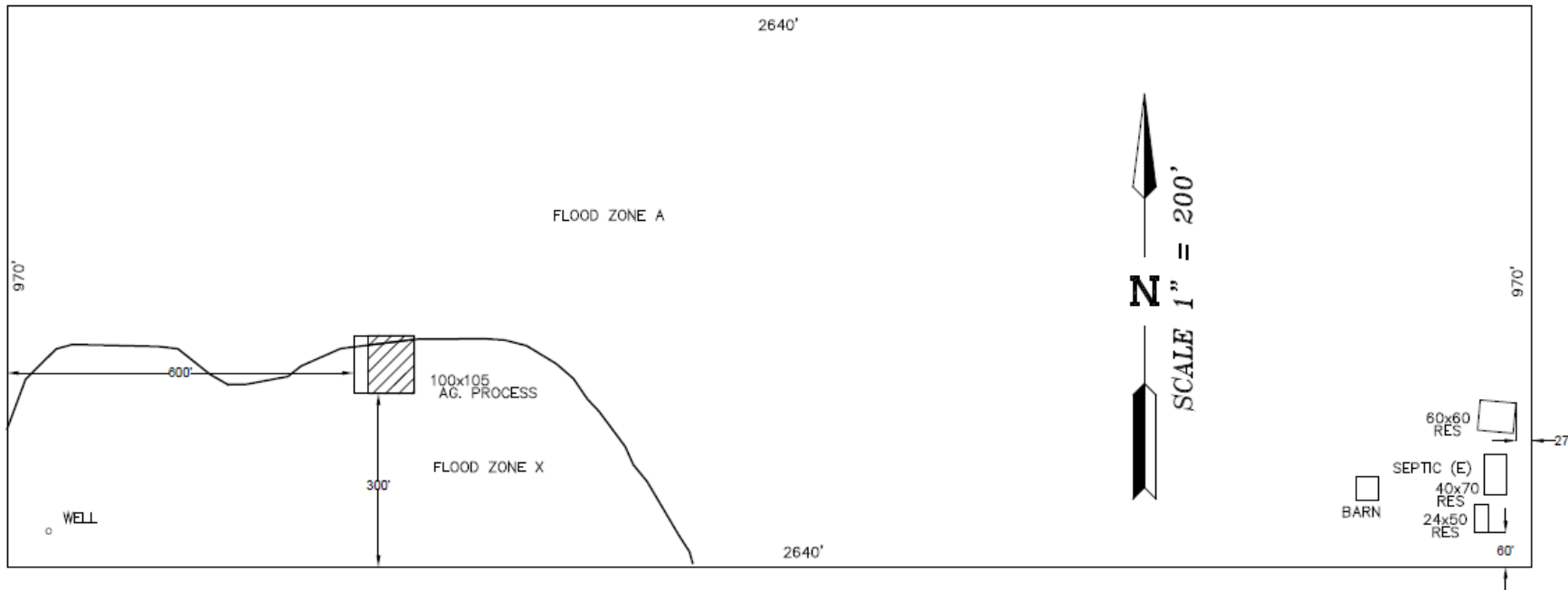
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Location



Site Plan



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 15 factors used to evaluate a proposal
 - Eleven of the criteria apply to this request
 - As submitted the request complies with all eleven



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Factors in Favor of Approval

1. The request complies with eleven of the applicable rezoning factors used by staff to analyze this request;
2. The request would be in keeping with the character of the existing development in the area;
3. If approved, the proposed agricultural processing would create additional jobs in the Bowie area.

Factor Against Approval

1. The rural zoning allows for a wide range of permitted and special uses not allowed in the residential, including agricultural processing.

Discussion



Public Programs...Personal Service

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. The applicant's responsibility is to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.



Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-04 (Lounsbury) located on parcel 302-28-003A, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

