

COCHISE COUNTY

RZ21-09 (Klein)

A request to rezone from SR-43 to SR-174

Board of Supervisors

June 22, 2021



Public Programs...Personal Service

COCHISE COUNTY

Applicant: Samuel Klein

Location: South of Cody Street, Cochise, AZ

APN: 116-09-400A

Parcel Size: 5.56 Acres

Current Zoning: SR-43 (Residential; one dwelling per 43,000 square feet)

Proposed Zoning: SR-174 (Residential; one dwelling per 174,000 square feet)

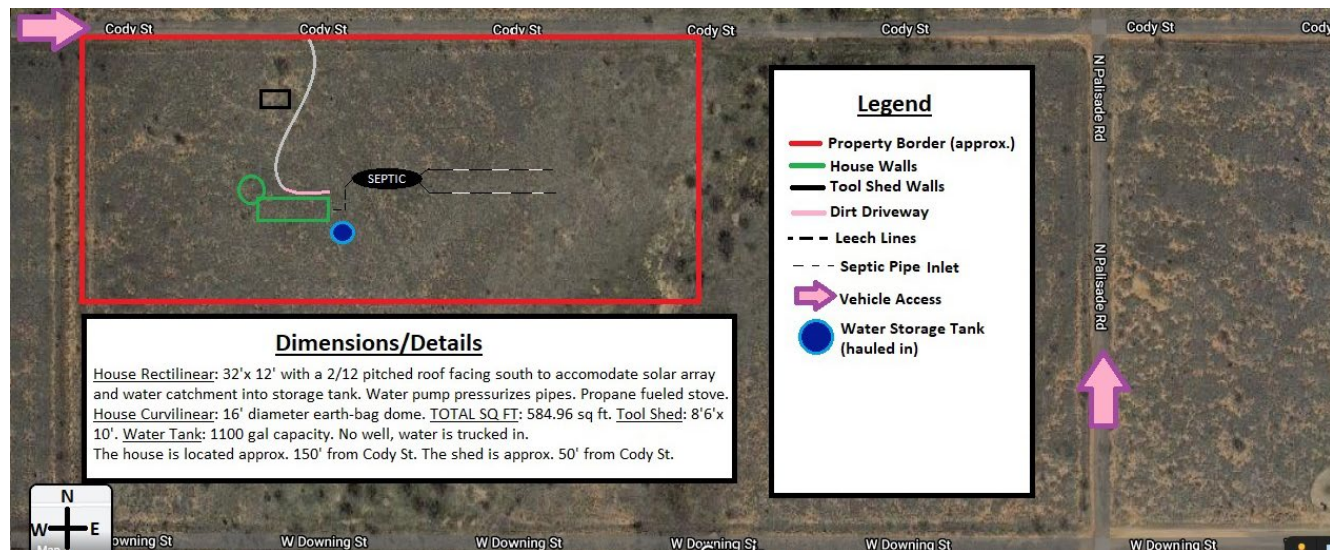
Existing Uses: Foundation for an earthbag home and shed

Proposed Uses: Site built earthbag home



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Site Plan:



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Factors in Favor and Against Approving the Rezoning:

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.

Factors Against Approval

1. Does not comply with the mid Sulphur Springs Area Plan



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Recommendation: Conditional Approval

1. Within 30-days of approval, Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from A.R.S. § 12-1134. The Applicant shall apply for a building/use permit for the project within 3-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards and with Section 1705 of the Zoning Regulations;
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

Madam Chair, I move to approve RZ21-09 located on parcel 116-09-400A with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.



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