

COCHISE COUNTY

Docket RZ21-14 (Redwing)

Request for a Rezoning From RU-4 to RU-2

Planning & Zoning Commission

November 10, 2021



Public Programs...Personal Service

COCHISE COUNTY

Docket RZ21-14 (Redwing)

Applicant: Mr. Victor Bruzee
Location: 610 E. Redwing Lane, Huachuca City
APN: 106-16-041L
Parcel Size: 4.87 Acres
Current Zoning: RU-4 (Residential; one dwelling per 4 acres)
Proposed Zoning: RU-2 (Rural; one dwelling per 2 acres)
Growth Area: B – Community Growth Areas
Plan Designation: Developing
Area Plan: None
Existing Uses: Single Family Home
Proposed Uses: Additional Single-Family Home



Public Programs...Personal Service

COCHISE COUNTY

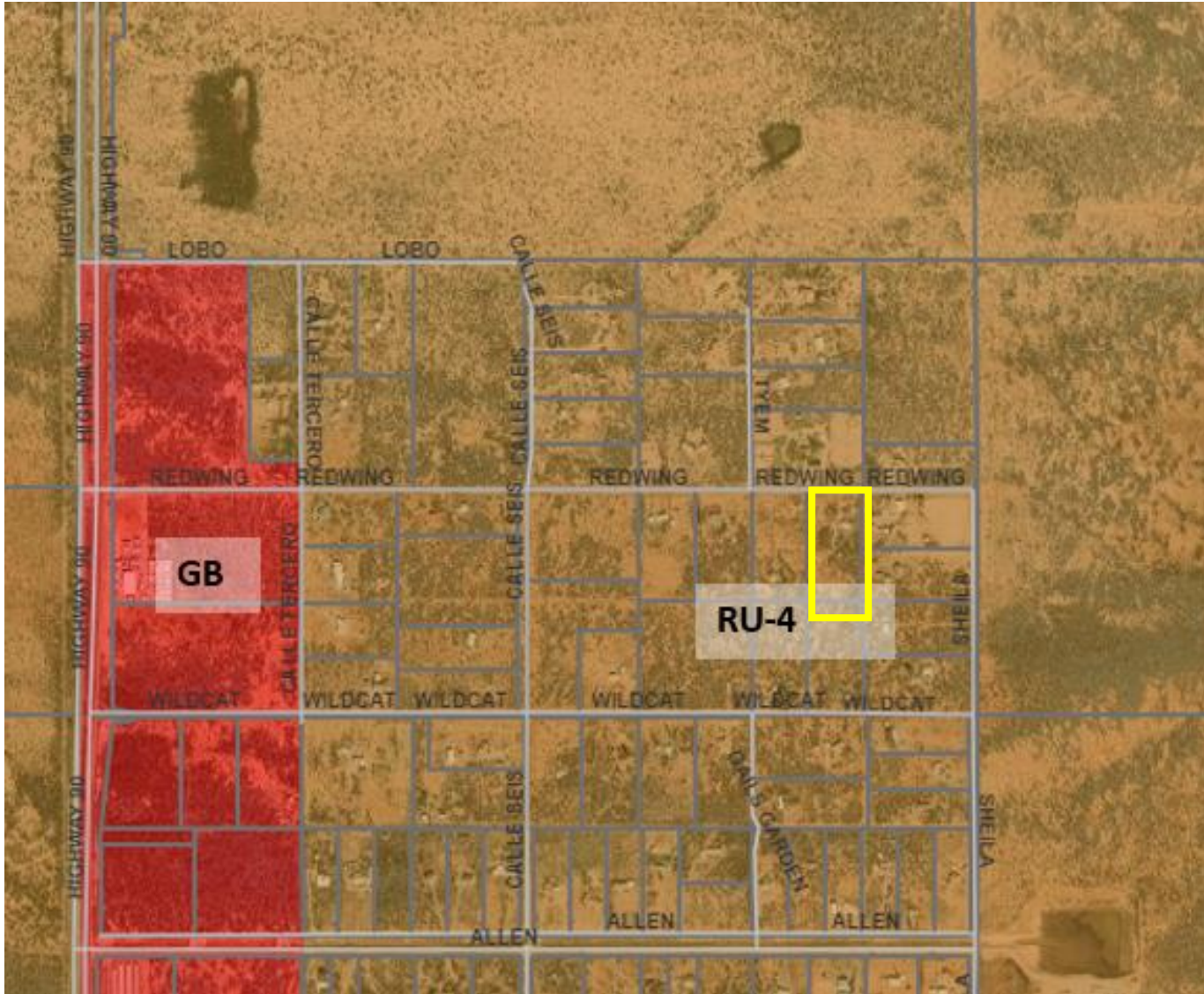
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Location



COCHISE COUNTY

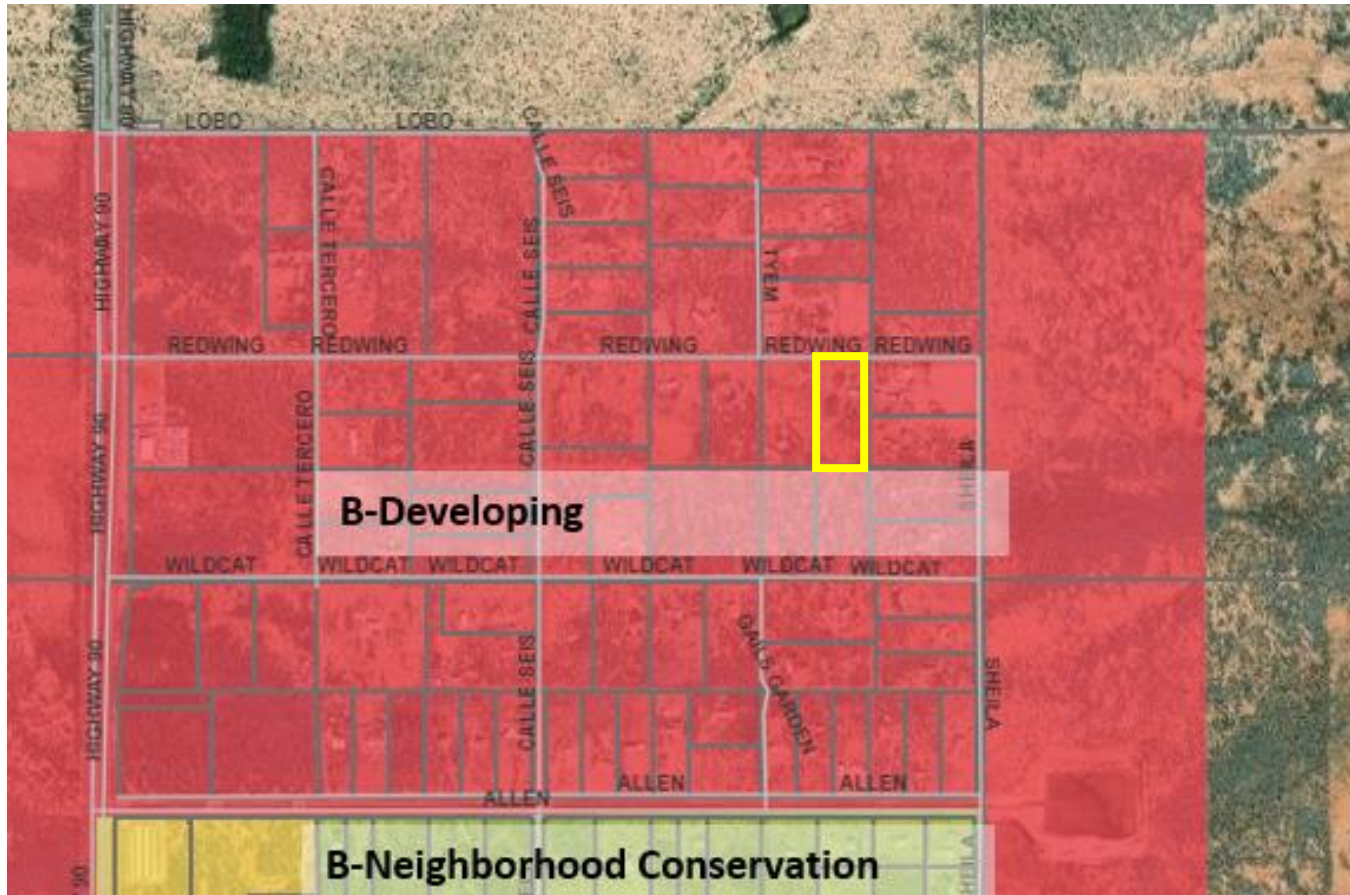
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Zoning

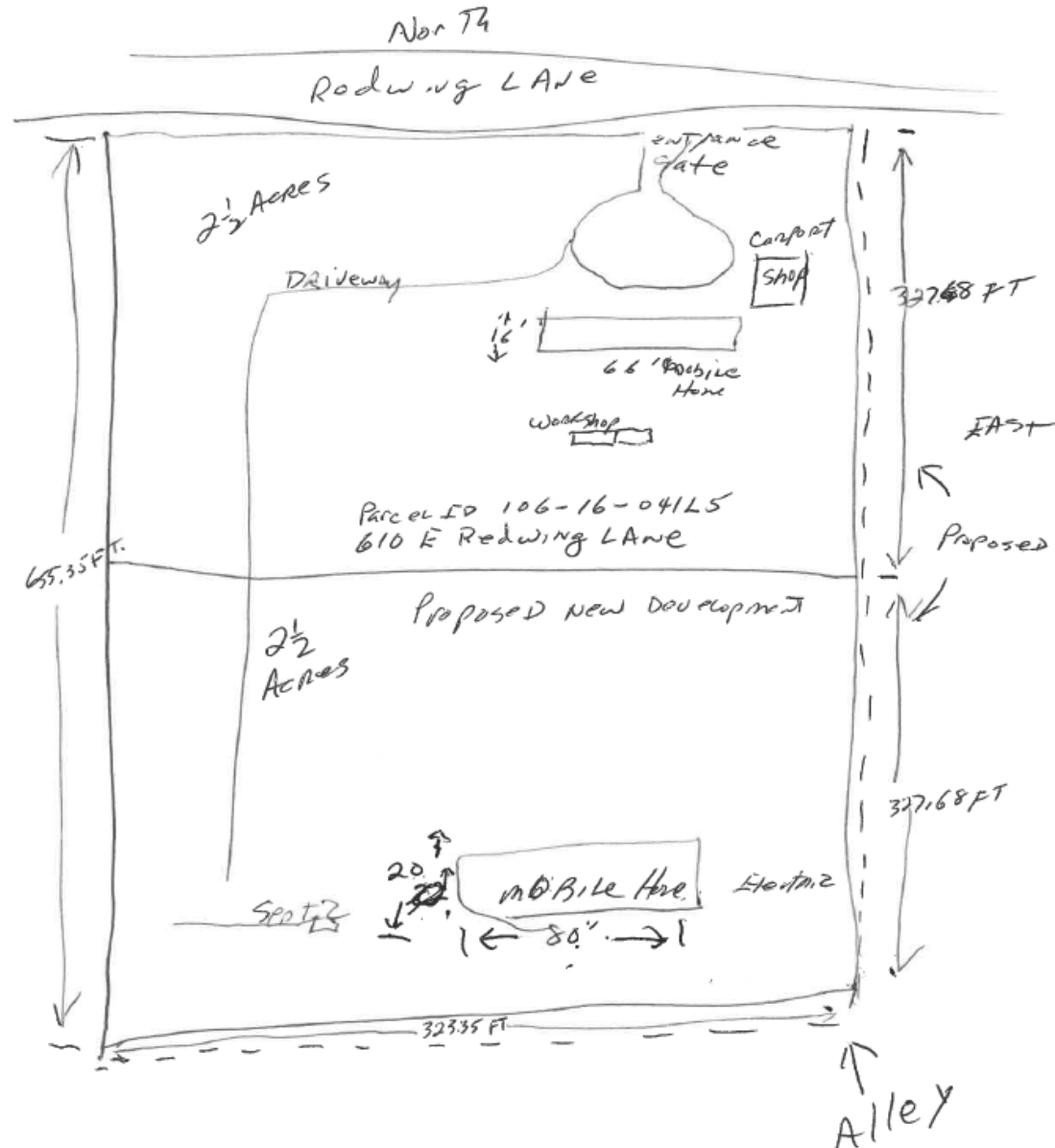
COCHISE COUNTY

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Comprehensive
Plan

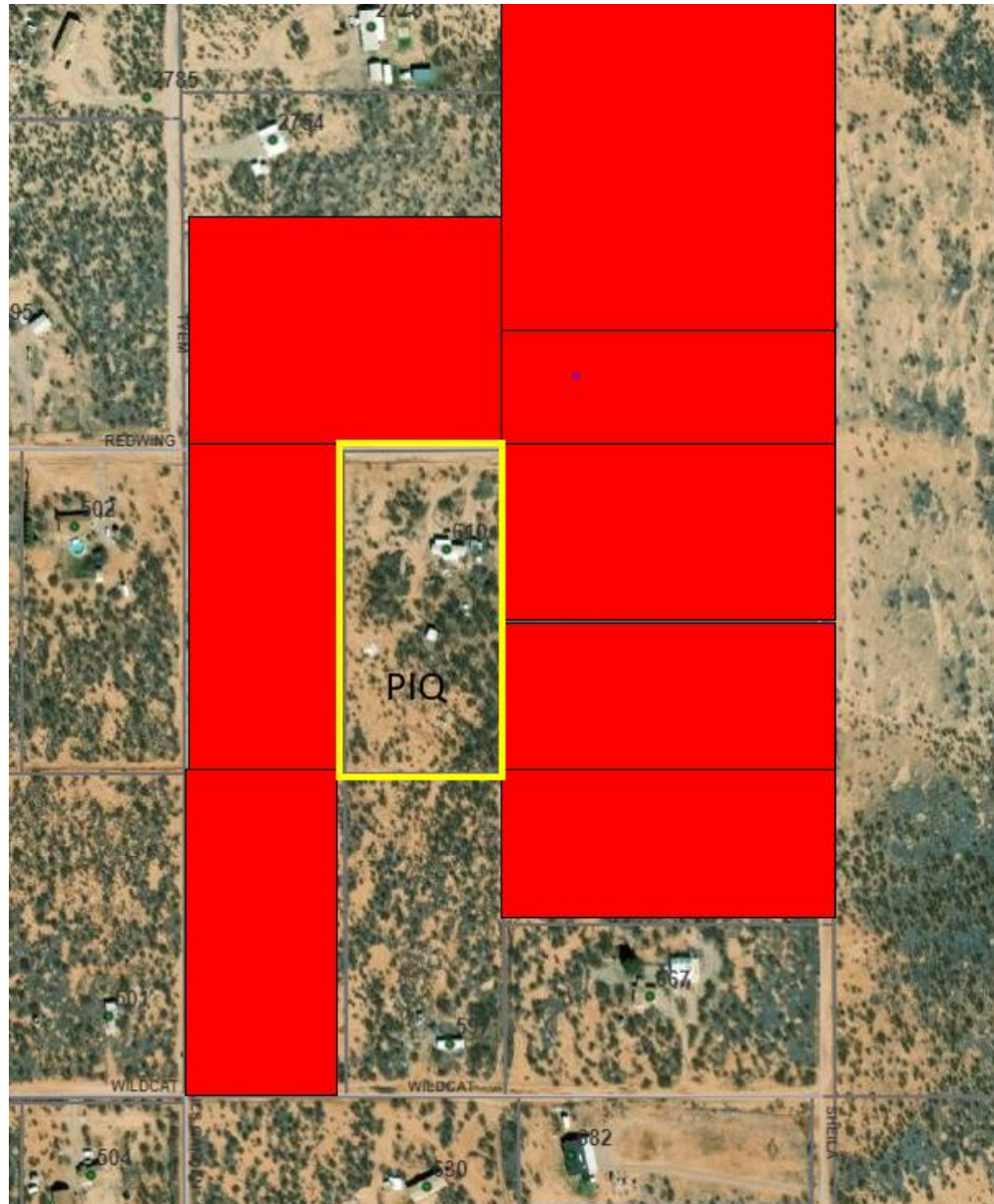
Site Plan



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Public Input:



Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. The request complies with twelve 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 the rezoning is approved, the parcel would be in compliance with the Comprehensive Plan
4. The addition of one residence will not create a negative impact on the surrounding properties.

Factors Against Approval

1. Eight letters in opposition were received;
2. This Rezoning could lead to additional rezoning requests in the area;
3. The Land Use Element of the Comprehensive Plan, Goal 3, Policy g discourages “Spot zonings”.

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Discussion



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.
3. The parcel split will require a Minor Land Division request and approval.



Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-14 (Redwing) located on parcel 106-16-041L, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

