

COCHISE COUNTY

RZ-000007 (Loring)

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

Planning and Zoning Commission

February 10, 2021



Public Programs...Personal Service

COCHISE COUNTY

Applicant: Brad Loring

Location: Corner of W. Silver Clouds Way and N. Night Sky Rd.,
McNeal

APN: 404-02-437

Parcel Size: 5.48 Acres

Current Zoning: RU-2 (Residential; one dwelling per 36,000 square feet)

Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)

Existing Uses: Vacant

Proposed Uses: Single Family Home (Tiny Home) and a Shed



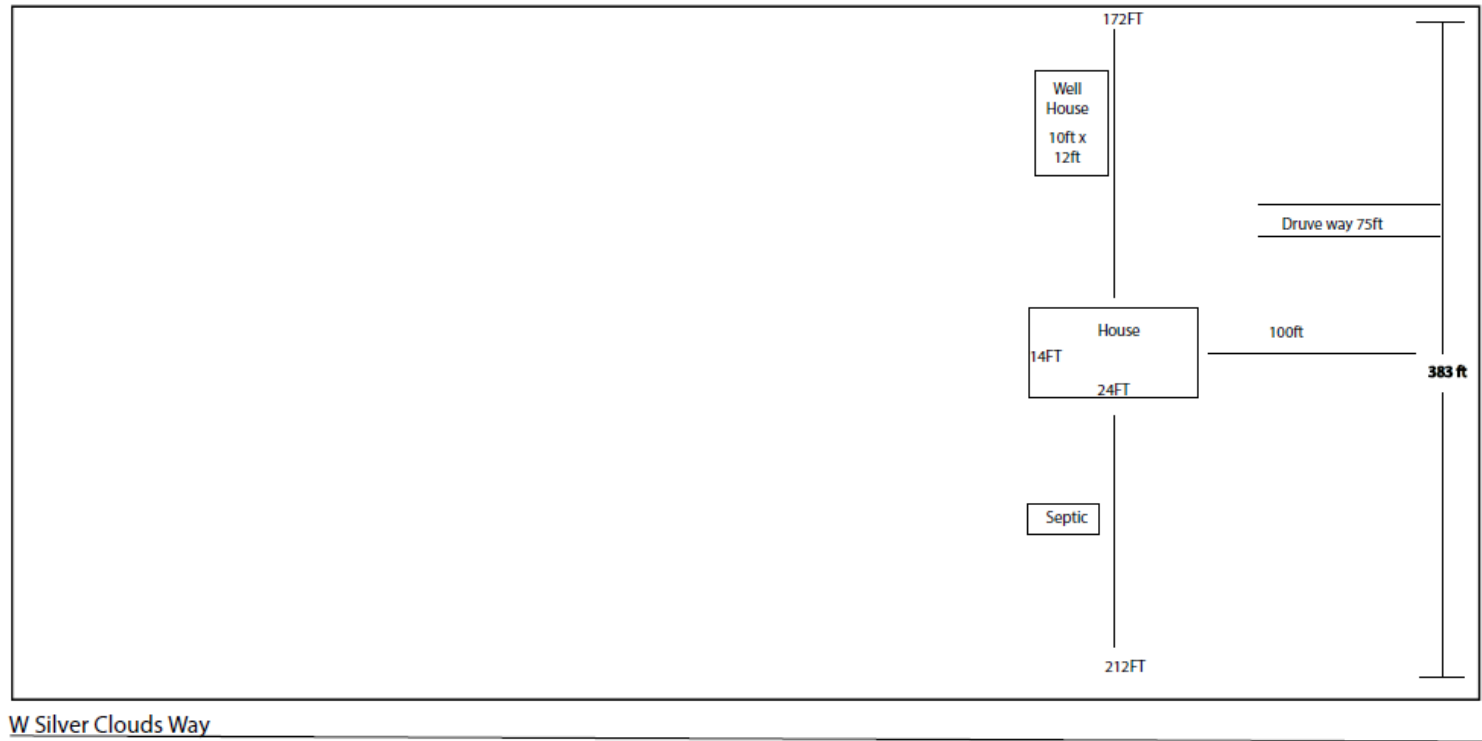
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Site Plan:



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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. None identified



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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.



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Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ-000007 (Loring) located on parcel 404-02-437, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.



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