

COCHISE COUNTY

RZ21-03 (Buena Vista Ranchettes)
A request to rezone from RU-4 to RU-2

Planning and Zoning Commission

March 10, 2021



Public Programs...Personal Service

- The Applicants are requesting a rezoning from RU-4 (Rural; one dwelling per four acres) to RU-2 (Rural; one dwelling per two acres)
- Located on the east side of Mescal Road at mile post 1, and identified as parcels 124-02-013 through 032
- 75 acres



COCHISE COUNTY

Docket RZ21-03 (Buena Vista Ranchettes)

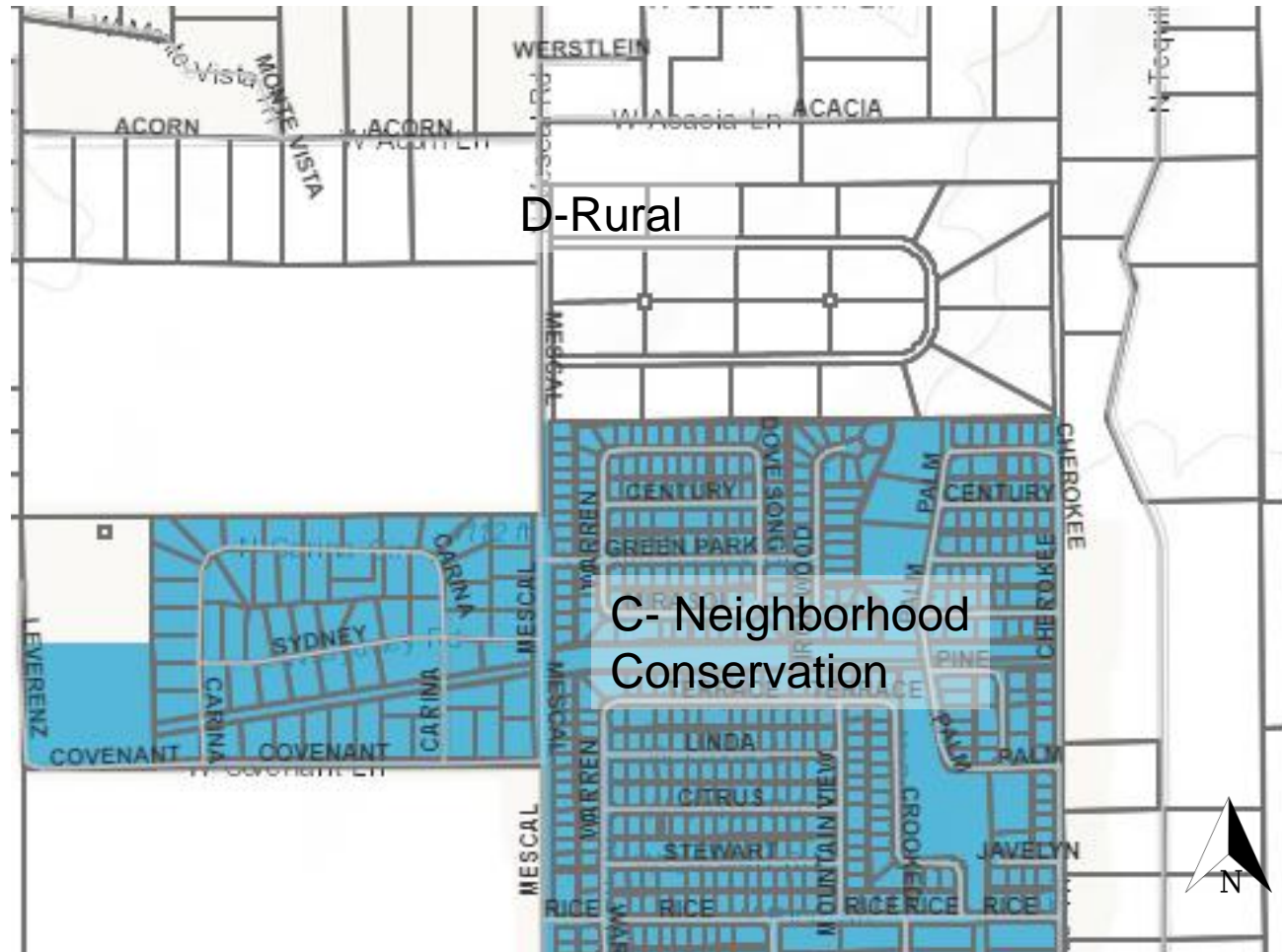
Location:



COCHISE COUNTY

Docket RZ21-03 (Buena Vista Ranchettes)

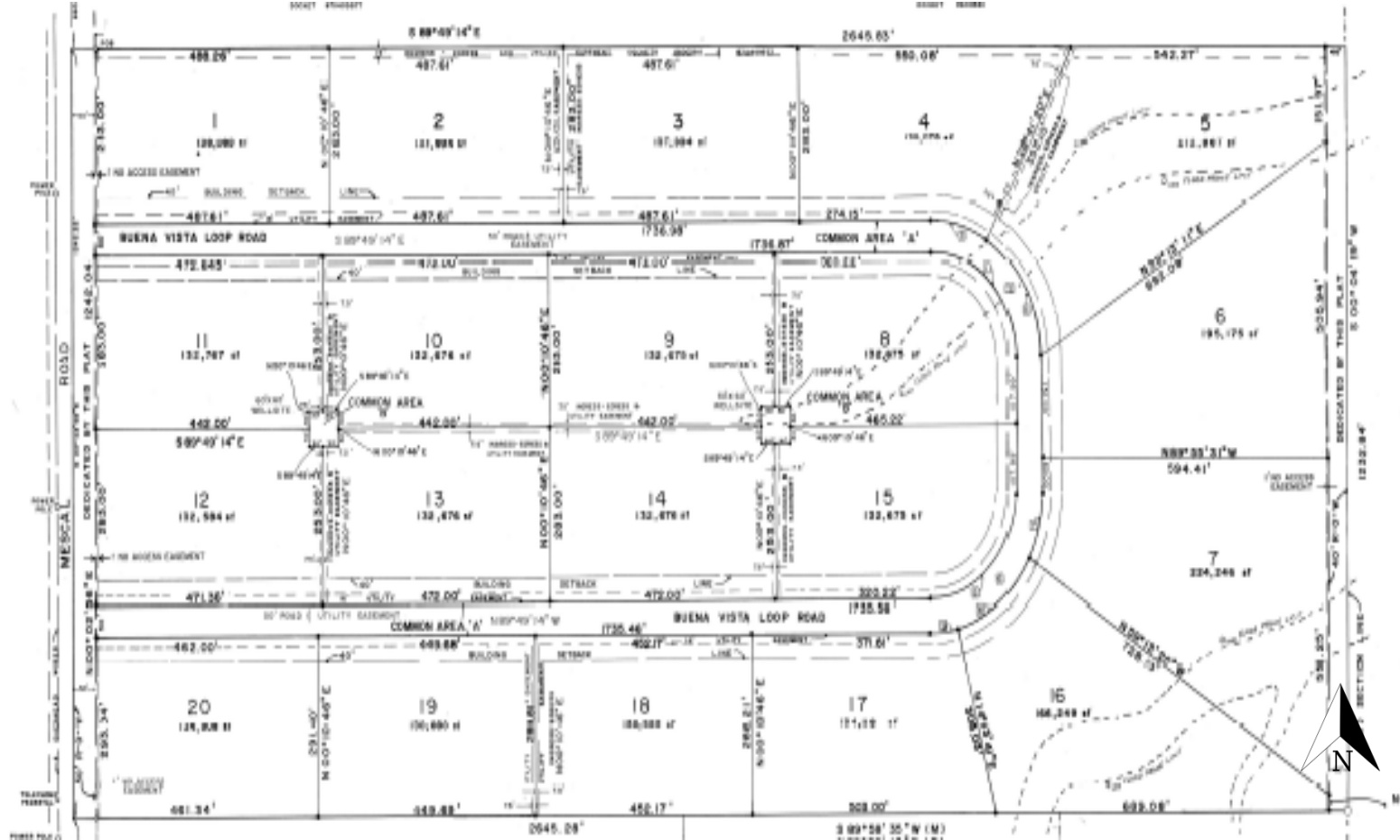
Comprehensive
Plan



COCHISE COUNTY

Docket RZ21-03 (Buena Vista Ranchettes)

1988 Plat



COCHISE COUNTY

Factors for or Against a Proposed Rezoning Application

- Zoning Regulations have 15 factors used to evaluate a proposal
 - Thirteen of the criteria apply to this request
 - As submitted complies with ten criteria
 - With the recommended conditions an additional three comply
 - Two are not applicable



COCHISE COUNTY

Docket RZ21-03 (Buena Vista Ranchettes)

Public Input

- One Letter in opposition



Specific Project Conditions:

1. The applicant shall submit improvement plans for the existing plat or submit a request to abandon the plat within ninety (90) days of approval.
2. Any development of any of the 75 acres must be done in compliance with the County Subdivision standards. There shall be no Minor Land Division splits permitted on the 75 acres.
3. Pursuant to Resolution 08-20, the applicant shall provide a copy of the water adequacy letter from the Arizona Department of Water Resources.
4. Any public right-of-way for Mescal Road established by the recording of the Buena Vista Ranchettes plat must either be preserved via the abandonment, a new deed of dedication or on the new plat.



COCHISE COUNTY

Docket RZ21-03 (Buena Vista Ranchettes)

Site Photos:



Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. The request complies with Thirteen of the applicable Rezoning factors used by Staff to analyze this request;
2. The request provides a logical transition between the MH-72 Zoning district to the South and the RU-4 Zoning district to the north;
3. The request is consistent and compatible with the Comprehensive Plan;
4. The site was previously approved to be subdivided into 20 lots.

Factors Against Approval

1. One letter in opposition was received.



Discussion



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Planning Commission 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. 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.
3. The applicant shall submit improvement plans for the existing plat or submit a request to abandon the plat within ninety (90) days of approval.
4. Any development of any of the 75 acres must be done in compliance with the County Subdivision standards. There shall be no Minor Land Division splits permitted on the 75 acres.
5. Pursuant to Resolution 08-20, the applicant shall provide a copy of the water adequacy letter from Arizona Department of Water Resources.
6. Any public right-of-way for Mescal Road established by the recording of the Buena Vista Ranchettes plat must either be preserved via the abandonment, a new deed of dedication or on the new plat.



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COCHISE COUNTY

Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-03, located on parcels 124-02-013 through 032, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.



Public Programs...Personal Service