

COCHISE COUNTY

RZ21-01 (Holland)

A request to rezone from SR-22 to RU-4

Planning and Zoning Commission

April 14, 2021



Public Programs...Personal Service

COCHISE COUNTY

Applicant: Jarret Holland

Location: 722 E Rising St, Pearce 85635

APN: 115-05-276A and 115-05-280A

Parcel Size: 5.84 Acres

Current Zoning: SR-22 (Residential; one dwelling per 22,000 square feet)

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

Proposed Uses: Single Family Home and Accessory Structures



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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.
3. Combine Parcels 115-05-276A and 115-05-280A



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Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-01 (Holland) located on parcels 115-05-276A and 115-05-280A, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.



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