

**COCHISE COUNTY**

**Docket RZ21-05 (Barney)**

**Request for a Rezoning From RU-10 to RU-4**

Planning & Zoning Commission

June 9, 2020



***Public Programs...Personal Service***

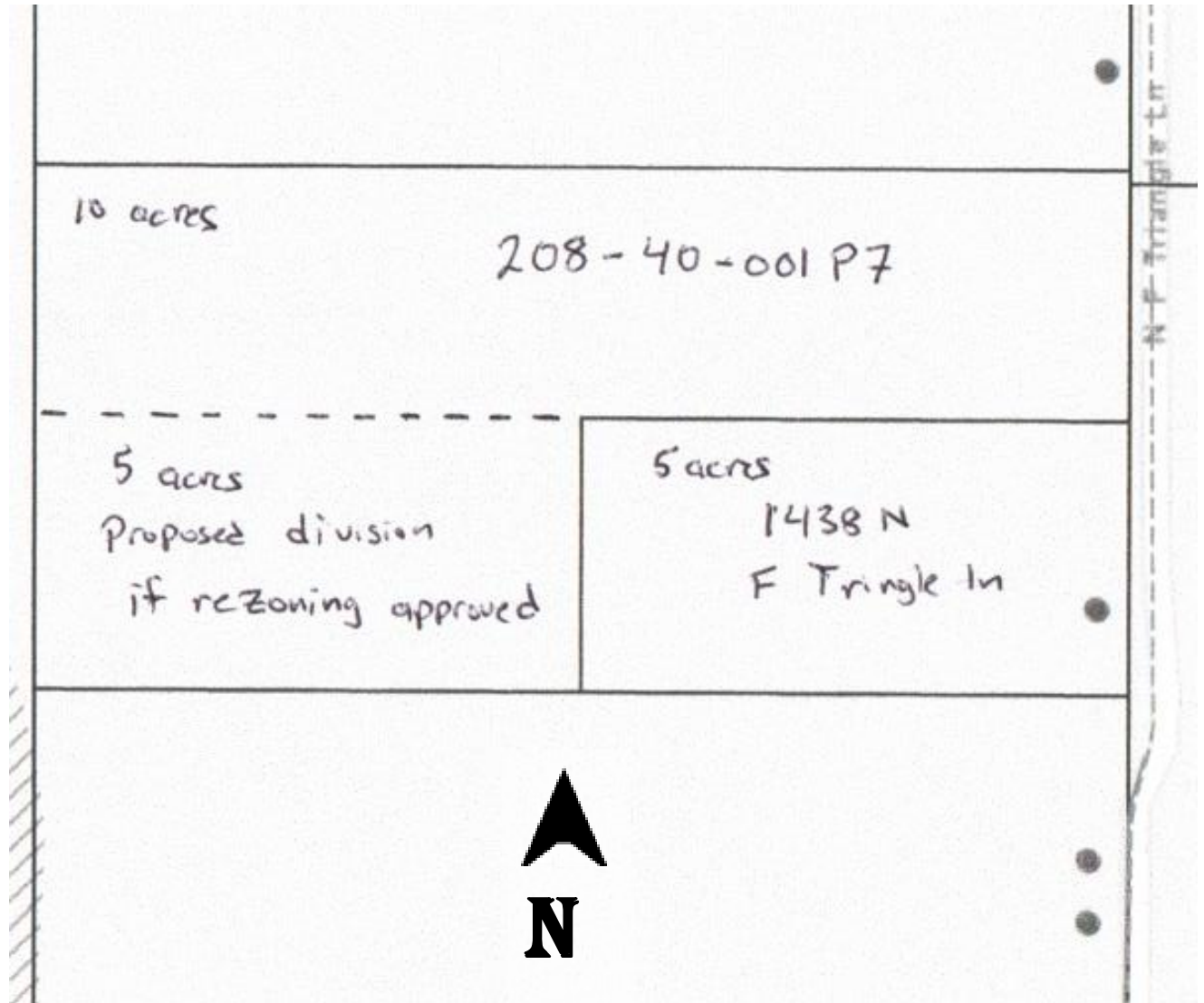
- The request is to rezone RU-10 (Rural, one dwelling per ten acres) to RU-4 (Rural, one dwelling per 4 acres)
  - The request is to accommodate up to three (3) new single family homes
  - The site is located at 1438 F Triangle Lane
- The site is approximately 20.30 acres
- The Applicant is Mr. Ryan Barney



Location



Site Plan





## Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 15 factors used to evaluate a proposal
  - Twelve of the criteria apply to this request
  - As submitted the request complies with all twelve



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## **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;

## **Factor Against Approval**

None identified.

## **Factor Against Approval**

1. The rural zoning allows for a wide range of permitted and special uses not allowed in the residential, including agricultural processing.

**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, RZ21-05 (Barney) located on parcel 208-40-002 and 208-40-002P, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

