

**COCHISE COUNTY**

**RZ21-09 (Klein)**

**A request to rezone from SR-43 to SR-174**

Planning & Zoning Commission

June 9, 2021



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

## COCHISE COUNTY

Applicant: Samuel Klein

Location: South of Cody Street, Cochise, AZ

APN: 116-09-400A

Parcel Size: 5.56 Acres

Current Zoning: SR-43 (Residential; one dwelling per 43,000 square feet)

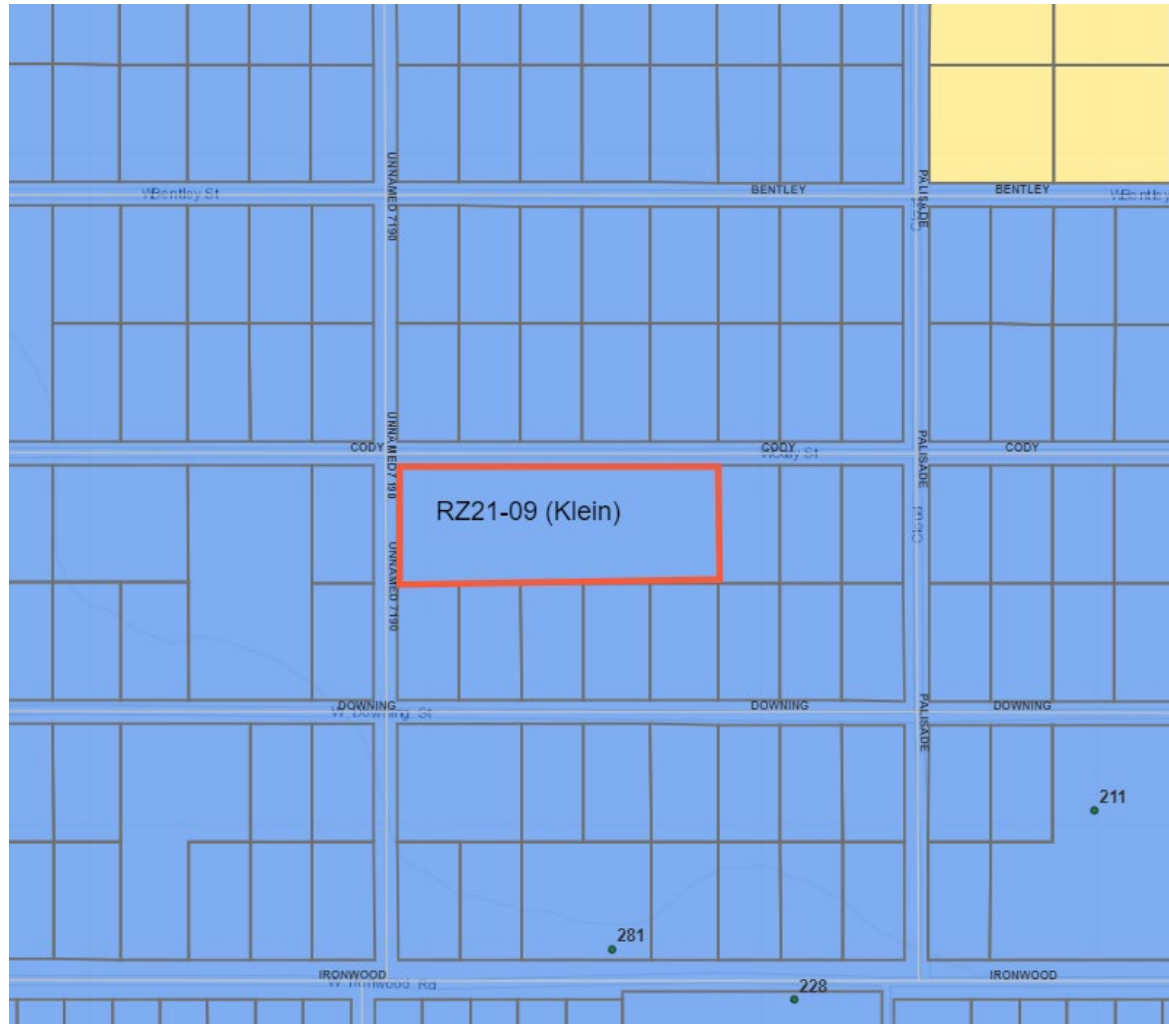
Proposed Zoning: SR-174 (Residential; one dwelling per 174,000 square feet)

Existing Uses: Foundation for an earthbag home and shed

Proposed Uses: Site built earthbag home

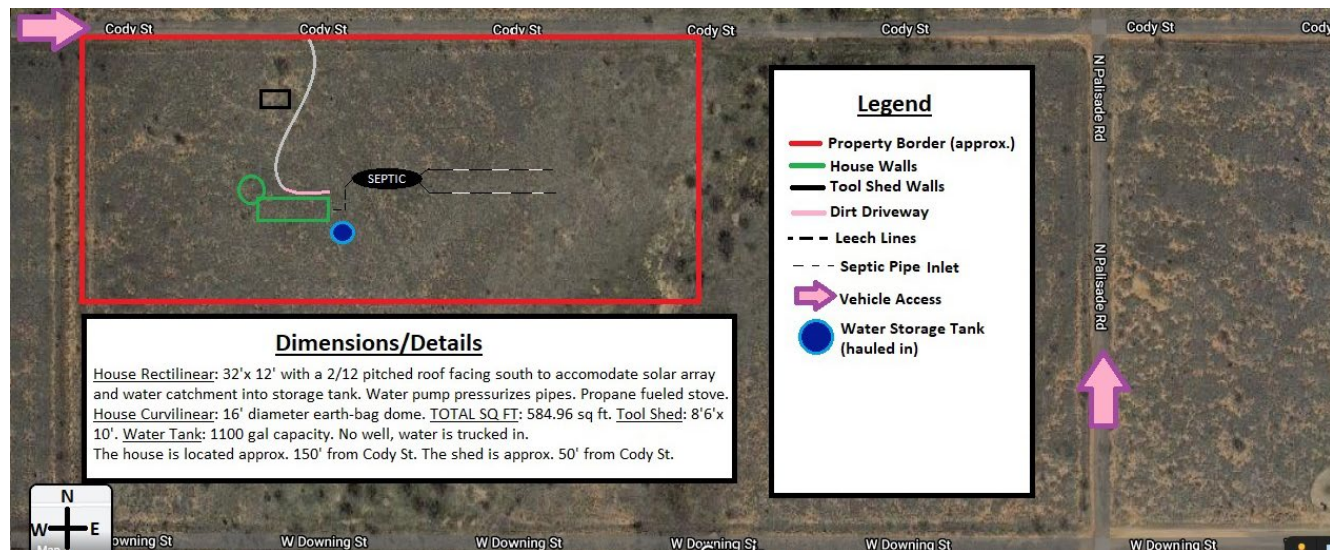


# COCHISE COUNTY



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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. Does not comply with the mid Sulphur Springs Area Plan



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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

*Madam Chair, I move to recommend approval to the Board of Supervisors RZ21-09 located on parcel 116-09-400A with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*



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