

COCHISE COUNTY

Docket RZ21-15 (Hurtado)

Request for a Rezoning From SR-12 to RU-4

Planning & Zoning Commission

November 10, 2021



Public Programs...Personal Service

COCHISE COUNTY

Docket RZ21-15 (Hurtado)

Applicant: Francisco Hurtado
Location: 2378 E. Hurtado Ln, Douglas AZ
APN: 406-01-026H
Parcel Size: 18.52 Acres
Current Zoning: SR-12 (Single-Household Residential, one dwelling per 12,000 square feet)
Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)
Growth Area: D – Rural Areas
Plan Designation: Rural
Area Plan: None
Existing Uses: Single Family Home
Proposed Uses: Single Family Homes with small production winery

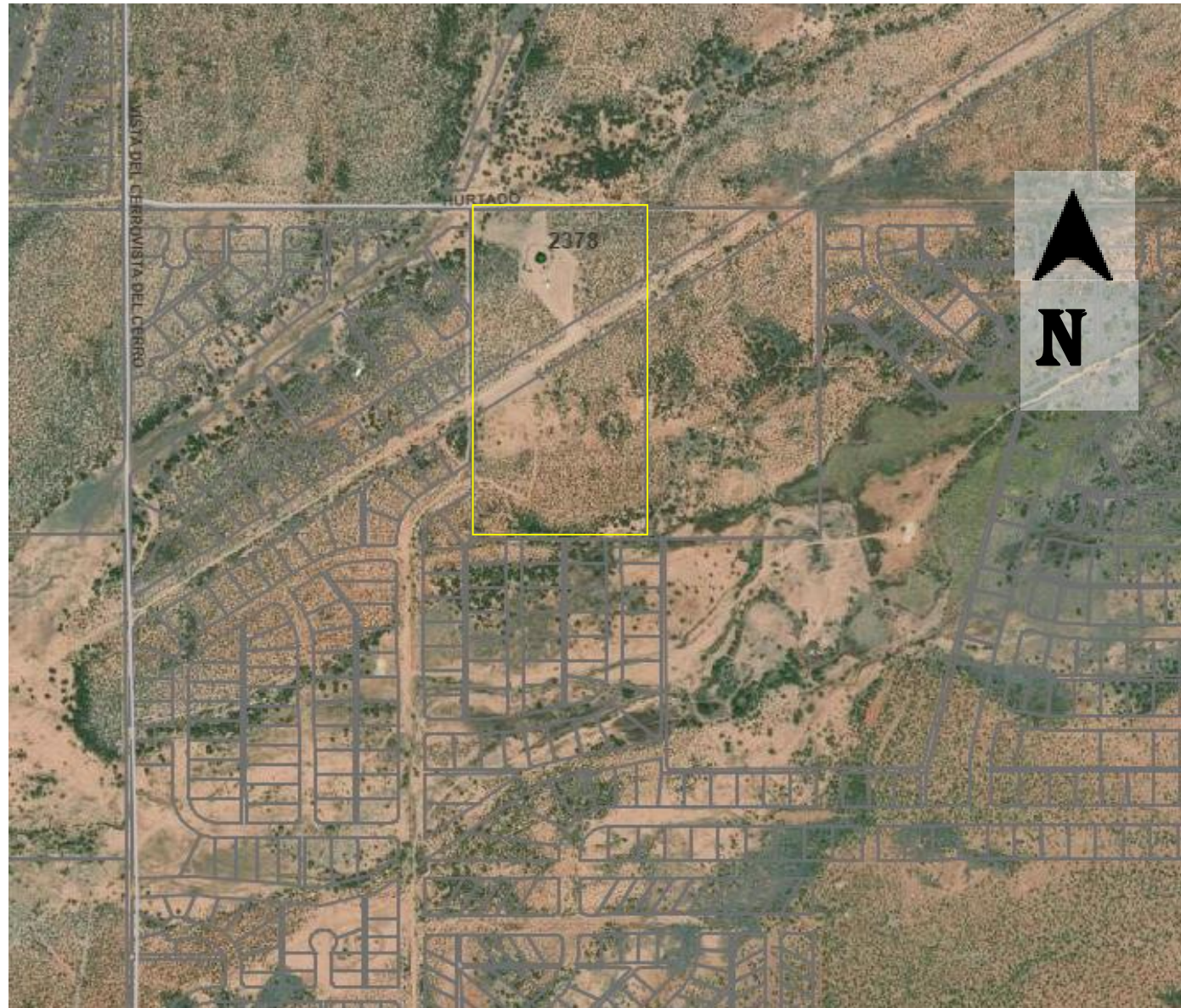


Public Programs...Personal Service

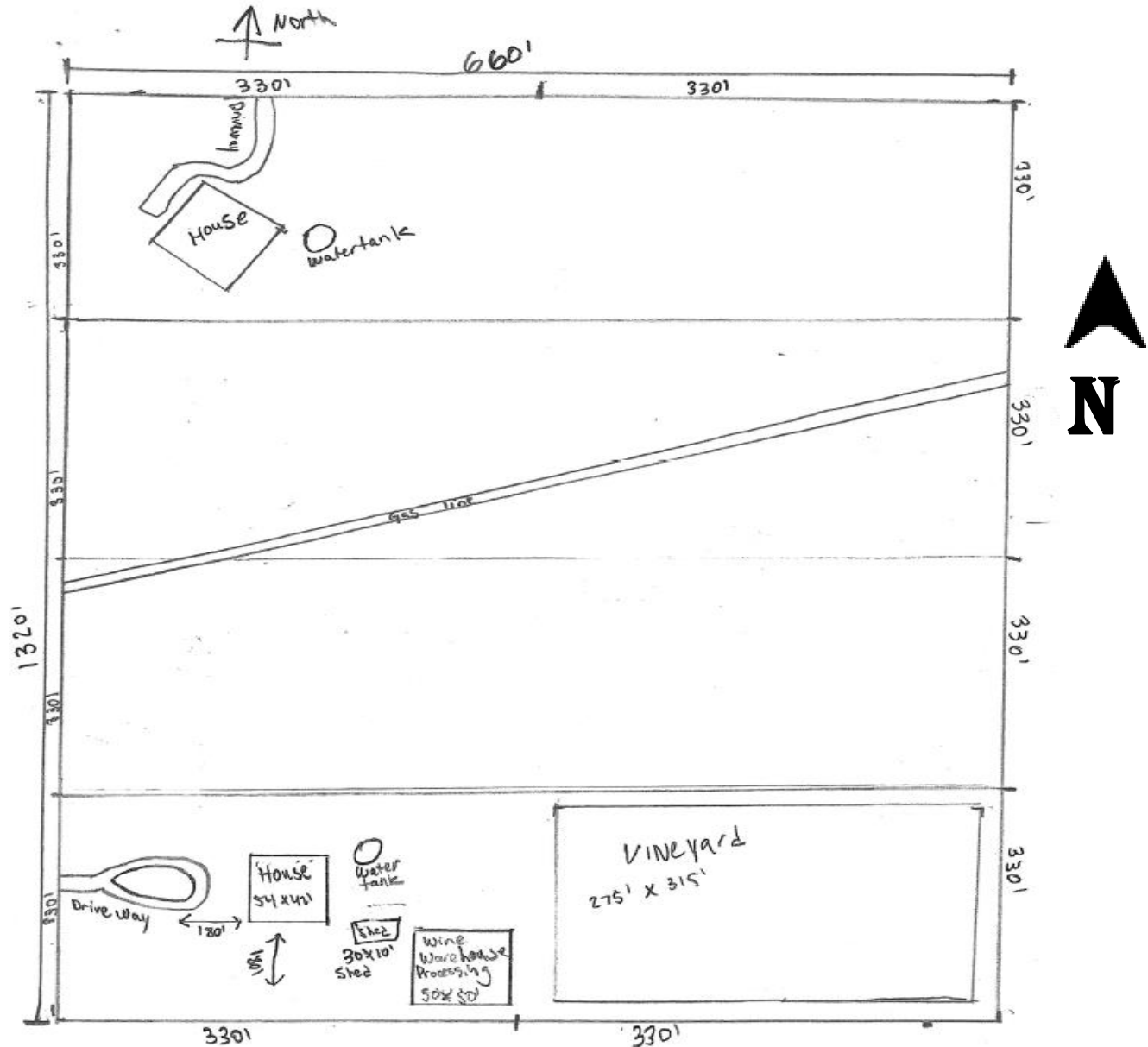
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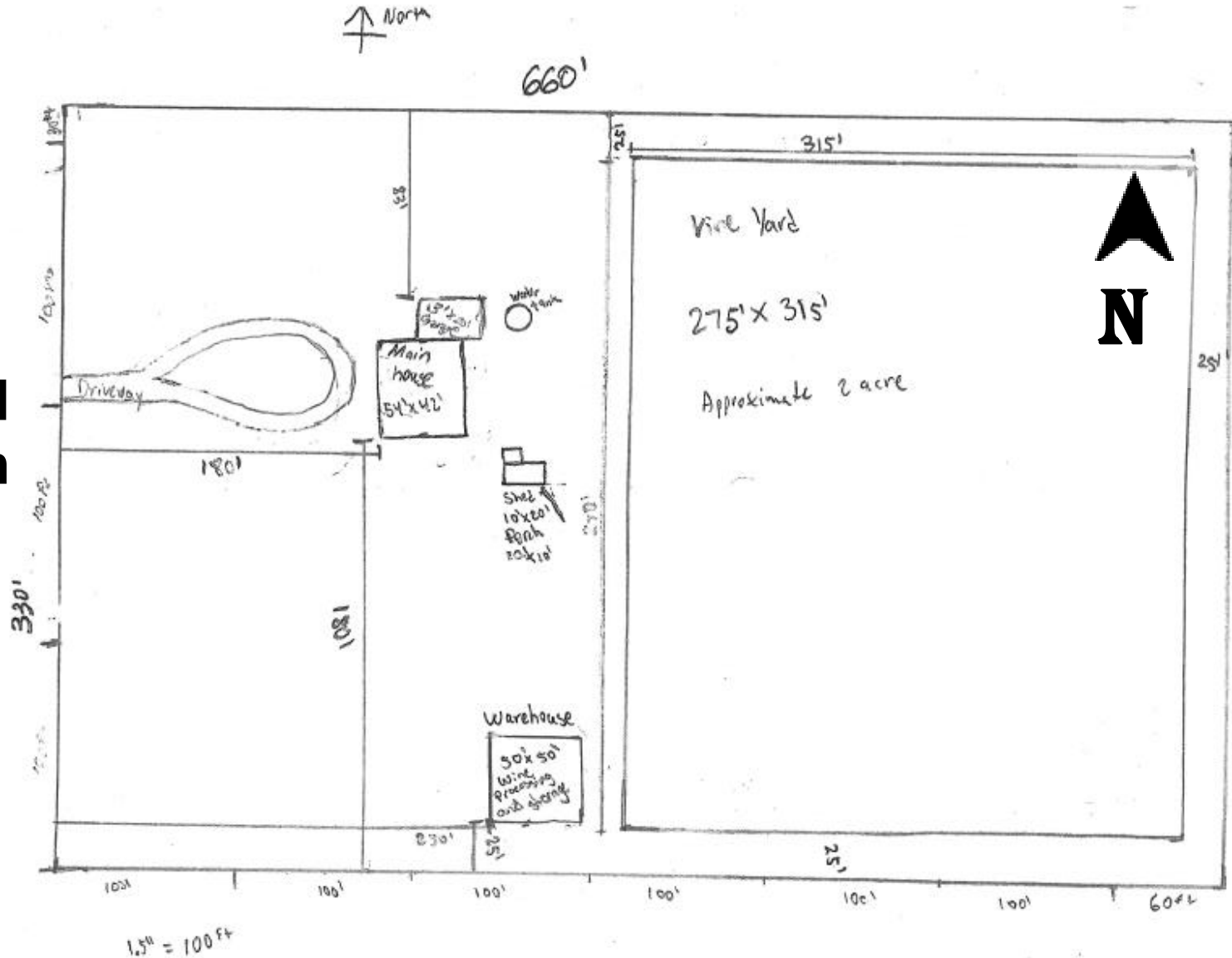
Location



Overall Site Plan



Enlarged Site Plan



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;
3. The request will provide additional tourism opportunities in the County;
4. One email in support was received.

Factors Against Approval

1. One Letter in opposition received



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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. A Minor Land Division Application shall be submitted in compliance with the Zoning Regulations.
4. The Applicant shall provide written authorization from the State Department of Water Resources prior to proceeding with the vineyard.



Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-15 (Hurtado) located on parcel 406-01-026H, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

