

COCHISE COUNTY

Docket RZ21-16 (Cloudburst)

Request for a Rezoning From SR-22 to RU-4
Planning & Zoning Commission

December 8, 2021



Public Programs...Personal Service

COCHISE COUNTY

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Applicant: Mr. Donald Kolinski
Location: South of E Cloudburst Road, north of E Which Way, east of S Tracy Rd and west of S Conestoga Ln
APN: 114-30-183-185 and 114-30-190 and 191
Parcel Size: 4.2 Acres
Current Zoning: SR-22 (Single-Household Residential, one dwelling per 22,000 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: Vacant
Proposed Uses: Single Family Home

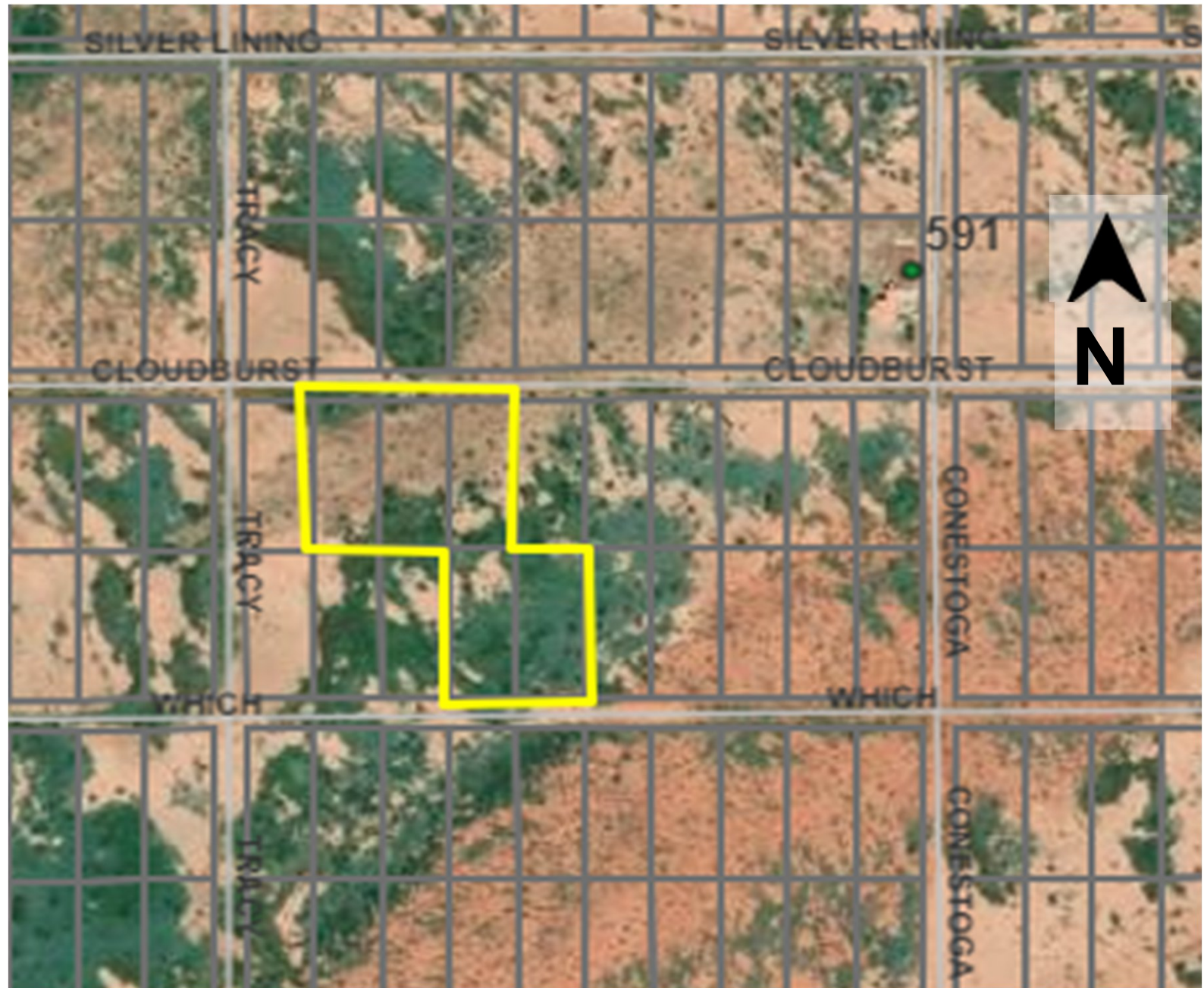


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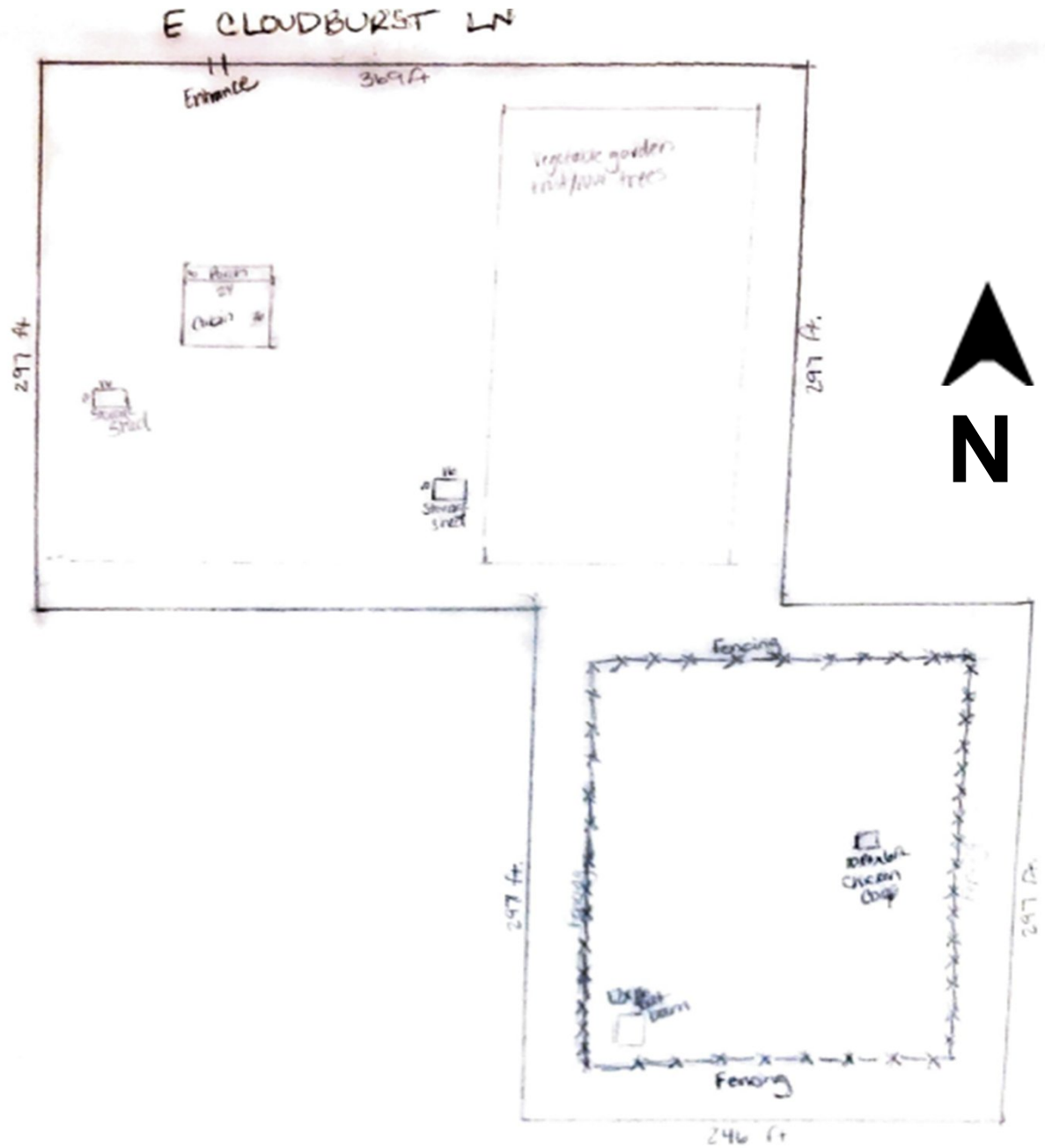
Location



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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.

Factors Against Approval

1. The request does not comply with one factor.



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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.



Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-16 (Cloudburst) located on parcels 114-30-183-185 and 114-30-190 and 191, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

