

COCHISE COUNTY

Docket RZ21-16 (Cloudburst)

Request for a Rezoning From SR-22 to RU-4

Board of Supervisors

January 25, 2022



Public Programs...Personal Service

COCHISE COUNTY

Docket RZ21-16 (Cloudburst)

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

Planning and Zoning Commission recommended approval at their meeting of December 8, 2022



Public Programs...Personal Service

COCHISE COUNTY

Docket RZ21-16 (Cloudburst)

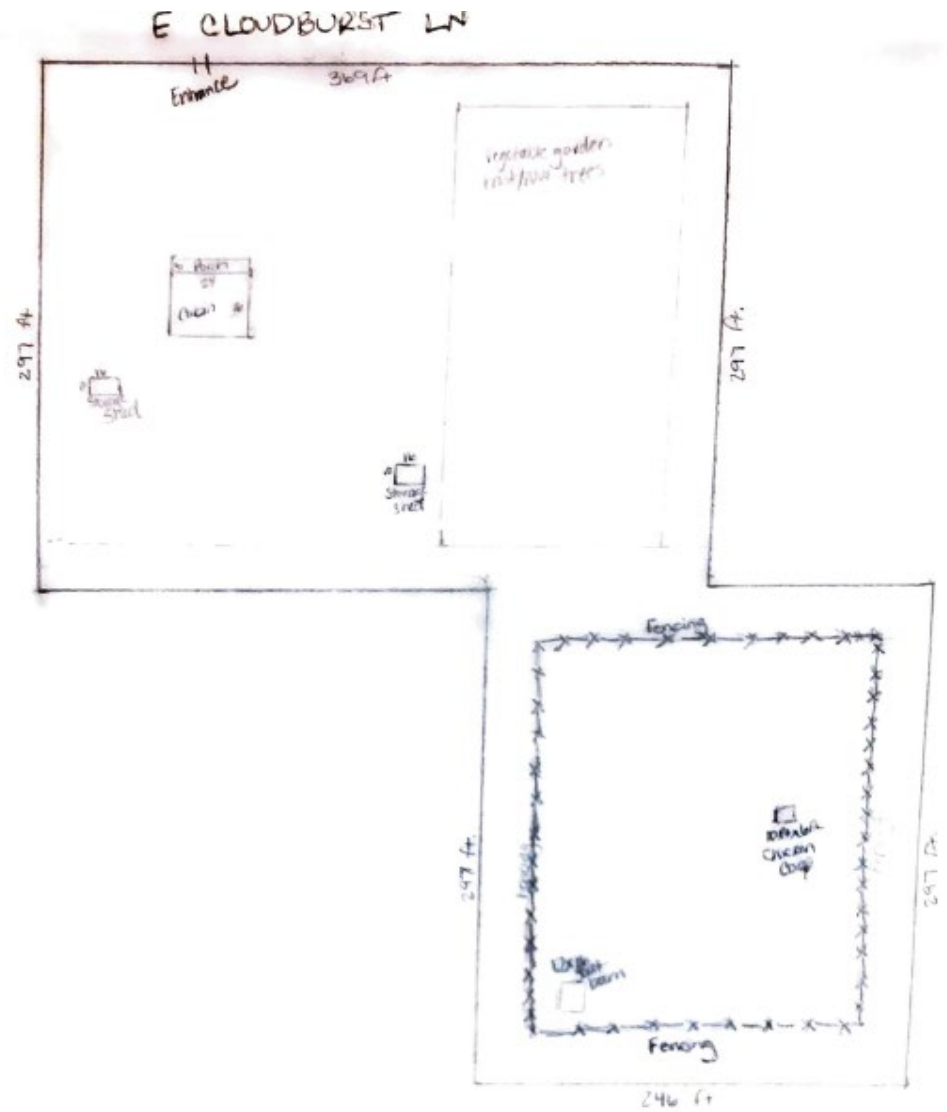
Location



COCHISE COUNTY

Docket RZ21-16 (Cloudburst)

Site Plan



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 15 factors used to evaluate a proposal
 - Eleven of the criteria apply to this request
 - As submitted the request complies with ten
 - One criteria, Compliance with Area Plan does not comply



COCHISE COUNTY

Docket RZ21-16 (Cloudburst)



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.

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.

