

COCHISE COUNTY

Docket RZ22-07 (Flynn)

Request for a Rezoning From R-18 to RU-4

Board of Supervisors

June 7, 2022



Public Programs...Personal Service

COCHISE COUNTY

Docket RZ22-07 (Flynn)

Applicant: Mr. Randy Wooten
Location: 591 S Flynn Road
APN: 121-15-060
Parcel Size: 4.76 Acres
Current Zoning: R-18 (Residential, one dwelling per 18,000 square feet)
Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)
Growth Area: D – Rural
Plan Designation: Rural Residential
Area Plan: Saint David
Existing Uses: Single family home
Proposed Uses: Same with additional shop buildings

The Planning and Zoning Commission recommended approval of the request at their meeting of May 10, 2022.



Public Programs...Personal Service

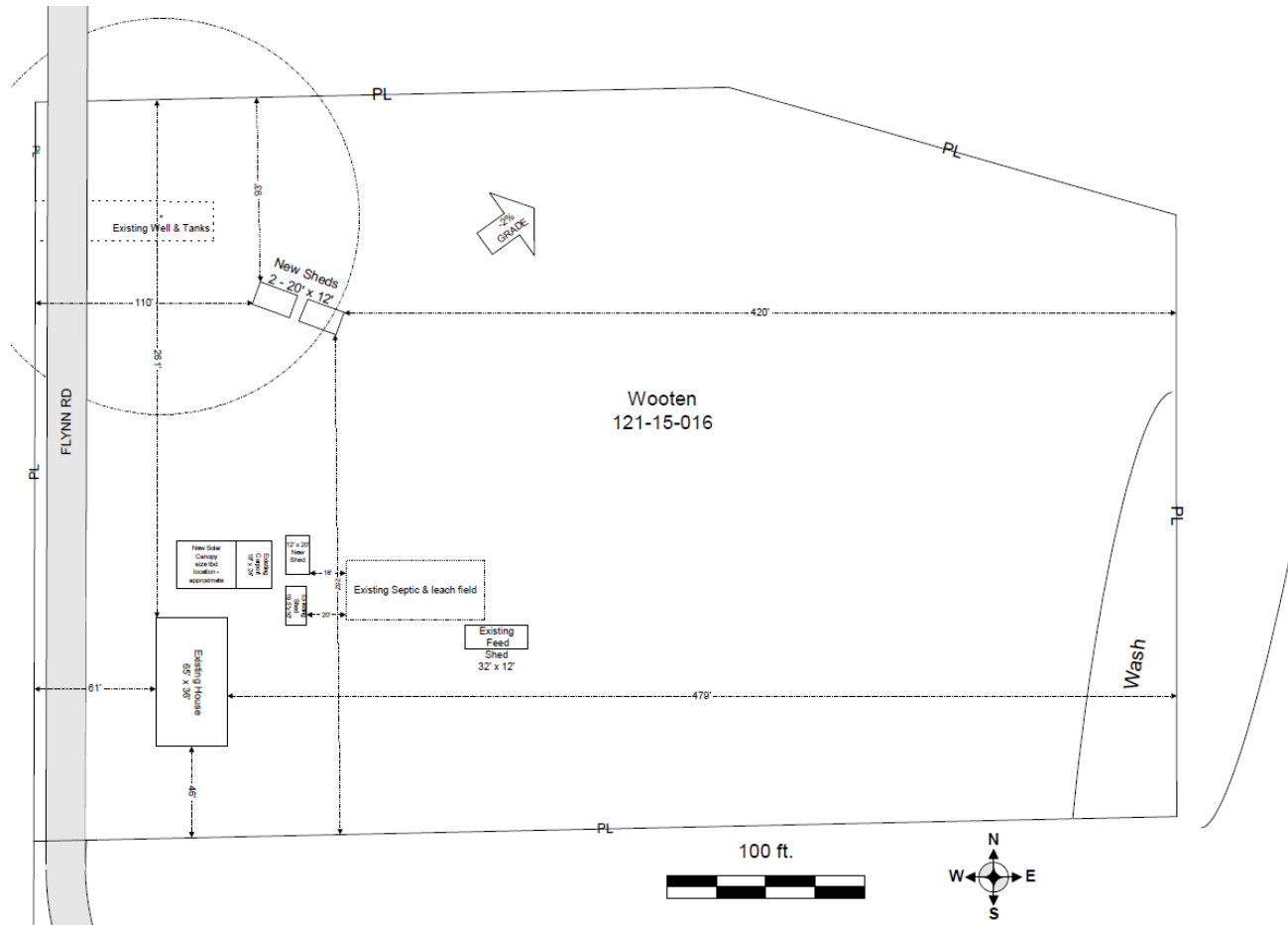
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Location



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. None identified.



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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.

