

COCHISE COUNTY

Docket RZ22-08 (Highway 83)

Request for a Rezoning From RU-4 to RU-2

Board of Supervisors

June 21, 2022



Public Programs...Personal Service

COCHISE COUNTY

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Applicant: Stone Canyon Ranch, LLC
Location: 7563 S Highway 83, near Parker Canyon Lake
APN: 105-28-006
Parcel Size: 17.14 Acres
Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
Proposed Zoning: RU-2 (Rural; one dwelling per 2 acres)
Growth Area: D – Rural Areas
Plan Designation: Rural
Area Plan: None
Existing Uses: Former resort, Two small homes, burned building east of SR83 and vacant west of SR83
Proposed Uses: The owner plans to rebuild the home that burnt on the east side of the road. They would then apply for an ALQ for one of the existing dwellings and the other would be renovated to storage only. The zoning would allow up to 8 total lots.

The Planning and Zoning Commission unanimously recommended approval at their meeting of June 8, 2022

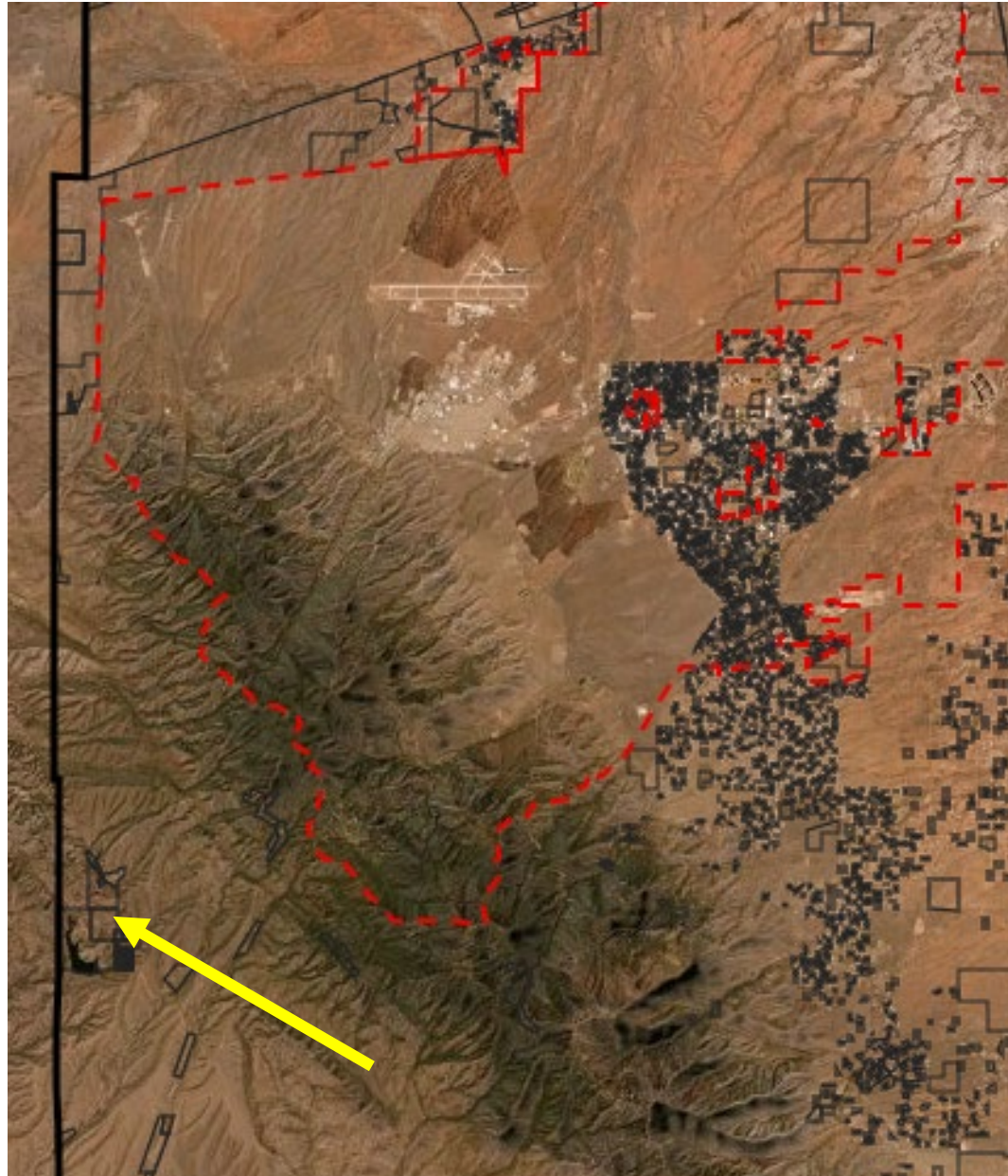


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Location



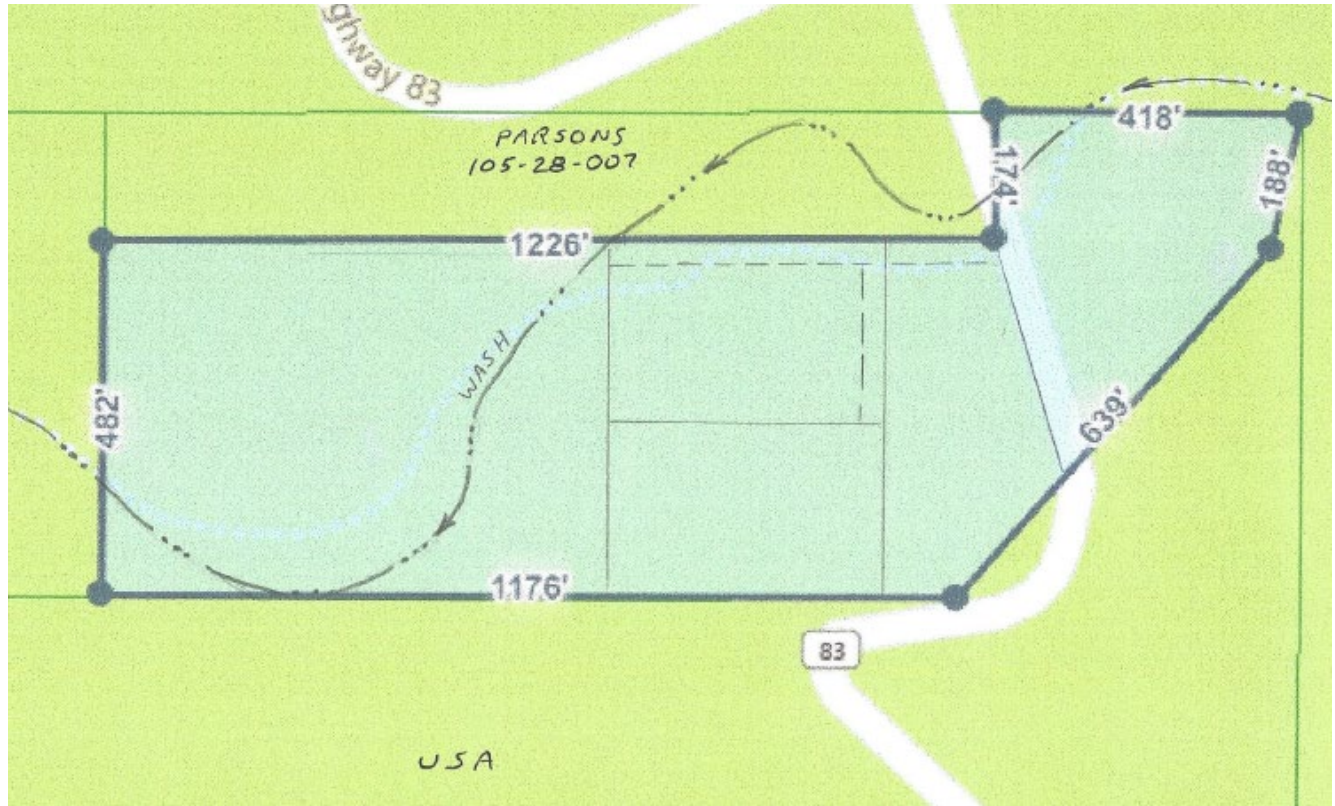
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Site Plan



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Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. The request with recommended conditions, complies with all thirteen 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. There are parcels with 1,000 feet are zoned RU-2;
4. Many parcels within 1,000 feet are smaller than 1 acre;
5. There have been no responses in opposition received

Factors Against Approval

1. The rezoning would create a non-conforming situation on the east parcel until a new permit was obtained, and ALQ approved, and one residence is converted to storage.



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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; and
3. All land spits shall be completed through a Minor Land Division process; and
4. The Applicant shall dedicate necessary right-of-way to ADOT; and
5. The applicant shall obtain any and all permits required from ADOT including but not limited to an encroachment permit; and
6. All new construction shall comply with all zoning requirements including but not limited to setbacks, height, and lot coverage; and
7. The applicant shall comply with all Floodplain requirements. **The Minor Land Division shall show the erosion hazard setbacks and add a note that states "Elevations certificates may be required for future construction".**

