



MEMORANDUM

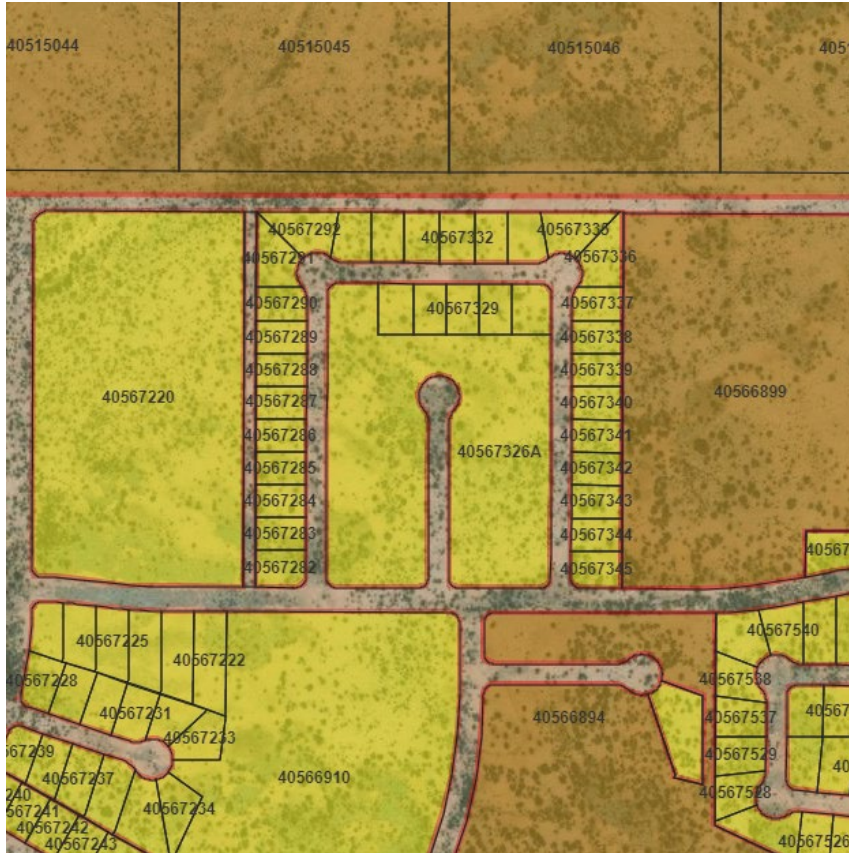
TO: Board of Supervisors
FROM: Daniel Coxworth, AICP, Development Services Director
FOR: Richard Karwaczka, County Administrator
SUBJECT: Docket RZ22-13 (Casa Adobe)
DATE: August 30, 2022

APPLICATION FOR A REZONING

The county initiated a request to rezone parcel number 405-67-326A from SR-8 (Single-Family Residential, one dwelling per 8,000 square feet) to RU-4 (Rural, one dwelling per 4 acres). The subject parcel has been deeded to the State of Arizona, and staff initiated this rezoning request before the property was auctioned in 2023. The subject parcel is in the subdivision Casa Adobe in McNeal, Cochise County, Arizona.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: Cochise County
Location: McNeal
Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)
Growth Area: D
Plan Designation: Rural
Area Plan: None
Proposed Uses: None - Auction late summer of 2023



Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-8	Vacant
South	SR-8, RU-4	Vacant
East	SR-8	Vacant
West	SR-8	Vacant

II. PARCEL HISTORY

The parcel was deeded to the State, in the care of the Board of Supervisors, in 2021 after taxes were not paid for at least the previous seven years.

III. NATURE OF REQUEST

County initiated rezoning from SR-8 to RU-4. The area is primarily rural, with no development in area. A downzoning will not have any negative impacts on the surrounding properties.

Mandatory Compliance

Section 2208.03 of the Zoning Regulations requires that the amendment of Zoning District boundaries comply with the Comprehensive or Area Plan Designation assigned to the area in question. In this case, the subject property lies within a Category "D" Rural designation.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen criteria to evaluate rezoning requests.

1. Provides an Adequate Land Use/Concept Plan: Complies

The proposal will facilitate standard rural home site development. The parcels would be eligible for the full range of allowed principal, accessory, and Special Uses per Article 6 of the Zoning Regulations.

2. Compliance with Applicable Site Development Standards: Complies

The parcel exceeds the minimum of 4 acres for RU-4 zoning. Therefore, the proposed home will meet all required development standards.

3. Adjacent Districts Remain Capable of Development: Complies

Surrounding properties remain able to develop.

4. Limitation on Creation of Nonconforming Uses: Complies

If approved, the rezoning would not create any non-conforming land uses.

5. Compatibility with Existing Development: Complies

The parcels are located in a rural area. The downzone to larger lots will be compatible with the surrounding development.

6. Rezoning to More Intense Districts: Not Applicable

This request is for a downzoning, which will reduce the permitted density.

7. Adequate Services and Infrastructure: Complies

Large lot zoning is adequate as there is no existing road network supporting the necessary infrastructure to develop the parcel under the guidelines for the SR-8 zoning designation.

8. Traffic Circulation Criteria: Complies

This rezoning request will not alter the existing roadway network's layout or function without requiring right-of-way dedication or off-site improvements. Rezoning from SR-8 to RU-4 would decrease the permitted density, corresponding decrease in potential traffic.

9. Development Along Major Streets: Not Applicable

This parcel does not take access off a major roadway.

10. Infill: Not Applicable

This factor applies only to rezoning requests for General Business, Light Industry, or Heavy Industry.

11. Unique Topographic Features: Complies

No unique topographic features exist that will prevent the development of the property.

12. Water Conservation: Complies

This proposed downzoning would reduce permitted maximum density and decrease potential water usage.

13. Public Input: Complies

The applicant is not required to complete a Citizen Review as a downzoning. Staff mailed notices to neighboring property owners within 300 feet of the subject properties in July 2022. In July, staff posted the property and published a legal notice in the Herald Review. The Department received no letters in opposition to this request and numerous phone calls inquiring about this request with no opposition.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed.

15. Compliance with Area Plan: Not Applicable

The subject property is not located with an Area Plan.

IV. SUMMARY AND CONCLUSION

The request is for a downzoning from SR-8 to RU-4 for a parcel located in McNeal. The area is characterized by open expanses and widely scattered residential development.

Factors in Favor of Approval

1. *The request complies with ten 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*

V. RECOMMENDATION

The Planning & Zoning Commission unanimously (7-0) recommended that the Board of Supervisors **approve** this rezoning request.