



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Daniel Coxworth, AICP, Development Services Director
THROUGH: Richard Karwaczka, County Administrator
SUBJECT: Docket RZ22-16 (Dosen Reversion, Z-07-18)
DATE: September 27, 2022

The subject parcels, APN 408-03-002 and 408-03-003A, were rezoned from R-36 (TR-36) to SR-8 by the Board of Supervisors on August 7, 2007, Docket R-07-18 (Saddleview). The rezoning was subject to the following condition:

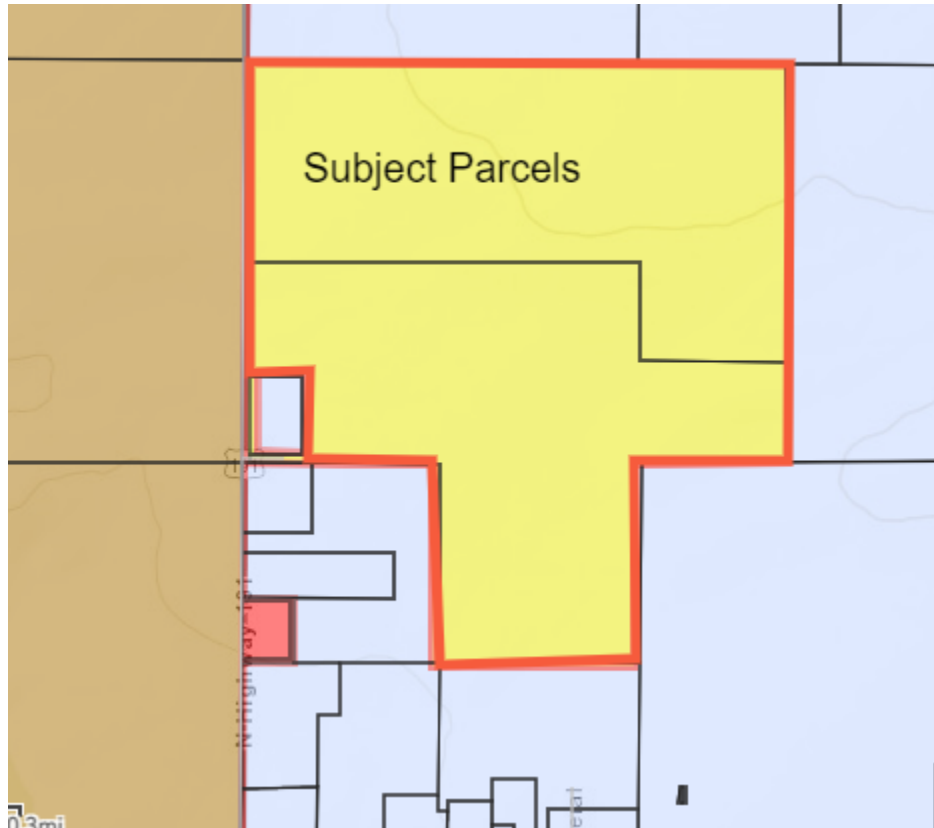
A tentative plat must be submitted to the Planning Department within 18 months of the date of approval. If the tentative plat is not submitted prior to this date, the applicant shall be notified of a public hearing before the Board of Supervisors to determine if an extension or additional conditions are warranted. In the event that no substantial progress towards submission of the tentative plat has been made by this date, the Board of Supervisors may take action to revert the subject parcels back to their original zoning (TR-36).

It is not uncommon to condition a rezoning to require a subdivision plat to prevent unregulated splitting of the property at a higher density that requires adequate infrastructure and improvements such as water, sewer, and improved roads. To date, the tentative plat has not been submitted, and staff requests the Board of Supervisors take action to revert the zoning to TR-36. The parcels are located along Highway 191, northwest of Douglas.

The County sent a certified letter to the property owners on August 10, 2022, which was undeliverable.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant:	Cochise County
Parcel Number:	408-03-002 and 408-03-003A
Area of Rezoning:	257 Acres
Location:	Douglas, Highway 191
Proposed Zoning:	R-36 (Residential, minimum lot size 36,000 square feet)
Growth Area:	B
Plan Designation:	Developing
Area Plan:	None
Proposed Uses:	None



Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Vacant
South	R-36	Vacant
East	R-36	Vacant
West	RU-4	Vacant

II. SUMMARY AND CONCLUSION

The property was conditionally rezoned in 2007, requiring a subdivision plat within 18 months of approval. The condition has not been met. Staff requests that the Board of Supervisors take action to revert the zoning to R-36 (TR-36).

III. RECOMMENDATION

Staff recommends **approval** of reverting the zoning from SR-8 to R-36.