



MEMORANDUM

TO: Board of Supervisors
FROM: Daniel Coxworth, AICP, Development Services Director
THROUGH: Richard Karwaczka, County Administrator
SUBJECT: Docket RZ22-21 (Smith Ranch Reversion)
DATE: November 15, 2022

The subject parcels, APN 124-01-002B and 124-01-002D were rezoned from RU-4 (Rural, One Dwelling per 4 Acres) to PD in concurrence with the Smith Ranch Master Development Plan by the Board of Supervisors on April 5, 2005, Master Development Plan (MDP-04-02) Docket Z-04-11. The Master Development Plan and rezoning was subject to the following condition:

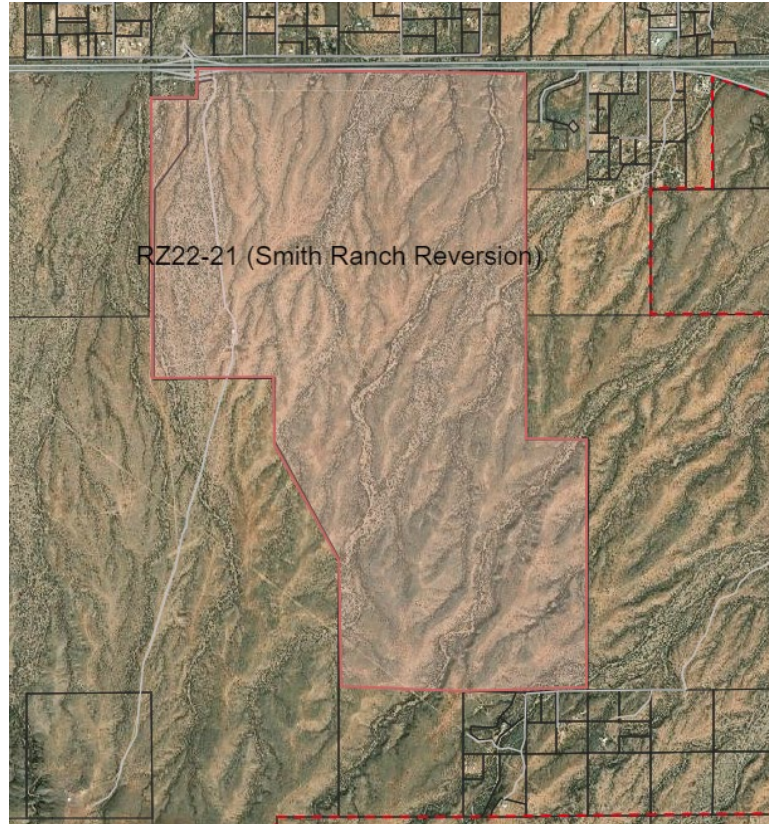
General

2. If substantial progress toward the completion of Phase 1A and 1B as described in the MDP is not made by January 1, 2012, the Master Development Plan shall be revoked per Section 407.10 of the Zoning Regulations and the PD Zoning in the undeveloped portions shall revert to RU-4, unless an alternative schedule of development is approved by the Board of Supervisors.

The County sent a letter to the property owner on October 13, 2022 and has not received a response.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant:	Cochise County
Parcel Number:	124-01-002B and 124-01-002D
Area of Rezoning:	~2200 Acres
Location:	Benson
Proposed Zoning:	RU-4-(Rural, minimum lot size 4 acres)
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	RU-4	Interstate 10, RU-4
South	RU-4	Vacant
East	RU-4	Vacant
West	RU-4, GB	Vacant

II. SUMMARY AND CONCLUSION

The property was conditionally rezoned in 2005 in concurrence with a Master Development Plan (MDP) requiring substantial progress of the development of the MDP by January 1, 2012. The condition has not been met. Staff requests that the Board of Supervisors take action to revoke Master Development Plan MDP-04-02 (Smith Ranch) and revert the zoning to RU-4.

III. RECOMMENDATION

Staff recommends **approval** of revoking Master Development Plan MDP-04-02 and reverting the zoning from PD to RU-4.