

COCHISE COUNTY

Docket RZ22-03 (Bianco)

Request for a Rezoning From R-36 to RU-4

Planning & Zoning Commission

April 13, 2022



Public Programs...Personal Service

COCHISE COUNTY

Docket RZ22-03 (Bianco)

Applicant: Ms. Kimberly Bianco
Location: Unnamed Road east of Elfrida
APN: 403-54-354 and 355
Parcel Size: 6.2 Acres
Current Zoning: R-36 (Residential, one dwelling per 36,000 square feet)
Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)
Growth Area: D – Rural Areas
Plan Designation: Rural
Area Plan: None
Existing Uses: None
Proposed Uses: Single Family Home

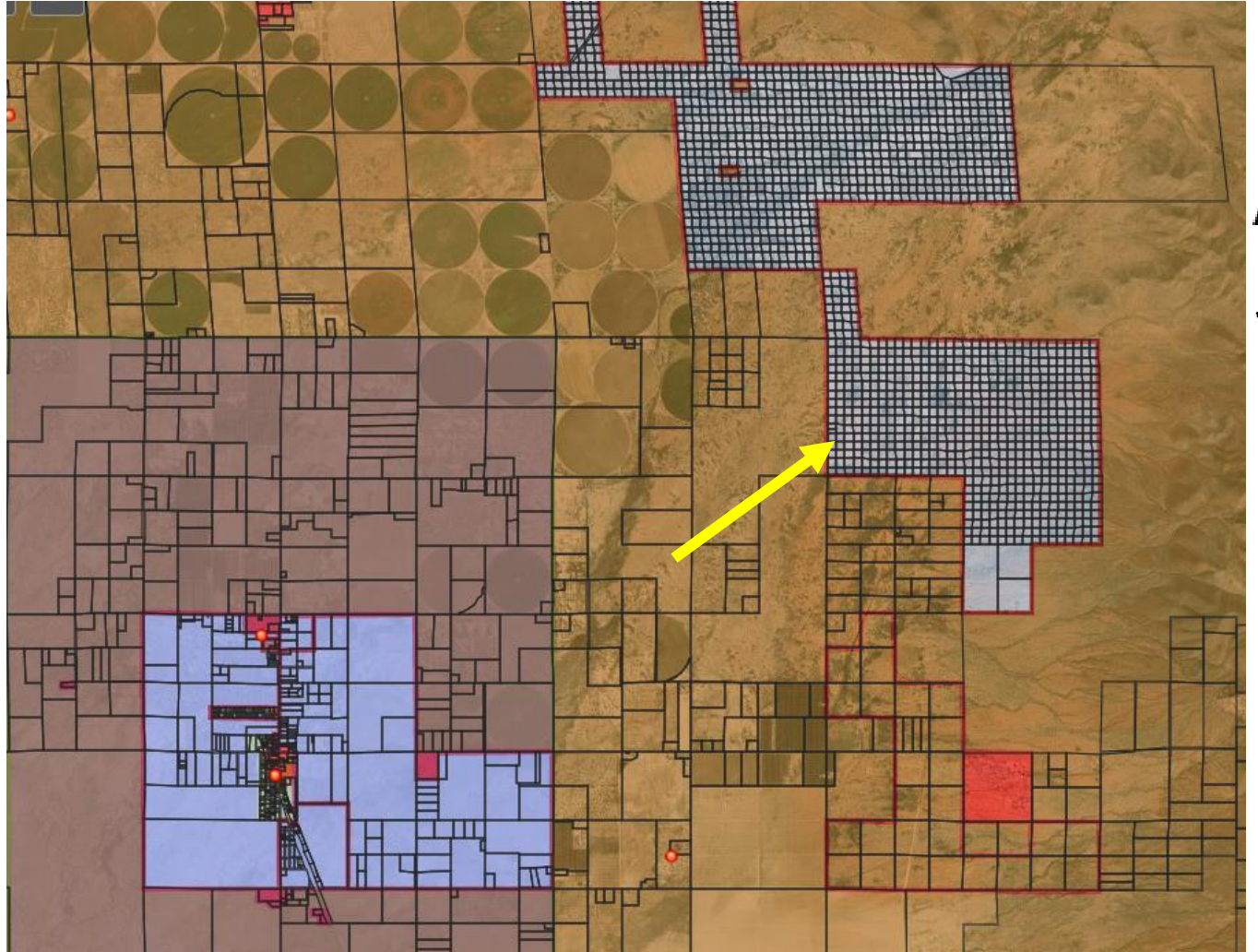


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Public Programs...Personal Service

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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Discussion



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.
3. The two parcels shall be merged prior to building permit submittal.



Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ22-03 (Bianco) located on parcel 403-54-354 and 355, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

