

# COCHISE COUNTY

## Docket RZ22-07 (Flynn)

### Request for a Rezoning From R-18 to RU-4

Planning & Zoning Commission

May 11, 2022



*Public Programs...Personal Service*

# COCHISE COUNTY

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Applicant: Mr. Randy Wooten  
Location: 591 S Flynn Road  
APN: 121-15-060  
Parcel Size: 4.76 Acres  
Current Zoning: R-18 (Residential, one dwelling per 18,000 square feet)  
Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)  
Growth Area: D – Rural  
Plan Designation: Rural Residential  
Area Plan: Saint David  
Existing Uses: Single family home  
Proposed Uses: Same with additional shop buildings



***Public Programs...Personal Service***

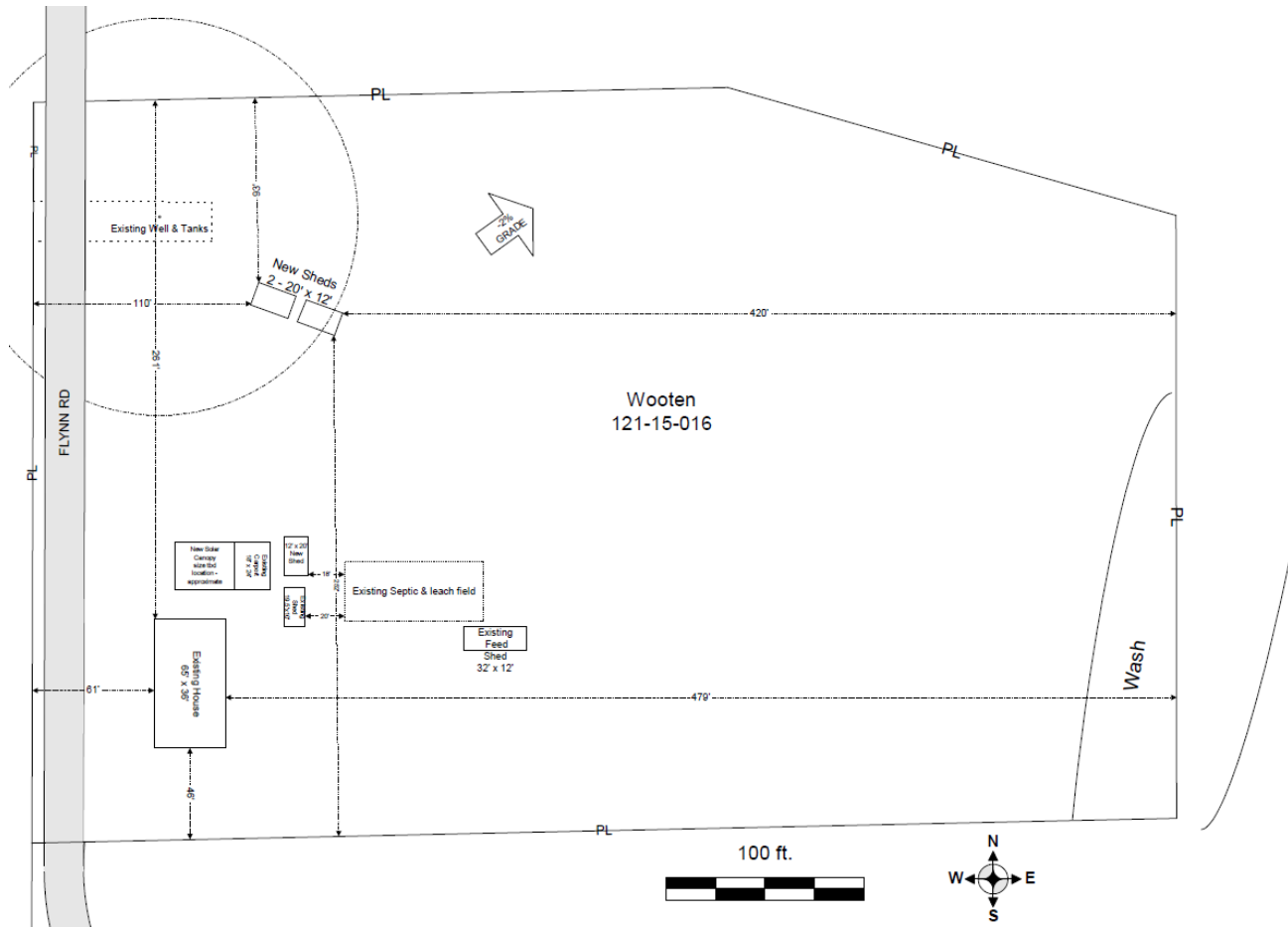
**COCHISE COUNTY**

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**Location**



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.



## Sample Motion

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ22-07 (Flynn) located on parcel 121-15-060 with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

