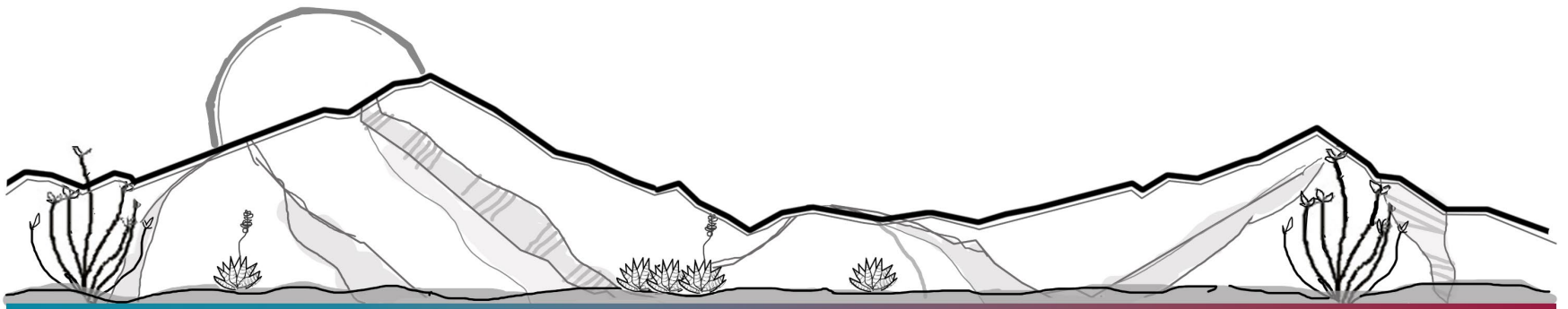


RZ22-04 (Jack)

Rezone from R-36 to RU-4

Planning & Zoning Commission

May 11, 2022



RZ22-04 (Jack) R-36 to RU-4

- The Applicants are requesting rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to RU-4 (Rural; one dwelling per four acres)
- 8 acres, parcel 106-15-02P located in the Babocamari.
- Conditionally rezoned in 2006 to R-36 requiring a subdivision plat for permit issuance of a single-family home



RZ22-04 (Jack) R-36 to RU-4



RZ22-04 (Jack) R-36 to RU-4

Factors in Favor of Approval

1. Allowing the request would be in keeping with the character of development in the area;
2. The Babocomari Area Plan and Comprehensive Plan policies prescribe a low density of residential development in this area to protect the current character of the neighborhood, and the request would facilitate such a density;
3. The request would remove the conditional zoning and permit the owner to develop the property with the proposed single-family home.

Factors Against Approval

None



RZ22-04 (Jack) R-36 to RU-4

Based on the factors in favor of approval, staff recommends forwarding a recommendation of **Approval** to the Board of Supervisors of the rezoning request, subject to the following Condition:

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.

