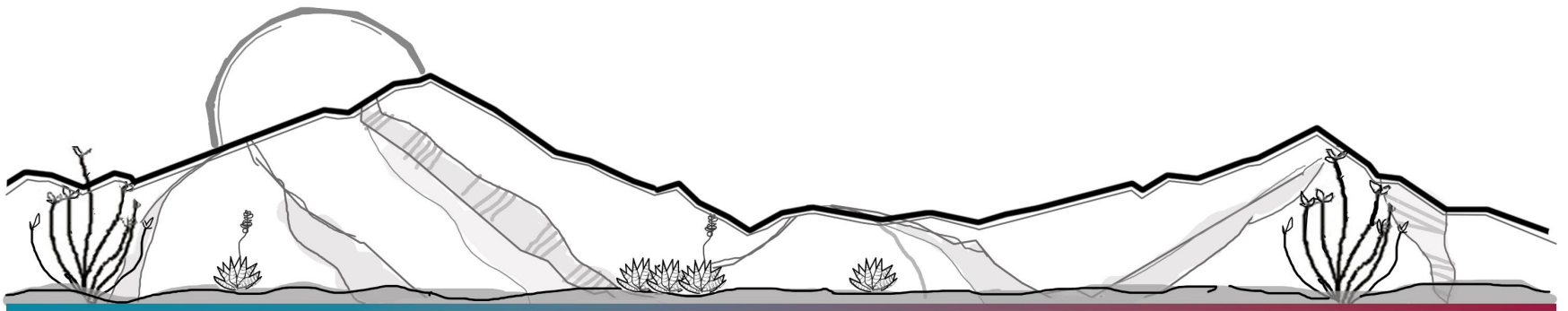


Docket RZ22-09 (Loma Alta)

Request for a Rezoning From SR-12 to RU-2

Planning & Zoning Commission

June 8, 2022



DEVELOPMENT SERVICES

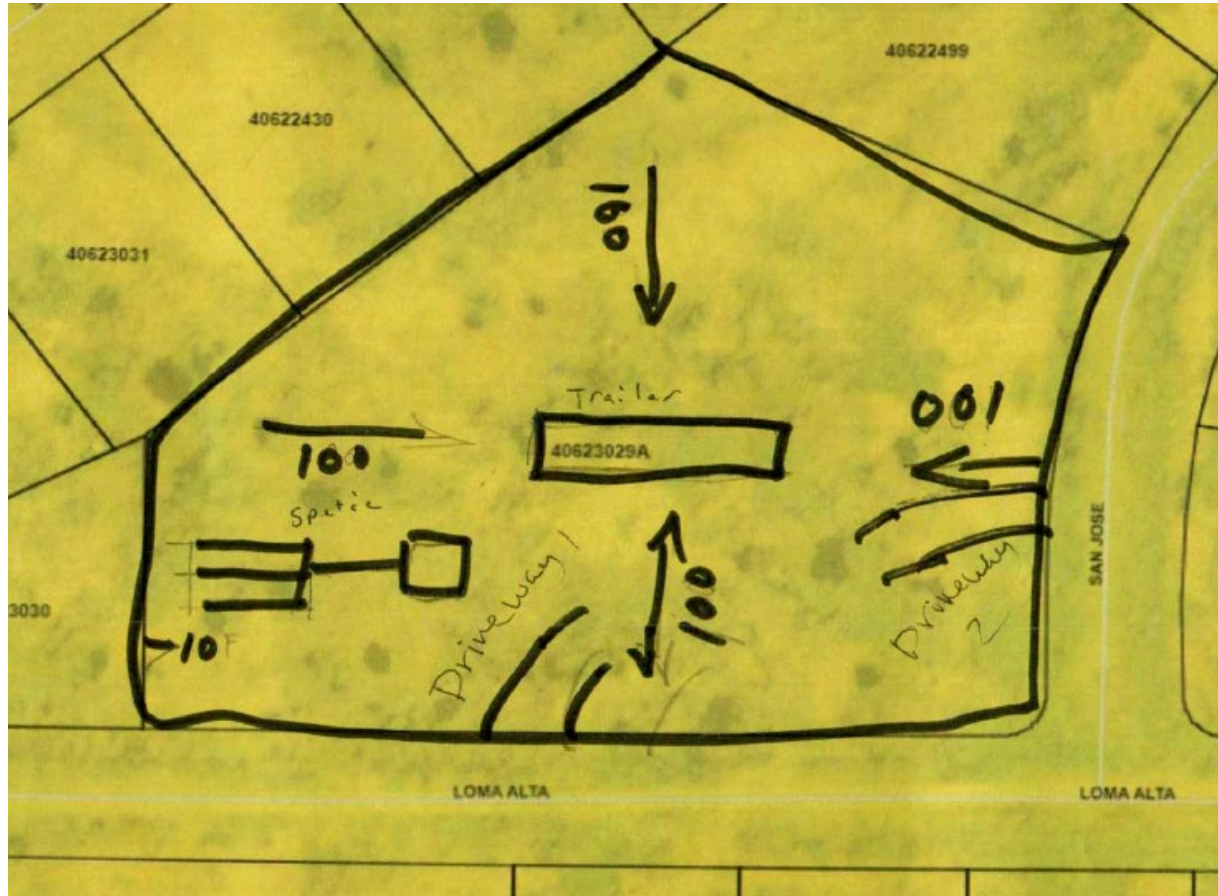
- Applicant: Mr. Jessie Worley and Ms. June Salazar
- Location: Northwest corner of E Loma Alta Dr. and N San Jose Dr, near Douglas
- APN: 406-23-029A
- Parcel Size: 2.28 acres
- Current Zoning: SR-12 (Single Household Residential, one dwelling per 12,000 square feet)
- Proposed Zoning: RU-2 (Rural; one dwelling per 2 acres)
- Growth Area: D – Rural Areas
- Plan Designation: Rural
- Area Plan: None
- Existing Uses: Vacant
- Proposed Uses: Permitted Single Family Home



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.



DEVELOPMENT SERVICES

Photographs:



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, RZ22-09 (Loma Alta) located on parcel 406-23-029A, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

