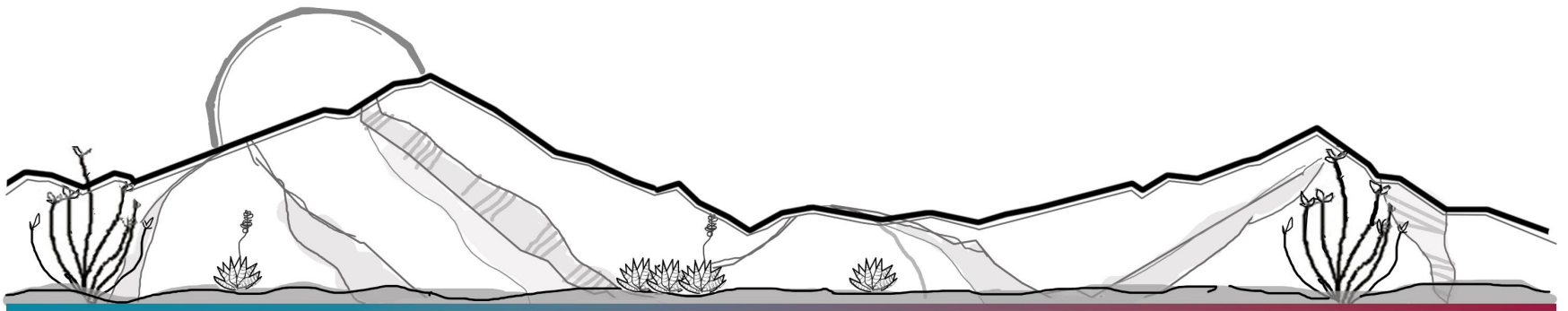


## Docket RZ22-12 and CP22-02 (Fort Mohave)

Rezone from R-36 to RU-4

Planning & Zoning Commission

July 13, 2022



# DEVELOPMENT SERVICES



## Docket RZ22-12 and CP22-02 (Fort Mohave)

Applicant:	Mr. and Mrs. Thomas and Marti Mathews
Location:	Southeast corner of Bell Ranch Road and Fort Mohave
APN:	401-16-386 through 391
Parcel Size:	6.76 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:	C – Rural Community Areas
Proposed Growth Area:	D-Rural Areas
Plan Designation:	Neighborhood Conservation
Proposed Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Vacant
Proposed Uses:	Single Family Home



# DEVELOPMENT SERVICES

## Docket RZ22-12 and CP22-02 (Fort Mohave)

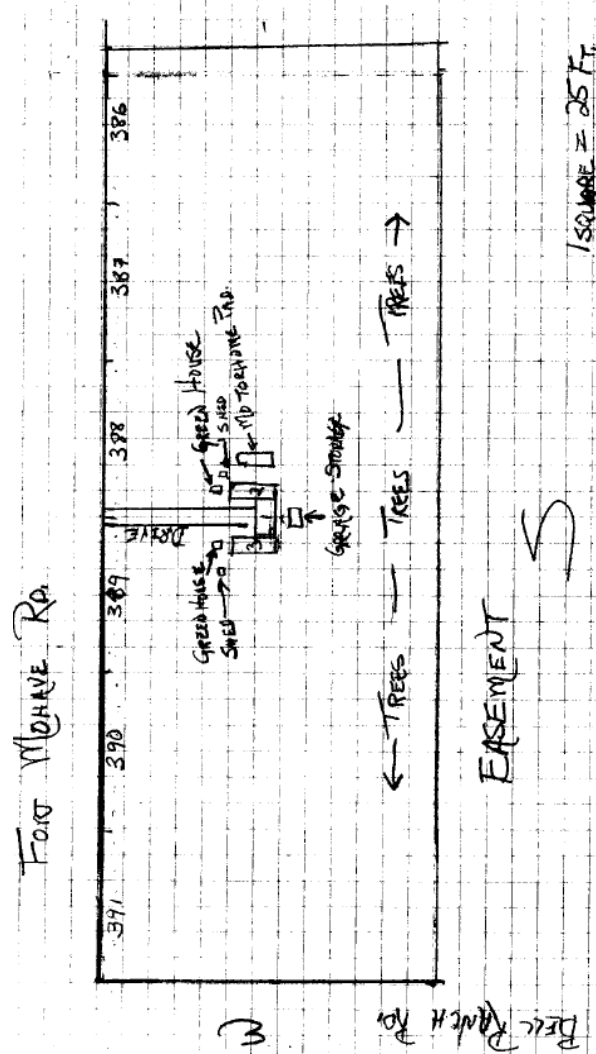
Location:



# DEVELOPMENT SERVICES

## Docket RZ22-12 and CP22-02 (Fort Mohave)

### Site Plan:



## Docket RZ22-12 and CP22-02 (Fort Mohave)

### Factors in Favor of Approval

1. *The request complies with twelve 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*



## Docket RZ22-12 and CP22-02 (Fort Mohave)



## Docket RZ22-12 and CP22-02 (Fort Mohave)

Based on the factors in favor of approval, Staff recommends forwarding the comprehensive plan amendment from C-Neighborhood Conservation to Rural and rezoning request, from R-36 (Residential, one dwelling per 36,000) to RU-4 (Rural; one dwelling per four acres) on a 6.76-acre parcel to the Board of Supervisors with a recommendation of **approval**, subject to the following conditions:

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. All parcels shall be merged prior to submittal of any permits.



## Docket RZ22-12 and CP22-02 (Fort Mohave)

Sample motions

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Comprehensive Plan Amendment, CP22-02 (Fort Mohave) located on parcels 401-16-386 through 391.*

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ22-12 (Fort Mohave) located on parcels 401-16-386 through 391, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

