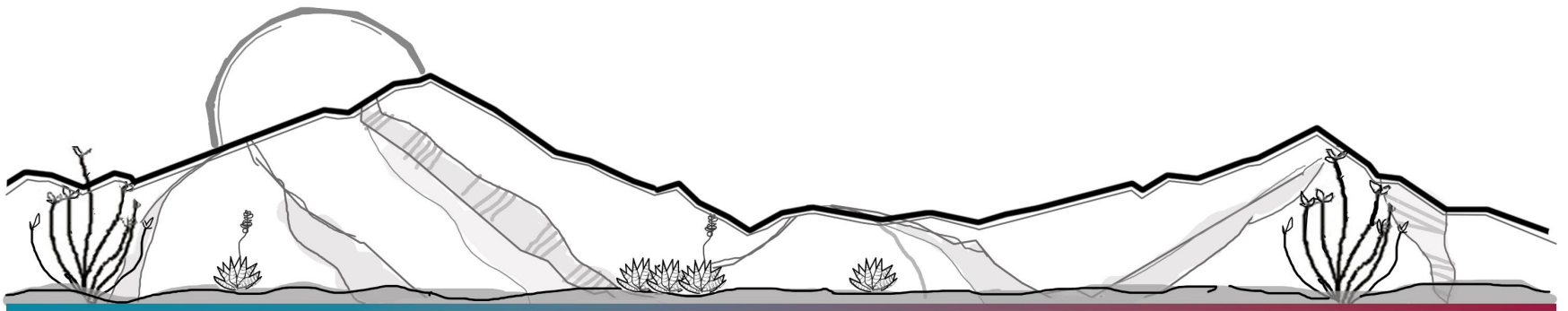


Docket RZ22-12 (North)

Rezone from SR-43 to RU-4

Planning & Zoning Commission

August 10, 2022



Docket RZ22-14 (North)

- Applicant: Ms. Linda Cain
- Location: Northeast corner of North Rd and Amherst St.
- APN: 122-03-024, 25, 26
- Parcel Size: 4.28 Acres
- Current Zoning: SR-43 (Single Household Residential, one dwelling per 43,000 square feet)
- Proposed Zoning: RU-4 (Rural; one dwelling per 4 acres)
- Growth Area: D – Rural Areas
- Plan Designation: Rural
- Area Plan: Mid Sulphur Springs Valley Area Plan
- Existing Uses: Vacant
- Proposed Uses: Permitted Single Family Home



DEVELOPMENT SERVICES

Docket RZ22-14 (North)

Location:



Docket RZ22-14 (North)

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. *The request does not comply with the Sulphur Springs Valley Area Plan*



DEVELOPMENT SERVICES

Docket RZ22-14 (North)



Docket RZ22-14 (North)

Based on the factors in favor of approval, Staff recommends forwarding the rezoning request, from SR-43 (Single Household Residential, one dwelling per 43,000) to RU-4 (Rural; one dwelling per four acres) on a 4.28-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 RZ22-14 (North)

Sample motions

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ22-14 (North) located on parcels 122-03-024, 25, 26, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

