



MEMORANDUM

TO: Board of Supervisor
FROM: Dan Coxworth, AICP, Director
FOR: Richard Karwaczka, County Administrator
SUBJECT: Docket RZ23-08 (Dickamore)
DATE: July 11, 2023

APPLICATION FOR A REZONING

The applicant requests a rezoning from SR-43 (Single Residential, one dwelling per 43,000 square feet) to RU-4 (Rural, one dwelling per 4 acres). The property was rezoned in 2005 with the condition that the applicant files a subdivision plat within 18 months. To remove this condition, the applicant must revert to the zoning back to RU-4.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: Dale Dickamore
Location: Babocomari, north of KC Williams, west of Zosimo
APN: 106-15-042 and 043
Parcel Size: ~80 Acres
Current Zoning: SR-43 (Single 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: Babocomari
Existing Uses: Vacant property
Proposed Uses: Single-Family Homes

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4, R-18	Vacant, SFRs
South	RU-4	Vacant
East	RU-4	SFRs
West	RU-4	SFR

Planning, Zoning and Building Safety

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
planningandzoning@cochise.az.gov

II. PARCEL HISTORY

Z-05-04. Rezoned to SR-43 with conditions

III. NATURE OF REQUEST

The applicant is requesting to amend the zoning of their parcel from SR-43 to RU-4. A downzoning will not have any negative impacts on the surrounding properties.

Mandatory Compliance

Section 2208.03 of the Zoning Regulations requires that the Zoning District boundaries be amended in compliance with the Comprehensive or Area Plan Designation assigned to the area in question. In this case, the subject property lies within a Category "B" Low-Density Residential. The Comprehensive Plan allows for downzoning to RU-4.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen criteria for evaluating rezoning requests.

1. Provides an Adequate Land Use/Concept Plan: Complies

The proposal is intended to remove a condition requiring a subdivision plat, but the parcel would be eligible for the full range of allowed Principal, Accessory, and Special Uses per Article 6 of the Zoning Regulations.

2. Compliance with Applicable Site Development Standards: Complies

The proposed parcel exceeds 4 acres.

3. Adjacent Districts Remain Capable of Development: Complies

Surrounding properties remain able to develop.

4. Limitation on Creation of Nonconforming Uses: Complies

If approved, the rezoning would not create any nonconforming land uses.

5. Compatibility with Existing Development: Complies

The downzone to larger lots will be compatible with the current development patterns of the general area. A rezoning to RU-4 was recently approved for the surrounding area.

6. Rezoning to More Intense Districts: Not Applicable

As indicated, this request is for a downzoning, which will reduce the permitted density.

7. Adequate Services and Infrastructure: Complies

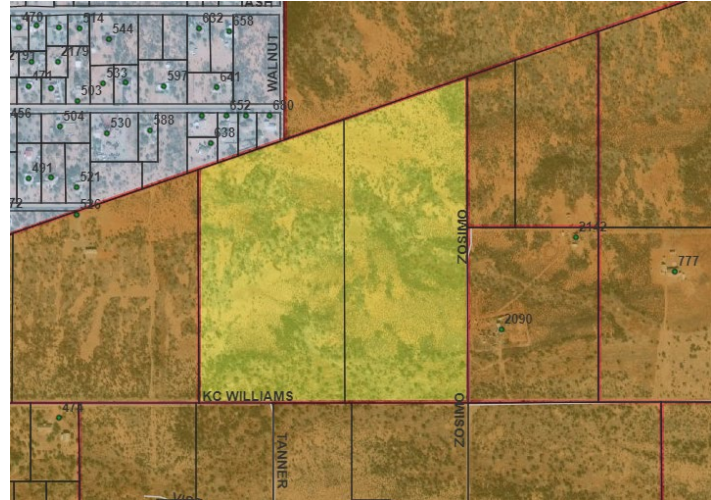
This request will reduce the potential traffic on the area roads.

8. Traffic Circulation Criteria: Complies

As mentioned above, the downzoning will reduce the permitted density to a more appropriate zoning for the area.

9. Development Along Major Streets: Not Applicable

This parcel does not take access off a major roadway.



10. Infill: Not Applicable

This factor applies only to rezoning requests for General Business, Light Industry, or Heavy Industry.

11. Unique Topographic Features: Complies

No unique topographic features exist that will prevent the development of the property.

12. Water Conservation: Complies

This proposed downzoning would reduce permitted maximum density so that potential water usage could decrease.

13. Public Input: Complies

As a downzoning, the applicant was not required to complete a Citizen Review. Staff mailed notices to neighboring property owners within 300 feet of the subject property on May 12, 2023. Staff posted the property on May 17, 2023, and published a legal notice in the Herald/Review on May 14, 2023. The Department received no responses.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed.

15. Compliance with Area Plan: Complies

The subject property is within the Babocomari Area Plan. Although the plan is still active, it is essentially debunked, as the area has not developed as planned. Due to the lack of development and infrastructure, downzoning in this area should be encouraged.

IV. SUMMARY AND CONCLUSION

The request is for a downzoning from SR-43 (Single Residential, one dwelling per 43,000) to RU-4 (Rural; one dwelling per four acres). The area is characterized by scattered residential development.

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.

V. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **approval** of this request to rezone from SR-43 (Single Residential, one dwelling per 43,000) to RU-4 (Rural; one dwelling per four acres) on an 80-acre site.

The Planning and Zoning Commission, at their regular meeting on June 9, 2023, unanimously recommended to the Board of Supervisors **approval**.