

CPA23-02 / RZ23-09 (Fruge)

Comprehensive Plan Amendment from
B-Neighborhood Conservation to D-Rural
and
Rezoning from SR-43 to RU-4

Board of Supervisors
July 11, 2023



The Request

Applicant:	Mark Fruge
Current Growth Area:	B
Plan Designation:	Neighborhood Conservation
Proposed Growth Area:	D
Plan Designation:	Rural
Current Zoning:	SR-43 (Single Household Residential, one dwelling per acre)
Proposed Zoning:	RU-4 (Rural, one dwelling per 4-acres)
Area Plan:	None
Existing Uses:	Vacant/Undeveloped
Proposed Uses:	Residential Homestead



DEVELOPMENT SERVICES

Location:

APNs:

202-76-227A (8.87 acres) and
202-76-098A (9.76 acres)

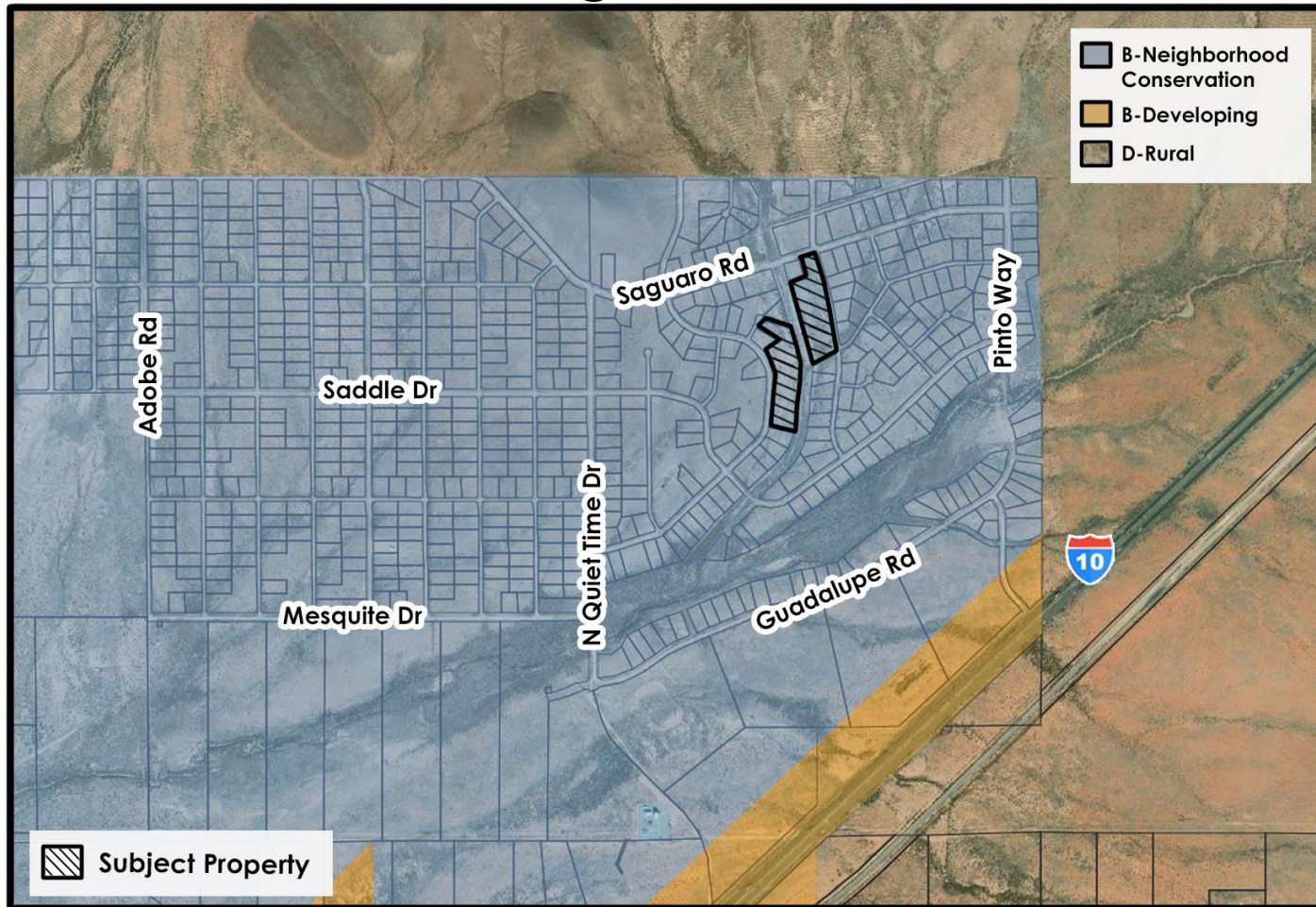


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Comprehensive Plan Designation



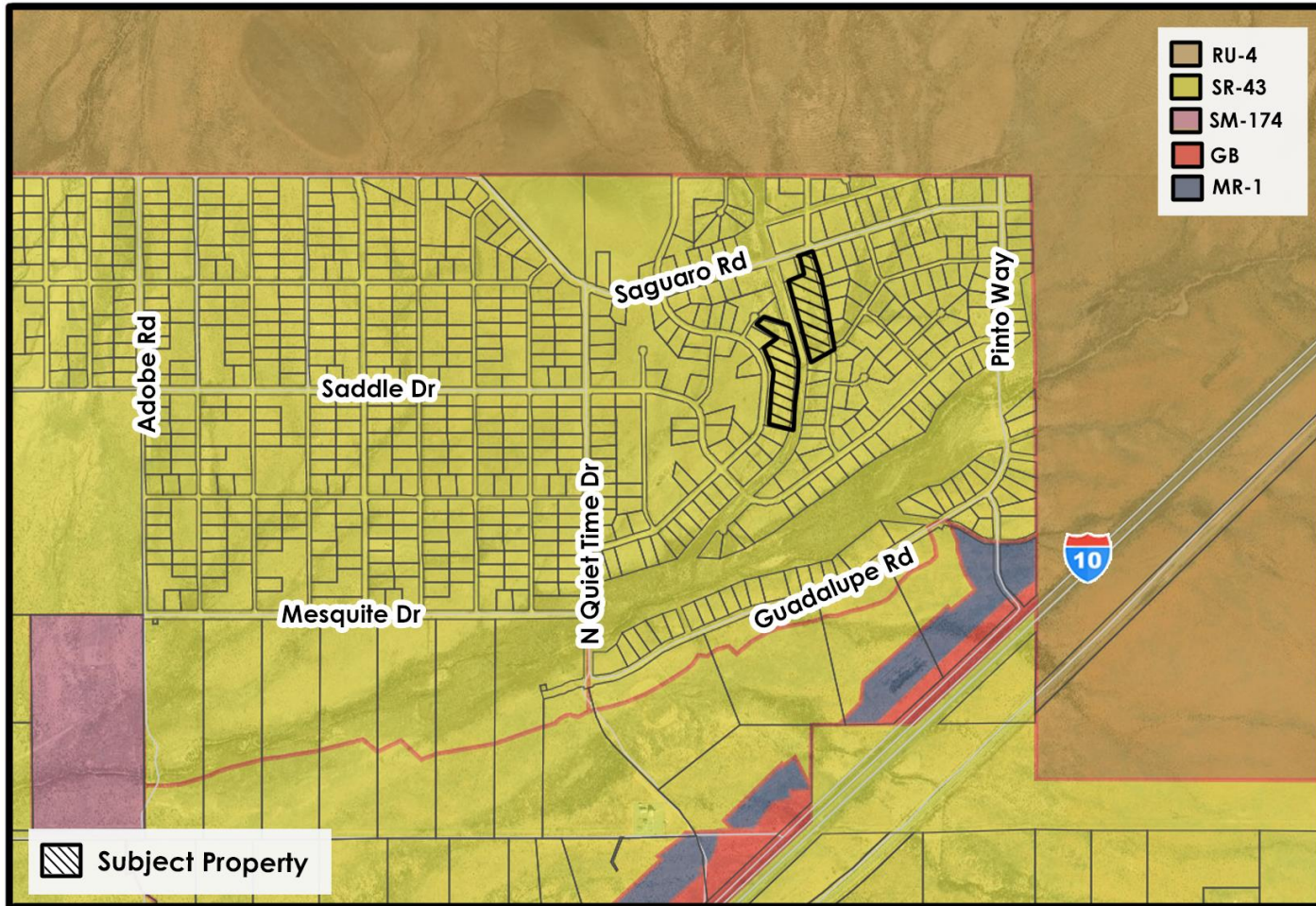
Land Use
RZ 23-09/CPA23-02 Fruge

N.T.S.



DEVELOPMENT SERVICES

Current Zoning



Zoning
RZ 23-09/CPA23-02 Fruge

N.T.S.



DEVELOPMENT SERVICES

Adjacent Development



Adjacent Development
RZ 23-09/CPA23-02 Fruge

Factors in Favor of the Comprehensive Plan Amendment

1. The pattern of growth no longer reflects the type of growth expected in the current designation.
2. Substantial changes have occurred in the area. Rural land uses predominate rather than residences located within a platted subdivision.
3. The Bell Ranch Subdivision was originally platted in 1972, and since that time, little development has occurred. In 1996, a large unit of the subdivision plat was abandoned.

Factors Not In Favor of the Comprehensive Plan Amendment

1. The application does not have substantial support from neighboring property owners.
2. The Comprehensive Plan Amendment will break the Growth Area and Plan Designation pattern of B-Neighborhood Conservation in the area.

Factors in Favor of Zoning Amendment

1. An adequate land use/concept plan was provided.
2. Development consistent with the rezoning can comply with applicable site development standards.
3. The adjacent districts will remain capable of development.
4. The rezoning will not create any nonconforming land uses.
5. The rezoning is consistent with existing development.
6. Development consistent with the rezoning will preserve the function of
7. the surrounding roads.
8. The rezoning application process complied with the Public Input requirement.
9. Future development will incorporate water-saving measures that meet or exceed Cochise County requirements.
10. The rezoning will comply with Comprehensive Plan policies.

Factors Not in Favor of the Zoning Amendment

1. Rural zoning allows a greater range of uses than those permitted in residential zoning districts.
2. The rezoning will break the existing zoning pattern of the Bell Ranch Subdivision which is SR-43.

Recommendations

- Staff recommends **approval** of the Comprehensive Plan amendment, which will change the current land use growth area and plan designation from B-Neighborhood Conservation to D-Rural. Staff further recommends **approval** of the rezoning of parcels 202-76-227A and 202-76-098A from SR-43 (Single Household Residential, one dwelling per acre) to RU-4 (Rural, one dwelling per four acres).
- On June 14, 2023, the Planning and Zoning Commission unanimously recommended forwarding a recommendation of **approval** of both requests to the Board