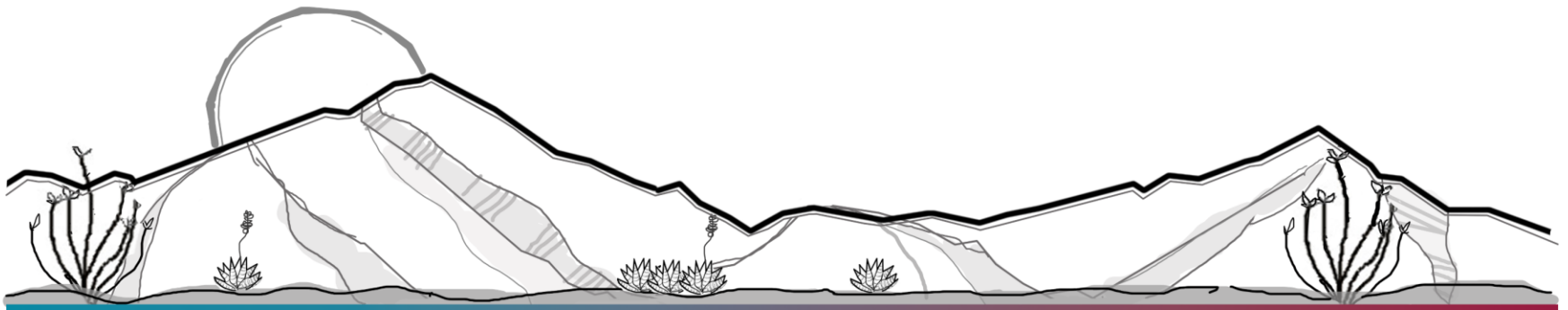


## RZ22-13 (Cazador Tr)

Rezone from RU-10 to RU-4

Board of Supervisors

July 25, 2023



## The Request

Applicant:	Marco Noriega
Current Zoning:	RU-10 (Rural, Min lot size 10 acres)
Proposed Zoning:	RU-4 (Rural, Min lot size 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Residential
Proposed Uses:	Same



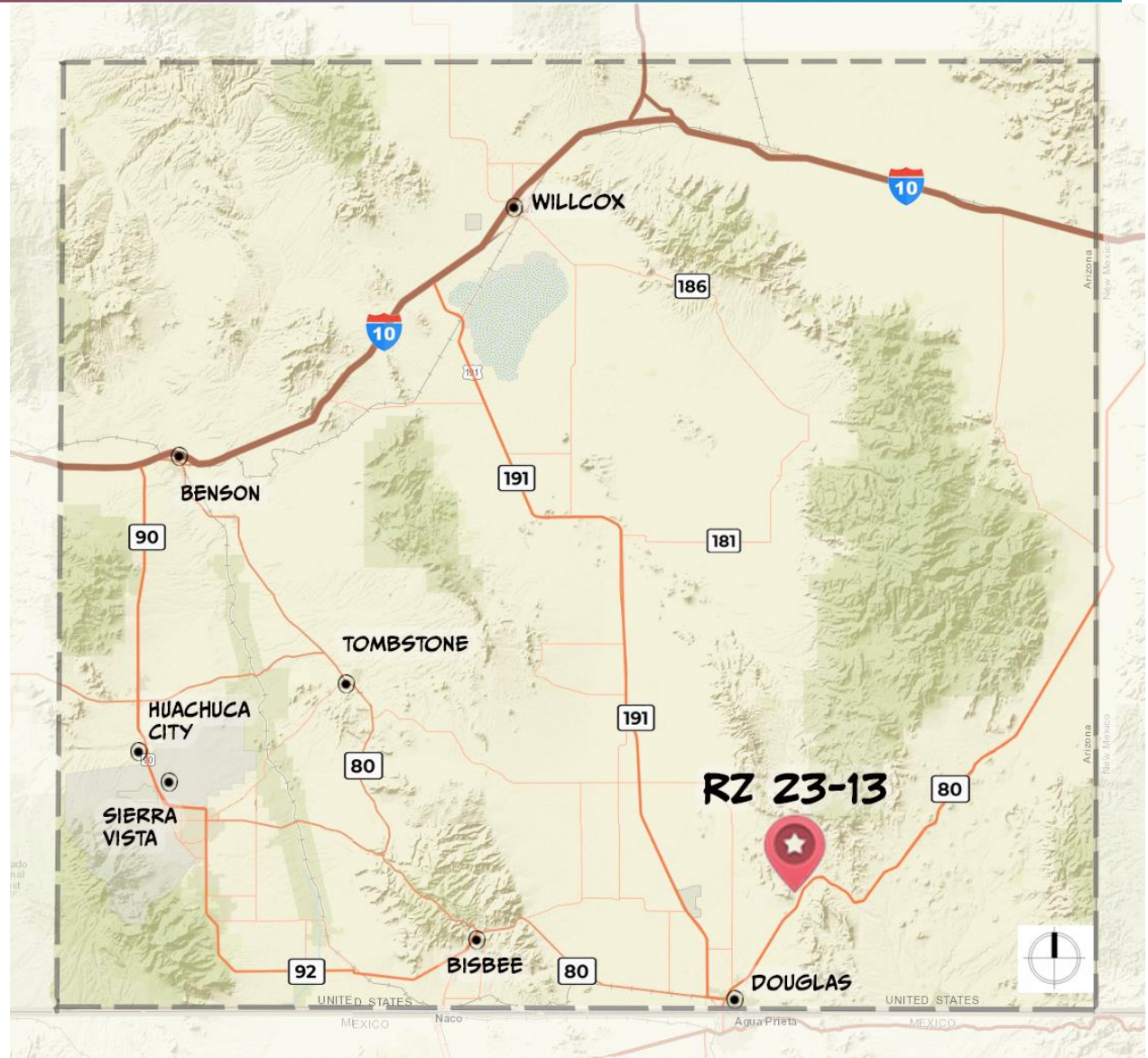
# DEVELOPMENT SERVICES



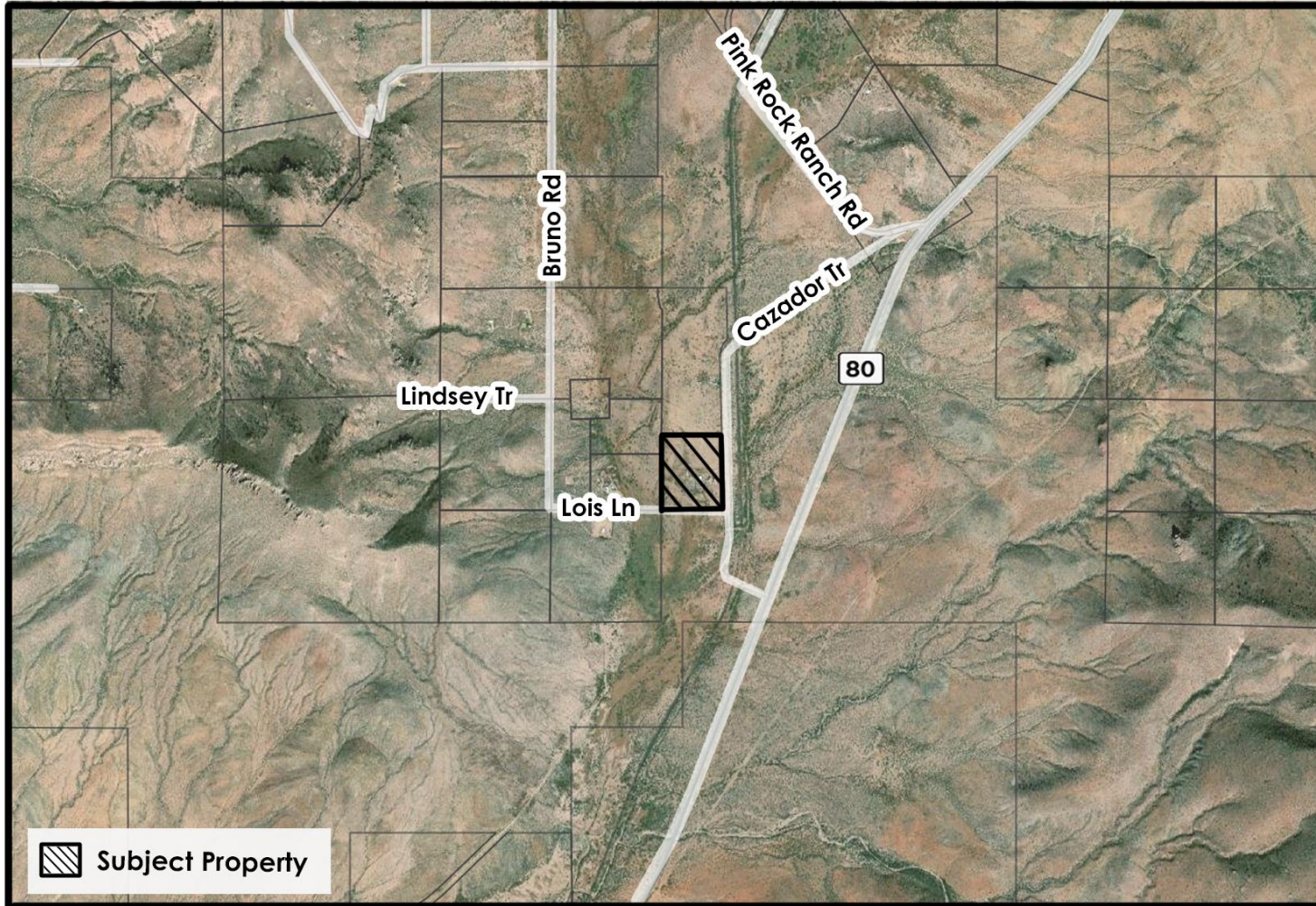
Location:  
7124 E Cazador Tr  
Douglas, AZ 85607

APN:  
405-77-046A

Parcel Size:  
15 acres



# DEVELOPMENT SERVICES



Location  
RZ 23-13 Cazador Trail

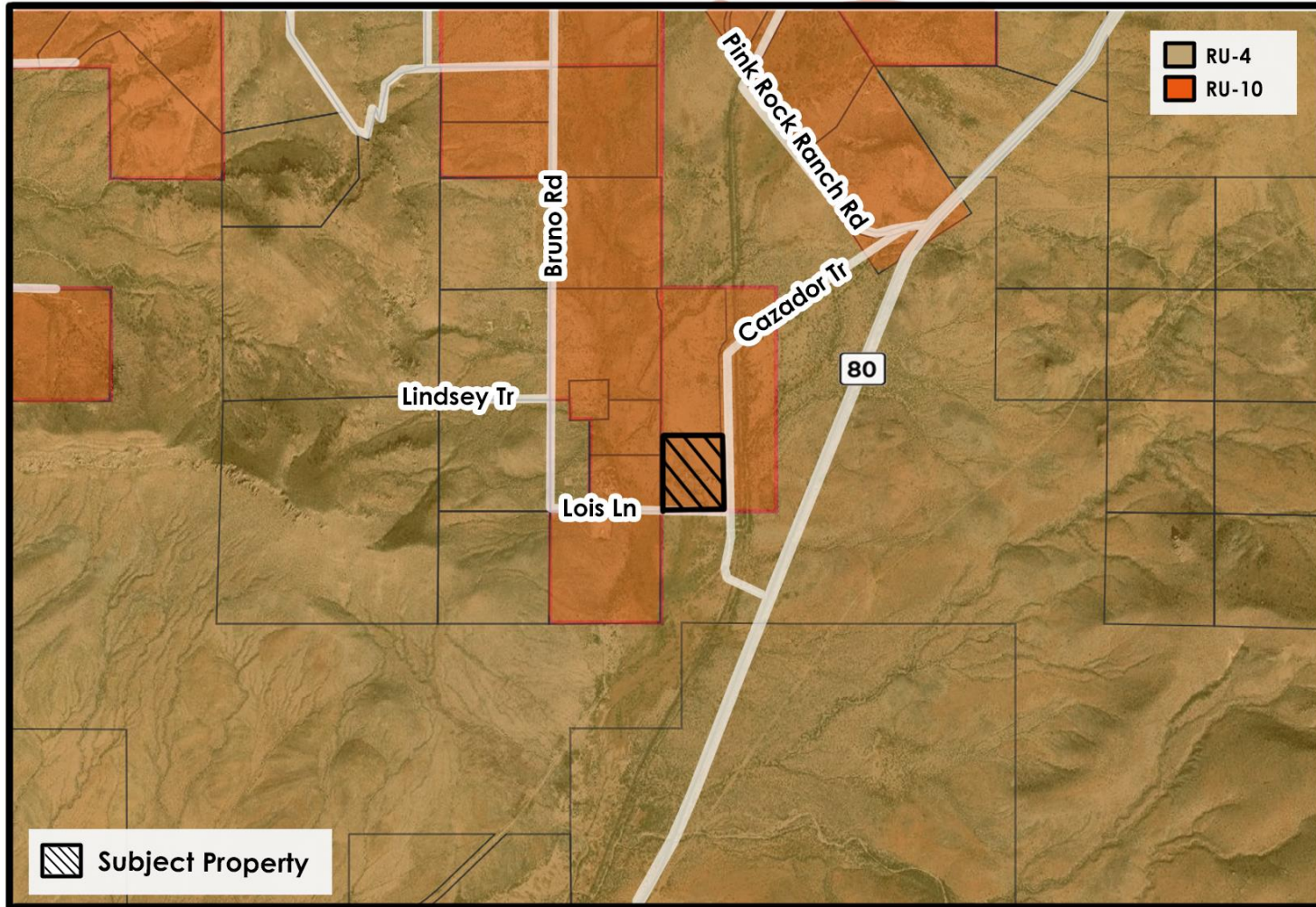
N.T.S.



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



Zoning  
RZ 23-13 Cazador Trail

N.T.S



# DEVELOPMENT SERVICES



Public and Private Land  
RZ 23-13 Cazador Trail

N.T.S



# DEVELOPMENT SERVICES



## **Factors in Favor of Approval**

1. The request complies with all the applicable rezoning factors used to analyze rezoning requests;
2. While the request is an intensification it would stay within the current rural designation; and
3. The request is an expansion of RU-4 zoning to the south, immediately adjacent.

## **Factors Against Approval**

1. The roads to access this parcel are in poor condition and there is some floodplain present on the western edge of the property.

## Recommendations

- Based on the factors in favor of approval, the Planning and Zoning Commission unanimously (8-0) recommended forwarding **approval** of the rezoning request to the Board at their July 12, 2023 meeting.
- Staff recommends forwarding to the Board of Supervisors a recommendation of **approval**, for the rezoning of parcel 405-77-046 from RU-10 (Rural, one dwelling per ten acres) To RU-4 (Rural, one dwelling per four acres).