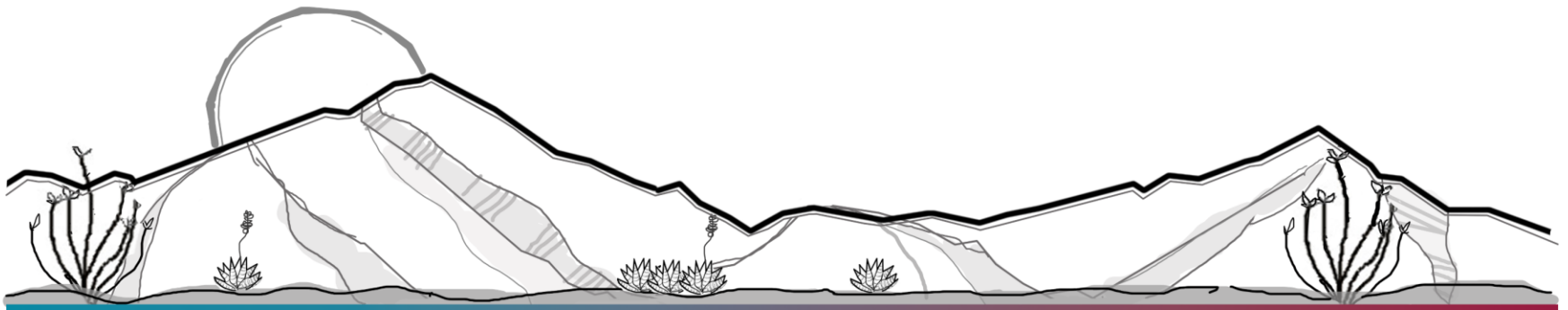


RZ22-16 (Casa Adobe)

Rezone from SR-8 to RU-4

Board of Supervisors

August 29, 2023



The Request

Applicant:	Michael Wright and Kyra McKitterick
Current Zoning:	SR-8 (Single Household Res, Min lot size 8,000 SF)
Proposed Zoning:	RU-4 (Rural, Min lot size 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	None, undeveloped
Proposed Uses:	Small farm



DEVELOPMENT SERVICES



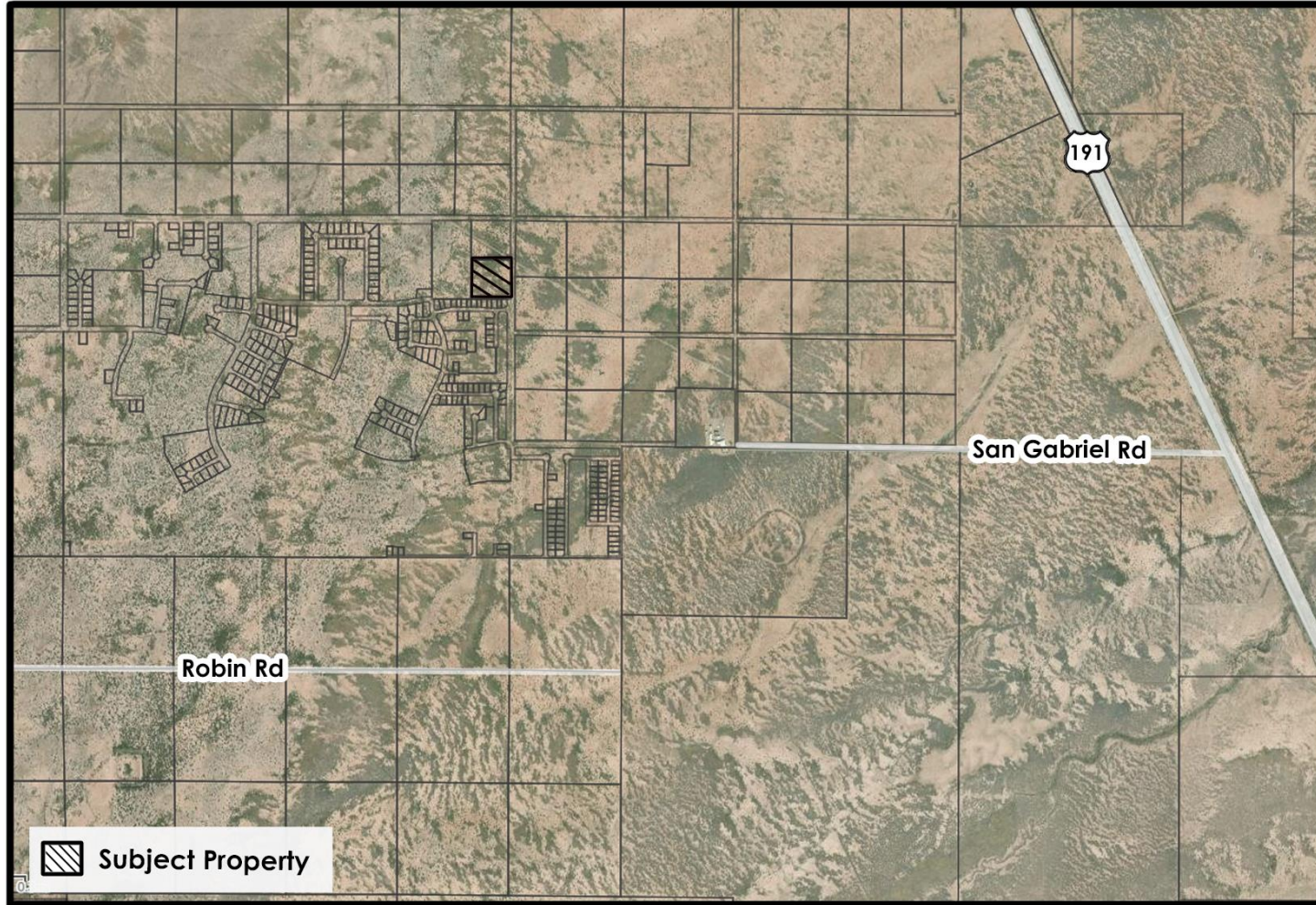
APN:
405-15-080C

Parcel Size:
4.99 acres



RZ 23-16 Casa Adobe.kmz

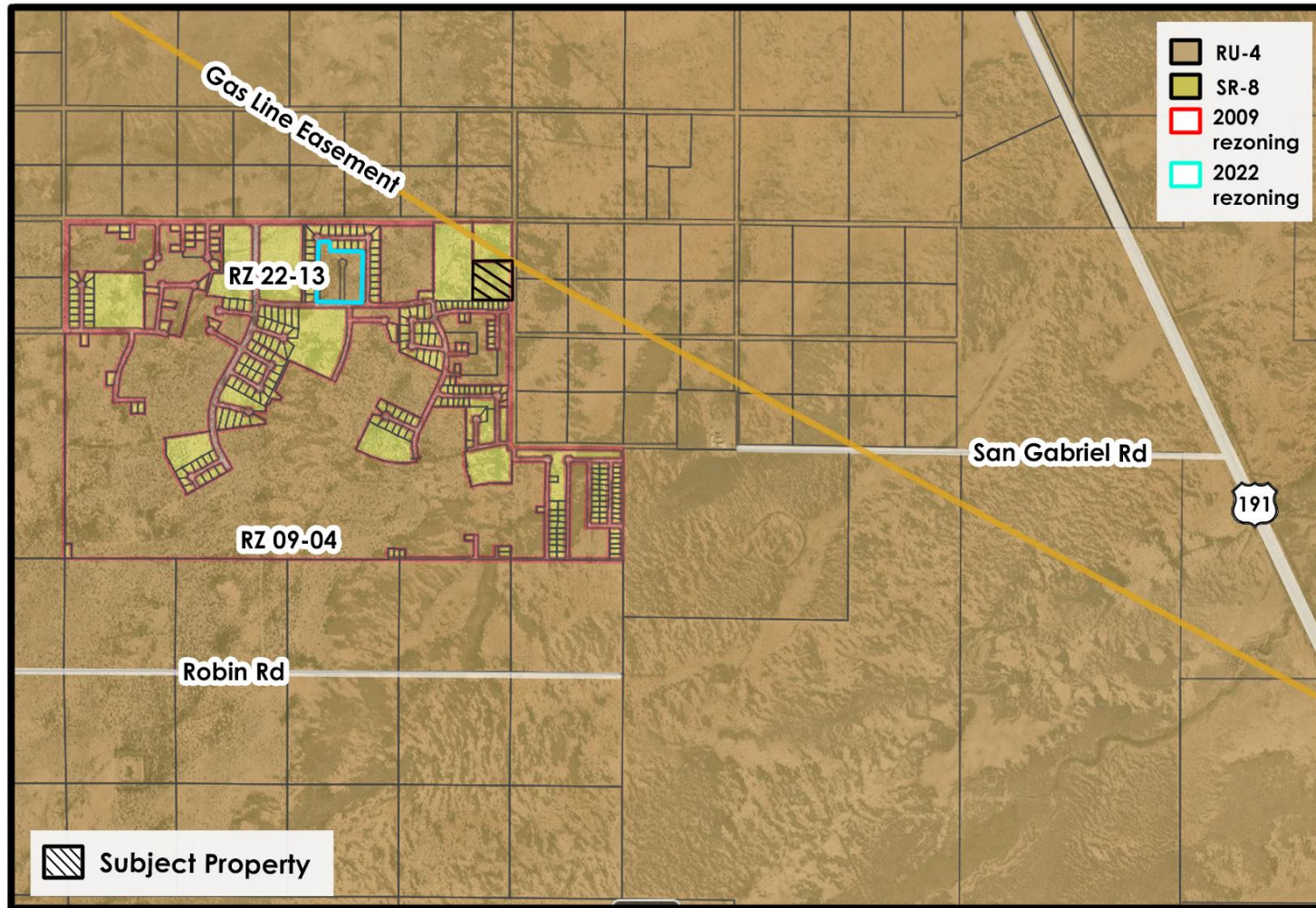
DEVELOPMENT SERVICES



Location
RZ 23-16 (Casa Adobe)



DEVELOPMENT SERVICES



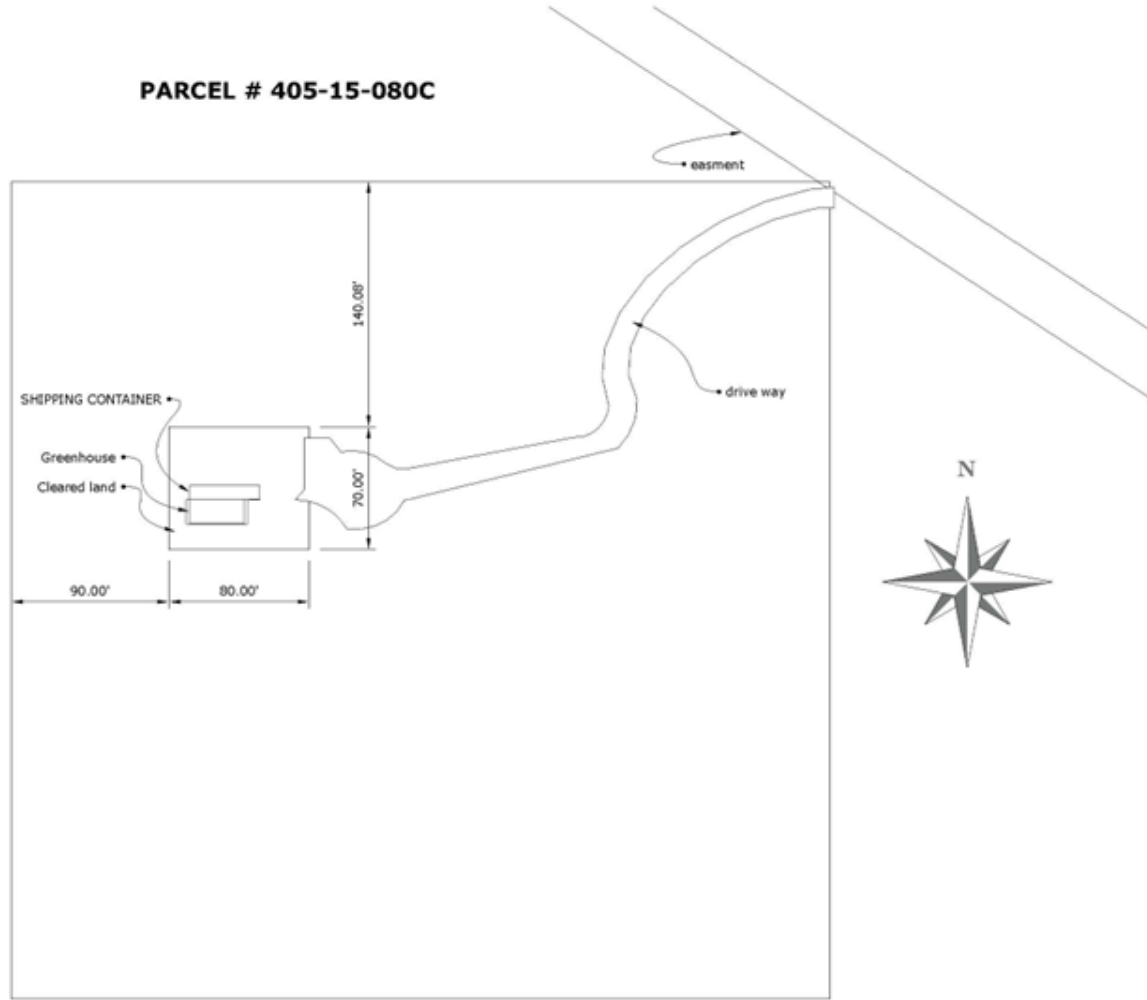
Zoning
RZ 23-16 (Casa Adobe)

N.T.S



COCHISE COUNTY
Arizona

Concept Plan



DEVELOPMENT SERVICES



Factors in Favor of Approval

1. The proposed zoning of RU-4 (Rural, one dwelling per 4-acres) would bring the zoning into compliance with the existing land use (D-Rural);
2. The request complies with all the applicable rezoning factors used to analyze rezoning requests;
3. This is within the Casa Adobe 2 abandoned subdivision. There is a history of tax delinquency sales and county-initiated downzoning requests in the area;
4. The request is an expansion of RU-4 zoning to the east, immediately adjacent; and
5. There is no community water system or sewer in the area and the level of permitted development allowed by the current SR-8 zoning would be a strain on utilities and infrastructure in the area. The proposed RU-4 zoning is more appropriate given the extent of existing utilities and infrastructure.

Factors Against Approval

1. None identified.

Recommendations

- Based on the factors in favor of approval, the Planning and Zoning Commission recommended forwarding approval of the rezoning request to the Board at their August 9, 2023, meeting (8-1, approve-deney).
- Staff recommends forwarding to the Board of Supervisors a recommendation of approval, for the rezoning of parcel 405-15-080C from SR-8 (Single-Household Residential, one dwelling per 8,000 SF) To RU-4 (Rural, one dwelling per four acres).