



MEMORANDUM

TO: Board of Supervisors
FROM: Dan Coxworth, AICP, Director
SUBJECT: Docket RZ23-14 (Ironwood)
DATE: August 29, 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).

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: Ronald Cladas, Jr.
Location: West of Sunsites, north of Ironwood Road
APN: 116-09-441A and 442
Site Size: 4.5 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
Area Plan: Mid-Sulfur Springs Valley Area Plan
Plan Designation: Medium-Density Residential
Existing Uses: Vacant property
Proposed Uses: Single-Family Home and Barn

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-43	Vacant
South	SR-22	Vacant, SFR
East	SR-43	Vacant
West	SR-43	Vacant

Planning, Zoning and Building Safety

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

II. PARCEL HISTORY

None

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 "D" Rural. The Comprehensive Plan allows for downzoning to RU-4. The Mid-Sulphur Springs Valley Area Plan designates the area as Medium Density Residential.

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 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 parcels exceed 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.

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

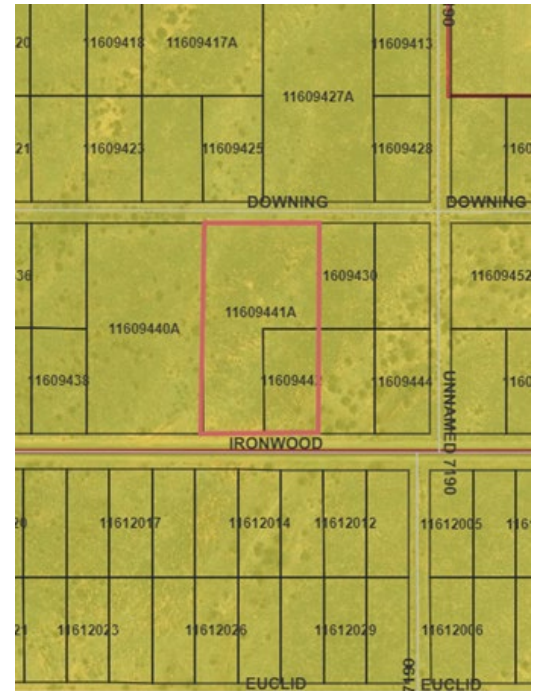
As mentioned above, the downzoning will reduce the permitted density to more appropriate zoning for the area.

9. Development Along Major Streets: Complies

Access is from Ironwood, a paved County maintained Road.

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 the 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. Staff posted the property on July 14, 2023, and published a legal notice in the Herald/Review. The Department received no responses.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed.

15. Compliance with Area Plan: Complies

Category D, Rural, allows for a downzoning to RU-4. 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 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.
3. One letter in support

Factors Against Approval

1. None identified.

V. RECOMMENDATION

At their regularly scheduled meeting on August 9, 2023, the Planning & Zoning Commission voted unanimously to recommend to the Board of Supervisors **approval**.

Based on the factors in favor of approval, Staff recommends **approval** of the rezoning request from SR-43 (Single Residential, one dwelling per 43,000) to RU-4 (Rural; one dwelling per four acres) on a 4.5-acre site with the following condition:

1. Combine the two parcels before permit issuance