



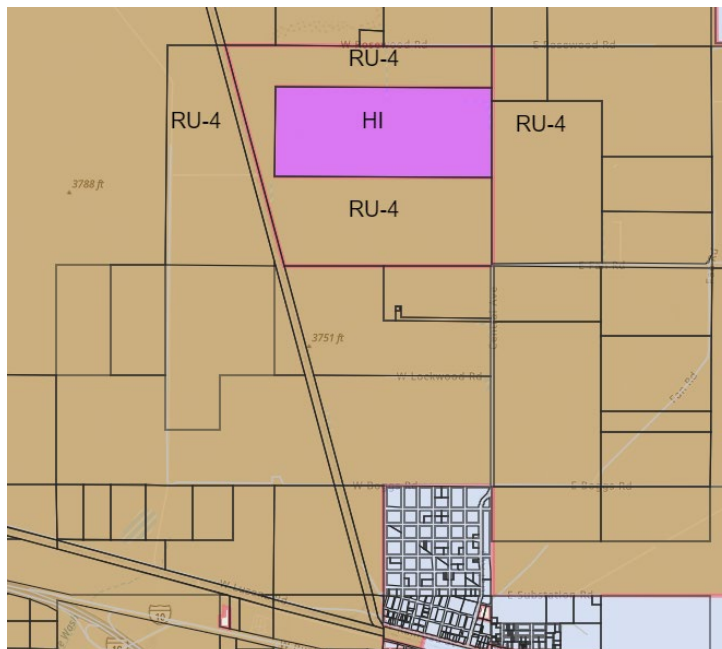
MEMORANDUM

TO: Board of Supervisors
FROM: Daniel Coxworth, AICP, Development Services Director
THROUGH: Richard Karwaczka, County Administrator
SUBJECT: Docket RZ23-21 (Bowie Power Plant Reversion)
DATE: December 12, 2023

The subject parcel, APN 301-04-033G, was rezoned from RU-4 (Rural, One Dwelling per 4 Acres) to HI (Heavy Industry) in concurrence with a Special Use Permit to construct the Bowie Power Station by the Board of Supervisors on September 24, 2002, Zoning Docket Z-02-13. After numerous extensions granted by the County, the Department received a withdrawal letter (attached). As a result, staff initiated this zoning reversion.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant:	Cochise County
Parcel Number:	301-04-033G
Area of Rezoning:	~260 Acres
Location:	North of Bowie
Proposed Zoning:	RU-4-(Rural, minimum lot size 4 acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Proposed Uses:	Agriculture



Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant
South	RU-4	Vacant
East	RU-4	Vacant
West	RU-4	Vacant

II. SUMMARY AND CONCLUSION

The property was rezoned in 2002 in concurrence with a Special Use Permit to construct a power plant. The applicant has submitted a withdrawal letter, thereby canceling the project and no longer needing the Special Use Permit and the HI zoning. Staff requests that the Board of Supervisors take action to revert the zoning zoning to RU-4.

III. RECOMMENDATION

Staff recommends **approval**.