



**MEMORANDUM**

**TO:** Board of Supervisors  
**FROM:** Daniel Coxworth, AICP, Development Services Director  
**THROUGH:** Richard Karwaczka, County Administrator  
**SUBJECT:** Docket RZ23-22 (Easter Mountain)  
**DATE:** December 12, 2023

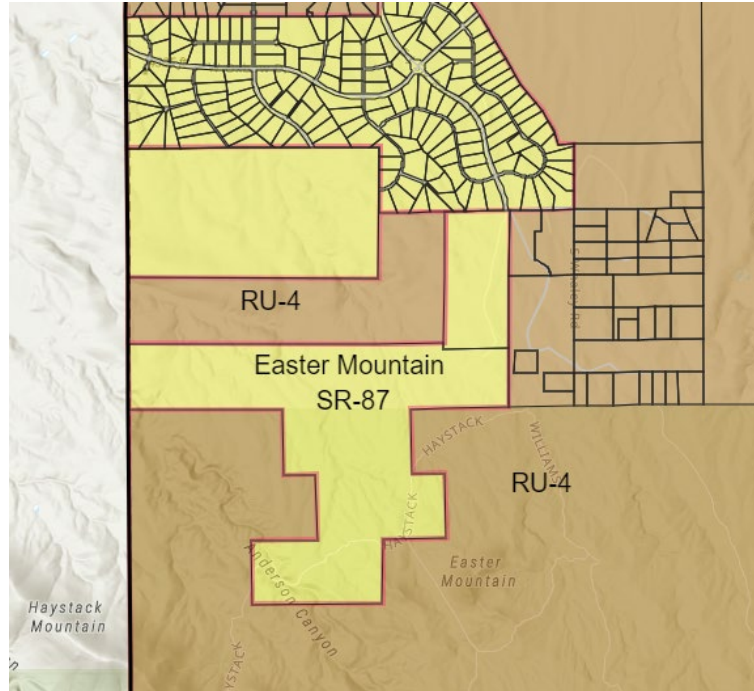
The subject parcels, APN 124-01-013K and 124-01-013L, were rezoned from RU-4 (Rural, One Dwelling per 4 Acres) to SR-87 (Single-Family Residential, minimum lot size 87,000 square feet) by the Board of Supervisors on October 25, 2011, Docket Z-11-06. The rezoning was subject to the following condition:

3. The Applicant will submit a subdivision plat within one year from the date of approval, with a phasing plan for all future development. All subdivision plats will reflect at least 50% open space and the use of building envelopes. All construction will be completed within 10 years. If these conditions are not met, the Board of Supervisors may revert the zoning of any portions of the parcel that are not subdivided back to the RU-4 District;

The above condition has not been met, and staff is requesting the Board of Supervisors revert the zoning.

**I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES**

Applicant:	Cochise County
Parcel Number:	124-01-013K and 013L
Area of Rezoning:	~555 Acres
Location:	West of Benson
Proposed Zoning:	RU-4-(Rural, minimum lot size 4 acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Proposed Uses:	None



**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 conditionally rezoned in 2011 requiring a subdivision plat and completion of construction within ten years. The condition has not been met. Staff requests that the Board of Supervisors take action to revert the zoning to RU-4.

**III. RECOMMENDATION**

Staff recommends **approval**.