



MEMORANDUM

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

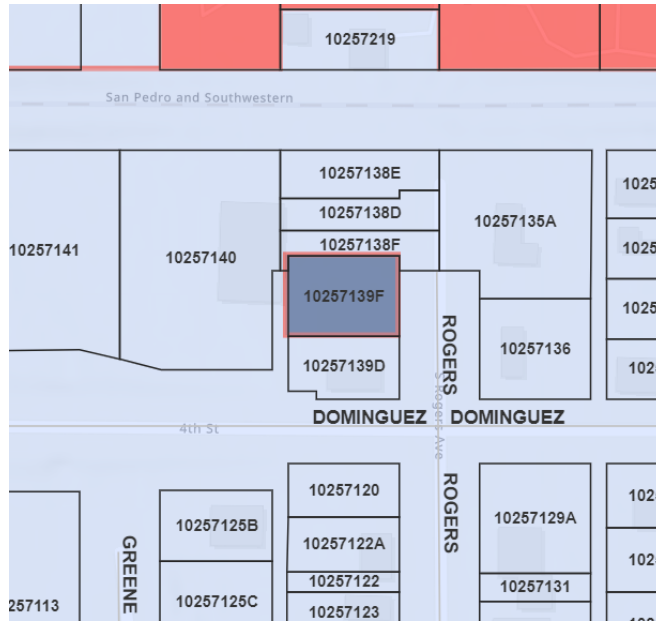
The subject parcel, APN 105-71-139F, was rezoned from R-9 (Residential, One Dwelling per 9,000 square feet) to MR-1 (Multi-Family Residential, minimum lot size 3,600 square feet) by the Board of Supervisors on September 13, 2011, Docket Z-11-04. The rezoning was subject to the following condition:

The Applicant shall obtain a building/use permit for the proposed manufactured home within one year of Board of Supervisors approval of the rezoning, otherwise the rezoning approval shall be deemed null and void, and the property shall revert to TR-9 zoning.

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:	105-71-139F
Area of Rezoning:	13,900 square feet
Location:	Naco
Proposed Zoning:	R-9-(Residential, minimum lot size 9,000 square feet)
Growth Area:	C
Plan Designation:	High-Density Residential
Area Plan:	Naco Area Plan
Proposed Uses:	Existing Single-Family Home



Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-9	SFR
South	R-9	SFR
East	R-9	SFR
West	R-9	SFR

II. SUMMARY AND CONCLUSION

The property was conditionally rezoned in 2011 requiring the application for a permit for an additional dwelling unit within one year. The condition has not been met. Staff requests that the Board of Supervisors take action to revert the zoning to R-9.

III. RECOMMENDATION

Staff recommends **approval**.