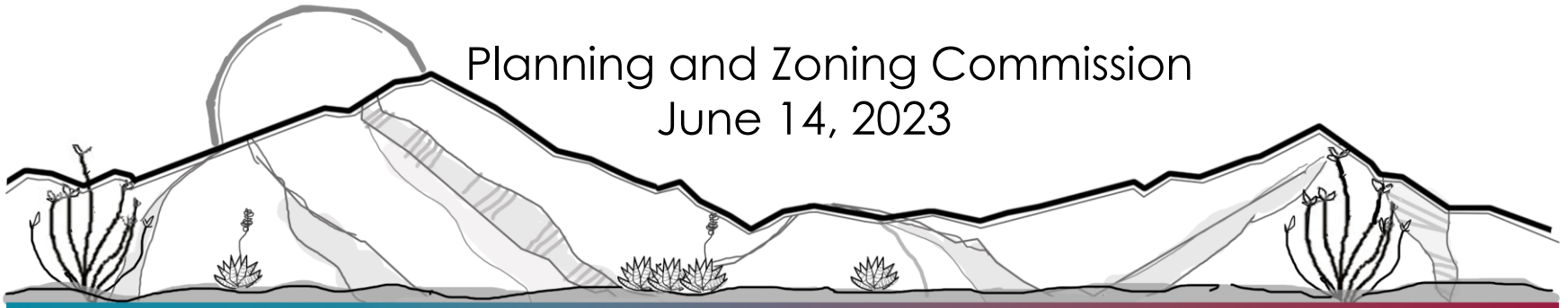


CPA23-02 / RZ23-09 (Fruge)

Comprehensive Plan Amendment from
B-Neighborhood Conservation to D-Rural
and
Rezoning from SR-43 to RU-4

Planning and Zoning Commission
June 14, 2023



The Request

Applicant: Mark Fruge

Current Growth Area: B
Plan Designation: Neighborhood Conservation

Proposed Growth Area: D
Plan Designation: Rural

Current Zoning: SR-43 (Single Household Residential,
one dwelling per acre)
Proposed Zoning: RU-4 (Rural, one dwelling per 4-acres)

Area Plan: None
Existing Uses: Vacant/Undeveloped
Proposed Uses: Residential Homestead



DEVELOPMENT SERVICES

Location:

APNs:

202-76-227A (8.87 acres) and
202-76-098A (9.76 acres)

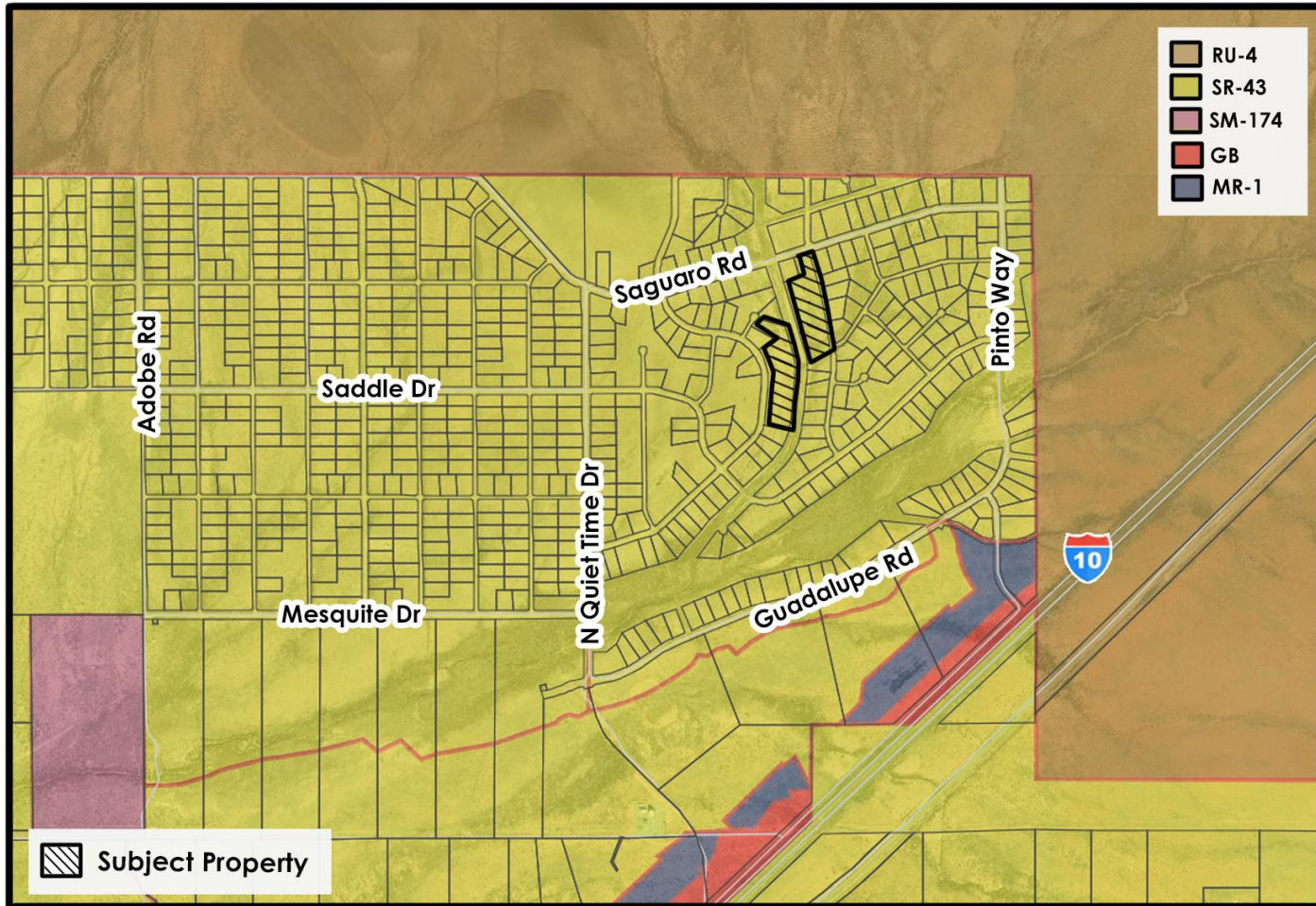


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Current Zoning



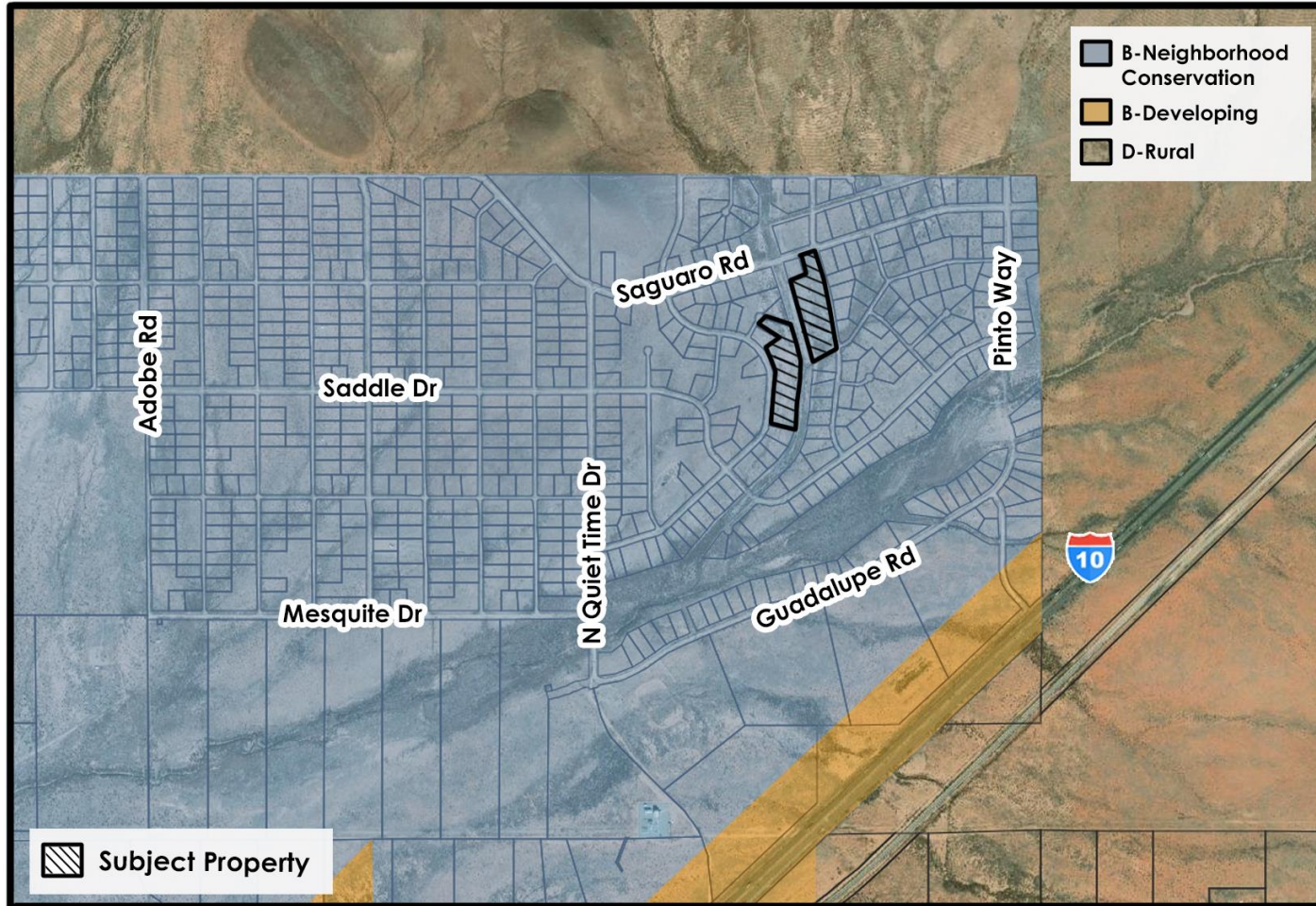
Zoning
RZ 23-09/CPA23-02 Fruge

N.T.S.



DEVELOPMENT SERVICES

Comprehensive Plan Designation



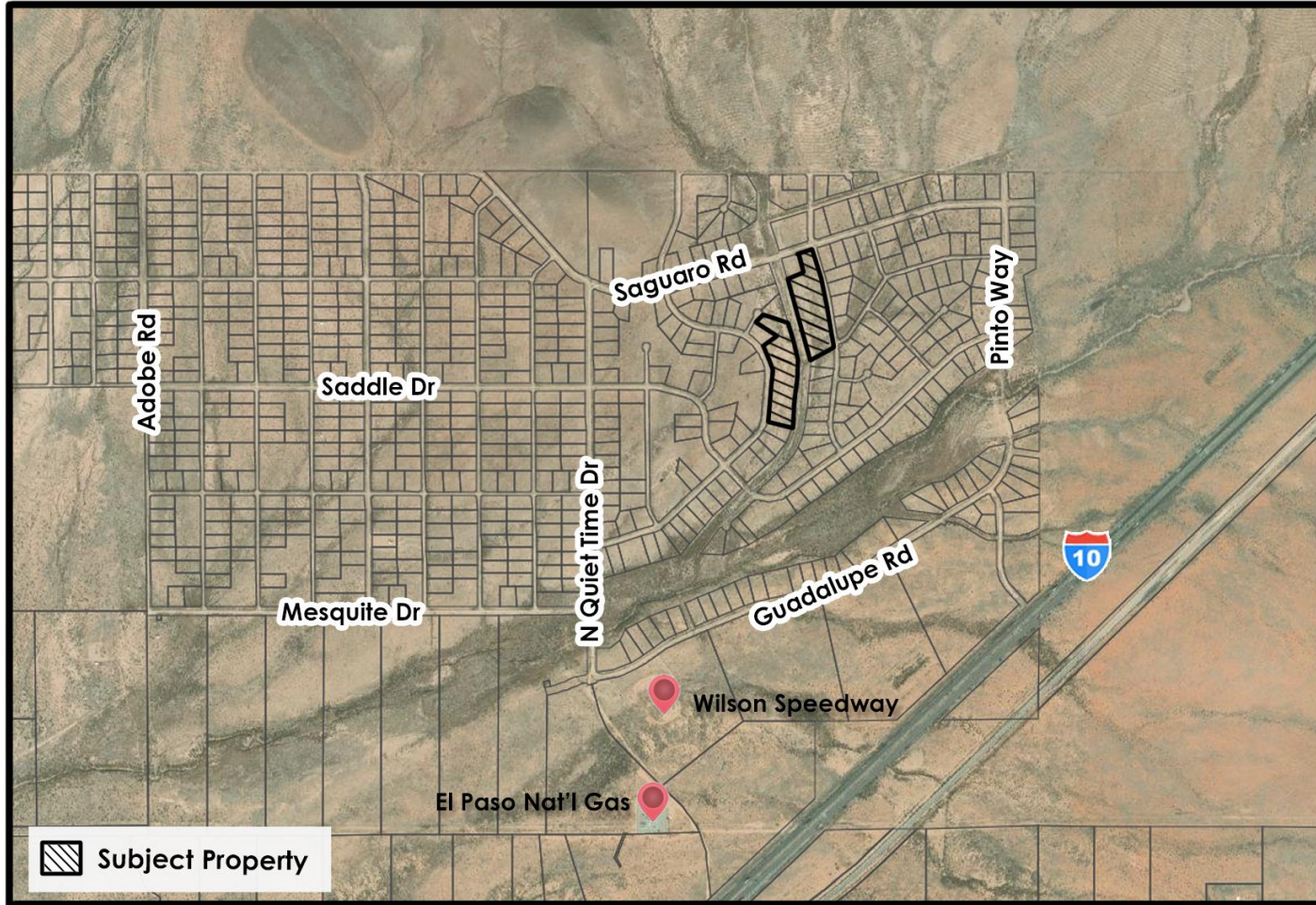
Land Use
RZ 23-09/CPA23-02 Fruge

N.T.S



DEVELOPMENT SERVICES

Adjacent Development



Adjacent Development
RZ 23-09/CPA23-02 Fruge

DEVELOPMENT SERVICES

Comprehensive Plan Amendment: 6 Factors

1. Pattern of growth no longer reflects Category B growth pattern:
Complies
2. Substantial area changes from expected category designation:
Complies
3. Expansion of urban facilities have changed the optimum type of development: **Inapplicable**
4. Substantial Property Owner Support: **Does not Comply**
5. 'Developing' designations should be changed as a distinguishable pattern of development has occurred: **Complies**
6. The new designation provides a harmonious transition between existing designations: **Does Not Comply**

DEVELOPMENT SERVICES

Rezoning-15 Factors

1. Provides adequate site plan/concept plan: **Complies**
2. Capable of complying with applicable site development standards: **Complies**
3. Adjacent districts remain capable of development: **Complies**
4. Does not create nonconforming uses: **Complies**
5. Compatible with existing development: **Complies**
6. Rezoning to more intense districts: **Inapplicable**
7. Adequate services and infrastructure for intensification of zoning: **Inapplicable**
8. Traffic Circulation Criteria: **Complies**
9. Development along Major Streets: **Inapplicable**
10. Infill: **Inapplicable**
11. Unique topographic features: **Inapplicable**
12. Water conservation: **Complies**
13. Public input (3 letters in opposition): **Partially Complies**
14. Hazardous Materials: **Inapplicable**
15. Compliance with Comprehensive Plan Policies: **Complies**

DEVELOPMENT SERVICES

Factors in Favor of the Comprehensive Plan Amendment

- 1. The pattern of growth no longer reflects the type of growth expected in the current designation.**
- 2. Substantial changes have occurred in the area. Rural land uses predominate rather than residences located within a platted subdivision.**
- 3. The Bell Ranch Subdivision was originally platted in 1972, and since that time, little development has occurred. In 1996, a large unit of the subdivision plat was abandoned.**

Factors against the Comprehensive Plan Amendment

- 1. The application does not have substantial support from neighboring property owners.**
- 2. The Comprehensive Plan Amendment will break the Growth Area and Plan Designation pattern of B-Neighborhood Conservation in the area.**

DEVELOPMENT SERVICES

Factors in Favor of Rezoning Request

- 1. An adequate land use/concept plan was provided.**
- 2. Development consistent with the rezoning can comply with applicable site development standards.**
- 3. The adjacent districts will remain capable of development.**
- 4. The rezoning will not create any nonconforming land uses.**
- 5. The rezoning is consistent with existing development.**
- 6. Development consistent with the rezoning will preserve the function of the surrounding roads.**
- 7. The rezoning application process complied with the Public Input requirement.**
- 8. Future development will incorporate water-saving measures that meet or exceed Cochise County requirements.**
- 9. The rezoning will comply with Comprehensive Plan policies.**

DEVELOPMENT SERVICES

Factors against the Rezoning Request

- 1. Rural zoning allows a greater range of uses than those permitted in residential zoning districts.**
- 2. The rezoning will break the existing zoning pattern of the Bell Ranch Subdivision which is SR-43.**

Discussion



Staff Recommendations and Sample Motions

Docket CPA23-02: Staff recommends **Approval**

Docket RZ23-09: Staff recommends **Approval**

Madam Chair, I move to recommend to the Board of Supervisors, approval of the Comprehensive Plan Amendment CPA23-02 (Früge) located on parcels 202-76-227A and 202-76-098A from B-Neighborhood Conservation to D-Rural. The Factors in Favor of Approval constitute the Findings of Fact.

Madam Chair, I move to recommend to the Board of Supervisors, approval of the Rezoning, RZ23-09 (Früge) located on parcels 202-76-227A and 202-76-098A from SR-43 zoning to RU-4 zoning. The Factors in Favor of Approval constitute the Findings of Fact.