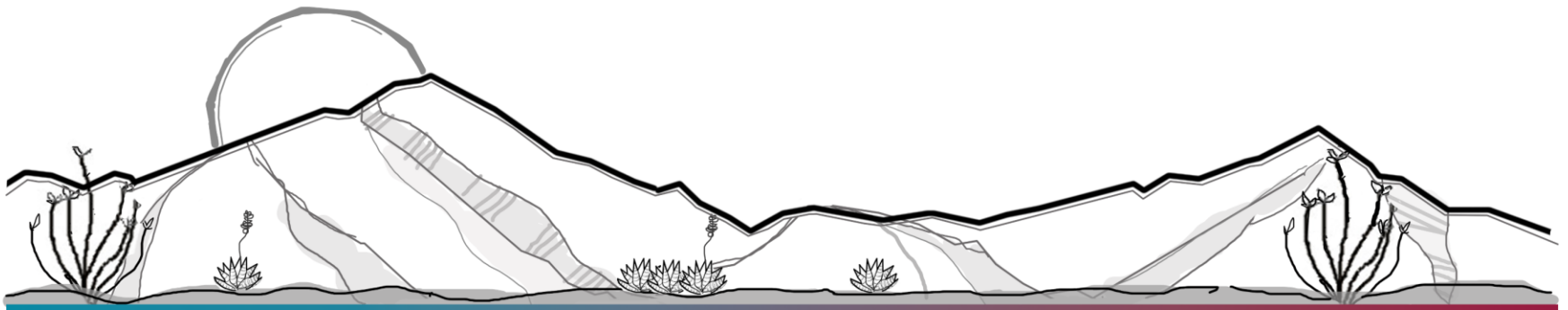


RZ22-13 (Cazador Tr)

Rezone from RU-10 to RU-4

Planning and Zoning Commission

July 12, 2023



The Request

Applicant:	Marco Noriega
Current Zoning:	RU-10 (Rural, Min lot size 10 acres)
Proposed Zoning:	RU-4 (Rural, Min lot size 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Residential
Proposed Uses:	Same



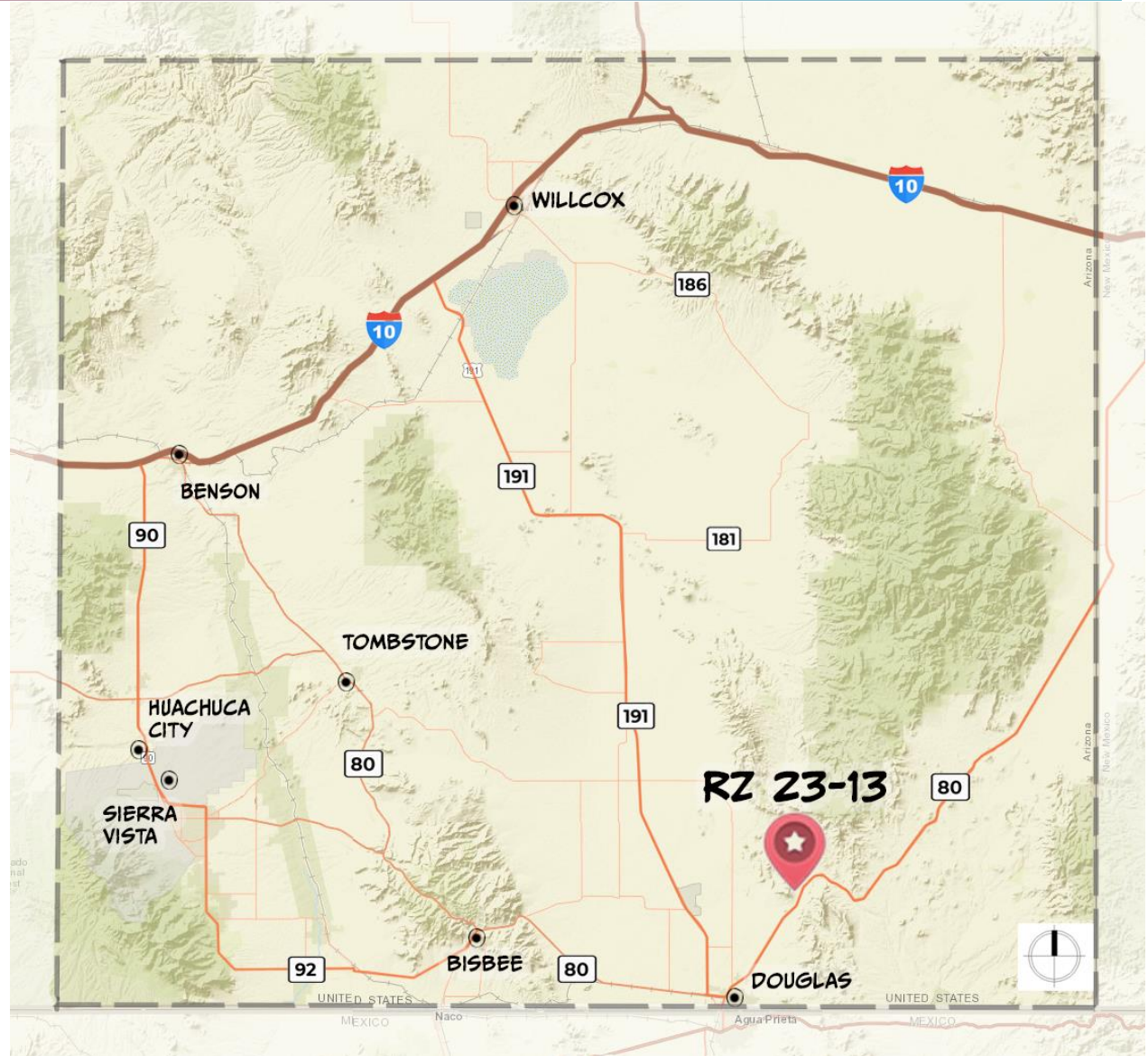
DEVELOPMENT SERVICES



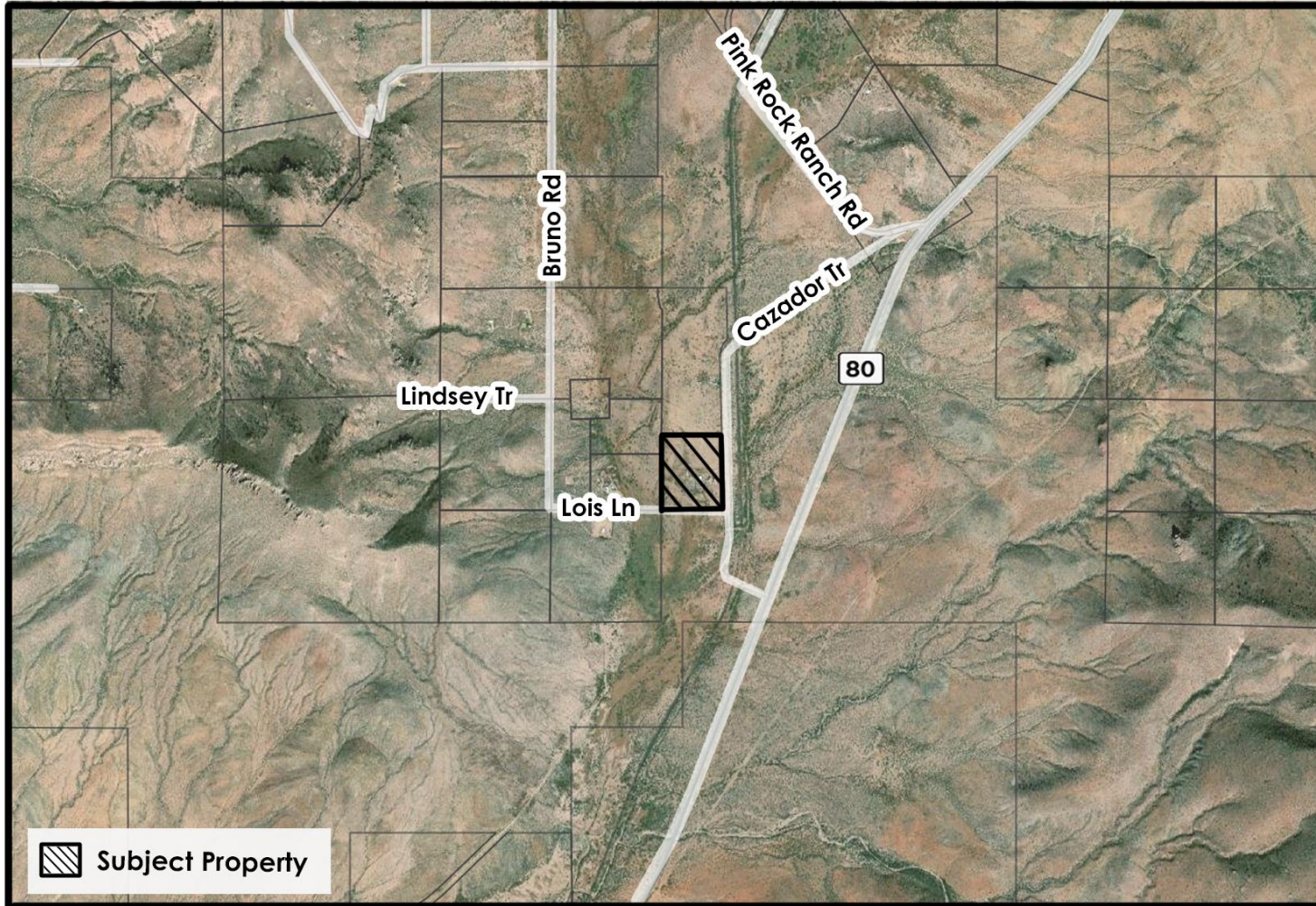
Location:
7124 E Cazador Tr
Douglas, AZ 85607

APN:
405-77-046A

Parcel Size:
15 acres



DEVELOPMENT SERVICES

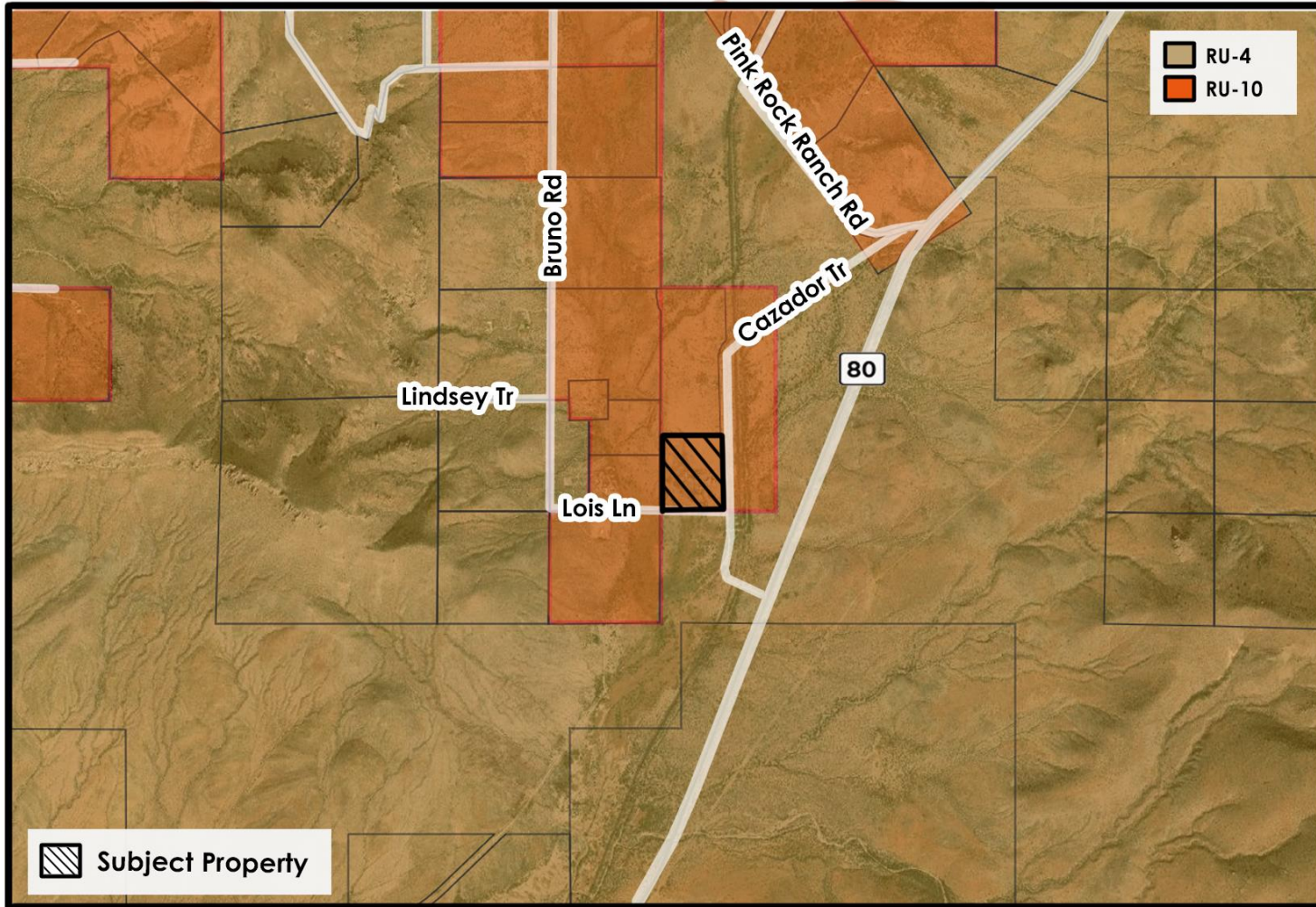


Location
RZ 23-13 Cazador Trail

N.T.S.



DEVELOPMENT SERVICES

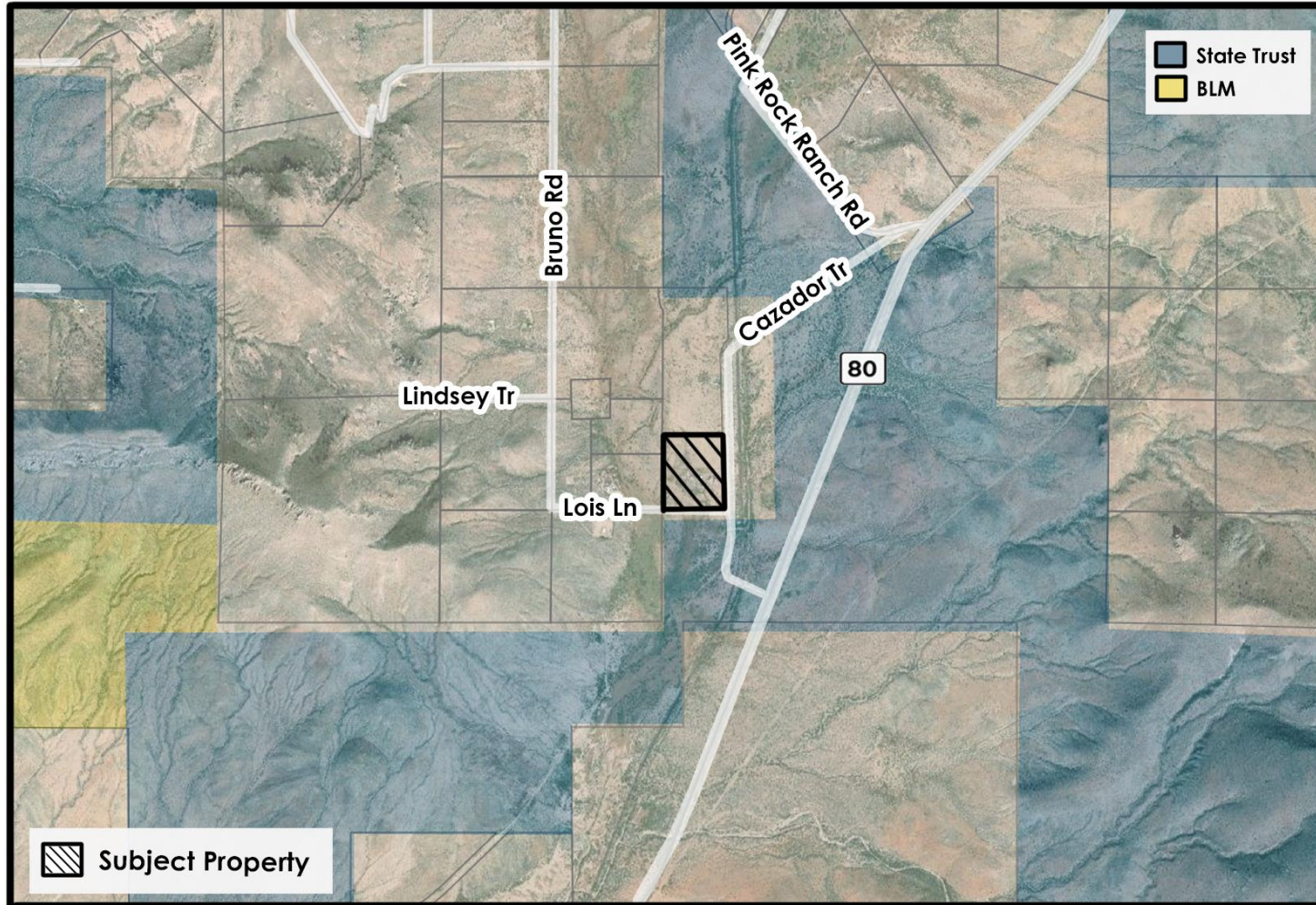


Zoning
RZ 23-13 Cazador Trail

N.T.S



DEVELOPMENT SERVICES



Public and Private Land
RZ 23-13 Cazador Trail

N.T.S



DEVELOPMENT SERVICES



Factors in Favor of Approval

1. The request complies with all the applicable rezoning factors used to analyze rezoning requests;
2. While the request is an intensification it would stay within the current rural designation; and
3. The request is an expansion of RU-4 zoning to the south, immediately adjacent.

Factors Against Approval

1. The roads to access this parcel are in poor condition and there is some floodplain present on the western edge of the property.

Discussion



Staff Recommendation and Sample Motion

Docket RZ 23-13, Staff recommends **Approval**

Madam Chairman, I move to recommend approval to the Board of Supervisors of rezoning, Docket RZ 23-13 (Cazador Tr) located on parcel 405-77-046A, from RU-10 to RU-4, the Factors in Favor of Approval constituting the Findings of Fact.