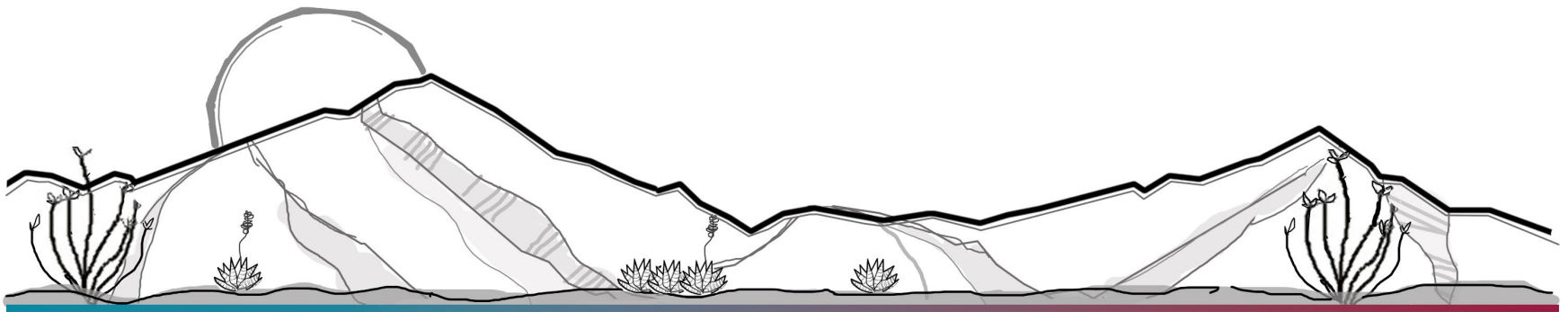


## RZ22-16 (Casa Adobe)

Rezone from SR-8 to RU-4

Planning and Zoning Commission

August 9, 2023



## The Request

Applicant:	Michael Wright and Kyra McKitterick
Current Zoning:	SR-8 (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:	None, undeveloped
Proposed Uses:	Small farm



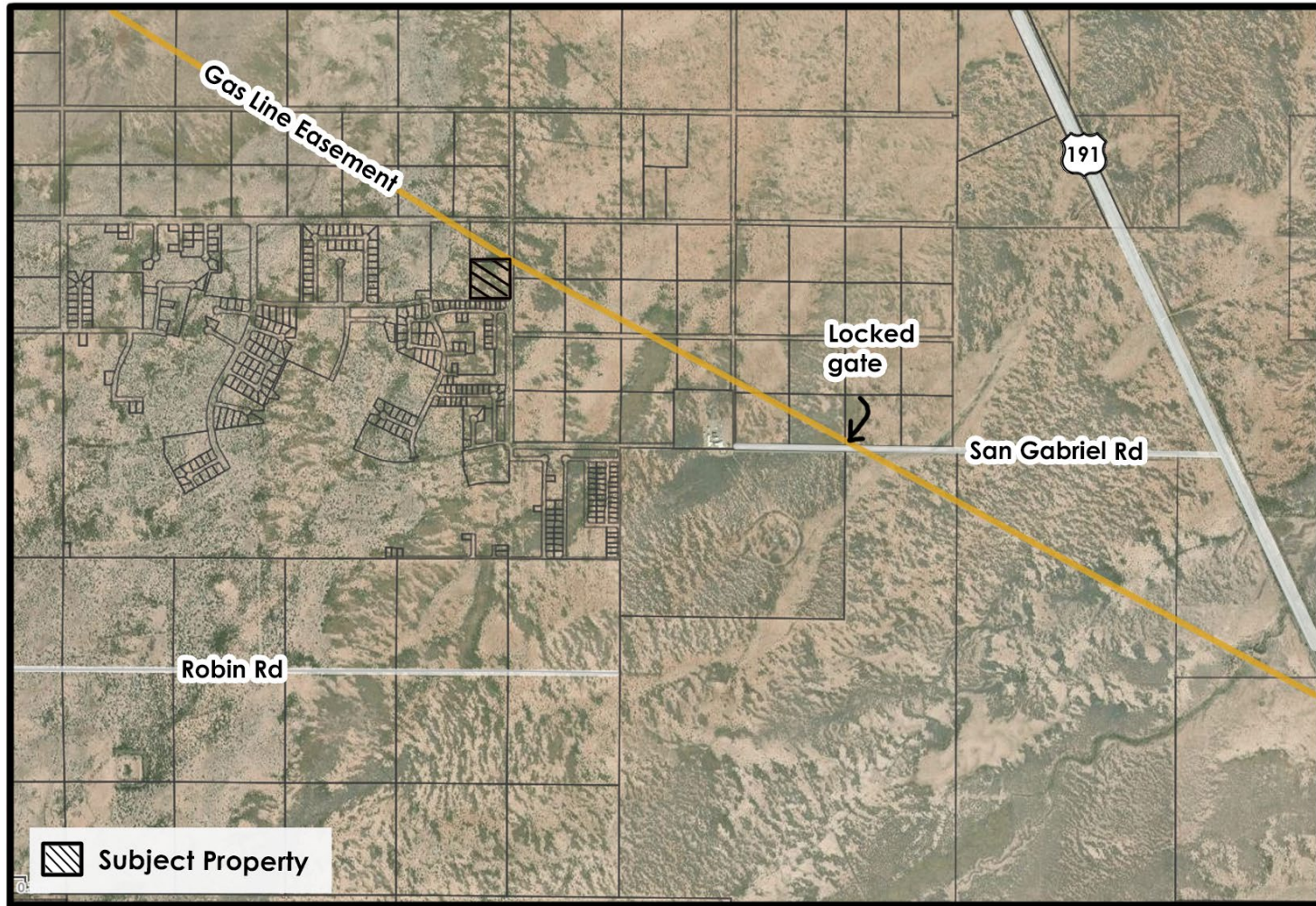
# DEVELOPMENT SERVICES

APN:  
405-15-080C

Parcel Size:  
4.99 acres



# DEVELOPMENT SERVICES

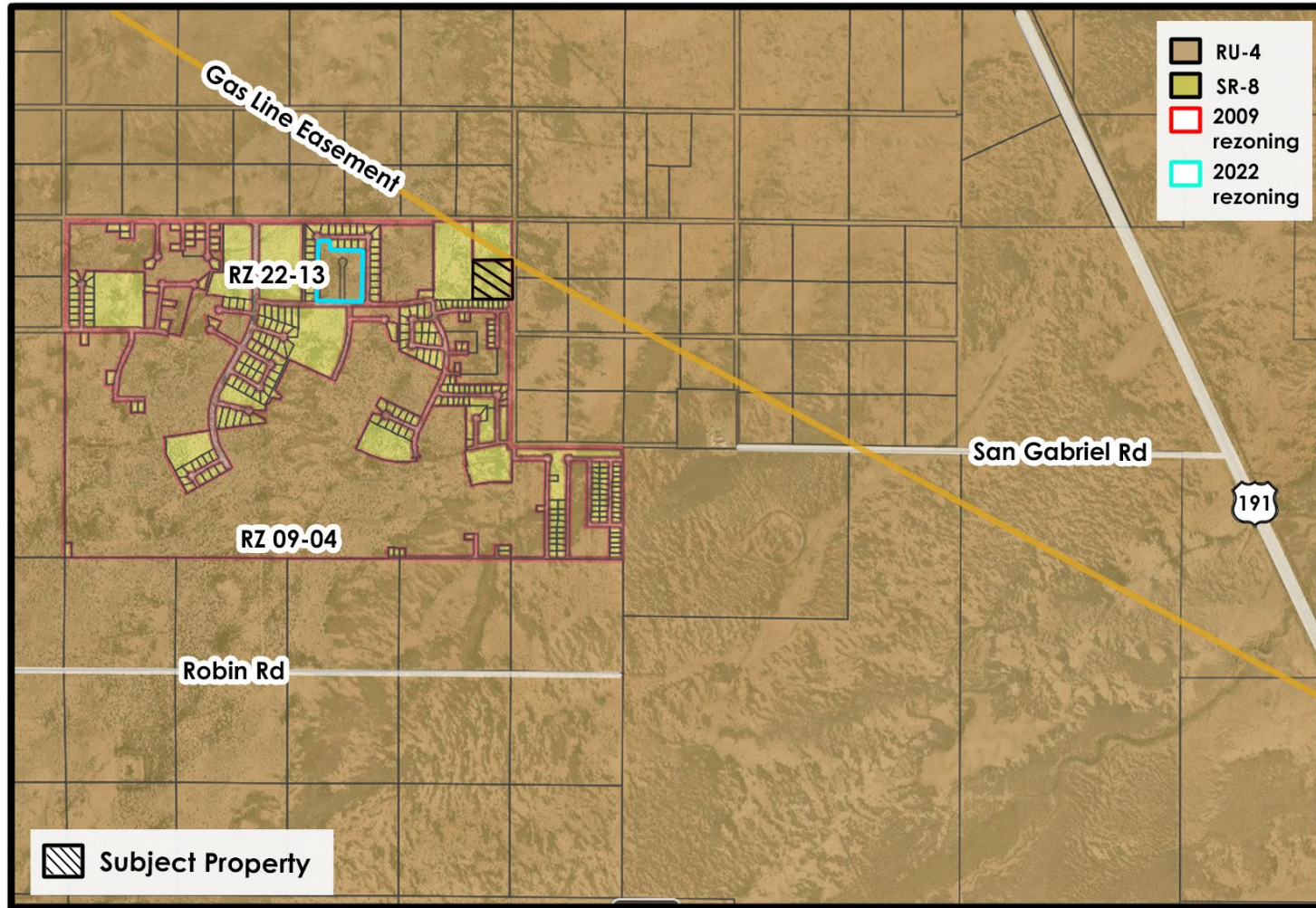


Location  
RZ 23-16 (Casa Adobe)

N.T.S



# DEVELOPMENT SERVICES



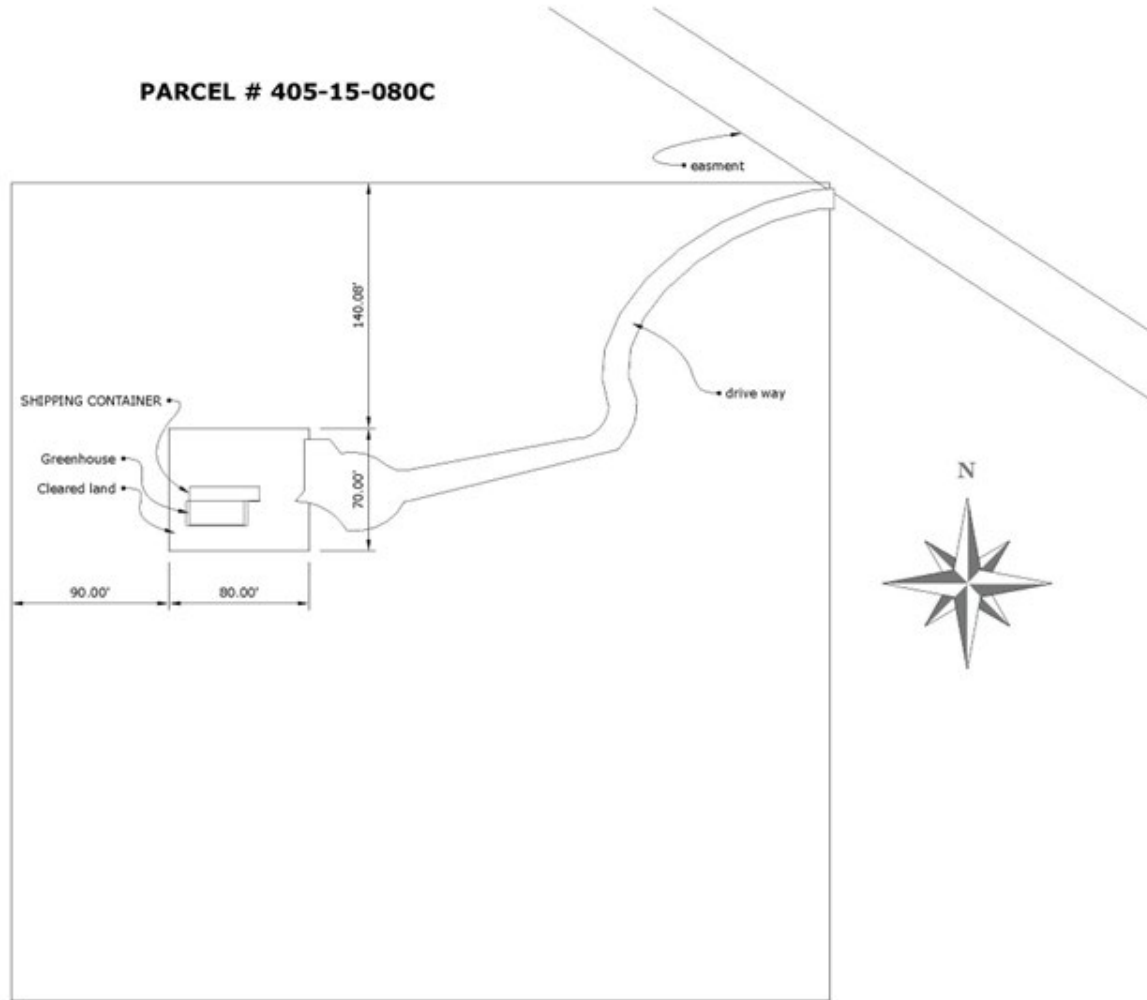
Zoning  
RZ 23-16 (Casa Adobe)

N.T.S



**COCHISE COUNTY**  
Arizona

## Concept Plan



# DEVELOPMENT SERVICES



## **Factors in Favor of Approval**

1. The proposed zoning of RU-4 (Rural, one dwelling per 4-acres) would bring the zoning into compliance with the existing land use (D-Rural);
2. The request complies with all the applicable rezoning factors used to analyze rezoning requests;
3. This is within the Casa Adobe 2 abandoned subdivision. There is a history of tax delinquency sales and county-initiated downzoning requests in the area;
4. The request is an expansion of RU-4 zoning to the east, immediately adjacent; and
5. There is no community water system or sewer in the area and the level of permitted development allowed by the current SR-8 zoning would be a strain on utilities and infrastructure in the area. The proposed RU-4 zoning is more appropriate given the extent of existing utilities and infrastructure.

## **Factors Against Approval**

1. None identified.

## Discussion



## Staff Recommendation and Sample Motion

Docket RZ 23-16, Staff recommends **Approval**

Madam Chairman, I move to recommend approval to the Board of Supervisors of rezoning, Docket RZ 23-16 (Casa Adobe) located on parcel 405-77-046A, from SR-8 to RU-4, the Factors in Favor of Approval constituting the Findings of Fact.