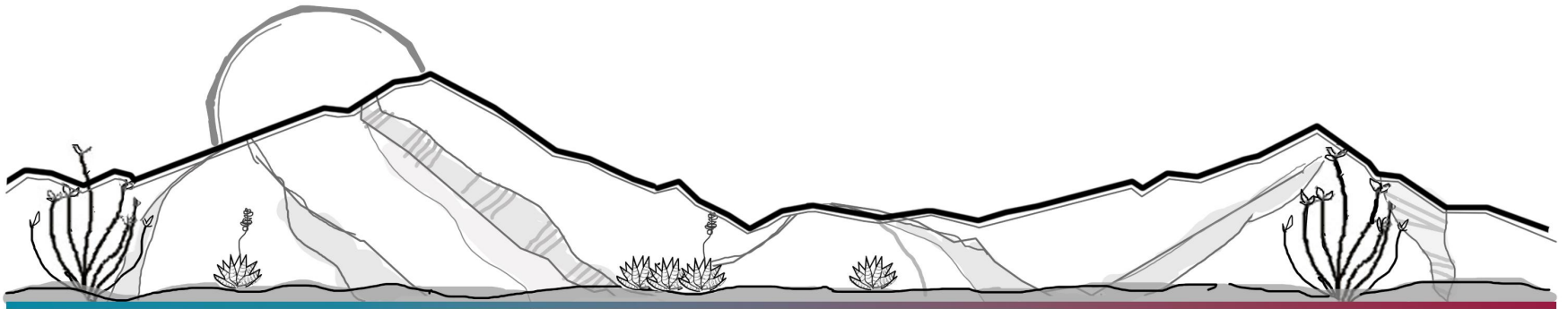


Docket RZ24-06 (Sunsites #2)

SR-43 to SR-174

Board of Supervisors
May 21, 2024



DEVELOPMENT SERVICES



Applicant: Rock Ridge Revocable Trust – Lynn Haber

Location: Cochise Stronghold and Spruce Street
(APNs 117-05-067 through 071)

Current Zoning: SR-43

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Accessory Structures

Proposed Use: Single Family Residence



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



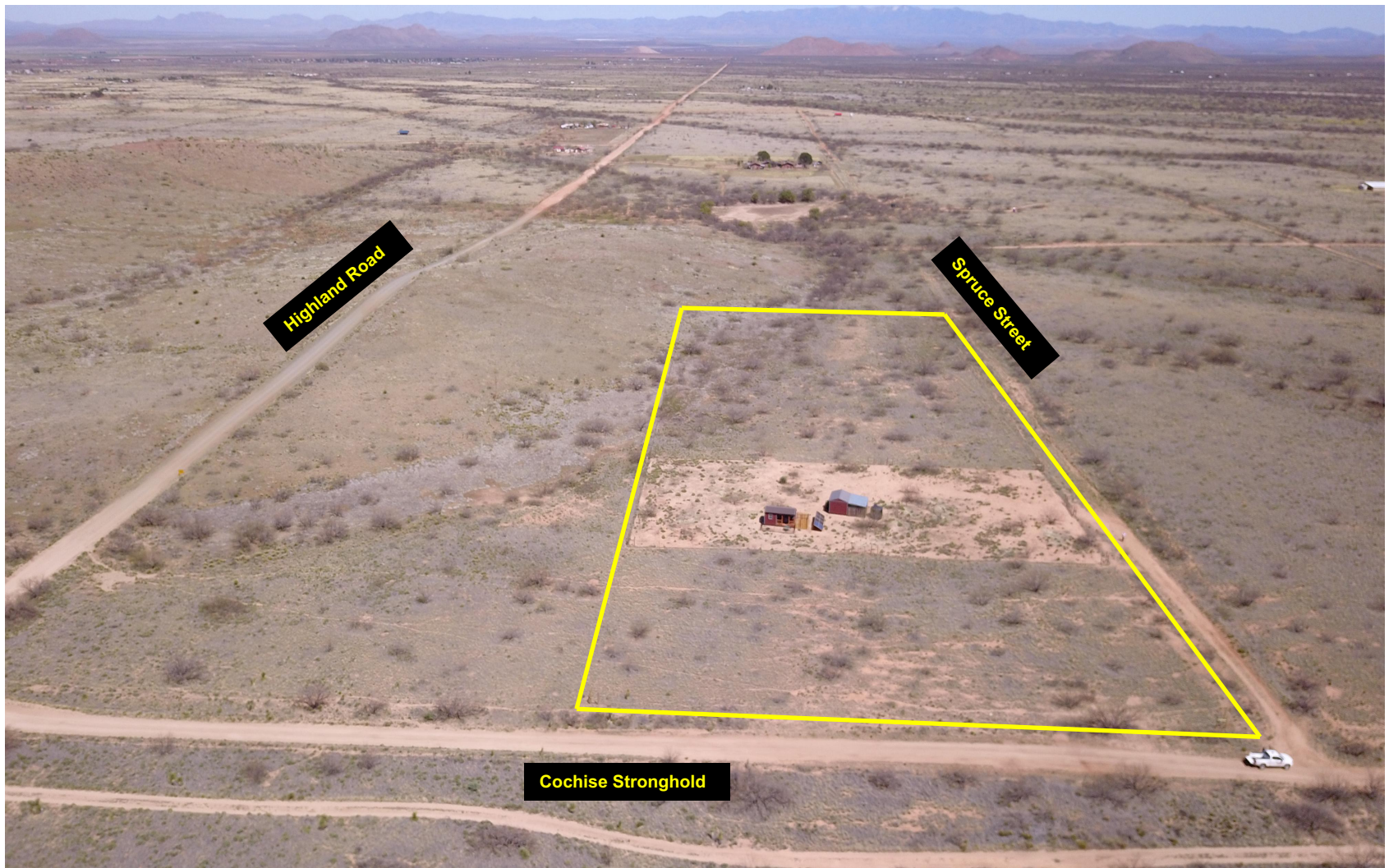
RZ24-06 (SR-43 to SR-174)

Sunsites Unit #2 (APN 117-05-067, 068, 069, 070, 071)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Does Not Comply
<input type="checkbox"/> Comply with site development standards:	Complies
<input type="checkbox"/> Adjacent districts capable of development:	Complies
<input type="checkbox"/> Does not create nonconforming uses:	Complies
<input type="checkbox"/> Compatible with existing development:	Complies
<input type="checkbox"/> Rezone to more intense zoning district:	Not Applicable
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Not Applicable
<input type="checkbox"/> Infill compatibility:	Not Applicable
<input type="checkbox"/> Unique topographic features:	Not Applicable
<input type="checkbox"/> Water conservation:	Not Applicable
<input type="checkbox"/> Public input:	Complies
<input type="checkbox"/> Hazardous materials:	Not Applicable
<input type="checkbox"/> Consistent with planning policies:	Complies

DEVELOPMENT SERVICES

Factors in Favor of Approval

1. Complies with 8 of 9 applicable factors
2. Proposed use is compatible with residential growth pattern
3. Downzone reduces number of allowed principal dwellings
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

17 April

Notices

Posting

Legal ad



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-06 without conditions (8-0) at their May 8, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-06, rezoning parcels 117-05-067 through 117-05-071 from SR-43 to SR-174 without conditions.

Docket RZ24-06 (Sunsites #2)

SR-43 to SR-174

Board of Supervisors
May 21, 2024

