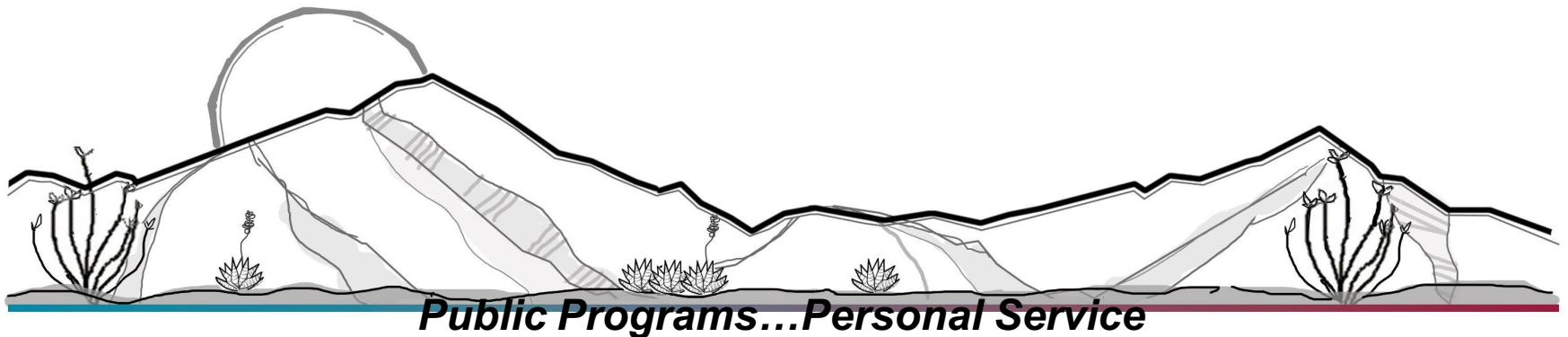


Docket RZ24-15

RU-2 to RU-4

Board of Supervisors
October 29, 2024



COCHISE COUNTY DEVELOPMENT SERVICES



Applicant: Dan and Rose Weber

Location: Moonbeam Drive and Night Sky Road
(APN 404-02-432)

Current Zoning: RU-2

Proposed Zoning: RU-4

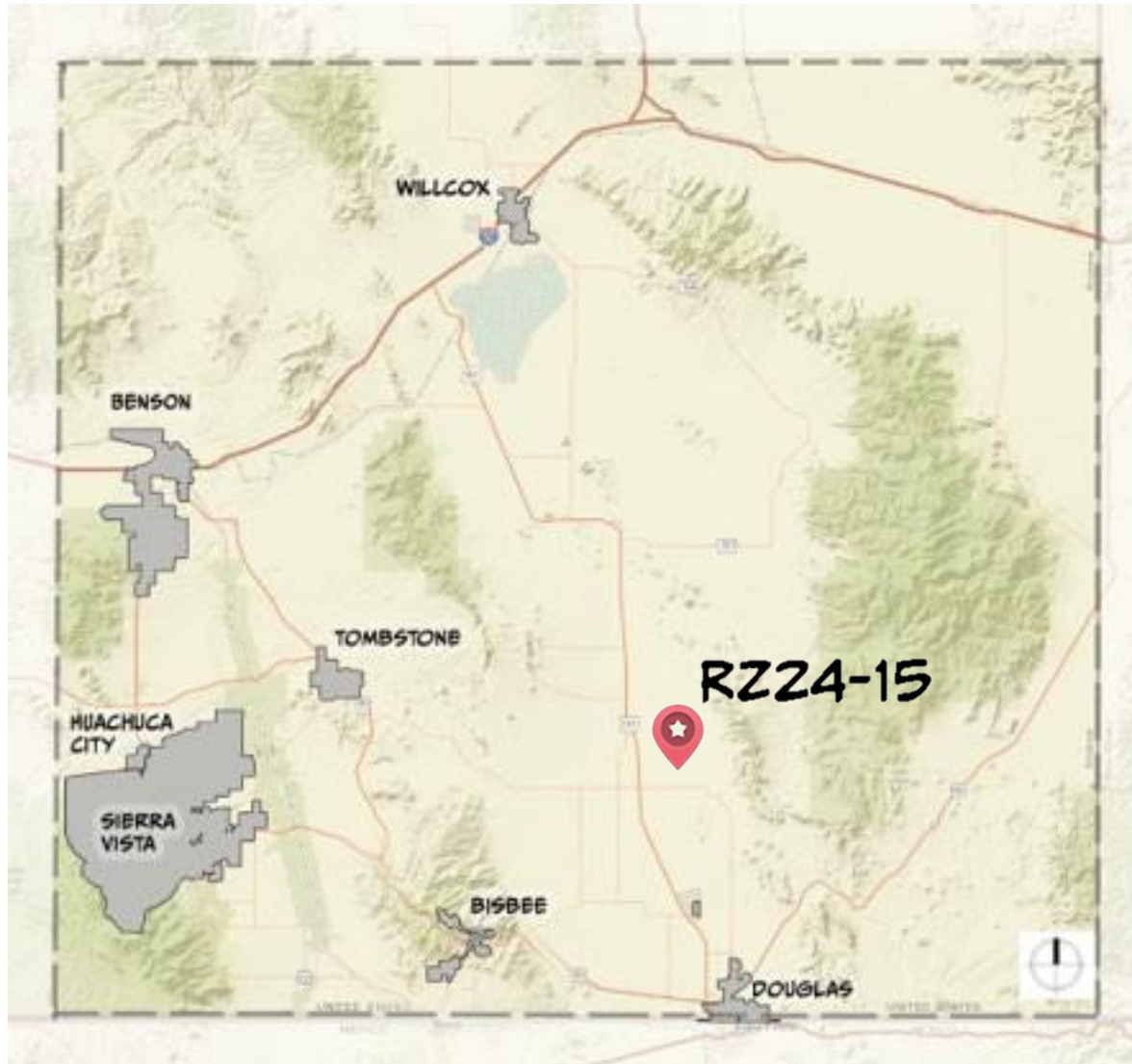
Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Accessory Structures

Proposed Use: Single Family Residence





Property Location and Zoning



RZ24-15 (RU-2 to RU-4)

Moonbeam Dr (APN 404-02-432)

N.T.S





Rezoning Factors

- | | |
|---|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Not Applicable |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

Factors in Favor of Approval

1. Complies with all applicable factors
2. Compatible with low density 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

- 18-23 September
 - Notices
 - Posting
 - Legal ad



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-15 without conditions (7-0) during its October 9, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-15 without conditions, rezoning tax parcel 404-02-432 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres).

Docket RZ24-15

RU-2 to RU-4

Board of Supervisors
October 29, 2024

