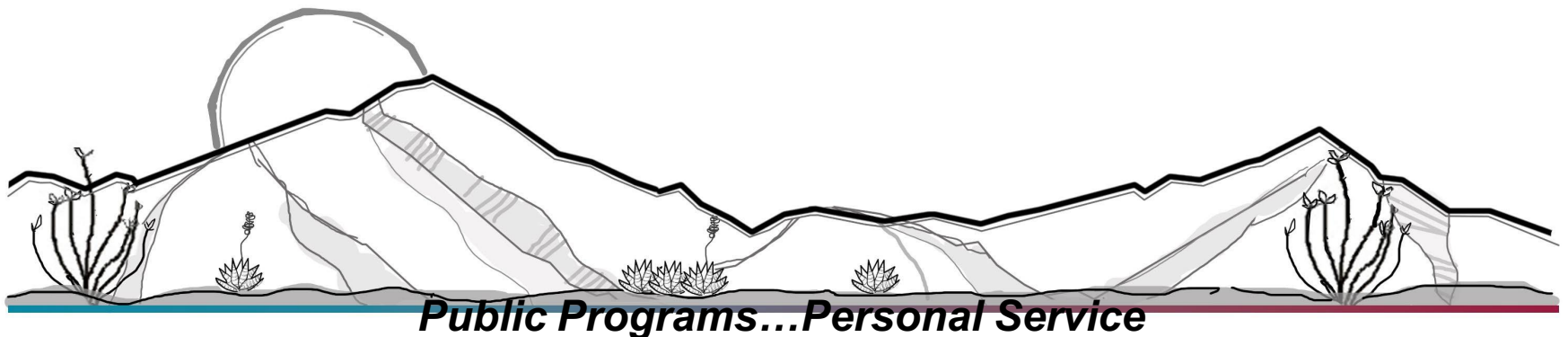


Docket RZ24-16

SR-43 to RU-4

Board of Supervisors
October 29, 2024



COCHISE COUNTY DEVELOPMENT SERVICES



Applicant: Jonathan and Ashley Longnecker

Location: Pearce and Desert Roads
(APNs 117-06-217, 218, 219, 228, 235, 238)

Current Zoning: SR-43

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Medium Density Residential

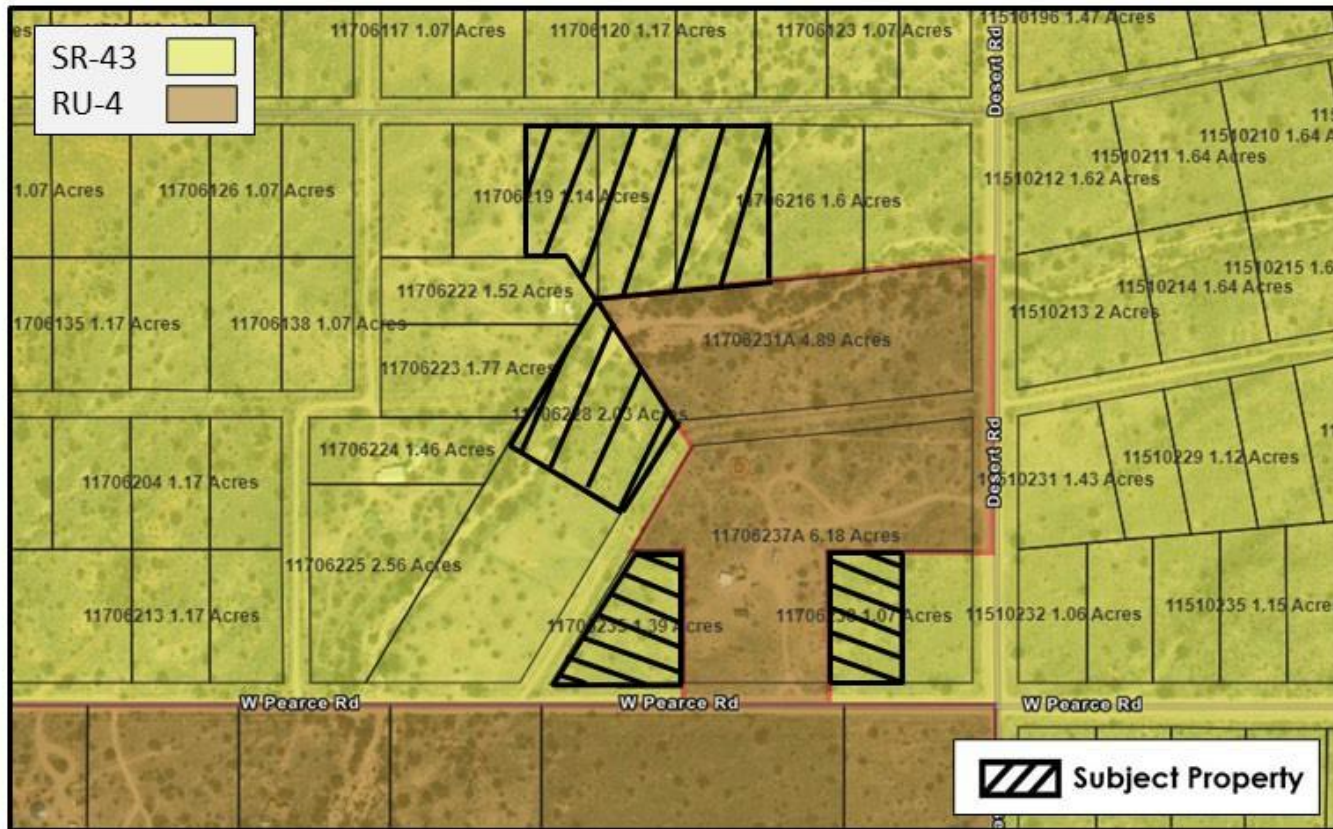
Existing Use: Undeveloped

Proposed Use: Include with Existing Residential Use





Property Location and Zoning



RZ24-16 (SR-43 to RU-4)

Desert Rd (APN 117-06-217, 218, 219, 228, 235, 238)

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

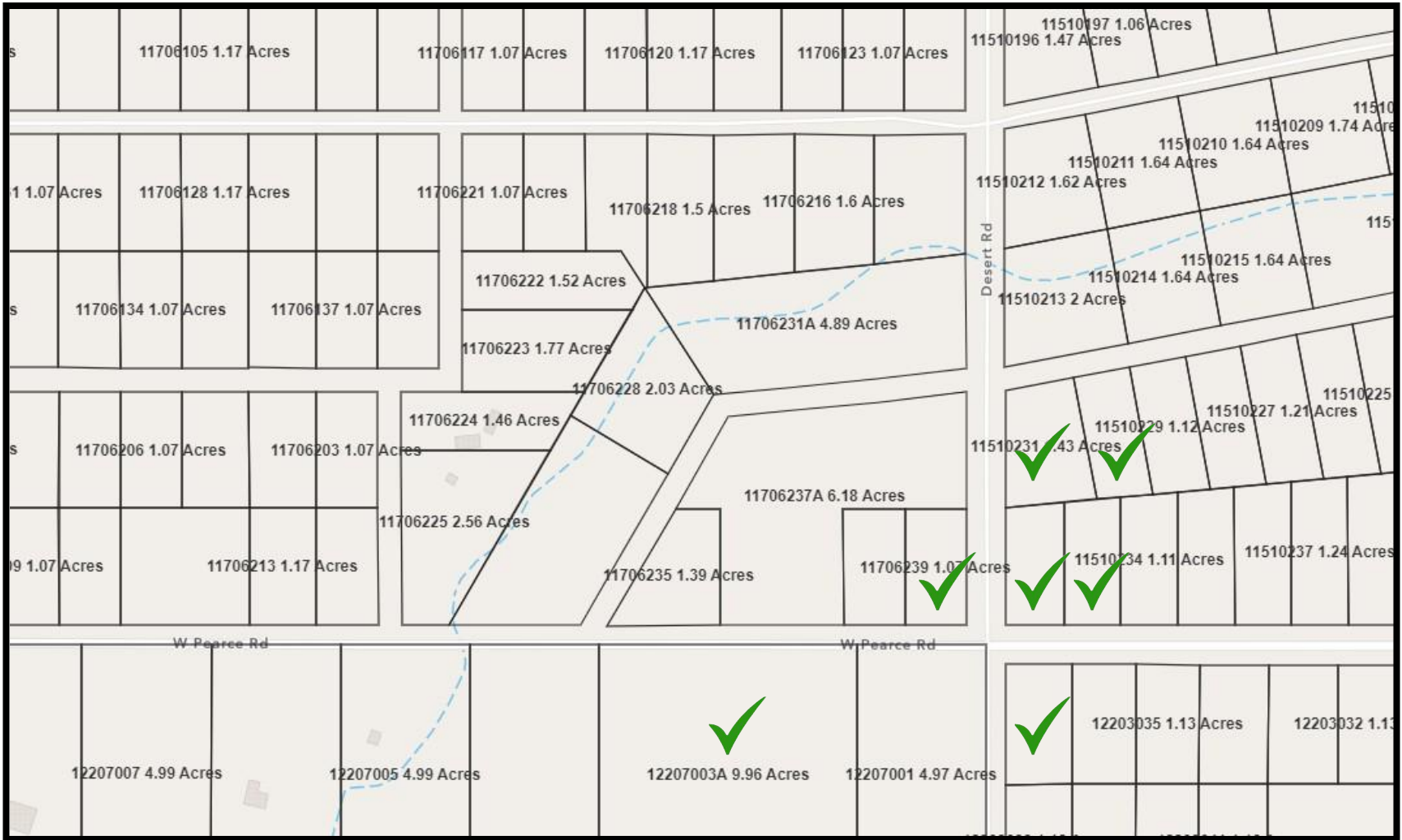
None identified

Public Notice

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



COCHISE COUNTY DEVELOPMENT SERVICES



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-16 without conditions (7-0) during its October 9, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-16 without conditions, rezoning tax parcels 117-06-217, 218, 219, 228, 235, and 238 from SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

Docket RZ24-16

SR-43 to RU-4

Board of Supervisors
October 29, 2024

