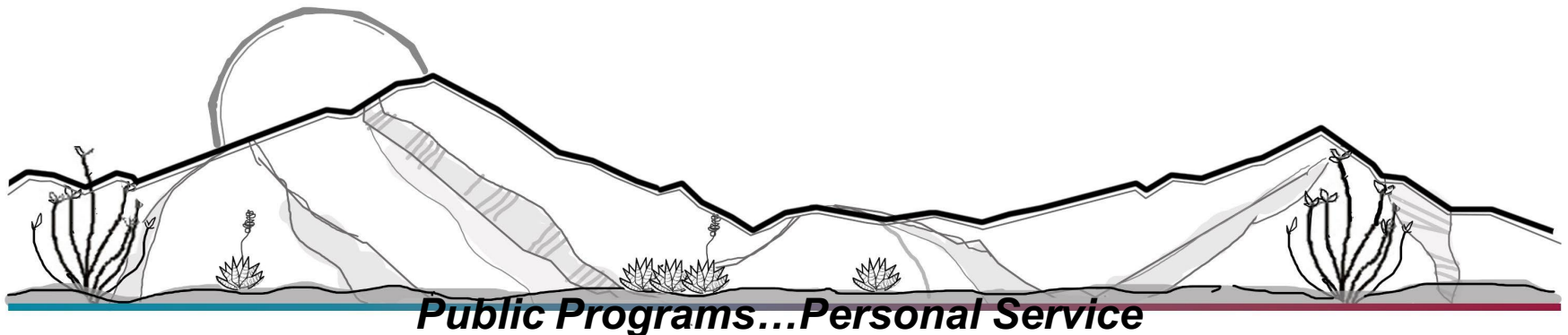


Dockets RZ24-17 / CPA24-05

R-36/RU-4 to RU-18

Board of Supervisors

October 29, 2024



Applicant: Vici Seaver

Location: 856/882 E. Border Road
(APNs 101-39-008K, 101-48-001M)

Plan Amendment: Neighborhood Conservation to Rural
Growth Area C to Growth Area D

Zoning Amendment: R-36 / RU-4 to RU-18

Existing Use: Single Family Residential

Proposed Use: Single Family Residential





Comprehensive Plan Designation



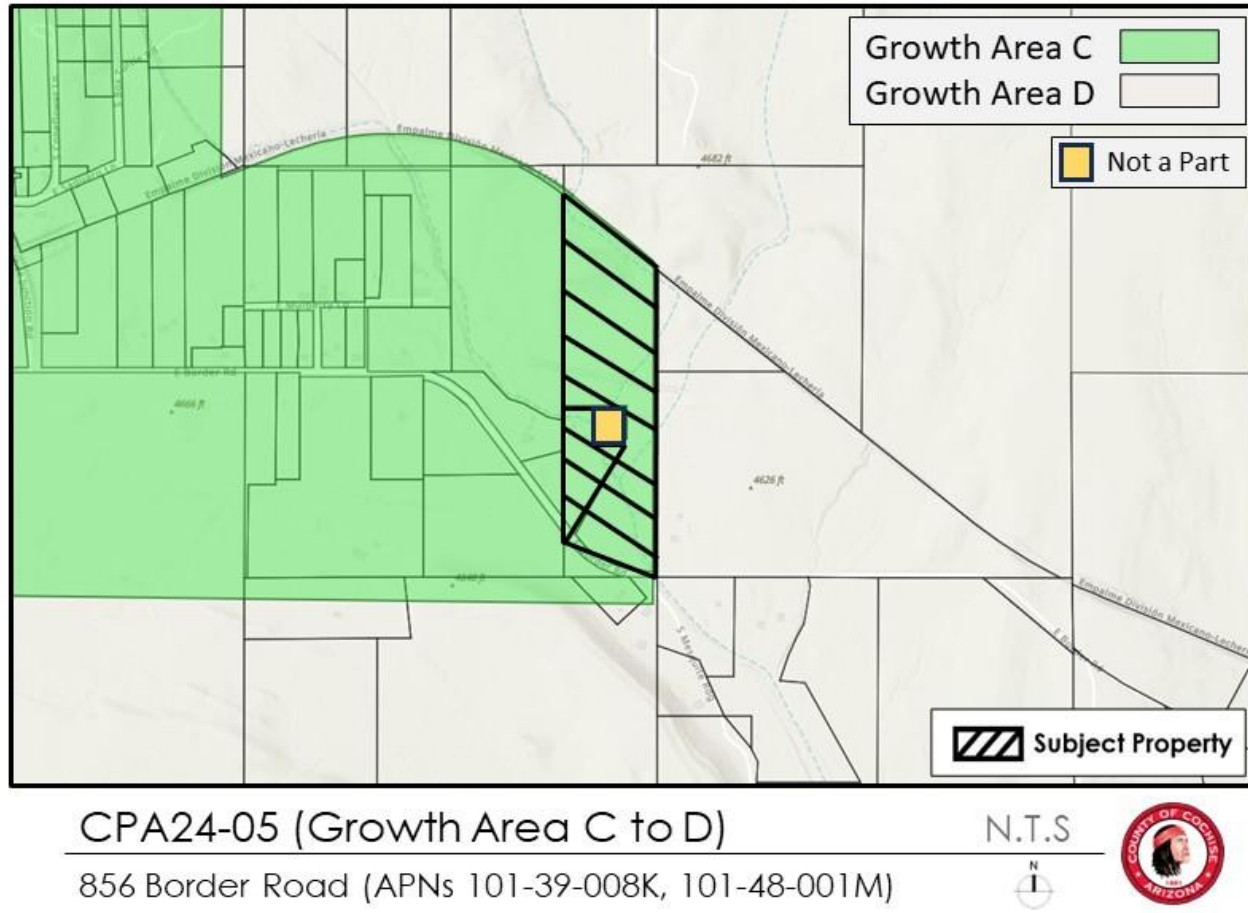
CPA24-05 (NC to Rural)

856 Border Road (APNs 101-39-008K, 101-48-001M)

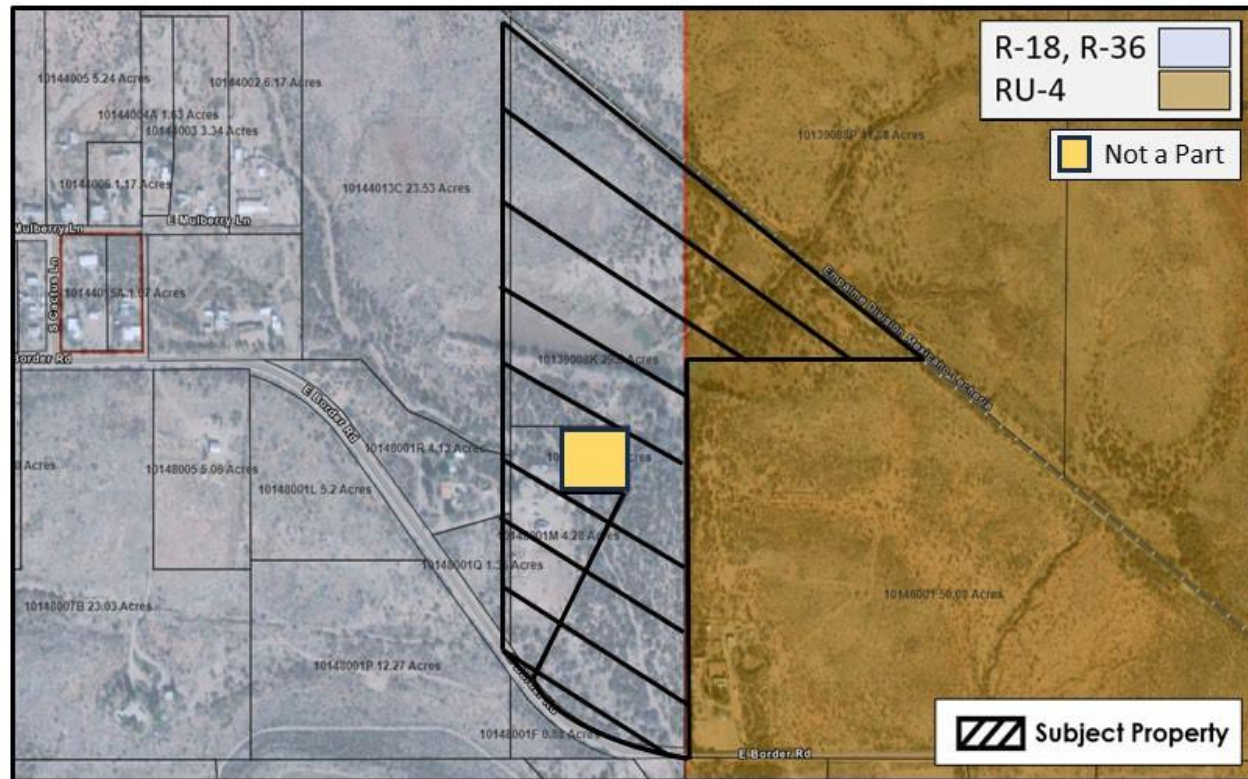
N.T.S



Growth Area Category



Zoning and Location Map



RZ24-17 (R-36, RU-4 to RU-18)

856 Border Road (APNs 101-39-008K, 101-48-001M)

N.T.S





COCHISE COUNTY DEVELOPMENT SERVICES



Plan Amendment Criteria

- Pattern of growth no longer reflects type of growth expected under current designation: **Complies**
- Substantial changes have made development that conforms with existing designation undesirable: **Not Applicable**
- Extension of facilities and services have changed the type of development appropriate to the area: **Not Applicable**
- Substantial property owner support: **Does Not Comply**
- 'Developing' designations should be changed if a distinguishable development pattern has emerged: **Not Applicable**
- New designations should provide a harmonious transition between existing designations: **Complies**

Plan Amendment – Factors in Favor

- Pattern of growth no longer reflects type of growth expected in the current designation
- New designation is harmonious with existing designations
- Three factors do not apply
- No opposition from nearby property owners.

Plan Amendment – Factors Against

- Does not have substantial support from nearby property owners

Rezoning Factors

1. Adequate site/concept plan:	Does Not Comply
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

Rezoning – Factors in Favor

- Complies with 8 of 9 applicable factors
- Compatible with low density residential growth pattern
- Downzone reduces number of allowed principal dwellings
- No opposition from nearby property owners

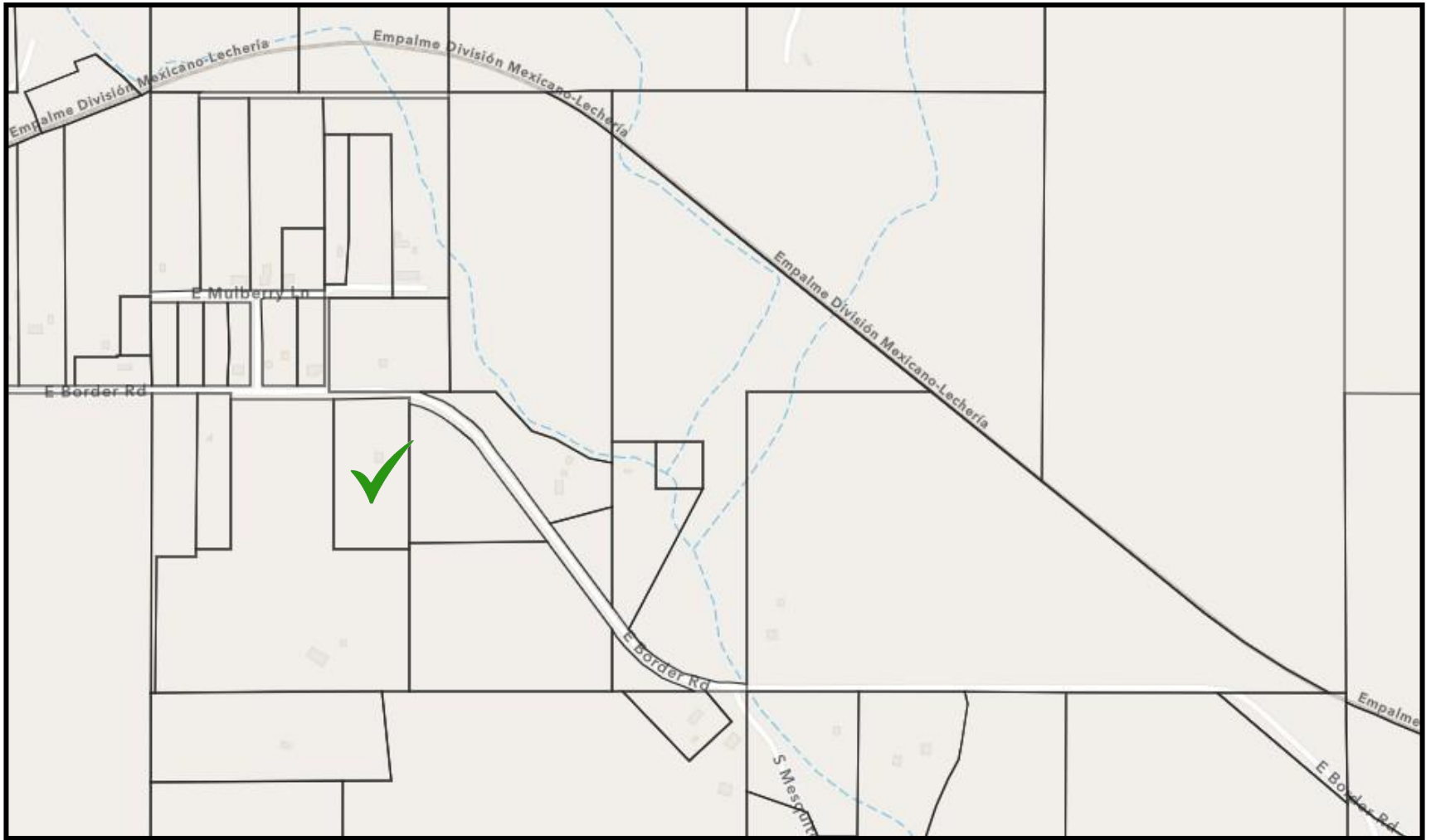
Rezoning – Factors Not in Favor

- None identified

Public Notice

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





Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Dockets RZ24-17 and CPA24-05 without conditions (7-0) during its October 9, 2024, meeting.

Based on the factors in favor of approval, staff also recommends approval of Dockets RZ24-17 and CPA24-05 without conditions amending Comprehensive Plan designations of 28 acres from Neighborhood Conservation to Rural and Growth Area C to Growth Area D and rezoning tax parcels 101-39-008K and 101-48-001M from R-36 (Residential District, one dwelling per 36,000 square feet) and RU-4 (Rural District, one dwelling per 4 acres) to RU-18 (Rural District, one dwelling per 18 acres).

Dockets RZ24-17 / CPA24-05

R-36/RU-4 to RU-18

Board of Supervisors

October 29, 2024

