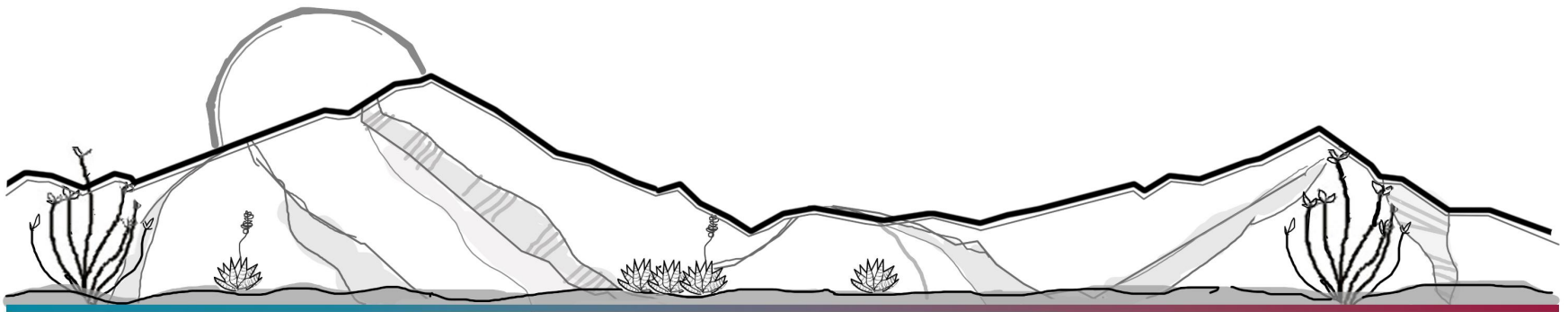


Docket RZ24-06 (Sunsites #2)

SR-43 to SR-174

Planning and Zoning Commission
May 8, 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.



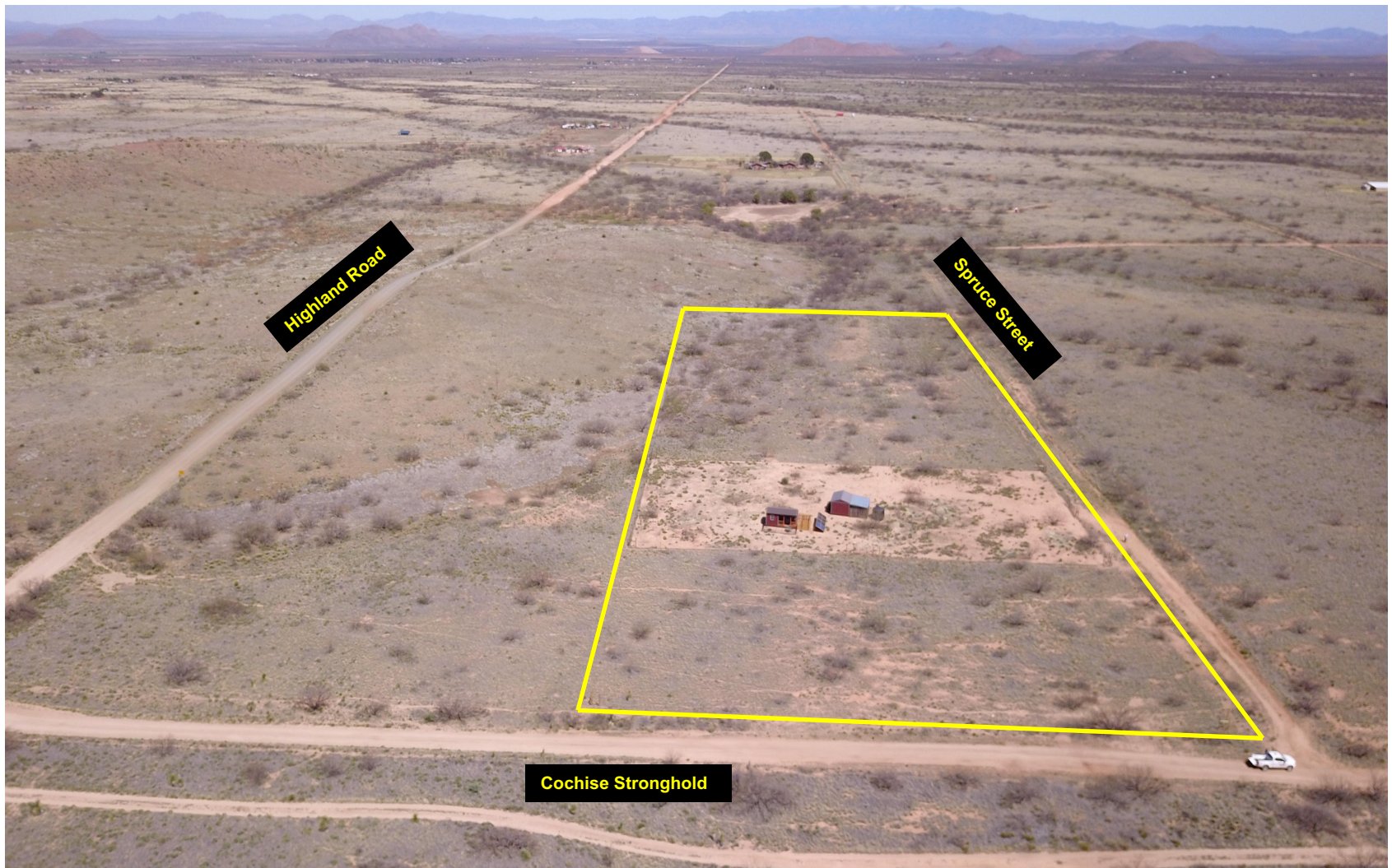
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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

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



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-06 to the Board of Supervisors with a recommendation of approval.

Sample Motion

Madam Chair, I move to recommend to the Board of Supervisors approval of Docket RZ24-06, rezoning parcels 117-05-067 through 117-05-071 from SR-43 (Single-Household Residential District, one dwelling per 43,560 square feet) to SR-174 (Single-Household Residential District, one dwelling per 174,000 square feet), the factors of approval constituting the findings of fact.

Docket RZ24-06 (Sunsites #2)

SR-43 to SR-174

Planning and Zoning Commission
May 8, 2024

