



Docket Z-11-04 (Ruiz)

A Request to rezone two parcels from TR-9 to MR-1
Board of Supervisors
September 13, 2011



Docket Z-11-04 (Ruiz)

- The Applicant requests a rezoning for two parcels of land, from TR-9 (one dwelling per 9,000 square feet) to MR-1 (one dwelling per 3,600 square feet).
- The subject property consists of two parcels of land (Parcels# 102-57-139E and 102-57-139C) which combined are approximately 14,200 square feet in size.
- There are two existing mobile homes on the site.



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- The property is located at 3724 and 3708 South Rogers Avenue in Naco, AZ.
- The Applicant is Ms. Blanca Ruiz.



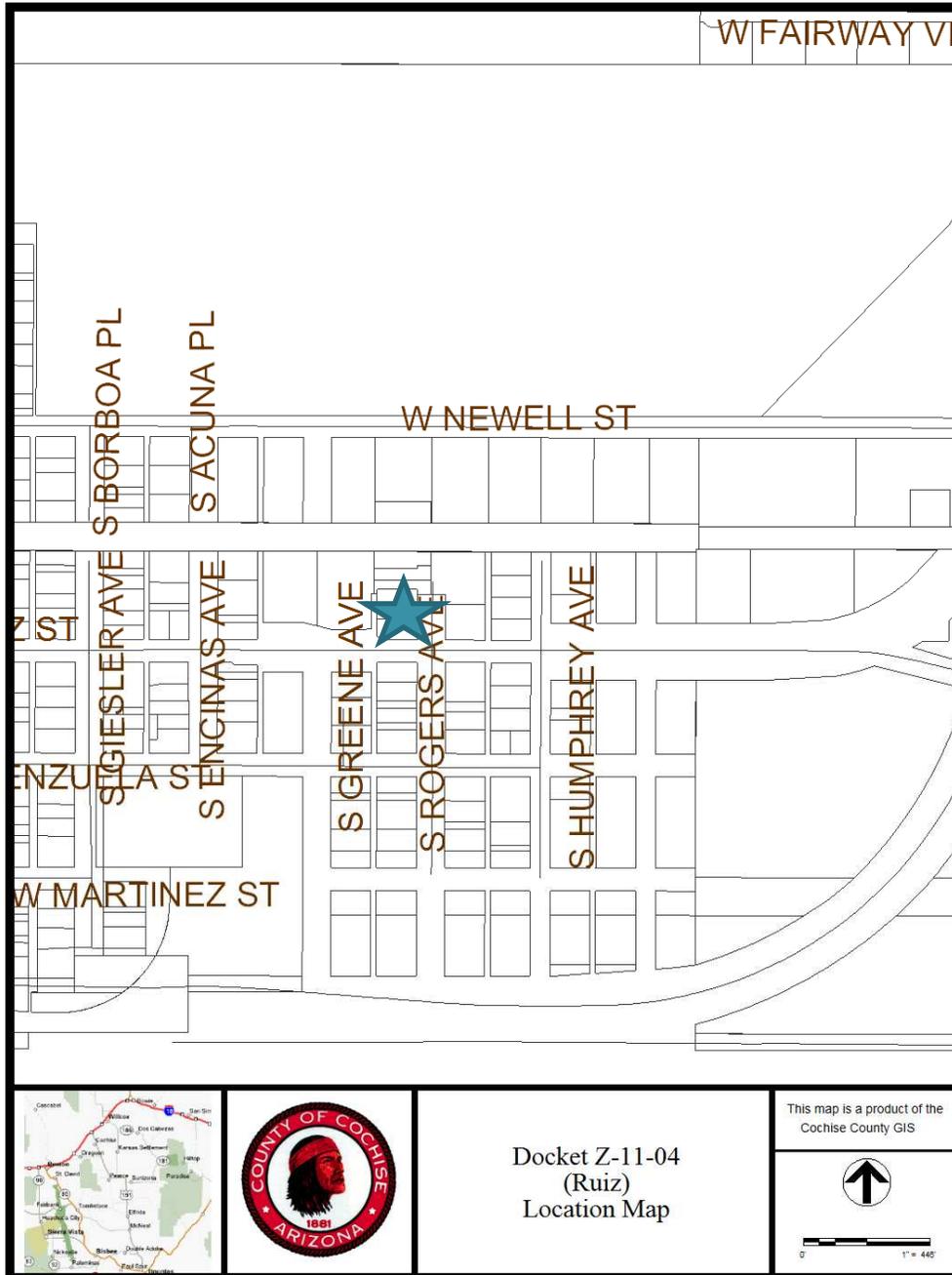


Planning and Zoning Commission

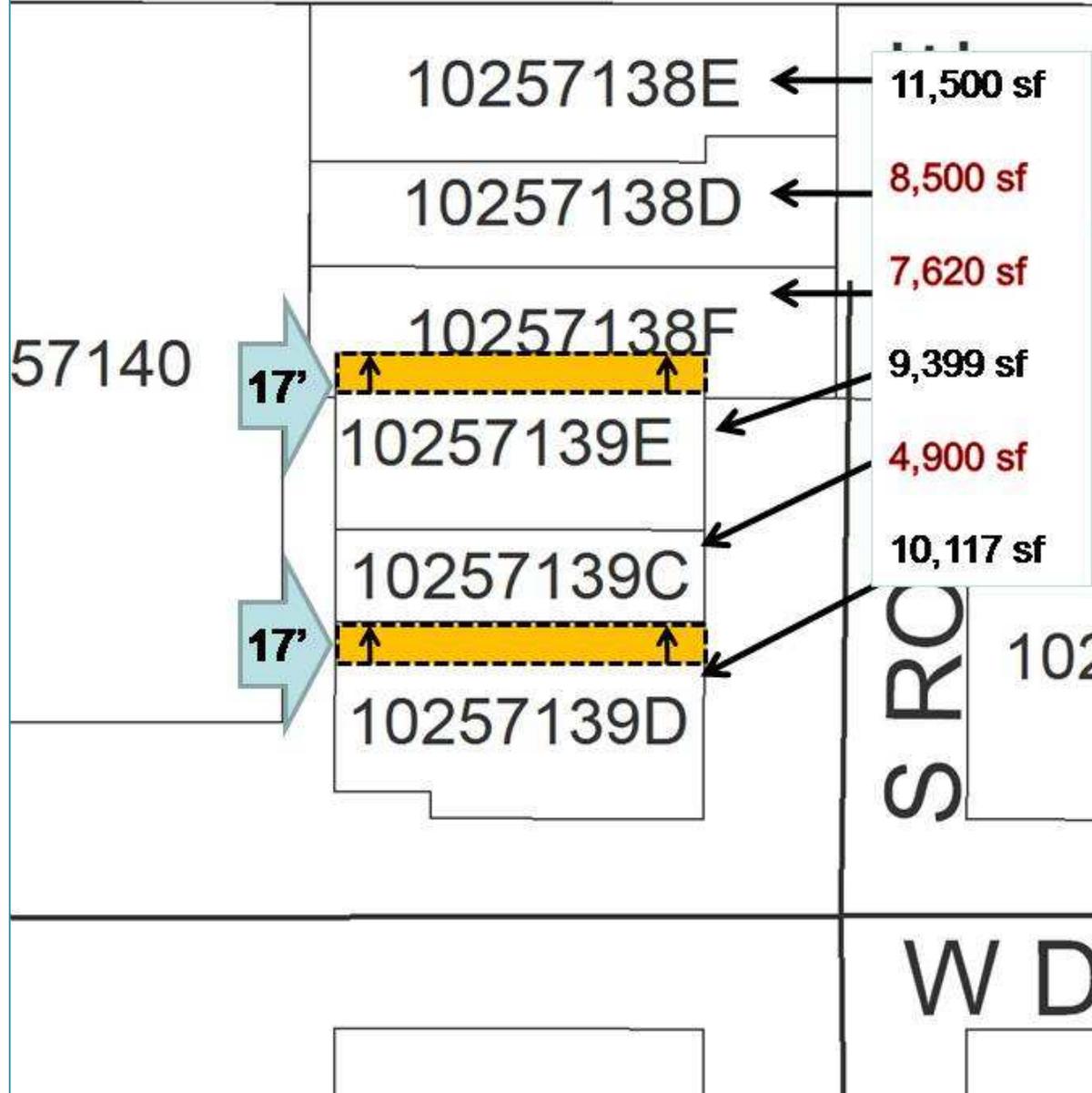
- On August 10, 2011, the Planning and Zoning Commission voted 6 – 0 to forward a recommendation of approval for this Docket.

Location

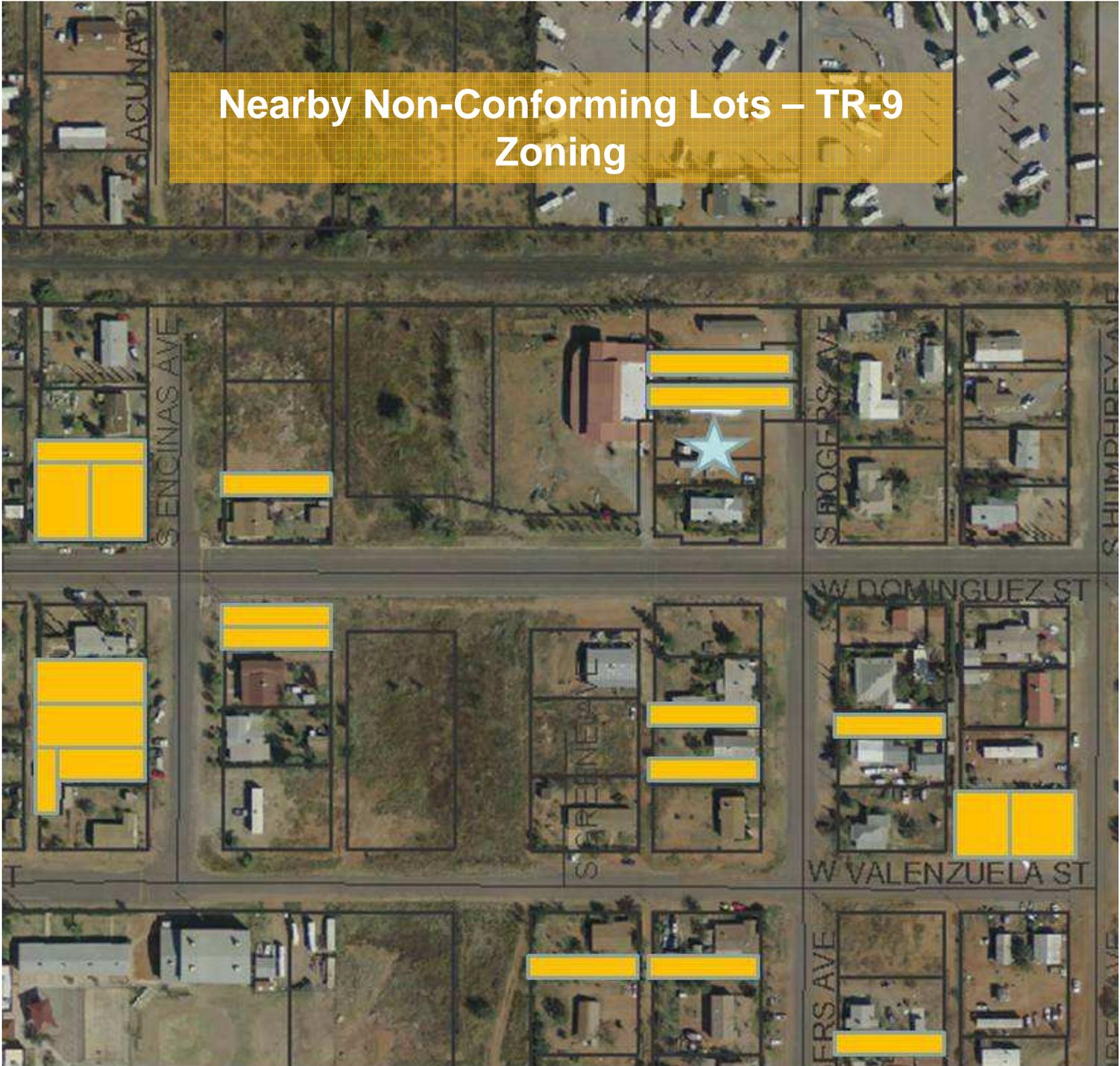
- The subject parcels are located on Rogers Avenue in Naco, AZ.



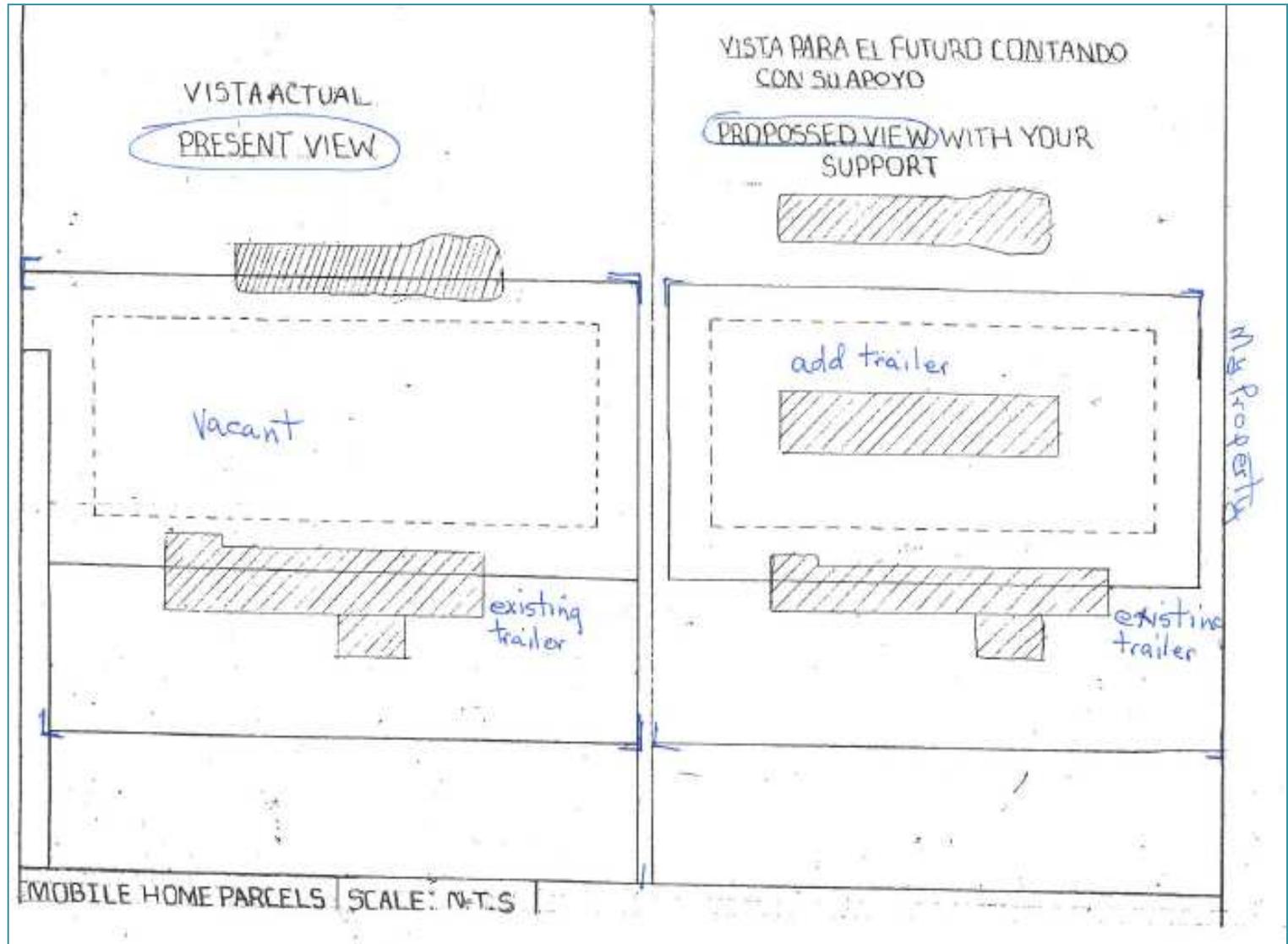
TR-9 District, 9,000 sf Minimum Lot Size



Nearby Non-Conforming Lots – TR-9 Zoning



Concept Plan





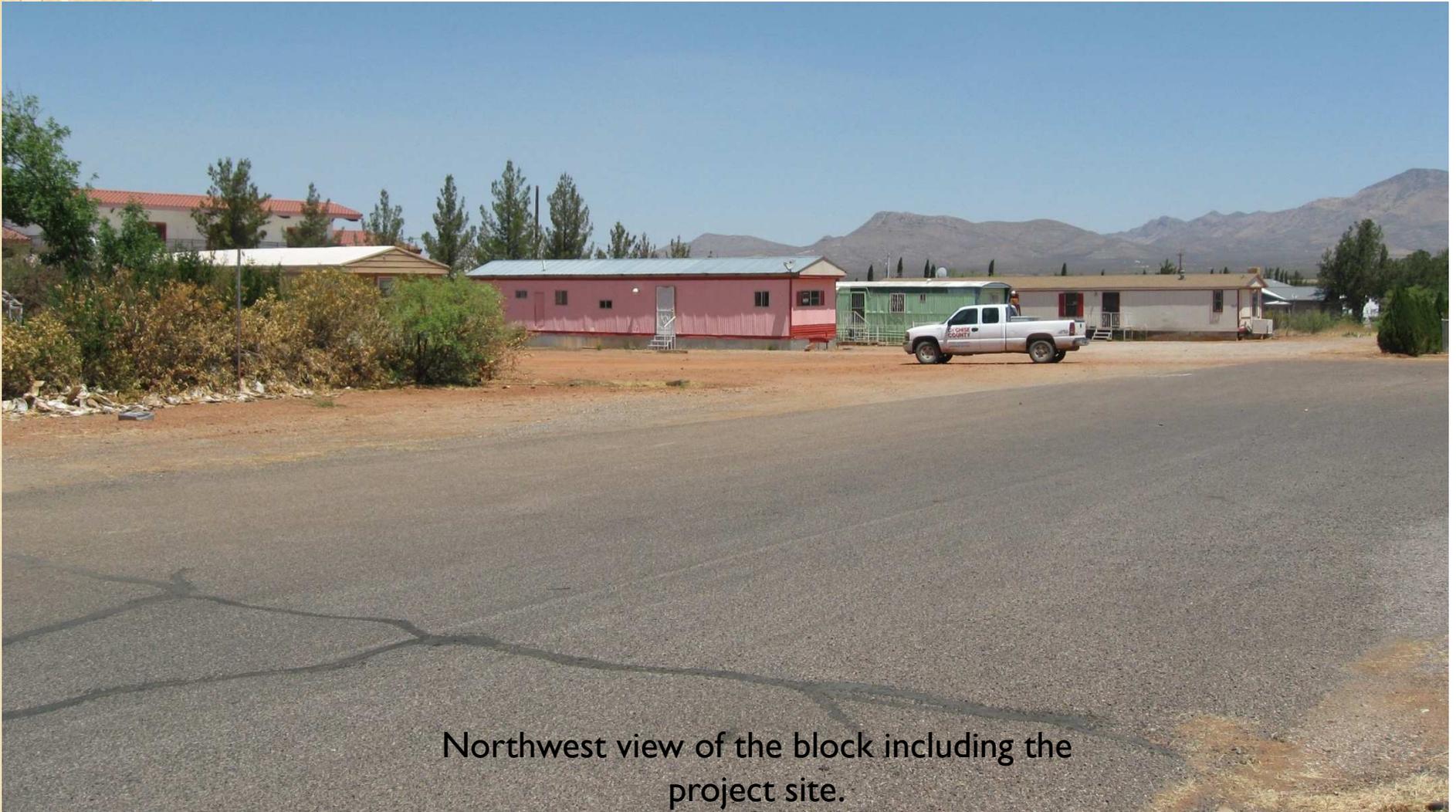
Site Photos



Westward view of the proposed manufactured home site. The unit on the left side is on the property line between the Applicant's two parcels.



Site Photos



Northwest view of the block including the project site.



Site Photos



Looking West at the manufactured home on the South side of the property.



Support and Protest



To date, the County has registered support from three neighboring property owners, and opposition from three.

Factors in Favor of Approval

1. On August 10, 2011, the Planning and Zoning Commission voted unanimously (6 – 0) to recommend conditional approval of this Docket;
2. The rezoning request, if granted, would rectify the non-conforming status of one of the two parcels subject to the request;
3. The rezoning request conforms to the policies of the Naco Community Plan regarding residential development;
4. The rezoning request complies with 10 of the 15 rezoning evaluation factors; and
5. Three neighbors have expressed support for the request: two during the Citizen Review, and one in response to County mailings.



Factor Against Approval

1. Three neighbors have expressed opposition to the request, citing crowding as the reason.





Recommendation: Conditional Approval

1. The property owner shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.
2. The Applicant shall obtain a building/use permit for the proposed manufactured home within one year of Board of Supervisors approval of the rezoning, otherwise the rezoning approval shall be deemed null and void, and the property shall revert to TR-9 zoning.
3. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

