

COCHISE COUNTY

Docket Z-15-03 (Griffith)

Request for a Rezoning
from SR-43 to SR-174

Board of Supervisors, April 28, 2015



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-15-03 (Griffith)

- Request for a downzoning from SR-43, one dwelling per acre, to SR-174 one dwelling per four acres.
- Subject parcel, 117-05-191A, is located on South Cochise Stronghold Road, west of Pearce.
- The applicant is Michelle K. Griffith.



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Subject Parcel



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Factors In Favor of Approval

1. The request complies with nine of the ten rezoning factors used by staff to analyze this request;
2. Cochise County encourages down-zoning of rural properties in order to protect Rural Character;
3. The Owner-Builder Opt-Out provision has been approved by the Board of Supervisors as an optional building option for residential construction; and
4. Staff has received one letter of support for this request.

Factor Against Allowing the Special Use

1. The request does not comply with one of the ten rezoning factors used by staff to analyze this request; and
2. Staff has received one letter of opposition against this request.



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Discussion



View north showing subject parcel and surrounding area

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Recommendation: Conditional Approval

1. The Applicant shall provide the County with 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; and
2. It is the Applicants' 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.



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