



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Mr. Fix It Properties LLC

2. Mailing Address: 2721 E Eagle Rock Dr

Sierra Vista AZ 85630
City State Zip Code

3. Telephone Number of Applicant: (520)249-2776

4. Telephone Number of Contact Person if Different: _____

5. Email Address: Jessi.propertiesplus@gmail.com

6. Assessor's Tax Parcel Number: 106-70-116
106-70-119 (Can be obtained from your County property tax statement) In Process to Combine Parcels with the Assessor

7. Applicant is (check one):

- Sole owner: _____
- Joint Owner: _____ (See number 8)
- Designated Agent of Owner: BILL Goethe
- If not one of the above, explain interest in rezoning: _____

7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:

- List attached (if applicable): _____

8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:

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1415 Melody Lane, Building E
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520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

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- If corporation, corporate resolution designating applicant to act as agent: _____
- If partnership, written authorization from partner: _____
- If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application. N/A

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership: _____
- Copy of title report: _____
- Copy of tax notice: _____
- Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes No

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form. *in process to combine parcels through the assessor's office.*

13. Indicate existing Zoning District for Property: Residential

14. Indicate proposed Zoning District for Property: Industrial/Commercial

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: A (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: enterprise redevelopment (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: NONE

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: Office + Storage + ~~warehouse~~

19. Are there any deed restrictions or private covenants in effect for this property?

- No Yes _____
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes No _____

- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

5th Street

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? n/a

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 2

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Liberty Water	
Sewer/Septic	City of Sierra Vista	
Electricity	SSIEC	
Natural Gas	Southwest Gas	
Telephone	Cox Communication	
Fire Protection	County (Fry Fire)	

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

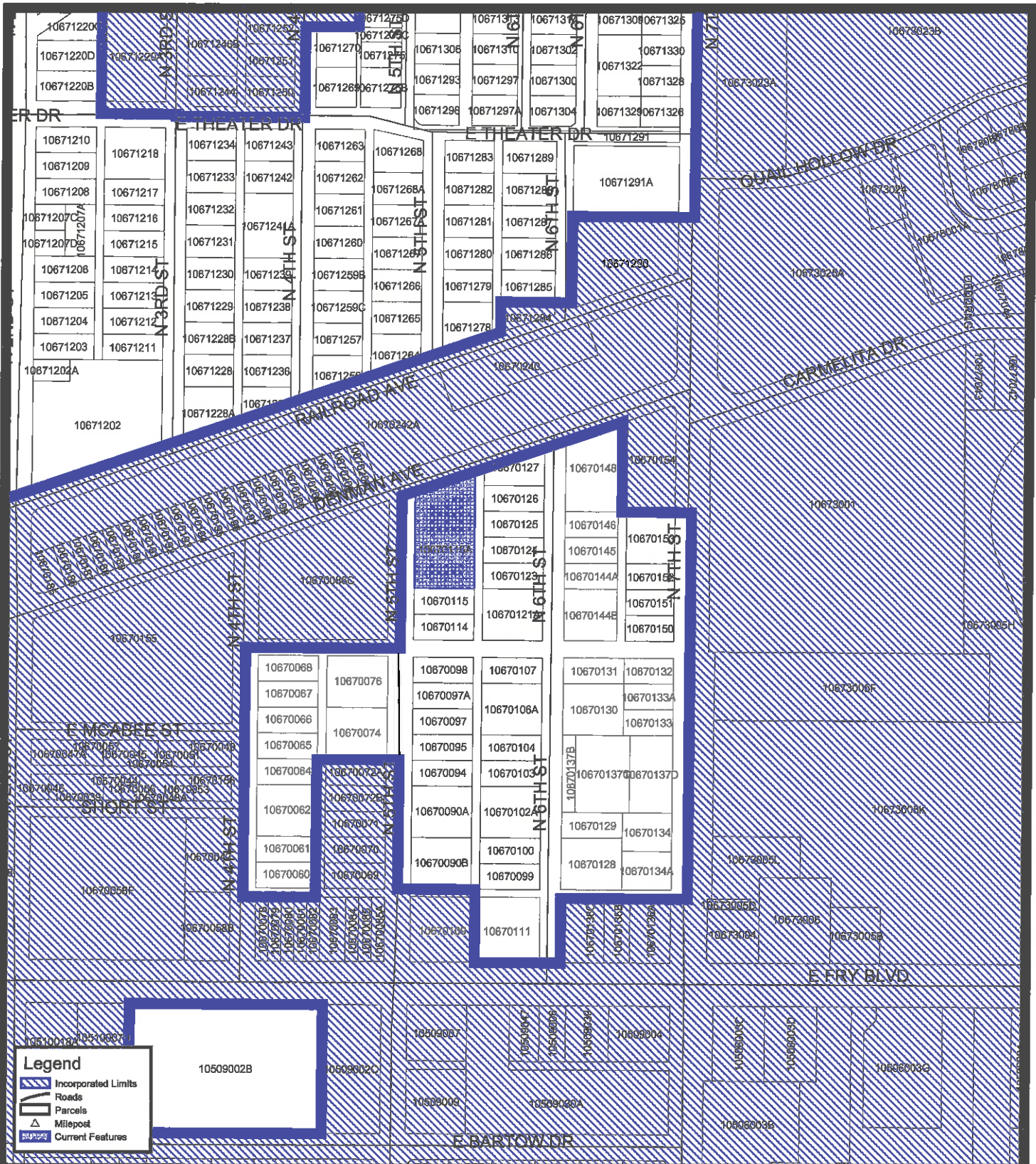
There are multiple commercial properties in this area + few residential properties remain.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: William D. Holthe

Date: Aug 11 2017




Legend


- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



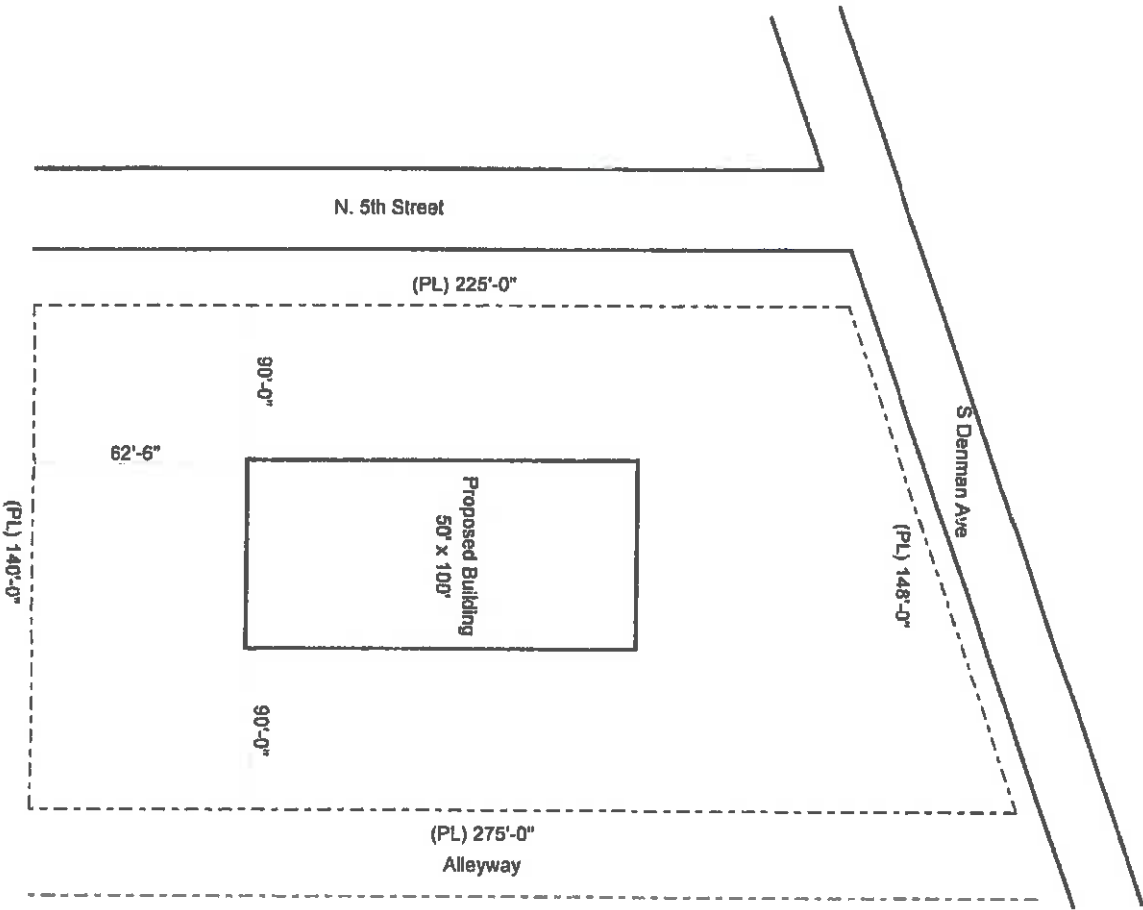
Z-17-03 (Goethe) Area Map

This map is a product of the Cochise County GIS Information Technology Dept.





0' 1" = 317'



SITE PLAN	Date:	08/29/2107
	PROJECT ADDRESS:	125 N. 5th Street Sierra Vista, AZ 85635



Counsel, Doodal, & Invered
RCC #301915, 3065R0, 2851R8

MR. FRANK OF SIERRA VISTA
 125 N. 5TH STREET
 SIERRA VISTA, AZ 85635
 08/29/2107



Cochise County
Community Development
Highway and Floodplain Division

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INTEROFFICE MEMO

Date: September 5, 2017
To: Peter Gardner, Planner I
From: Teresa Murphy, Right-of-Way Agent
Subject: Z-17-03 (Goethe)

Background: The applicant is requesting a rezoning from MH-72 (Multiple Household Residential; one dwelling per 7,200 square feet) to GB (General Business). The request is to facilitate the construction of a Warehouse and Office. The subject parcel is 0.8 acres (34,804 square feet) in size.

The subject parcel, APN 106-70-116A, is located at the southeast corner of N. 5th street and Denman Avenue in the Fry Townsite. It is further described as being situated in Section 34, Township 21 South, Range 20 East of the Gila and Salt River Base and Meridian, in Cochise County, Arizona. The applicant is Bill Goethe.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for subject parcel is Fry Boulevard, north on North 5th Street
- North 5th Street is a public right-of-way dedicated January 13, 1955 per Book 3 Maps and Plats, page 127 at a width of 60 feet.
- North 5th Street is a County Maintained Road (MI # 325)
- North 5th Street is classified as an Urban Collector and based upon our road construction standard D-111, the minimum width is 60 feet.

Recommendation:

- Further right-of-way dedication is not required for North 5th Street at this time.

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MEMORANDUM

Date: September 7, 2017
To: Peter Gardner, Planner 1
From: Dennis L. Donovan, P.E., Civil Engineer III for Karen L. Lamberton, AICP, County
Transportation Planner
Subject: Goethe Re-Zoning/Z-17-03/Parcel #106-70-116A

This re-zoning proposes changing the approximately 0.8 acre property's zoning designation from residential to commercial. In the REZONING APPLICATION the owner/applicant indicated that his two adjacent properties on the south side of Denman Avenue within the Fry Township enclave in the City of Sierra Vista are in the process of being combined at the Office of the County Assessor. A check with the Assessor's office confirmed that the two parcels (116 & 119) were officially combined into one parcel (116A) in July of this year.

The newly formed Parcel #106-70-116A has an existing zoning of MH-72 (Multiple Household Residential), which allows one dwelling unit per 7,200 square feet, and the requested zoning is GB (General Business) to facilitate an office and storage (warehouse) building. The SITE PLAN submitted with the rezoning application shows a proposed 5,000 square foot (sf) building centrally located on the site. The Application indicates a proposal for two (2) driveway cuts from 5th Street onto the site (locations not indicated on the site plan), and that off-site improvements proposed for the streets or easements used by the traffic that will be generated by this development are non-applicable (N/A.)

Traffic Analysis

Access is proposed from North 5th Street south of Denman Ave. at two locations not indicated on the site plan. The applicant will need to comply with driveway standards and details, as well as obstruction-free sight triangle provisions contained in the 2017 Edition of the Cochise County Design & Construction Standards & Specifications to help ensure vehicular and pedestrian traffic safety in the area of the new commercial use.

Traffic generation estimates, utilizing the ITE Trip Generation 9th Edition manual, for the proposed land use on

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this site shows the following:

1. For the parcel's land size of 34,804 sf and current zoning allowing one unit per 7,200 sf, there is potential for 4 dwelling units. For a total of four single family detached residences, the average vehicular trips per day is just over 38. For four apartment type units, the estimate for vehicle trips during an average day is lower – about 26.
2. The Applicant for the rezoning is Mr. Fix It Properties, LLC, so as to the plan for the 5,000 sf office and warehouse, an assumption is made that this will be a single tenant facility. The estimate for vehicle trips per day for a single tenant office use only with 5,000 sf of floor space is about 58 (the equivalent of 29 vehicles accessing the site each day.) The estimate for 5,000 sf of warehousing is only about 18 vehicle trips per day. It is reasonable to conclude that at full build-out the proposed use comprised of office and warehouse uses would generate vehicular trips per day similar to the 30 to 40 vehicle trips per day estimated for residential uses allowable on the site. The percentage of office versus warehouse storage was not included in the application, so a more specific estimate of trip generation is not available.
3. Estimated vehicle trips for warehousing as the proposed use considering the parcel size of 0.8 acres are larger than for just the 5,000 sf of building space noted above. Warehousing use on the 0.8 acre parcel would generate about 46 rather than the 18 estimated for floor space alone. That apparent disparity is probably indicative of the limited ratio of floor space to land area at less than 15% as proposed being lower than normal. The reference for estimating traffic generation (ITE Manual 9th Edition) does not include factors for office use based on land area so no comparison is available.
4. Based on this analysis an estimated range of vehicle trips per day would likely be between 18 and 58 (the equivalent of 9 to 29 vehicles accessing the site each day).

Recommendation

Land use changes do not, in and of themselves, change traffic patterns; however, they do create conditions for future transportation impacts. This re-zoning is not likely to change the general nature of this land use, as it currently exists, and is not likely to adversely impact traffic circulation or trip generation in the area. As pointed out by the Applicant, there are multiple commercial properties in this area and few residential properties remain. That is tempered with the continuation of townhomes being constructed on the north side of Denman Ave.

The Transportation Planning Department has **no objection** to the requested rezoning.

Advisory Note for the Applicant

Should the rezoning be approved and the Applicant proceeds with a Commercial Permit application for the building and site work, we strongly encourage the applicant to provide a detailed layout of the site showing the location and details for all proposed driveways that will serve the site. Additional information regarding traffic, including construction impacts, will be asked on the Commercial Permit Application and traffic circulation and parking will be reviewed for adequacy at that time.

The SITE PLAN provided with the rezoning incorrectly shows 90'-0" separation between both the proposed building and the alley and the building and 5th Street. If those dimensions were 45' on both sides of the building, it would then seem to be correct ($45'+50'+45' = 140'$.) This matches the parcels east-west dimension. In order to accommodate an internal driveway and associated parking the proposed building should move easterly toward the alley.



***Cochise County Planning Department &
Fry Fire District***

**Joint Project Review Approval for Commercial Permits &
Subdivisions.**

Attn:

Date: September 5, 2017

Project Name: Z-17-03 (Goethe)

Project Address: 5Th & Denman

Project Tax ID #: 106-70-116A

Scope of Project:

- APPROVED
- APPROVED with CONDITIONS
- DENIED
- APPROVAL NOT REQUIRED
- FRY FIRE FEES PAID

The Fry Fire District has the following concerns:

The Fry Fire District will need to be provided with a full set of plans drawn by a registered architect with their stamp on the plans.

A plan review fee of .20 cents per square feet (.20 X 5,000 = \$1,000.00) will need to be payed to the Fry Fire District prior to being issued a building permit.

The following concerns are based on the information provided with the transmittal letter.

IFC 505.1 Address number will need to be easily legible from the street and in color contrast with the back ground.

IFC 503.2.1 and 503.4 Fire Apparatus Access must be unobstructed, including parked vehicles with minimum dimensions of 20' wide and 13'.6" high.

Means of egress: Based on the information provided the building will need to have a minimum of two means of egress (possibly more) one from the business portion and one from the warehouse portion. The doors should open to the egress side without the use of a key, special knowledge or effort. Roll up doors are not to be considered an acceptable means of egress.

Illuminated exit signs need to be provided at each exit with a backup power supply, also egress lights need to be provided throughout the building with backup power supply and provide enough lighting to allow persons to exit the building safely during a power outage.

A fire extinguisher with a minimum rating of 2A/20BC needs to be mounted near each exit.

With new construction electrical will probably not be an issue, however a couple of items to keep in mind are; a clear space needs to be maintained around all electrical panels, also extension cords shall not be used for permanent wiring.

In a non-sprinklered building storage shall be maintained 2' below the ceiling level. Also, if the building is going to have any stairways, no combustible materials shall be stored under the stairs.

The above list consists of common issues encountered by the Fry Fire District, however other issues may arise after reviewing a full set of plans.

Any questions, comments, or concerns feel free to contact me, thank you.

**Respectfully,
Ed Shiver
Fire Marshal
Fry Fire District
4817 S Apache Ave
Sierra Vista AZ. 85650
Office: 520-378-2222
Cell: 520-559-0131
Email: pshiver@fryfiredistrict.com**

5th St Highway

From: Cratsenburg, Diane E
Sent: Friday, September 15, 2017 4:46 PM
To: Gardner, Peter B
Cc: Ellis, Ronald J
Subject: 5th St

Regarding the proposed rezoning by Mr. Goethe - no comments either way. Area has a mix of commercial and residential properties already.

Diane Cratsenburg
Engr Tech III
Cochise County Community Development
Highway and Floodplain Division
1415 Melody Lane, Building F
Bisbee, AZ 85603
(520) 432-9327 phone
(520) 432-9337 fax

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Rezoning Docket Z-17-03 (Goethe)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

MORE JOBS. BETTER LOCKS.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

DONALD RAMEY
[Handwritten Signature]

YOUR TAX PARCEL NUMBER: 106-71-261-1 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Friday, September 29, 2017** to be included in the staff report to the Commission, and by **Thursday, October 28, 2017** to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Peter Gardner at pgardner@cochise.az.gov. Comments received after the September 29 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the **public hearing on October 11, 2017 for the Planning and Zoning Commission and November 14, 2017 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
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Rezoning Docket Z-17-03 (Goethe)

X YES, I SUPPORT THIS REQUEST

Please state your reasons:

WILL BE A NICE PLACE.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): LIESEL MORRIS

SIGNATURE(S): Liesel Morris

YOUR TAX PARCEL NUMBER: 02-106-71-260 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Friday, September 29, 2017 to be included in the staff report to the Commission, and by Thursday, October 28, 2017 to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Peter Gardner at pgardner@cochise.az.gov. Comments received after the September 29 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the public hearing on October 11, 2017 for the Planning and Zoning Commission and November 14, 2017 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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