

COCHISE COUNTY

Z-17-03 (Goethe)

A request to rezone from MH-72 to GB

Board of Supervisors

November 14, 2017



Public Programs...Personal Service

COCHISE COUNTY

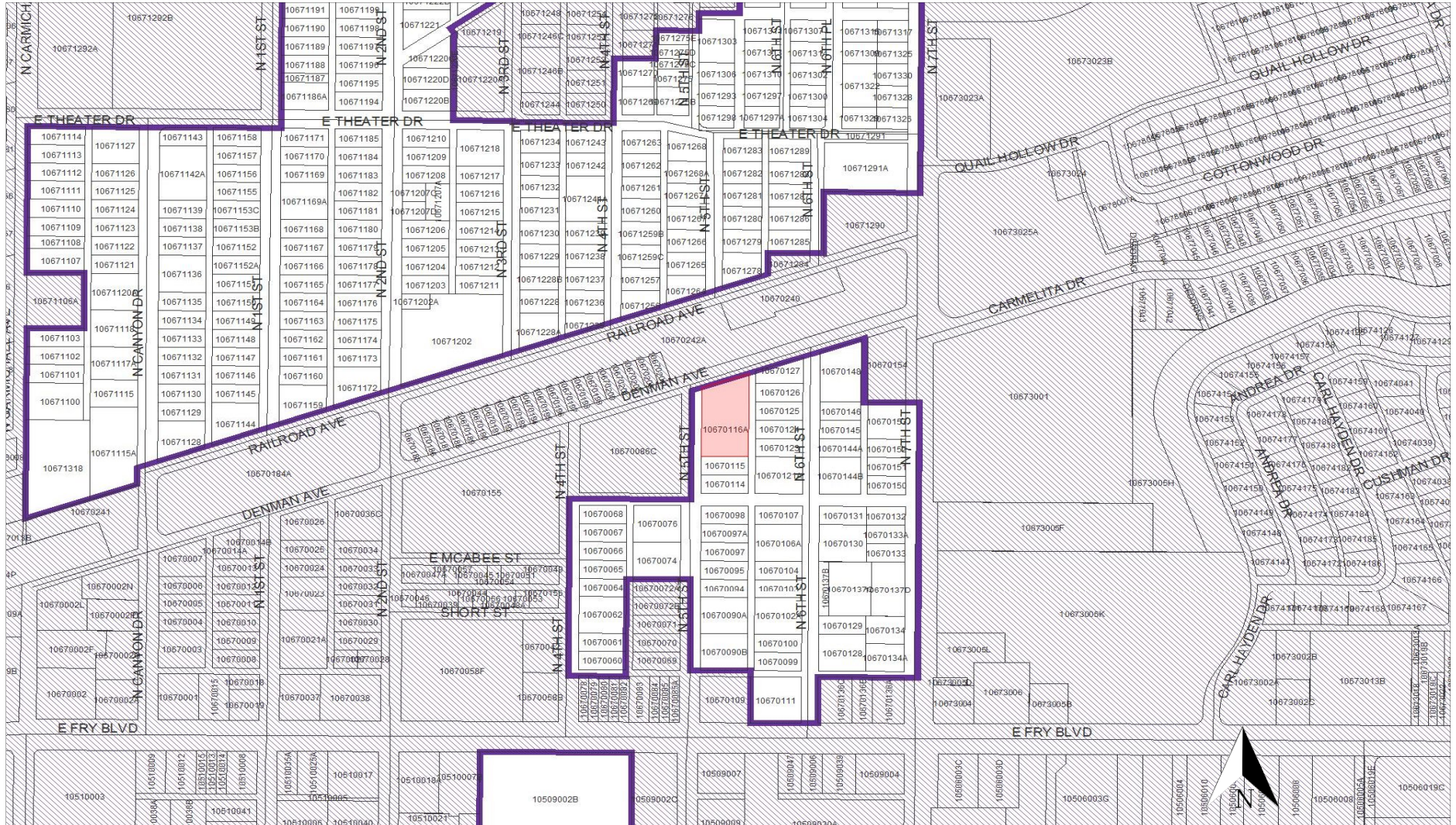
Docket Z-17-03 (Goethe)

- The Applicant is requesting rezoning from MH-72 (Multiple Household Residential; one dwelling per 7,200 square feet) to GB (General Business) on a 0.80 acre site in the Fry Townsite.
- The parcel, 106-70-116A, is located in the Fry Townsite, at the southeast corner of N. 5th Street and Denman Avenue.
- The site was a dilapidated mobile home park until a joint City/County effort brought it into public ownership. The Applicant purchased the property, cleared and cleaned it, and is requesting this zoning change to facilitate the construction of a warehouse and office building.
- The Applicant is Bill Goethe.



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Location Map:



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Site Photos:



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Site Photos:



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Site Photos:

The property across 5th Street to the west



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Site Photos:

The businesses to the east



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Site Photos:



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Site Photos:



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Site Photos:

Access to the site, and homes to the north



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Site Photos:

Another view of the homes to the north



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Site Photos:

Street view prior to demolition of the mobile home park



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On October 11, 2017, the Planning & Zoning Commission voted 5-0 to recommend Conditional Approval, with the Conditions recommended by Staff

Factors in Favor of Approval

1. Allowing the request would be in keeping with the character of the existing development in the area;
2. The Comprehensive Plan policies prescribe replacing non-conforming and/or incompatible land uses in Enterprise Redevelopment areas with compliant commercial uses;
3. The request will continue an existing effort to replace and revitalize distressed properties with conforming commercial development;
4. Two letters of support have been received.

Factor Against Approval

1. The rezoning will carry the potential to create a land use with more neighborhood impacts than the previously existing non-conforming mobile home park.



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Discussion:



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Based on the factors in favor of approval, staff recommends Conditional Approval of the Rezoning request, subject to the following Conditions:

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;

