

COCHISE COUNTY

Z-18-05 (Reaves)

A request to rezone from RU-4 to RU-2

Planning and Zoning Commission

May 9, 2018



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-18-05 (Reaves)

- The Applicant is requesting rezoning from RU-4 (Rural; one dwelling per four acres) to RU-2 (Rural; one dwelling per two acres) on a 4.57 acre site north of Huachuca City.
- The parcel, 106-04-110A, is located on the northeast corner of W. Camino de Mesa and N. Appaloosa Place. The home is addressed as 2472 N. Appaloosa Place, and the Quonset is addressed as 315 N. Camino de Mesa.
- The dual nature of the site, split by a 6-foot block wall, which also encompasses the perimeter, is unique to the area. The Quonset was permitted and constructed as a church, but the site was never completed, nor was the building ever used as a church.
- The parcel is located in a 1957 subdivision, Cochise Ranchos, which has seen a mixture of rural, commercial, and high density residential development since 1957.
- The Applicant is Carla Reaves.



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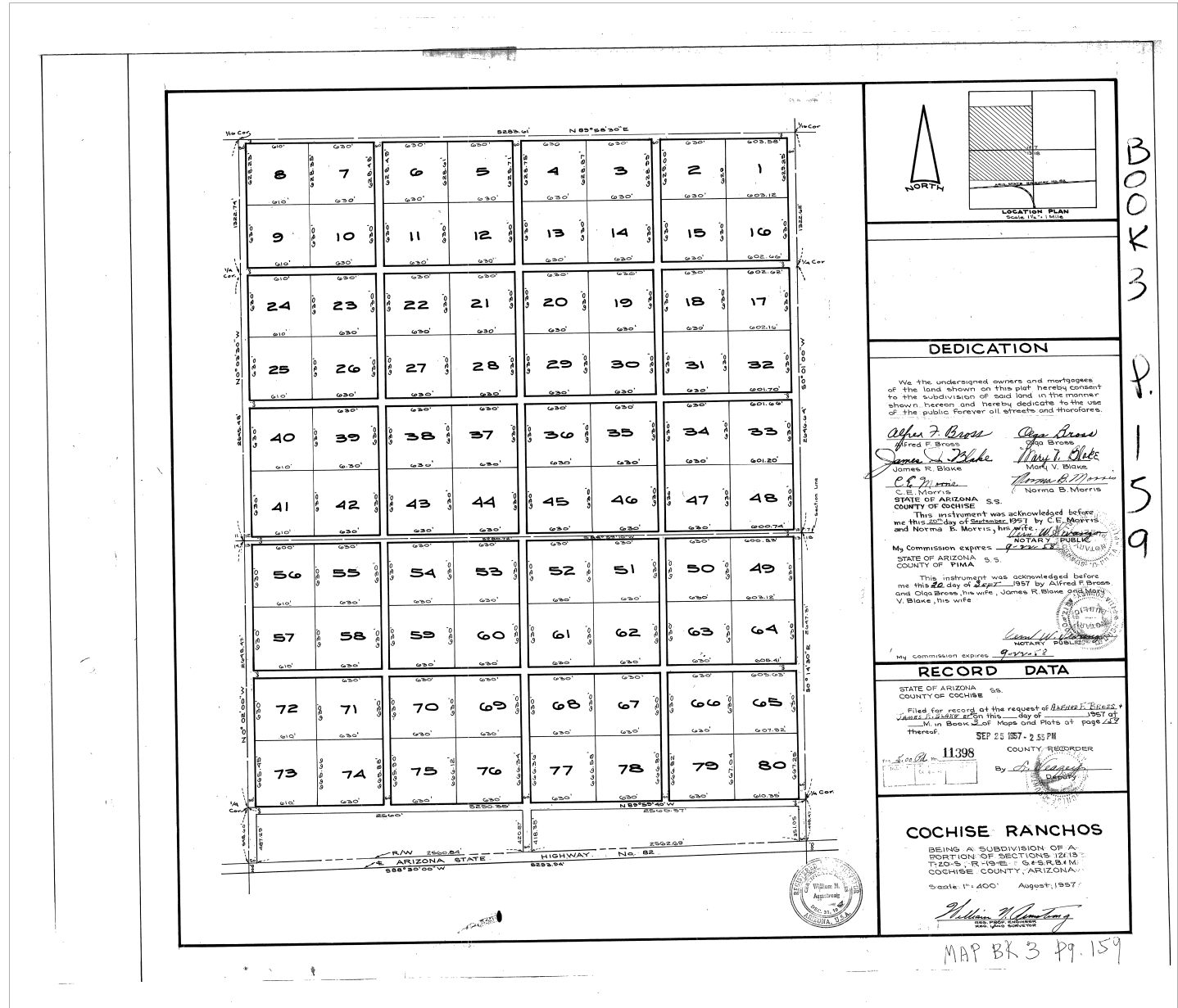
Commission Action

➤ On May 9, 2018, the Planning & Zoning Commission voted 6-2 **AGAINST** forwarding the docket with a recommendation of Conditional Approval, including a modification to site development standards to permit the existing accessory structures to remain in relation to any future internal property lines.



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Original Map:



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Site Photos:

The site from N. Appaloosa



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Site Photos:

The entrance from N. Appaloosa.



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Site Photos:



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Site Photos:

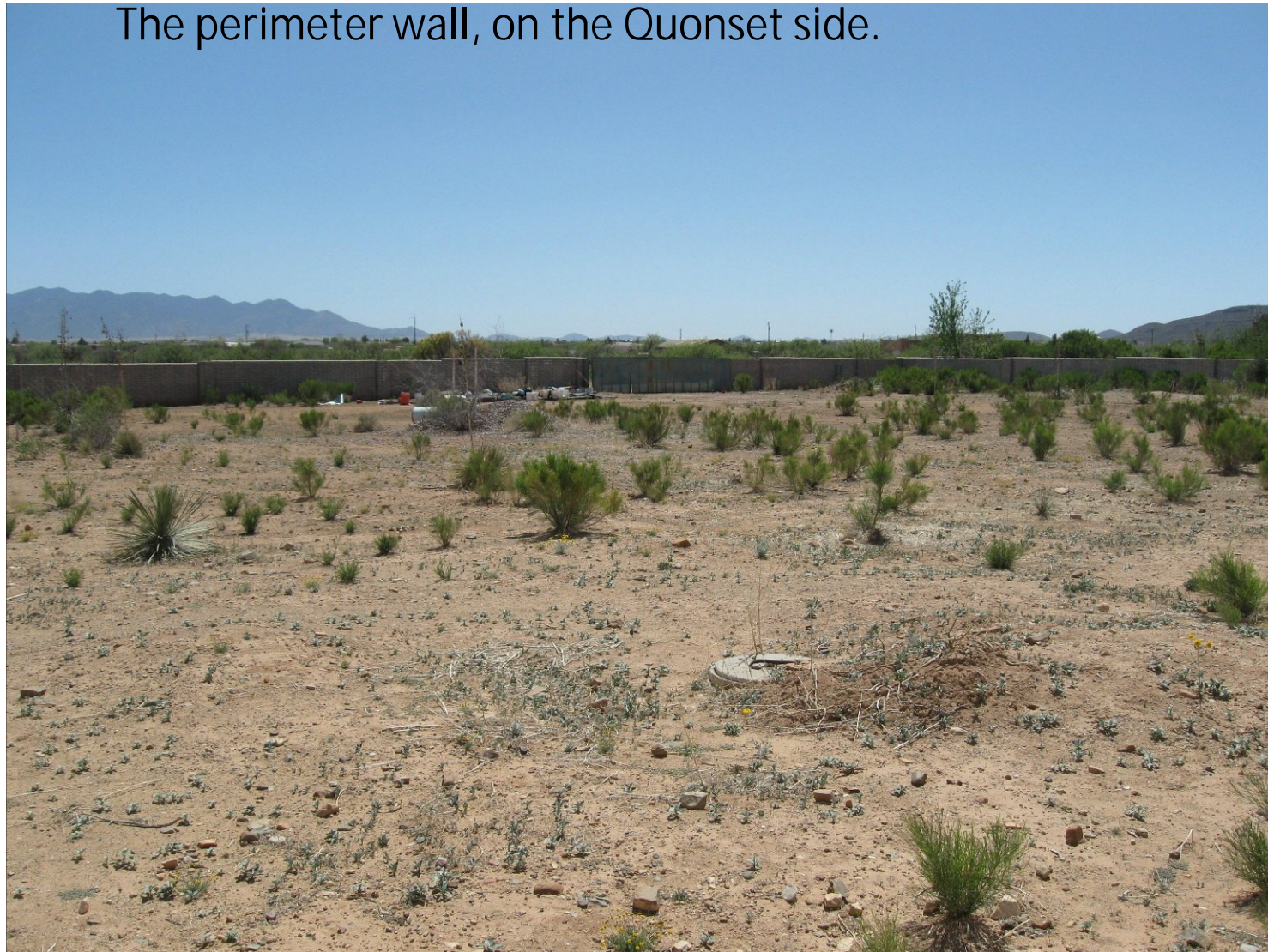
The Quonset from the south side of the site.



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Site Photos:

The perimeter wall, on the Quonset side.



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Rezoning Factors 1-5

1. Provides an Adequate Land Use/Concept Plan – Complies with Conditions
2. Compliance with Applicable Site Development Standards – Complies with Modifications
3. Adjacent Districts Remain Capable of Development - Complies
4. Limitation on Creation of Non-Conforming Uses – Complies with Modifications
5. Compatibility with Existing Development - Complies



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Rezoning Factors 6-10

6. Rezoning to More Intense Districts– Complies with Conditions
7. Adequate Services and Infrastructure– Complies
8. Traffic Circulation Criteria- Complies
9. Development Along Major Streets– Complies
10. Infill- Not Applicable



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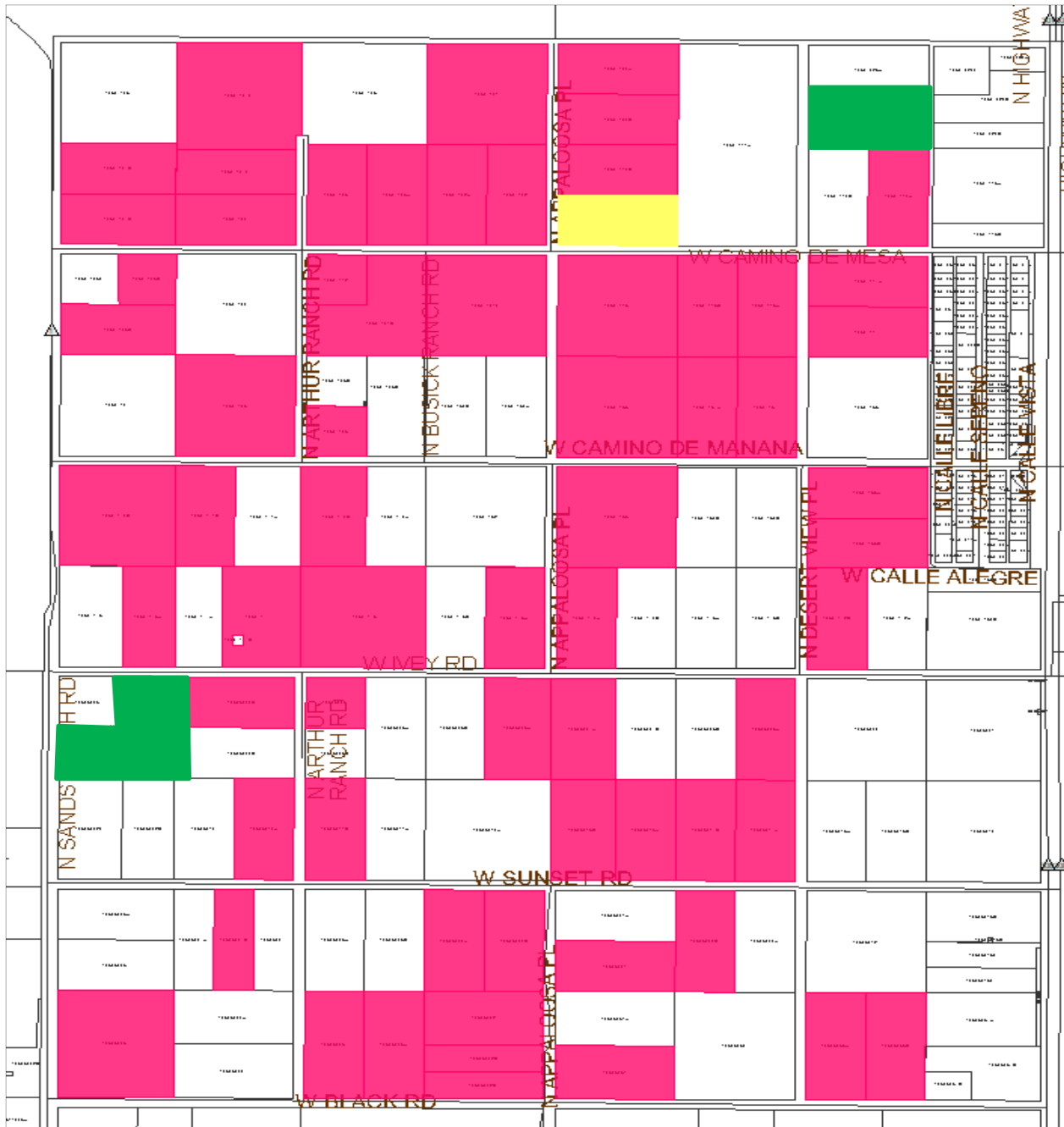
Rezoning Factors 11-15

11. Unique Topographic Features– Not Applicable
12. Water Conservation– Complies
13. Public Input- Does Not Comply
14. Hazardous Materials– Not Applicable
15. Compliance with Comprehensive Plan (Mandatory)-
Complies



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Public Input:



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Factors in Favor of Approving the Rezoning:

1. Allowing the request will not alter the character of the existing development in the area as the site is already developed;
2. The unique nature of this site precludes it being used as precedent for future potential requests;
3. The request will be supported by the existing infrastructure and services;
4. Rezoning to RU-2 for the purpose described would not change minimum site development standards other than density requirements for any future construction;
5. Allowing the rezoning would permit the applicant to split the property in a legal manner;
6. The Comprehensive Plan policies prescribe Developing areas to grow towards build-out. This request would bring the zoning into compliance with the Plan;
7. Owners of two parcels have expressed written support.



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Factor Against Approving the Rezoning:

1. The Commission voted 6-2 against recommending approval.
2. Owners of 65 parcels have expressed written opposition to the request.



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Discussion:

