

Gardner, Peter B

From: Linda Guinter <lguinter@live.com>
Sent: Thursday, May 10, 2018 2:18 PM
To: Gardner, Peter B
Subject: Docket Z-18-05 (Reaves)

Mr. Gardner

The original notice of the Rezoning Request stated the deadline for input for inclusion in the Board of Supervisors report is 10 May 2018. Request the following be included. Thank you.

Linda Guinter

TO: Board of Supervisors
FROM: Linda Guinter

RE: Docket Z-18-05 (Reaves)

I support the Planning and Zoning Commission's vote of 6 to 2 to not approve the rezoning requested in Docket Z-18-05 (Reaves). I request the Board of Supervisors concur.

After reviewing the County Report to the Cochise County Planning and Zoning Commission and attending the Commission Hearing on 9 May 2018, I submit the following for consideration.

- Eleven of the 13 parcels less than 4 acres in Cochise Ranchos were established prior to the 1975 County zoning action. The other 2 are considered not legal, nonconforming parcels. None of these sites have been rezoned to permit the small lot size / higher density. They do not serve as a precedent to approve the current rezoning request to RU 2. THERE ARE NO RU 2 PARCELS IN COCHISE RANCHOS.
- The high density, residential and heavy commercial use areas are limited to those parcels along Highway 90. These activities are not interspersed throughout the residential portion. The high density, residential property consists primarily of mobile homes that are located within Cochise Ranchettes, a subdivision to the east of the Cochise Ranchos subdivision. The commercial use is described as heavy but really is light as it consists of a retail pottery store; Stan's Fence; Little Family Farm, a petting zoo and animal exhibit; and a propane company at the northeastern edge of the neighborhood.
- The report explains Category B of the Comprehensive Plan as a designation that is intended to include an area with mixed uses until a clear pattern of development occurs. There is a clear pattern. This

pattern was first established by the County in 1975 with the RU4 zoning designation. It was further defined in 2000 when 99 property owners (of approximately 125 parcels) chose to change their zoning to SR 174 in order to stabilize Cochise Ranchos as a low density, residential community. This was done without decreasing the 4 acre minimum size and reduced the number of permitted uses that compared to RU4. And lastly, in May 2018, 99 residents on 65 parcels submitted their opposition to the current rezoning request.

I request the Board of Supervisors uphold the Planning and Zoning Commission's decision not to approved Docket Z-18-05.

Thank you

Sincerely,

Linda Guinter

Gardner, Peter B

From: Jackson_656 Jackson <Jackson_656@msn.com>
Sent: Thursday, May 10, 2018 1:10 PM
To: Gardner, Peter B
Subject: Re: Rezoning Request at 2472 N Appaloosa pl

Peter,

I understand that today is the last day for submission of comments for your final report to the supervisors..... My comments are

1. The applicant has not made a valid effort to sell the property as is.
2. The existing block wall is not an equal split of the property so the property with the house would not comply with an RU2 zoning.
3. The quanset building is NOT a commercial building. This is not the only quanset building on residential property within Cochise Ranchettes, thus this is not necessarily a unique property.
4. We do not want the county to set a precedent by allowing this split. There is currently no precedent within Cochise Ranchettes for this rezoning.

Thank you
Have a great day
Katrina Jackson

From: Gardner, Peter B <PGardner@cochise.az.gov>
Sent: Friday, April 6, 2018 8:24 AM
To: 'Jackson_656 Jackson'
Subject: RE: Rezoning Request at 2472 N Appaloosa pl

Ms. Jackson,

Thank you for your input. It is possible that I may email you with questions or more information in the coming weeks. I appreciate all citizen engagement. Thank you and regards,

Peter Gardner
Planner II
Cochise County Community Development
Development Services Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
520-432-9300
520-432-9278 fax

Public Programs...Personal Service
www.cochise.az.gov

From: Jackson_656 Jackson <jackson_656@msn.com>
Sent: Friday, April 06, 2018 7:19 AM
To: Gardner, Peter B <PGardner@cochise.az.gov>
Subject: Rezoning Request at 2472 N Appaloosa pl

Mr Gardner,

We are sending this email to notify the county that we do not support the rezoning request submitted by Carla Reeves.

We are the owners of the property at 188 w Camino de mesa which is located across the street from the church property.

We bought our property out here specifically because of the RU4 zoning and the Cochise Ranchette CCRs. We believe any rezoning will decrease our property value.

We understand from our neighbors that you will be sending a letter out next week. We will be on vacation for two weeks so wanted to ensure you have this objection from us.

Thank you

Katrina Jackson

Gardner, Peter B

From: Eileen Swiers <eileenswiers@gmail.com>
Sent: Thursday, May 10, 2018 2:11 PM
To: Gardner, Peter B
Subject: Docket Z-18-05, rezoning application

To: The Board of Supervisors, Cochise County
From: Eileen Swiers

Re: Docket Z-18-05

I am writing to express my opposition to the proposed zone change request for 2472 N. Appaloosa Place in Whetstone that was heard by the Planning and Zoning Commission on May 9, 2018.

I support the Planning and Zoning Commissions' vote of 6 to 2 to allow the motion for approval to fail. I request the Board of Supervisors concur.

The proposed zone change for the Cochise Ranchos subdivision is not consistent with the land use development in our area. The properties in our area are either residential or vacant land and are zoned RU 4 or SR 174. There has not been a request to down zone to smaller parcels since 1975. As a result, approval of this request represents a form of spot zoning that unfortunately would set a precedent for the area.

Residents in Cochise Ranchos enjoy a sense of open space and privacy due to their lot sizes, generally 4 acres to 20 acres. The space allows us to enjoy a quality and style of living that is not available in other areas in the county. We hope to maintain the integrity of our area for the future and with your support, we will.

Respectfully submitted,

Eileen Swiers
257 W. Sunset Rd.
Whetstone

Gardner, Peter B

From: Gordon White <gkwhigte@msn.com>
Sent: Thursday, May 10, 2018 12:06 PM
To: Gardner, Peter B
Subject: Request for rezoning of RU4 property to RU2.

Mr. Gardner, I know I am late for responding to the comment period. but I was on vacation and just returned yesterday afternoon. This morning I retrieved my mail and got the letter from Ms. Guinter. Even though late, I wanted you to know I am against the rezoning to RU2. I bought the land out here before 1990 and built on it in 2000. I wanted the low density housing, night skys and abundant wild life. To change this now would defeat that purpose. I am sorry I am late in responding, but maybe you could find a way to include my comments. Thank you. Gordon White, Cochise Ranchos lot 327 9.11AC, parcel ID # 10604139.