

COCHISE COUNTY

Z-18-07 (Soventix) A request to rezone from R-36 to LI

Board of Supervisors
September 11, 2018



Public Programs...Personal Service

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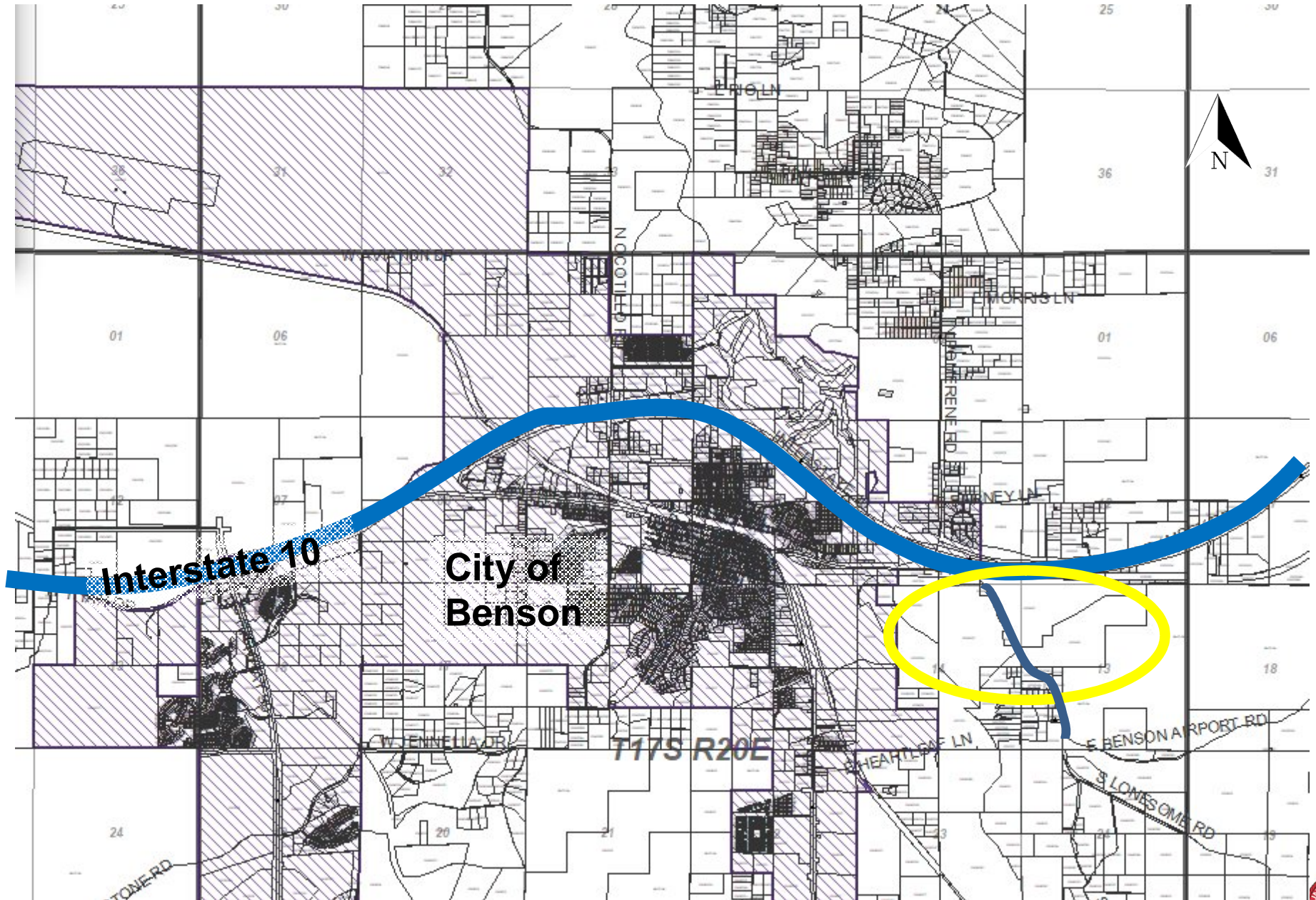
Docket Z-18-07 (Soventix)

- The Applicant is requesting rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to LI (Light Industry) on multiple parcels totaling approximately 340 acres south and east of Benson City limits.
- The parcels are located South of East 4th Street and on both sides of Benson Airport Road.
- The east side of Benson Airport Road was the former airport and the West side is currently a farm
- The Applicant is Soventix.



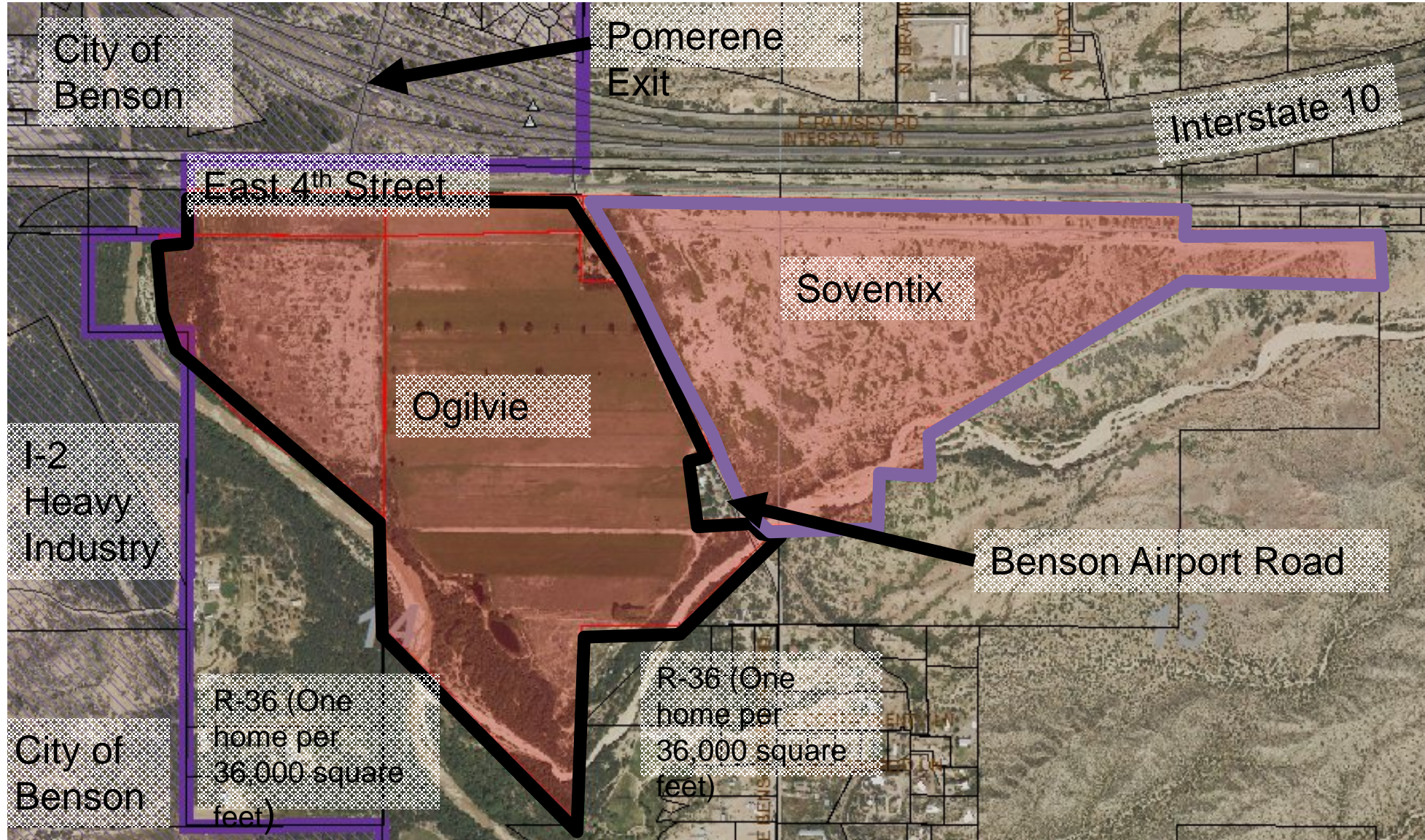
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Location Map:



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Soventix Site:

Current Zoning: R-36 (Residential; one dwelling per 36,000 square feet)

Proposed Zoning: LI (Light Industrial)

Growth Area: B – Community Growth Area

Plan Designation: Enterprise

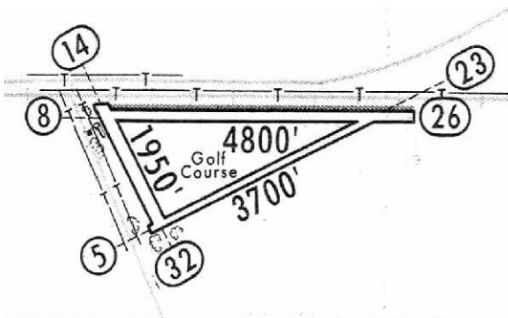
Area Plan: None

Existing Uses: Vacant, Former Benson Airport

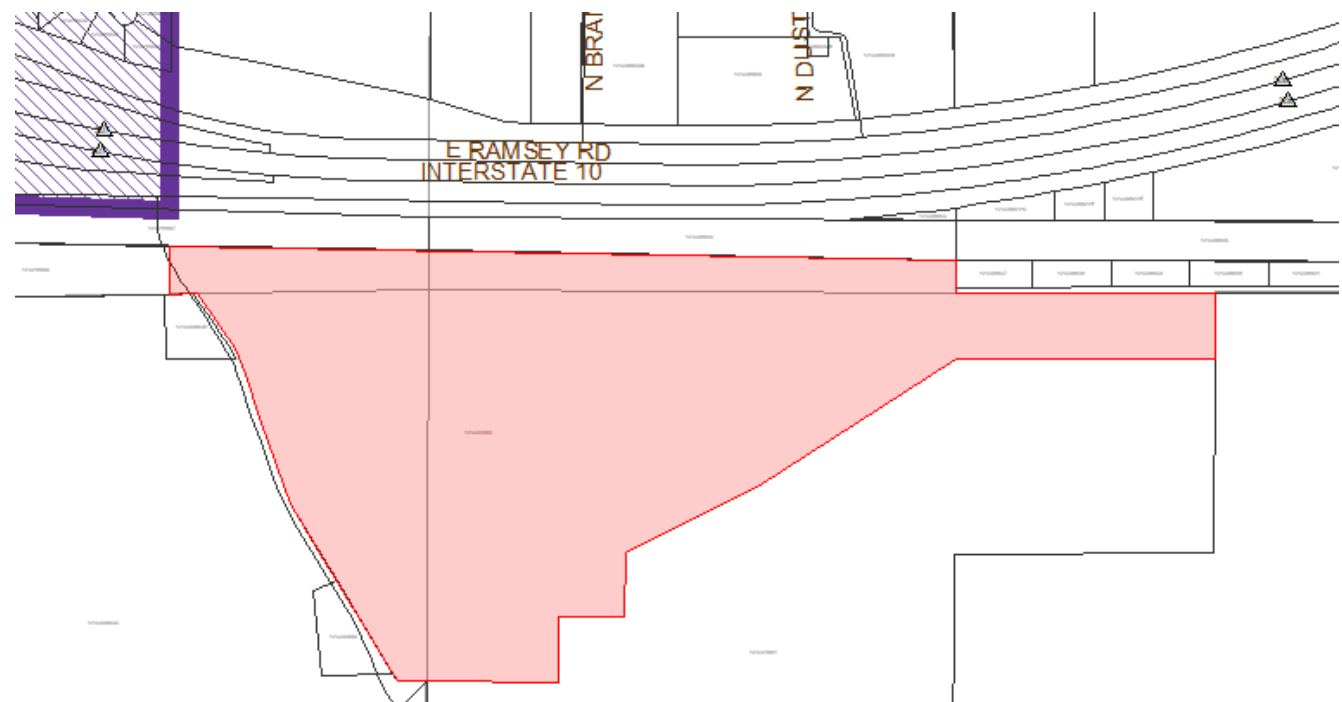
Proposed Uses: Solar Energy Powerplant



USGS Topo Map, 1958



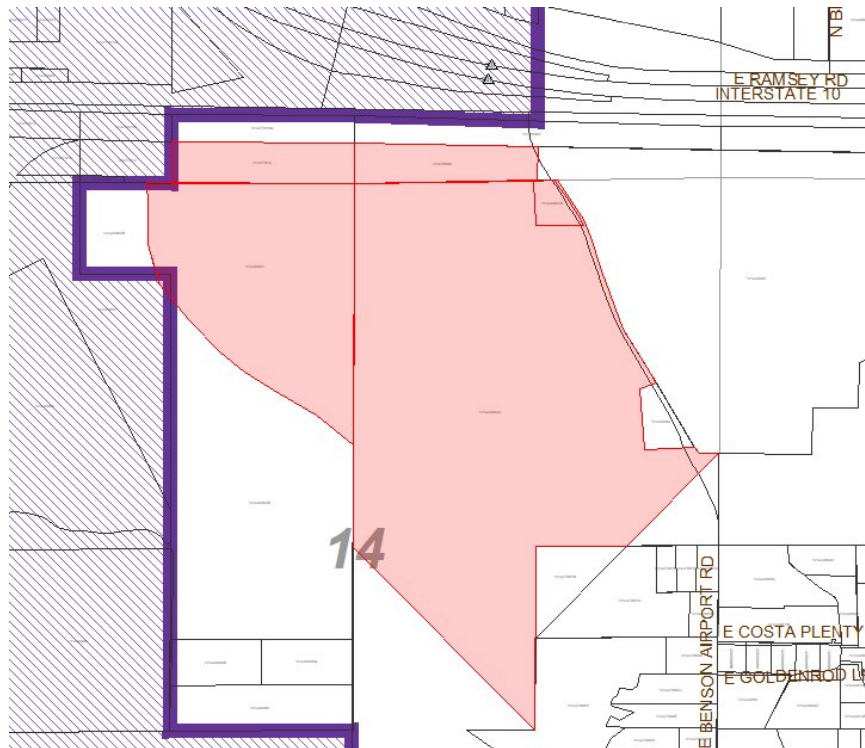
Jeppesen Airway Manual, 1964 (Chris Kennedy)



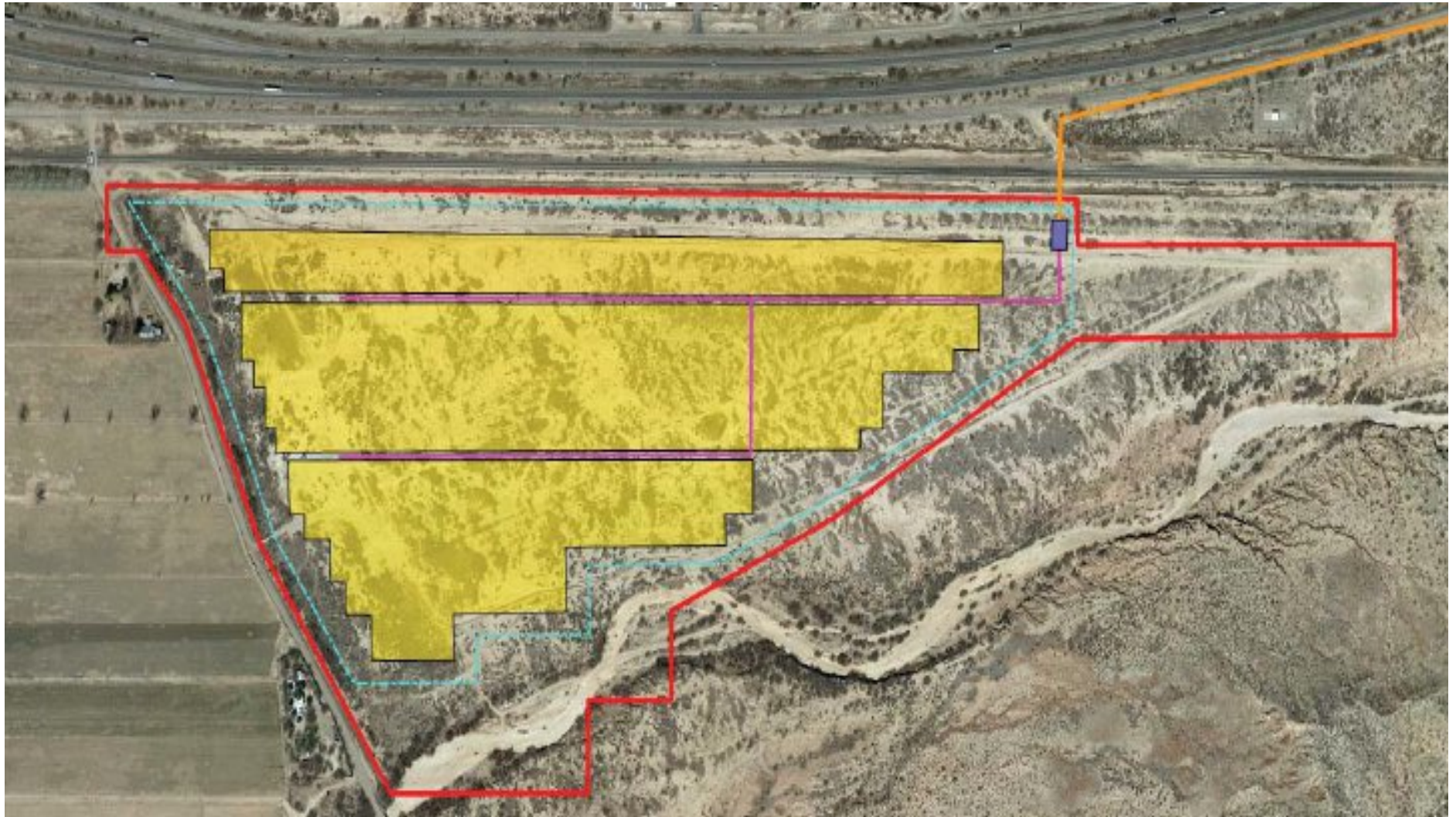
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Ogilvie Site:

Parcel Size: ~202 acres
Current Zoning: R-36 (Residential; one dwelling per 36,000 square feet)
Proposed Zoning: LI (Light Industrial)
Growth Area: B – Community Growth Area
Plan Designation: Developing
Area Plan: None
Existing Uses: Farm
Proposed Uses: No changes proposed to use at this time.

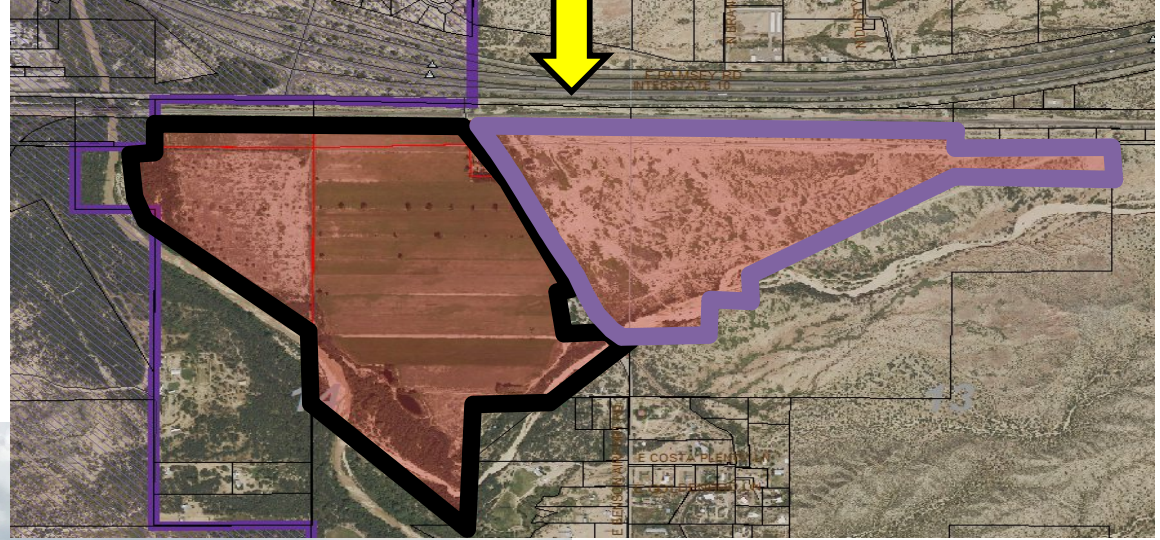


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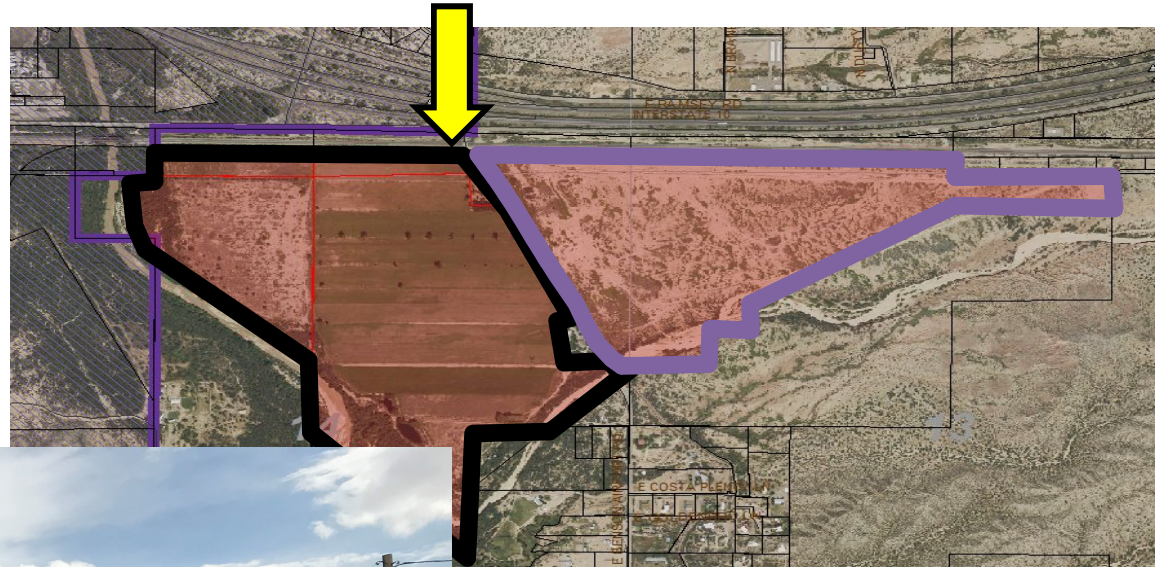
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Site Photos



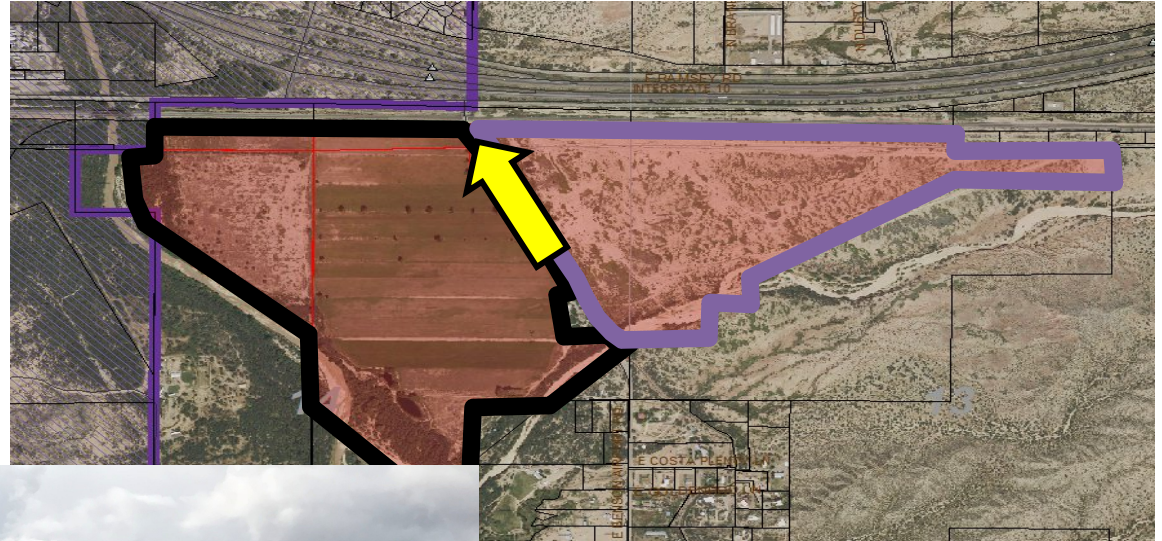
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Site Photos



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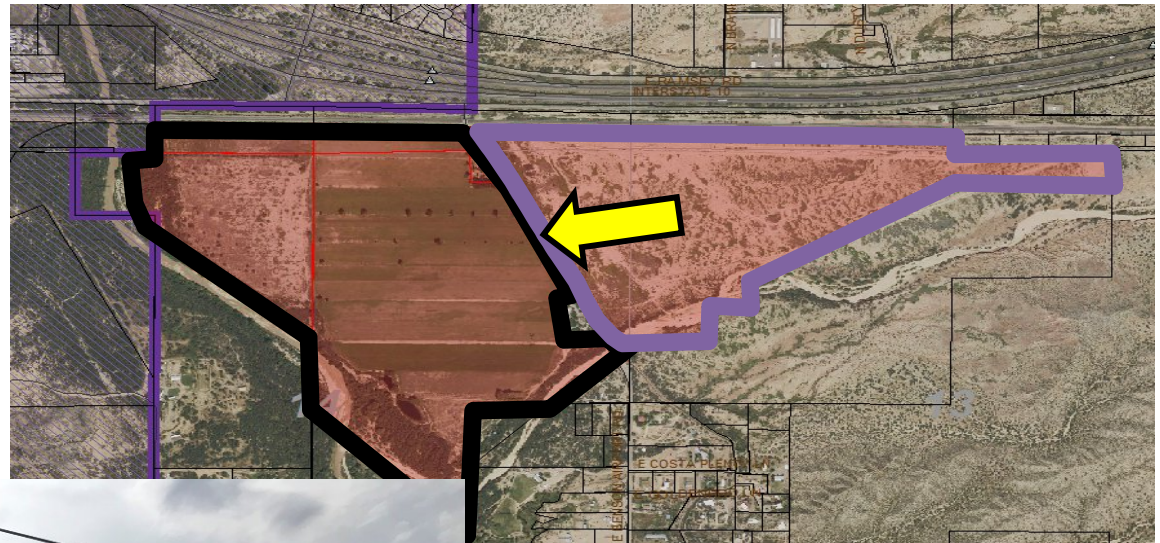


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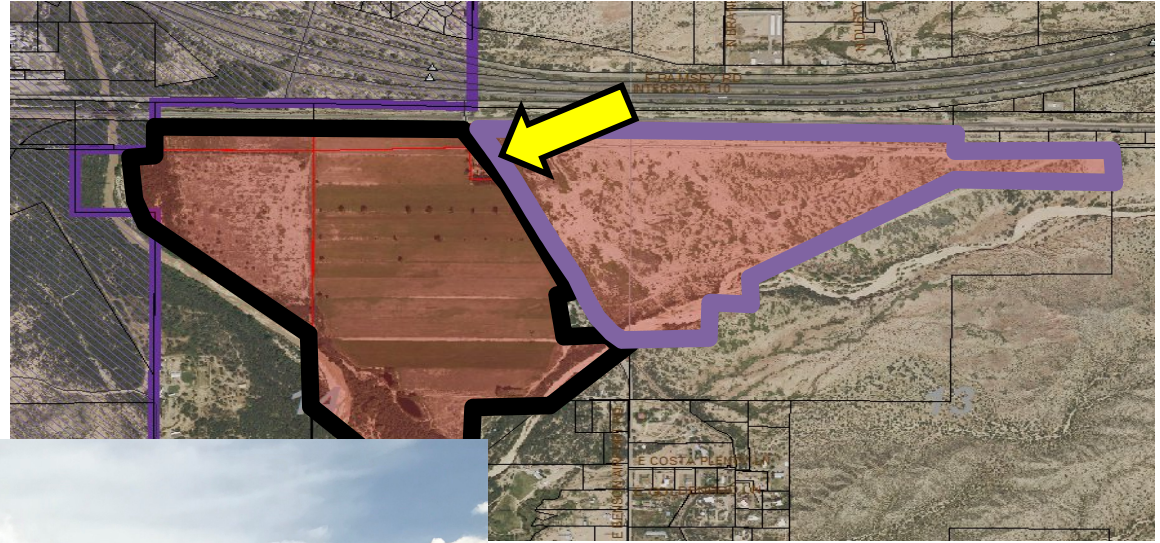
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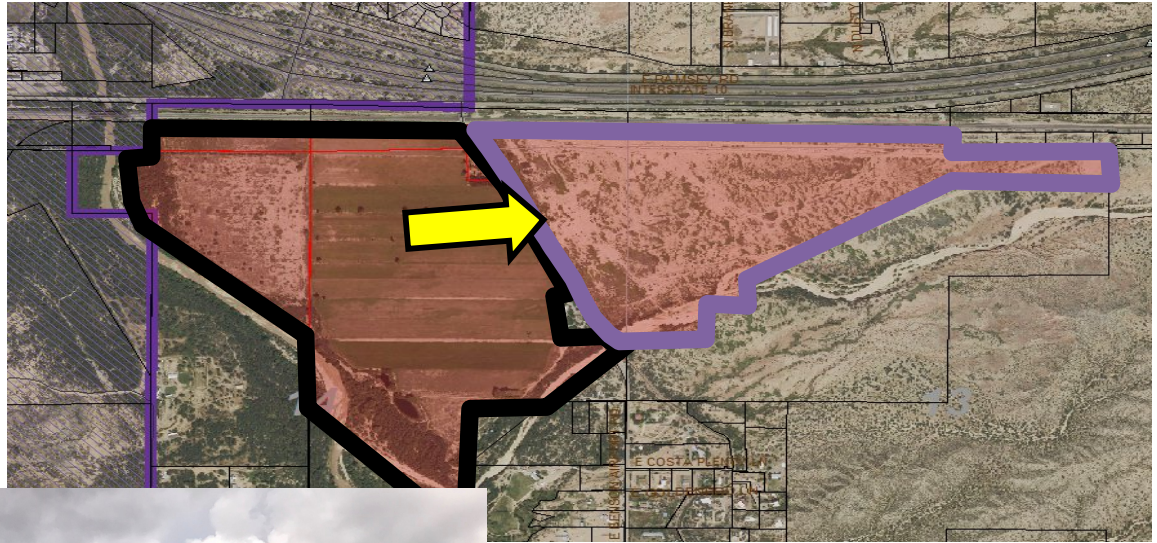
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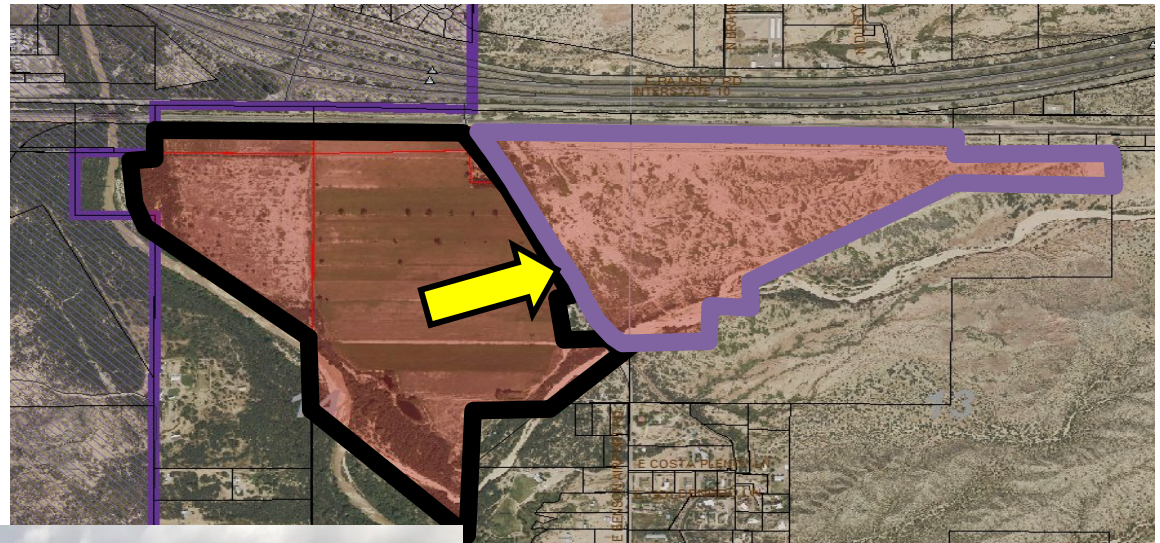
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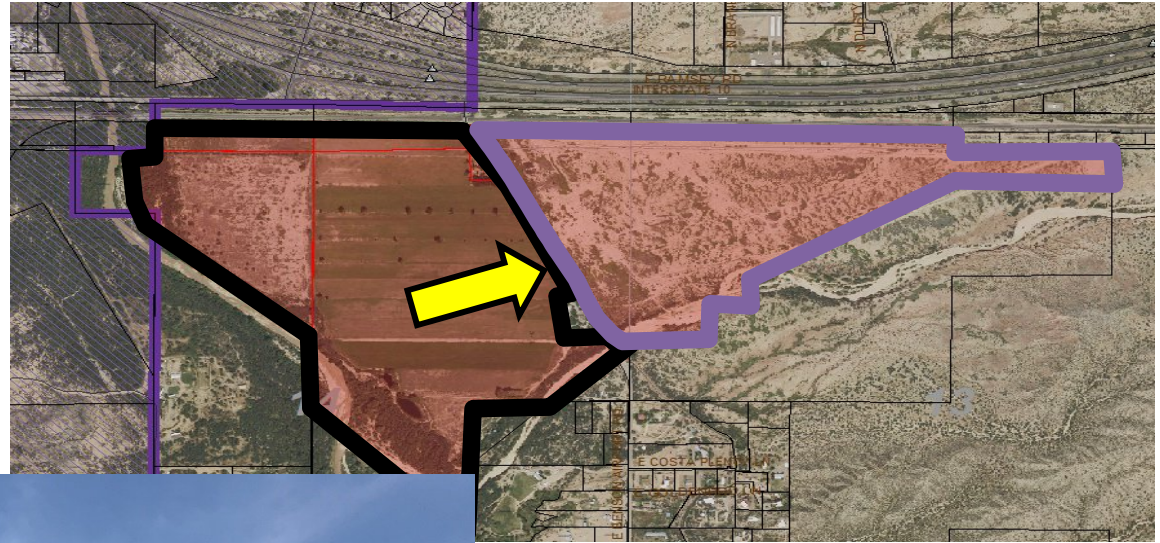
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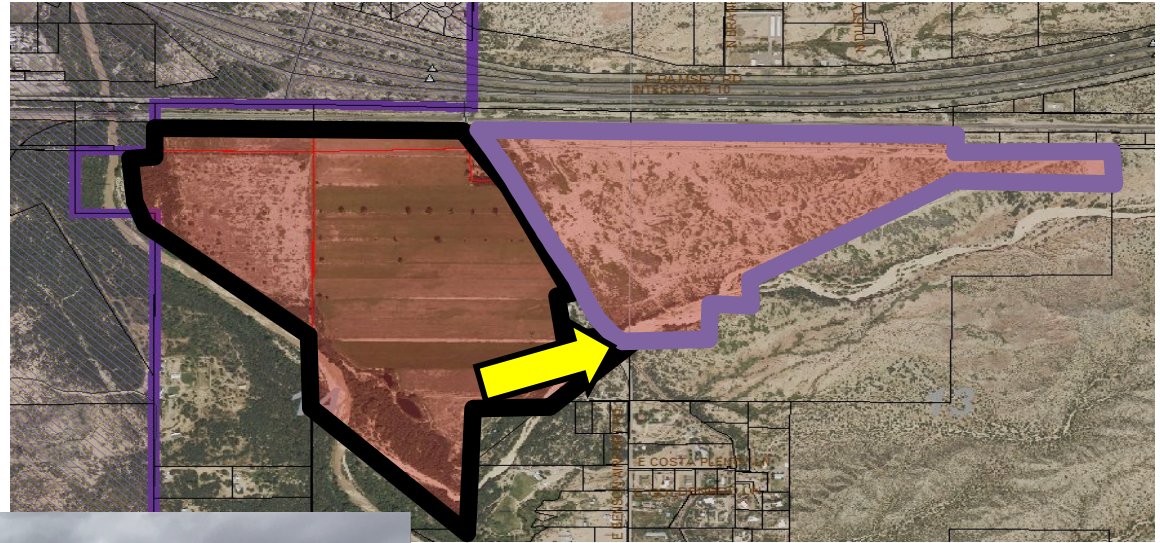
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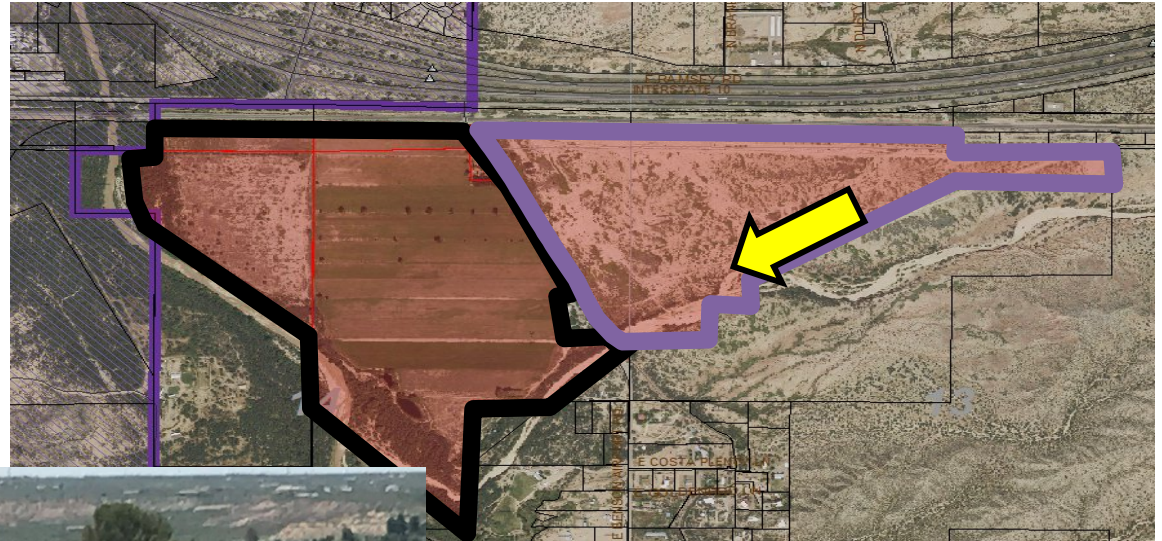
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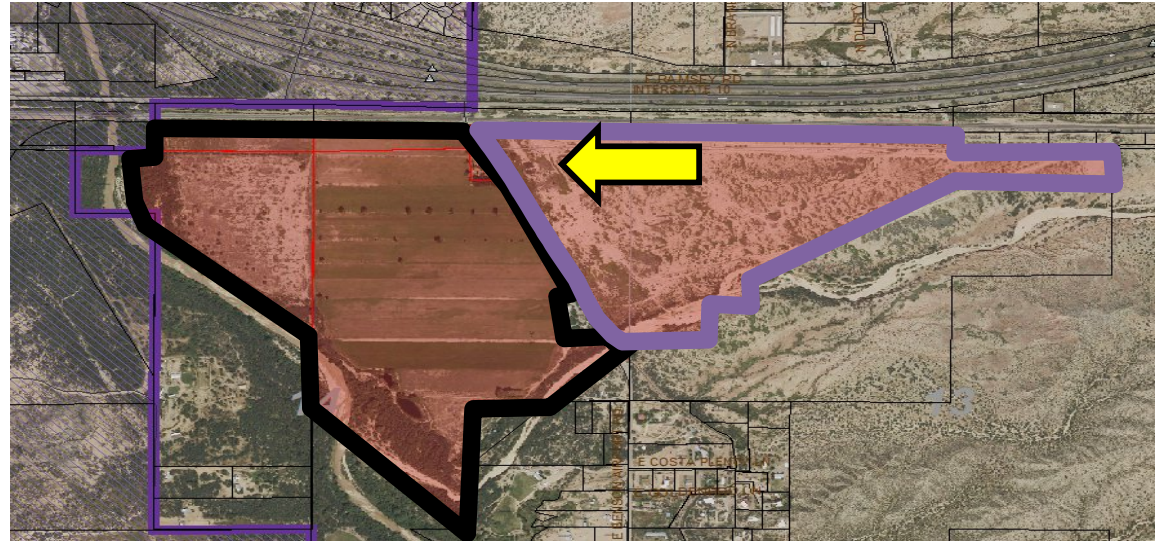
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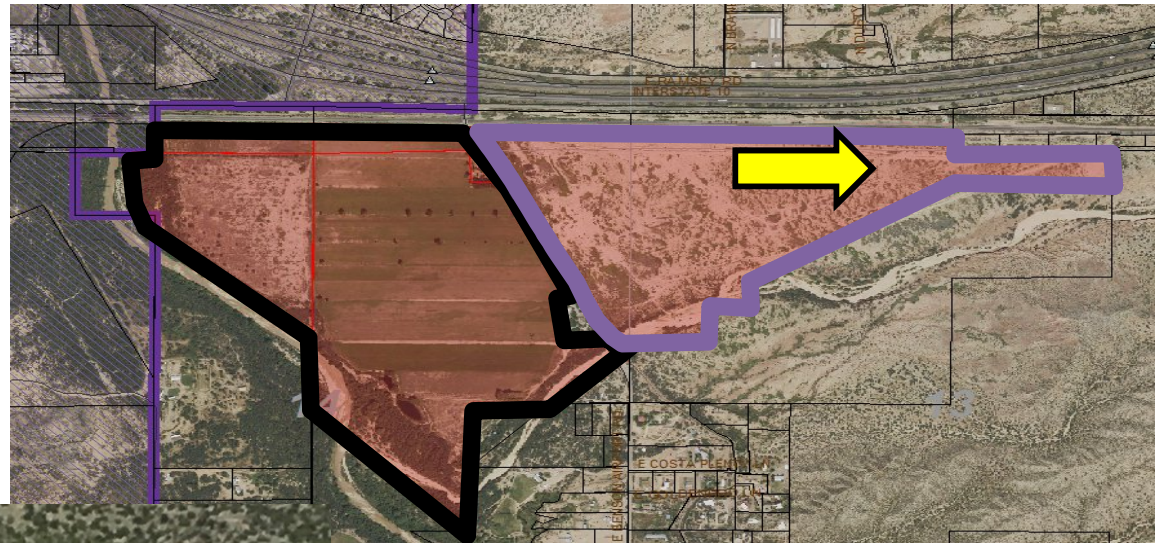
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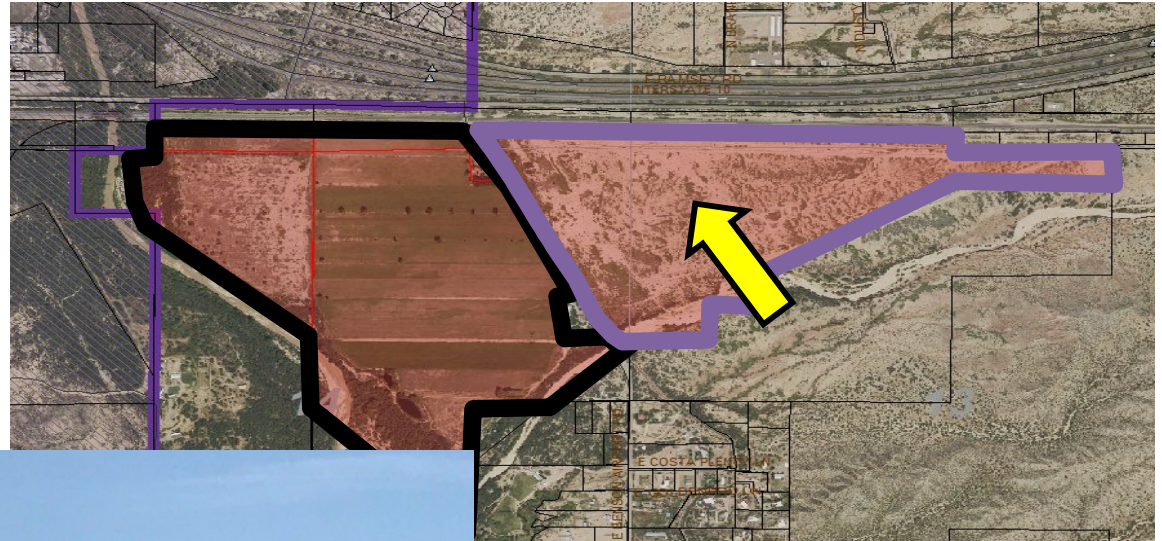
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Surrounding Photos



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Factors in Favor of Approving the Rezoning:

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 Developing areas to grow towards build-out. This request would infill a large undeveloped area, indicating the direction of future development;
3. The Comprehensive Plan policies prescribe Enterprise areas are to be designated as commercial or industrial. This request would infill a large undeveloped area.
4. Under the University of Arizona Renewable Energy Opportunity Analysis, the Solventix property is identified as suitable for large scale solar facilities.



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Factors Against Approving the Rezoning:

Factor Against Approval

1. The rezoning may create a land use with more neighborhood impacts than would be permitted under the existing zoning; and
2. One letter of opposition was received



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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 and Modification:

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; and
3. The Applicant shall work with right-of-way staff to dedicate additional right to the County.
4. The Applicant shall maintain the existing berm and vegetation located along the east side of Benson Airport Road.

Modification - The existing vegetation, berm and wash provide adequate screening and no additional solid screening or landscaping would be required