



Cochise County Community Development

Highway and Floodplain Division

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

INTEROFFICE MEMO

Date: April 16, 2018
To: Peter Gardner, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: Z-18-05 (Reaves)

Background: The applicant is requesting a rezoning from RU-4 (Rural; one dwelling per 4-acres) to RU-2 (Rural; one dwelling per 2-acres). The request is to facilitate the split of the parcel, leaving the existing home and existing church/storage building on separate parcels. The subject parcel is 4.57 acres (199,177 square feet) in size.

The subject parcel, APN 106-04-110A, is located at 2472 N. Appaloosa Place in unincorporated Huachuca City. The commercial building has a separate address of 315 W. Camino de Mesa. It is further described as being situated in Section 12 of Township 20 South, Range 19 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona. The applicant is Carla Reaves.

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 via Camino de Mesa
- Camino de Mesa is a County Maintained Road (MI #142)
- Camino de Mesa and Appaloosa Place are 60' wide public right-of-way, dedicated on the map entitled Cochise Ranchos and recorded in Book 3, of Maps and Plats page 159.

Recommendation:

- Further right-of-way dedication is not required for Camino de Mesa or Appaloosa Place at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov



Cochise County Community Development

Highway and Floodplain Division

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

MEMORANDUM

Date: April 6, 2018
To: Peter Gardner, Planner 1
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Reaves Re-Zoning/Z-18-05/Parcel # 106-04-110A

This re-zoning request proposes splitting into two parcels one 4.57-acre site, currently zoned RU-4. The Applicant, Carla Reaves, indicates a need to sell a portion of their site and hopes to be able to retain one half of the existing parcel for storage and future uses. Currently the land has both a built-out residential unit with garage and a large storage type facility, apparently designed as a church building, on the west portion of the parcel. Access to the site is from State Highway 90 to W. Camino de Mesa and Appaloosa Place.

Access for the residential portion of this parcel is taken from Appaloosa Place. Appaloosa Place is a non-maintained roadway taking access onto Camino de Mesa and owners of the property are responsible, along with other property owners in the area, for maintenance of the private roadway. There is not an improved roadway access apron at this intersection at this time. Camino de Mesa is a county-maintained, rural minor collector roadway, chip-sealed with a 24-foot cross-section. An approved residential ROW/Enforcement Permit 2003-0842 is in place for the residential access driveway to this portion of the parcel. *(The church apparently was never completed, and a commercial driveway not established).*

Transportation Analysis

Current zoning would allow for 1 single family residential dwelling unit, typically averaging 9.52 vehicle trips per day, *ITE Manual, 9th edition, Land Use Code 210*. The proposed rezoning to RU-2 could potentially double this to an estimated average 19.04 vehicle trips per day. The immediate use of the severed parcel as a storage unit would lower this estimate to an additional 0.25 average trips per day per the *ITE Manual, 9th ed., Land Use Code 151*. In either case, use as a storage unit or as two residential units, the typical average is not likely to exceed the high-end range of one single residential unit of 21.85 vehicle trips per day.

The traffic impact of this proposal would likely be minimal, would likely not create any additional impacts onto the privately maintained segment of Appaloosa Place, and could be absorbed into the existing transportation network without any significant off-site impacts. The site's close proximity to State Highway 90, and the general mix of commercial and varied residential lot sizes in the immediate area are compatible with the proposed re-zoning request. Transportation Planning has no objection to the proposed re-zoning to RU-2.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov