

COCHISE COUNTY

Z-18-11 (Fischer)

A request to rezone from NB to MH-72

Planning and Zoning Commission

December 12, 2018



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-18-11 (Fischer)

- The Applicant is requesting rezoning from NB (Neighborhood Business) to MH-72 (Multiple Household Residential; one dwelling per 7,200 square feet) on 0.69 acre site in Whetstone.
- The parcel, 106-04-044A, is located at 2441 N. Calle Vista in Whetstone.
- The request for a rezoning from NB to MH-27 is to remove the commercial zoning from a portion of the parcel, bringing the zoning into line with the rest of the parcel and the entire surrounding area. The request will also facilitate the permitting and installation of a Rehabilitated Mobile Home.
- The Applicant is Dianna Fischer.



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Location Map:



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Site Photos:



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Site Photos:



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Site Photos:

Another view of the area



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Factors in Favor and Against 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 residential development in this area to protect the current character of the neighborhood, and the request would facilitate such development; and
3. Four letters of support have been received.

Factors Against Approval

1. Two letters in opposition have been received, expressing opposition to removing the owner's rights to commercial development.



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Planning Commission Action:

On January 9, 2019, the Commission voted 7-0 to recommend Conditional Approval.



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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 Applicant's 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.

