

COCHISE COUNTY

Z-19-02 (Dollar General)

**Rezoning For Dollar General
in a Rural zoning district.**

**Board of Supervisors
June 25, 2019**



Public Programs...Personal Service

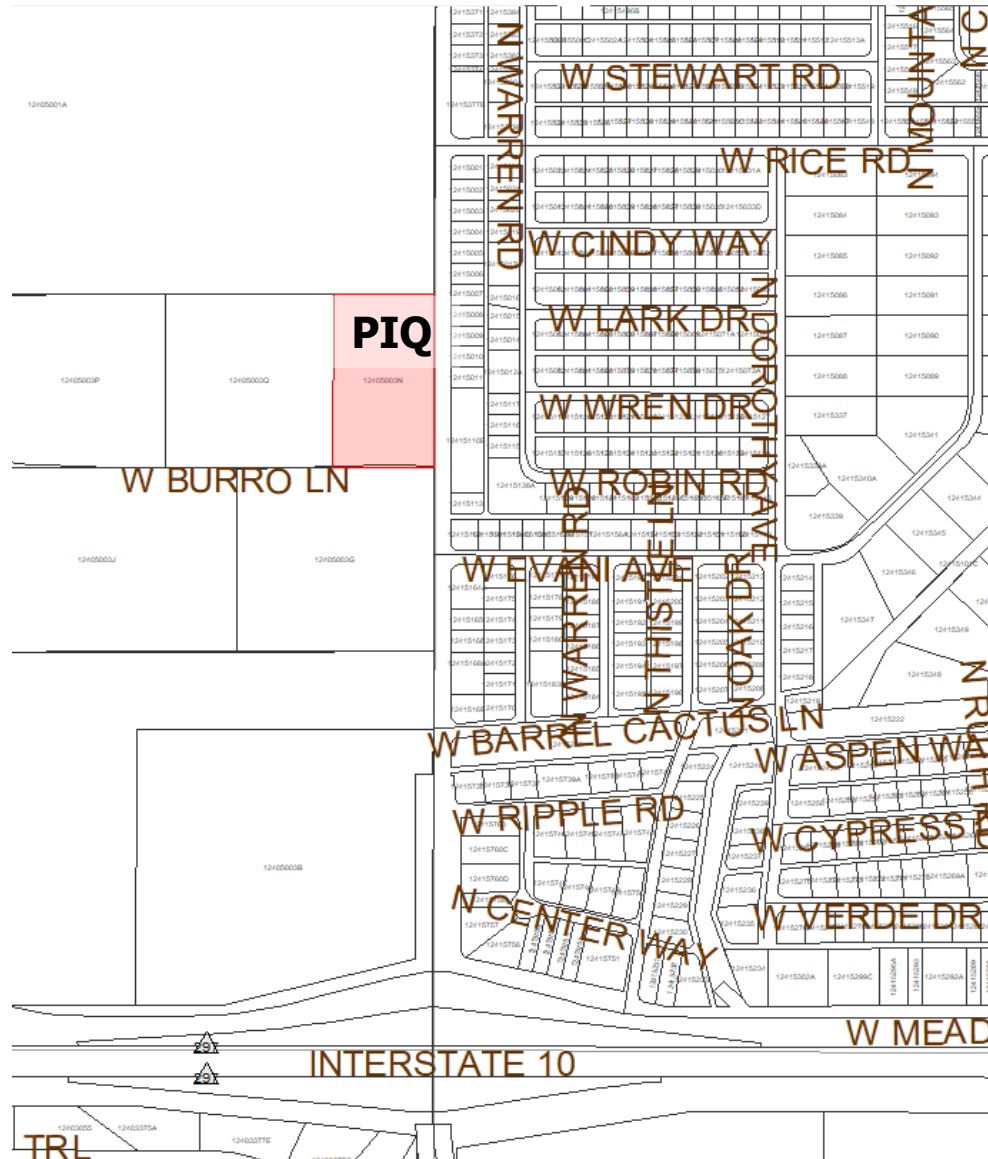
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- DCM Development submitted an application for a Rezoning and Special Use Permit
- The subject property, 124-05-003N is located on the northwest corner of Mescal Road and Burro Lane
- The site is currently vacant and zoned RU-4
- The site is 4.82 acres



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Aerial Photo



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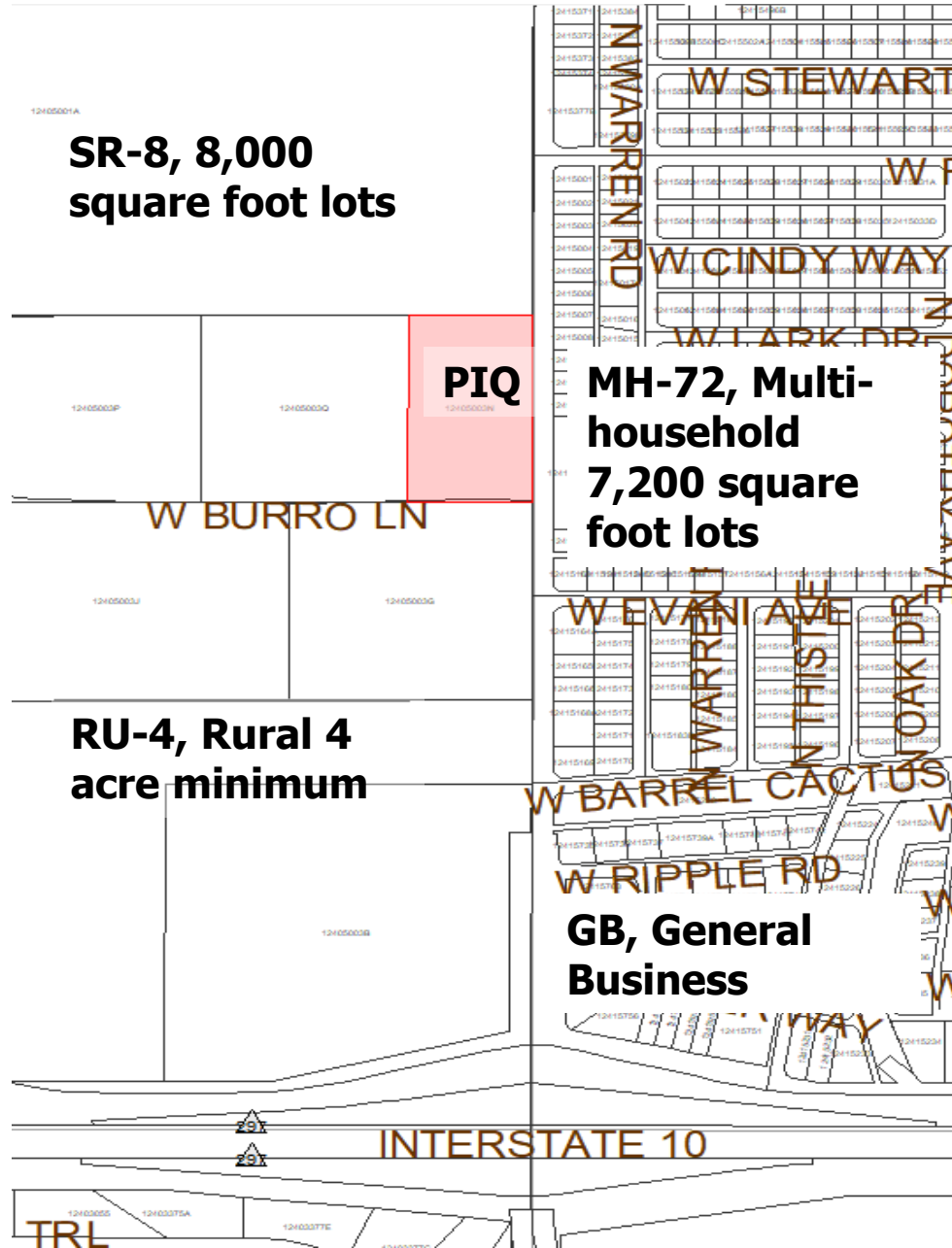
- The Planning Commission heard the Dockets at the April 10, 2019 meeting and requested additional information on:
 - Signage
 - Outdoor Lighting
 - Flood Control
 - Native Vegetation/screening
 - Traffic safety
- Dockets returned to Commission May 8, 2019
 - Unanimously (6-0) approved the Special Use and recommended approval of the Rezoning to the Board



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Surrounding Zoning



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- Zoning Regulations have 15 factors used to evaluate a proposal
 - Thirteen of the criteria apply to this request
 - As submitted complies with 13 criteria



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Public Input

- Original Special Use/ Rezoning Application(Planning Commission):
 - Support: 10 letters
 - Opposition: 10 letters
- Rezoning (Board):
 - Support: 13 letters received
 - Opposition: 3 letters received



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Factors in Favor of Approval

1. With the recommended Conditions of Approval, the Rezoning would fully comply with the thirteen of the Rezoning factors used by staff to analyze this request;
2. The rezoning request is permitted in the Growth Category D, Rural Area Designation and therefore meets the mandatory compliance for rezoning;
3. The subject parcel is of a size and configuration that would allow compliance with all applicable site development standards with the conditions;
4. Ten letters of support was originally received prior to the Planning Commission Hearing
5. An additional thirteen letters of support have been received in response to the rezoning notice.

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Factors Against Approval

1. Ten letters in opposition to the request were received prior to the Planning Commission meeting;
2. An additional three letters were received in response to the rezoning notification; and
3. There are no RU-2 zoning districts directly abutting the boundaries of the subject parcel, therefore this is not an expansion of an existing zoning district.



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Planning Commission Recommendation: Conditional Approval

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;



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