

COCHISE COUNTY

Z-19-01 & CP-19-01 (Skalak) A request to rezone from SR-12 & GB to MR-1

Board of Supervisors

June 11, 2019



Public Programs...Personal Service

COCHISE COUNTY

Docket Z-19-01 & CP-19-01 (Skalak)

- The Applicant is requesting rezoning from SR-12 (Single Household Residential; one dwelling per 12,000 square feet) and GB (General Business) to SR-12 (Single Household Residential; one dwelling per 12,000 square feet) and MR-1 (Multiple Household Residential; one dwelling per 3,600 square feet) on a 7.58 acre site in an enclave located in Sierra Vista.
- The parcels, 105-05-010A/B, are located at the southeast corner of S> Avenida Escuela and E. Blue Bird Drive.
- To amend the zoning to MR-1 the Comprehensive Plan category must be amended from Enterprise to Neighborhood Conservation.
- The Applicant is Bill Skalak.



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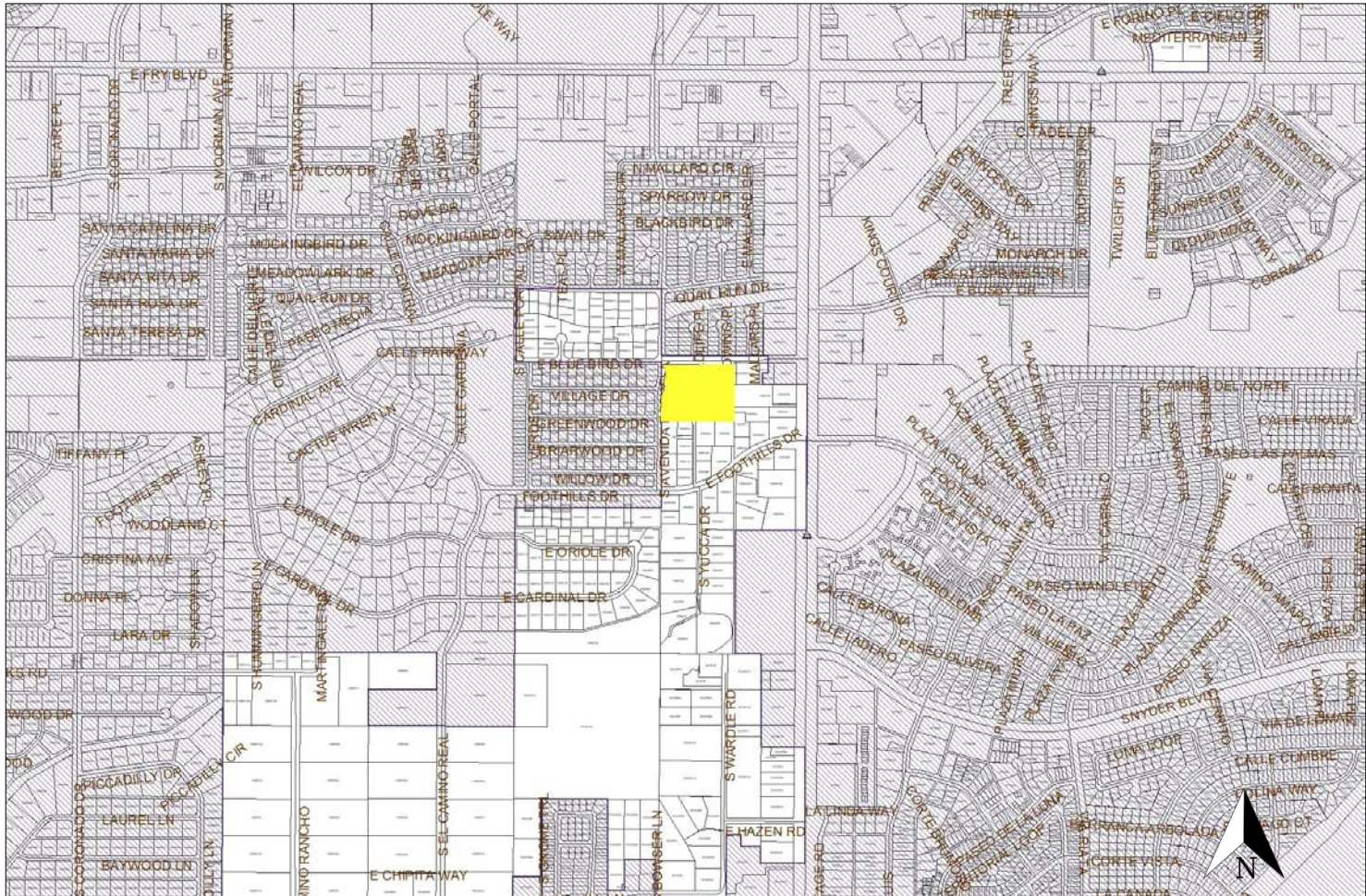
Docket Z-19-01 & CP-19-01 (Skalak)

- The request would replace all of the GB zoning with MR-1 and would amend the zoning of 33,500 square feet from SR-12 to MR-1. The total number of permitted homes would increase from 56 to 62.
- Under the current zonings, the SR-12 portion would permit up to 16 single family homes, and the GB portion would permit up to 40 single family, multi family, manufactured, or mobile homes, along with a wide array of commercial uses including RV Parks, Retail, Service Stations, Auto Repair, and Mini Warehouses as of right, and other more intense uses via Special Use Authorization.
- Under the requested zoning the SR-12 portion would permit up to 13 single family homes, and the MR-1 portion would permit up to 49 single or multi family homes, excluding manufactured or mobile homes, or RV Parks. Most commercial uses would also be prohibited.



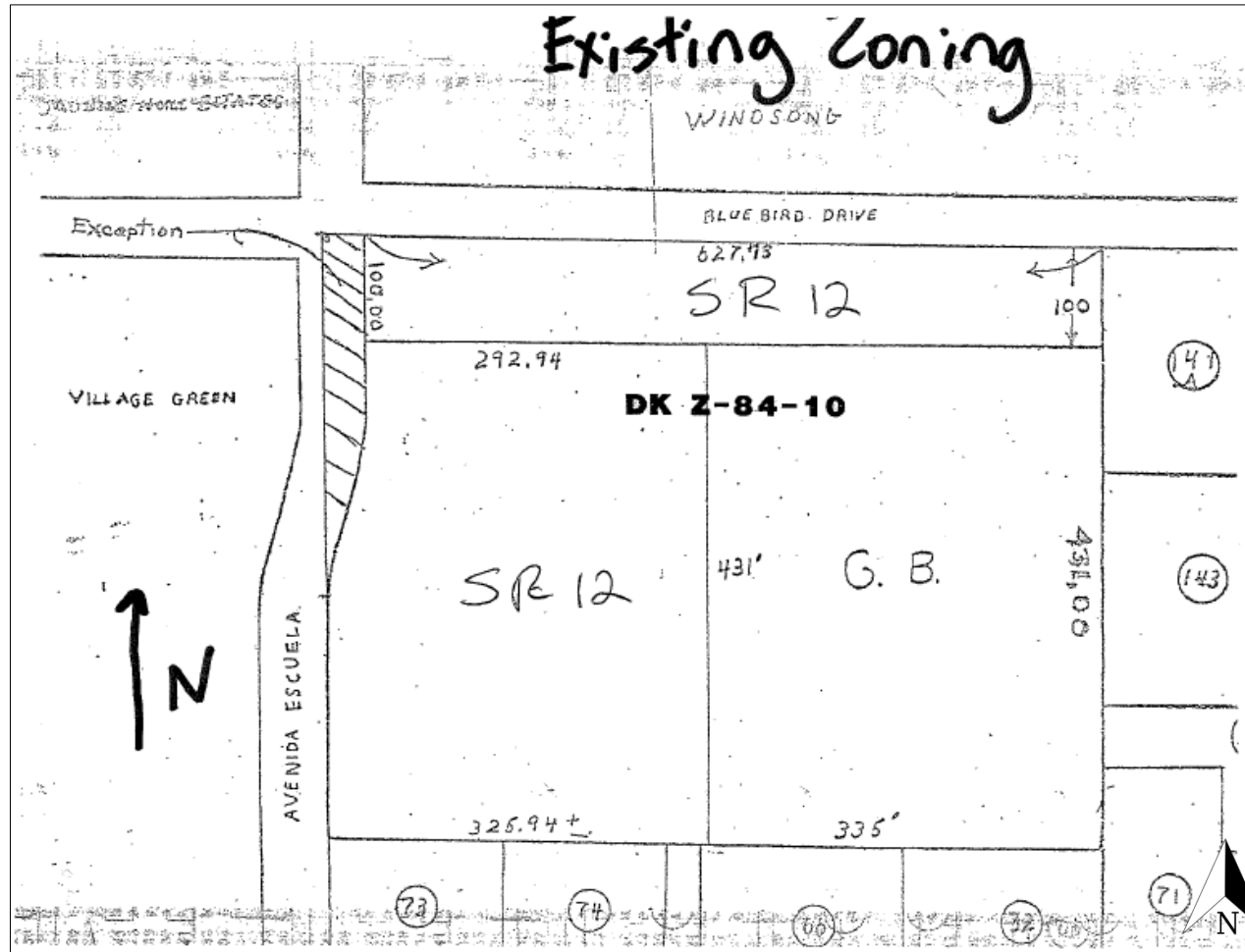
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Location Map:



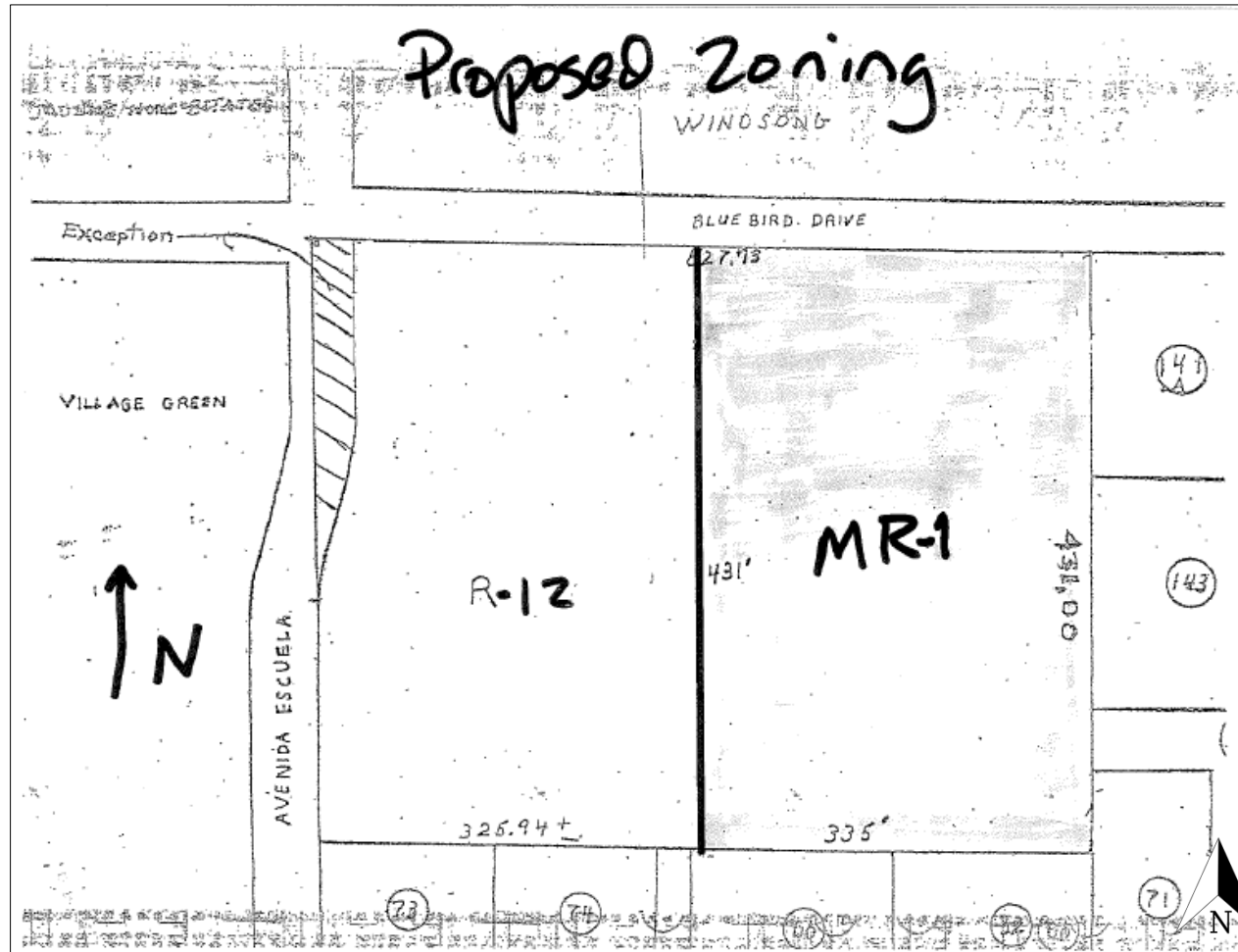
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Existing Zoning



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Existing Zoning



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Site Photos:



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Site Photos:



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Site Photos:



Planning & Zoning Commission Action

On May 8, 2019 the Commission voted 6-0 to recommend approval of the request as recommended by Staff.



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Factors Against Approving the Rezoning:

Factor Against Approval

1. Two letters of opposition have been received



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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. Nine of the applicable factors are met as submitted and the other four applicable factors are met with the recommended Conditions;
3. The request is limited, creating only a 10 percent increase in number of housing units permitted, while removing incompatible land uses from consideration.



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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 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;
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;
3. Any single family development at a greater density than one unit per 12,000 shall be completed with an approved subdivision plat;
4. Any new driveway access shall follow all applicable City and/or County standards; and
5. All development will comply with County water conservation regulations adopted at the time of construction.



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Sample Motion:

Mr. Chairman, I move to forward Dockets Z-19-01 & CP-19-01 to the Board of Supervisors with a recommendation of Conditional Approval, with the Conditions recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

