

**COCHISE COUNTY**

**Z-20-06 (Panesar)**  
**A request to rezone from RU-4 to LI**

Planning and Zoning Commission

June 10, 2020



***Public Programs...Personal Service***

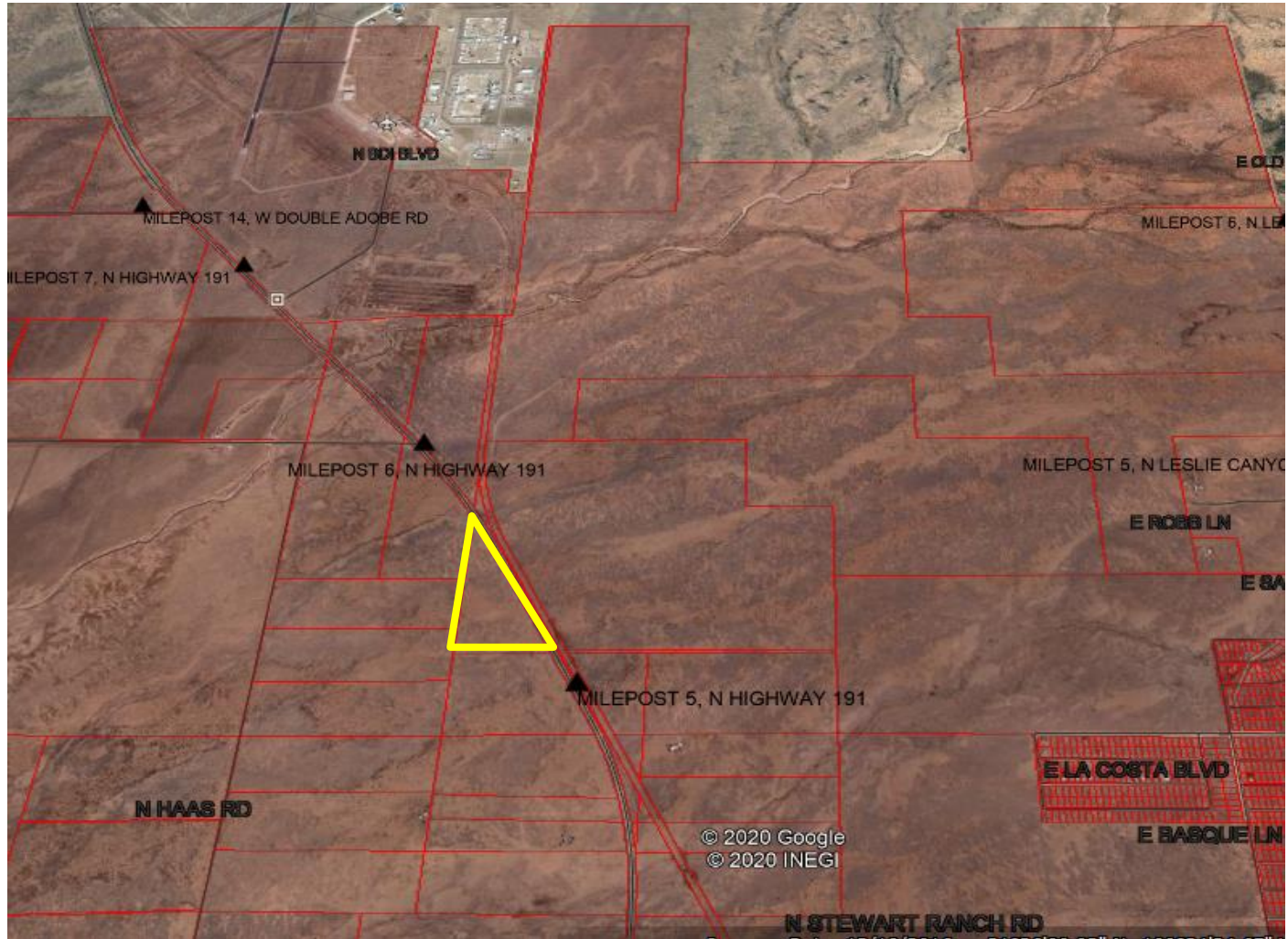
- The Applicants are requesting a rezoning from RU-4 (Rural; one dwelling per four acres) to Light Industry
- Parcel 407-34-037
- 39.33 acres
- The request is to construct a truck stop, although the site would be open to other uses in the LI District
- The Applicant is Mr. Rupinder Panesar



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Location:

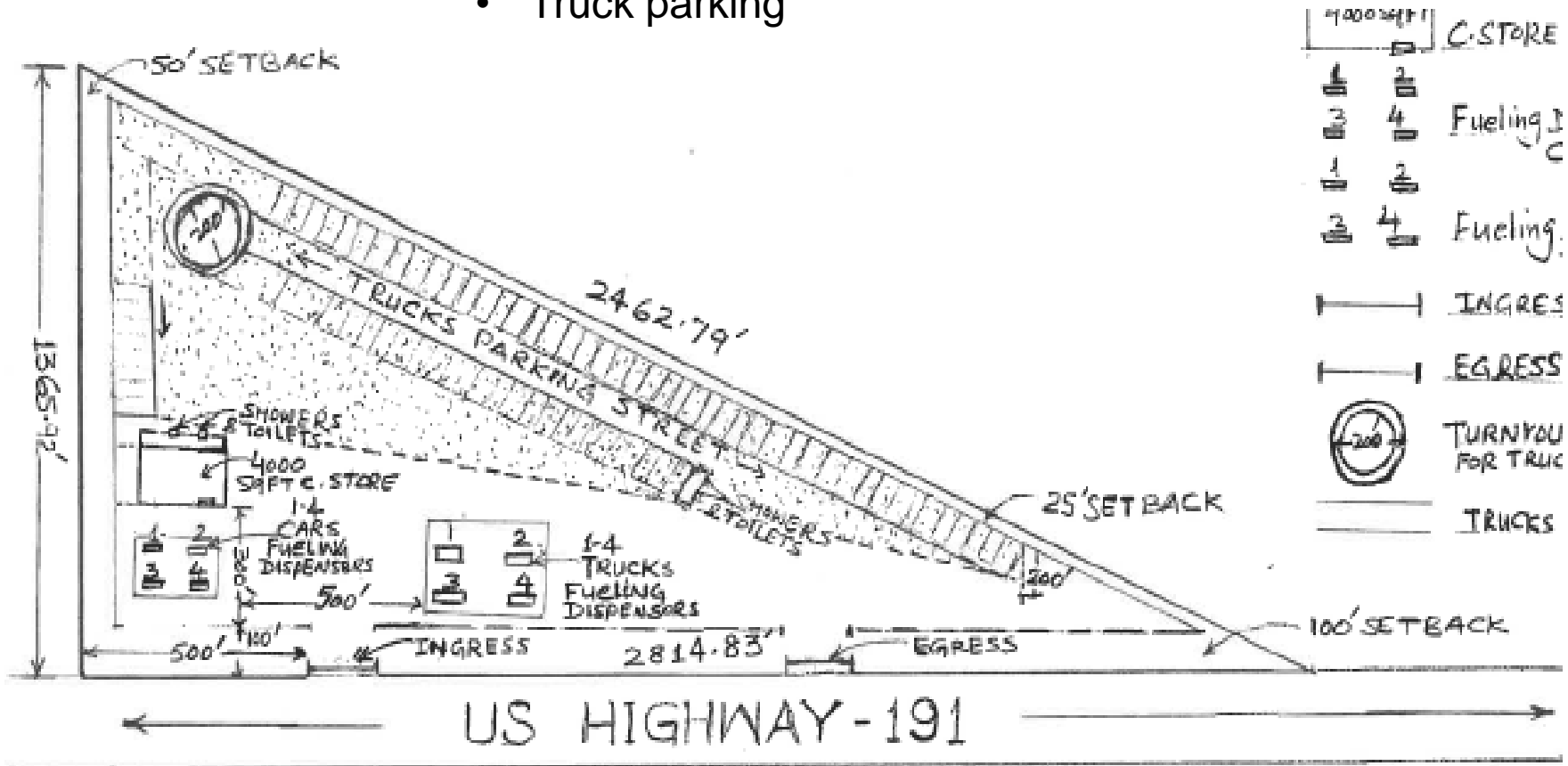


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- 4,000 square foot convenience store
- 4 passenger vehicle pumps
- 4 diesel truck pumps
- Shower and restroom facilities
- Truck parking

Site Plan



# COCHISE COUNTY

## Mandatory Compliance

- Comprehensive Plan designation is Rural
  - Could Rezone to HI but not LI
- If Comp Plan Amendment approved, LI can be approved
- LI designation more appropriate



## Factors for or Against a Proposed Rezoning

- Zoning Regulations provide 15 factors used to evaluate a proposal:
  - Fourteen of the criteria apply to this request
  - Complies with 4 criteria
  - Nine criteria are met with Conditions
  - One does not comply (Infill)



# COCHISE COUNTY

## Neighborhood Input

One letter in support

One letter in opposition

Concerns:

- Increase in traffic/circulation
- Visual appearance
- Water usage
- Sewage
- Drainage/pollution to waterways
- Noise
- Lights



## COCHISE COUNTY

### Response to Resident Concerns

- Met with property owners to discuss the process/project
- After reviewing project have included the following conditions to mitigate concerns:
  - With permit submittal, the applicant shall provide a detailed site plan showing compliance with all development standards including but not limited to setbacks, parking, driveways and materials. (80' Highway 191, 100 feet north, south, west
  - The applicant shall obtain an ADOT encroachment to access the State Highway
  - With the permit submittal the applicant shall provide a traffic statement, prepared to ADOT specifications
  - There shall be no car or truck wash located on the property.
  - The setback areas shall provide drought tolerant trees, shrubs and groundcover of sufficient size in the setback areas to provide softening of the use.



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## Site Photos:



### Factors in Favor and Against Approving the Rezoning:

#### **Factors in Favor of Approval**

1. The request complies with nine of the applicable Rezoning factors used by Staff to analyze this request;
2. With the recommended Conditions the request would provide additional economic benefits to the county and surrounding area;
3. The rezoning could help initiate growth and development around the Bisbee-Douglas Airport and along the Highway 191 corridor.
4. The parcel is located within an Opportunity Zone.
5. One letter of support has been received.

#### **Factors Against Approval**

1. One letter in opposition was received;
2. The request does not comply with one factor.
3. The rezoning could lead to increase in traffic, noise, lighting, in the area primarily due to the rural nature of the area.



**Discussion**



# COCHISE COUNTY

## 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.
3. With permit submittal, the applicant shall provide a detailed site plan showing compliance with all development standards including but not limited to setbacks, parking, driveways and materials.



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## **Planning Commission Recommendation: Conditional Approval**

4. The applicant shall obtain an ADOT encroachment to access the State Highway.
5. With the permit submittal the applicant shall provide a traffic statement, prepared to ADOT specifications.
6. There shall be no car or truck wash located on the property.
7. The setback areas shall provide drought tolerant trees, shrubs and groundcover of sufficient size in the setback areas to provide softening of the use.



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