



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Ken Perry

Name of All Property Owner(s): TU MIC BLESSED LUCKY FANTASTIC TRUST

Applicant Mailing Address:

501 West Wetmore Road Tucson, Arizona 85705

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Page Ranch Road Willcox, Arizona 85643

Street # Town State Zip code

Email Address: kperry@perryengineering.net

Phone Number: 5206209870

Tax Parcel Number: 202-51-013D, 202-51-013A

Current Zoning Designation: HI

Proposed Zoning Designation: GB

Comprehensive Plan Land Use Category/Growth Area: Category B Growth Area Boundary

Comprehensive Plan Land Use Designation: Developing (Section 401)

Area Plan Designation (if applicable): n/a

Is more than one parcel included in this request? (Select one) Yes No

If more than one property owner is involved, all property owners must sign the attached consent signature form.

Are you applying for more than one zoning district on a single parcel? Yes No

If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel, then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of Re-Zoning

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request. Note: this step is not required for rezonings to less intensive districts.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Recommendation to the Board of Supervisors)
6. Public Hearing – Board of Supervisors (Approval or Denial)

Required Submittals

1. This application
2. Citizen Review Report
3. Land use/concept plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See our website for an example plan: <https://www.cochise.az.gov/development-services/rezoning>
4. Letter of Authorization (for authorized agents, if applicable)
5. Copy of survey with an associated legal description (if more than one zoning district is requested on a single parcel, if applicable)
6. Processing Fee

Please state the reason for this request and why it should be supported.

This approx. 30-acre project site sits within the Category B Growth Area of Willcox. Cochise

County encourages development opportunities and pro-growth. This area is in need of

housing. The proposed mobile home / RV park will be a full-service area with ample

amenities for both longterm residents & occassional visitors of Willcox and surrounding area

Is this request consistent with all deed restrictions or private covenants in effect for this property?

Yes

No

Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Parcels are currently vacant with no existing structures.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Proposed 248-unit mobile home/RV/manufactured home park. The park's amenities are planned to include pool/spa areas; full-service clubhouse; offices; shuffle board; library; restrooms/showers/lockers; serenity park; dog park; auto/RV owner storage; BBQ area with covered kitchen facilities and seating; and ample overflow guest parking. The park plans to provide spaces for longterm residents and overnight travel trailer visitors.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Page Ranch Road

What impact will this have on the traffic volume of roads serving this subject property?

The park provides for two entrances to that portion of the park located on the north side of Page Ranch Road and one entrance to the park located south of Page Ranch Road.

All three entrances/exits are off of Page Ranch Road. Traffic volume should not impact flow of traffic on Page Ranch Road.

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

There will be three entrances to the park from Page Ranch Road. Currently, there are no entrances as the site is vacant.

Will this rezoning encourage/result in the use of any residential street for through traffic to and from the proposed District? Note: this only applies to rezonings to GB, LI, or HI. Rezonings to any other district should select "not applicable."

Yes No Not applicable

Does the subject parcel have site access onto a major road?

Yes No

Please indicate whether the subject property occurs within the following:

- Within the Sierra Vista Sub-Watershed Overlay Zone
- Within two miles of the San Pedro Riparian National Conservation Area
- Within one mile of the Babocomari River
- None of the Above

If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes No

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received.

Initiated conversations with Cochise County Planner Robert Kirschmann and Supervisor Peggy Judd. Mailed notification and proposed site plan to provided list of neighbors on March 31, 2021. As of April 29, 2021, received two responses provided with this Application.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private Well	
Sewer/Septic	Septic	
Electricity	Sulphur Springs Valley Electric Cooperative	
Natural Gas	City of Willcox	
Telephone	Valley Telecom Group	
Fire Protection	Willcox Fire Department	
Waste Disposal	Southwest Disposal Corporation	

Can the subject parcel accommodate typical uses within the proposed zoning district in full compliance with all applicable site development standards? Explain.

Yes. The proposed use as a travel trailer/mobile home park is permitted in GB zoning.

The maximum site coverage is proposed to be less than 85%. No electrical disturbance, glare, noise or vibration, odors or other emissions are proposed. Because the parcels abut SR-8 zoning, the minimum 40' setback will be adhered to as well as the 20' setback from Page Ranch Road.

Will any adjacent parcels be reduced in size or altered in shape as a result of this amendment? If so, will they remain capable of reasonable future development in full compliance with the Zoning Regulations?

No - adjacent parcels will not be reduced in size or altered.

Is there a significant amount of nonconforming uses in the area currently? Will this amendment result in additional nonconforming lots or uses in the area?

No - there are no known nonconforming uses in the area currently.

Is the proposed zoning adjacent to, or near, other parcels with the same zoning designation? Explain.
Adjacent parcels are zoned SR-8.

GB zoning is found just north of Interstate 10.

Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

- The proposed District is buffered by an intermediate District of sufficient size to provide a reasonable transition of intensity from the existing area.
- The proposed District is a reasonable extension of a similar density District within the area;
- The proposed District provides a transition between an existing less intense District and a more intensive District or an arterial street; or
- The proposed District is designed to provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.
- Not applicable, this is not a request to a more intense zoning district.

Are there any areas of unstable soils, steep slopes, severe washes, floodplains on the subject parcel? If so, please indicate their location on the concept plan. Indicate how these areas will be protected from future development.

There are no known areas of unstable soils, steep slopes, or severe defined washes on the site. The site currently experiences sheet flooding. The project is not within a FEMA designated Special Flood Hazard Area. Detention basins are proposed to mitigate increased stormwater runoff. A conceptual grading and drainage plan has been included.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

ZONED HI

PAGE RANCH VIEW ESTATES MOBILE HOME PARK
Cochise County – Willcox, Arizona 85643

PROPOSED 248 UNIT MOBILE HOME / RV / TRAVEL TRAILER / MANUFACTURED HOME PARK
121 units – North of Page Ranch Road
127 units – South of Page Ranch Road

PARCELS
202-51-013D – North of Page Ranch Road
202-51-013A – West of Page Ranch Road
202-51-013A – East of Page Ranch Road

AMENITIES
North: full-service clubhouse, offices, pool/spa, shuffleboard, library, restrooms/showers/lockers, serenity park, dog park, auto / RV owner storage, ample overflow/guest parking
South: pool/spa, restrooms/showers, BBQ area with covered kitchen facilities and seating, ample overflow/guest parking
Regularly scheduled exercise, wellness, and education classes, business and social meetings, guest speakers, movie screenings, group outings, and holiday events



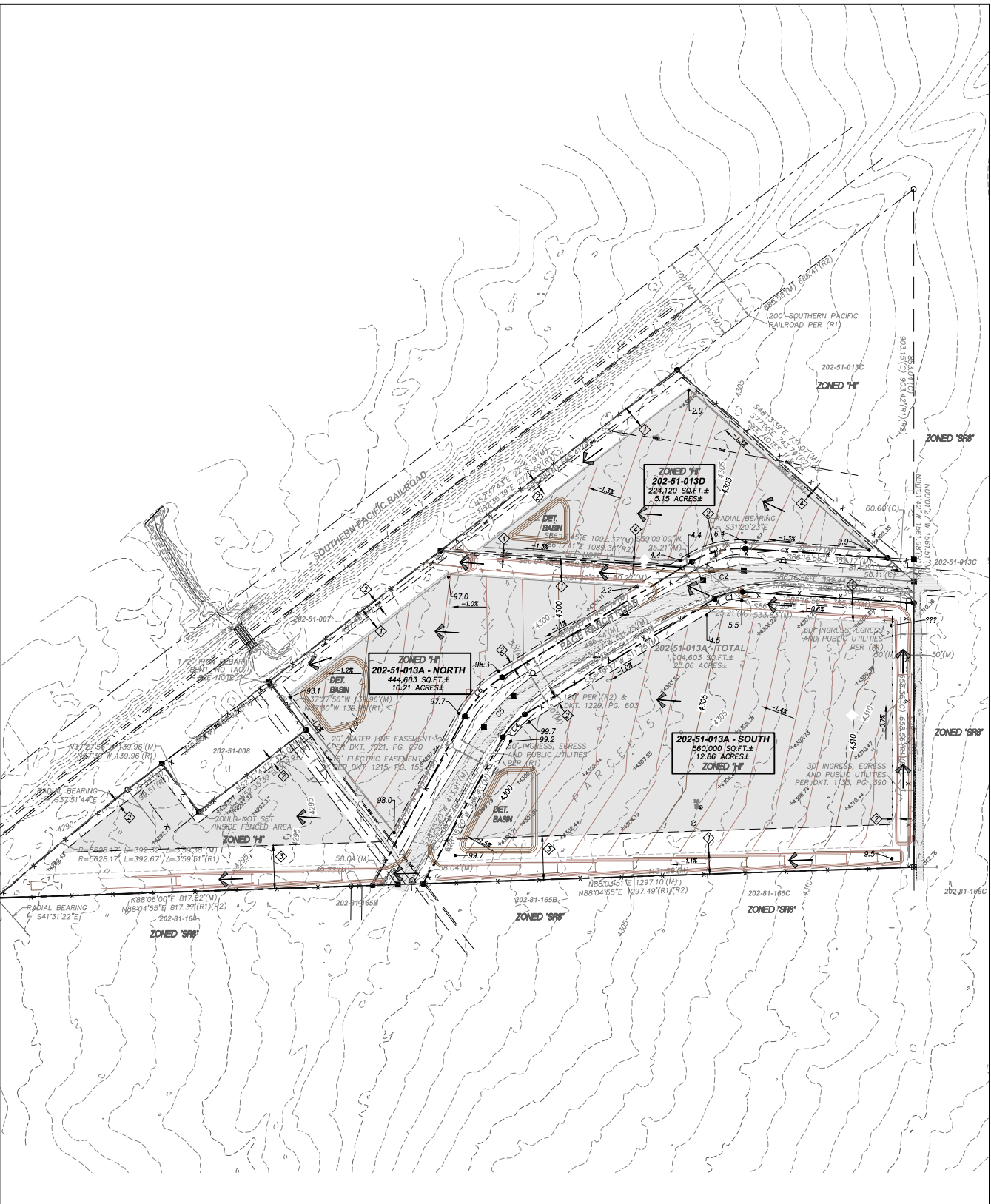
ZONED SR-8
SILVER SPUR ROAD

202-51-185A

202-51-185B

202-51-185C

F:\Perry Engineering\19038 - C&E Ready Instruments - Page Ranch Road Parcels\Exhibit 1\2020 Page Ranch Subdiv and Grading Exhibit - 2019-08-26.dwg Plotter: Aug 14, 2019 - 1:30pm Cor



EASEMENT KEYNOTES

- ◇ 50' DRAINAGE EASEMENT
- ◇ 20' BUILDING SETBACK
- ◇ 100' BUILDING SETBACK
- ◇ 5' BUILDING SETBACK

LEGEND

- ▭ BUILDING AREA IN ACCORDANCE WITH EASEMENTS AND SETBACKS ONLY
- SETBACK LINES
- EASEMENT LINES
- ← DRAINAGE FLOW ARROW

"HI" ZONING

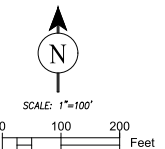
1403.02 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of the road travelway to the structure/uses, whichever is closer. The minimum required setbacks for permitted uses are:

- For those HI Zoning Districts which about HI, or LI, or PD Zoning Districts, the setback shall be a minimum of 5-feet, except that the structure/uses shall maintain a setback of 20-feet from any road travelway and any other setbacks required by building codes.
- For those HI Zoning Districts which about RU, R, SM, PO, NB, MR, or GB Zoning Districts the setback shall be a minimum of 100-feet and 20-feet from any road travelway.

* The minimum setbacks for Special Uses shall be 200-feet.

NOTE:
 THIS IS ONLY A CONCEPTUAL PLAN
 AND HAS NOT BEEN FULLY ENGINEERED
 OR REVIEWED BY GOVERNMENT AGENCIES



PERRY ENGINEERING
 501 W. WETMORE RD.
 TUCSON, AZ 85705
 CONTACT:
 520-620-9870
 PERRYENGINEERING.NET

CONCEPTUAL GRADING AND DRAINAGE EXHIBIT
 08-05-2019
 A PORTION OF SECTIONS 9 & 10
 OF T-13-S, R-25-E OF THE G.A.S.R.M.,
 COCHISE COUNTY, ARIZONA

PROJECT LOCATION
 PARCELS No. 202-51-013A NORTH,
 202-51-013A SOUTH, & 202-51-0130,
 PAGE RANCH RD. & EASTBOUND
 INTERSTATE-10 FRONTAGE ROAD
 WILCOX, AZ 85643

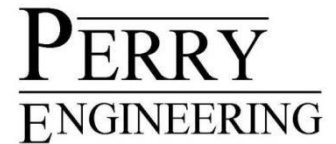
NO.	DATE	REVISION	BY	CHK	APPR

Do not use this plan on the job until the date on the seal.
1-800-782-5348
 "A Seal of the State of Arizona"
 Blue State Seal

P.E.# 19038 1 of 1
 SEQ.#:

USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USER OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

April 30, 2021



Cochise County Development Services
Planning Division

**Re: Page Ranch Road – Application for Rezoning
Citizen Review Report**

To Whom It May Concern:

Please consider this our Citizen Review Report for the proposed rezoning of approximately 30 acres on Page Ranch Road in Willcox, Arizona. The parcels are identified as Cochise County Parcel Nos. 202-51-013D and 202-51-013A.

I have enclosed a copy of the Neighborhood Notification Letter and concept plan mailed to the surrounding neighbors on March 31, 2021. Also enclosed are the two email responses we received. We did not receive any other responses, either telephonically or by mail.

Sincerely,

PERRY ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read "Ken Perry", with a long horizontal line extending to the right.

Ken Perry, PE, LEED AP
Perry Engineering, LLC

March 31, 2021

Dear Neighbors:

I am representing my client in the proposed rezoning of approximately 30 acres located at E. Page Ranch Road and Interstate 10 in Willcox, Arizona. The parcels are identified as Cochise County Assessor Parcel Nos. 202-51-013A and 202-51-013D.

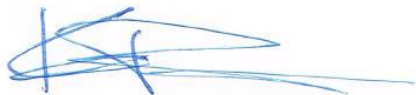
The proposed project is the development of the Page Ranch View Estates Mobile Home Park as shown on the attached exhibit. The Park will include 248 lots and ample amenities for its residents and guests, including a full-service clubhouse, two pools, a serenity park, and a dog park. We anticipate some patrons to be permanent residents of the Park and others to be visitors of the area. Currently, the site is vacant and there are no existing structures on the property.

The parcels are zoned Heavy Industrial and it is proposed to downzone to General Business to permit the mobile home, manufactured home, or recreational vehicles park. You will be receiving a letter from the County with contact information and relevant information regarding the rezoning process, including the time and place of the Planning and Zoning Commission public hearing which you may attend and speak if you wish.

My client and I are available to answer any questions you may have, and we encourage you to share your thoughts regarding the proposed development. We hope that this will be the start of a very collaborative relationship. I can be reached via email at kperry@perryengineering.net or by phone at (520) 620-9870.

Thank you for your time.

Sincerely,



Ken Perry, PE, LEED AP
Perry Engineering, LLC

PAGE RANCH VIEW ESTATES MOBILE HOME PARK

Cochise County – Willcox, Arizona 85643

PROPOSED 248 UNIT MOBILE HOME / RV /

TRAVEL TRAILER / MANUFACTURED HOME PARK

121 units – North of Page Ranch Road

127 units – South of Page Ranch Road

PARCELS

202-51-013D – North of Page Ranch Road

202-51-013A – West of Page Ranch Road

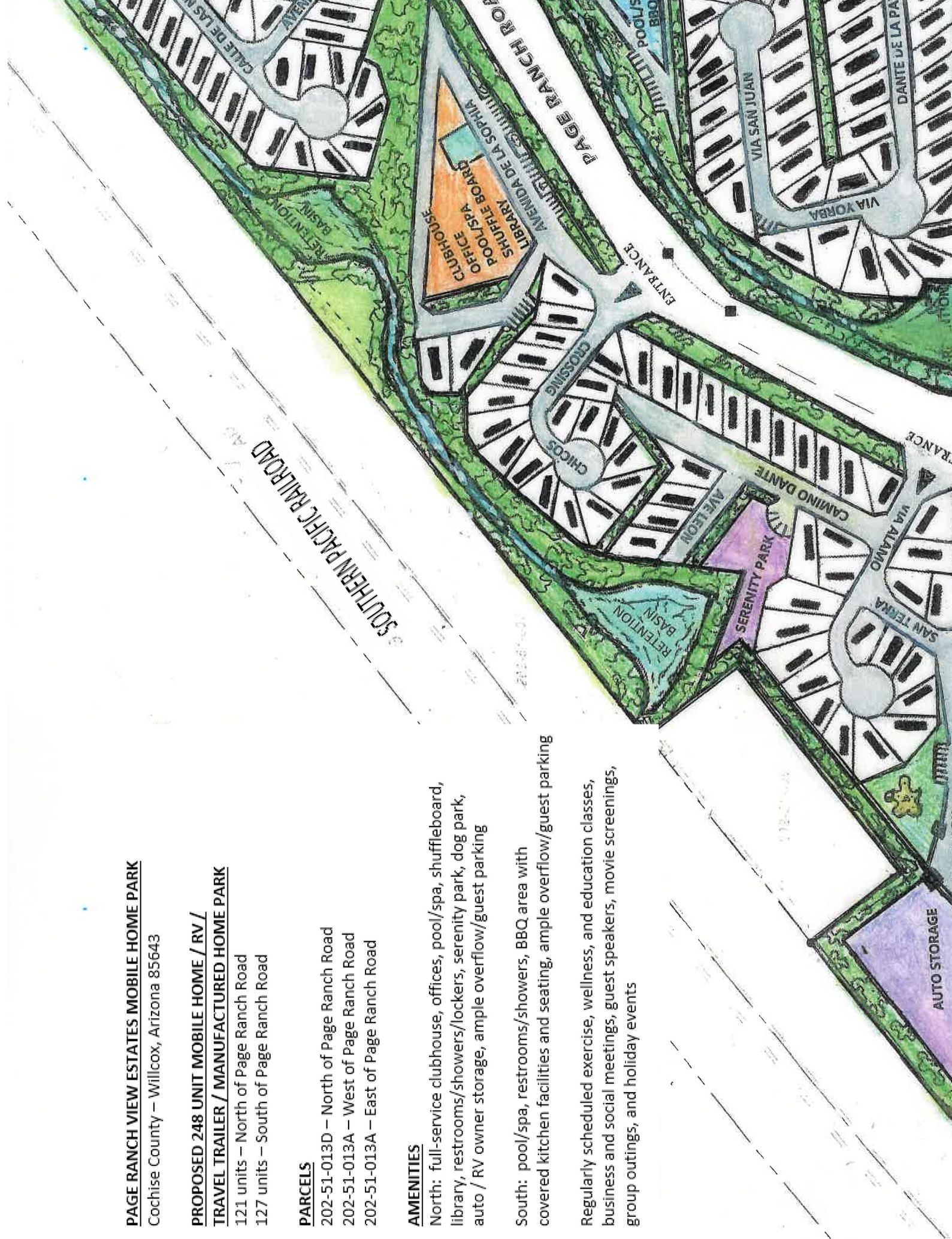
202-51-013A – East of Page Ranch Road

AMENITIES

North: full-service clubhouse, offices, pool/spa, shuffleboard, library, restrooms/showers/lockers, serenity park, dog park, auto / RV owner storage, ample overflow/guest parking

South: pool/spa, restrooms/showers, BBQ area with covered kitchen facilities and seating, ample overflow/guest parking

Regularly scheduled exercise, wellness, and education classes, business and social meetings, guest speakers, movie screenings, group outings, and holiday events



Natalee Perry

From: Ken Perry
Sent: Thursday, April 08, 2021 8:55 AM
To: Natalee Perry
Subject: FW: Cochise county parcels

fyi

-----Original Message-----

From: Ryan Orow <ryanorowshelby@yahoo.com>
Sent: Thursday, April 8, 2021 8:49 AM
To: Ken Perry <kperry@perryengineering.net>
Subject: Cochise county parcels

Hello my name is Ryan Orow I have received your letter regarding developing the land nearby me I am self-employed I have retired from my business I was thinking to develop the two parcels I live in Michigan as you know.

My two parcels that I have the Numbers are 20281171B1 and the second one is 202-811-6403 They are zoned SR8 it's one dwelling for 8000 that's how the zoning is for my parcels, I understood you are trying to rezone from heavy industrial two general business that is a good move if it could be done which I think it's hard after talking to the development department But there is an option my two parcels our proximately 70 acres if you are interested we can talk about developing my parcels .

I am open for options my personal cell phone number is 586-214-1[REDACTED] Thank you looking forward to talk to you

Sent from my iPhone

Natalee Perry

From: Ken Perry
Sent: Friday, April 09, 2021 12:16 PM
To: Gino Criscione
Cc: Natalee Perry
Subject: FW: The "Train-Spotting Travel Trailer Park"

Got this one comment so far.
Ken

From: DOUGLAS ADAMS <darealestatebiz@yahoo.com>
Sent: Friday, April 9, 2021 12:09 PM
To: Ken Perry <kperry@perryengineering.net>
Subject: The "Train-Spotting Travel Trailer Park"

Even if your client got the land for free, he will still be in bankruptcy court within 2 years if he goes through with this project. I would bet dollars to donuts he hasn't ever spent the night in a travel trailer within 100 feet of the tracks.

He should, It will be a real eye-opener, especially since there are now the two tracks and 10 to 15 overnite trains...

Nobody that stays at travel trailer parks (winter visitors, etc) that knows where this park is will stay there more than once. There is a travel trailer park on the south side of Willcox that is usually vacant for that very reason and it is about 1/4 mile off the tracks.....

good luck, he will need it.

A developer,

Doug Adams