



Cochise County

Development Services

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

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Robert Kirschmann, Planner II
FOR: Dan Coxworth, AICP, Development Services Director
THROUGH: Richard Karwaczka, County Administrator
SUBJECT: Docket RZ21-10 (Page Ranch Road)
DATE: June 29, 2021 for the July 13, 2021 Board of Supervisors Meeting

APPLICATION FOR A REZONING

The Applicant requests a Rezoning from HI (Heavy Industry) to GB (General Business) on two parcels totaling approximately 30 acres. The request will facilitate the construction of a recreational vehicle/ manufactured home park. The parcels are located south of Interstate 10, north and south of Page Ranch Road, and are identified as parcels 202-51-013D and 013A.

The Planning and Zoning Commission recommended approved the request at their meeting of June 9, 2021.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: Mr. Ken Perry, Perry Engineering
Location: South of Interstate 10, north and south of Page Ranch Road, Willcox
APNS: 202-51-013D and 013A
Parcel Size: 30 Acres
Current Zoning: HI (Heavy Industry)
Proposed Zoning: GB (General Business)
Growth Area: B- Community Growth Areas
Plan Designation: Developing
Area Plan: None
Existing Uses: Vacant
Proposed Uses: ~248 space manufactured home/ recreational vehicle park

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-8/HI	Vacant
South	SR-8	Vacant/ rural residential

Planning, Zoning and Building Safety
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

East	SR-8	Vacant
West	SR-8	Railroad tracks/ rural commercial

II. PARCEL HISTORY

None

III. NATURE OF REQUEST

The Applicant requests a Rezoning from HI (Heavy Industry) to GB (General Business) on two parcels totaling approximately 30 acres. The request will facilitate the construction of a recreational vehicle/manufactured home park. The parcels are located south of Interstate 10, north and south of Page Ranch Road, and are identified as parcels 202-51-013D and 013A.

The HI Zoning Designation does not allow for residential or guest lodging uses, including manufactured/recreational vehicle parks, which is why the Applicant has requested to rezone the property. The Rezoning will also remove some potential intense uses (truck stop, manufacturing, warehousing, etc.) from permitted by right to special uses.

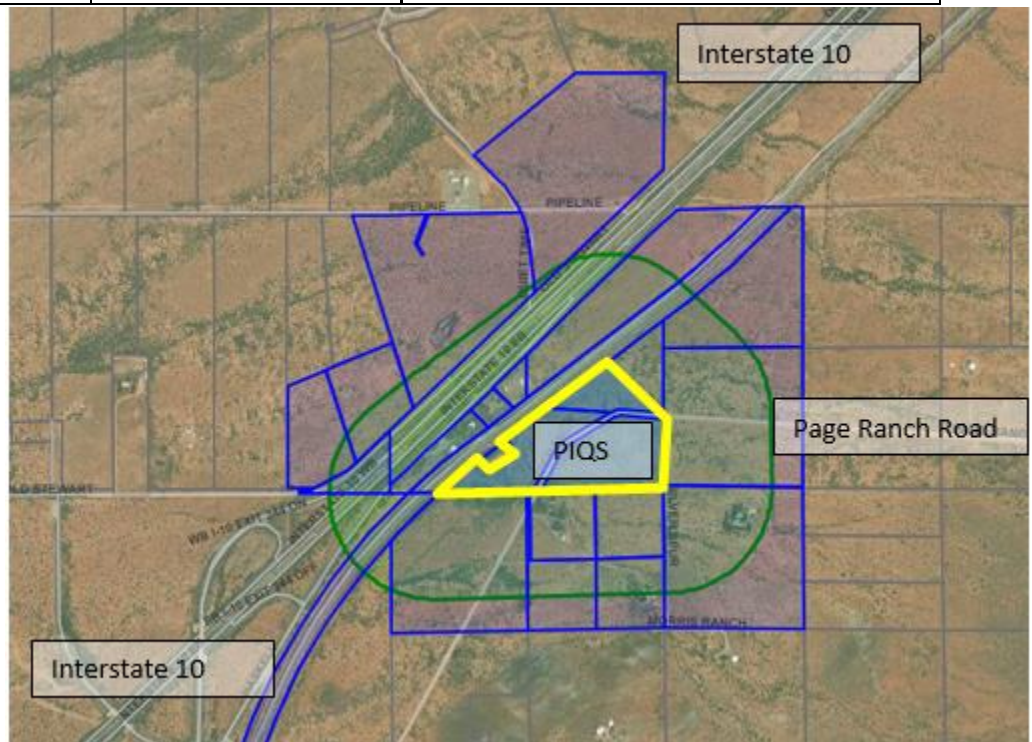
The Applicant has provided a conceptual site plan that will require more detail to be provided at permit submittal. It is important to note that all permitted and Special uses listed in the General Business Designation could be allowed if the rezoning is approved.

Mandatory Compliance

Section 2208.03 of the Zoning Regulations requires that the amendment of Zoning District boundaries comply with the Comprehensive or Area Plan Designation assigned to the area in question. In this case, the subject property is in a Category "B" Community Growth Area and designated a Developing. The Comprehensive Plan allows for a downzoning to General Business.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen criteria used to evaluate rezoning requests. Eleven apply to this request. As presented, the application complies with 7. It complies with an additional 3 with conditions. One factor partially complies.



1. Provides an Adequate Land Use/Concept Plan: Complies

The Applicant has presented a conceptual site plan with 248 manufactured home/recreational vehicle spaces and amenities. A much more detailed plan and documents will be required with permit submittal to verify compliance with zoning regulations. The size and configuration of the property can conceptually accommodate the development as proposed. If the rezoning is approved, it will allow the Applicant to go straight to the permitting process.

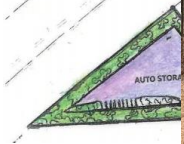
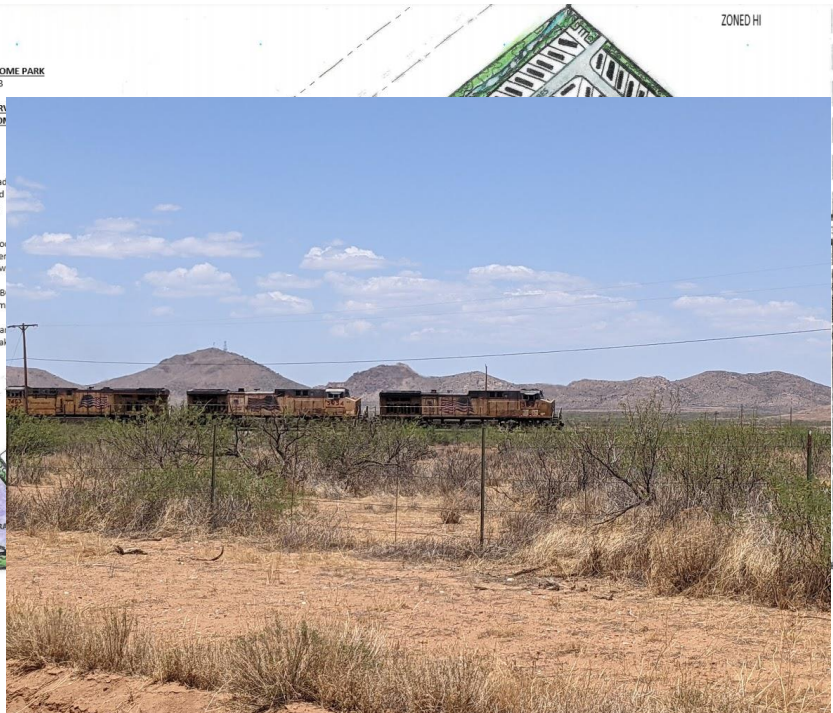
PAGE RANCH VIEW ESTATES MOBILE HOME PARK
Cochise County – Willcox, Arizona 85643

PROPOSED 248 UNIT MOBILE HOME / RV TRAVEL TRAILER / MANUFACTURED HOME
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, library, restrooms/showers/lockers, sewer, auto / RV owner storage, ample overflow
South: pool/spa, restrooms/showers, BBQ covered kitchen facilities and seating, am
Regularly scheduled exercise, wellness, business and social meetings, guest speaker group outings, and holiday events

AUTO STORAGE

2. Compliance with Applicable Site Development Standards: Complies with condition

A detailed site plan must be provided at permit submittal where setbacks, lots coverage, etc., will be verified. The site is of adequate size to be able to accommodate a development of this scope. The General Business district setbacks are:

- From HI to north 5 feet
- From SR south, east, and west: 40 feet
- 20 feet from road travel way

Condition:

1. In conjunction with the permit submittal, a completed detailed site plan shall be provided showing compliance with all development standards.

3. Adjacent Districts Remain Capable of Development: Complies

This request is a downzoning from Heavy Industry to General Business. As such, all permitted uses would be allowed, including single and multi-family residential, manufactured home, and recreational vehicle parks.

Nearby properties are mainly vacant, with a few scattered ranches, a winery, and a multi-family building across from the winery. The zoning in the area is SR-8 (not rural) and would allow all these nearby properties to be developed into one dwelling per 8,000 square feet. The proposed development will not restrict development of the area as per the zoning.

4. Limitation on Creation of Nonconforming Uses: Complies

If approved, the rezoning would not create any non-conforming land uses.

5. Compatibility with Existing Development: Partially Complies

Based upon the existing development patterns, the development may appear out of scale with the area. The parcel is located in a rural area with ranches, scattered homes on larger lots, the Coronado Winery, and a multi-household development. Though the development may appear out of character with the area is adjacent to the railroad tracks and would buffer the area from them and I-10. It could also help support the local wineries, racetrack (approved last year north of the interstate), and future development planned north of the interstate.



6. Rezoning to More Intense Districts: Not Applicable

As indicated, this request is for a downzoning.

7. Adequate Services and Infrastructure: Complies with conditions

Page Ranch Road is an existing County maintained dirt road. This project will add a significant amount of traffic to the road. The Applicant is required to pave the road from the eastern property boundary to the pavement located at Haskell and the railroad crossing. Additionally, the Applicant shall prepare a traffic study and or traffic impact analysis. This shall evaluate the project impacts and identify any additional office site improvements required as a result of the development to ADOT and Cochise County standards/ satisfaction.



It is anticipated that the waste discharge will exceed the limitations established by the state for the County to review the system. Therefore, the water treatment shall be reviewed and approved by the State Department of Water Resources.

Power will be provided by SSVEC

CONDITIONS:

1. In conjunction with the permit submittal, the Applicant shall submit a Traffic study and/or Traffic Impact Analysis in concurrence with ADOT.

- 2. Page Ranch Road shall be paved from the eastern property boundary to the existing pavement at Haskell and the railroad crossing.



8. Traffic Circulation Criteria: Complies with conditions

As discussed above, the project has the potential to add a significant amount of traffic to area roads. A traffic statement/impact study will be prepared, reviewed, and approved by ADOT and Cochise County prior to the issuance of the permit.

9. Development Along Major Streets: Not Applicable

This parcel does not take access off a major roadway.

10. Infill: Not Applicable

The site is currently zoned Heavy Industry. The request is a downzone to General Commercial, which allows for a recreational vehicle park as currently proposed. The area is not infill, and the property and the overall area are

largely vacant. However, the area is designated by the comprehensive plan as developing and could help with the Wine County's tourism and the motoring public.

11. Unique Topographic Features: Complies

No unique topographic features exist that will prevent the development of the property. The site is relatively flat and not located within a FEMA designated Flood Zone. However, due to the scope of the project, in conjunction with the permit submittal, the Applicant shall provide a drainage report for the detention ponds and easements as well as improvements plans.

12. Water Conservation: Complies

The plan calls for a new well to be drilled to support the project. The Applicant will be required to obtain permits from the state. As the project will possibly require a package treatment facility for the wastewater discharge. Staff would encourage the Applicant to reuse the effluent to the greatest extent possible for the onsite landscaping. All landscaping proposed shall be drought tolerant. Plumbing fixtures shall be low flow or no flow to the greatest extent possible.

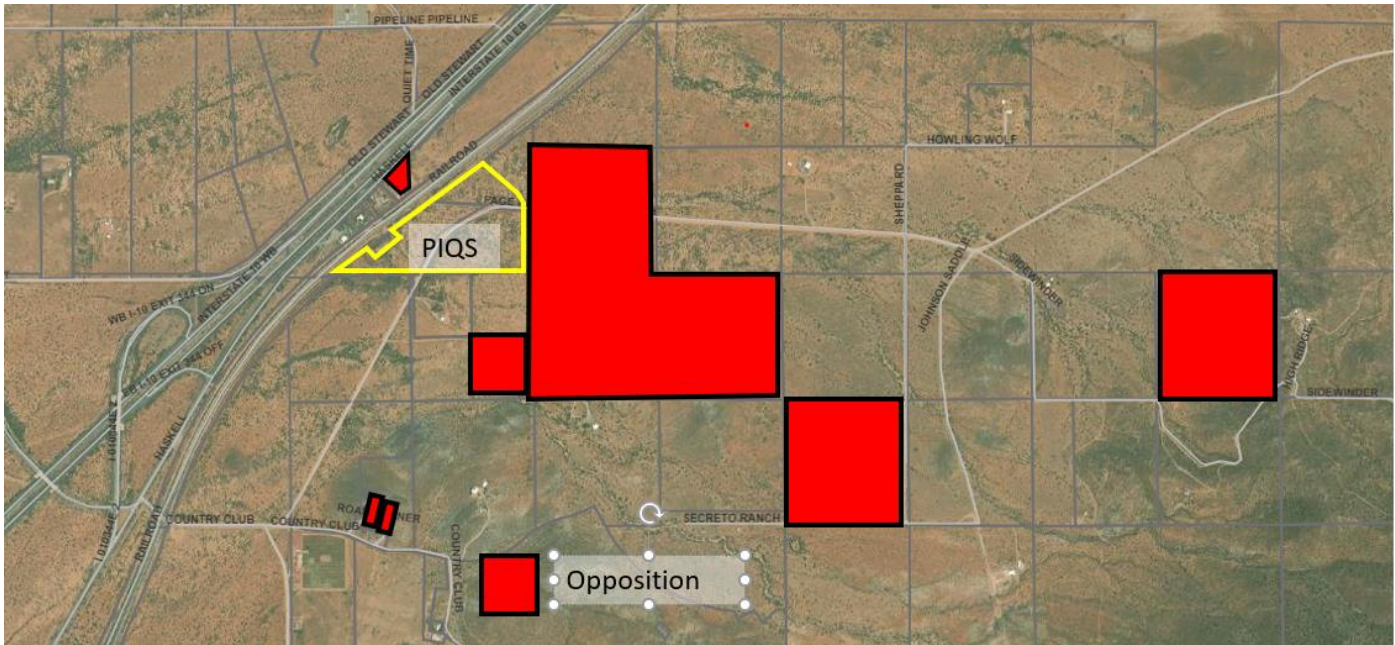
The project is not located within the Sierra Vista Subwatershed.

13. Public Input: Complies



The Applicant reached out to surrounding property owners within 1,000 feet prior to submitting their application. They received two responses, one in support and one in opposition. Staff mailed notices to the same neighboring property owners on May 13, 2021. Staff posted the property on May 13, 2021, and published a legal notice in the Herald/Review. The Department received eleven letters in opposition to the request citing primarily water, sewage and traffic related issues.

14. Hazardous Materials: Not Applicable



No hazardous materials are proposed.

15. Compliance with Area Plan: Complies

The subject property is not within an area plan; however, the Comprehensive Plan designates the area as Developing and allows rezoning to General Business.

IV. SUMMARY AND CONCLUSION

The Applicant requests a Rezoning from HI (Heavy Industry) to GB (General Business) on two parcels totaling approximately 30 acres. The request will facilitate the construction of a recreational vehicle park. The parcels are located south of Interstate 10, north and south of Page Ranch Road, and are identified as parcels 202-51-013D and 013A.

Factors in Favor of Approval

1. The request complies with ten of the applicable rezoning factors used by staff to analyze this request;
2. The request would provide an additional lodging option for the nearby winery and the motoring public;
3. The proposed facility would generate additional employment opportunities in the area;
4. The use would provide an additional buffer between the Interstate and railroad tracks to the rural/residential areas to the south and east;
5. The Rezoning removes the potential of some high impact developments (such as truck stops, repair services (large), manufacturing, warehousing and or storage of goods) from the permitted uses and requires a Special Use Permit.

Factors Against Approval

1. The area is primarily larger parcels and ranches and may appear to be out of character with current development

patterns;

2. The project will bring additional traffic into the area;
3. The project only partially complies with one factor.

V. RECOMMENDATION

Based on the factors in favor of approval, staff recommends forwarding the rezoning request, from HI (Heavy Industry) on two lots totaling 30 acres to the Board of Supervisors with a recommendation of **approval**, 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;
2. The Applicant's responsibility is to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations;
3. In conjunction with the permit submittal, a completed detailed site plan shall be provided showing compliance with all development standards;
4. In conjunction with the permit submittal, the Applicant shall submit a Traffic study and/or Traffic Impact Analysis in concurrence with ADOT;
5. Page Ranch Road shall be paved from the eastern property boundary to the existing pavement at Haskell and the railroad crossing;
6. In conjunction with the permit submittal, a drainage report for the detention ponds and drainage easement shall be required;
7. Improvement plans shall be submitted, including but not limited to roadway and grading.

Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ21-10 (Page Ranch Road) located on parcel 202-51-013A and D, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.