

COCHISE COUNTY

Docket RZ21-10 (Page Ranch Road)

Request for a Rezoning From HI to GB

Board of Supervisors

July 13, 2021

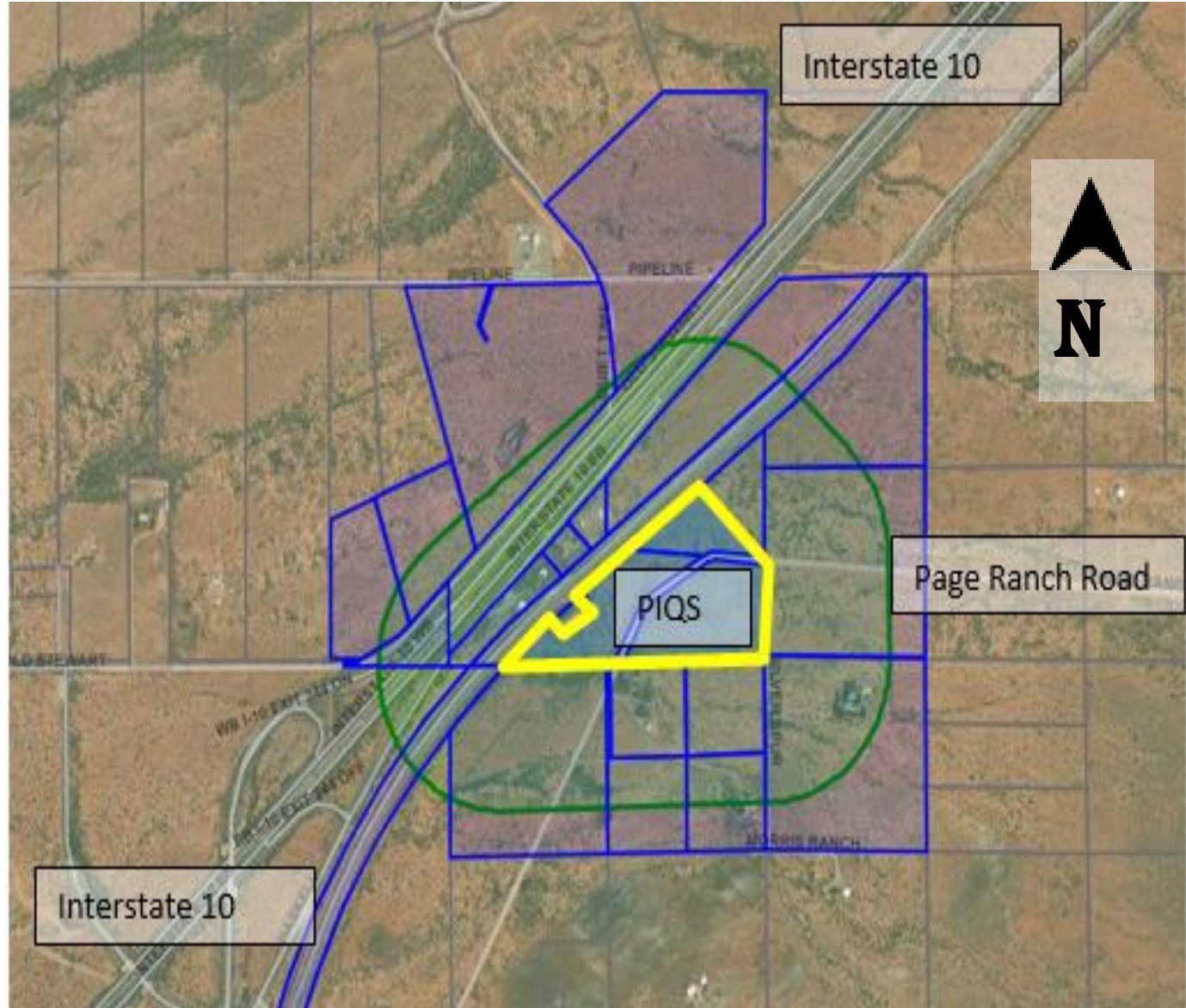


Public Programs...Personal Service

- The request is to rezone HI to GB
 - The request is to accommodate a future manufactured home/RV Park
 - All uses under CG would be allowed
- The site located south of Interstate 10, north and south of Page Ranch Road and is identified as parcels 202-51-013D and 013A.
- The site is approximately 30 acres
- The Applicant is Mr. Ken Perry



Location



Site Plan

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

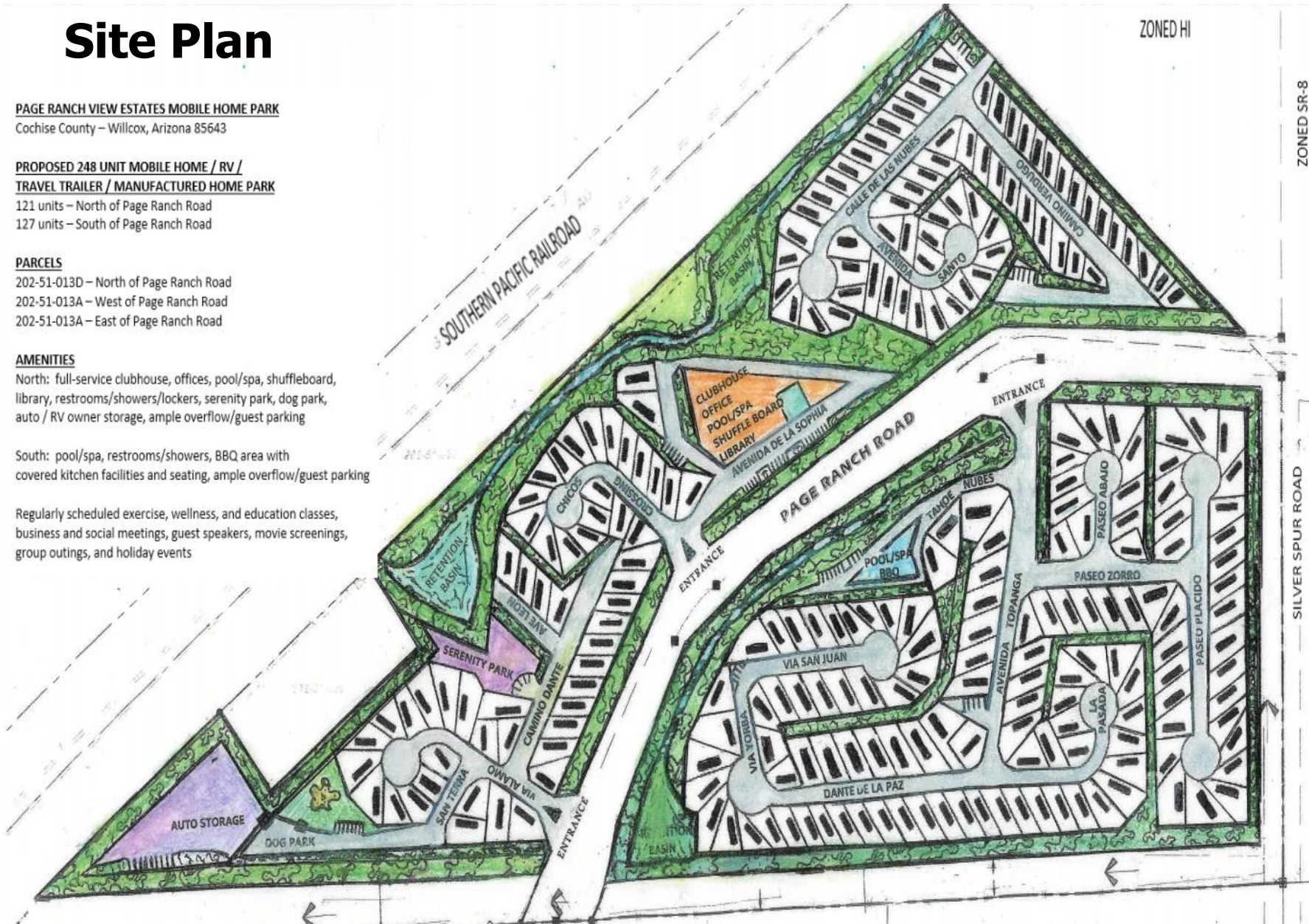
PROPOSED 248 UNIT MOBILE HOME / RV / TRAVEL TRAILER / MANUFACTURED HOME PARK
121 units – North of Page Ranch Road
127 units – South of Page Ranch Road

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



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 15 factors used to evaluate a proposal
 - Eleven of the criteria apply to this request
 - As submitted the request complies with seven
 - With conditions it complies with an additional 3
 - One factor, compatibility with existing development, partially complies



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Southwest from Page Ranch Road



Northeast from Page Ranch Road



Page Ranch Road



Looking east from Page Ranch Road

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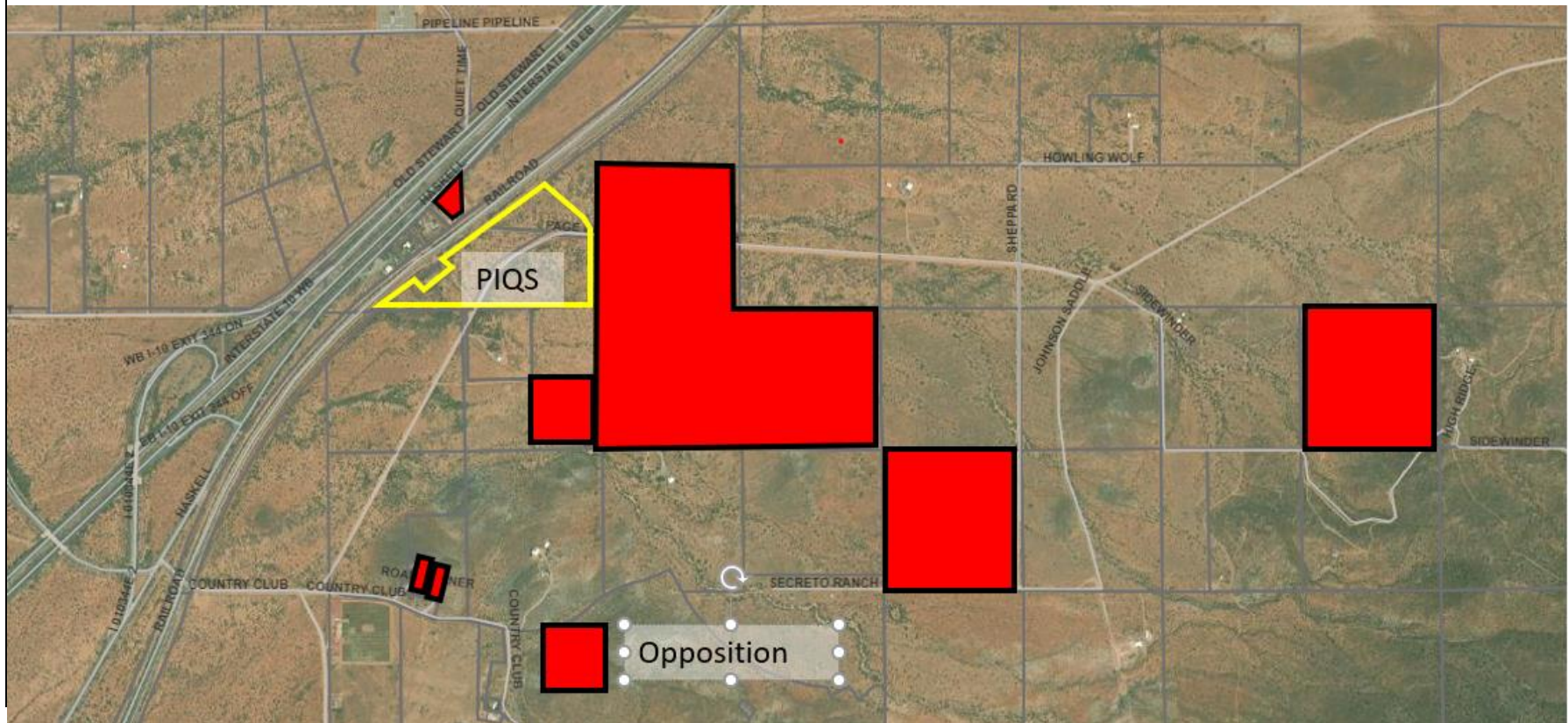


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Public Comments

- Eleven letters in opposition
 - 8 shown below
 - 1 just south off map
 - Others no address/parcel provided
- Issues cited:
 - Traffic/dust
 - Paved from project to RR
 - Traffic study required
 - Water:
 - Well, site could be used by Ag or Heavy industry
 - Sewage, shall comply with State requirements



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 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.

Factor 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.

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. 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;



Recommendation: Conditional Approval

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.

