



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Donald Kolinski

Name of All Property Owner(s): Donald and Tiffany Kolinski

Applicant Mailing Address:

1210 Navajo Dr Apt 2B, Bullhead City, AZ 86442

Street #	Town	State	Zip code
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Subject Property Address (if different than mailing address):

Lots 7,8,9,14 and 15, Block 644, Arizona Sun Sites Unit No. 5, Pearce, AZ 85625

Street #	Town	State	Zip code
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Email Address: dontiffkolinski@gmail.com

Phone Number: 419-250-1363

Tax Parcel Number: 114-30-183, 114-30-185, 114-30-184, 114-30-190, 114-30-191 (combined)

Current Zoning Designation: SR-22

Proposed Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: _____

Comprehensive Plan Land Use Designation: _____

Area Plan Designation (if applicable): _____

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.

These 5 parcels are located in a very rural area. The area is largely vacated, with very few, if

any, scattered single family homes. The area would be much better utilized as a rural design

area. We plan to build a small cabin, several utility buildings, an animal barn and

fenced enclosure, a chicken coop and fenced enclosure, and a very large vegetable garden.

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.

There are currently no existing structures nor uses present at the subject parcel.

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.

1 - Small cabin - 768 square foot (24ft. x 36ft.) single floor with 192 square foot porch (24ft x 8

2 - Storage/utility sheds - Each 160 square foot (10 ft x 16ft)

1 - Goat barn - 192 square foot (12ft x 16ft)

1 - Chicken Coop - 60 square foot (10ft x 6ft)

Garden ~240ft x 120ft; Fencing around Goat barn & chicken coop ~230ft x 190ft

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

Entrance into property off of E Cloudburst Lane

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

This will have little to no impact on current traffic volume. It would just be our 1 vehicle

coming and going a few times a week.

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 are currently no driveway cuts into the site. We would increase the driveway cuts by one when we put in a driveway.

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.

No citizen review process required as this is a down zoning 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	On site storage tank	Future well will be drilled
Sewer/Septic	Septic system	Will install septic system
Electricity	Solar System	Solar system to be installed
Natural Gas	n/a	n/a
Telephone	Cell Phone Service - AT&T	none
Fire Protection	Sunsites/Pearce Volunteer Fire Dept	In force
Waste Disposal	Waste Management	Available

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

Yes, everything planned is permissible in an RU-4 zone.

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

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

Is the proposed zoning adjacent to, or near, other parcels with the same zoning designation? Explain.
No it is not. Many of the parcels in this area were originally purchased in order to develop in
the 1960s, so they are split off into ~1 acre sites. The area was never developed and the
individual small parcels were sold off. Little development has been made in this area, so
the zoning has stayed the same as it was originally zoned (SR-22). However, it is still very va

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.

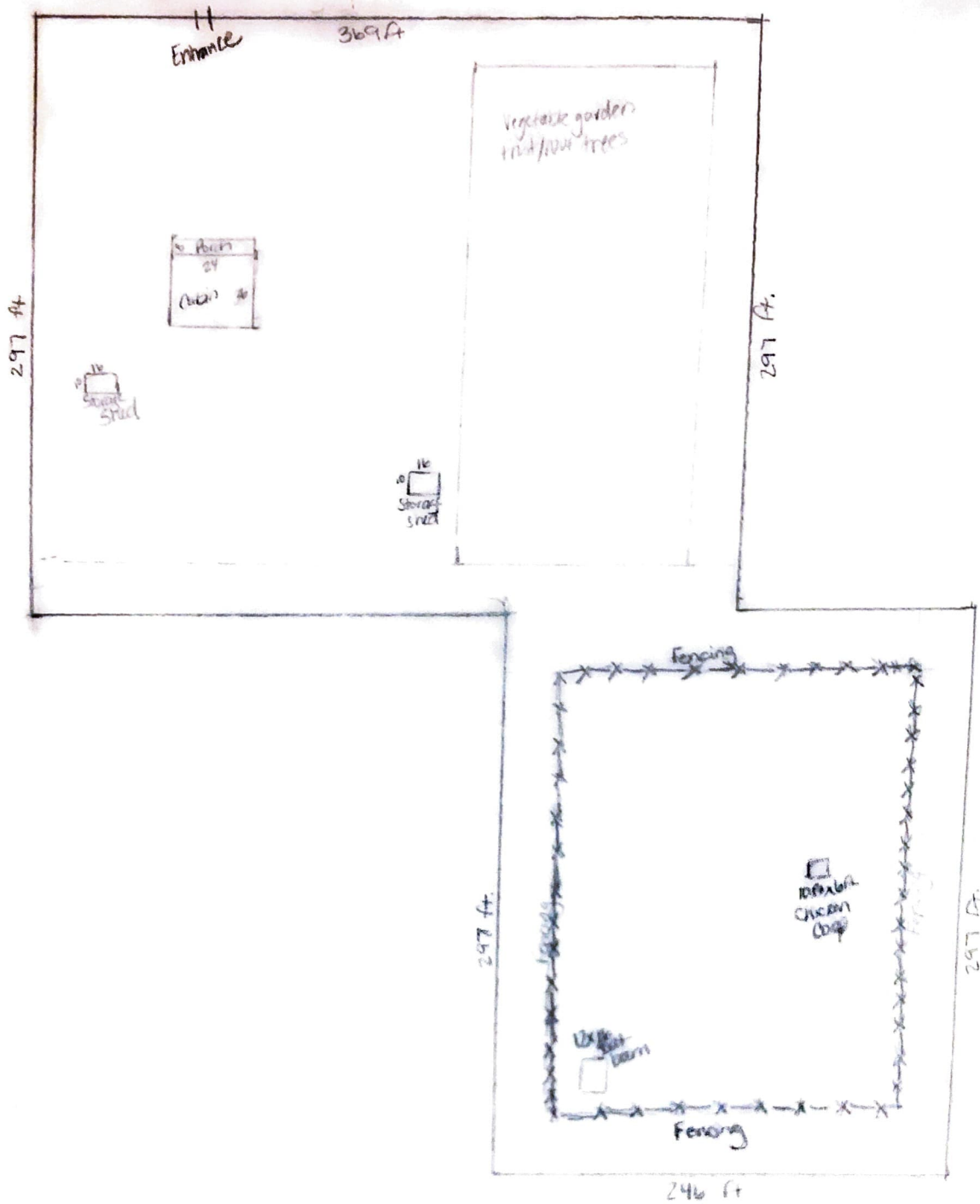
Are there any areas of unstable soils, steep slopes, severe washes, floodplains on the subject parcel? If so, please indicate their location on the concept plan. Indicate how these areas will be protected from future development.

There are no areas of unstable soil, no steep slopes, no severe washes, no floodplains.

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

E CLOUDBURST LN



1" = 40 ft