



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Kimberly Bianco

Name of All Property Owner(s): Kimberly Bianco

Applicant Mailing Address:

2429 Richlandtown Pk	Coopersburg	Pa	18036
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

Street #	Town	State	Zip code
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Email Address: Jynxie@outlook.com

Phone Number: 610-442-1524

Tax Parcel Number: 403-54-354 and 403-54-355

Current Zoning Designation: R-36

Proposed Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: D Rural

Comprehensive Plan Land Use Designation: Rural

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.

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 none.

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.

There will be a Barn/ toolshe that will roughly be about 2,000 square ft in the back half of the property. On the left front side of the barn we plan to have a small chicken run and we will have a chicken/animal compost bin set next to them in order to keep the area clean and free from debris. We also plan on having gardens on either side of the property fruit and veg as well. There will be a moderate sized dog run for our small dogs This run will measure about 30 feet wide by 40 feet long and have grass provided under for them. The home will be an Adobe Dome roughly 1,500 square feet. We will be installing water catchment as well as a cistern and water tanks and a purification system. Water hauling will also be used when needed. We will be using solar power as much as possible with an array that will have a small solar controller housing hopefully located under the array, if not beside it.

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

There isn't any street names really so the best directions I can give is...

Take N. Wiegand-Pratt Rd North till it dead ends. Turn left. Turn Right at the third road. Go up one block . Go past the first intersection. After that intersection you would turn into the driveway on the left. There isn't any onther property being used there although the one before us is owned.

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

There will finally be some.

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.  
none

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 one else lives there.

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.

<b>Service Provider</b>	<b>Service Provider</b>	<b>Additional Provisions Required</b>
Water/Well		Water catchment / Hauling
Sewer/Septic		Septic / Composting Toilet
Electricity		Solar
Natural Gas		Propane
Telephone		Cellular
Fire Protection		Elfrida FD
Waste Disposal		Carry Out / Dumpster

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

Yes. There is no reasons that this property cannot. Water hauling is expected to be the beginning level of our plan. We already have solar to bring with for the start of our construction needs and living abilities, we also have our propane ready to bring once the plans are approved to bring along once we start. Cell phones as well. We have checked with Elfrida Fire and Rescue for the area. As for waste disposal there is the ability to take things to the dump for regular time or, during construction lets say, I think we will be getting a dumpster.

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?

Only my parcels will be changed. I will be joining the two of them into one.

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.

Yes. The entire land mass there has about 300 2.5 acre parcels that are RU-36, all of them was sold in the 70's and no one has used them. It is a ghost town, the only time they are sold is when investors want to trade them like baseball cards without the gum.

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 a request to a LESS 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.

no

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 30 per year 10,950

Please indicate your water source. Water hauling , eventual cistern water catchment as well

If your property is served by a private well, show the existing or proposed location on the site plan.



