



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket RZ22-10 (Sunsites Auction)
DATE: June 8, 2022

APPLICATION FOR A REZONING

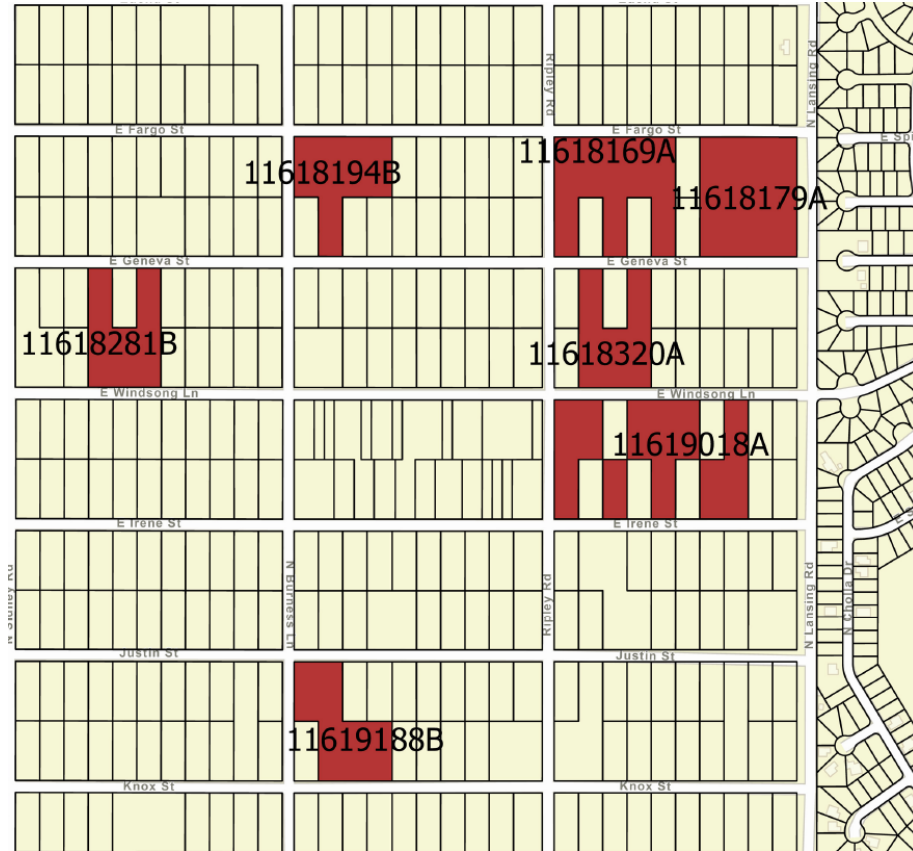
The county initiated a request to rezone seven (7) parcels from SR-22 (Single-Family Residential, one dwelling per 22,000 square feet) to SR-174 (Single-Family Residential, one dwelling per 4 acres). The subject parcels have been deeded to the State of Arizona, and staff has initiated this rezoning request before the properties are offered at auction later this year. The subject parcels are located in the same general area west of Sunsites, parcels: 116-18-194B, 116-18-179A, 116-18-169A, 116-18-320A, 116-18-281B, 116-19-018A, 116-19-188B.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: Cochise County
Location: West of Sunsites Townsite (see map below)

APN	Acres	Zoning	Existing Use
116-15-194B	4.14	SR-22	Vacant
116-18-179A	6.62	SR-22	Vacant
116-18-169A	6.63	SR-22	Vacant
116-18-320A	4.14	SR-22	Vacant
116-18-281B	4.14	SR-22	Vacant
116-19-018A	9.10	SR-22	Vacant
116-19-188B	4.13	SR-22	Vacant

Proposed Zoning: SR-174 (Single-Family Residential; one dwelling per 4 acres)
Growth Area: B
Plan Designation: High Density Residential
Area Plan: Mid Sulphur Springs Valley Area Plan
Proposed Uses: None - Auction late summer of 2022



Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-22	Vacant
South	SR-22	Vacant
East	SR-22 and SR-8	Vacant
West	SR-22	Vacant

II. PARCEL HISTORY

The seven parcels were deeded to the State, in care of the Board of Supervisors, in 2021 after taxes were not paid for at least the previous seven years.

III. NATURE OF REQUEST

County initiated rezoning for seven parcels from SR-22 to SR-174. The area is primarily rural, west of the Sunsites Townsite, with a few scattered single-family homes. The properties all exceed 4 acres, and the SR-174 designation is appropriate with existing development patterns. A downzoning will not have any negative impacts on the surrounding properties.

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 lies within a Category "B" HighDensity Residential. The parcels are located within the Mid-Sulphur Springs Valley Community Plan. These parcels are located just outside the developed Village. The area surrounding the rezoning is largely vacant, undeveloped land.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen criteria to evaluate rezoning requests.

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

The proposal will facilitate standard rural home site development. The parcels would be eligible for the full range of allowed principal, accessory, and Special Uses per Article 6 of the Zoning Regulations.

2. Compliance with Applicable Site Development Standards: Complies

All parcels exceed 4 acres. Therefore, the proposed home will meet all required development standards.

3. Adjacent Districts Remain Capable of Development: Complies

Surrounding properties remain able to develop.

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: Complies

The parcels are located in a rural area with very scattered single-family homes on larger lots. The downzone to larger lots will be compatible with the surrounding development.

6. Rezoning to More Intense Districts: Not Applicable

This request is for a downzoning, which will reduce the permitted density.

7. Adequate Services and Infrastructure: Complies

The parcels and the existing road network support the necessary infrastructure to develop the parcel under the guidelines for the SR-174 zoning designation.

8. Traffic Circulation Criteria: Complies

This rezoning request will not alter the existing roadway network's layout or function without requiring right-of-way dedication or off-site improvements. Rezoning from SR-22 to SR-174 would decrease the permitted density, with a corresponding decrease in potential traffic.

9. Development Along Major Streets: Not Applicable

This parcel does not take access off a major roadway.

10. Infill: Not Applicable

This factor applies only to rezoning requests for General Business, Light Industry, or Heavy Industry.

11. Unique Topographic Features: Complies

No unique topographic features exist that will prevent the development of the property.

12. Water Conservation: Complies

This proposed downzoning would reduce permitted maximum density, and potential water usage could decrease.

13. Public Input: Complies

As a downzoning, the applicant is not required to complete a Citizen Review. Staff mailed notices to neighboring property owners within 300 feet of the subject properties in May 2025. In May, staff posted the property and published a legal notice in the Herald/Review. The Department received one letter in opposition to this request and numerous phone calls inquiring about this request with no opposition.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed.

15. Compliance with Area Plan: Does Not Comply

The subject properties are within the Sulphur-Springs Area Plan and designated as high-density residential. Because of the lack of infrastructure in the area, the SR-174 zoning is consistent and compatible with existing development patterns, and downzoning in this area should be encouraged.

IV. SUMMARY AND CONCLUSION

The request is for a downzoning from SR-22 to SR-174 for seven parcels west of the Sunsites Townsite. The area is characterized by open expanses and widely scattered residential development.

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 be in keeping with the character of the existing development in the area.*

Factors Against Approval

1. *One letter in opposition*
2. *Does not comply with the Sulphur Springs Valley Area Plan*

V. RECOMMENDATION

Based on the factors in favor of approval, staff recommends forwarding the rezoning request from SR-22 to SR-174 to the Board of Supervisors with a recommendation of **approval**.

Sample Motion:

Mr. Chairman, I move to recommend approval to the Board of Supervisors, Rezoning RZ22-10; the factors in Favor of Approval constitute the Finds of Fact.