



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket RZ22-11 (Sunsites Church Auction)
DATE: June 8, 2022

APPLICATION FOR A REZONING

The county initiated a request to rezone parcel APN 114-18-106 from RU-2 (Rural, one dwelling per 2 acres) to MR-1 (Multi-Family Residential). The subject parcel has been deeded to the State of Arizona, and staff has initiated this rezoning request before the property is offered at auction later this year. The subject parcel is located in the Sunsites Townsite area and was previously used as a church.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Applicant: Cochise County
Location: Sunsites Townsite, southwest corner of Ironwood and Ford, Pearce

APN	Acres	Zoning	Existing Use
114-18-106	1.48	RU-2	Abandoned Church Building

Proposed Zoning: MR-1 (Multi-Family Residential)
Growth Area: B
Plan Designation: High Density Residential
Area Plan: Mid Sulphur Springs Valley Area Plan
Proposed Uses: None - Auction late summer of 2022

with surrounding MR-1 zoning.

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.

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 parcels would be eligible for the full range of allowed principal, accessory, and Special Uses per Article 10 of the Zoning Regulations.

2. Compliance with Applicable Site Development Standards: Complies

The parcel exceeds the minimum of 3,600 square feet at 1.48 acres.

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 eliminate the non-conformance of the property and not create any non-conforming land uses.

5. Compatibility with Existing Development: Complies

The parcels are located in the Sunsites Townsite. The rezoning is consistent with surrounding MR-1 zoning and surrounding development.

6. Rezoning to More Intense Districts: Complies

This request is for a rezoning to a more intense district where adequate infrastructure is available nearby.

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 MR-1 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.

9. Development Along Major Streets: Complies

This parcel is accessed from Ironwood, a paved county maintained road

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

No current use of the property is proposed. Adequate infrastructure exists in the area.

13. Public Input: Complies

In May, staff posted the property and published a legal notice in the Herald/Review. The Department received no responses

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed.

15. Compliance with Area Plan: Complies

The subject properties are within the Sulphur-Springs Area Plan and designated as high-density residential.

IV. SUMMARY AND CONCLUSION

The request is for rezoning from RU-2 to MR-1 in the Sunsites Townsite to remove the non-conforming zoning of RU-2 on a parcel that is below the minimum 2 acres.

Factors in Favor of Approval

1. *The request complies with twelve 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. *None*

V. RECOMMENDATION

Based on the factors in favor of approval, staff recommends forwarding the rezoning request from RU-2 to MR-1 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 RZ22-11; the factors in Favor of Approval constitute the Finds of Fact.