



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Caleb Malboeuf

Name of All Property Owner(s): CM Acquisitions

Applicant Mailing Address:

PO Box 2212 Benson AZ 85602
Street # Town State Zip code

Subject Property Address (if different than mailing address):

TBD Patton St Saint David AZ 85602
Street # Town State Zip code

Email Address: caleb@cmconstructaz.com

Phone Number: 520.221.0025

Tax Parcel Number: 120-18-021

Current Zoning Designation: R-18

Proposed Zoning Designation: GB

Comprehensive Plan Land Use Category/Growth Area: C-Rural Community Areas

Comprehensive Plan Land Use Designation: C-Neighborhood Conservation, change to Dev

Area Plan Designation (if applicable): Saint David Area Plan

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.

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

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.

The area is in need of new affordable housing. Further, the area is located along the State Highway with General Commercial Zoning in the adjacent and in the vicinity.

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.

Property is currently vacant

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.

Three(3) fourplexes

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

Patton Street

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

Minimal impact maximum 18 new vehicles entering and exiting the site.

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.

One drive cut required. Encroachment permit from ADOT required.

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.

Letter sent on 01/17/23. To date no responses have been recieved

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	Saint David Water	No
Sewer/Septic	Septic	No
Electricity	SSVEC	No
Natural Gas	N/A	
Telephone	N/A	
Fire Protection	N/A	
Waste Disposal	N/A	

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

Yes, see site plan

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.
Yes, the parcels located directly to the east are all zoned identical. The parcel located to the west is R-18, however the remaining parcels all the way to Sybil Road are zoned GB.

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.

The parcel is entirely located in FEMA Flood Zone. A FPUP and elevated pads will be required. CS Engineering will evaluate the site and provide a drainage analysis with recommendations for improvements.

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 3600 per year ~1.3 mil

Please indicate your water source. Saint David Water

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



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APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

Applicant's Name: Caleb Malboeuf

Name of All Property Owner(s): CM Acquisitions

Applicant Mailing Address:

PO Box 2212 Benson AZ 85602
Street # Town State Zip code

Subject Property Address (if different than mailing address):

TBD Patton St Saint David AZ 85603
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Email Address: caleb@cmconstructaz.com

Phone Number: 520.221.0025

Tax Parcel Number(s): 120-18-021

Current Growth Area Category: C-Rural Community Areas

Proposed Growth Area Category: C-Rural Community Areas

Current Land Use Designation: C-Neighborhood Conservation

Proposed Land Use Designation: D-Developing

Area Plan Designation (if applicable): Saint David Area Plan

Existing Zoning: R-18

Proposed Zoning: GB

Is more than one parcel included in this request? (Select one) Yes No

Major Street or Major Street Intersection: Patton Street

How many acres are included in the amendment? 1.70

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1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

Describe your relationship to this application. (Select one)

- I am the property owner
- I am an authorized agent for the property owner
- This is a County-initiated amendment

If the applicant is not the property owner, please attach a notarized letter of authorization to this application for non-County initiated requests.

The Purpose of Comprehensive Plan Amendments

The Comprehensive Plan Growth Area Categories and Designations contained within the Comprehensive Plan are designed to provide a measure of protection to the existing character of an area. **An amendment must be justified by citing specific examples of existing or future growth patterns that do not support continuing the pattern that is implied by the existing Area Category or Designation. Otherwise, the presumption is in favor of retaining the existing Area Category or Designation.**

What is the Process?

1. Pre-application meeting with County planning staff
1. Public Participation Process (Applicant)
2. Application Notification to relevant organizations (if applicable, major amendments only)
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. Map showing the boundaries of the proposed amendment; label streets and other important landmarks such as Township, Range and Section lines. See our website for an example map: <https://www.cochise.az.gov/development-services/amend-comprehensive-plan>
3. Letter of Authorization (for authorized agents, if applicable)
4. Processing Fee

Please state the reason for this request, citing specific examples of existing or future growth patterns, for why this request should be supported.

The property is located on State Route 80/Patton Street. There is currently a mix of

commercial, multi and single family development in the area. Being located along a State

Highway and in the heart of Saint David makes this request appropriate.

Describe any changes that have occurred in the area that support your request. Such changes may include the deterioration of surrounding development, a change in character in the area due to capital improvements, non-conforming development by exempt entities, or approval of special uses or rezonings.

A rezoning and a comprehensive plan amendment was recently approved by the Board of Supervisors to the west of this site.

Describe any extensions of urban standard facilities and services (including major road improvements and extension of waste disposal systems and water service) in the area have changed the optimum type of development appropriate for the subject parcel(s).

The site is located on a State Highway, has municipal water service and Electric.

Is there substantial support from property owners for the proposed change? Please indicate yes or no and explain.

No responses received at this time.

Describe the public involvement process associated with this request. Describe how this application has responded to the feedback received.

A letter was sent to all neighbors within 1,500 feet of the property on 01/17/23. No responses have been received at this time.


Does this request include any parcels that currently have the "Developing" Designation? (Select one)

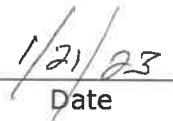
Yes No

Will this request provide a harmonious transition between the existing designations?

Yes

The undersigned, do hereby file this application with the Cochise County Planning and Zoning Commission. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.


Applicant Signature


Date

OWNER:
CM CONSTRUCTION

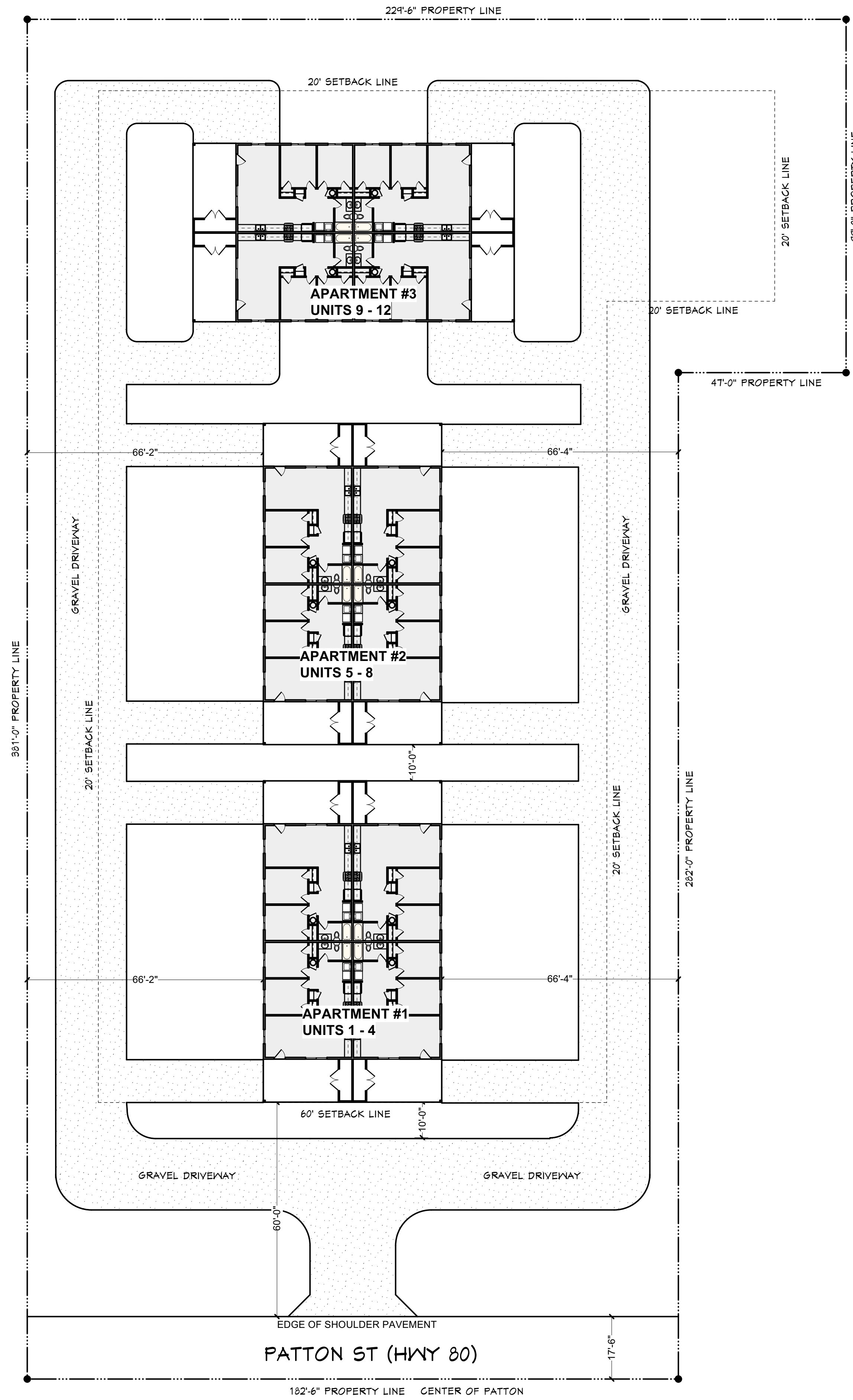
SITE LOCATION:
PATTON ST (HWY 80)
ST DAVID, AZ 85630
COCHISE COUNTY, AZ

SITE INFO

FARCEL #	=	120-18-021
PROPERTY SQ FOOTAGE	=	14,052 SQ FT
	=	1.7 ACRES
MINIMUM SETBACKS		
FRONT	=	20'-0"
SIDE	=	20'-0"
REAR	=	20'-0"
DISTANCE BETWEEN STRUCTURES	=	10 FT
MIN LOT SIZE	=	18,000 SQ FT
ZONING	=	R-10

CODE REVIEW
BUILDING CODE:

2015 IRC
2015 IPC
2015 IMC



PATTON ST 4-PLEX

SITE PLAN

SCALE: 1" = 20'-0"

PATTON ST. 4-PLEX
ST DAVID, AZ

DRAFTED BY:
NATHAN COLEMAN
2285 N SUNSET AVE
BENSON AZ 85602
CELL 520-686-0077
nrcnconservices@powerc.net

DATE: 12-09-2022
SCALE:
REVISION:

CALEB MALBOEUF
PO BOX 2212
BENSON, AZ 85602

ST1
SITE PLAN