



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Seth Wilson

Name of All Property Owner(s): Seth & Chelsey Wilson

Applicant Mailing Address:

<u>1050 S. Dill Road</u>	<u>Benson</u>	<u>AZ</u>	<u>85602</u>
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

Street #	Town	State	Zip code
----------	------	-------	----------

Email Address: seth23wilson@gmail.com

Phone Number: 256-337-5869

Tax Parcel Number: 12337007

Current Zoning Designation: R36

Proposed Zoning Designation: RU4

Comprehensive Plan Land Use Category/Growth Area: \_\_\_\_\_

Comprehensive Plan Land Use Designation: \_\_\_\_\_

Area Plan Designation (if applicable): \_\_\_\_\_

If 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.

Existing Shop and Shed on property. Shed is 12\*24 and shop is 30\*40.

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.

House to be built in the future but do not have final plans. Possible site plan provided to show where all amenities and possible house site

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

East site street - please see site plan

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

Only one property to south uses the right of way road

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.

existing and no changes needed

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.

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	Well	no
Sewer/Septic	Septic	no
Electricity	SSVEC	yes when house complete
Natural Gas	Benson	yes when house complete
Telephone	n/a	n/a
Fire Protection	Benson	no
Waste Disposal	n/a	no

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

Yes. 5 acre lot. Not developing. All surrounding properties to the south and east are RU4. With the river bank set back restrictions, there is really only room for one house anyway.

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. Property directly to east and south are all RU4

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.

Only the river portion of the property is in a flood zone

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 100 per year 36500

Please indicate your water source. Well

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

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

Use of private well, efficient fixtures in future as needed

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

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.

*Seth Wilson*

03/22/2023

Applicant Signature

Date

The following form **must** be completed where there are multiple property owners or multiple parcels subject to the request.

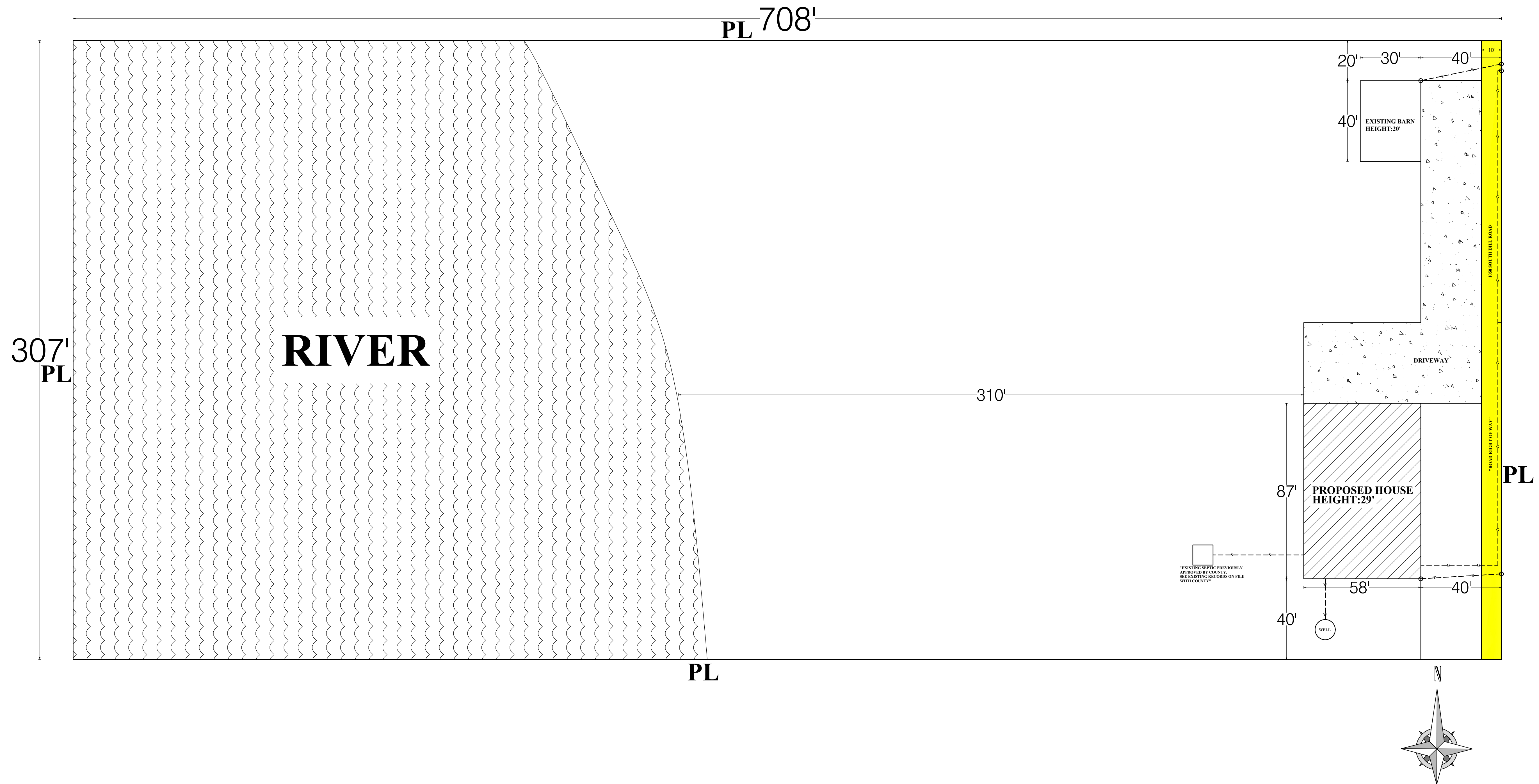
I, the undersigned owner of record of property which lies within the area of the proposed rezoning set forth in the attached application, do hereby consent to the proposed change of zoning district boundary or reclassification of the property(ies) sought for rezoning. I do hereby certify and declare that I was afforded an opportunity to read the full and complete application prior to affixing by signature hereon.

**Consent Signature Form**

Parcel Number	Owner of Record, Printed Name and Address	Signature	Date
12337007	Seth & Chelsey Wilson	<i>Seth Wilson</i>	03/22/2023

**LEGEND:**

<b>PROPERTY LINES</b>	---	PL	---	PL	---
<b>WATER LINE</b>	---	W	---	W	---
<b>GAS LINE</b>	---	G	---	G	---
<b>ELECTRIC LINE</b>	---	E	---	E	---
<b>PROPERTY DIMENSION</b>	---	20'	---	20'	---
<b>SETBACK DIMENSION</b>	---	100'	---	100'	---
<b>ROAD CENTER LINE</b>	---	CR	---	CR	---
<b>SEWER LINE</b>	---	S	---	S	---



**PROPERTY INFORMATION:**  
 LOCATION: 1050 S Dill Road Benson Az 85602  
 PARCEL: 12337007  
 OWNER: Seth and Chelsey Wilson  
 Size (gross): 4.98 ACRES (217,356 Sq. Ft.)

**DATE** 15/03/2023

**SCOPE OF WORK**  
 -SITE PLAN OF THE PROPERTY  
 UNDER REVIEW SHOWING THE  
 EXISTING BARN & PROPOSED HOUSE

**SCALE 1":40'**

**SITE PLAN**

**REVISION:**