



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: SHAWN MCKEOWN

Name of All Property Owner(s): SHAWN MCKEOWN / CAROLYN MCKEOWN

Applicant Mailing Address:

3620 E. COUNTY 16 1/4 ST. SOMERTON AZ 85350
Street # Town State Zip code

Subject Property Address (if different than mailing address):

TPN # 104-75-00606 HEREFORD AZ 85615
Street # Town State Zip code

Email Address: shawn@southernpacificam.com

Phone Number: 928-580-7650

Tax Parcel Number: 104-75-00606

Current Zoning Designation: RU-4

Proposed Zoning Designation: GB

Comprehensive Plan Land Use Category/Growth Area: D PROPOSED TO C

Comprehensive Plan Land Use Designation: RURAL RESIDENTIAL TO DEVELOPING

Area Plan Designation (if applicable): N/A

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 may be a well that needs to be located. Other than that, the land has no buildings or structures. Land is 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.

The parcel is of a sufficient size to accommodate a less intensive commercial use. A convenience store with a gasoline/service station on the corner of Hereford Rd. and Moson Rd. could provide over 10,000 residents who would otherwise have to drive a further distance for fuel. Just north of the convenience store would be retail sales locations including an indoor self-storage facility that would be gated for security. The goal is to create convenience to residents while keeping with the harmonious transition from rural to less intensive commercial businesses. All structures would be state of the art with beautiful landscaping keeping in touch with the natural surroundings of the native land.

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

Moson Rd and Hereford Rd which borders the property along the forementioned roads.

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

Very little impact on traffic volume of the roads serving this property.

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.

As of now, one driveway cut on Hereford Rd. and maybe two to three cuts on Moson Rd. depending on the structures that might be used on the property.

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.

I mailed letters out to residents in a 1500' area of the property. The letters were mailed on 5/22/2023. I have yet to hear back from any residents either by phone, letter, or email. Once I receive feedback, I will rely heavily on the resident's input for land use. I want the property to "blend in" with the surroundings and keep it very non-intrusive to the natural landscape. I want to work with the residents so that there is a common ground on the site plans.

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	Maybe a well...needs to be located if present	Driver Drilling Co.
Sewer/Septic	McCoys Septic Services	
Electricity	Sulphur Springs Valley Electric	
Natural Gas	Ferrell Gas	
Telephone	Verizon	
Fire Protection	Showtime Fire Protection	Palominas Fire District Station 1
Waste Disposal	Waste Management	

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

Yes. The parcel is 13 acres, which could accommodate nearly all typical uses within GB zoning in full compliance with all applicable site development standards.

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. No adjacent parcels will be reduced in size or altered in shape as a result of this amendment.

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, there is not a significant nonconforming uses in this area and this amendment will not result in additional nonconforming uses.

Is the proposed zoning adjacent to, or near, other parcels with the same zoning designation? Explain.
No.

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 50/gal per year 18250/gal

Please indicate your water source. Well on property

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: SHAWN MCKEOWN

Name of All Property Owner(s): SHAWN MCKEOWN AND CAROLYN MCKEOWN

Applicant Mailing Address:

3620 E. COUNTY 16 1/4 ST SOMERTON, AZ 85350

Street # Town State Zip code

Subject Property Address (if different than mailing address):

PARCEL # 104-75-00606 HEREFORD, AZ 85615

Street # Town State Zip code

Email Address: shawn@southernpacificam.com

Phone Number: 928-580-7650

Tax Parcel Number(s): 104-75-00606

Current Growth Area Category: CATEGORY D

Proposed Growth Area Category: CATEGORY C

Current Land Use Designation: RURAL RESIDENTIAL

Proposed Land Use Designation: DEVELOPING

Area Plan Designation (if applicable): N/A

Existing Zoning: RU-4

Proposed Zoning: GB

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

Major Street or Major Street Intersection: MOSON RD AND HEREFORD RD

How many acres are included in the amendment? 13.04

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.

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.

Major intersection of Moson Rd and Hereford Rd. Surrounding area has seen major growth in the last 20 years. Intersection does not allow for residences due to heavy traffic.

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).

Road improvements are in the works. Widening of Moson Rd and Hereford Rd will take place in the upcoming year to allow for increased use of those roadways.

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

N/A

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

I have sent letters to all surrounding residents. I have yet to hear back from residents concerning my request.

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?

The parcel is of a sufficient size to accommodate a less intensive commercial use. Ultimately it will be an appropriate size and type of use that is sensitive to its rural surrounding. I propose to use the "developing" designation (transitional designation) in an attempt to be more harmonious with the surrounding area. My goal is not to create an "eye sore," but to create a beautiful, landscaped, clean, less intrusive and less intensive commercial use property.

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.

DocuSigned by:

SHAWN MCKEOWN

05-23-2023

Applicant Signature

Date