



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Randy Landwerlen

Name of All Property Owner(s): Randy and Amy Landwerlen

Applicant Mailing Address:

<u>PO Box 709</u>	<u>Pearce</u>	<u>AZ</u>	<u>85625</u>
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

<u>Vacant Land</u>			
Street #	Town	State	Zip code

Email Address: rtlandwerlen@gmail.com

Phone Number: 4802947102

Tax Parcel Number: 11704113, 11704114, 11704115, 11704116

Current Zoning Designation: SR-43

Proposed Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: D

Comprehensive Plan Land Use Designation: Medium Density Residential

Area Plan Designation (if applicable): MSSVCP

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.

No existing structures.

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.

Proposing

-1950 sq/ft ranch style house built on a concrete pad

-2500 sq/ft matching steel building on concrete pad with livestock stalls on back side

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

Property is located on the NE corner of S Garden Rd and W March St. The entrance will be located on S Garden Rd as W March St is washed out and almost unpassable.

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

Limited impact as there are no other homes located on Garden Rd for several miles each direction.

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.

Only one driveway cut will be added to the S Garden Rd side. No culvert will be needed as there is no water drainage at the location. One gate already exists on the March St side but is not usable with the washed out road.

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.

N/A

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	No water on sight	Hauling until well drilled
Sewer/Septic	Owner septic install	Permit in process
Electricity	SSVEC	To be connected
Natural Gas	No gas	Will add propane tank
Telephone	Valley Telecom	To be connected
Fire Protection	Sunsites-Pearce Fire Dept.	none
Waste Disposal	Waste Management	To be connected

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

Yes, I want to build a steel building shop that is larger square footage than the home in addition to large domestic animal livestock stalls included in the shop space. Neither of which are supported in SR-43 zoning.

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 adjacent parcels will be reduced in size

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.
They are no adjacent lots to this property but there are RU-4 zoned lots through out the neighborhood within 1-2 miles.

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 two east parcels have more trees from being in a slightly low spot. No structures will be built on them so that they can remain natural landscape. The two west parcels are the only parcels that will be built on and they are already fenced together.

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 300 per year 109,500

Please indicate your water source. Water deliveries from local service until a well can be drilled

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.

Gutters will be installed to collect rain water in underground cisterns for reuse.

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.


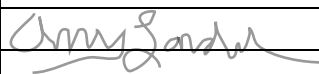

 Applicant Signature

02/09/2023
 Date

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

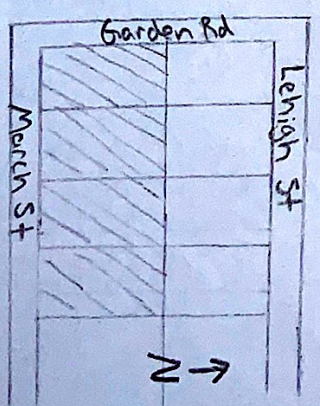
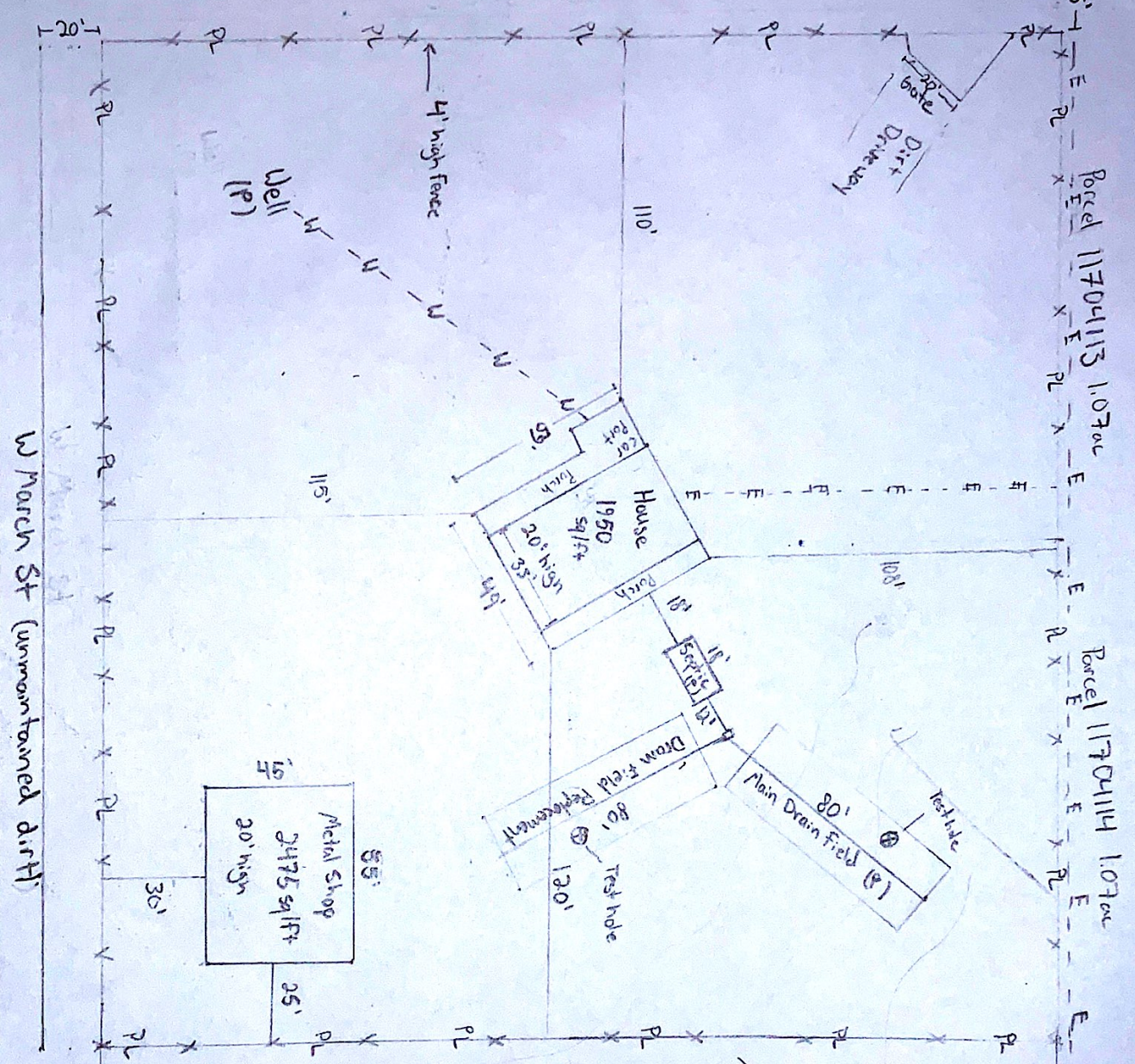
I, the undersigned owner of record of property which lies within the area of the proposed rezoning set forth in the attached application, do hereby consent to the proposed change of zoning district boundary or reclassification of the property(ies) sought for rezoning. I do hereby certify and declare 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
11704113	Randy & Amy Landwerlen		2/9/2023
11704114	280 S Palm Rd		
11704115	Pearce AZ 85625		
11704116	PO Box 709		
	Pearce AZ 85625		

1" = 50'

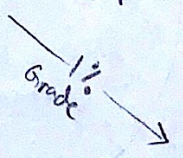
S Garden Rd (unmaintained dirt)



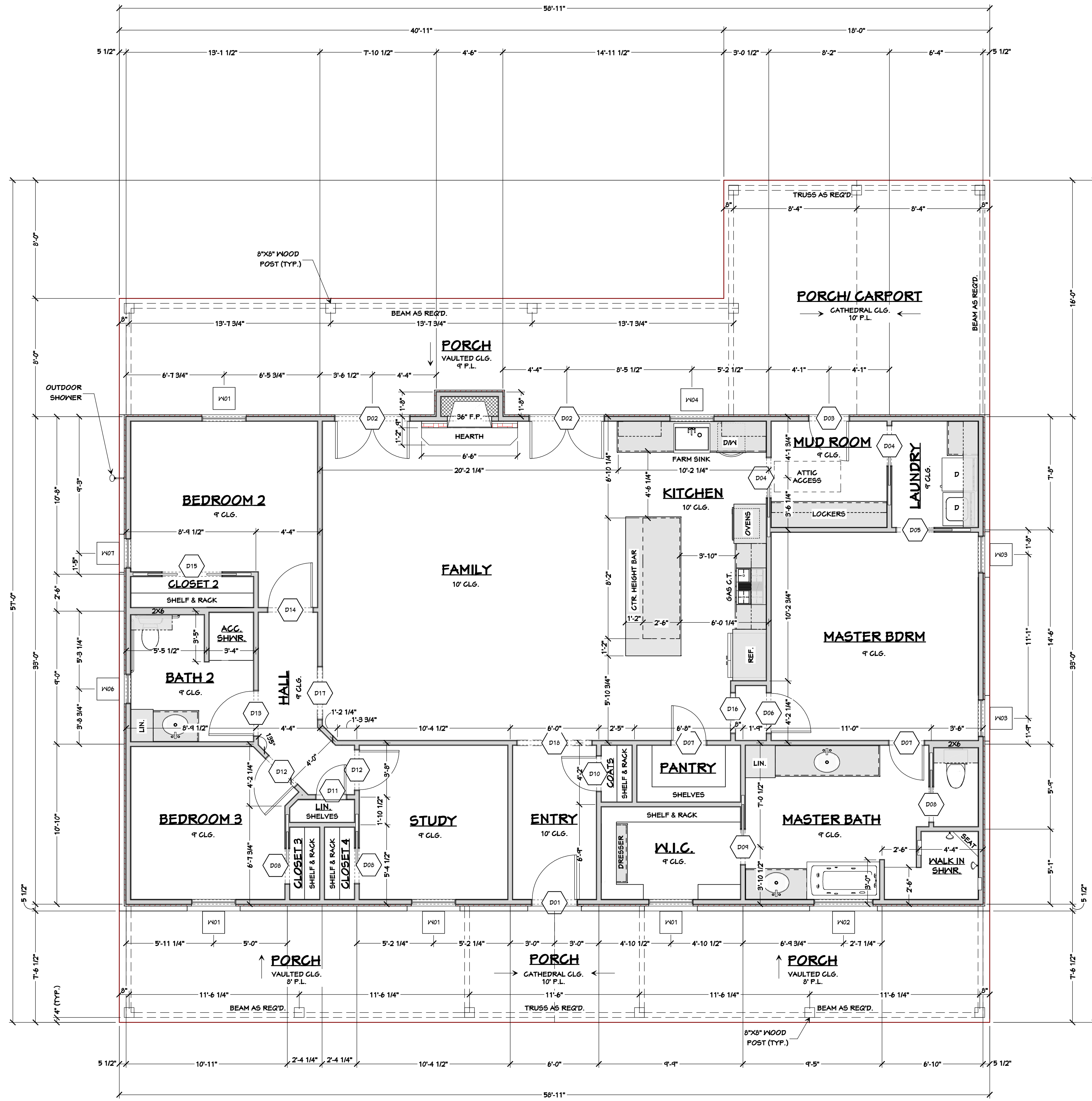
- Parcels
- 11704113
 - 11704114
 - 11704115
 - 11704116

Parcel 11704115 (No Structures)

Parcel 11704116 (No Structures)







DIMENSIONAL FLOOR PLAN

NUMBER	QTY	SIZE	WIDTH	HEIGHT	ARCH	DESCRIPTION	COMMENTS
D01	1	3080 R EX	36"	46"		EXT HINGED-ARLINGTON COURT DOOR	
D02	2	5050 L/R EX	60"	46"		EXT DOUBLE HINGED-GLASS PANEL	
D03	1	2865 L EX	32"	80"		EXT HINGED-DOOR E02	
D04	2	2865 L	32"	80"		POCKET-DOOR P05	
D05	1	2865 L	30"	80"		POCKET-DOOR P05	
D06	1	2865 R IN	32"	80"		HINGED-DOOR P05	
D07	2	2465 L IN	26"	80"		HINGED-DOOR P05	
D08	3	2465 L	26"	80"		POCKET-DOOR P05	
D09	1	2465 R	26"	80"		POCKET-DOOR P05	
D10	1	2465 R IN	26"	80"		HINGED-DOOR P05	
D11	1	2065 R IN	24"	80"		HINGED-DOOR P05	
D12	2	2865 L IN	32"	80"		HINGED-DOOR P05	
D13	1	3065 L IN	36"	80"		HINGED-DOOR P05	
D14	1	3065 R IN	36"	80"		HINGED-DOOR P05	
D15	1	4065 L/R	48"	80"		DOUBLE POCKET-DOOR P05	
D16	1	2880	32"	46"		BROKEN ARCH BULLNOSE DOORWAY	5.5' ARCH HT.
D17	1	3680	42"	46"		BROKEN ARCH BULLNOSE DOORWAY	7' ARCH HT.
D18	1	5090	60"	108"		BROKEN ARCH BULLNOSE DOORWAY	10' ARCH HT.

NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	TOP	COMMENTS
W01	4	3050SH	36"	60"	SINGLE HUNG	80"	
W02	1	4040FX	48"	48"	FIXED GLASS	80"	OBSCURE
W03	2	2655SH	30"	60"	SINGLE HUNG	80"	
W04	1	3046SH	36"	54"	SINGLE HUNG	96"	
W05	2	20210FX	24"	34"	FIXED GLASS	42"	DORMER
W06	1	2035SH	24"	36"	SINGLE HUNG	80"	
W07	1	2050SH	24"	60"	SINGLE HUNG	80"	

DIMENSIONAL FLOOR PLAN

HARREL CUSTOM BARNDOMINIUM
BOYD, TEXAS

SCALE: 1/4" = 1'

DATE: 08/22/19

DRAWN BY: JAS

SHEET NUMBER

A3

THIS PLAN IS PROPERTY OF MUSKETEER ENGINEERING SERVICES, P.L.L.C. (MES) AND IS NOT TO BE REPRODUCED OR RE-USED WITHOUT WRITTEN PERMISSION FROM MES. DESIGN BY CLIENT. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NEEDED FOR PERMITTING AND CONSTRUCTION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CLIENT. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY OF MES IS LIMITED TO THE INVOICE VALUE OF THIS SET OF PLANS.