



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Anthony Peters

Name of All Property Owner(s): Anthony & Larissa Peters

Applicant Mailing Address:

225 N Sunset Strip Willcox AZ 85643
Street # Town State Zip code

Subject Property Address (if different than mailing address):

731 N Taylor Rd Willcox AZ 85643
Street # Town State Zip code

Email Address: info@reconnectfarm.com

Phone Number: 520-929-6060

Tax Parcel Number: 20237023A

Current Zoning Designation: R-36

Proposed Zoning Designation: RU-2

Comprehensive Plan Land Use Category/Growth Area: B

Comprehensive Plan Land Use Designation: Developing

Area Plan Designation (if applicable): _____

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.

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.

Main House
Accessory Living Quarters
Hay Barn
Horse Stable Barn
Cattle/Historic Barn
RV Hookup #1
RV Hookup #2

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.

Guest Accommodations: We would like to offer additional lodging options on this property to encourage agritourism in Willcox and Cochise County. The current Residential zoning designation does not allow guest lodging via Special Use Authorization. We will be planting a drought-tolerant specialized crop on this property (lavender), and would like to host visitors on our property as a farm stay, so they can learn more about the crop and how to grow it in desert conditions with minimal environmental impact. The guest lodging would also allow visitors to come experience the ranching and agricultural industry of Willcox and surrounding areas, and support other local businesses such as vineyards, restaurants and other farms. The additional lodging would include 4 small cabins (approximately 200 sq ft each). Each of the cabins would have electric, septic, parking, and be compliant with Cochise County regulations.

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

N Taylor Rd

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

Minimal, as the vehicle count - if maximum occupancy is reached for all lodging - would be about 9 vehicles.

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.

Current access is sufficient; no changes are proposed.

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. Rezoning 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 increase 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.

Not applicable, as this is a request to a LESS intense zoning district.

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 | Private Well | |
| Sewer/Septic | Septic | |
| Electricity | SSVEC | |
| Natural Gas | N/A - Propane Tank | |
| Telephone | Valley Telecom | |
| Fire Protection | Willcox Fire | |
| Waste Disposal | Southwest Disposal | |

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

Yes

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.
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 45 gal per year 16,020 g

Please indicate your water source. Private Well

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

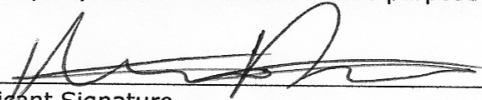
List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

Rain water catchment, and low-flow showers and toilets on existing and new structures

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.

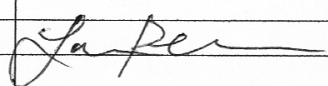

 Applicant Signature

3/28/2023
 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 |
|---------------|-------------------------------------------------|--------------------------------------------------------------------------------------|-----------|
| 20237023A | Larissa Peters, 225 N Sunset Strip, Willcox, AZ |  | 3/28/2023 |
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Peters, Anthony & Larissa
Parcel 20237023A
Rezoning from R-36 to RU-2
731 N Taylor Rd, Willcox, AZ 85643
March 2023

From page 2 of the Re-Zoning Application:

Please state the reason for this request and why it should be supported...

We would like to offer guest lodging options on this property to encourage agritourism in Willcox and Cochise County. The current Residential zoning designation does not allow for us to request Special Use Authorization for guest lodging on the property. We will be planting a drought-tolerant specialized crop on this property (lavender), and would like to host visitors on our property as a farm stay, so they can learn more about the crop and how to grow it in desert conditions with minimal environmental impact. The guest lodging would also allow visitors to come experience the ranching and agricultural industry of Willcox and surrounding areas, and support other local businesses such as vineyards, restaurants and other farms. The additional lodging we are proposing is minimal (just four small cabins of approximately 200 sq ft) to reduce impact on local roads and the neighborhood. Providing additional lodging options in Willcox will support local efforts to build the community and its local events and businesses. We thank you for your consideration.

Berryman Ln

Berryman Ln

Berryman Ln

Taylor Rd

Taylor Rd

Taylor Rd

Property Line 1,277'



55'

Proposed

GA 1,2,3, and 4



Property Line 989'

Property Line 989'

Key:

W1 = Well 1

GA = Guest Accommodations

W2 = Well 2

CB = Cattle Barn

WH = Well House

HSB = Horse Stable Barn

MH = Main House

HB = Hay Barn

ALQ = Accessory Living Quar-
ters

RV1 = RV Hookup #1

RV2 = RV Hookup #2



CB



W1



W2



WH

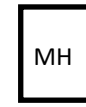
RV1



RV2



ALQ



MH



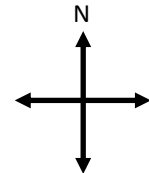
HSB



HB

Entrance

Electric (Power Line)



Property Line 1,277'