



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planner II
FOR: Christine McLachlan, AICP, Planning Division Manager
SUBJECT: Docket RZ23-20 (Eastland Road)
DATE: November 8, 2023

Docket RZ23-20 (Eastland Road)

The applicant requests rezoning of approximately 4.5 acres from SR-22 (Single-Household Residential, one dwelling per 22,000 square feet) to RU-4 (Rural, one dwelling per 4 acres). The subject property is located at the southeast corner of Eastland and Central Roads.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Phyllis Peachey
 Location: SE corner of Eastland and Central Roads (Sunsites)
 APN: 116-06-032A, formerly 116-06-028 through 116-06-032
 Parcel Size: 4.5 acres
 Current Zoning: SR-22 (Single-Household Residential, one dwelling per 22,000 square feet)
 Proposed Zoning: RU-4 (Rural, one dwelling per 4 acres)
 Growth Area: D – Rural Areas
 Plan Designation: Rural
 Area Plan: Mid-Sulphur Springs Valley Area Plan
 Existing Uses: Undeveloped
 Proposed Uses: Single Family Residence

Surrounding Zoning and Land Uses

North	RU-4	Agriculture
South	SR-22	Undeveloped, Single Family Residential
East	SR-22, RU-4	Undeveloped, Agricultural
West	RU-4, SR-22	Undeveloped, Single-Family Residential

II. PARCEL HISTORY

The property owner combined 5 former parcels in October 2023 (APNs 116-06-028, 029, 030, 031, and 032) to create new parcel 116-06-032A. The new parcel meets the minimum parcel size requirement of the requested RU-4 zoning district.

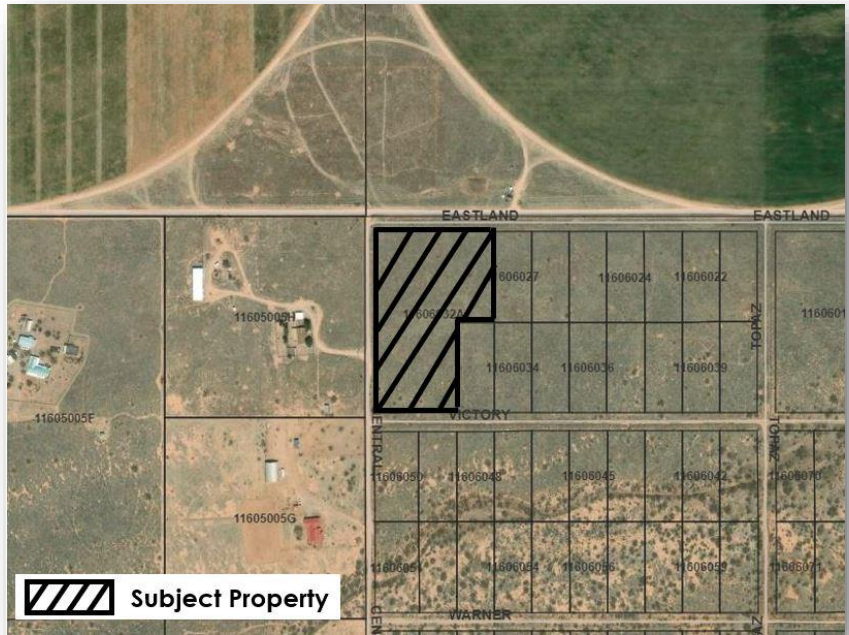


III. NATURE OF REQUEST

The applicant requests downzoning the property from single-household residence to rural. The request zoning allows a principal dwelling unit with one accessory living unit.

Mandatory Compliance

Section 2.63.080 of the Zoning Regulations requires zoning district boundaries be in accordance with the Comprehensive or Area Plan designation. The proposed downzone is consistent with the Low-Density Residential land use designation identified in the Mid-Sulphur Springs area plan.



Compliance with Rezoning Criteria

Section 2.63.080 of the Zoning Regulations identifies fifteen criteria for evaluating rezoning requests:

1. Adequate Land Use/Concept Plan: Complies

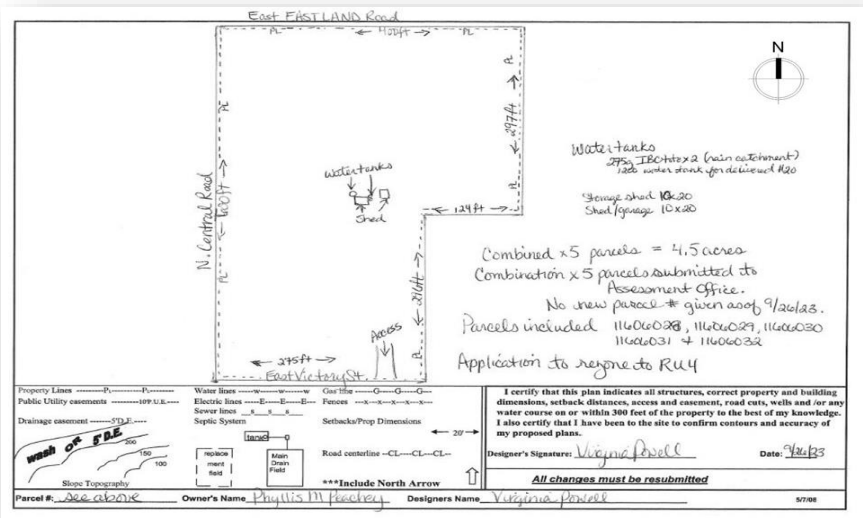
There are currently two accessory structures on the property (see site plan below). A principal dwelling is not present. The applicant intends to build a single-family residence and use the property in accordance with applicable use and development standards.

2. Compliance with Applicable Site Development Standards: Complies

The parcel meets the minimum RU-4 parcel size requirement. Future site improvements require permits and must follow applicable site development standards for rural zoning districts.

3. Adjacent Districts Remain Capable of Development: Complies

The requested downzone does not preclude surrounding properties from being developed in a manner consistent with their current RU-4 and SR-22 zoning districts.



4. Limiting Creation of Nonconforming Uses: Complies

Rezoning the subject properties to RU-4 does not create any nonconforming land uses.

5. Compatibility with Existing Development: Complies

The downzone allows uses that are compatible with current development patterns in this area. The nearest residential uses are to the immediate west with single family residences on parcels of 10 acres or more. The county has approved downzones to RU-4 for other properties within Sunsites in conjunction with lot combinations, ensuring the creation of conforming parcels.



6. Rezoning to More Intense Districts: Not Applicable

A rezone to a more intensive zoning district is not proposed. The applicant requests downzoning the subject property from SR-22 to RU-4, reducing allowed residential density.

7. Adequate Services and Infrastructure: Not Applicable

A rezone to a more intensive zoning district is not proposed. The subject property is in an area with limited services and infrastructure, including an absence of community water or sewer systems. The downzone reduces residential density and is unlikely to result in uses that are incompatible with nearby established uses or strain limited resources in the area.

8. Traffic Circulation: Complies

The property has access to Eastland Road, Central Road, or Victory Street. These roads do not have improved surfaces are not county-maintained. As mentioned above, the downzoning reduces allowable residential density and the number of potentially vehicle trips to the property that could contribute to degradation of unimproved surfaces and creation of fugitive dust.

9. Development Along Major Streets: Not Applicable

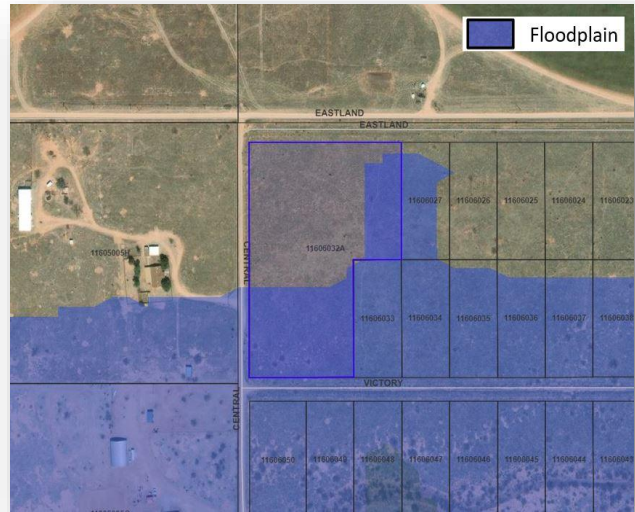
This property has three street frontages but is not located on a major street. The applicant’s preferred access is from Victory Street.

10. Infill Compatibility: Not Applicable

This factor applies only to rezoning requests for General Business, Light Industry, or Heavy Industry.

11. Unique Topographic Features: Not Applicable

A rezone to a more intensive zoning district is not proposed. Portions of the subject property are located within a flood hazard area (Flood Zone X, 0.2% chance flood hazard). The applicant is aware the flood hazard area may limit the location of permanent structures on the property and require site planning flexibility.



12. Water Conservation: Complies

This proposed downzoning reduces residential density. Each of the original five parcels allowed one dwelling while the completed lot combination along with the proposed downzone reduces the number of allowable dwellings to two, one principal dwelling and one accessory dwelling. This reduction in residential density suggests potential water consumption on the 4.5 parcel will also decrease.

13. Public Input: Not Applicable

As the rezoning request is to downzone the property, the applicant is not required to complete a Citizen Review. Staff published legal notice in the Herald/Review and mailed notices to property owners within 300’ of the subject property on October 18, 2023. Staff posted the property on October 19, 2023. The Department received no responses.

14. Hazardous Materials: Not Applicable

Uses involving hazardous materials have not been proposed by the applicant.

15. Planning Policies: Complies

The subject property is within the Mid-Sulphur Springs Area Plan which designates this area for low density residential land use. The area plan is still active, but the area has not developed. Due to the lack of infrastructure and services, downzoning in this area is encouraged.

IV. SUMMARY AND CONCLUSION

The request is to downzone 4.5 acres from SR-22 to RU-4. The subject property is located about 1.7 miles west of U.S. Route 191 in an area with large tracts of agricultural land and scattered single family residences. The proposed downzone allows one single family residence on a parcel slightly over 4 acres, which fits in with the area’s prevailing development pattern.

Factors in Favor of Approval

1. Complies with eight applicable rezoning factors used to analyze zoning amendments.
2. Allows uses compatible with the existing development pattern.

Factors Against Approval

None identified.

V. RECOMMENDATION

Based on the Factors in Favor of Approval, Staff recommends forwarding the rezoning request from SR-22 (Single-Household Residential, one dwelling per 22,000 square feet) to RU-4 (Rural, one dwelling per 4 acres) to the Board of Supervisors with a recommendation of **approval**. No special conditions are recommended.

Sample Motion

I move to recommend approval to the Board of Supervisors Docket RZ23-20, rezoning parcel 116-06-032A previously described as parcels 116-06-028 through 116-06-032, from SR-22 to RU-4 with Factors of Approval constituting Findings of Fact.
