



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Rezoning Application

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.

Applicant Info

Name: Clinton L. Gray

Address: PO Box 1057, Hereford, AZ 85615

Phone: 520-456-6227

Email: graysgardenaz@gmail.com

Describe your relationship to this application (select one):



Property owner (skip next question)



Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)

Signature: Clinton L Gray, Jr

Date: 01/30/2024

Processing Fees

\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Property Info

Property Owner Name(s): Clinton L. Gray, Jr

Parcel Number(s) (APN): APN 104-68-005G

Total Acreage: 18.5 acres

Current Zoning Designation: RU-4

Proposed Zoning Designation: GB

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.



Yes



No

Is there a concurrent comprehensive plan amendment associated with this request?



Yes, state proposed category/designation



No

Project Info

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.



Yes



N/A, no deed restrictions

Project Info Continued

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	Utility Company/Service Provider
Water/Well	Southern Sunrise Water Company or Private Well in the future
Sewer/Septic*	Septic system to be proposed by future land owner.
Electricity	Arizona Public Service
Fire Protection	Palominas Fire District
Waste Disposal	Waste Management Inc, Waste Disposal Inc, or other local service provider

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Supplemental Questions

1. State the reason for this request and why it should be supported.

This rezoning request is for 2 acres with highway 92 frontage. After rezoning the buyer of this property desires to build a Veterinary Clinic on the site. This will be a great addition to our community. This rezoning is also consistent with the San Pedro Valley Area Plan, which shows future business development along Highway 92 in the Palominas area.

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

There are no existing structures.

Supplemental Questions Continued

3. Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

The development of future structures will be done by Parker Veterinary Services, Lance Parker owner. This application is only for the request to rezone to General Business.

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

Yes. The property along the east boundary is already General Business, and property across Highway 92, to the north, is all General Business. Several of these parcels currently have operating businesses on them.

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

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

The proposed zoning is an extension of a similar density zoning within the area.

The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.

The property can 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.

6. What is the water current or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

Southern Sunrise Water Company, or private well. Water sourcing done by future owner.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

0

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) Estimate, 200 gallons daily.

Supplemental Questions Continued

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

Septic system, runoff retention pond, any other items as required by the county during development of the site.

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Highway 92 will be used for access. There will be a future application to Arizona Department of Transportation for access permission, this will be done by Parker Veterinary Services, or possibly someone contracted by them.

11. What impact will this request have on the traffic volume of roads that serve the subject property?

There will be a small increase in vehicle traffic in the area caused by customers coming to the clinic. Most customers will come to the clinic with prescheduled appointments. It is estimated that less than 30 appointments will be done each day, mostly Monday through Friday. Currently many area residents take their animals to either Sierra Vista or Bisbee and utilize Highway 92 for their travel. Overall this clinic should have a minimal impact on traffic in the area.

12. 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.

An increase of one driveway cut will be proposed from Highway 92.

Supplemental Questions Continued

13. 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. Submit a copy of any material provided to the public.

I mailed letters and a proposed rezoning area map to all property owners within a 600 foot radius of the property on January 26, 2024. This list was provided by Matthew Taylor from the County's development office. I have also provided him, by email, a copy of what I mailed to each property owner.

14. Date of mailing by applicant: January 26, 2024

15. Mailing radius: 600 feet, provided by Cochise County Development Services.

16. Indicate whether the subject property occurs within the following (select at least one):

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

I'm not sure

17. 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

Not Applicable

Acknowledgements Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Clinton L Gray, Jr

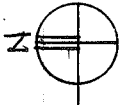
Date: 01/30/2024

AZ HSY 92

F, 661

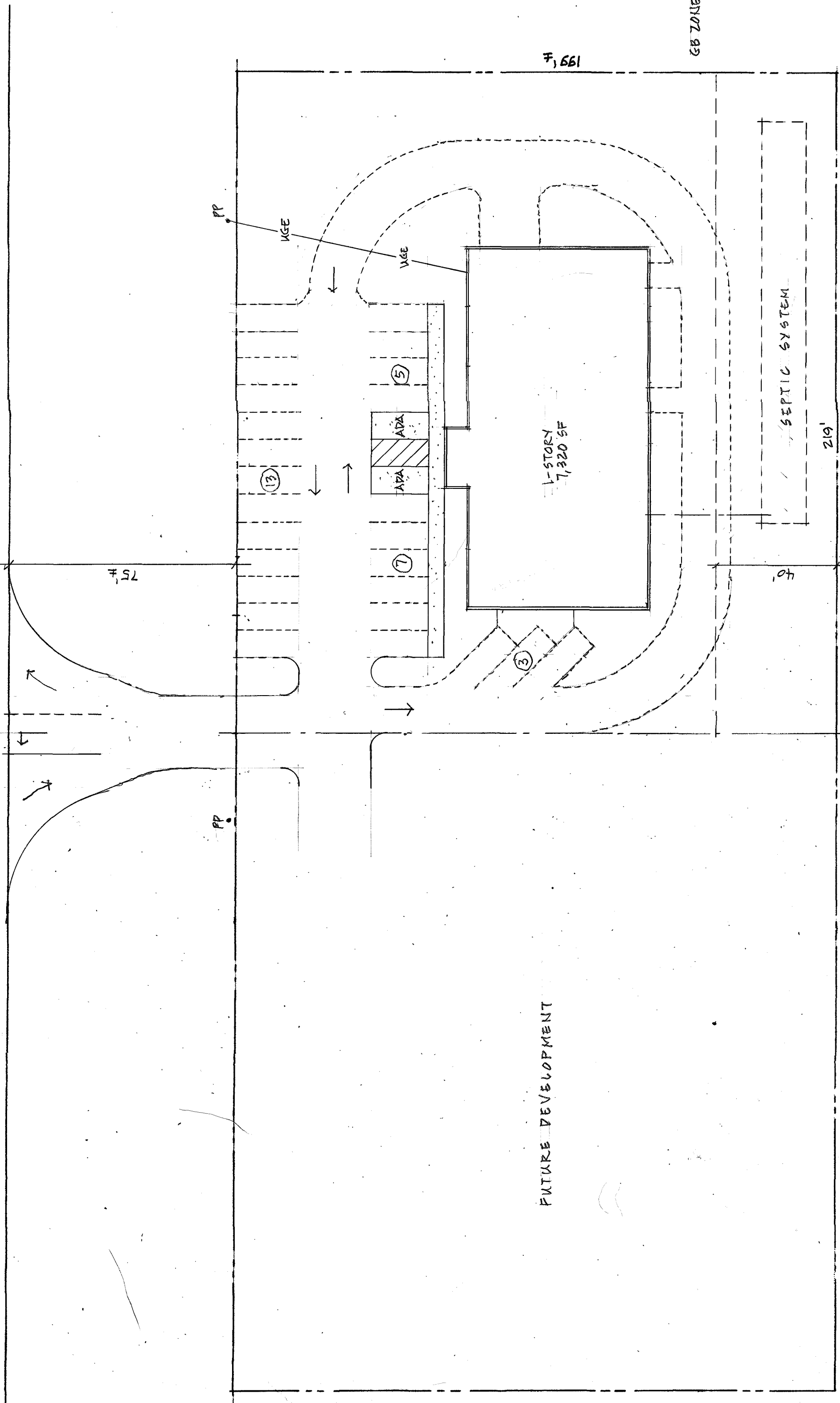
GB ZONE

RU-4 ZONE



PARKER VETERINARY SERVICES
1" = 30'

438'4"



GB ZONE
(PENDING)

