



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: Bramhall Investments Inc

Address: 2040 S Alma School Rd, Suite 1-195, Chandler, AZ 85286

Phone: 602-300-3295

Email: trystan@trenberth.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: Trystan Trenberth

Date: 9/17/24

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): Roy Clark

Parcel Number(s) (APN): 41007427B

Total Acreage: 15

Current Zoning Designation: R36

Proposed Zoning Designation: R9

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	City of Douglas
Sewer/Septic*	City of Douglas - Sewer
Electricity	APS
Fire Protection	Sunnyside FD
Waste Disposal	City of Douglas

* 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.

We understand there to be a shortage of rental and affordable housing in the vicinity of Douglas, we are seeking approval to be able to then subdivide the property into approx 35 - 45 lots to install manufactured homes for rental to the community, in addition to providing capacity for the construction teams who will be building out the new Port of Entry Expansion and new employees who will be moving to the area to support and live in the Douglas area during training and relocating to the 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.

Currently there are no structures on the property, zoned R36 and in one lot.

Supplemental Questions Continued

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

We will be ordering and placing brand new high quality Manufactured or Modular homes on the land, spaced evenly over well designed road and infrastructure. We will create appropriate areas, based on the counties requirements for features such as storm water holding areas and the like.

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

The parcel is adjacent to a high density group of parcels, totalling approximately 150 acres with much older mobile homes of far lower quality and level of repair.

We will be placing the highest quality products, which will likely qualify for USDA, FHA, VA financing. +

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 existing 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.

City Water

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

Unknown

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) Similar to existing developments / zoned parcels

Supplemental Questions Continued

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

We will have all the appreciate drainage and retention basins to capture customary % of natural water. Additionally we plan to have minimal water usage vegetation in all common areas.

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.

We will be planning access to the property via N Lincoln Drive, depending on final design, possibly Primrose too.

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

There will be a proportional increase to traffic usage with the development, which will be completed in phases.

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.

We anticipate between 2 and 3 easements from the adjoining roads - Primrose and Lincoln, depending on the final site design and layout.

If Parcels are situated facing either or both roads, approximately 15-20 may face outward, however we are leaning toward the access being from within the community.

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.

No responses received from the recipients of the letter sent to all residents within 500' of the property line.

14. Date of mailing by applicant: August 22nd, 2024

15. Mailing radius: 500' - per list provided by county

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

Acknowledgments 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):

X *Ray J. Clark*
R07.3.842125

Date: 10/09/24

Adam Hansen / Trystan Trenberth
2040 S Alma School Rd, Suite 1-195
Chandler, AZ 85286
Adam@swdevco.com / info@bramhallinc.com
8/15/24

Dear Recipient,

Subject: Notice of Proposed Rezoning in Cochise County

I am writing to inform you about a rezoning proposal near your property. The details are as follows:

Rezoning Overview: I wish to change the zoning of my property from R36 to R9. This will increase the density on my property from one dwelling per 0.86-acres to one dwelling per 9,000 sq ft. The proposal of this rezoning is to allow for approximately .22 acres (10,000SF) individual lots.

Location: The rezoning is located at 3246 N Lincoln Ave, Douglas, AZ 85607 and is on the south east corner of E Primrose St & N Lincoln Ave

Public Hearing Information: Once my application is accepted by the county, two public hearings will be scheduled to discuss this rezoning proposal. The meetings will provide an opportunity for residents to express their views and/or concerns regarding the proposed changes.

How to Get Involved: You will soon receive a letter from the county, which will provide additional public hearing and case planner information. However, if you have any concerns, questions, or objections, I ask that you contact me first.

Adam Hansen - (480) 252-1363 - Adam@swdevco.com
Trystan Trenberth - (602) 300-3295 - info@bramhallinc.com

If you wish to participate in the public hearings or have questions about the approval process, you may contact the Cochise County Development Services Department at developmentservices@cochise.az.gov or 520-432-9300. Feel free to visit the County's website to learn more about rezonings: <https://www.cochise.az.gov/254/Rezoning>

Thank you for your attention to this notification.

Sincerely,

Adam Hansen / Trystan Trenberth