



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 RZ24-24 (Coronado Trail)
DATE: January 8, 2025

Docket RZ24-24 (Coronado Trail)

The applicant requests rezoning 5.6 acres from RU-4 (Rural District, one dwelling per 4 acres) to RU-2 (Rural District, one dwelling per 2 acres). The parcel is located at 9155 W. Coronado Trail near Elgin.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Zane and Carina Ritenour
Location: 9155 Coronado Trail
APN: 105-28-005C
Parcel Size: 5.6 acres
Current Zoning: RU-4
Proposed Zoning: RU-2
Growth Area: D – Rural Areas
Plan Designation: Rural
Existing Use: Single Family Residential
Proposed Use: Single Family Residential

Surrounding Zoning and Land Uses:

North	RU-4	Public Land
South	RU-4, RU-2	Single Family Residential
East	RU-4	Public Land
West	RU-4	Single Family Residential

II. PARCEL HISTORY

- Minor Land Division application (#MLD22-26) dividing parcel 105-28-005 into parcels 005B and 005C approved May 2022 (previous owner)
 - Owner builder and septic permits for single family dwelling (#BP23-001190, #SEP23-000284) issued August 2023
 - No active code compliance actions
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III. NATURE OF REQUEST

The applicant requests rezoning from RU-4 to RU-2 to split a 5.6 acre parcel into two parcels. The east half of the parcel has an existing dwelling while the west half is also proposed for single family residential development.

Mandatory Compliance

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with comprehensive or area plan designations. In this case, the proposed rezone to RU-4 is consistent with Rural land use and growth area designations.

Compliance with Rezoning Criteria

Section 2.63.080 of the zoning regulations provides fifteen (15) criteria for evaluating rezoning requests:

1. Adequate Land Use/Concept Plan: Complies

The applicant provided a concept plan demonstrating the intent to split the parcel. One of the new parcels has an existing dwelling while the other will be developed with a single family dwelling.

2. Compliance with Applicable Site Development Standards: Complies

The property totals about 5.6 acres and remains subject to site development standards found in Section 2.15 of the zoning regulations if successfully rezoned to RU-2, including setbacks, height, distances between structures, and lot coverage.

3. Adjacent Districts Remain Capable of Development: Complies

The requested downzone does not prevent surrounding properties from being developed in a manner consistent with their rural zoning classifications.

4. Limiting Creation of Nonconforming Uses: Complies

Rezoning the property to RU-2 will not result in the creation of nonconforming uses.

5. Compatibility with Existing Development: Complies

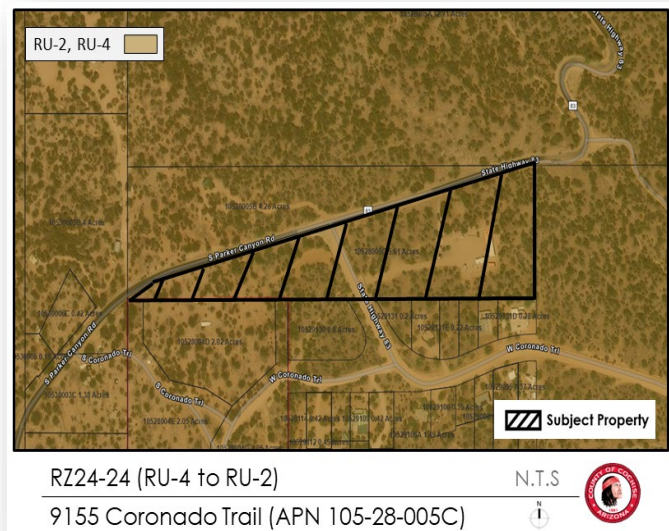
The property is compatible with existing development, being immediately north of Parker Lakeview Estates which is partially built-out with single family residences. The property is otherwise surrounded by a mix of small and large acreages both privately and publicly owned.

6. Rezoning to More Intense Districts: Complies

Rezoning the property from RU-4 to RU-2 is an upzone, but the existing rural zoning district classification is retained and does not allow more intense land uses.

7. Adequate Services and Infrastructure: Complies

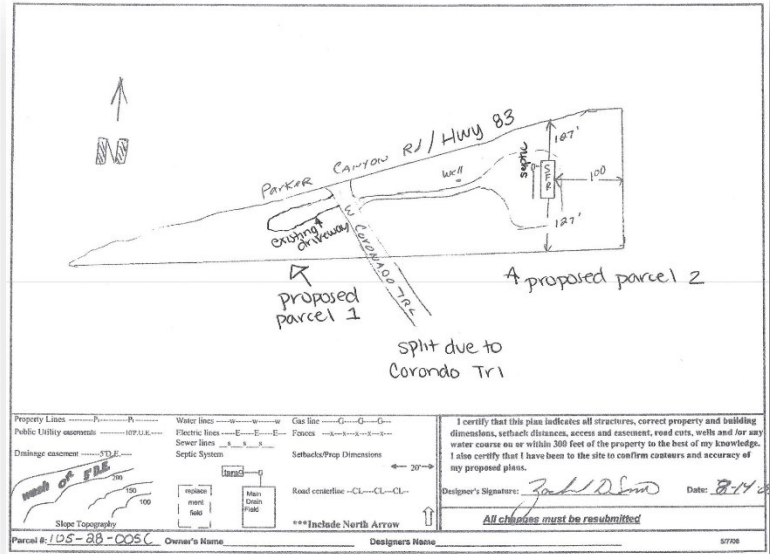
The property is served by private well and septic systems and located within the Sulphur Springs Valley



Electric Cooperative (SSVEC) and Century Link service areas. The proposed future residence will also be served by a private well and septic system. The property is effectively bisected approximately north to south by Coronado Trail, and the applicant intends to split the property in the vicinity of the road via survey with roadway easement.

8. Traffic Circulation: Complies

The property is accessible via Coronado Trail, a maintained road under Arizona Department of Transportation (ADOT) jurisdiction. Comments from ADOT's Southcentral permitting district indicate no concerns with the downzone or parcel split provided any new access points are limited to Coronado Trail (which is proposed by the applicant).



9. Development Along Major Streets: Complies

Existing and proposed property access is from Coronado Trail, a Rural Minor Collector. Only one new residential driveway is proposed per the applicant's site plan.

10. Infill Compatibility: Not Applicable

This factor applies to rezoning requests to General Business (GB), Light Industry (LI), or Heavy Industry (HI) zoning districts.

11. Unique Topographic Features: Not Applicable

This factor applies to rezoning requests to more intense business or industrial zoning districts.

12. Water Conservation: Not Applicable

County-wide water conservation requirements identified in Section 2.51.170 of the zoning regulations apply to non-residential uses and properties.

13. Public Input: Complies

The applicant mailed notices to property owners within 300' on November 5, 2024, as required by Citizen Review requirements identified in the zoning regulations, receiving no responses. Staff posted the property, mailed notices, and published a legal ad December 11-20, 2024.

14. Hazardous Materials: Not Applicable

The applicant proposes residential development and no uses involving hazardous materials.

15. Planning Policies: Complies

The proposed RU-2 zoning is consistent with rural Comprehensive Plan land use and growth area designations.

IV. SUMMARY AND CONCLUSION

The applicant is requesting a rezone from RU-4 to RU-2 to split an existing 5.6 acre parcel into two new parcels with minimum site areas of at least two acres. This future land division requires a minor land division application with Development Services. The parcel is effectively split by Coronado Trail, a publicly accessible roadway without formal right-of-way dedication. The applicant proposes access from Coronado Trail only which coincides with ADOT comments.



Factors in Favor of Approval

1. Complies with all ten applicable factors used to evaluate rezoning requests.
2. Proposed use is compatible with established low density residential growth pattern.
3. Support from nearby property owners.

Factors Against Approval

None identified.

V. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding the request to rezone tax parcel 105-28-005C from RU-4 (Rural District, one dwelling per 4 acres) to RU-2 (Rural District, one dwelling per 2 acres) to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ24-24 to the Board of Supervisors without special conditions, rezoning tax parcel 105-28-005C from RU-4 to RU-2, the factors of approval constituting the findings of fact.