



# COCHISE COUNTY

## COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Peter Gardner, Planner I  
 For: Beverly J. Wilson, Planning Director  
**SUBJECT:** Docket Z-14-08 (Quail Ridge)  
**DATE:** December 29, 2014, for the January 14, 2015 Meeting

### APPLICATION FOR A REZONING

Docket Z-14-08 (Quail Ridge): The Applicant has requested a rezoning from GB (General Business) to MR-2 (Multiple Household Residential). The subject parcels are approximately 13.36-acres in size and are currently in use as a permitted RV and Mobile Home Park. Rezoning to MR-2 would not alter the existing use. The subject parcels, 106-06-014D & 106-06-023B, are located on N. Yucca Drive in Huachuca City. The Applicant is James Adams.

### I. PLANNING AND ZONING COMMISSION

On Wednesday, January 14, 2015, the Planning and Zoning Commission voted 7-0 to forward this Docket to the Board of Supervisors with a recommendation of approval. The motion included the conditions of approval recommended by staff. No objections were received from Commissioners or any member of the Public.

### II. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Size: 13.36 acres  
 Current Zoning: GB (General Business)  
 Requested Zoning: MR-2 (Multiple Household Residential)  
 Growth Area: Category B—Community Growth Area  
 Area Plan: None  
 Comprehensive Plan Designation: Developing  
 Existing Uses: RV Park  
 Proposed Uses: Same

### Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	State Highway/RU-4	W Highway 82/Electric Substation/ Vacant Land
South	County Maintained Road/GB	W Oak Street/Service Garage/Single Family Residential

East	GB/MH-54/RU-4	Single Family Residential/Vacant Land
West	GB/RU-4	Single Family Residential

**III. PARCEL HISTORY**

- In 1984, the subject parcels were rezoned per Docket Z-84-28 from RU-4 to MH-54 for parcel 106-06-14C and to GB for 106-06-014D.
- In 1985, a 194-space RV park was established via permit #7175 on parcel 106-06-014C.
- Per Assessor’s records in 1987, a 71-space RV park was established on parcel 106-06-014D; however, there are no permits on file to establish this park. Based upon the age of the park and its contiguous nature with the park located at 106-06-014C, staff has determined that no additional permitting will be required to legitimize this portion of the park.
- In 1998, parcel 106-06-014C was conditionally rezoned from MH-54 to MH-36 per Z-98-02 and MDP-98-02.
- In 2002, a Variance (BA3-02-01) was granted to waive screening requirements on the North and South sides of the park and to allow sidewalks on only one side of the internal streets. Also in 2002, a permit was issued to expand to 197-RV spaces.
- In 2007, a Variance (BA3-07-01) requesting a waiver of screening requirements on the East and West sides of the park was denied. Another Variance (BA3-07-07) was approved in 2007 to allow reduced setbacks on corner lots that abut internal streets.
- In 2009, a Variance (BA3-09-01) was granted to allow reduced setbacks within individual spaces.
- Between 1985 and 2012, eight additional Non-Residential Permits were issued on parcel 106-06-014C; to construct a 1,680-square foot clubhouse and activity room; for a 2,380-linear foot 6-foot high screening fence; to install a heater in the clubhouse; and to construct a 1,200-square foot storage building with a 350-square foot awning, in 1988 for a 96-square foot, 12-foot high freestanding sign; for a 74-square foot 21-foot high freestanding sign; for electric to illuminate the sign; and for a temporary event (concert) on 10/14/2009.
- During this time there were also 39-Residential Permits for sheds, decks, patio covers, and utilities issued for the two parcels, three of which were voided.
- In 2012, a Variance (BA3-12-11) was granted to waive the limit on the percentage of RV spaces in a manufactured home park. A non-residential permit to change the park from an RV park to a manufactured home park was also issued and completed.
- In 2013, a Variance (BA3-13-04) was granted to legitimize existing site development standards on the property. A Variance from screening requirements was denied.



**1. Provides an Adequate Land Use/Concept Plan: Not applicable**

The request is not connected to any new construction. The rezoning is requested for the purpose of standardizing the zoning of the Park.

**2. Compliance with the Applicable Site Development Standards: Complies**

The property meets all site development standards in the MR-2 zoning district.



*View of the site showing a portion of the park to be rezoned.*

**3. Adjacent Districts Remain Capable of Development: Complies**

The proposed rezoning would not affect the development prospects of any neighboring property. All surrounding properties are currently developed.

**4. Limitation on Creation of Nonconforming Uses: Complies**

The proposal would not create any non-conforming land uses.

**5. Compatibility with Existing Development: Complies**

The area is characterized by mixed residential and commercial development. The existing park is a major feature in the area, and no changes are proposed.

**6. Rezoning to More Intense Districts: Not Applicable**

This is a downzoning from an intense Commercial Zoning to a Residential Zoning of similar density. If approved, the request will greatly reduce the number of Permitted and Special Uses available on the property.

**7. Adequate Services and Infrastructure: Complies**

The site is currently developed and served by all necessary infrastructure. No changes are being proposed to the site.

**8. Traffic Circulation Criteria: Complies**

No new construction is proposed.

**9. Development Along Major Streets: Complies**

The existing RV Park takes access directly from State Highway 82, and there will be no change to this access.

**10. Infill: Not Applicable**

This Factor applies only for rezoning requests to GB, LI or HI.

**11. Unique Topographic Features: Complies**

There are no exceptional topographic features warranting consideration on or near the site.

**12. Water Conservation: Complies**

The existing permitted RV Park will not be expanding or changing.



*View of the RV Park Clubhouse.*

**13. Public Input: Complies**

The Applicant was not required to complete the Citizen Review process, as the request is a decrease in intensity. Staff posted the property on December 22, 2014, and published a legal notice in the *Bisbee Observer* on December 18, 2014. The Department also mailed notices to

property owners within 300-feet of the site. To date, staff has not received any statements for or against the request.

**14. Hazardous Materials: Not Applicable**

No hazardous materials are proposed as part of the future residential development plan.

**15. Compliance with Area Plan: Not Applicable**

The subject property does not lie within the bounds of an approved Area Plan.

**VI. SUMMARY**

The request is to rezone two parcels totaling 13.36-acres from GB to MR-2 in the Whetstone area located north of incorporated Huachuca City. The rezoning will provide uniformity of the zoning of the site. The request will remove the possibility of further Commercial development on the subject parcels, but will not impact the existing RV Park. Staff’s recommendation is based upon the above analysis, as well as the following Factors in Favor and Against approval:

**Factors in Favor of Approval**

1. Allowing the rezoning would not alter the overall character of development in the area; and
2. Rezoning to MR-2 would remove the possibility of potentially noxious Commercial uses that the Whetstone Community has opposed in the past; and
3. While the surrounding parcels are currently zoned General Business as well, they are developed residentially, therefore the request brings the zoning more in line with actual development.

**Factors Against Approval**

None apparent.

**VII. RECOMMENDATION**

Based on the Factors in Favor of Approval, staff recommends **Conditional Approval**, subject to the following standard Conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

**VII. ATTACHMENTS**

- A. Rezoning Application
- B. Location Map