



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

DATE: January 6, 2016

TO: Jim Henry, Planner I

FROM: Pam Hudgins, Right-of-Way Agent II

SUBJECT: Rezoning for Newell (Z-15-08)

Background: Sharon Newell the applicant, is requesting, a rezoning from MR-1 (Multiple Dwelling Residential; one dwelling per 3,600 ft) to GB (General Business). The subject parcel is 40.04 acres in size and is currently zoned SR-12, GB and MR-1. The rezoning would extend the current GB zoning 320 ft. to the north to facilitate the applicant's desire to install a manufactured home with a setback of 450 ft. which is not allowed under the current MR-1 zoning. Right-of-Way staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from Interstate 10 exit 344 via N. Old Stewart Ramp exit. North to Old Stewart Road and Huntington Road. East on to Old Stewart Road approximately ¼ mile to the subject parcel APN 202-49-018.
- The subject parcel APN 202-49-018 adjoins and derives access from Old Stewart Road.
- Adjoining the subject parcel, Old Stewart Road is not a county maintained road at this location.
- Old Stewart Road is a county Maintained road (#976), but not at the location of the subject parcel.

Recommendation:

- Regarding existing right-of-way needs for County Maintained Roads, no further dedication is required at this time for Old Stewart Road.