



Cochise County
Community Development
Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

Date: January 5, 2016
To: Jim Henry, Planner 1
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Newell Re-Zoning/Z-15-08/Parcel #202-49-018

This re-zoning proposes modifying the land designation from MR-1 to GB for a portion of this 40 acre parcel. Although the applicant owns a large parcel, it currently has three different zonings on it. In order to allow a mobile home at the location on this site desired by the applicant it would need to be re-zoned appropriately. It is the desire of the applicant to place a mobile home fairly far set back from their parcel boundary due to the proximity of a native surfaced roadway, the Interstate and the Railroad.

Traffic Analysis

Access is proposed to be taken from Old Stewart Rd. This is not county-maintained roadway at this location: Old Stewart Rd. county maintenance begins approximately 950 feet to the east. Interstate 10 is approximately 1,300 feet to the west of the subject parcel's driveway but access is from N. Old Stewart Rd. Ramp, a county-maintained roadway, then to Interstate 10 access ramps. No special driveway requirements apply to a residential use on a non-county maintained roadway.

The proposed use, the placement of a mobile home further off from the roadway, would not likely change the existing traffic circulation or create any new traffic impacts. A single family residential unit, either on the existing MR-1 zoned site or on a GB site, would likely generate an estimated 9.52 trips per day, per the ITE Manual, 9th edition.

Recommendation

Land use changes do not, in and of themselves, change traffic patterns; however, they do create conditions for future transportation impacts. This re-zoning is not likely to change the general nature of this land use nor is it likely to adversely impact traffic circulation or trip generation in the area. It would open up the frontage along this roadway to potential new commercial uses in the expanded GB district; however, if such a change should occur those permits would appear before with the Commission or submitted through the Commercial Permit process and appropriate review conducted at that time for any adverse transportation impacts.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov