



NOTICE OF MEETING
Cochise County Planning and Zoning Commission

August 8, 2012 at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

AGENDA

1. 4:00 P.M. - CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. NEW BUSINESS**

Item 1 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-08-17A (Lucore): The Applicant, Ana Lucore of Children's Ranch, received Special Use approval in 2008 for a large, multi-use foster care center, with site built homes, indoor and outdoor recreational opportunities, religious and educational facilities, office space, and facilities for guests and volunteers. Since that time several manufactured homes have been sited on the property for foster families, on-site caretakers and administrative staff. The Applicant now seeks to remove conditions requiring development of the site according to the 2007 concept plan, and to allow expanded utilization of manufactured homes to meet the needs of the Ranch. This will require a Special Use modification at a public hearing before the Commission.

The subject parcel (Parcel # 123-35-003B) is located at 5434 S. Grapevine Loop in Benson, AZ. It is further described as being situated in Section 14 of Township 17, Range 20 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Ms. Ana Lucore of All the King's Horses Children's Ranch

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors' meeting at the same location as the Commission meeting).

(Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.)

Item 2 – (Page 24) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET CP-12-01/Z-12-05 (Martin): The Applicant seeks to rezone the subject property from TR-36 (Transitional-Residential; minimum lot size 36,000 sq.-ft.) to GB (General Business). The subject property carries a "Neighborhood Conservation" Comprehensive Plan designation, which means that a rezoning to General Business (Z-12-05) is not possible without first changing the Comprehensive Plan designation to "Developing" (CP-12-01). The Applicant has no specific plans for development of the property at this time, but intends to offer it to a tenant or developer for commercial purposes. The subject property (Parcel No. 106-19-018) is currently unaddressed, and is located at the northeast corner of E. Hamel Rd. and SR 90 in the Whetstone area. The property is further described as being situated in Section 07, Township 20 S, Range 20 E, of the G&SRB&M, Cochise County, Arizona. The Applicant is Mr. Bill Martin of Madera Realty in Tucson.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.)

Item 3 – (Page 47) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-12-09 (Grover): The Applicant seeks Special Use authorization from the Planning and Zoning Commission to legitimize a repair services business, a Special Use in the RU District per Section 607.29 of the Zoning Regulations. The Applicant is using a 40x30 metal building for on-site work and tool storage, but conducts much of the operation off-site.

The subject Parcel (116-02-004L) is located north and west of Sunsites, AZ. It is further described as being in Section 13 of Township 17, Range 24 in the G&SRM in Cochise County, AZ. The Applicant is Mr. Lloyd Grover.

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.