



**STAFF REPORT TO THE
BOARD OF SUPERVISORS**

**APPLICATION Z-16-01
APPLICATION TO REZONE 205-01-019N and 019P
FROM C3 TO R1-D12**



**Public Hearing September 6, 2016 @ 10:00 AM
Supervisors Hearing Room
1400 East Ash
Globe, Arizona**

I APPLICATION

Applicant Name	Roberta Reynoso
Applicant Address	PO Box 213, Globe, AZ 85502
Site Address	105 & 107 Mineral Lane, Globe, AZ
APN Number	205-01-019N and 019P
Current Zoning Designation	C3
Current Comprehensive Plan Designation	Community Commercial
Application Number	Z-16-01

II Purpose & Description

The purpose of this application is to allow the applicant to place a single family residential use on the parcel closest to State Highway 188.

III Primary issue or issues to consider

One of the Parcels to be rezoned has a single family residential unit while the other is vacant. Under our current zoning regulations you cannot put a single family residential unit on a commercially zoned parcel without having a commercial use there also. It is also very difficult to obtain financing for a single family home on a commercial zoned lot.

IV Background

In 1980 the Planning and Zoning Commission at the request of the Board of Supervisors initiated a process to rezone the front 400 feet of properties on the east side of State Highway 188 from residential zoning and CU zoning to C3 zoning. The Board of Supervisors felt that this was in the best interest of the community that this area be designated for commercial development. Much of the land that was rezoned already contained single family residential development on it.

V Analysis

There are two issues of critical importance involved here:

1. The community needs to have adequate land available for business expansion to accommodate the needs of future growth.
2. Property owners need to be able to sell and purchase homes and obtain the necessary mortgages to do this.

In regards to the first issue these properties are located along a State Highway and are therefore very appropriate for commercial development due to the accessibility of these parcels. Using the highway frontage lots for commercial development keeps traffic out of residential areas.

In regards to the second issue property owners should be able to buy and sell their properties and the purchasers need to be able to obtain the necessary financing. Efforts need to be made to insure to the best extent possible compatibility of residential and commercial development.

VI Summary

Are we cutting ourselves short for commercial zoned property if we rezone these two parcels. I have not done an inventory of land available for commercial development but I can tell you that we have not had any demand for commercial properties from development in the past several years. I don't believe we should do a blanket rezoning in this area because the Board of Supervisors were actually on the right track to zone this area for commercial uses. The problem is that it does create a problem for property owners who own homes in a commercial area.

We have had several requests from property owners to rezone from commercial to residential for the purpose of conveying their property. Approving this application will place more development requirements on future commercial development such as adequate buffering between the commercial and residential uses..

VII Recommendation

Staff recommendation is to accept the Commission recommendation to the Board of Supervisors to approve application V16-01 to rezone 205-08-019N & 019P to R1-D12 zoning. Staff would also recommend that the Board initiate an initiative to amend the Comprehensive Plan the change the planning district from Community Commercial to Mixed use which will allow future proposals to rezone land to not require a Comp Plan amendment while at the same time allowing both single family and commercial development to co-exist.