



Application Z-16-02 and CPA-16-02



**Board of Supervisors Hearing
September 6, 2016
1400 East Ash, Globe, Arizona**

I Application

Applicant Name	James and Mary Ann Clinton
Applicant Address	8409 W. Fossil Creek Road, Strawberry, AZ
Site Address	8409 W. Fossil Creek Road, Strawberry, AZ
APN Number	301-08-140A
Current Zoning Designation	Commercial Two with "T" Overlay
Current Comprehensive Plan Designation	Commercial
Application Number	Z-16-02 and CPA-16-02

II Purpose & Description

The applicant desires to accomplish two tasks with this application:

1. They want to amend the Comprehensive Plan for Gila County by changing the planning district from Neighborhood Commercial to Mixed Use
2. They want to change their current zoning from C2 to R1-D12

III Primary Issue or Issues to Consider

While this is currently one parcel it contains two separate single family residential units. The owners desire to complete a land division so that they can sell one of the units as a separate single family residence. Our Commercial District regulations do not allow this without establishing a commercial use. In commercial zoning the residence is considered a caretaker unit with the primary use of commercial being required.

Single family residential in a commercial district is very difficult to finance when the property owner wants to sell the home. We see this situation quite frequently throughout the county. At the same time this area is not appropriate for the full range of potential developments permitted in a C2 zoning district.

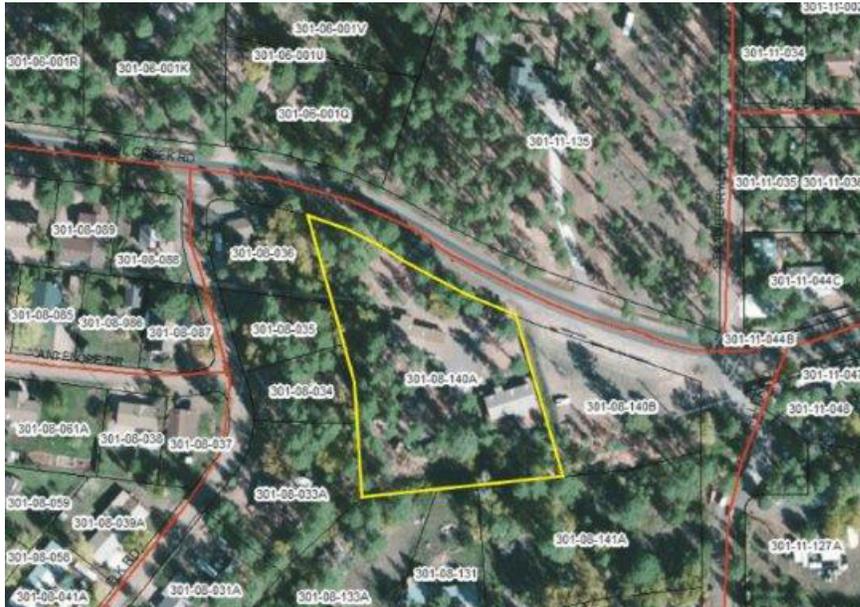
This parcel is surrounded by single family residential development. The adjoining lot is owned by the County and currently contains mail boxes for the surrounding residents.

IV Analysis

This parcel is currently affected by the FEMA floodway and floodplain. Current development on this parcel has abided by all flood regulations.

The properties to the west on Fossil Creek Road are also zoned C2, but they are developed as single family residential.

While it is difficult to see the aerial below shows this is a single family area.



V Summary

As you drive through the Fossil Creek Road area it is obvious that C2 type commercial is not appropriate for this area. While small commercial such as barbers or sandwich shops that provide mainly to the surrounding residents is ok larger commercial wouldn't work and probably would

not occur anyway. Because of this staff does support this application and recommends that the Board of Supervisors accept the recommendation from the Planning and Zoning Commission.