



NAVAJO COUNTY
PUBLIC WORKS DEPARTMENT
PLANNING & ZONING

STAFF REPORT

PLANNING AND ZONING COMMISSION

HEARING DATE: March 17, 2016
CASE #: 16-03
ACTION: Zone Change
APPLICANT/OWNER: Josephine E. Ridling-Coleman (Erline Coleman)
PROJECT NAME: Ridling-Coleman Zone Change

PARCEL INFORMATION:

Location: Off Highway 277 approximately 8 miles west of Snowflake, South on Bum Heel Road ½ mile ±, in the Snowflake area
APN: 202-04-007D & 202-04-007E
Legal Desc: A portion of Section 31, Township 13 North, Range 20 East, of the Gila and Salt River Meridian
District: III – Supervisor Jason Whiting
Parcel Size: 5.00 acres for 007D & 7.56 Acres for 007E (approximate)

STATED REASON FOR REQUEST: The applicant, Josephine Ridling-Coleman, would like to change the zoning from Rural-20 Zoning to Rural-5 Zoning to allow for development of these undersized parcels.

BACKGROUND & DISCUSSION:

NAVAJO COUNTY ORDINANCES, PLANS & REGULATIONS:

ZONING DISTRICTS:

- (RURAL-20) ONE (20) ACRE PER DWELLING UNIT: The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non- farm residential uses, farms, and recreational and institutional uses.

- (RURAL-5) ONE (5) ACRE PER DWELLING UNIT: The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than one (5) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

COMPREHENSIVE PLAN / AREA PLANS:

The Navajo County Comprehensive Plan, adopted on May 24, 2011, indicates that the land use category for the site and surrounding area is in a Community Village area.

GENERAL CHARACTER OF AREA: The immediate surrounding area is a mix of agricultural and low density residential uses.

REVIEWING AGENCY COMMENTS & RECOMMENDATIONS:

COUNTY ATTORNEY:

No legal objection to this Zone Change as long as applicant abides by all County, State and Federal rules and regulations.

Initial: B.C.

Date: 3-14-16

ENGINEERING:

Engineering has no objection to the Zone Change.

Initial: W.R.B.

Date: 3-14-16

FLOOD CONTROL:

The parcel is within flood hazard Zone X: the DFIRM map does not show a flood hazard for this area.

Initial: R.P.

Date: 2/4/16

PLANNING & ZONING:

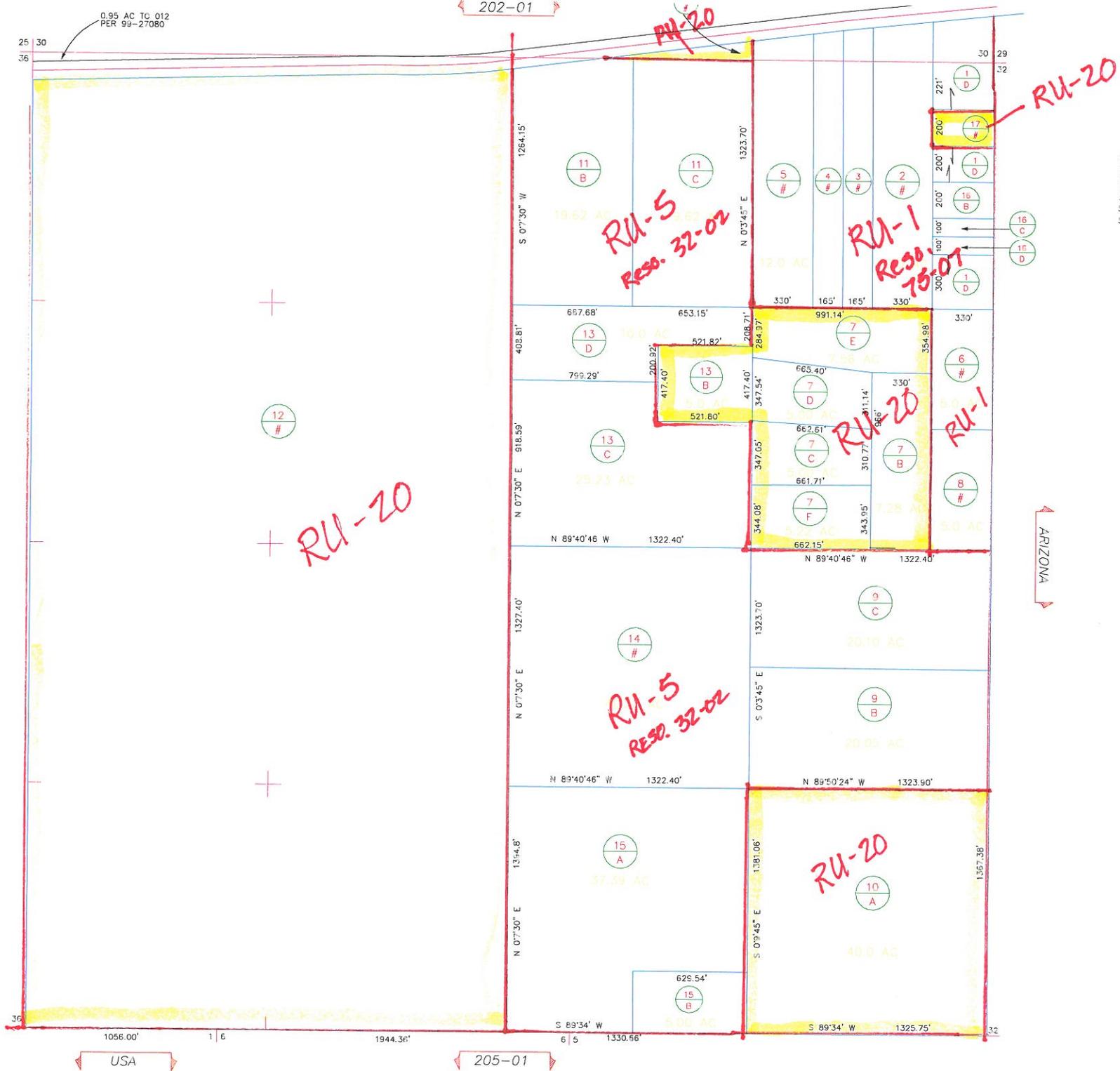
Planning & Zoning staff has reviewed the Zone Change request and determined it is ready for Commission action. Staff supports the zone change request.

Initial: P.S.

Date: 3/1/16

PUBLIC WORKS DEPARTMENT RECOMMENDATION: Should the Commission recommend granting this Zone Change, staff recommends the following condition be applied:

1. Future development of the site (new construction) shall comply with all applicable Navajo County requirements, including those of the Zoning Ordinance, Flood Control Ordinance, Building Safety Ordinance, etc.



0.95 AC TO 012 PER 99-27080

202-01

202-04

SHEET
AREA CODE 0540
ZONING ----
OUT OF ----

AUTO CAD
REVISIONS

AC ADJ 0.95 AC FROM HWY TO 012
SPLIT 009A TO 009B&C
SPLIT 011A TO 011B&C
AC ADJ 0.55AC TO 003
SPLIT 007A TO 007C THRU F
SPLIT 013A TO 013C&D
SPLIT 015 TO 015A&B

201-05

RU-20

RU-5
Reso. 32-02

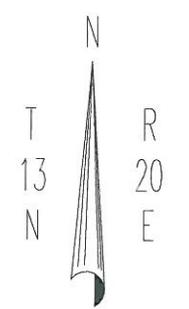
RU-1
Reso. 75-01

RU-20

RU-1

RU-5
Reso. 32-02

RU-20



SECTION 31

SURVEY XXXX
PLAT XXXX

SCALE: 1" = 50
LAST REVISED 08/



ASSESSOR STAFF

RESOLUTION NO. 16-02P

**A RESOLUTION OF THE NAVAJO COUNTY PLANNING & ZONING
COMMISSION RECOMMENDING APPROVAL OF A
ZONE CHANGE FROM RU-20 TO RU-5
FOR ASSESSOR PARCEL NUMBER 202-04-007D AND 202-04-007E**

WHEREAS, a Change of Zoning Classification from RU-20 to RU-5 was duly filed on January 18, 2016 by Josephine E. Ridling-Coleman, in regard to the following described property: APN: 202-04-007D, and 202-04-007E, a.k.a. a portion of Section 31, Township 13 North, Range 20 East of the G&SRM in the Snowflake area, and

WHEREAS, Josephine E. Ridling-Coleman is the owner of the above parcel according to a Deed of Trust recorded in the Office of the Navajo County Recorder's on 4-9-2009 in recording 2009-06474, and Trustee's Deed Upon Sale recorded on 7-29-2010 in recording 2010-12478 ; and

WHEREAS, a Public Hearing for a Zone Change, as required by Section 2902(2) of the Navajo County Zoning Ordinance was duly noticed and held on March 17, 2016; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, finds that the Board of Supervisors should approve the requested Zone Change.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission hereby recommends APPROVAL of the Zone Change for APN 202-04-007D, and 202-04-007E from RU-20 to RU-5 subject to the following condition:

1. Future development of the site shall comply with all applicable Navajo County and State of Arizona requirements, including but not limited to those of the Navajo County Planning & Zoning, Flood Control and Building Safety Ordinance.

BE IT FURTHER RESOLVED that the Secretary shall transmit this Resolution to the Navajo County Board of Supervisors as the recommendation of the Planning & Zoning Commission.

PASSED, APPROVED AND ADOPTED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on March 17, 2016.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

Public Works Secretary

RESOLUTION NO. 16-02P

**A RESOLUTION OF THE NAVAJO COUNTY PLANNING & ZONING
COMMISSION RECOMMENDING DENIAL OF A
ZONE CHANGE FROM RU-20 (RURAL 20 ACRE MINIMUM ZONING)
TO RU-5 (RURAL 5 ACRE MINIMUM ZONING)
FOR ASSESSOR PARCEL NUMBERS 202-04-007D AND 202-04-007E**

WHEREAS, a Change of Zoning Classification from RU-20 to RU-5 was duly filed on January 18, 2016 by Josephine E. Ridling-Coleman, in regard to the following described property: APN: 202-04-007D, and 202-04-007E, a.k.a. a portion of Section 31, Township 13 North, Range 20 East of the G&SRM in the Snowflake area, and

WHEREAS, Josephine E. Ridling-Coleman is the owner of the above parcel according to a Deed of Trust recorded in the Office of the Navajo County Recorder's on 4-9-2009 in recording 2009-06474, and Trustee's Deed Upon Sale recorded on 7-29-2010 in recording 2010-12478 ; and

WHEREAS, a Public Hearing for a Zone Change, as required by Section 2902(2) of the Navajo County Zoning Ordinance was duly noticed and held on March 17, 2016; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing as well as the recommendations of staff, found that the Zone Change was not consistent with the public health, safety and general welfare and recommended denial.

DENIED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on March 17, 2016.

ATTEST:

**Chairman, Navajo County
Planning & Zoning Commission**

Public Works Secretary

NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

PLANNING & ZONING
Post Office Box 668 - 100 East Code Talkers Drive
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4122

APPLICATION FOR A ZONE CHANGE

RV-20 To RV-5
Current Zoning Proposed Zoning

OWNER INFORMATION:

OWNER'S NAME: JOSEPHINE E. RIDLING-COLEMAN, TRUSTEE
AGENT/POINT OF CONTACT: ERLINE COLEMAN
CONTACT PHONE NO.: 520-268-8344 FAX NO.: 520-268-8345
MAILING ADDRESS: 2831 W. VIA HACIENDA
CITY: TUCSON STATE: AZ ZIP CODE: 85741

SUBJECT PARCEL INFORMATION:

LEGAL DESCRIPTION: T 13N N - R 20E E, SECTION 31, ASSESSOR PARCEL NO.: 202-04-007 DAD...
SUBDIVISION NAME: LOT: D AND E
RURAL ADDRESS: 3737 BUM HEEL RANCH RD, SNOWFLAKE AZ 85937 AREA: DIS 5 AC, E IS 7.56 AC
PARCEL SIZE: D = 5.0 AC E = 7.56 AC DATE OF OWNERSHIP: D = APR, 2009 E = JULY 2010
PRESENT USE OF PROPERTY: VACANT

PROPOSED USE: RESIDENTIAL

GENERAL DIRECTION TO PARCEL: SOUTH OF HWY 277 ABOUT 8MI WEST OF SNOWFLAKE, SOUTH ON BUM HEEL RD 1/2 MILE E

CURRENT ZONING: (Please Check appropriate Zoning Classification)

A-Gen [X] RU-20 RU-10 RU-5 RU-1 RI-43 RI-10
R-2 R-3 C-R I-1 I-2 Special Development

OWNER'S AFFIDAVIT:

I, (print name) JOSEPHINE E. RIDLING-COLEMAN, TRUSTEE, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Josephine E. Ridling-Coleman
Owner's Signature

STATE OF ARIZONA)
COUNTY OF Pima) SS

Sworn and subscribed before me on this 13 Day of July, 2015

Notary Public



4/25/2017
My Commission Expires

Josephine E. Ridling-Coleman, Trustee
2831 W Via Hacienda
Tucson, AZ 85741
520 268 8344
January 13th, 2016

Navajo County
Public Works Department
P.O. Box 668
Holbrook, AZ 86025

Attn:
David Whittaker, CBO, MCP, CFM
Deputy Director Planning and Zoning

As per your letter (copy attached), we are re-submitting our application for a zoning change.

This is a revision of our Letter of Intent originally dated July 13, 2015, and we are submitting a revised Letter of Intent as suggested in your letter to us dated Aug 4th, 2015.

Reference 202-04-007 D & E, located on Bum Heel Rancho Rd, about 8 miles west of Snowflake, AZ.

We are requesting a zoning change as described here.

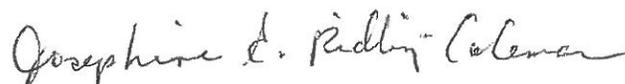
When we originally purchased the property for the Trust, we were under the belief that it was zoned RU-5. Now, we find that it is, in fact, zones RU-20.

We are respectfully asking for this zoning be amended to RU-5.

We are attaching Check #1181 in the amount of \$530.00 as we were advised to do in your letter mentioned above.

If we need to do anything further, please advise, and thanks for your help.

Respectfully,


Josephine E. Ridling-Coleman, Trustee

