

300-82-019 Hardcastle SR-12 to MR-B - LOMA LINDA ESTATES LOT 134 ALSO INCLUDING LOMA LINDA ESTATES LOT 135, Clifton, AZ 85533

Original rezone request:

A request by Clarke and Theresa Hardcastle to change the zoning district of Parcel Number 300-82-019 from SR-12 (single-household residential, minimum lot area 12,000 sq. ft.) to MR-B (multiple-household residential, minimum lot area per dwelling unit 2000 sq. ft.).

The Hardcastles and their daughter (parcel next door) are making the request to change from SR-12 to MR-B in order to facilitate triplexes on the parcels. They are planning on putting two structures (one on this parcel, one on the neighboring parcel) with three apartments in each structure. This would put a total of 6 apartments on the two lots.

Location Information:



- Water** – Cactus State
- Sewer** – Septic
- Electric** -MWE
- Gas** – SW Gas
- Road** –County Maintained Road

Public objections:

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In Loma Linda, there are private covenants on the land that prohibit building of multi-family buildings. These covenants have not been updated in many years, but the neighbors and many in the area still want to adhere to those covenants. The county has no authority or obligation to enforce these covenants.

Fourteen neighbors mailed in a form letter that objected to the change for the following reason:

“We (I) respectfully object to these zoning changes as they seem to indicate apartment buildings. It is important to us {me} that the original zoning of Loma Linda Estates remain in place to maintain the integrity of the subdivision, not to mention additional traffic, strain on utilities, etc.”

There have also been concerns that property owners and their tenants would not respect the quiet area and there were safety/logistical concerns brought up. There were also concern that the parcels are too close to the public water system wells and may not be suitable for septic systems.