



Cochise County Community Development

Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

Date: April 26, 2018
To: Robert Kirschmann, Planner II
From: Karen L. Lamberton, AICP County Transportation Planner
Subject: Kropf Manufacturing/SU-18-08/Parcel #104-80-024B

The applicant, Elmer Kropf, is requesting a Special Use authorization to expand an existing home-based business to include the construction of larger structures such as sheds on his 40.5-acre site. The property is zoned RU-4, Rural Growth Area D and the proposed uses fall under manufacturing/light industry.

Special Use Authorization Conditions

We have no objection to issuing the requested Special Use Authorization with the following condition:

1. At the Commercial Permit phase, the applicant will be required to submit a Private Maintenance Agreement, per Zoning Code 1807.02A, for segments of roadway from their driveway to the state highway.

Background

The applicant is applying for a Special Use Authorization to expand their family owned business to include the construction of larger sheds, garages and potentially cabins. Access to the site is entirely on privately owned and privately maintained roadways in the Hereford area. South of Highway 92 are very few county-maintained roadways to this primarily residential, but typically large parcels, up to the international boundary with Mexico.

Traffic Analysis

This site, as proposed, includes one single family residential unit with an estimated 1,858 square footage of workspace and potentially up to 5 family member employees. Combined range of traffic impact is likely to be 17.19 to 31.54 vehicle trips per day (8 to 15 vehicles in/out on any given day), per the *ITE Manual, 9th edition*.

The 40.5-acre could, if developed into 4-acre residential lots have a potential range of 43.1 to 218.5 vehicle trips per day, if fully built out and occupied. As proposed, the site itself would typically have the equivalent of the high-end range of one single residential unit. However, the heavier truck traffic, for the most part of similar size and weight as horse trailers or tractors used

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Planning, Zoning and Building Safety Division**

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PRIVATE MAINTENANCE AGREEMENT

**Rough Riders Rd & Others
SU-18-08 (Kropf Manufacturing)**

Elmer Kropf, owner of parcel 104-80-024B, located on 11660 S. Rough Rider Road in Hereford, Arizona; agree to participate with other property owners to maintain Rough Rider Road, and other roads not in the County Maintenance system to include Four Starr Road, Firebird Road, Clinton Lane, Hutchinson Road, Land Ranch Road, Kings Ranch Road or other roads that may be frequently used, from the driveway of my parcel to the intersection with State Highway 92, where state-maintenance begins, in a passable condition for the duration of my permitted commercial land use.

I acknowledge that the Cochise County Community Development, Highway and Floodplain Department do not, and will not, maintain the access roadways to my parcel.

I acknowledge that the primary access roadways to my parcel are not currently built to a county design standard for native surfaced roadways.

I acknowledge that all-weather access is not assured to my parcel nor are any improvements planned by the Cochise County to improve wash crossings in the foreseeable future.

April 30, 2018

Signature

Date

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INTEROFFICE MEMO

Date: April 17th, 2018
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-18-08 (Kropf)

Background: The applicant requests Special Use Authorization to expand a home-based wood and metal working business (Home Occupation, HO 17-25) into larger structures such as sheds, cabins, garages, and similar structures. The concept plan identifies the existing 1,000 square foot concrete slab and 858 square foot workshop/shed used to construct the structures. Lumber and other materials may be stored outside but will be screened from neighbor view with existing vegetation. Manufacturing, not to exceed 5,000 square feet (607.17) is allowed subject to the approval of this Special Use request. The 40.5 acre site is on parcel 14-80-024B, 11660 S. Rough Rider Road.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Xana Way and Rough Rider Road are not a County Maintained Road.
- Xana Way and Rough Rider Road are 60' wide public easements established in Book 3, page 20A "Palominas Ranches Unit 3".
- The subject parcel has a 30' wide public easement along the North boundary (Xana Way) and East boundary (Rough Rider Road).

Recommendation:

- Further right-of-way dedication is not required for Xana Way or Rough Rider Road at this time.

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Kirschmann, Robert

From: Cratsenburg, Diane E
Sent: Monday, April 23, 2018 11:54 AM
To: Kirschmann, Robert
Cc: Lamberton, Karen L; Vincent, Jennifer M
Subject: RE: Transmittal for Docket SU-18-08 (Kropf)

No off-site improvements for access required by the County for this special use proposal; thanks for checking.

He has jumped the commercial permit gun & has sheds on display in Miracle Valley already, so I hope that he gets his paperwork in order soon. He has several sheds on the property. The largest I've noted so far is 12x32, and he is not observing a setback from the property line with most of them. I would presume that he should be doing so.

I have checked with Jennifer; there is old paperwork where a parent parcel of the subject parcel was approved for commercial use; it is possible that they will propose combining parking with the furniture store on the adjacent parcel, owned by the same individual, which is a permitted operation. We would not require a ROW permit application in that case.

In addition, please feel free to let him know that since Ghost Riders is not paved, at most he would have to define a driveway, minimum width of 24'.

In that case, a ROW permit application would be required to document the creation of the driveway to that parcel; no improvements to the surface would be required. He could use something like railroad ties to define the frontage and just omit them at the driveway location. Those would need to be on the property line or slightly inside the property, not in the ROW.

Diane Cratsenburg
Engr Tech III
Cochise County Community Development
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From: Kirschmann, Robert
Sent: Thursday, April 12, 2018 3:11 PM
To: McCoy, Randy <RMcCoy@cochise.az.gov>; Lamberton, Karen L <KLamberton@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Flores, Dora V <DFlores@cochise.az.gov>; Orduno, Elda E <EOrduno@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; mark@palominasfire.com; eric.odden@dhs.gov; info@herefordnrcd.com
Cc: PNZ-Commission <PNZCommission@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; Gardner, Peter B <PGardner@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>
Subject: Transmittal for Docket SU-18-08 (Kropf)

Kirschmann, Robert

From: McCoy, Randy
Sent: Wednesday, April 18, 2018 10:56 AM
To: Kirschmann, Robert
Subject: RE: Transmittal for Docket SU-18-08 (Kropf)

Howdy Robert ,

Thank you for the opportunity to comment on this proposed project . The Building Department has no concerns or comments at this time .

Sincerely ,
R. McCoy

Randy McCoy
Interim Building Official
Cochise County Community Development
1415 Melody Lane , Bldg. E
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From: Kirschmann, Robert
Sent: Thursday, April 12, 2018 3:11 PM
To: McCoy, Randy <RMcCoy@cochise.az.gov>; Lamberton, Karen L <KLamberton@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Flores, Dora V <DFlores@cochise.az.gov>; Orduno, Elda E <EOrduno@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; mark@palominasfire.com; eric.odden@dhs.gov; info@herfordnrcd.com
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Subject: Transmittal for Docket SU-18-08 (Kropf)

Please review the attached transmittal for expansion of a home based metal and wood working facility . Please have any comments back to me by April 26.

Thank you,

Robert Kirschmann
Planner II
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Development Services Department
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