



**Cochise County**  
**Community Development**  
 Planning, Zoning and Building Safety Division  
*Public Programs...Personal Service*  
 www.cochise.az.gov

**MEMORANDUM**

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Robert Kirschmann, Planner II  
**FOR:** Daniel Coxworth, AICP, Development Director  
**SUBJECT:** Docket SU-18-12 (Supplee)  
**DATE:** May 23, 2018 for the June 13, 2018 Meeting

**APPLICATION FOR A SPECIAL USE AUTHORIZATION**

The Applicant requests Special Use Authorization to legitimize an existing six space Recreational Vehicle Park. The Park specializes in the needs of equestrian travelers. The site includes a variety of amenities including corrals, pastures, other horse related features, pit barbeque, firepit, and Library/reading room. Section 607.02 permits Recreational Vehicle Parks that are designed to ensure that the park fits into the rural landscape. The 20.05-acre parcel, 114-01-097A is located at 3651 E. Doe Ranch Road outside of Pearce.

**I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES**

Parcel Size: 20.05 acres  
 Zoning: RU-4 (Rural; one dwelling 4 acres)  
 Growth Area: Category D  
 Comprehensive Plan Designation: Rural  
 Area Plan: None  
 Existing Uses: Rural Residential, existing RV Park  
 Proposed Uses: Same

**Zoning/Use of Surrounding Properties**

<b>Relation to Subject Parcel</b>	<b>Zoning District</b>	<b>Use of Property</b>
North	RU-4	Rural Residential
South	RU-4	Rural Residential
East	RU-4	Rural Residential/Vacant
West	RU-4	Rural Residential

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 floodplain@cochise.az.gov

**II. PARCEL HISTORY**

2017 – 256 square foot shed

2010- Arch over driveway

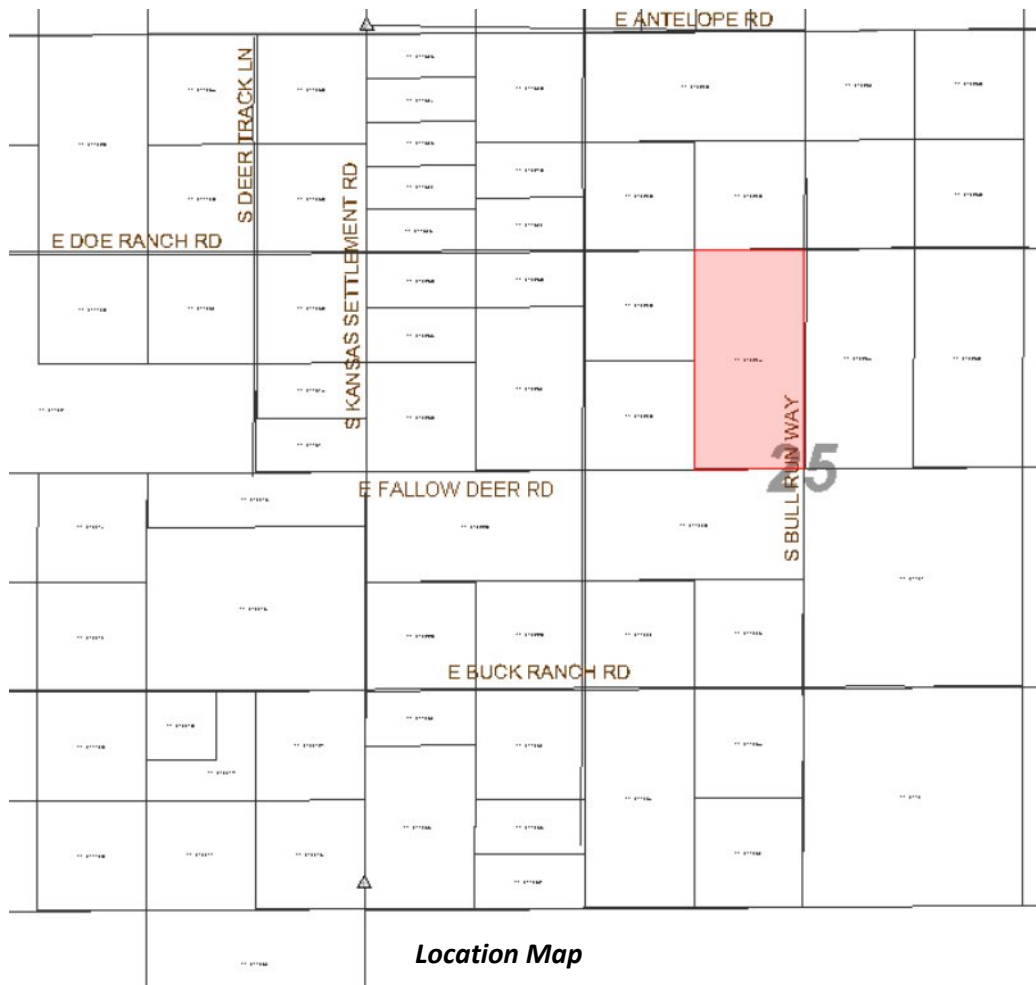
2007- 320 square foot carport and 540 square foot horse shed, in ground pool

2006- 3,024 square foot SFR, 288 square foot shed

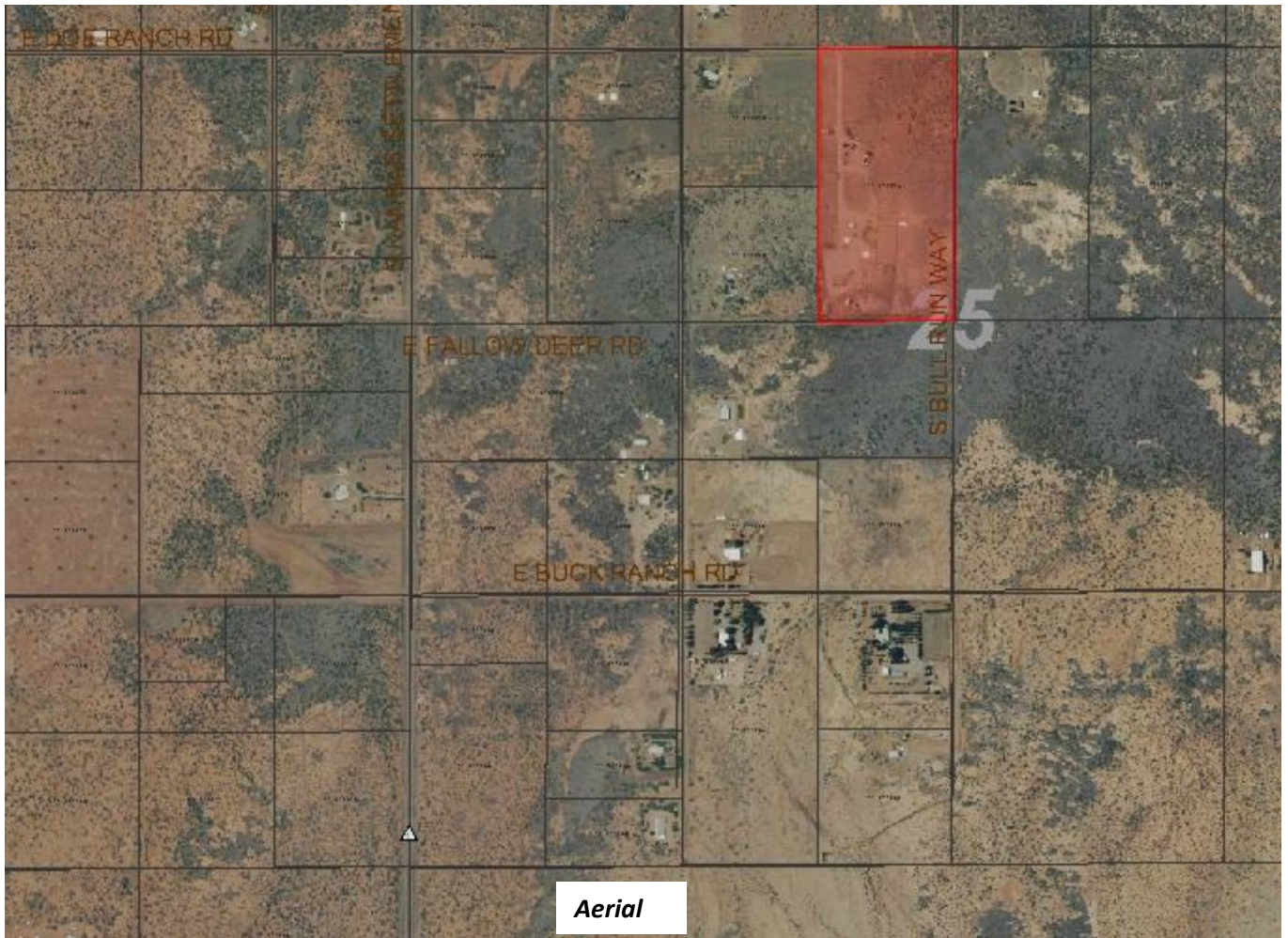
**III. NATURE OF REQUEST**

The Applicant requests Special Use Authorization to legitimize an existing six space Recreational Vehicle Park. The Applicant has been conducting the business since at least 2013. Staff received a complaint from a surrounding neighbor. After, some research and investigation it was determined that the RV Park was established without the Special Use Authorization.

The Park specializes in the needs of equestrian travelers. The site includes a variety of amenities including corrals, pastures, other horse related features, pit barbeque, firepit, and Library/reading room. Section 607.02 permits Recreational Vehicle Parks that are designed to ensure that the park fits into the rural landscape. The 20.05-acre parcel, 114-01-097A is located at 3651 E. Doe Ranch Road outside of Pearce.



**Location Map**



**IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS**

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed.

With the information provided, eight of the ten factors apply to this request. The project, as submitted, fully complies with five of the factors. With the recommended conditions and modifications, the project complies with three additional factors.

**A. Compliance with Duly Adopted Plans: Complies**

The project site is located in Category D, Rural. These areas are specifically not designated as rural residential because of sparse population, larger lot size, and grazing. It can also include areas that have developed or undeveloped recreational resources. This area meets all of that criteria.

The proposed project is supported by Goal 1 of the Comprehensive Plan which states "Support the preservation and expansion of Cochise County's tourism..." This project will continue to provide a service for equestrian travelers. The Park provides a place for folks to stay so that



they can explore the Chiricahua, Dragoon and other mountains and trails nearby. The Comprehensive Plan goes further with policy b which states "Encourage commercial development that enhances and complements regional tourism." The project complies with duly adopted plans.

**B. Compliance with the Zoning District Purpose Statement: Complies**

The purpose statement of the Rural Zoning District in Article 6 includes seven points. Section 601.02 encourages non-residential uses which serves local need or provides a service that are compatible with rural living. The use is compatible with the surrounding rural neighborhood. The project is also supported by Section 601.05 in that it will provide recreational support services, while remaining compatible with the "rural" designation of the area.

**C. Development along Major Streets: Not Applicable**

The proposed use is located on Doe Ranch Road. The site is approximately ¼ mile east of Kansas Settlement Road. Doe Ranch Road is a non County Maintained Road. The applicant currently maintains the road.



**D. Traffic Circulation Factors: Complies with Condition**

This site, as proposed, includes one single family residential unit with 6 RV spaces. Combined range of traffic impact is likely to be 34.35 to 56.60 vehicle trips per day (17-28 vehicles in/out on any given day at full occupancy), per the *ITE Manual, 9<sup>th</sup> edition*. The RV Park traffic impacts, assessed separately from other land uses on this site, are likely to be in the range of 13 to 25 vehicles trips per day, when fully occupied.

The 20.05-acre could, if developed into 4-acre residential lots have a potential range of 38.28-87.4 vehicle trips per day, if fully built out and occupied. As proposed, the site would likely have a very similar traffic impact as a full build out of the RU-4 zoning as residential units.

Access is taken from Kansas Settlement Road, a county-maintained, federally functionally classified rural major collector roadway with an AC pavement surface and a 26-foot cross-section to a non-county maintained, native-surfaced private road known as Doe Ranch Road. Kansas Settlement has sufficient capacity to absorb this use with 2017 traffic counts of 680 vehicles per day south of the parcel and 344 vehicles per day north of the site.

Per Zoning Code 1807.02A, the applicant would be responsible to participate with other neighbors for maintenance of the private roadway access on Doe Ranch Road for their commercial venture.

**E. Adequate Services and Infrastructure: Complies with conditions**

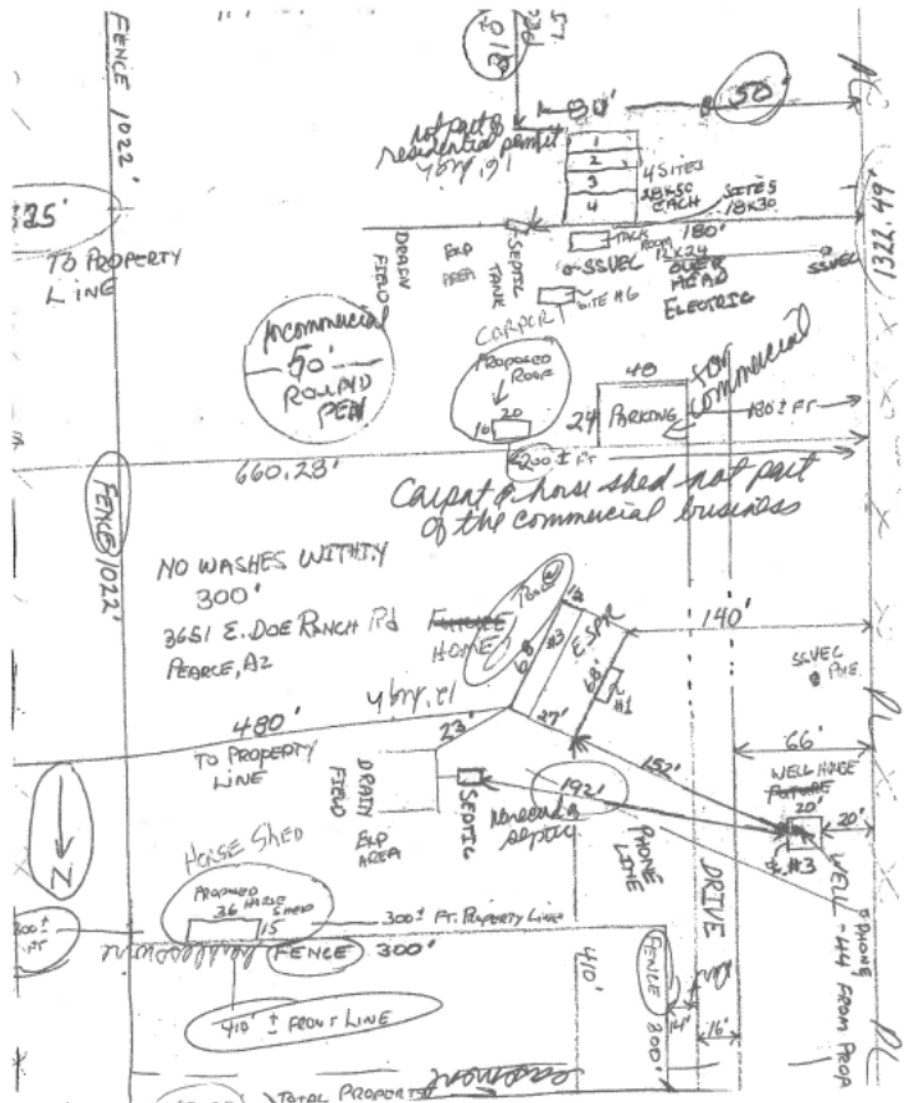
The site is accessed via Doe Ranch Road. The applicant will enter into a private maintenance agreement for road maintenance.



Utilities already exist on the site. Sulphur Springs Valley provides electric. Water is provided by private well and there are two septic systems onsite. The Health Department did have some concerns including the size of the septic tank. The Applicant is required to comply with all Health Department Requirements.

**F. Significant Site Development Standards: Complies with Conditions and modification**

The site plan presented complies with most development standards. The structures and RVs all exceed the minimum setbacks required. The applicant and the adjacent neighbor have both requested a wavier from the requirement of solid screening. Staff supports this request and recommends that the residential development standards be used for this application due to: the park already existing, low impact to surrounding neighbors, and adjacent neighbor support.

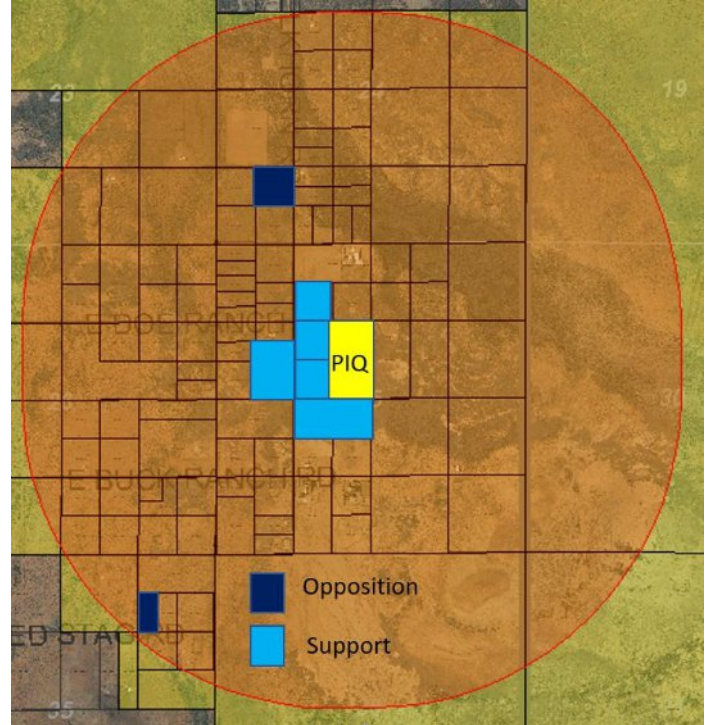




**G. Public Input: Complies**

The Applicant mailed letters to property

owners within 1 mile of the property prior to application submittal. The Planning Department mailed letters to the same property owners within 1 mile of the subject property, published a legal ad in the *San Pedro Valley News-Sun* and posted legal notices on the property. To date, staff has received two letters of opposition from property owners within that radius and five letters of support. The letters of support are from adjacent property owners to the west and north. The two letters of opposition are from properties further away, but within the notification radius. The concerns and objections raised include water usage and traffic.



**H. Hazardous Materials: Not applicable**

There will not be any potentially hazardous materials used on the site.

**I. Off-Site Impacts: Complies**

Per Google images the business has been in operation since at least 2013. In that time only one complaint has been received. There has been no notable increase to traffic on Kansas Settlement Road. The closest property owners are in support of the request and have even requested modification of the standards so that a screen wall/fence would not be required. The RV Park is located in the rear of the property and not visible from Doe Ranch Road.

The 20.05-acre could, if developed into 4-acre residential lots have a potential range of 38.28-87.4 vehicle trips per day, if fully built out and occupied. As proposed, the site would likely have a very similar traffic impact as a full build out of the RU-4 zoning as residential units.

**J. Water Conservation: Complies**

The project site is not located within the Sierra Vista Sub-Watershed. The applicant has existing rainwater harvesting basins and drought tolerant/native vegetation. The applicant is permitted to construct up to 5 single family residences, which would use much more water than occasional recreational vehicles.

## **V. PUBLIC COMMENT**

Staff mailed notices to neighboring property owners within 5,280 feet of the subject property on May 8, posted the property on May 22, and published a legal notice in the *San Pedro Valley News-Sun* on May 23, 2018. In response to applicant and County mailings, the Planning Department received three letters of opposition and one letter of support from surrounding property owners.

## **VI. SUMMARY AND CONCLUSION**

The Applicant requests Special Use approval to legitimize an existing equestrian centered recreational vehicle park. The immediate, and most impacted neighbors have provided letters in support of the request. The site is well maintained and is less of an impact than if the site were to be developed with four additional single family homes.

### **Factors in Favor of Approving the Special Use**

1. With the recommended Conditions of Approval, the proposed use would comply with nine of the ten applicable Special Use factors used by staff to analyze this request;
2. The Comprehensive Plan Economic Development and Rural Character Elements are achieved by this proposal;
3. The proposal as submitted meets the zoning purpose statement;
4. The proposal would have minimal negative impacts to the surrounding area or county roadways;
5. The Applicant received five letters of support for the project.

### **Factors Against Allowing the Special Use**

1. The Planning Department has received two letters in opposition to the request from neighboring property owners;
2. The use was initiated prior to obtaining special use approval.

## **VII. RECOMMENDATION**

Based on the factors in favor of approval, Staff recommends **Approval** of the Special Use request.

Should the Commission approve the Application, staff recommends the following Conditions:

1. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject properties within thirty (30) days of approval of the Special Use Permit. Prior to permit issuance, the Applicant shall submit and obtain building/use permits within 12 months of approval, including a completed joint permit application. The building/use permit(s) shall include a site plan in conformance with this approval and meeting all site development standards (except those specifically waived or modified by the Planning

Commission as part of this approval), the completed Special Use Permit questionnaire, and appropriate fees. A permit must be issued within 18 months of approval, otherwise the approval may be deemed void upon 30-day notification to the Applicant;

2. 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 Kansas Settlement Road.
3. In conjunction with the Commercial Permit Submittal, the Applicant shall provide a clear site plan demonstrating proper driveway widths;
4. The Applicant shall comply with all Health Department Regulations.
5. It is the Applicant's responsibility to obtain any additional permits or meet additional conditions, if any, that may be applicable to the proposed activities pursuant to other federal, state, or local laws or regulations; and
6. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional modification and approval by the Planning and Zoning Commission.

Sample Motion:

*Mr. Chairman, I move to approve Special Use Docket SU-18-12, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*