

COCHISE COUNTY

Docket SU-20-03 (Cureton)

Request for a Special Use Authorization For a Water Well Service Business

Planning & Zoning Commission

April 8, 2020



Public Programs...Personal Service

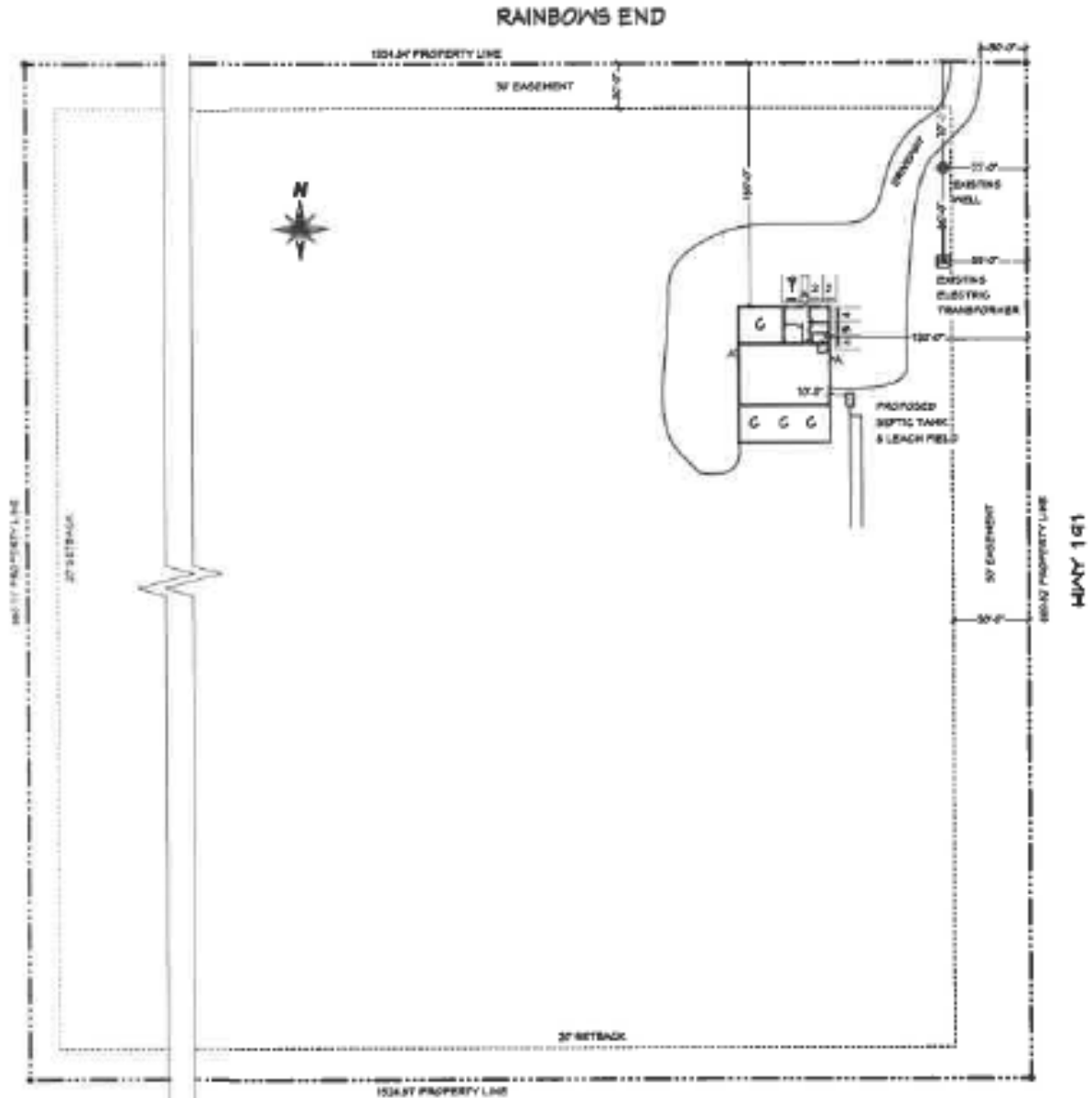
- The request is to establish an ~5,280 square foot building for a well service business
- The subject property is located at the southwest corner of Highway 191 and E Rainbows End Trail, and identified as APN 401-10-080N
- The site is approximately 20 acres
- The Zoning is RU-4
- The Applicant is Mr. Dale Cureton



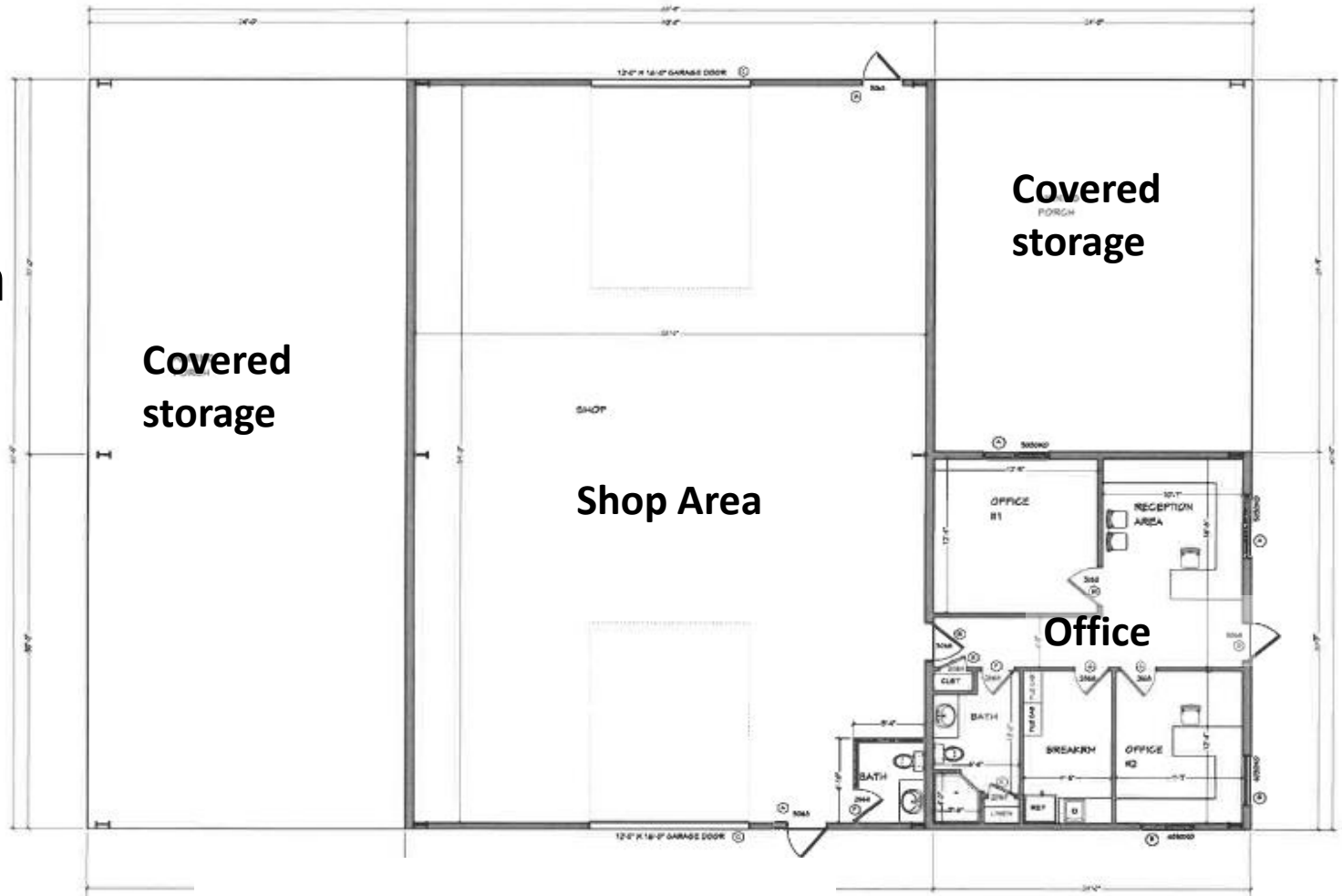
Location



Site Plan



Floor Plan



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Ten of the criteria apply to this request
 - As submitted complies with six criteria
 - Four criteria comply with conditions



Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Rural
- **Growth Area:** Category D (Rural Areas)
- **Area Plan:** None

The Rural Area category states that non residential development should be geared to providing local service.



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Compliance with the Zoning District

Purpose Statement: Complies

601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;

601.03 To preserve the agricultural character of those portions of the County capable of resource production.



Development Along Major Streets: Complies with Conditions

ADOT requiring following COA:

1.)The proposed request is to use the access as a light commercial. This use shall require the existing access to be improved to asphalt or concrete, and a minimum of 30' wide with 25' raddi.

2) To receive a permit please complete the application and return with a site plan, temporary traffic control plan, and documents as needed for review and issuance of a permit.



Traffic Circulation Factors: Complies with Conditions

- Minimal impact to traffic



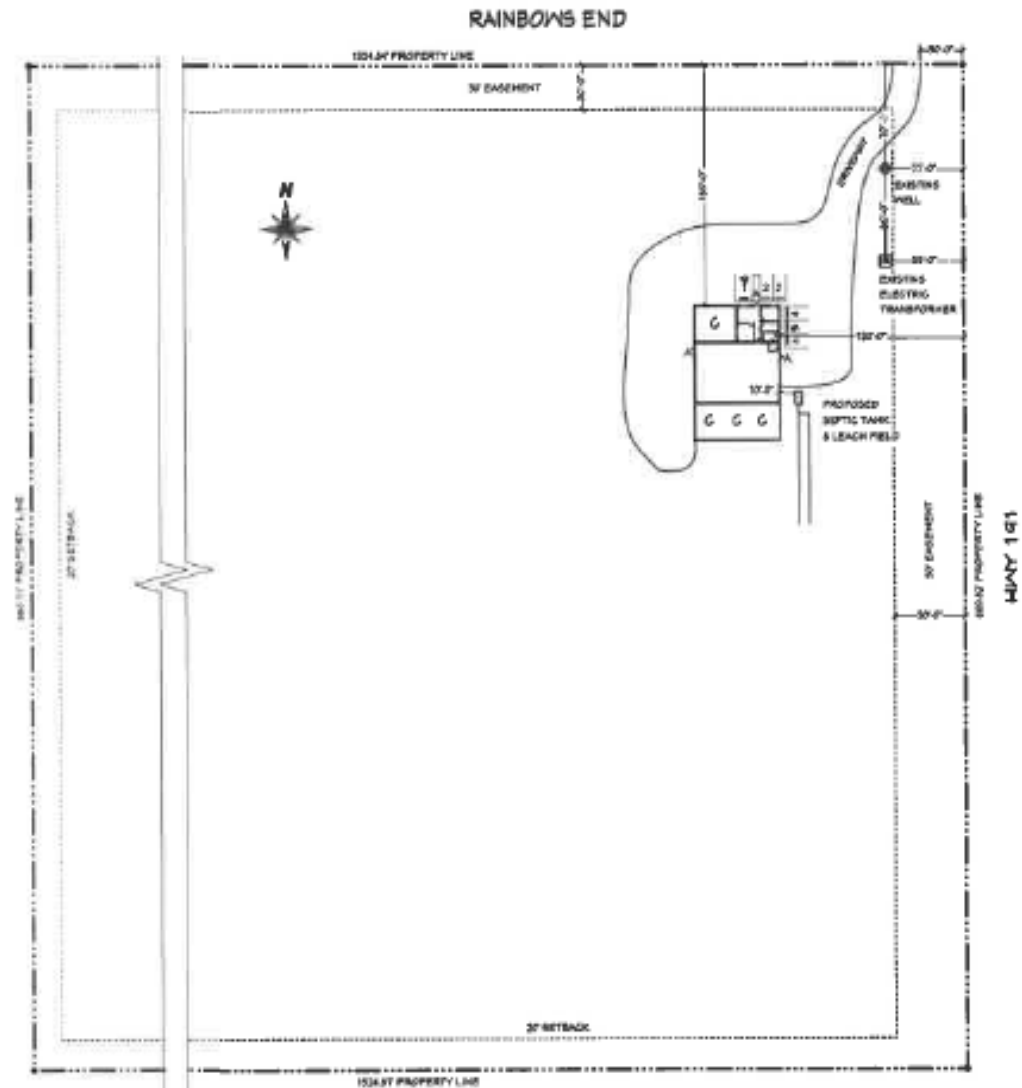
Adequate Services and Infrastructure: Complies

- SSVEC to provide electric
- Septic for wastewater
- Existing Well



Significant Site Development Standards: Complies with Conditions

- Meets setbacks
- Property will be fenced, but screening is not required
- Meets parking requirements
- All parking and driveway areas shall receive a min 2" of gravel
- Must comply with Outdoor Lighting Regulations



Public Input: Complies

- 2 Letters in Support
- 1 Letter in opposition
- Issues cited:
Loss of Agricultural land
and property values



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Hazardous Materials: Complies

No hazardous waste will be used or stored onsite.



Off-Site Impacts: Complies with Conditions

- No significant impacts to surrounding properties



Water Conservation: Complies

- Less use, then if developed with single family homes or agriculture



Factors in Favor of Approval

1. With the requested Modifications and conditions, the request complies with ten applicable Special Use factors used by staff to analyze such requests;
2. The Special Use complies with the Comprehensive Plan goals and policies;
3. The Special Use would provide additional recreational opportunities in the County; and
4. Two letters in support have been received.

Factor Against Approval

One property owner has expressed opposition to the project.

Discussion



Recommendation: Conditional Approval

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.



Recommendation: Conditional Approval

4. If the disturbance to land equal to or greater than one acre a drainage analysis shall be required. The Arizona Department of Environmental Quality may also require a Stormwater Pollution Prevention Plan.
5. Per ADOT, the proposed request is to use the access as a light commercial. This use shall require the existing access to be improved to asphalt or concrete, and a minimum of 30' wide with 25' raddi.
6. To receive ADOT permit please complete the application and return with a site plan, temporary traffic control plan, and documents as needed for review and issuance of a permit.



Recommendation: Conditional Approval

7. Prior to using North Quiet Time Hill Road, the applicant shall ensure that the proper easements are in place to the satisfaction of the County. The road shall be improved with a dust proof material (gravel, chip seal, chemical, etc.) to the satisfaction of the County Engineer.
8. Should the Applicant use North Pinto and Guadalupe Roads they shall be treated with dust proof material.
9. All parking areas, drive aisles, and staging areas shall be treated with dust proof materials (gravel, chip seal or chemical)
10. A drainage analysis compliant with all Cochise County standards and requirements shall be submitted with the non-residential permit application.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SU-20-03 with the Conditions of Approval and Modification recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

