

COCHISE COUNTY

Docket SU-20-03 (Bethlehem Holy Ghost)

Request for a Special Use Authorization

Planning & Zoning Commission

June 10, 2019



Public Programs...Personal Service

- The request is to re-use an existing approximately 4,500 square foot building as a multi-use facility.
- The subject property is located at 409-412 West Yuma Street, and identified as APNs 106-39-036 thru 42.
- The site is approximately 35,000
- The Zoning is MH-72 (MR-2)
- The Applicant is Bethlehem Holy Ghost Headquarters Church

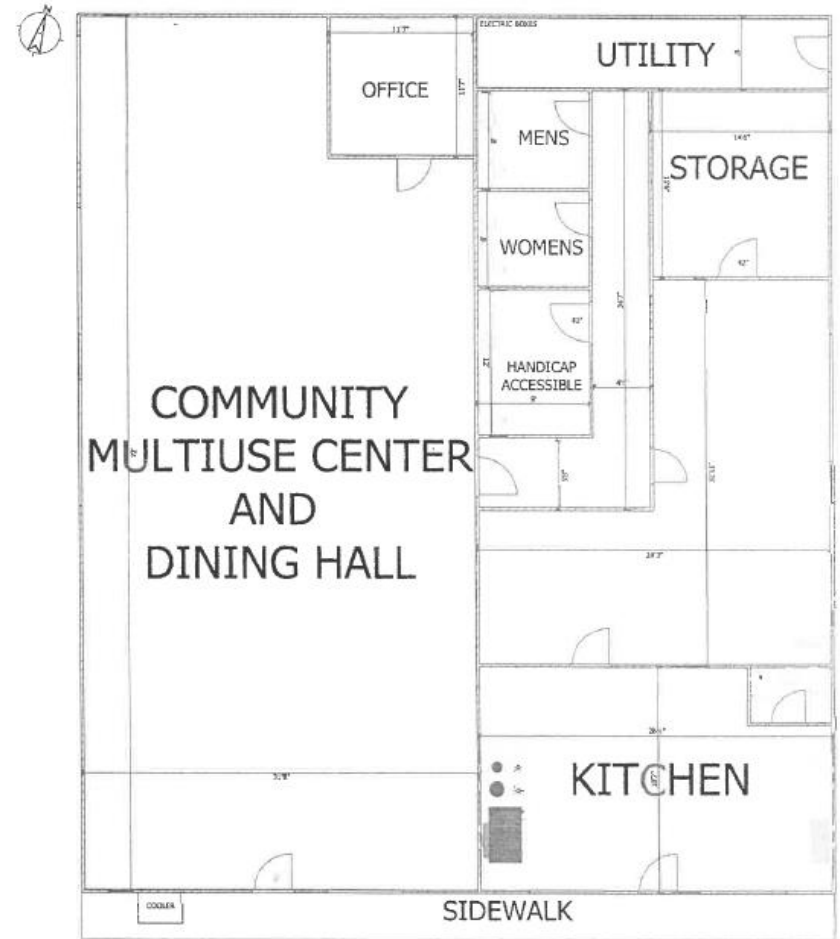


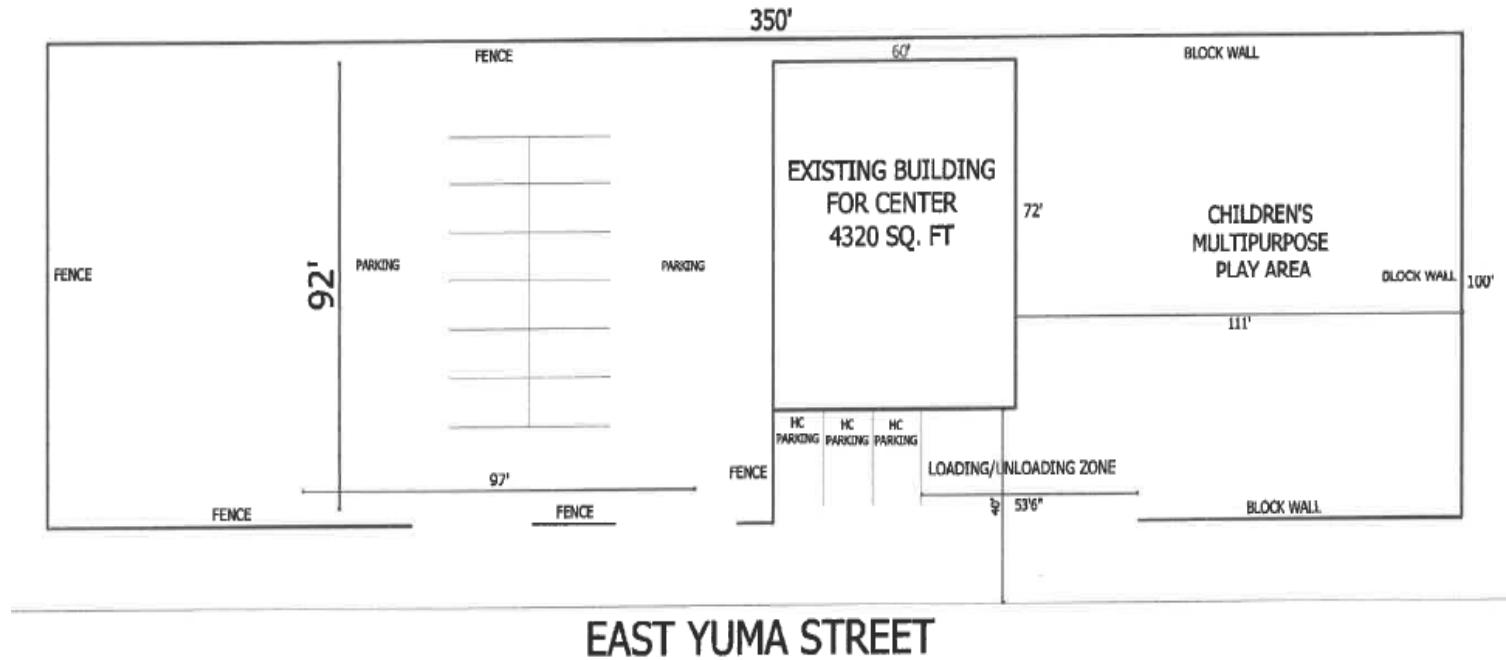
Location



Phase one:

- Renovating the building including:
 - Required Upgrades
 - Remodel building to accommodate kitchen/dining hall/ multi-purpose





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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 five criteria
 - Five criteria comply with conditions/modifications



Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Neighborhood Conservation
- **Growth Area:** Category B (Community Growth Areas)
- **Comp Plan States:**
 - Areas located in developed neighborhoods
 - Infrastructure in place



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Compliance with the Zoning District

Purpose Statement: Complies

- Rehabs a vacant building helping to stabilize the neighborhood
- Adds a complimentary use



Development Along Major Streets: Complies with Conditions

- Existing paved road
- No improvements required
- New driveway requires permit and improvements to County standards
- No parking with maneuvering onto the street (COA)



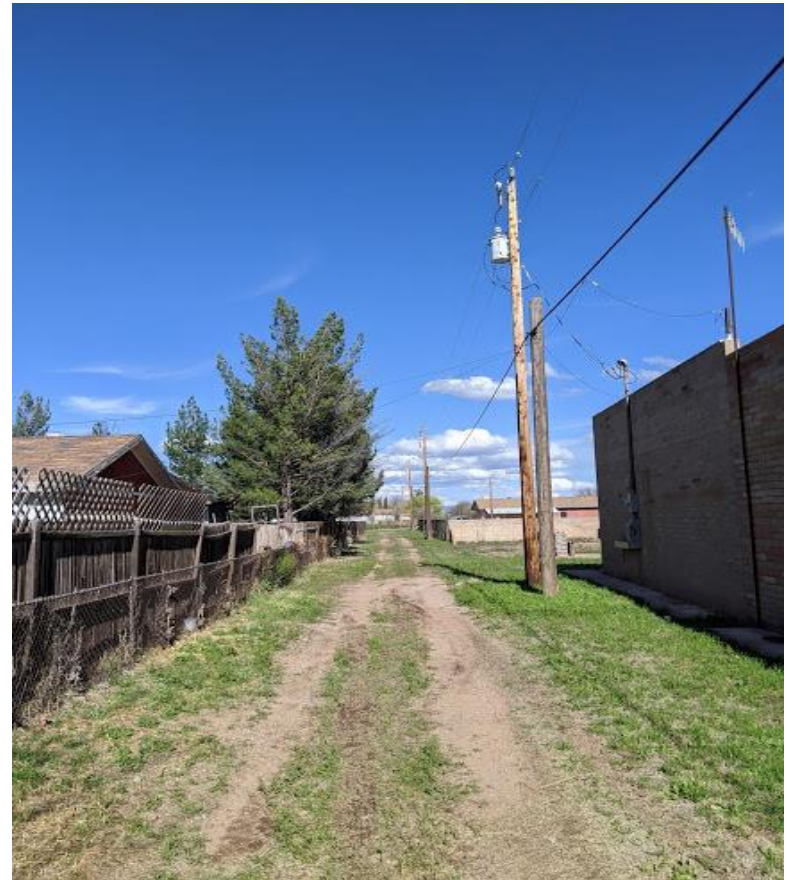
Traffic Circulation Factors: Complies with Conditions

- No significant increase in traffic expected
- Serves surrounding residents



**Adequate Services and Infrastructure:
Complies**

- SSVEC to provide electric
- City sewer and water existing



**Significant Site Development Standards:
Complies with Conditions and Modifications**

- **Parking**
 - 1 per 500 square feet (9 spaces), 12 per 1000
 - Handicap relocated from Yuma (COA)
 - Driveways improved to County Standards (COA)
 - Waiver for paving the parking lot
 - Waiver to allow parking 10 feet from the north and south property line
 - Landscaping to be provided along the perimeter
- **Screening**
 - Property will be mostly fenced (Chain link/block wall), but staff supports a waiver to solid screening
- **Lighting**
 - Must comply with Outdoor Lighting Regulations



Public Input: Complies

- 3 Letters in Support
- 1 Letter in opposition
- Issues cited:
Unknown



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Hazardous Materials: Complies

No hazardous waste will be used or stored onsite.



Off-Site Impacts: Complies with Conditions

- Traffic limited to neighborhood
- Noise from children, but hours limit impact



Water Conservation: Complies

- Less use, then if developed with single family homes
- Served by Huachuca City Water



Factors in Favor of Approval

1. With the requested Modifications and conditions, the request complies with nine 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 proposal will provide a service to the community with minimal impacts
4. Three letters in support have been received.

Factor Against Approval

One property owners has expressed opposition to the project but did not state reasons.

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. In conjunction with the Commercial Permit Submittal, the Applicant shall provide a detailed and dimensioned site plan showing all parking areas, driveways, setbacks, landscape areas, etc. The site plan shall show the handicap parking stalls relocated so that they do not have direct access from the street.;
5. The Applicant shall work with County Environmental Health and Huachuca City to verify compliance .
6. A minimum 5% of the site shall be landscaped per Code. To help screen the parking, landscaping shall be concentrated along Yuma Street and the alley. Landscaping shall consist of drought tolerant trees, shrubs and groundcovers.



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.



Recommendation: Modifications

1. Allowing the parking lot and drive aisles, except driveway approached to the street to consist of 2" gravel instead of pavement.
2. Allow chain-link fencing instead of the required solid screening
3. Allow the parking to be located 10 feet from north (alley) and south (Yuma Street) property lines instead of 30 feet.



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.

