

**COCHISE COUNTY**

# **Docket SU-20-06 (Bolstering Buffalo)**

**Request for a Special Use Authorization  
For a Recycling Center**  
Planning & Zoning Commission

July 8, 2020



***Public Programs...Personal Service***

- The request is to operate a recycling center in an existing 2,400 square foot building and outside storage on approximately 300 square feet
- The subject property is located at 202 West Oak Street and identified as APN 106-06-022A
- The site is approximately 4 acres
- The Zoning is GB
- The Applicant is Mr. Eric Holeman of Bolstering Buffalo Inc.



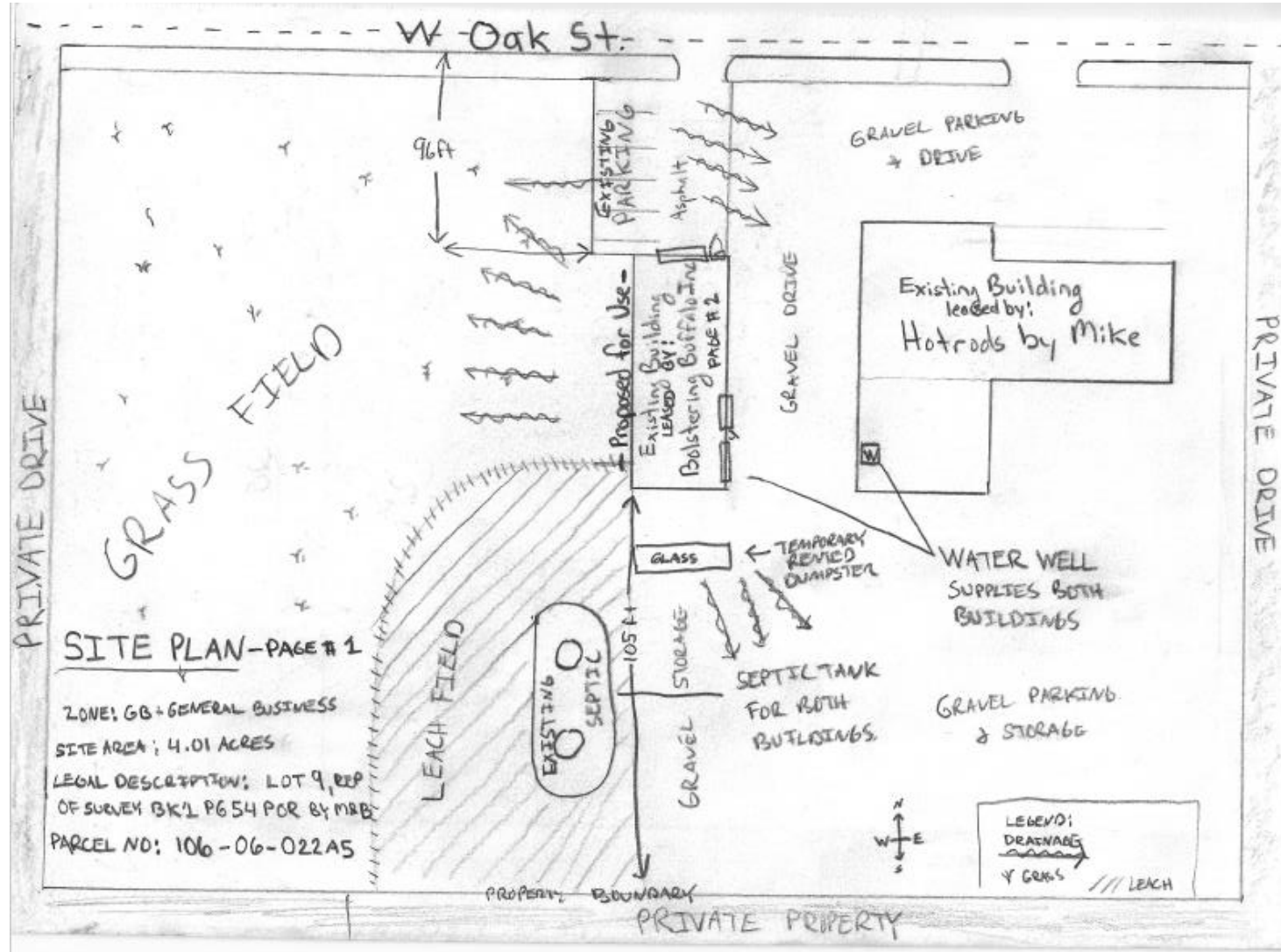
# COCHISE COUNTY

# Docket SU-20-06 (Bolstering Buffalo)

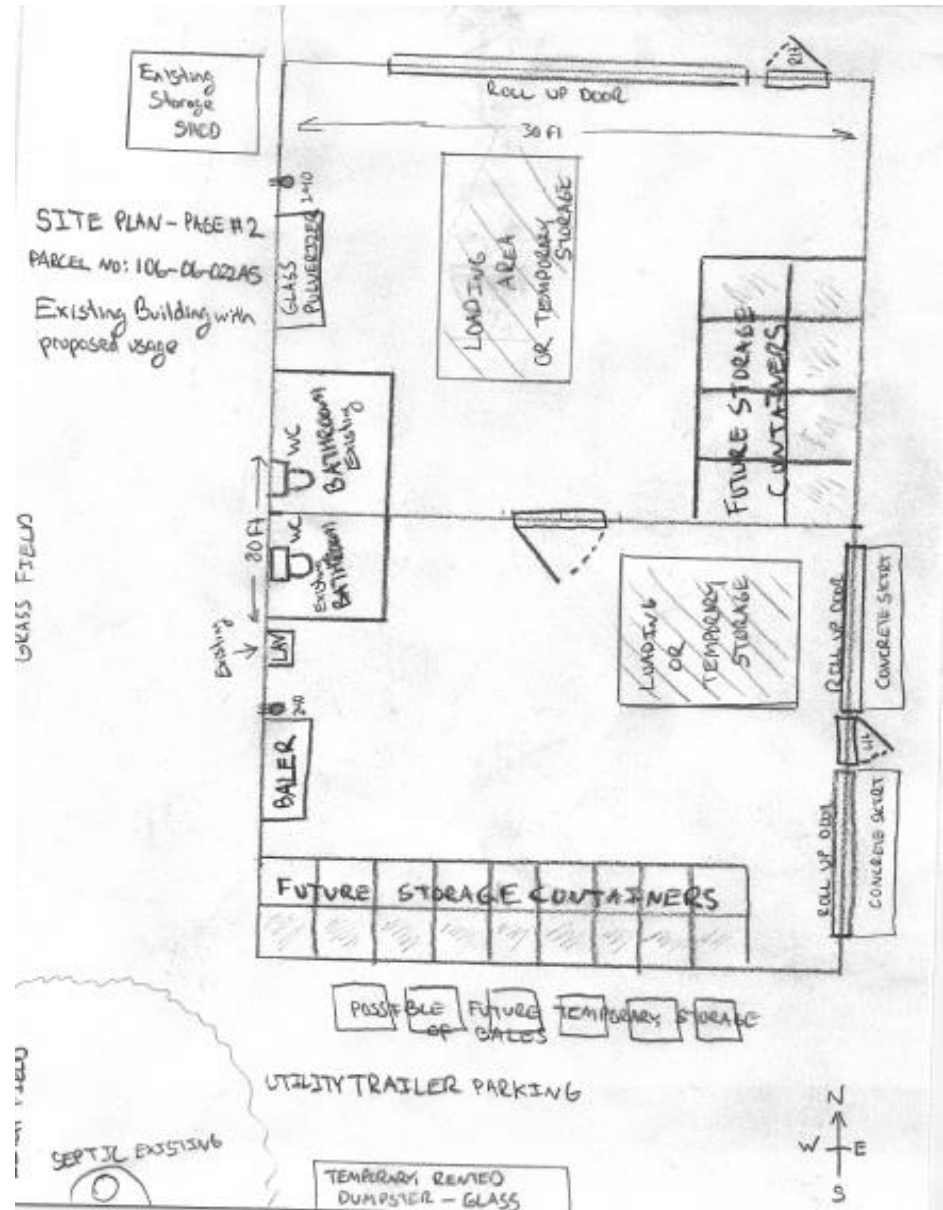
## Location



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 five criteria
  - Four criteria comply with conditions
  - One criteria does not comply



# Compliance with Duly Adopted Plans: Complies

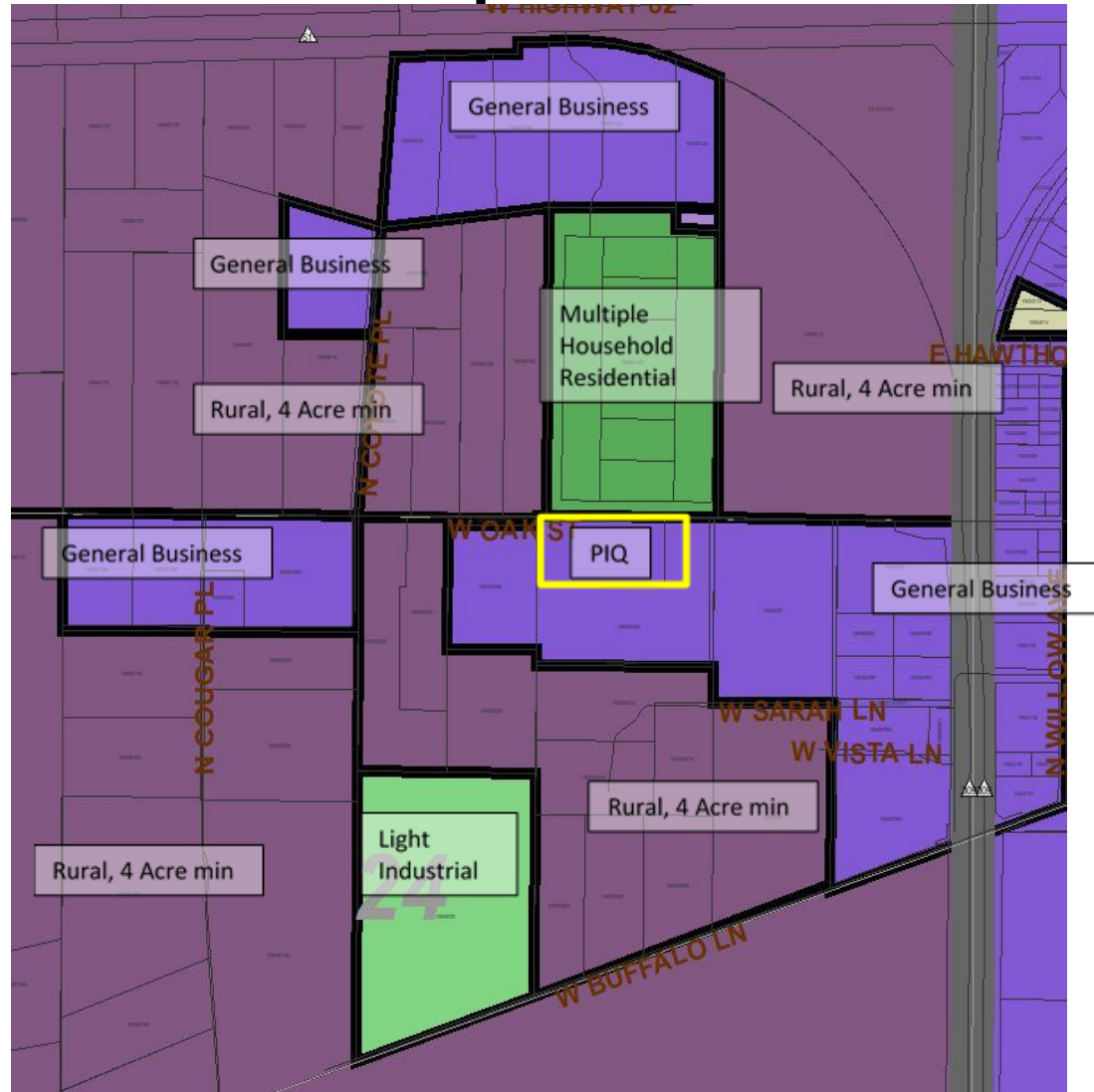
- **Comp Plan:** Developing
- **Growth Area:** Category B (Community Growth Areas)
- **Area Plan:** None
  - Mix of development types
    - Business
    - SFR
    - RV/Manufactures home Parks



# Compliance with the Zoning District

## Purpose Statement: Complies

- *General Commercial allows for a wide range of permitted and Special Uses.*
- *Recycling Center is a use requiring special considerations*



## Development Along Major Streets: Complies with Conditions

- *Located on Oak Street*
  - *Paved, County maintained minor access local road*
- *County Engineer evaluated request*
- *No customers to site*
- *Paved parking*
- *Onsite maneuvering*



**Traffic Circulation Factors: Complies with  
Conditions**

- Minimal impact to traffic



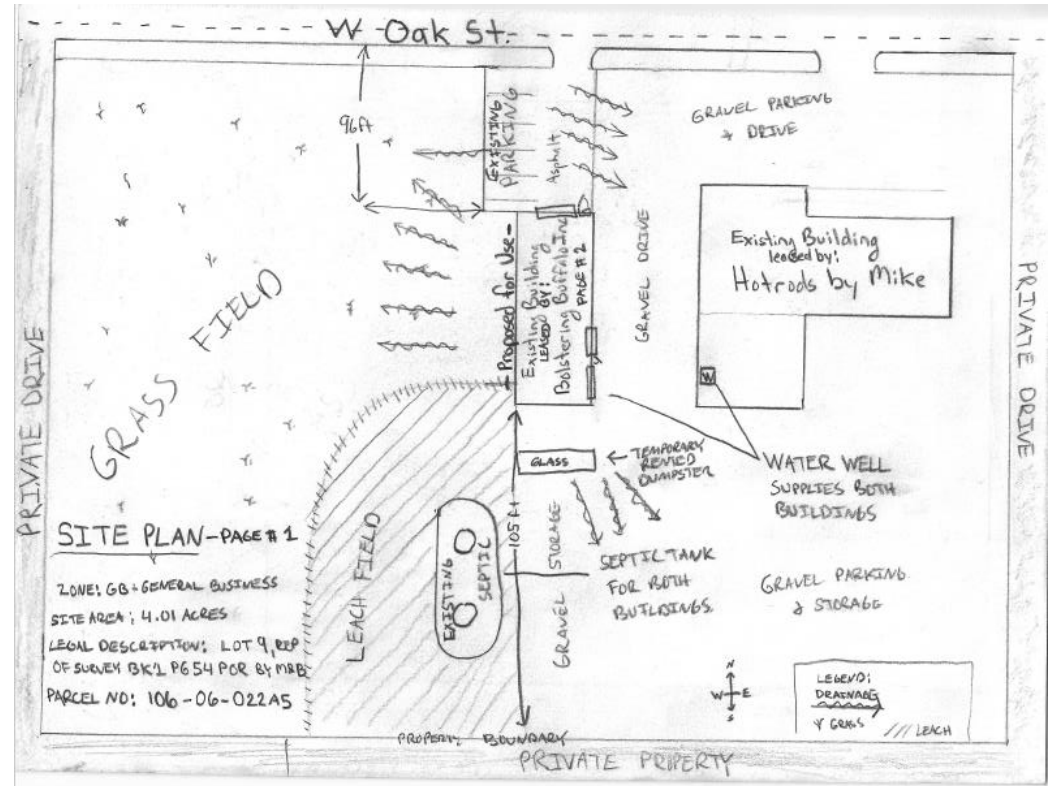
## Adequate Services and Infrastructure: Complies

- No new construction required
- Existing SSVEC for electric
- Existing Septic for wastewater
- Existing Well



Significant Site Development Standards:  
Complies with Conditions

- Meets setbacks
- Meets parking requirements
- COA Outdoor storage shall be screened
- COA Requiring landscaping
- Must comply with Outdoor Lighting Regulations



**Public Input: Does Not Comply**

- 9 Letters in Support
- 99 signatures on a petition in opposition
- 38 letters in opposition

Issues cited:

- Operation prior to Special Use
- Storage of trash
- Health/sanitation concerns
- Excessive traffic
- Business doesn't serve Whetstone
- Compatibility with neighborhood



**Hazardous Materials: Complies**

No hazardous waste will be used or stored onsite.



## Off-Site Impacts: Complies with Conditions

### Noise:

- Yes, some noise will be generated
  - Propose the following conditions to help mitigate:
1. All roll up doors shall be insulated to help dampen noise.
  2. Unloading of trailers/ materials shall take place inside the building with the doors closed.
  3. No glass shall be unloaded, crushed or handled in the outside storage area.
  4. The outside storage area shall be screened with a solid wall or fence.
  5. There shall be no baling, crushing, forklift operation, or other loud operations occurring outside beyond the hours of 8AM- to 5PM.



## Off-Site Impacts: Complies with Conditions

### Sanitation:

- Materials inspected at curb
  - Trash/ dirty materials not accepted:
1. The applicant shall enter into a contract with a pest control company and have regular inspection and disposal of the rodents.
  2. Any refuse generated onsite shall be stored in an appropriate receptacle and regularly disposed.



## Off-Site Impacts: Complies with Conditions

### Future Use of Site:

- Concern expressed about conditions changing
  - Following COA to help ease concern:
1. Immediately following the applicant ceasing operation, this Special Use shall become null and void. Any proposed recycling center, transfer station, etc. shall be subject a new Special Use application and process.



## Water Conservation: Complies

- Restrooms are existing
- No new water use proposed



## **Factors in Favor of Approval**

1. With the recommended conditions and modification, 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 Special Use would provide a much needed service to County residents; and
4. Nine letters in support have been received.

## **Factor Against Approval**

1. Despite, the recommended conditions addition noise will be audible at times;
2. One factor does not comply; and
3. A petition with 99 signatures, 38 letters in opposition were received.

# 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. All roll up doors shall be insulated to help dampen noise;
5. Unloading of trailers/ materials shall be taken place inside the building with the doors closed;
6. No glass shall be unloaded, crushed or handled in the outside storage area;
7. he outside storage area shall be screened with a solid wall or fence;



## **Recommendation: Conditional Approval**

8. There shall be no baling, crushing, forklift operation, or other loud operations occurring outside beyond the hours of 8AM- to 5PM;
9. The applicant shall enter into a contract with a pest control company and have regular inspection and disposal of the rodents;
10. Any refuse generated onsite shall be stored in an appropriate receptacle and regularly disposed;
11. Immediately following the applicant ceasing operation, this Special Use shall become null and void. Any proposed recycling center, transfer station, etc. shall be subject a new Special Use application and process.



## Sample Motion

*Mr. Chairman, I move to approve Special Use Docket SU-20-06 with the Conditions of Approval and Modification recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

