

**COCHISE COUNTY**

**Dockets Z-20-09 and SU-20-08 (Allen's Well)**

**Request for a Special Use Authorization  
For a Well Drilling Business**

Planning & Zoning Commission

September 9, 2020



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

## COCHISE COUNTY

## Dockets Z-20-09 and SU-20-08 (Allen's Well)

- Two requests:
  - Rezoning from SR-22 to RU-2
  - Special Use Authorization to legitimize an existing well drilling business
- The subject property is located at 877 E Treasure Road and identified as APNs 116-19-316-320
- The site is approximately 4.3 acres
- The Zoning is SR-22
- The Applicants are Mr. and Mrs. Allen.



*Public Programs...Personal Service*

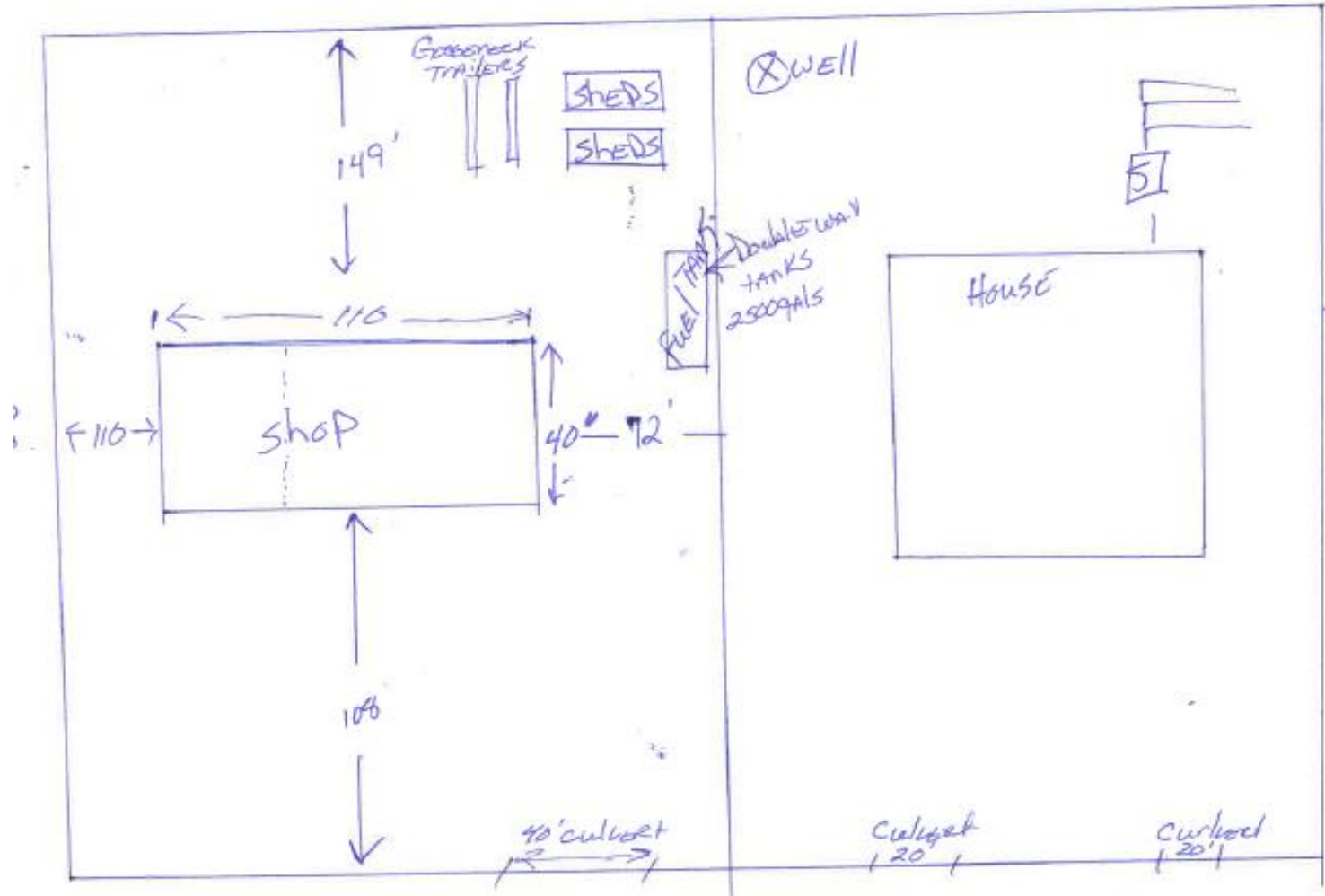
# COCHISE COUNTY

# Dockets Z-20-09 and SU-20-08 (Allen's Well)

## Location



Site Plan



## Factors for or Against a Proposed Rezoning Application

- Zoning Regulations have 15 factors used to evaluate a proposal
  - Eleven of the criteria apply to this request
  - As submitted complies with eleven criteria
  - One criteria complies with the modifications
  - One criteria partially complies
  - Two do not apply





## Compliance with Area Plan

- Area Plan is High Density Residential
  - Defined as 12,000 square foot lots or less
- Current lot sizes are 36,000 square feet
- Area is largely rural, vacant parcels



## 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 eight criteria
  - One criteria complies with the modification
  - One criteria partially complies



## Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Developing
- **Growth Area:** Category B (Community Growth Areas)
- **Area Plan:** Mid Sulphur Springs
  - Development ranges from SFR, to church and agricultural and vacant land



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

- *Continues character of low-density housing and agricultural uses outside of the Village*
- *Provides a non-residential service compatible with rural living.*



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Development Along Major Streets: Complies

- *Already in operation, no neighbor complaints*
- *No customers to site*
- *Engineering has no comments*



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**Traffic Circulation Factors: Complies**

- Minimal impact to traffic
- No changes or modifications proposed



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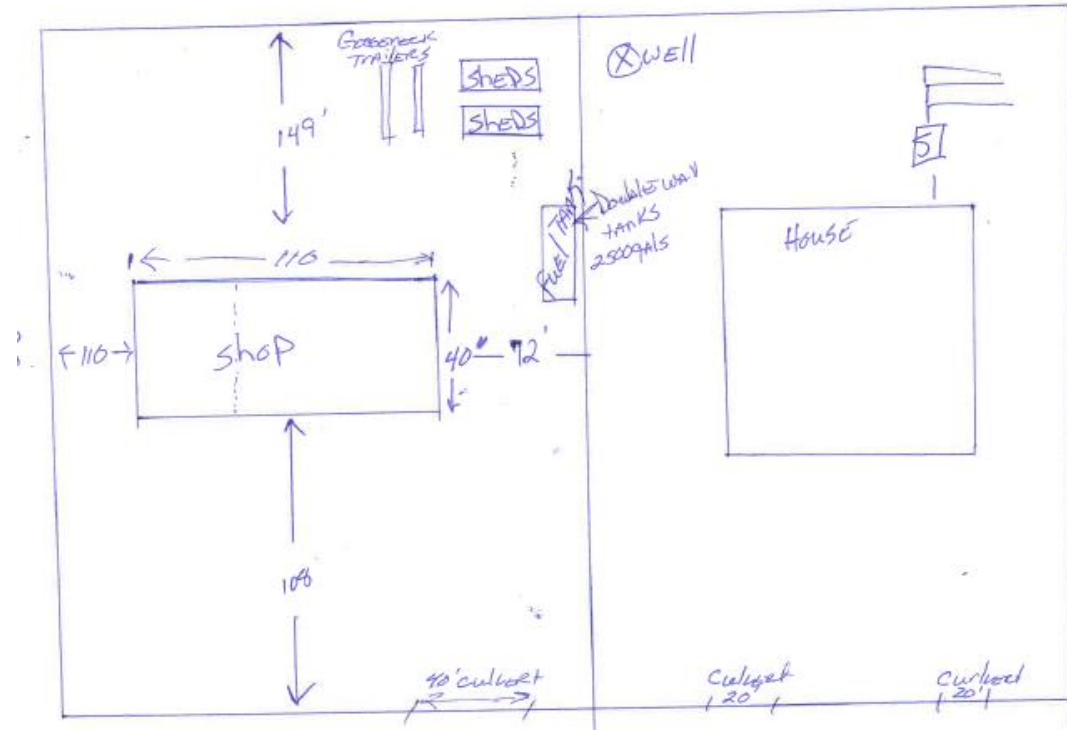
**Adequate Services and Infrastructure:  
Complies**

- All required infrastructure is in place



Significant Site Development Standards:  
Complies with modification

- Meets setbacks
- Meets parking requirements
- COA Outdoor storage not screened, but primarily behind shop
- Must comply with Outdoor Lighting Regulations



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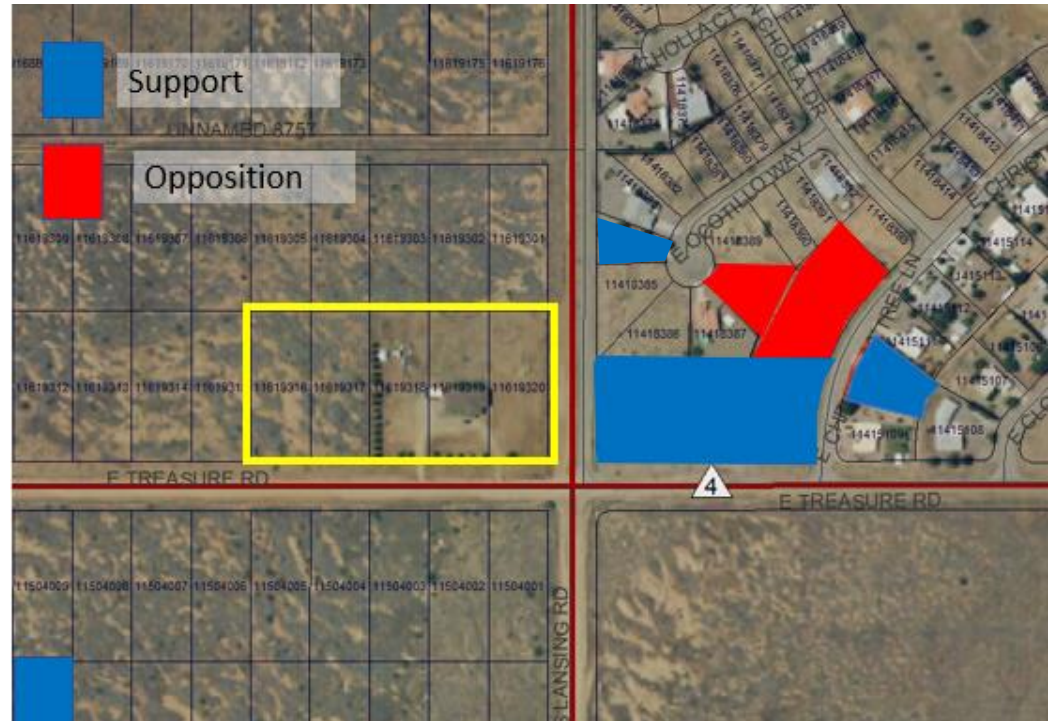
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### Public Input: Complies

- 4 Letters in Support
- 3 letters in opposition

Issues cited:

- Concern of business in residential area
- Viewshed



Hazardous Materials: Complies

- Existing fuel tanks, inspected and approved by the State
- Also used by Fire Department



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## Dockets Z-20-09 and SU-20-08 (Allen's Well)

### Off-Site Impacts: Complies

- Primarily used as residence and personal shop
- No adjacent neighbors
- No neighborhood complaints



**Water Conservation: Complies**

- **No plumbing**
- **No new water use proposed**



## Factors in Favor of Approval

1. The request complies with eleven of the applicable Rezoning factors used by staff to analyze this request;
2. The request would be in keeping with the character of the existing development in the area;
3. Four letters of support were received
4. The business has existed at this location for a few years, and no compliant has been received.

## Factor Against Approval

1. Two letters in opposition were received;
2. The request only partially complies with one Factor.



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## **Discussion**



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

# **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.



## Sample Motions

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, Z-20-09 (Allen's Well) located on parcels 116-19-316-320, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

*Mr. Chairman, I move to approve Special Use Docket SU-20-08 (Allen's Well), located on parcels 116-19-316-320, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

