

**COCHISE COUNTY**

# **Docket SU-20-09 (Green)**

## **Request for Special Use Authorization For an Accessory Living Quarters**

Planning & Zoning Commission

September 9, 2020



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

- The request is construct an ~1,500 Accessory Living Quarters for the care of elderly parents
- The subject property is located at 6623 Natoma Trail and identified as APN 104-75-033L
- The site is approximately 5.56 acres
- The Zoning is RU-4
- The Applicant is Mr. and Mrs. Green



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## Location





## Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
  - Nine of the criteria apply to this request
  - As submitted complies with nine criteria
  - One criteria does not comply



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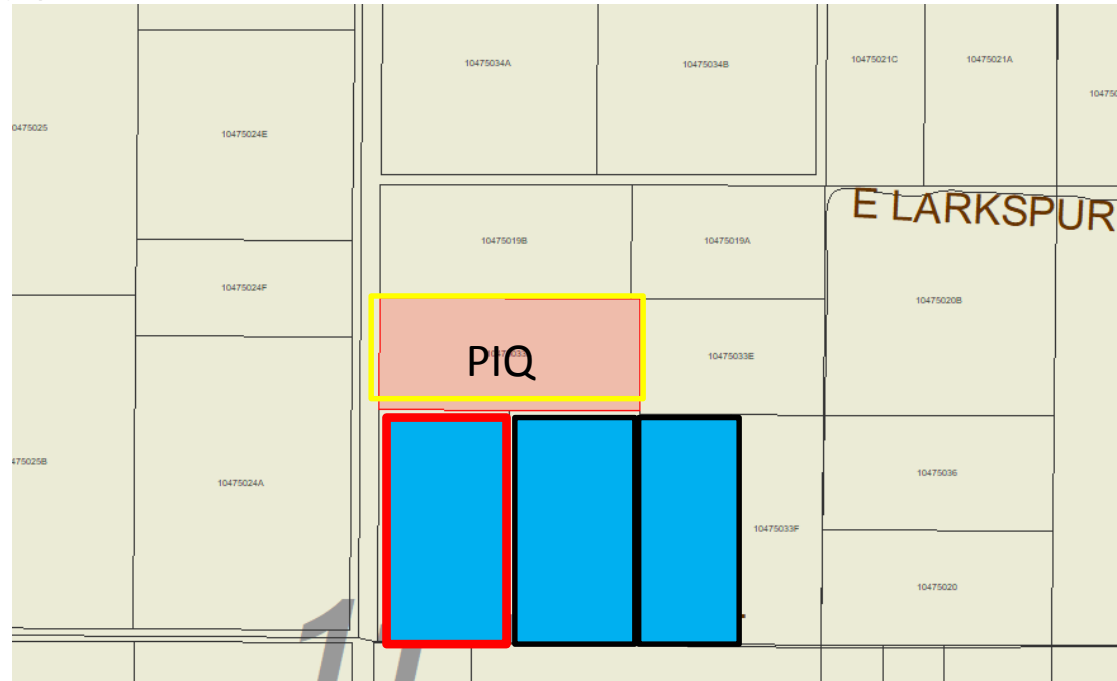


Public Input: Complies

- 2 Letters in Support
- Email, withdrawing opposition



Support



## 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, specifically The Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element, Goal 2, Policy b;
3. Two letters in support have been received, and the original opposition has been rescinded.

## **Factor Against Approval**

1. None

**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.



## Sample Motion

*Mr. Chairman, I move to approve Special Use SU-20-09, on parcel 104-75-033L with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

