

COCHISE COUNTY

Docket SU-20-11 (Pinson)

Request for a Special Use Authorization

Animal Husbandry

Planning & Zoning Commission

November 10, 2020



Public Programs...Personal Service

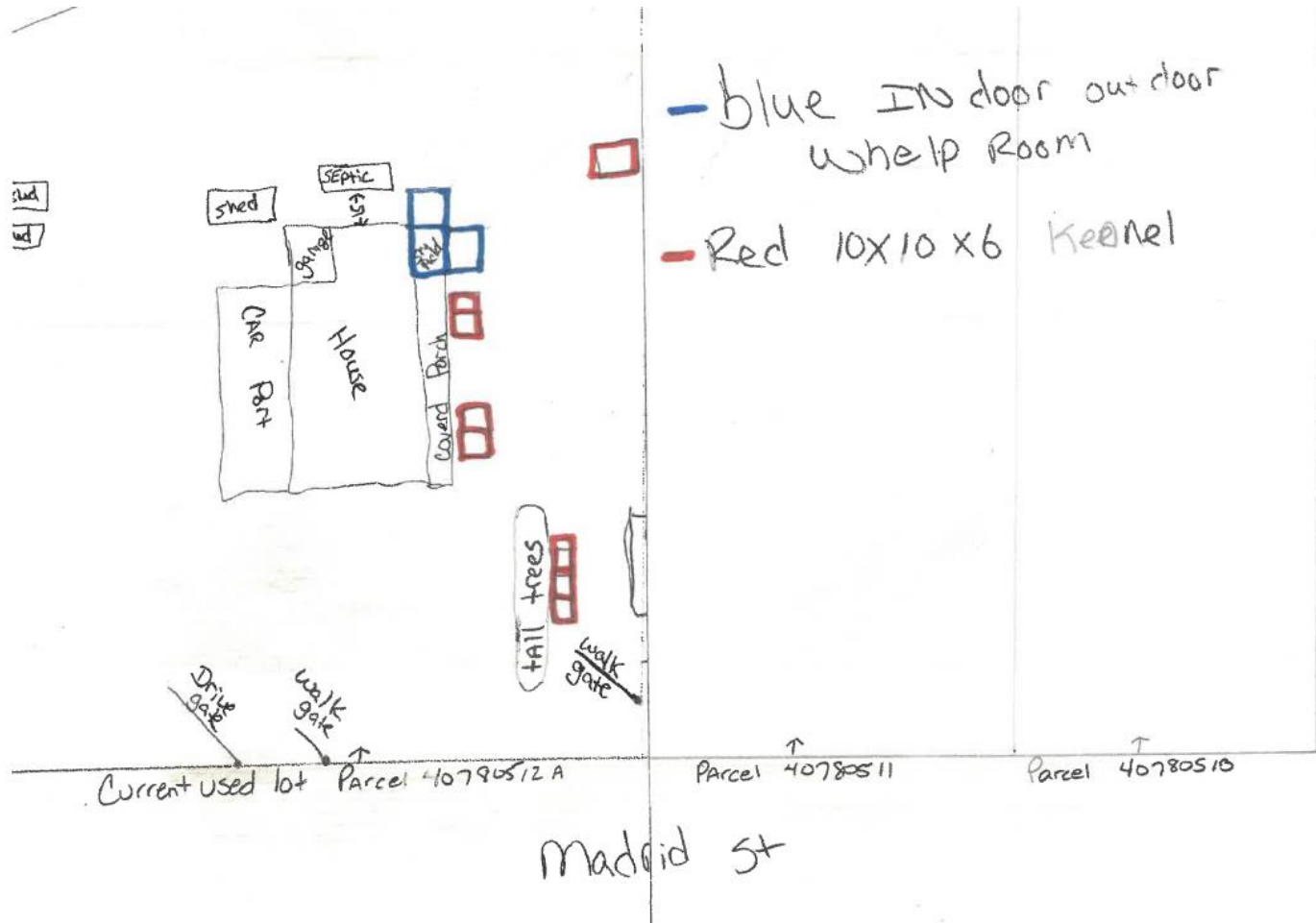
- The request is to legitimize and allow for future expansion of a dog breeding (animal husbandry) facility on approximately one (1) acre including indoor and outdoor kennels.
- The site is located at 330 E. Madrid Street, in Douglas Arizona, and identified as parcel numbers 407-80-510-512A The site is approximately 160 acres
- The Zoning is SR-8
- The Applicants are Mr. and Mrs. Pinson



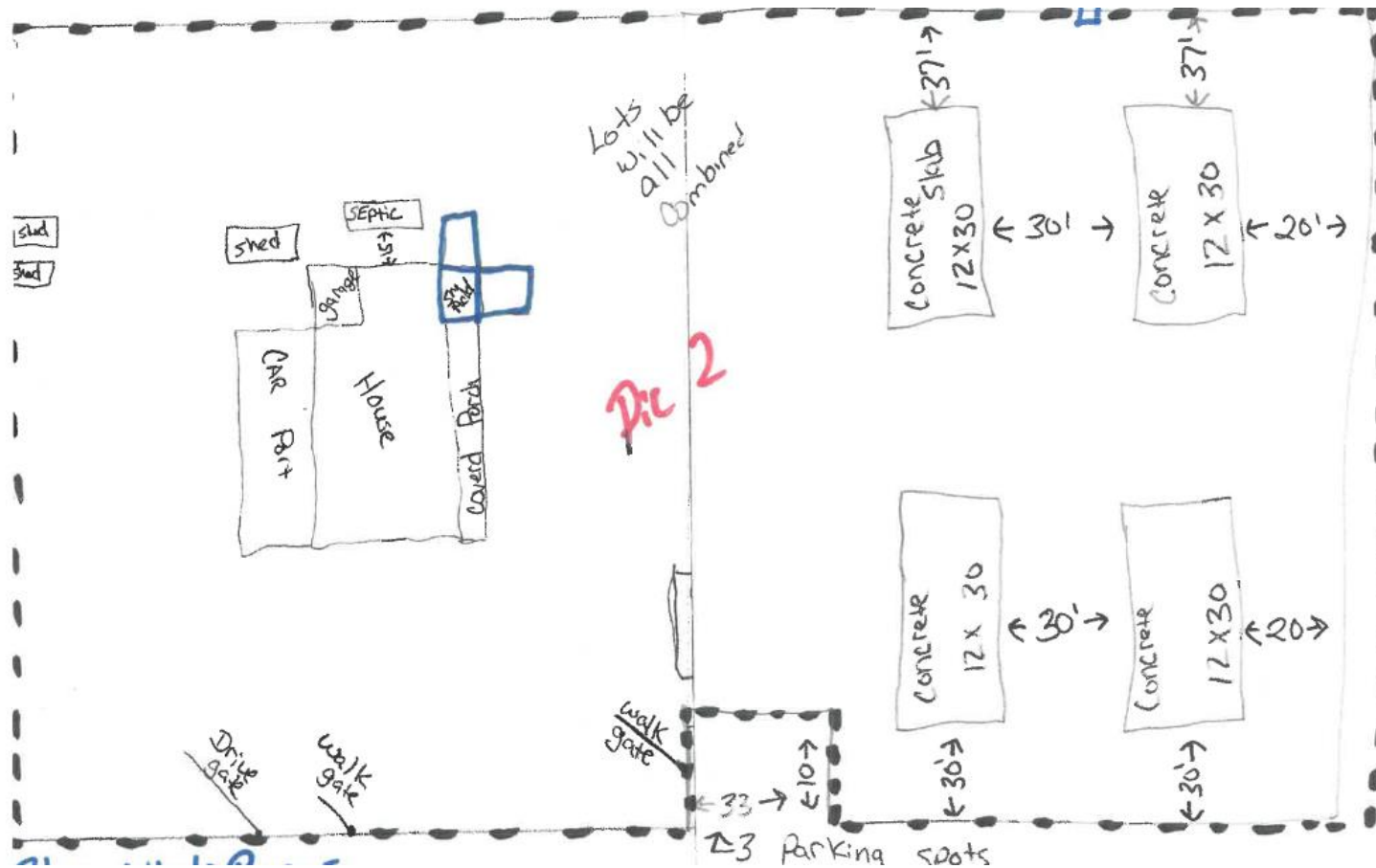
Location



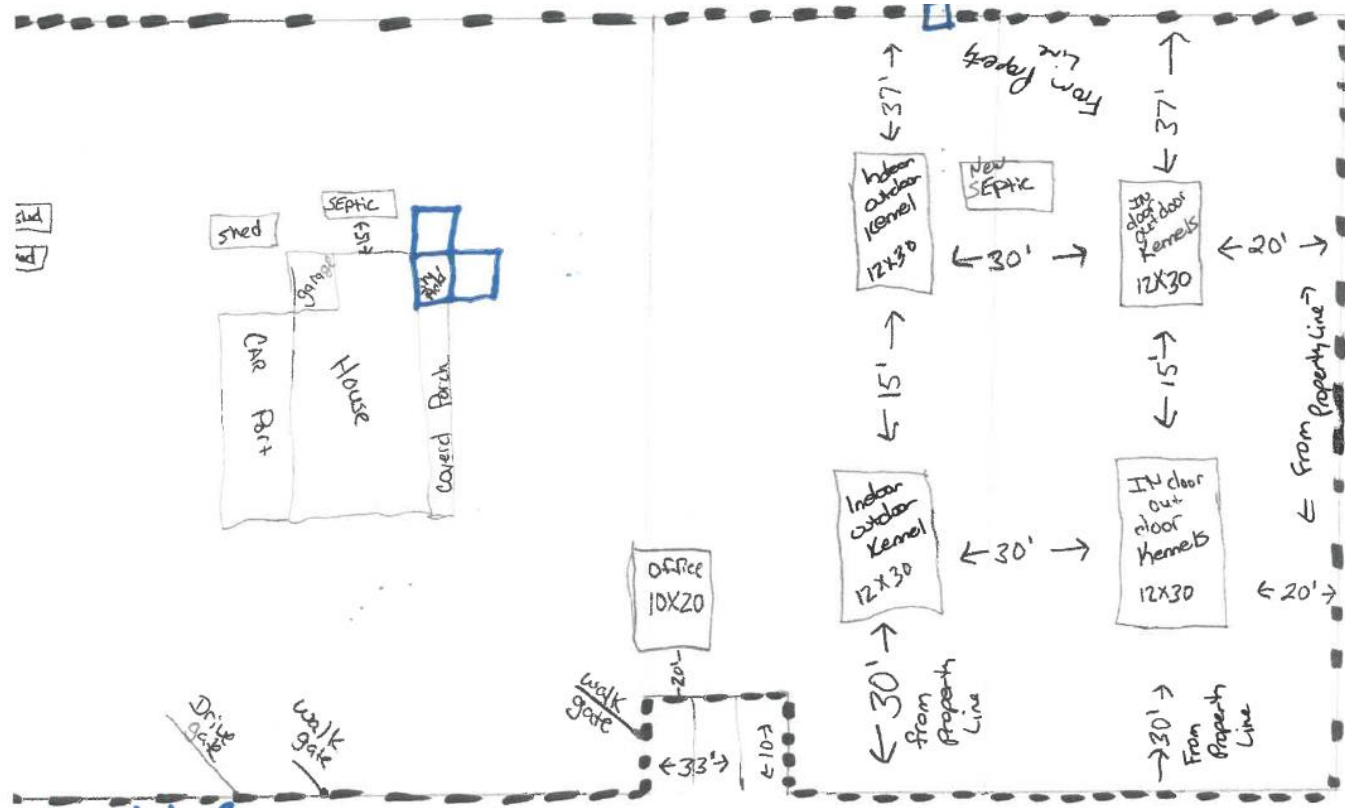
**Site Plan-
Current Conditions**



Site Plan-
6-8 months



Site Plan-
1-2 Years



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 nine criteria
 - One criteria complies with conditions/modifications



Compliance with Duly Adopted Plans: Complies

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

The Economic Development Element encourages supporting entrepreneurship such as this small business.



COCHISE COUNTY

Docket SU-20-11 (Pinson)

Compliance with the Zoning District

Purpose Statement: Complies

- The SR Zoning District purpose is to provide areas for families at a broad range of densities.
- Does not mention business in purpose statement, however:
 - Animal husbandry, personal and professional services, health clinics, and groceries are allowed with Special Use approval



**Development Along Major Streets/Traffic
Circulation: Complies with Conditions**

- County maintained road
- No employees other than family
- No customers onsite
- COA: Parking and maneuvering shall be onsite

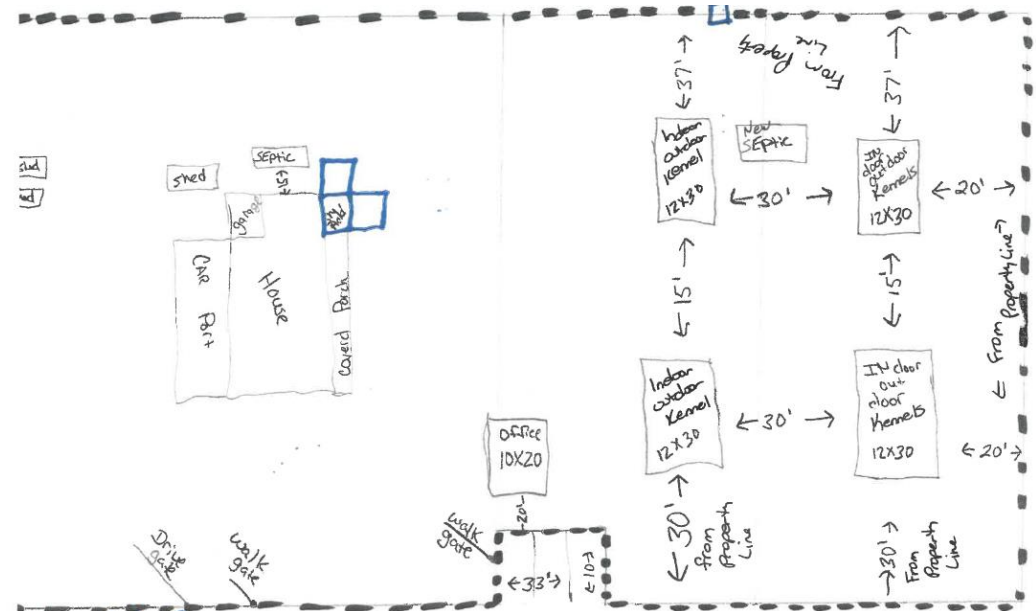


COCHISE COUNTY

Docket SU-20-11 (Pinson)

Significant Site Development Standards: Complies with Conditions and modification

- Exceeds setbacks
- Solid fence to be constructed around use
- Exceeds lot coverage
 - Allowed 65%
 - To be verified at permit submittal
- COA for detailed Site Plan
- Must comply with Outdoor Lighting Regulations

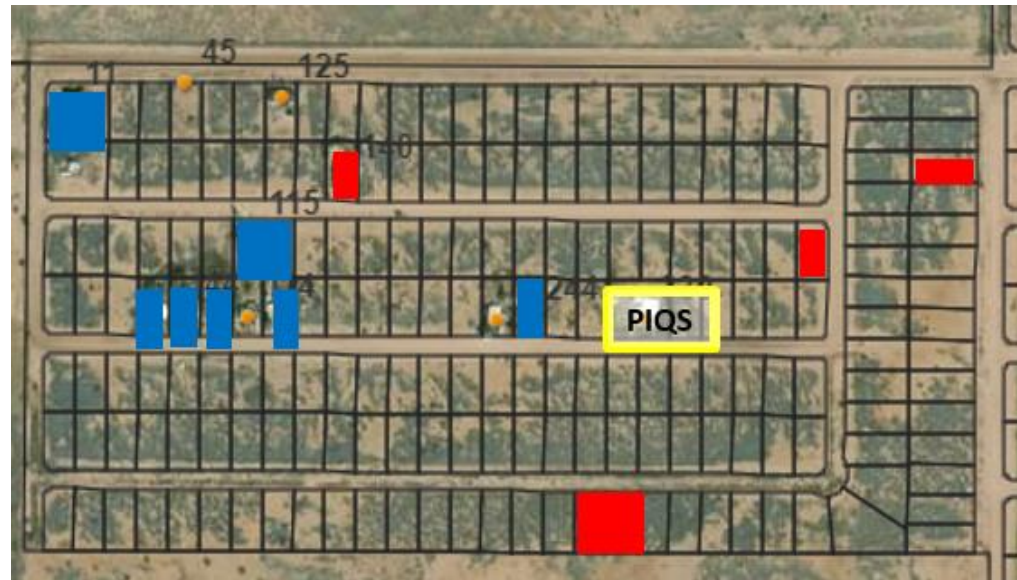


Public Input: Complies

- Petition in support with 14 signatures/12 properties
- Five letters/4 properties in opposition

Issues cited:

- Noise
- Safety
- Odor



Off-Site Impacts: Complies

- Noise:
 - Fence to be constructed
 - Barking dogs receive a collar
- Odor
 - Kennels cleaned 3 times a day
 - Waste removed from site 2-3 times a week



Factors in Favor of Approval

1. With the recommended Conditions of Approval/modification, the proposed use would fully comply with all ten Special Use factors used by staff to analyze this request and would comply with two additional factors if the Conditions of approval are met;
2. A petition with 14 signatures from 11 different address in favor has been submitted;
3. The Economic Development Element encourages supporting entrepreneurship such as this small business.
4. The business has existed at this location for several months, and only one compliant has been received.

Factor Against Approval

1. Two letters in opposition were received;
2. The use was established prior to obtaining a Special Use.

COCHISE COUNTY

Docket SU-20-11 (Pinson)

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.



Recommendation: Conditional Approval

1. A detailed, dimensioned site plan shall be provided with at time of permits (All parking and maneuvering shall take place within the property);
2. A solid fence or wall at least six (6) feet in height shall be constructed along all portions of the Special Use within 12 months of the date of this approval.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SU-20-11 (Pinson), located on parcels, 407-80-510-512A with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

