

COCHISE COUNTY

Docket SUA2-97-08 (Pieper Farms)

Request for a Special Use Authorization Modification

Planning & Zoning Commission

December 9, 2020



Public Programs...Personal Service

- The request is to expand an existing ~52,000 square foot potato processing center including:
 - ~22,500 square foot potato washing building
 - ~4,500 square foot 2 story office
 - ~20,000 square foot raw potato storage
- The subject property is located at 1980 North Highway 191, and is identified as APN 206-01-011J
- The site is approximately 41.8 acres
- The Zoning is RU-4
- The Applicant is Mr. Jim Behrens for Pieper Farms



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Location



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**Existing
Building**



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 comply with conditions/modifications



Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Rural, Light Industrial
- **Growth Area:** Category D (Rural Areas)
- **Area Plan:** Mid Sulphur Springs
- **Mid Sulphur Springs Plan States:**
 - *To support the local economy, protect residential areas, safeguard the environment, and to assist developers in selecting appropriate locations for Industrial land uses as depicted on the Mid-Sulphur Springs Valley Community Development Map.*
 - *To promote the health, welfare and safety of the Community, industrial land uses will be evaluated according to the following criteria:*
 - *Noise*
 - *Impact on air, floodplains, wells, water systems and aquifers*
 - *Suitability of soils*
 - *Impact on community infrastructure*
 - *Impacts on population centers, schools, hospitals, recreation area, food production, and wildlife*

Compliance with the Zoning District

Purpose Statement: Complies

- 601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;
- 601.03 To preserve the agricultural character of those portions of the County capable of resource production.



Development Along Major Streets: Complies

- SR191:
 - ADOT maintained
 - No comments/conditions from ADOT



Traffic Circulation Factors: Complies

- Operates primarily June to September
- Currently~10-15 in and outbound trucks per day (while operating)
- ADOT:
 - No conditions or improvements warranted



Adequate Services and Infrastructure: Complies

- SSVEC provides electric
 - No comments/conditions
- New septic system proposed
- Existing well

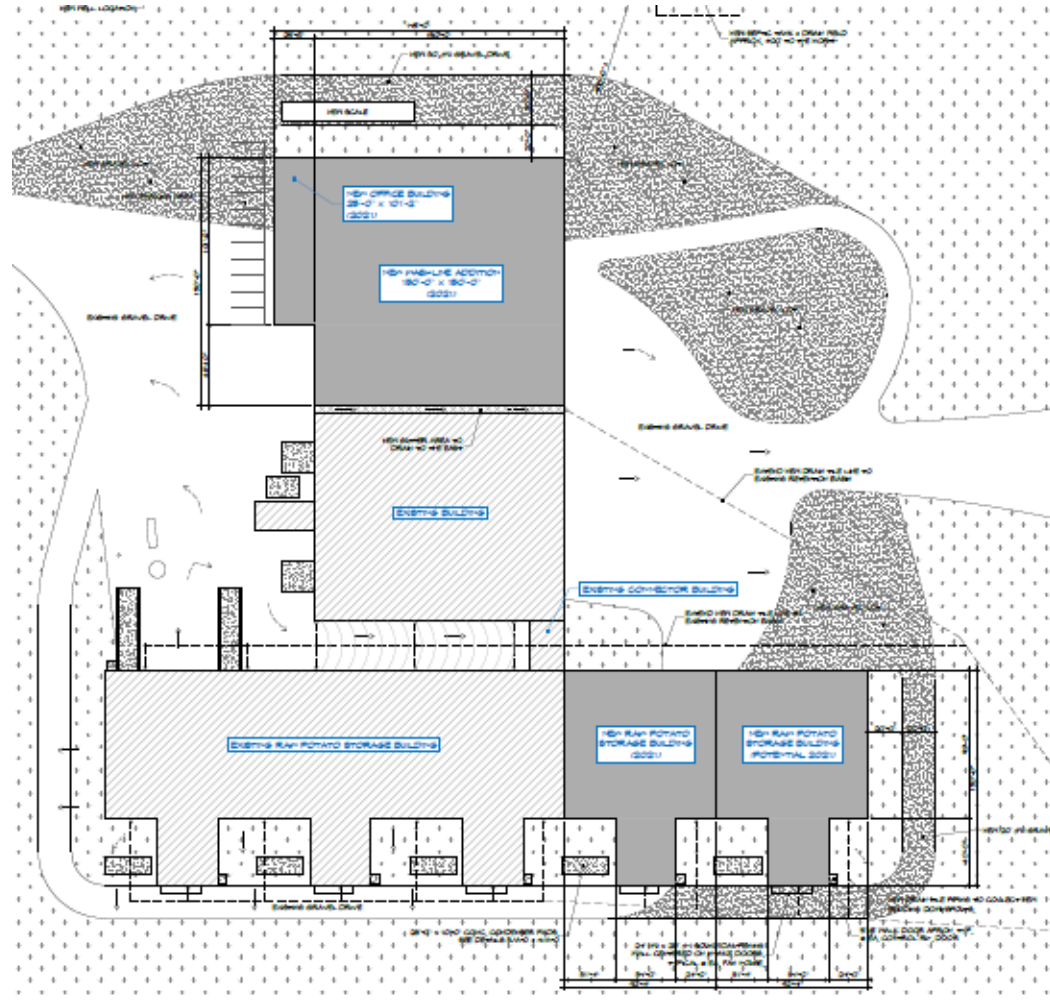


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Significant Site Development Standards: Complies with Modifications

- **Setbacks:**
 - Meets setbacks, verified at permit submittal
- **Parking:**
 - Providing 15 spaces
 - Code requires 94
 - Only 17 employees at max
 - Staff supports a modification
 - (No increase in staff anticipated)
- **Screening:**
 - Not required, Surrounding Comp Plan is not Rural Residential
- **Noise:**
 - No neighbors raised concern
- **Lighting:**
 - Must comply with Outdoor Lighting Regulations
- **Landscaping:**
 - Landscaping not required



Public Input: Complies

- No written public input received



Hazardous Materials: Complies

- No hazardous waste will be used or stored onsite



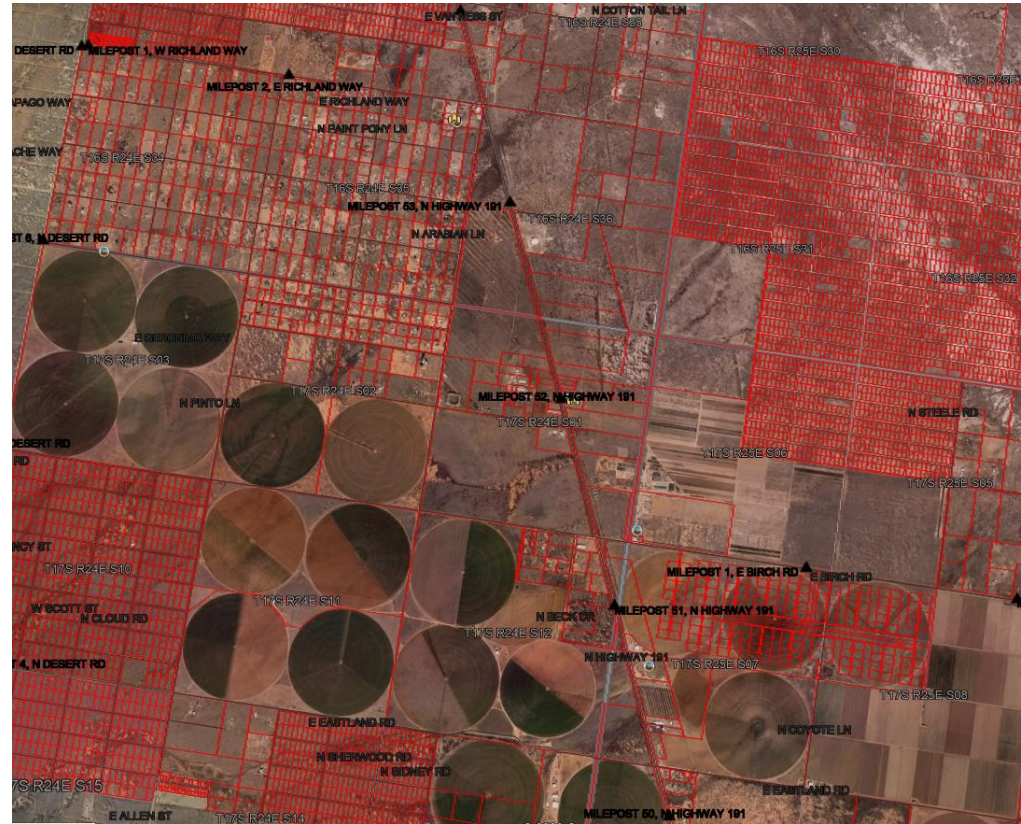
Off-Site Impacts: Complies

- No public comments
- At posting of property noise minimal with units running



Water Conservation: Complies

- Less use, then if developed with single family homes or agriculture



Factors in Favor of Approval

1. With the requested Modifications and conditions, the request complies with ten 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 complies with the Mid Sulphur Springs Valley Area Plan;

Factor Against Approval

1. None identified

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 parking areas, drive aisles, and staging areas shall be treated with a minimum 2” of gravel.
5. The applicant shall comply with all Floodplain requirements.



Modifications:

1. Based on the seasonal nature of the business, a maximum of 17 employees(no change from the previous amendment) and a large, flat cleared lot that could accommodate additional vehicles staff recommends approval of a wavier to the required parking stalls and approving the site plan as presented.
2. The RU-4 Zoning District limits building heights to thirty feet. Staff recommends approval of a wavier allowing the building to be constructed at approximately thirty five feet if necessary.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SUA2-97-08, for parcel 206-01-011J with the Conditions of Approval and Modification recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

