

COCHISE COUNTY

Docket SU-20-20 (Schomisch)

Request for Special Use Authorization For an Accessory Living Quarters

Planning & Zoning Commission

February 10, 2021



Public Programs...Personal Service

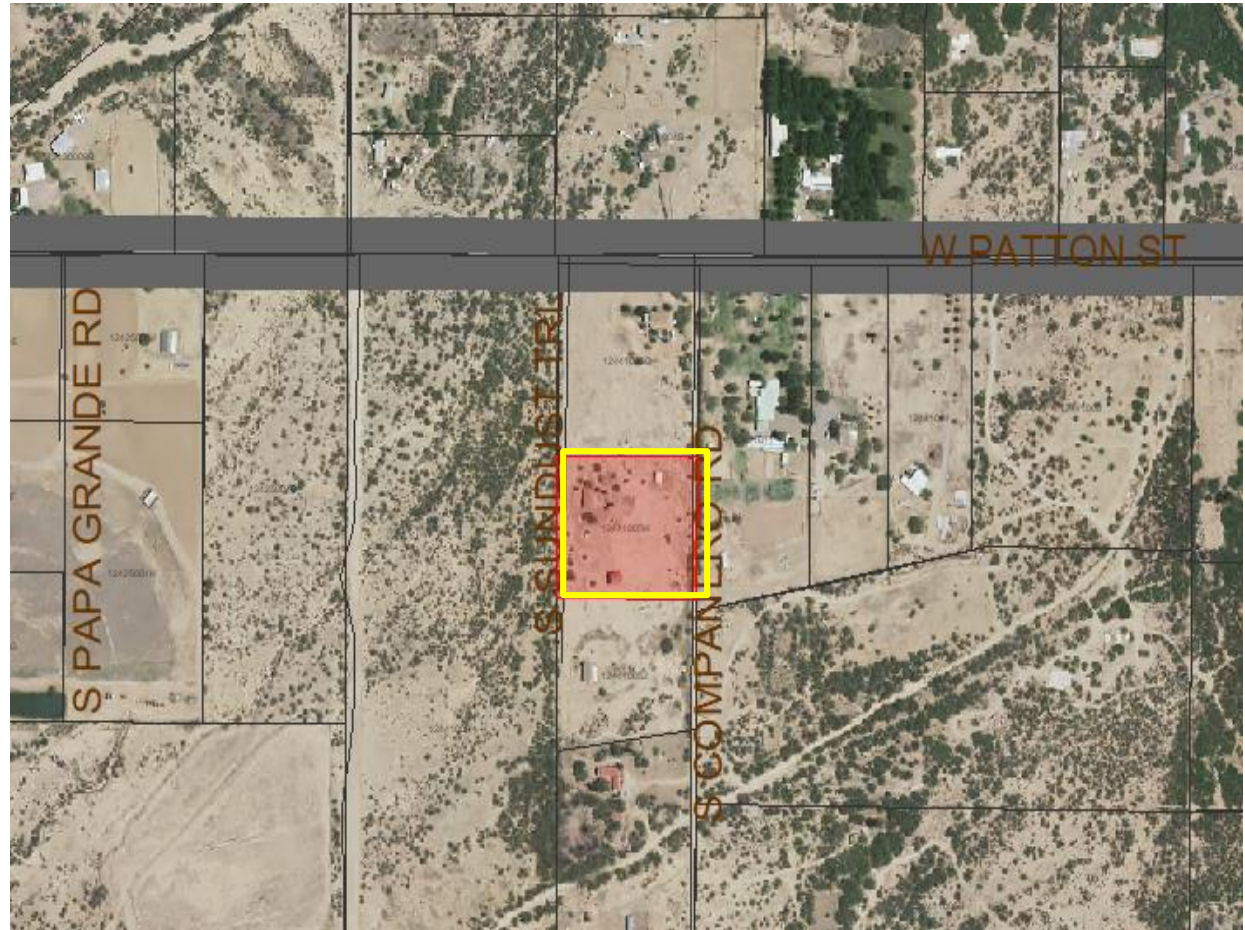
- The request is to construct an ~850 square foot Accessory Living Quarters for the care of elderly parents
- The subject property is located at 151 S. Sundust Trail and identified as APN 124-41-005H
- The site is approximately 4 acres
- The Zoning is RU-4
- The Applicants are Mr. and Mrs. Schomisch



COCHISE COUNTY

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Location



Public Programs...Personal Service

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 is not applicable



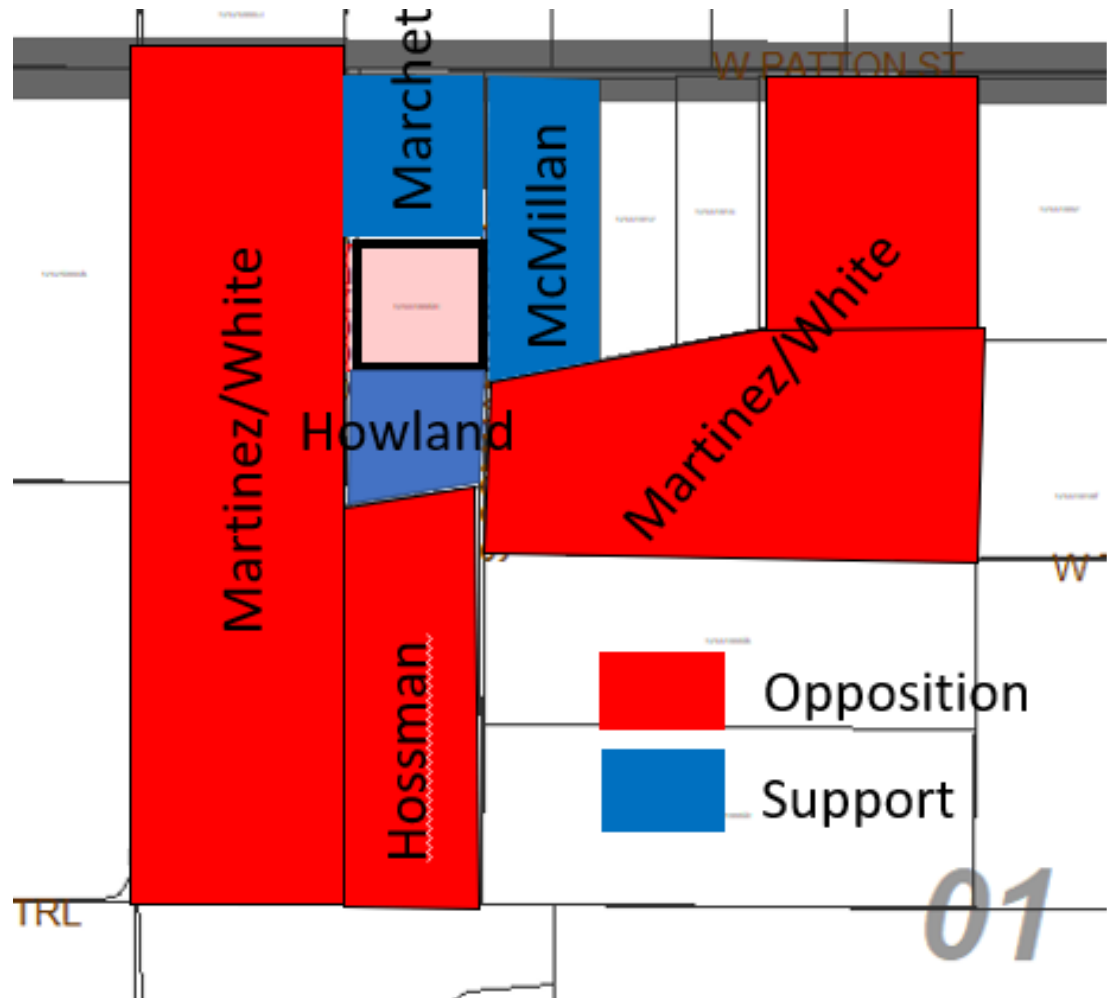
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Public Input: Complies

- 2 Letter in Opposition
- 1 letter in Support



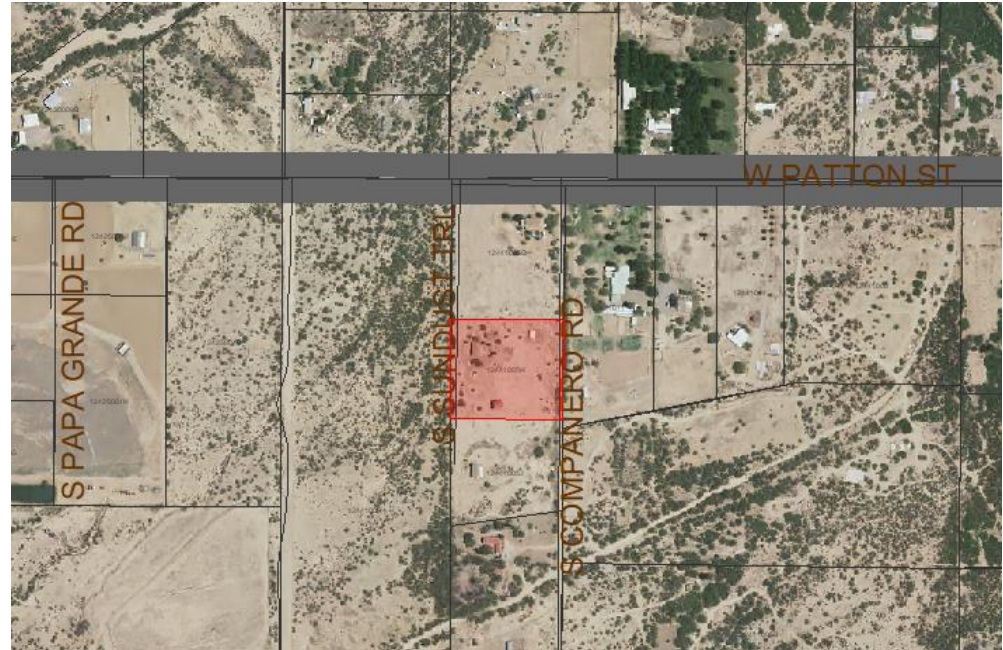
Factors in Favor of Approval

1. With the recommended conditions, 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. One letter in support has been received.

Factor Against Approval

1. Two letters in opposition have been 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.
4. The ALQ shall not be rented out separately from the primary residence.



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.

