

COCHISE COUNTY

**SU-21-09
(Welty Trucking)**

**Special Use Authorization for Small
Trucking Business in a Rural Zoning District**

**Planning & Zoning Commission
April 14, 2021**

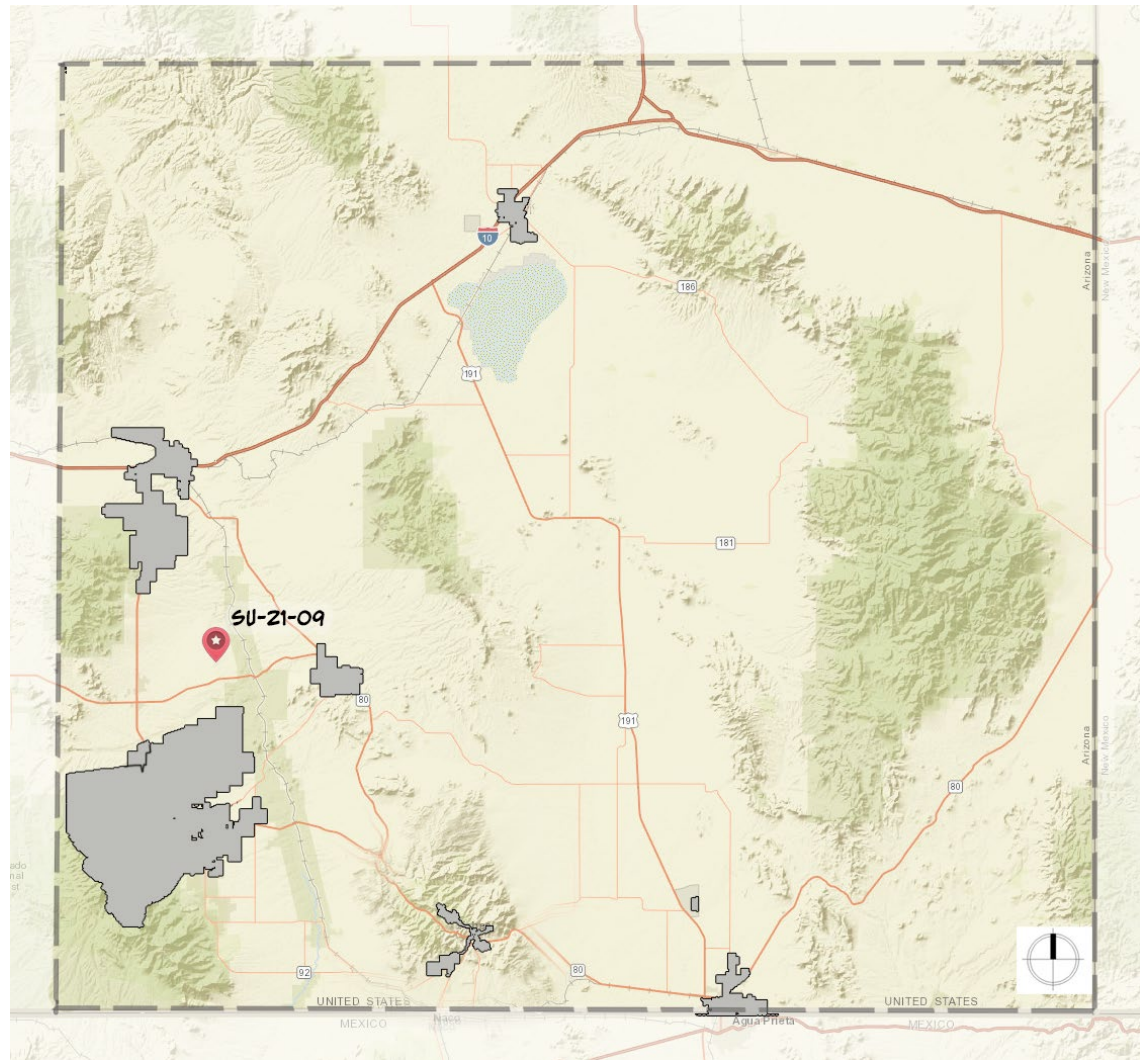


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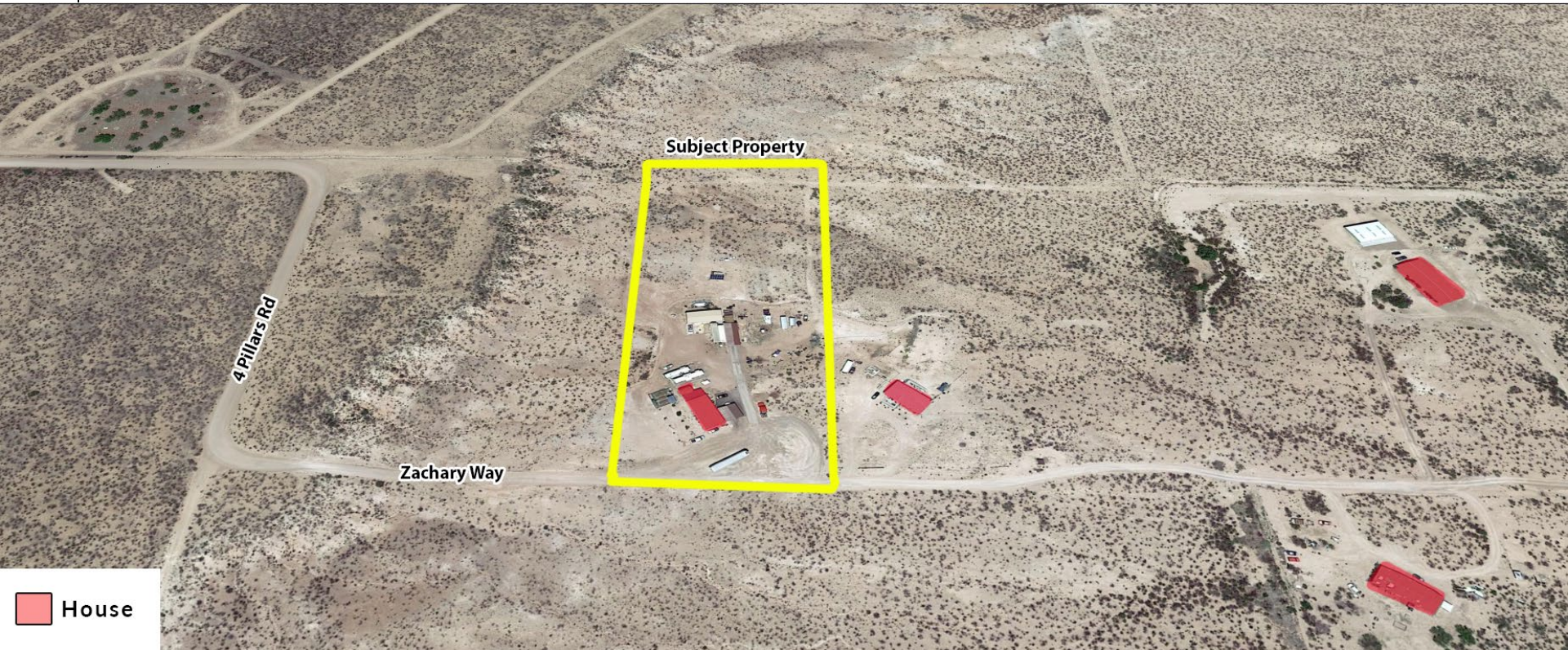
COCHISE COUNTY

Background

- This is a request to allow the continued operation of a small trucking business and construction of additional site elements
- The subject property (108-08-001L) is 4.05 acres and is currently used as a residence and home base for a small trucking company
- The Applicant is Mr. Doug Welty
- The property is approximately 2 miles north of Highway 82



COCHISE COUNTY **Site Analysis**



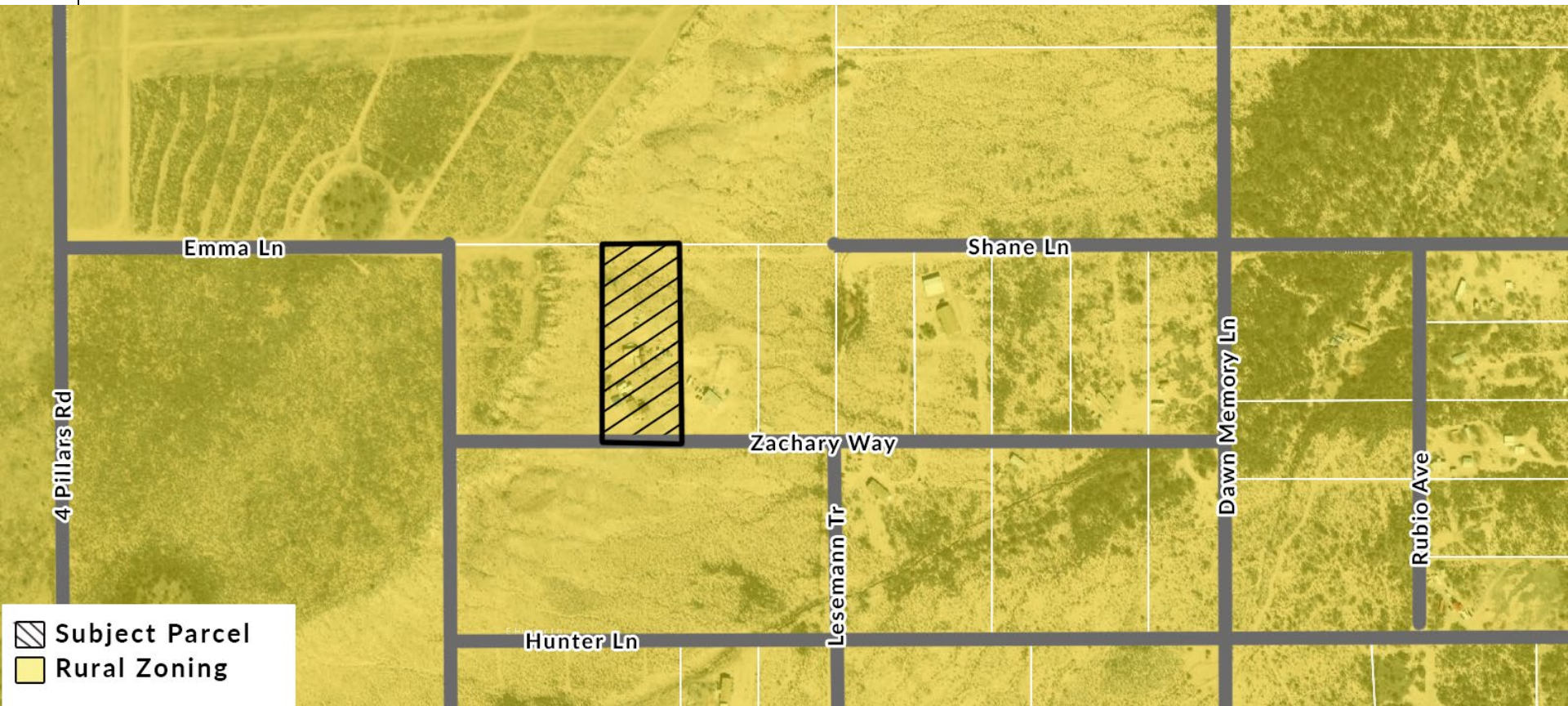
Southeastern view onto the site



4 Pillars Road (Private Road)



COCHISE COUNTY **Current (and Proposed) Zoning**



RU (Rural) Zoning Districts are established to:

- To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;
- 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;
- To allow consideration of some more intense non-residential uses as Special Uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and in conformance with Section 601.06.

COCHISE COUNTY **Related Zoning Regulations – Outdoor Storage**

Section 1811.01.D. Outdoor Storage Large Trucks, Truck Tractors, Construction Equipment (residential)

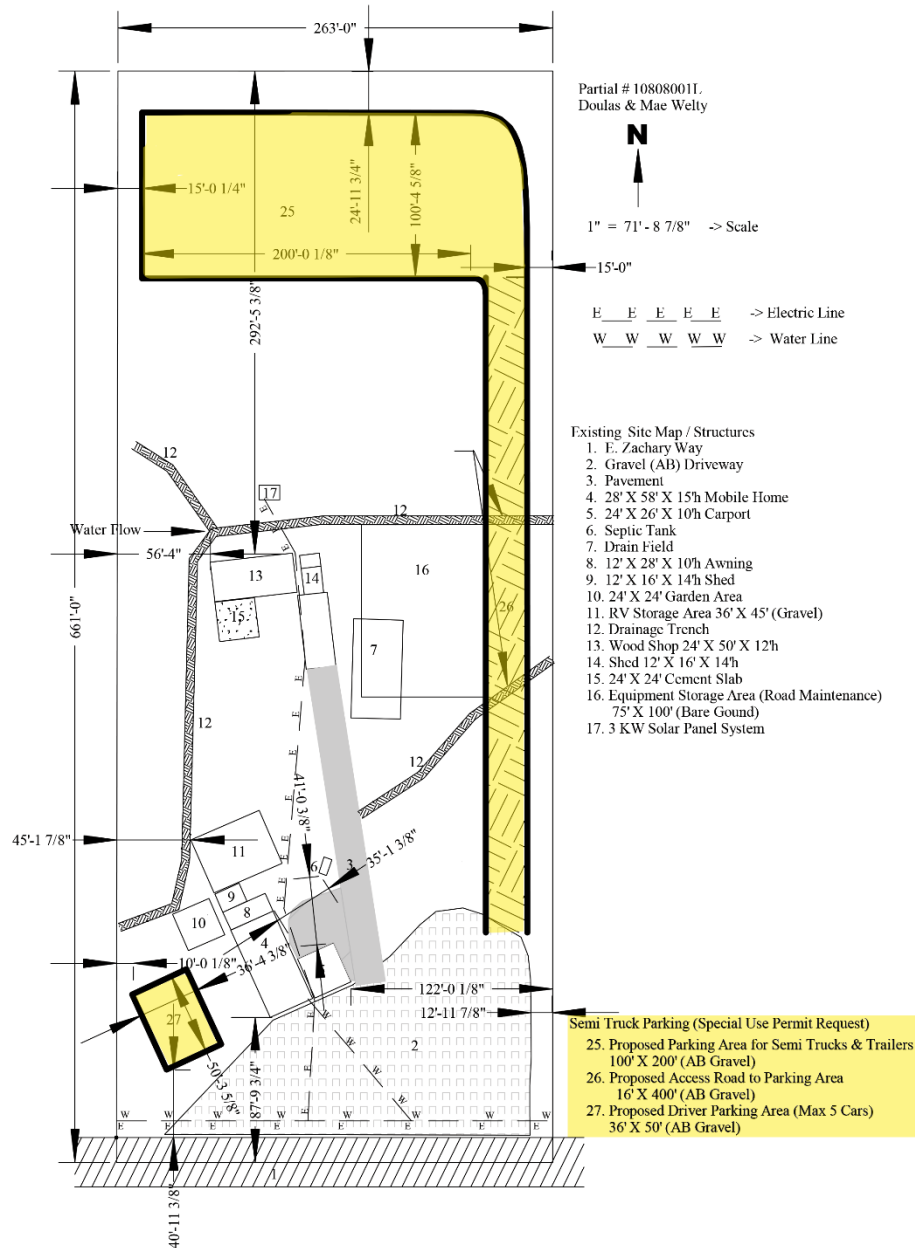
- Provides standards for limited storage of equipment used for road and property maintenance

Section 1804.08 Outdoor Storage and Display Area Improvements of Vehicles, Materials, or Equipment (non-residential uses)

- Areas of a site reserved or used for the outdoor storage and/or display of vehicles, materials or equipment, shall be improved with at least a dust-free, gravel surface, or with an equivalent or better surface



COCHISE COUNTY Proposed Site Plan



Existing Site Elements

- Manufactured home
- Carport
- 2 Sheds
- RV storage area
- Wood shop
- Equipment storage system

Proposed Site Elements (Yellow)

- Parking area for semi-trucks (100'x200') gravel
- Access road to truck parking (16'x400') gravel
- Car parking area (36'x50') gravel



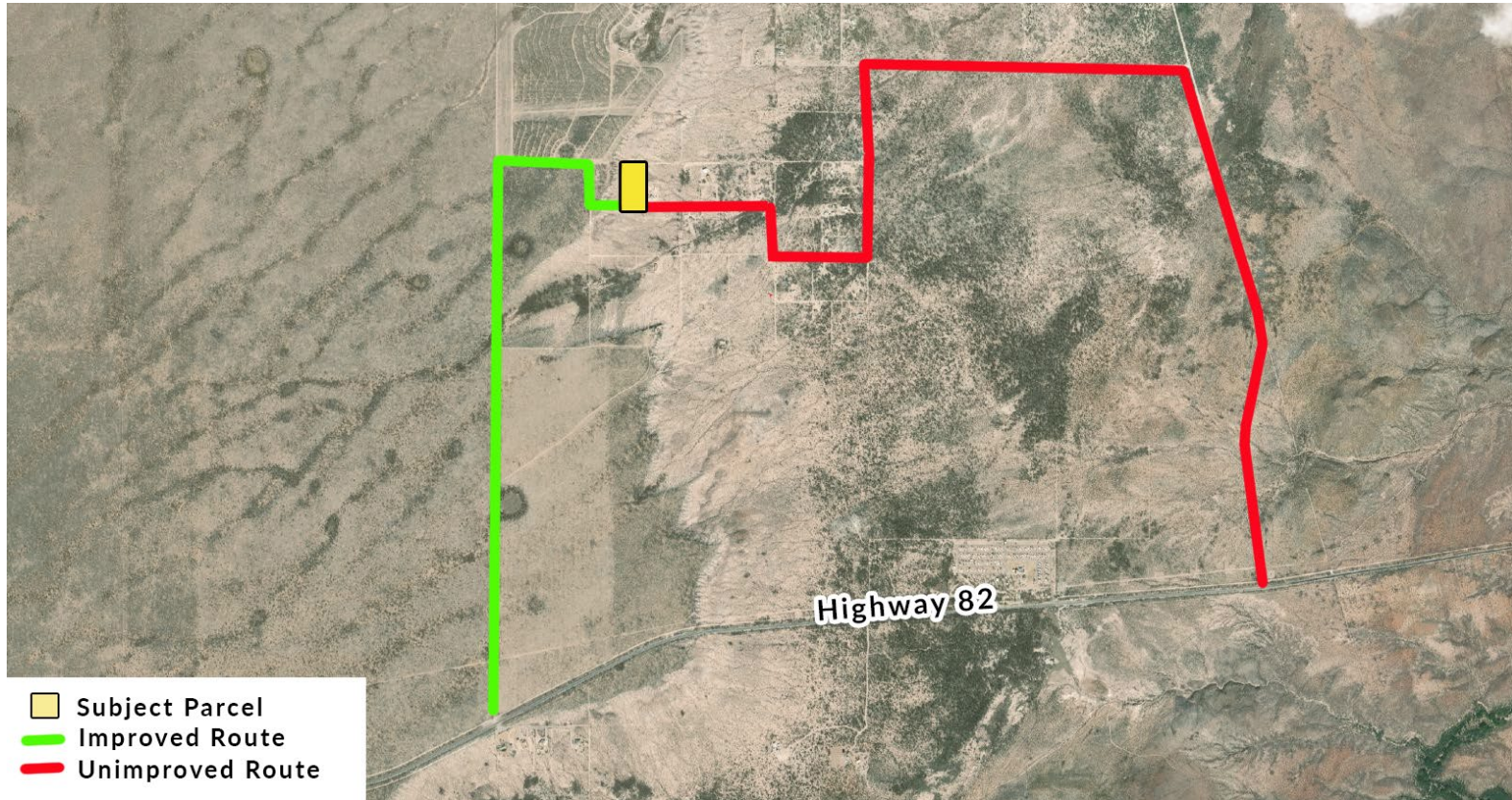
COCHISE COUNTY **Evaluation Criteria Analysis**

There are 10 factors used to evaluate all **special use** proposals. As submitted, the application:

- Complies: 6 factors
- Complies with conditions: 2 factors (Site Development Standards, Off-Site Impacts)
- Not applicable: 2 factors (Development along major streets, Hazardous materials)

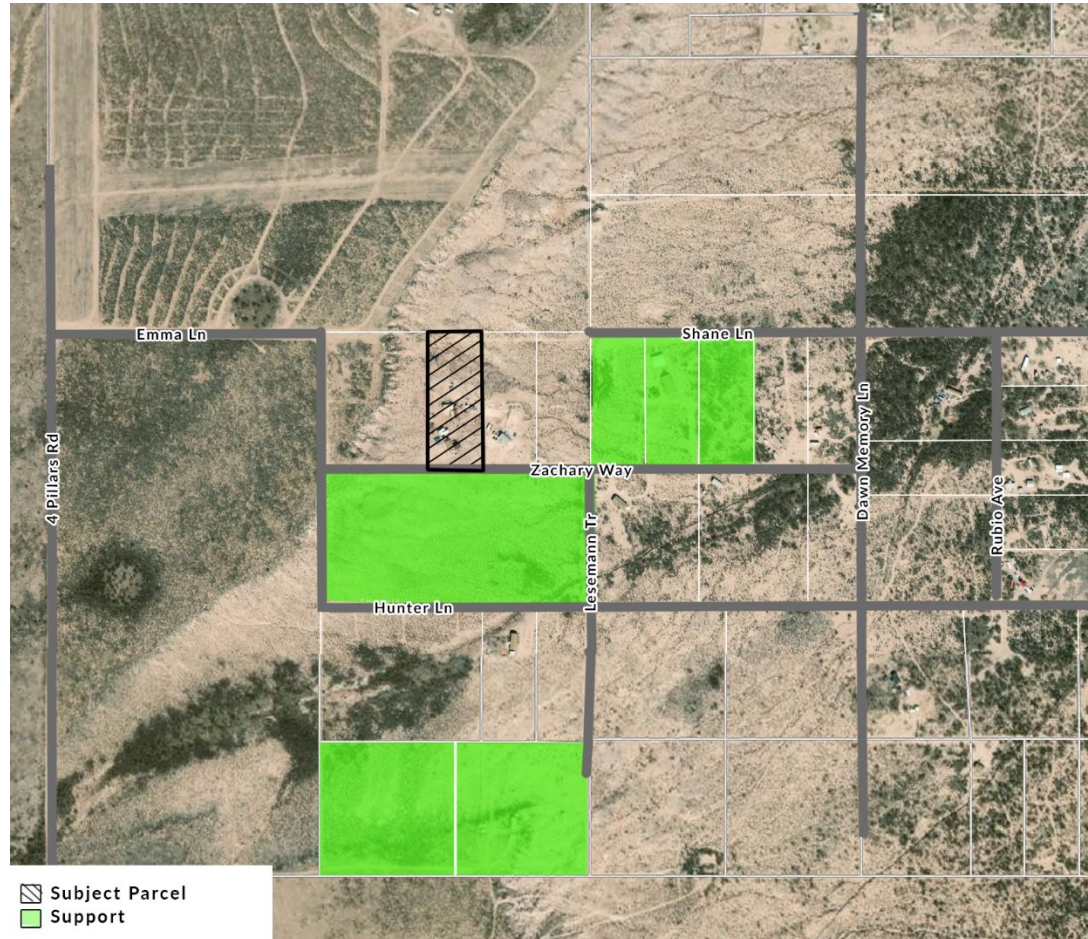


COCHISE COUNTY **Site Access**



COCHISE COUNTY **Community Input**

3 letters of support were received. No letters of opposition were received.



COCHISE COUNTY **Factors in favor of approval**

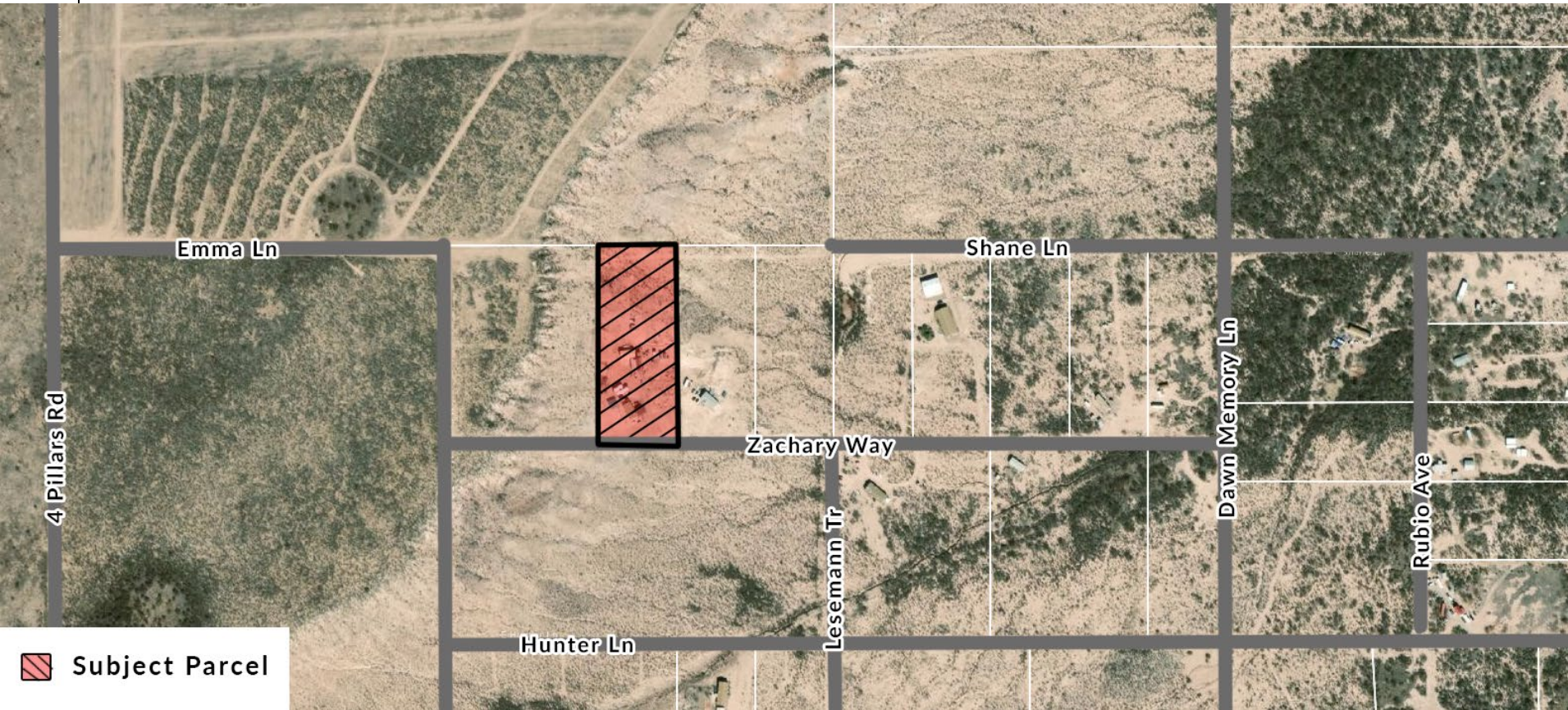
1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies with 6 of the criteria used to evaluate special use requests. It complies, with conditions, with an additional 2 criteria.
3. The applicant has improved site access on private roads, without financial assistance from the County or others, to his business and the greater neighborhood.
4. The project would allow for the continuation of a small business that provides employment.



COCHISE COUNTY **Factors Against Approval**

1. Visual impacts – large trucks can visually detract from their surroundings; and
2. Other off-site impacts, including the potential for dust, light, noise. Also, use of roads non-residential vehicles is encouraged by this request.





COCHISE COUNTY **Staff Recommendations**

- Docket SU-21-09, Recommend **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:



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 18-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 24-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 shall be subject to review by the Planning Division and may require additional modification and approval by the Planning and Zoning Commission;



4. The applicant shall provide no less than a 20-foot setback from all property lines.
5. No more than five large trucks shall be stored on-site. All large trucks shall be stored to the rear of the site, where indicated on the site plan, when stored overnight.



Sample Motions

Mr. Chairman, I move to approve Docket SU-21-09, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

