

**COCHISE COUNTY**

**Docket SU21-11 (Bickert)**

**Request for a Special Use Authorization**

**Private Airstrip**

Planning & Zoning Commission

April 12, 2021



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

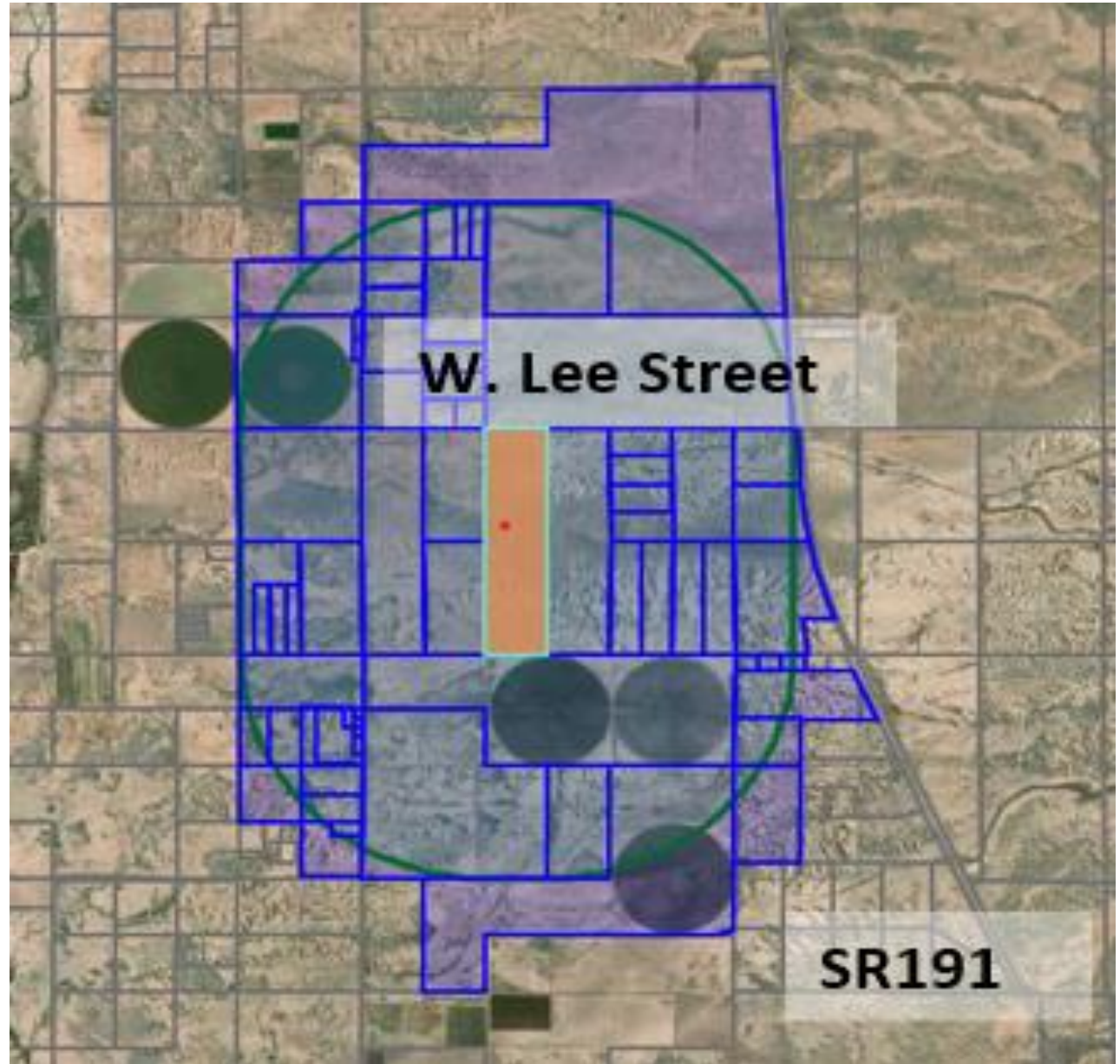
- The request is to construct a private dirt airstrip
- The site is located at 4181 W Lee Road in McNeal, AZ and identified as Assessor Parcel Number 404-31-002
- The site is approximately 163
- The Zoning is RU-4
- The Applicant is Mr. Marshal Bickert



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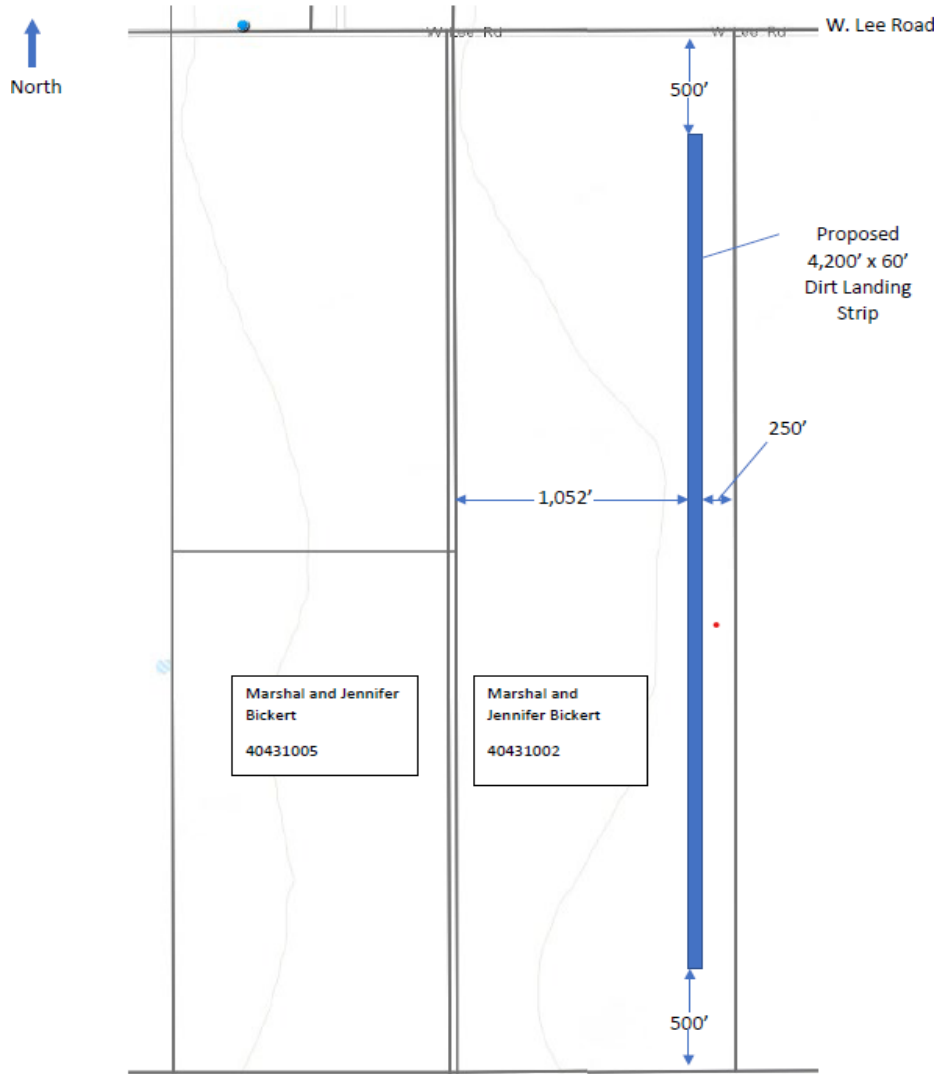
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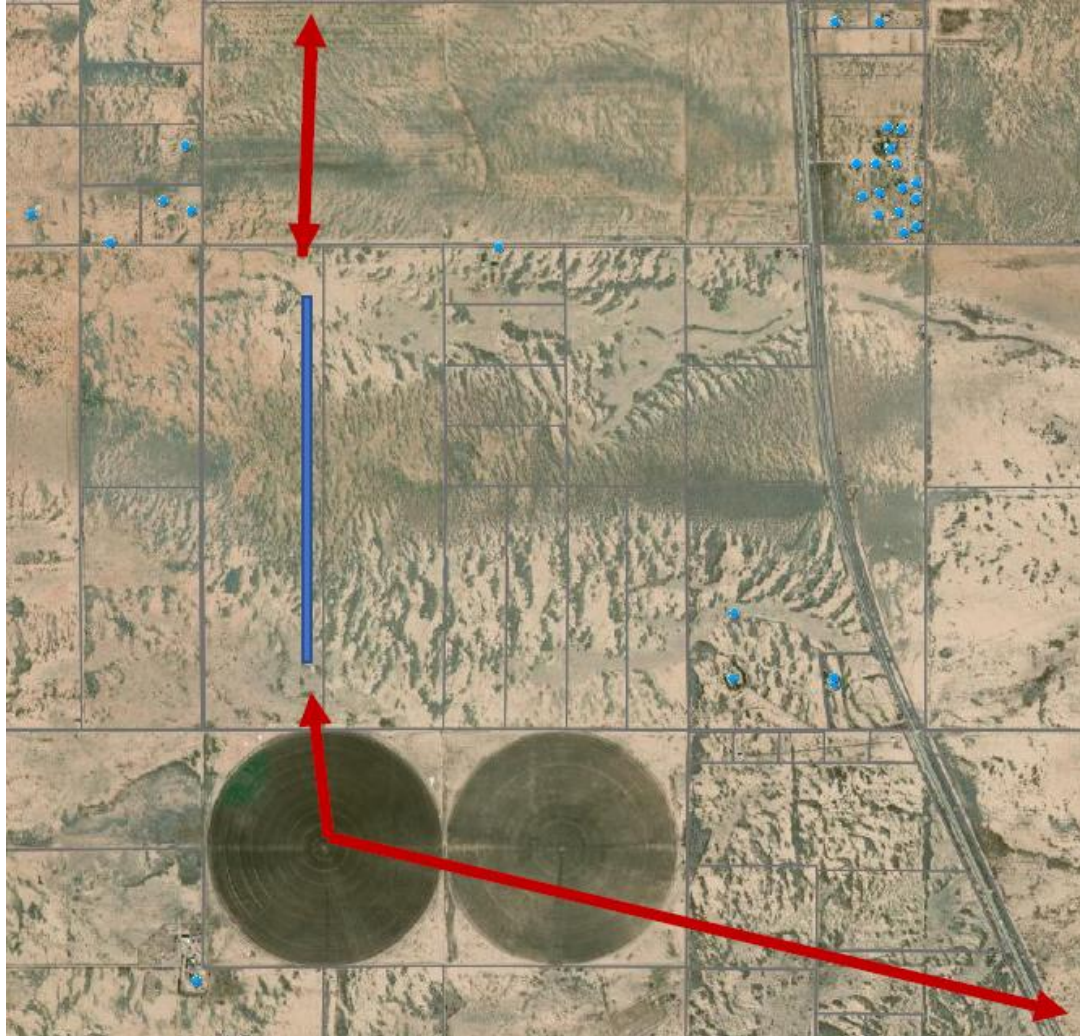
**Location**



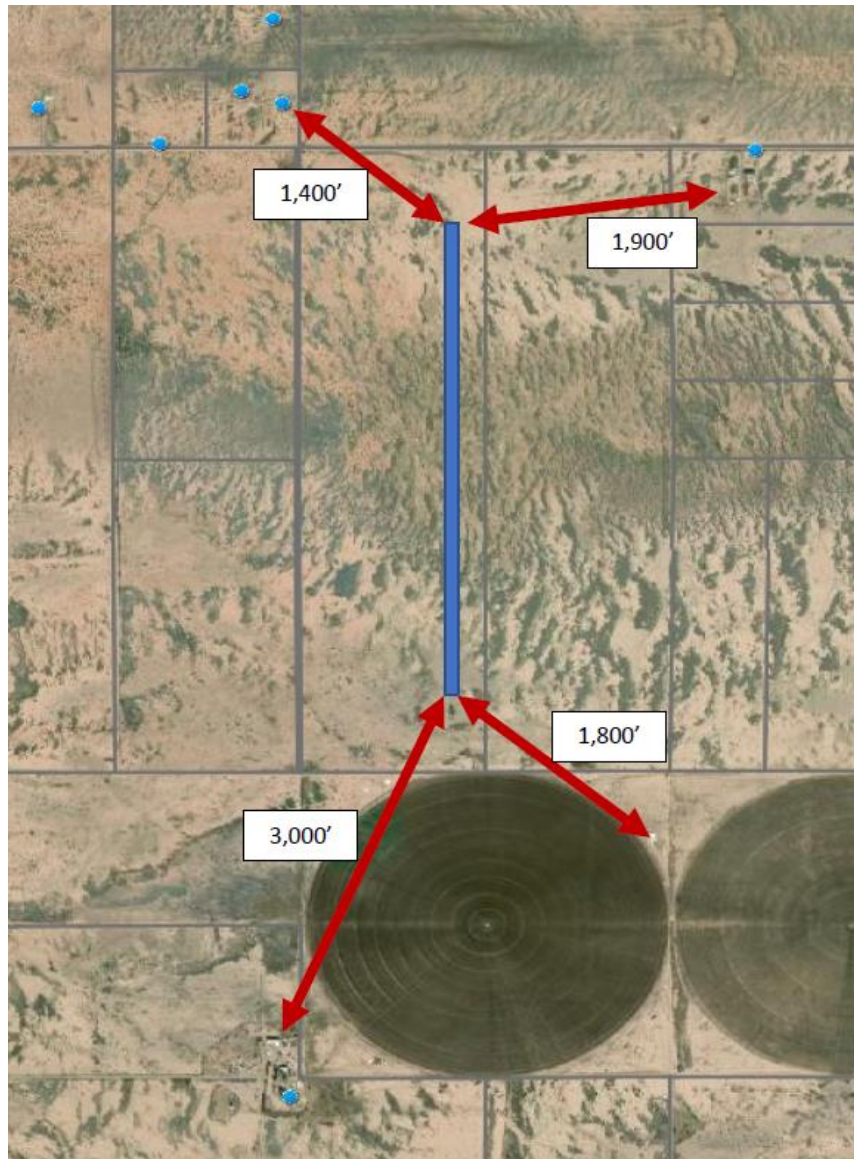
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**Proposed Flight Path**



**Nearby Structures**

## Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
  - Eight of the criteria apply to this request
  - As submitted complies with four criteria
  - Four criteria comply with conditions



## Compliance with Duly Adopted Plans: Complies with Condition

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

The Transportation Element of the Comprehensive Plan, under Goal 2, Policy a States: *As airport facilities are proposed, including heliports and private airstrips, compatibility with local land use patterns should be considered and adverse impact from aircraft noise minimized.*

- COA: limits to maximum of 5 departures/arrivals



## Compliance with the Zoning District Purpose Statement: Complies

- The Zoning District purpose statement states:

*601.07 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.*

- *Airstrips are typical in rural areas as they are associated with AG*
- *This request is accessory to a SFR*



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**Development Along Major Streets: Not applicable**

- Access on Lee Road
- County maintained dirt road (Primitive)



**Traffic Circulation Factors: Complies**

- An additional option for ingress and egress to the residence
- Slightly reduce traffic
- Less impact then if developed with 40SFRs
- No customers/public



**Adequate Services and Infrastructure:  
Complies with Condition**

- ROW not perfected
- Currently requesting abandonment
- Powerlines

**COA:**

1. The applicant shall provide addition right-of-way dedication for Lee Road.
2. The applicant shall provide aerial marker balls on the powerlines located on the north side of the property to the satisfaction of SSVEC.



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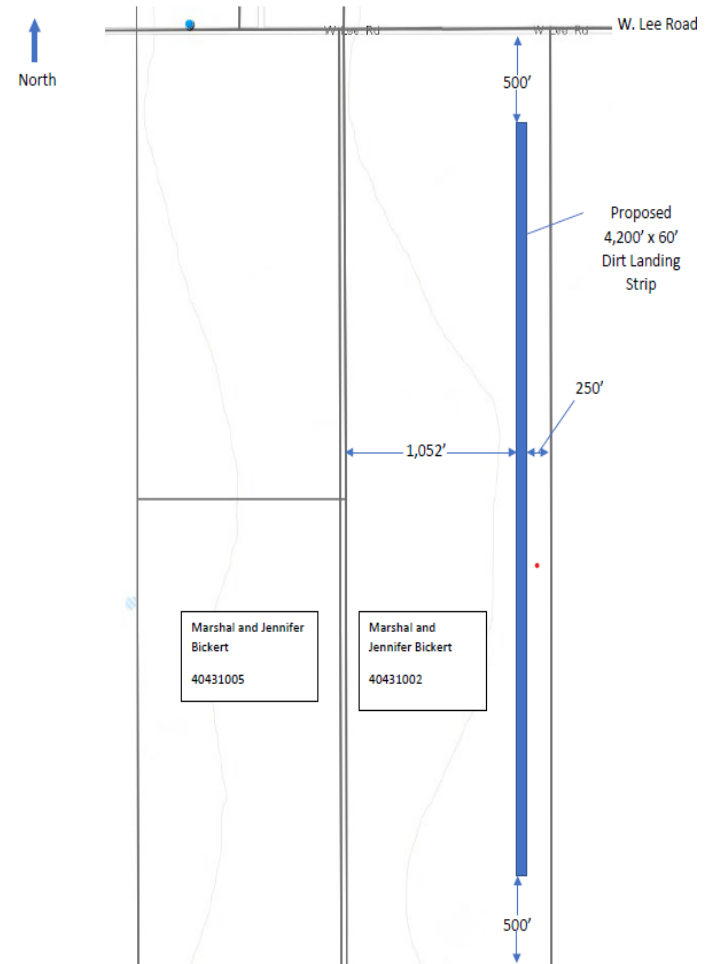
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## Significant Site Development Standards: Complies with modification

- Exceeds setbacks
- No lighting for airstrip

### Modification:

The site shall be treated as a residential use in regard to development standards such as parking, material, screening.



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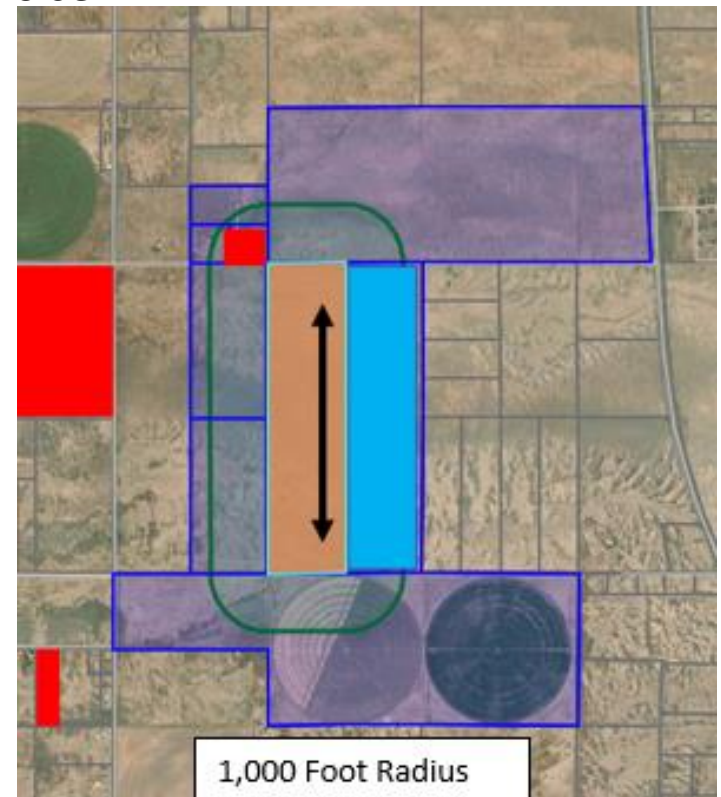
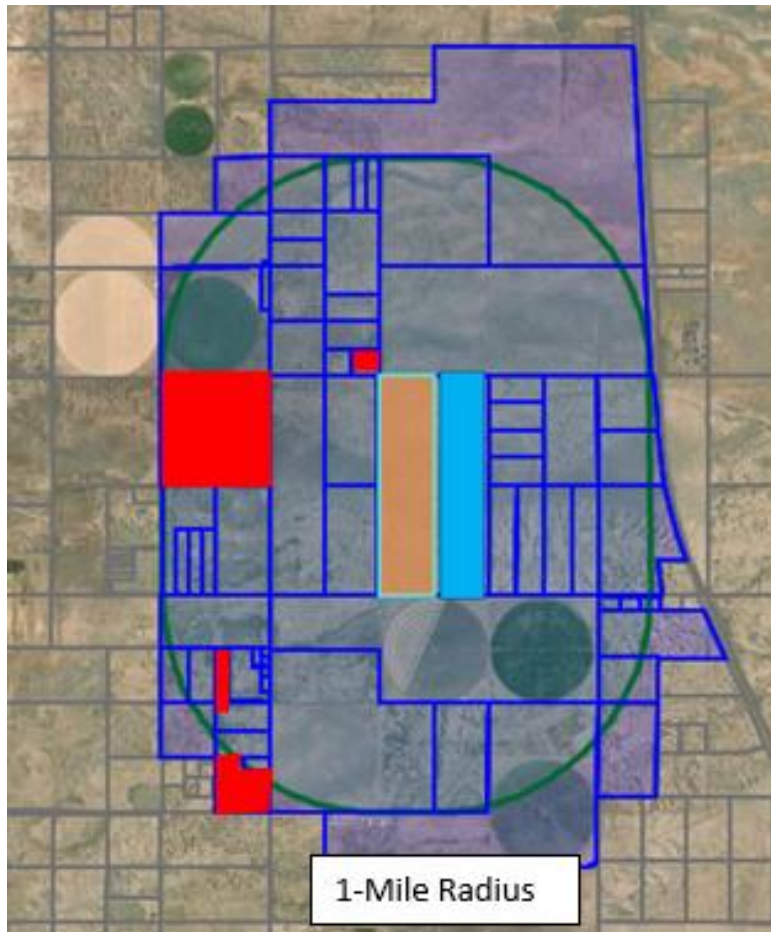
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## Public Input: Does Not Comply

- One mile radius used
- Four letters in opposition
- One letter and one phone call in support

Issues cited:

- Concern over drug/people trafficking
- Lighting
- Concern to cranes
- Number of airports nearby
- Noise



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**Hazardous Materials: Not applicable**

No hazardous waste will be used or stored onsite.



Off-Site Impacts: Complies with condition



- Temporary/long term impacts
  - Dust
  - Potential bird strikes
    - G and F recommend limiting early am and evening flights October to March

• **COA:**

The applicant shall employ standard BMPs to reduce both short- and long-term fugitive dust. Short term (during construction) could be water before and during grading activities. Long term solutions such as a dust polymer shall be utilized.



**Water Conservation: Complies**

- No employees/customers
- One SFR
- Significantly less than if 40 SFRs were built



Proposed runway area



## **Factors in Favor of Approval**

1. With the recommended Conditions of Approval/modification, the proposed use would fully comply with eight of the eight 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. One (1) letter and phone call in support were received.

## **Factor Against Approval**

1. The Planning Department has received four (4) letters in opposition to the request;

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# 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

4. The runway shall be limited to a maximum of 5 take offs/landings per day;
5. The applicant shall provide addition right-of-way dedication for Lee Road;
6. The applicant shall provide aerial marker balls on the powerlines located on the north side of the property to the satisfaction of SSVEC;
7. The applicant shall employ standard BMPs to reduce both short- and long-term fugitive dust. Short term (during construction) could be water before and during grading activities. Long term solutions such as a dust polymer shall be utilized.



## Sample Motion

*Mr. Chairman, I move to approve Special Use Docket SU21-11 (Bickert) located on parcel, 404-31-002 with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

