

**COCHISE COUNTY**

# **SU21-16 (Doe Ranch Vineyard)**

**Special Use Authorization for:  
Small production winery, brewery, tasting room,  
restaurant/bar, guest lodging, and an educational  
vineyard**

**Planning & Zoning Commission**

**May 12, 2021**



*Public Programs...Personal Service*

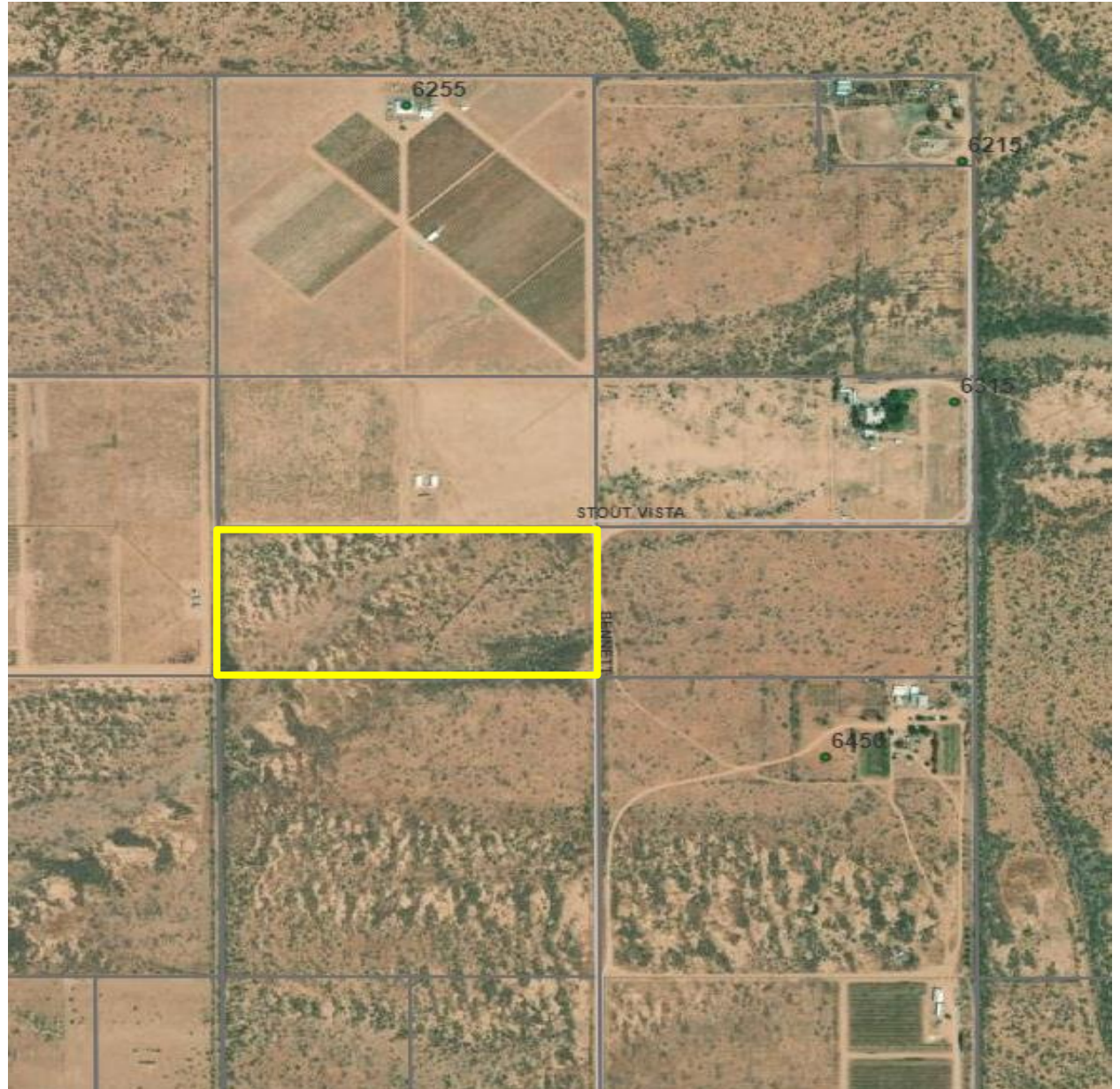
- Special Use Authorization Small production winery, brewery, tasting room, restaurant/bar, guest lodging, and an educational vineyard
- The subject property is located southwest corner of Stout Vista Lane and Bennett Place Willcox, Arizona
- Parcel Numbers are identified as 305-32-065B
- The site is approximately 20 Acres
- The Applicant is Rainer Fischer



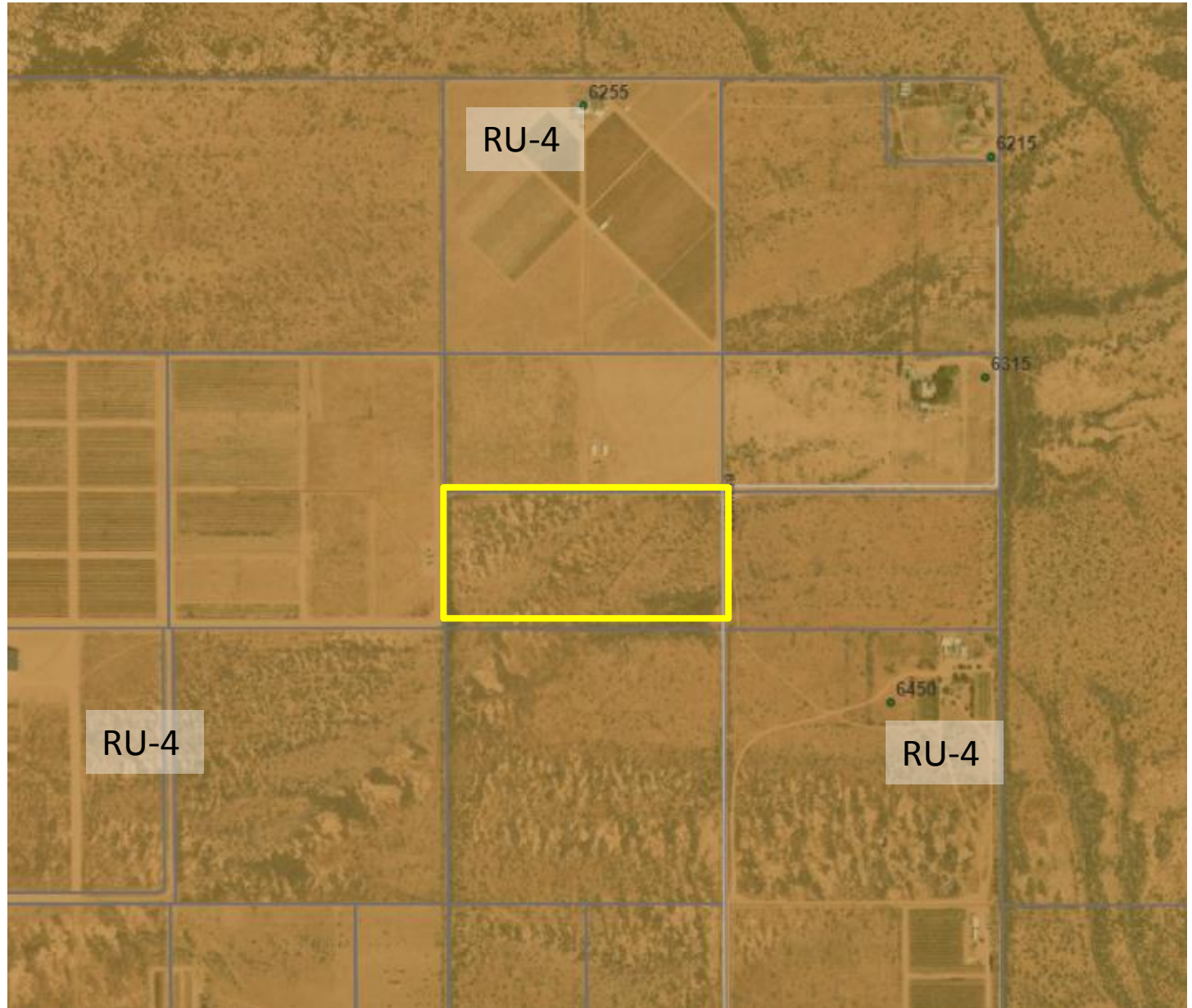
**COCHISE COUNTY**

**Docket SU21-16 (Doe Ranch Vineyard)**

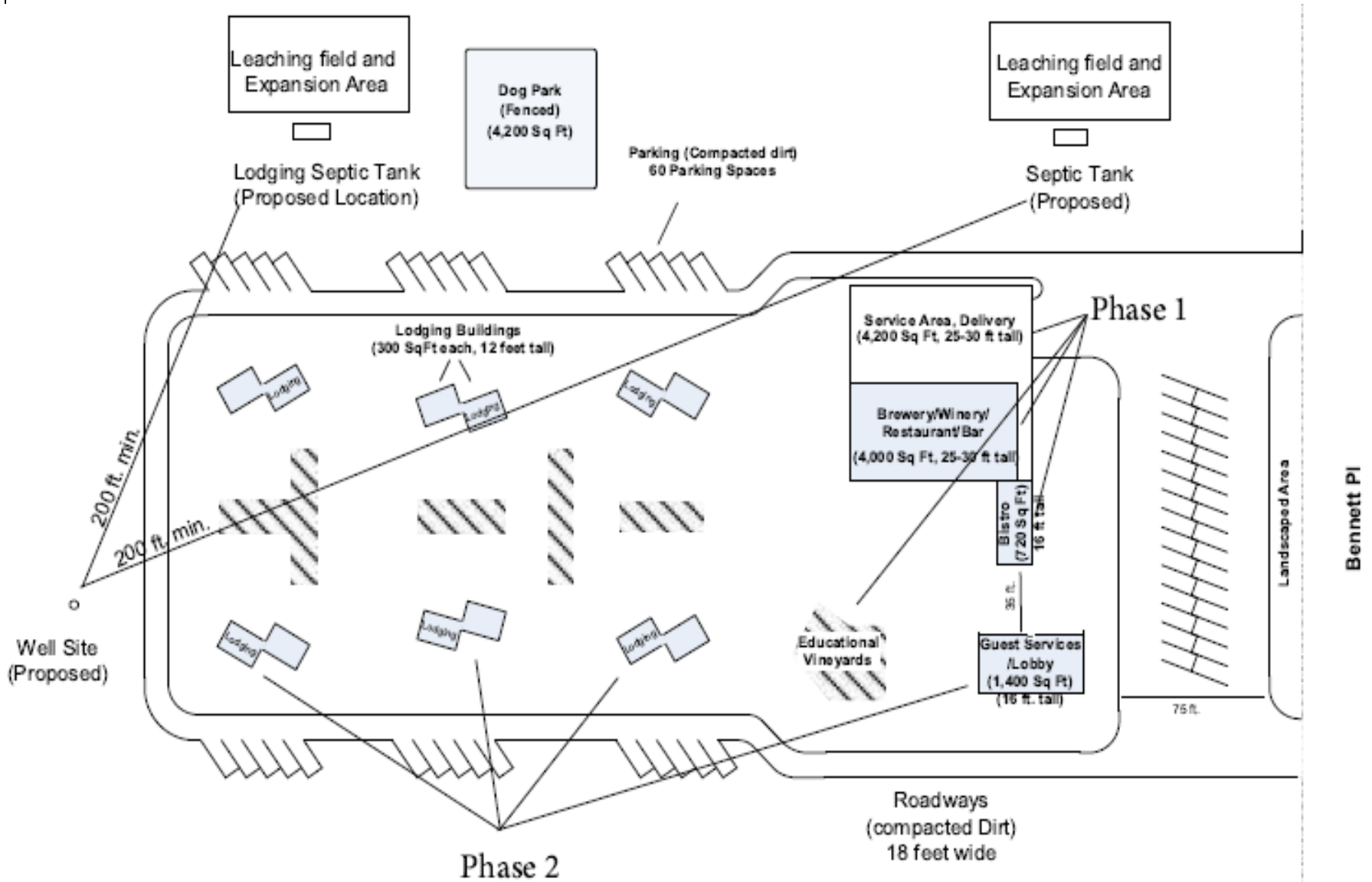
**Location**



**Zoning**



Proposed:



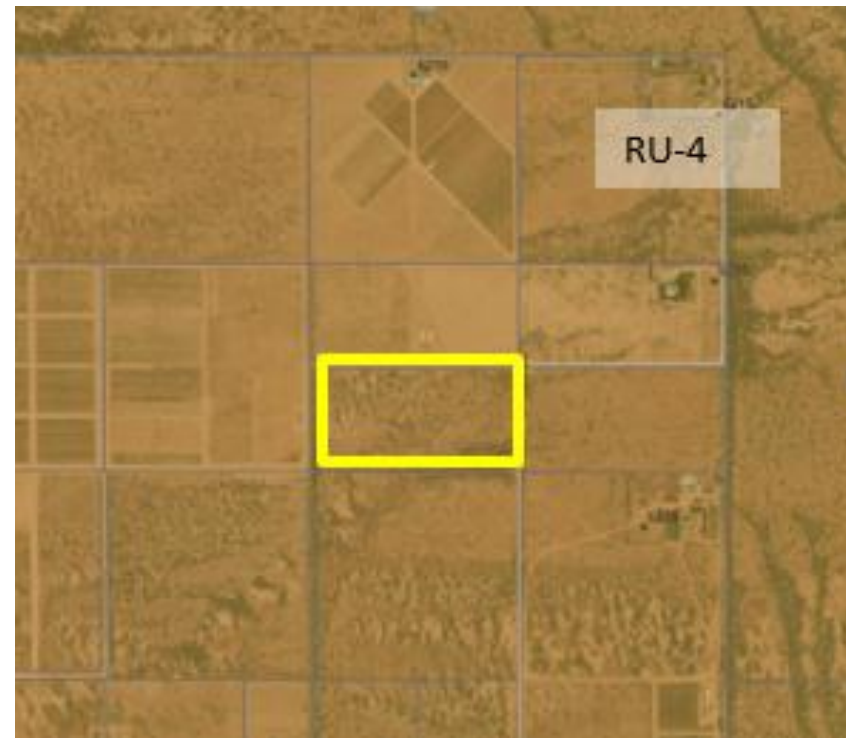
## Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
  - Ten (10) of the criteria apply to this request
  - As submitted complies with seven (7) criteria
  - Three (3) criteria comply with conditions/modifications



## Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Rural
- **Growth Area:** Category D (Rural Growth Areas)
- **Area Plan:** None
- **Comp Plan:**
  - Agriculture and Ranching Element  
*Continue encouraging the development of agricultural processing...*
  - Economic Development Element  
*Supporting small businesses will not only spur diversified income opportunities and ensure economic competitiveness...*
  - Economic Development Element  
Served by the creation of a new local business, which has the potential to create new jobs and help with tourism



COCHISE COUNTY

Docket SU21-16 (Doe Ranch Vineyard)

## Compliance with the Zoning District

### Purpose Statement: Complies

- Preserves rural character
- Provides service to locals and tourists



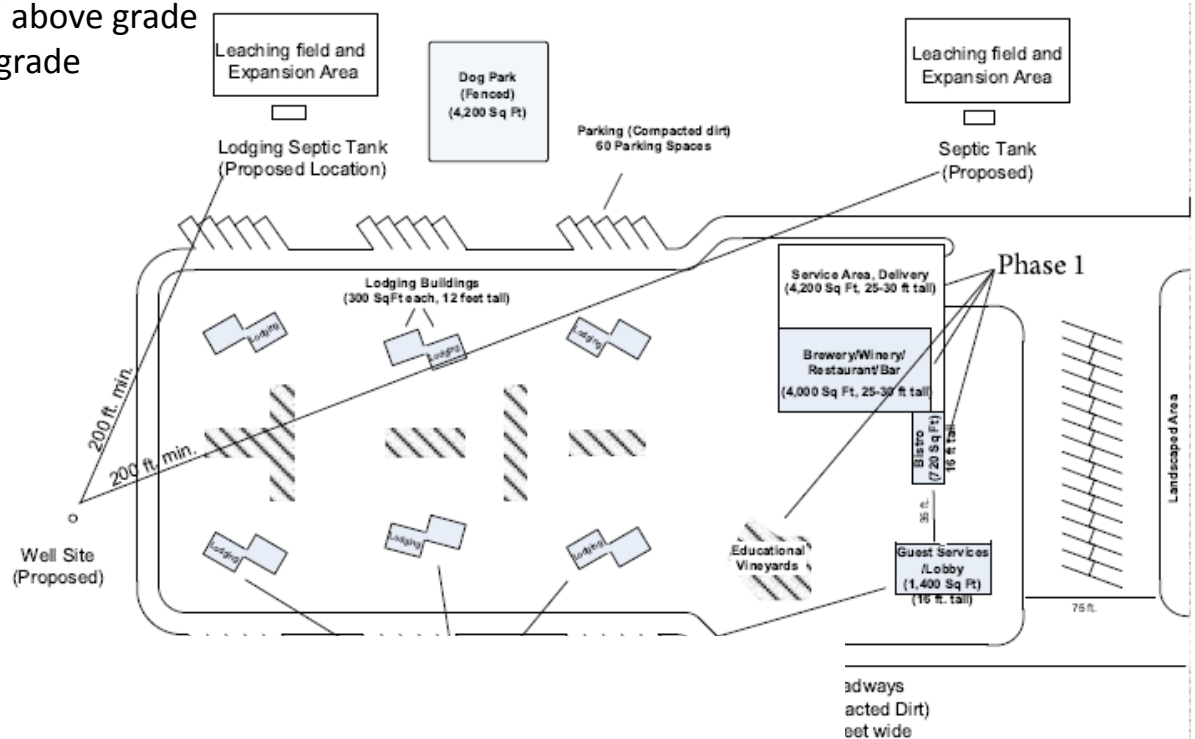
**Development Along Major Streets/Traffic Circulation/  
Adequate Services and Infrastructure: Complies with  
conditions**

- Robbs Road, paved with apron
- Bennet Place, private non-maintained dirt
- COA for PMA



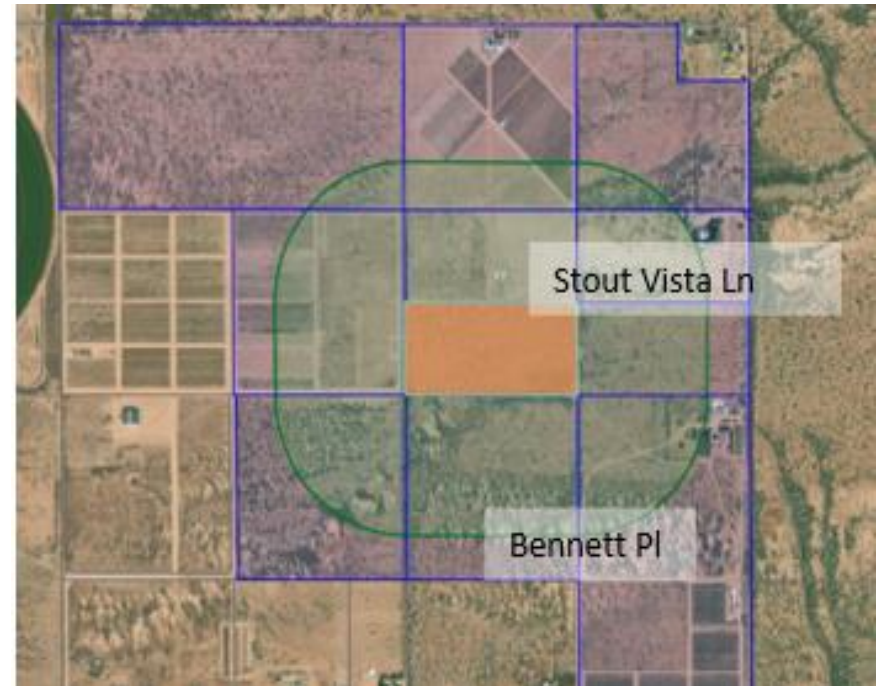
## Significant Site Development Standards: Complies

- **Screening:**
  - Not required
- **Setback:**
  - 20' required from all property lines
- **Lot Coverage:**
  - 25% allowed, ~15% proposed to be graded
- **Lighting:**
  - Required to comply with regs
- **Height:**
  - Principal structure: 30' above grade
  - Accessory structure: 30' above grade
  - Wall or fence: 8' above grade



Public Input: Complies

- No responses
- One verbal support



**COCHISE COUNTY**

**Docket SU21-16 (Doe Ranch Vineyard)**

## **Hazardous Materials: Complies with Condition**

- Fertilizers, pesticides, storage and disposal

COA Hazardous Materials questionnaire.

Proper storage, use and disposal



Off-Site Impacts: Complies with Conditions

- Traffic increase
- Noise
- Dust (requiring 2” gravel, bare ground treated)
  - With the recommended Conditions, as discussed previously staff believes the offsite impacts can be mitigated



## Water Conservation: Complies

- Not located in Sierra Vista Sub-watershed
- Served by private wells
- Drip irrigation used



## **Factors in Favor of Approval**

1. The project is consistent with the applicable policies of the Comprehensive Plan and the Purpose of the Rural Zoning Districts;
2. The project complies with seven of the criteria used to evaluate special use requests. It complies, with conditions and a waiver with three additional criteria and partially complies with one criterion;
3. The site plan submitted complies with most applicable site development standards and conditions contained in section 1826 of the Zoning Regulations;
4. The project will provide a service to the area; and
5. The project would generate employment.

## **Factor Against Approval**

The project would increase the traffic along Bennet Place.

**COCHISE COUNTY**

**Docket SU21-16 (Doe Ranch Vineyard)**

## **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 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 and with Section 1705 of the Zoning Regulations, the completed 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 will be considered a Modification to this Special Use and may require review and approval of the Planning and Zoning Commission.



## Recommendation: Conditional Approval

4. Any lighting shall fully comply with the County's Outdoor Light Regulations.
5. The Applicant submits a hazardous materials questionnaire in conjunction with permitting. All chemicals, fertilizers, or any hazardous product shall be used, stored, and disposed of in a manner consistent with the manufacturer's instructions and/or any law that governs the same.
6. In conjunction with the commercial permit submittal, a fully dimensioned site plan shall be provided.
7. In conjunction with the Commercial Permit application, the Applicant will be required to submit a Private Maintenance Agreement(PMA), per Zoning Code 1807.02A, for that segment of roadway from their driveway to Robbs Rd.



## Sample Motions

*Mr. Chairman, I move to approve Docket SU21-16, on parcels 305-32-065B with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.*

