

COCHISE COUNTY

SU21-24 (Auto Ace Garage)

**Special Use Authorization for:
Auto Repair Services**

**Planning & Zoning Commission
November 10, 2021**



Public Programs...Personal Service

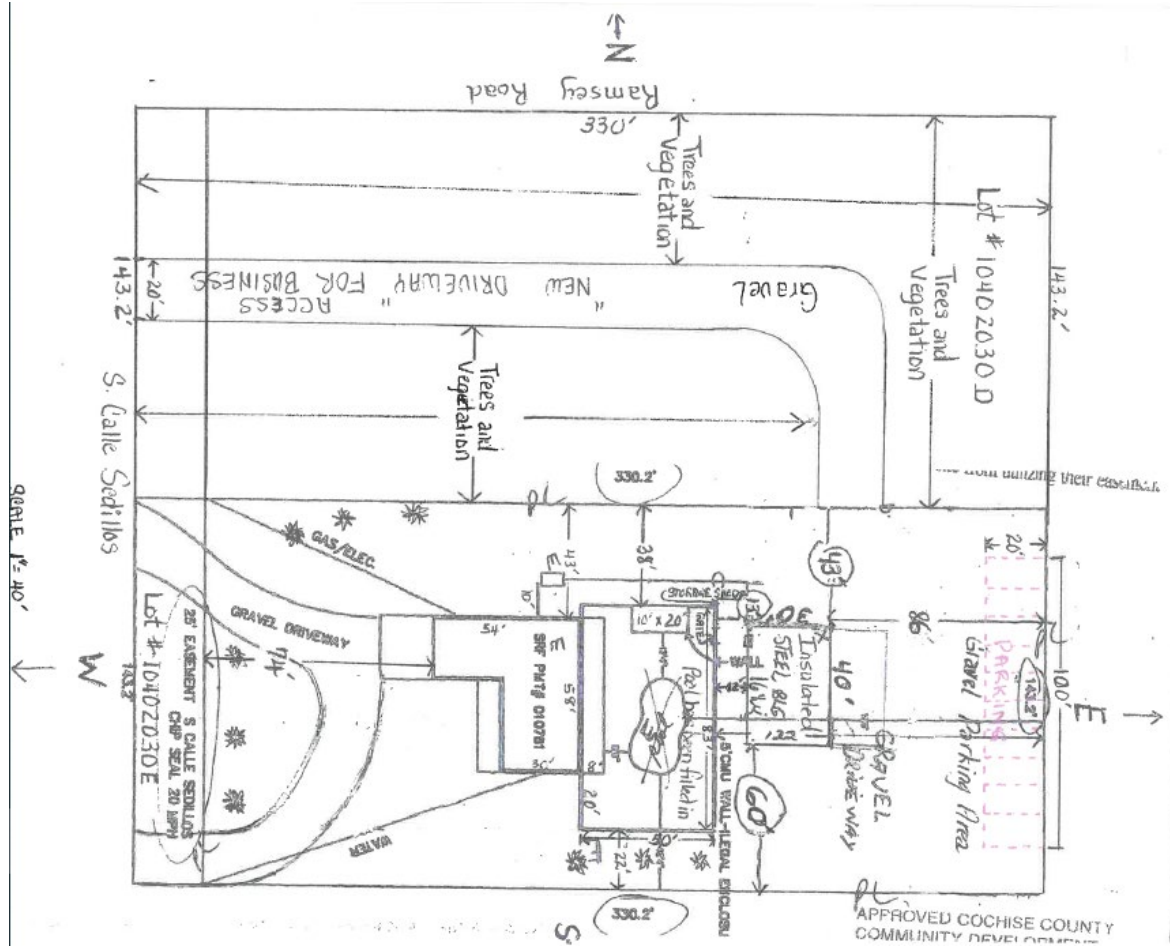
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- Address: 5629 Calle Sedillos
- Parcel Numbers: 104-20-030E and 030D
- Site Size: 2.21 acres
- The Applicant is Neal Bryon



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Factors for or Against a Proposed Special Use Authorization

Factors in Favor of Approving the Special Use

1. The project complies with eight of the criteria used to evaluate special use requests.
2. The submitted site plan complies with the most applicable site development standards and conditions in section 1826 of the Zoning Regulations.
3. One letter in support

Factors Against Approving the Special Use

1. The project is not consistent with the applicable policies of the Comprehensive Plan and the Purpose of the Residential Zoning Districts.



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Recommendation: Conditional Approval

Based on the factors in favor of approval, staff recommends **Conditional Approval** of the Special Use request. If the Commission chooses to approve the request, staff recommends the approval be subject to 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 from ARS Section 12-1134.
2. It is the applicant's responsibility to obtain any additional permits or meet any additional conditions that may apply 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 Special Use Permit is null and void if the property is sold or the applicant no longer resides on the property.



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Sample Motions

Mr. Chairman, I move to approve Docket SU21-24, on parcels 104-02-030E and 030D with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

