

COCHISE COUNTY

Docket SU21-25 (191 Potato Processing) Formerly, Pieper Farms

Request for a Special Use Authorization Modification
Planning & Zoning Commission

December 8, 2021



Public Programs...Personal Service

COCHISE COUNTY

Docket SU21-25 (191 Potato Processing)

Applicant: PGH Holdco LLC, represented by Mr. Jim Corneillie
Location: 1980 S Highway 191
APN: 206-01-011J
Parcel Size: 41.81 acres
Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
Proposed Zoning: Same
Growth Area: Category D
Comprehensive Plan Designation: Light Industrial
Area Plan: Mid Sulphur Springs Valley Area Plan
Existing Uses: Potato processing
Proposed Uses: Same, with additional capacity



Public Programs...Personal Service

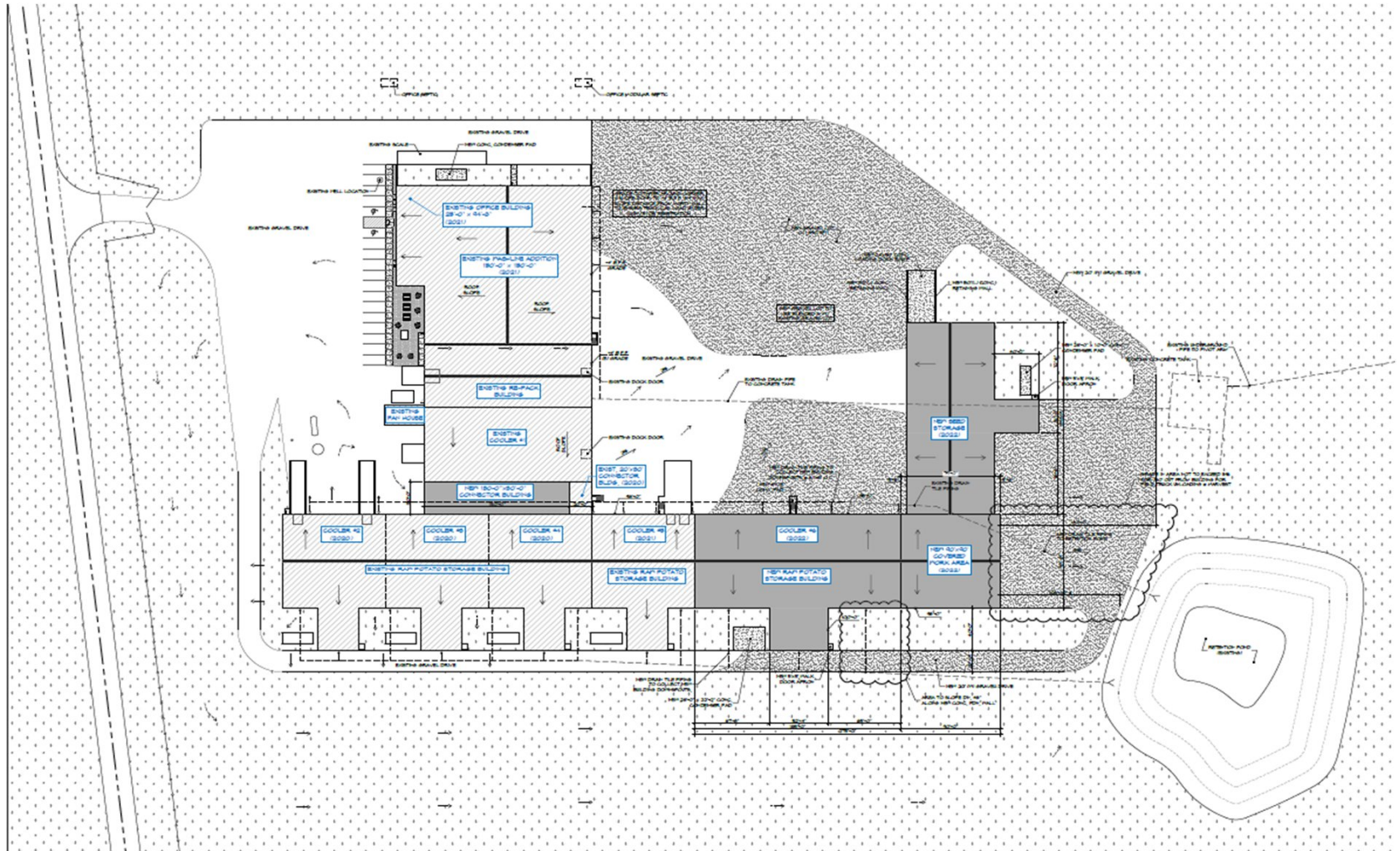
COCHISE COUNTY

Docket SU21-25 (191 Potato Processing)

Location



Proposed Site Plan



COCHISE COUNTY

Docket SU21-25 (191 Potato Processing)

Existing Building



Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

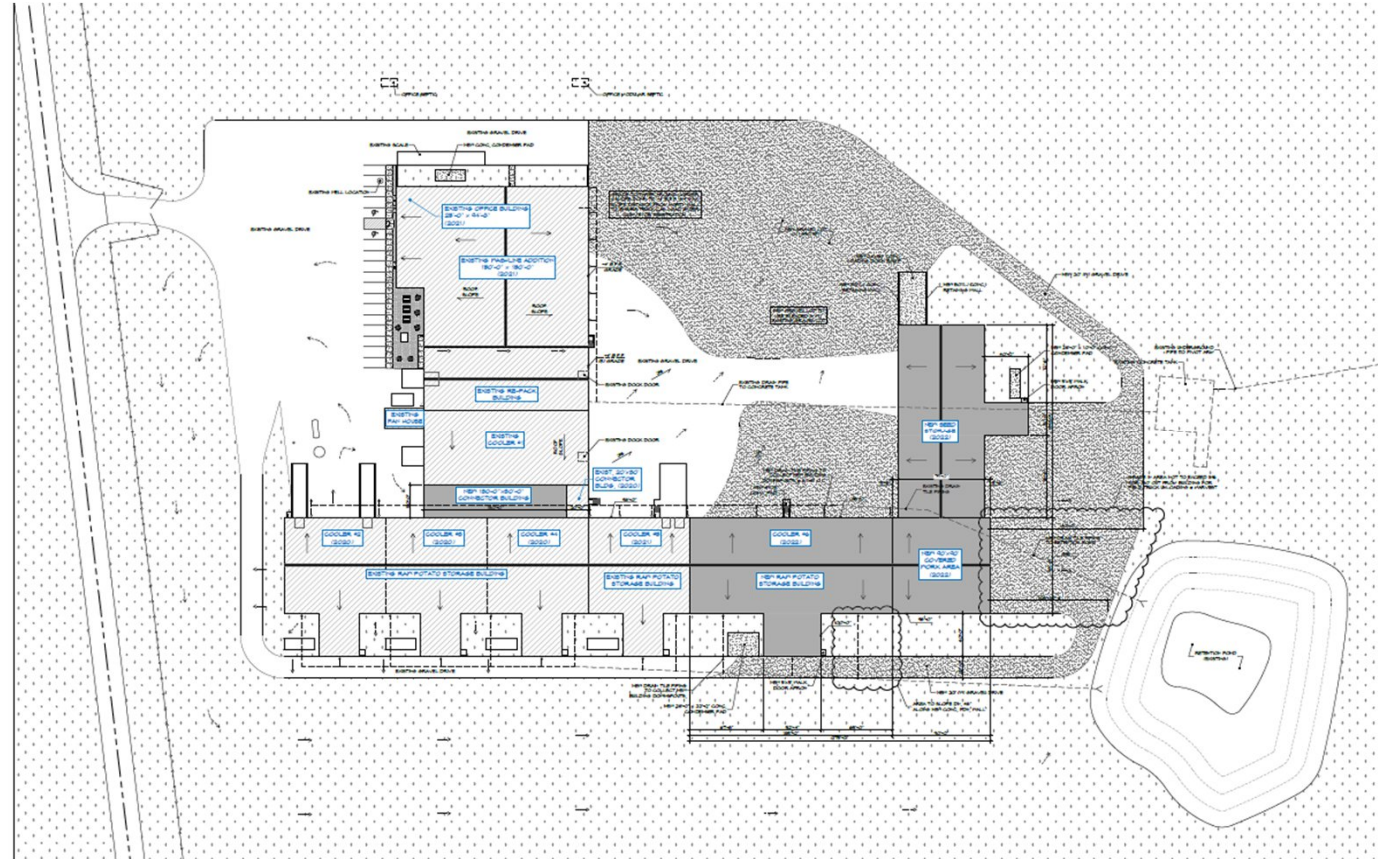
1. The project is consistent with the applicable policies of the Comprehensive Plan and the Purpose of the Rural Zoning Districts;
2. The project complies with nine (9) the criteria used to evaluate special use requests. With waivers it complies with one additional criterion;
3. The project would generate employment.
4. The Special Use complies with the Mid Sulphur Springs Valley Area Plan;

Factors Against Approval

1. None identified.



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 may be considered a Modification to this Special Use and may require review and approval of the Planning and Zoning Commission.



**Recommendation:
Conditional Approval**

4. All parking areas, drive aisles, and staging areas shall be treated with a minimum 2" of gravel.
5. The applicant shall comply with all Floodplain requirements.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SUA2-97-08, for parcel 206-01-011J with the Conditions of Approval and Modification recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

