



Development Services

MEMORANDUM

TO: Cochise County Board of Adjustment, District 2
FROM: Dan Coxworth, AICP, Director
SUBJECT: Docket VAR22-05 (Velcro)
DATE: May 4, 2022, Meeting

APPLICATION FOR VARIANCE

The Applicant, Velcro U.S.A, represented by Seaver Franks Architects AIA Inc., requests a variance to reduce the minimum required number of parking spaces for a new 26,169 square feet warehouse from 79 required spaces to the existing 35 parking spaces; and a variance to the minimum of the five-percent landscaped area includes a five-foot-wide strip along the abutting streets.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Velcro U.S.A
Address: 800 W. Demuro Dr., Douglas
APN: 407-60-028
Site Size: 2.91 Acres
Zoning: LI (Light Industrial)
Growth Area: Category B
Plan Designation: Enterprise
Existing Uses: Warehousing and Distribution
Proposed Uses: New 26,169 square feet warehouse

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	LI	Commercial/Industrial
South	LI	Commercial/Industrial
East	LI	Commercial/Industrial
West	LI	Commercial/Industrial



Figure 1: Subject Parcel and Existing Development

II. SITE HISTORY

- CP22-000046 – New addition, 26,159 square foot warehouse
- CP12-00000586 – 5000 Square foot warehouse addition
- HCP-10-5103 – Extend gas piping for two new heaters
- HCP-03-5043 – Chainlink fence
- HCP-02-5012 – 3,784 dock enclosure

III. VARIANCE REQUESTS

The property is located in a Category B Growth Area. The applicant requests two variances from site development standards:

1. **Parking** – Cochise County Zoning Regulations, Site Development Standards Section 1804.05 require one parking space per employee plus 1 per 1,000 square feet of gross floor area or 1-per-3-employees in the largest working shift, whichever is greater.

Existing Building - 23,791 square feet = 24 parking spaces

Proposed Building - 26,169 square feet = 26 parking spaces

Employees – 29 = 29 parking spaces

Total Required = 79 parking spaces

Proposed = 35 (Existing)

- 2. **Landscaping** – Section 1806.02.B Placement of Landscaping requires areas within Category B growth area shall have landscaped a minimum of five percent of the total developed area of a site. The landscaping shall be integrated into the developed area and include a minimum five-foot-wide strip along the abutting streets.

Proposed – Existing landscaping of less than 5% of the developed area with the new building

IV. ANALYSIS OF IMPACTS

Parking: The new warehouse space will be used for additional warehouse space and not increase the number of employees and visitors to the site. Staff encourages a minimum approach to parking to reduce unnecessary asphalt that increases the heat island effect and rainwater runoff on the site that must be detained. The photo below of the existing parking lot was taken during normal business hours, showing that about half the spaces were being used.

Staff Recommendation: **Approval**



Figure 2: Existing Parking Lot

Landscaping: The project site is located in an industrial area and not along the major arterial roadway, Highway 191. Minimum landscaping on adjacent sites exists. Given the industrial nature of the area, the

amount of roadway frontage (Demuro and Eugene), and the functionality of the site for warehousing and distribution, a minimum of a 5-foot wide strip of landscaping along abutting streets is not practical. Staff recommends the applicant shall demonstrate a minimum of 5% landscaping on the site or the additional irrigated landscaping to meet the minimum 5% requirement.

Staff Recommendation: **Conditional Approval**



Figure 3: Truck Access (South Side)

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet on April 13, 2022. Staff posted the property on April 13, 2022, and published a legal notice on April 17, 202. To date, the Department has received no letters concerning the variance request.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variances

1. The applicants have demonstrated that additional parking is unnecessary for the expansion of the warehouse facilities on the site since no additional employees will be hired and the increase in parking is unnecessary.
2. No additional parking will decrease the site's impervious surface area, reduce the heat island effect, and minimize water runoff.
3. Landscaping a five-foot wide strip along all streets is impractical considering the amount of roadway frontage, commercial truck access on the eastern side of the property, and the industrial use of the site and the area.

Factor Against Approving the Variance

None identified

VII. RECOMMENDATION

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **Conditional Approval** of the Variances as requested.

Sample Motion: Mr. Chairman, I move to approve of Docket VAR22-05 (Velcro), on parcel 407-60-028, granting the variances as requested by the applicant, the Factors in Favor of approval constituting the Findings of Fact with the following condition:

- 1. The applicant shall demonstrate a minimum of five-percent of the total developed area of the site is landscaped.*