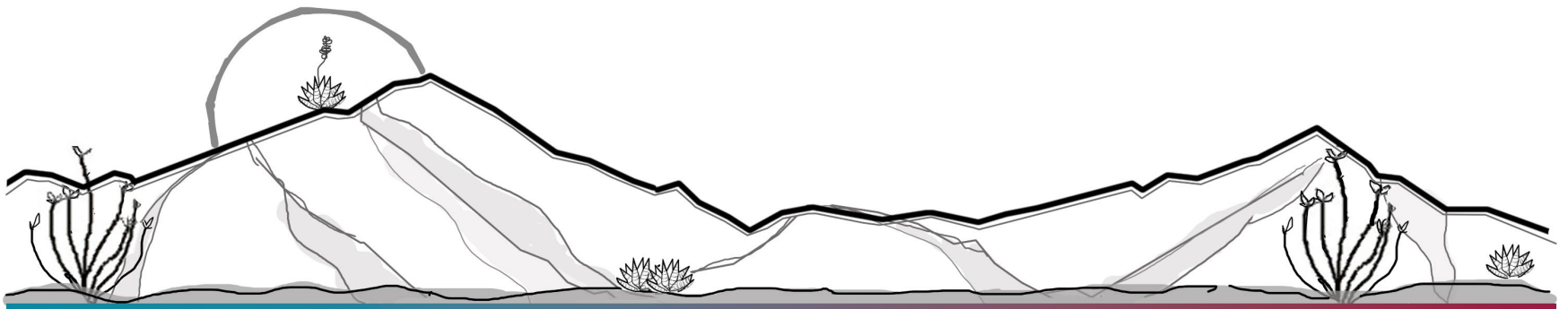


## VAR22-05 (Velcro)

Board of Adjustment, District 2

May 4, 2022



# DEVELOPMENT SERVICES

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



# DEVELOPMENT SERVICES

Location:





# DEVELOPMENT SERVICES

Staff Recommendation:

1. Parking: Reduced required parking from 79 to existing 35 parking spaces

Recommendation: **Approve**



2. Reduced 5% landscaping on site and 5-foot-wide strip along abutting streets

Recommendation: (Partial)

## **Conditional Approval**

**Condition:** Demonstrate a minimum of five-percent of the developed area of the site is landscaped.



# COCHISE COUNTY

## *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.*

