

COCHISE COUNTY

SU21-30 (Mesquite Tree)

Special Use Modification for Proposed Preschool
Planning & Zoning Commission
February 9, 2022



Public Programs...Personal Service

COCHISE COUNTY

Docket SU21-30 (Mesquite Tree)

Special Use Authorization for a preschool with up to 25 students in an existing building previously used as a church

Parcel Size:	1 acre
Current Zoning:	R-36 (Residential; one dwelling per 36,000 square feet)
Proposed Zoning:	Same
Growth Area:	Category B
Comprehensive Plan Designation:	Neighborhood Conservation
Area Plan:	None
Existing Uses:	Church and parking lot
Proposed Uses:	Preschool with up to 25 students



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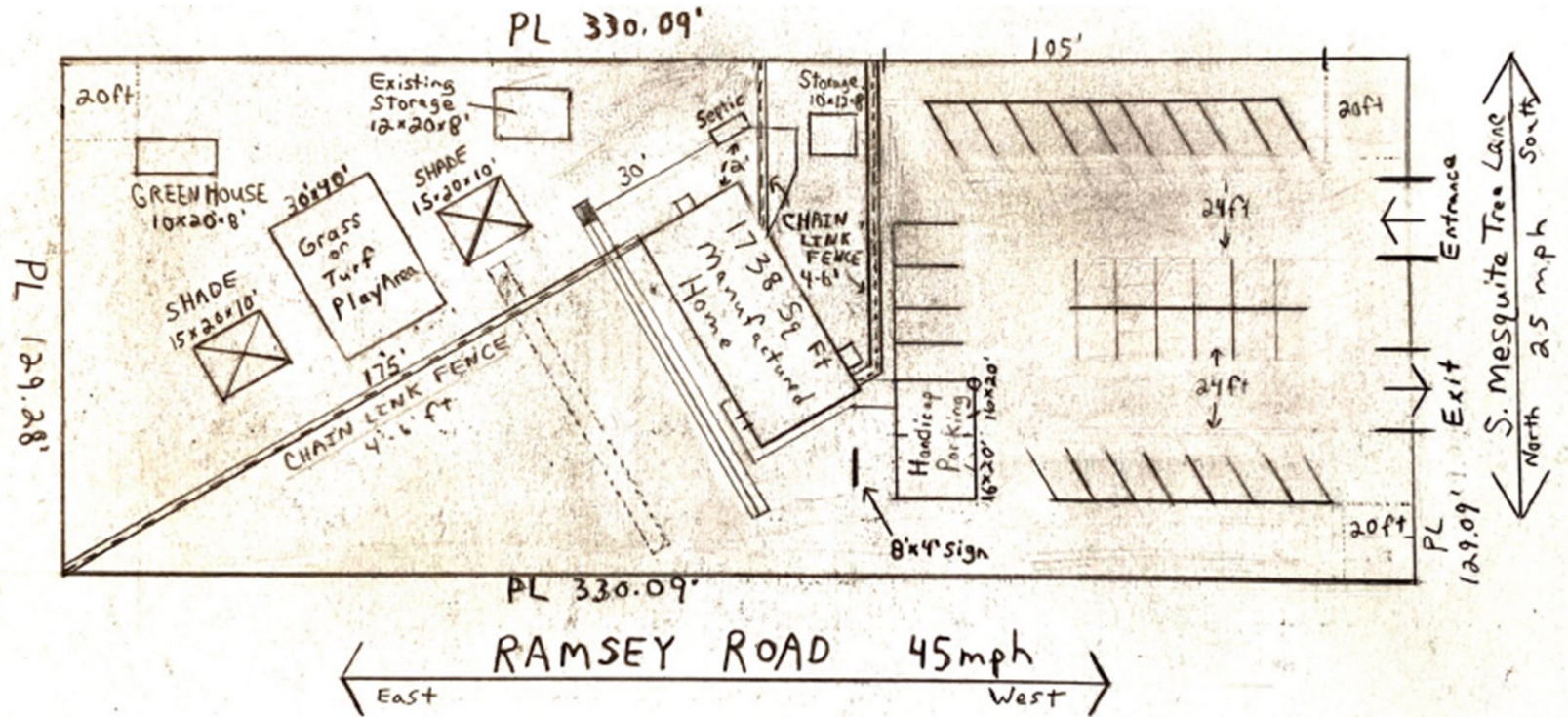
Location



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Proposed
Site Plan



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Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Nine (9) of the criteria apply to this request
 - As submitted complies with six (6) criteria
 - Three (3) criteria comply with conditions and modification



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Site Photos



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

- Old Fort Bowie, County maintained, ROW dedication conditioned
- Traffic Statement required

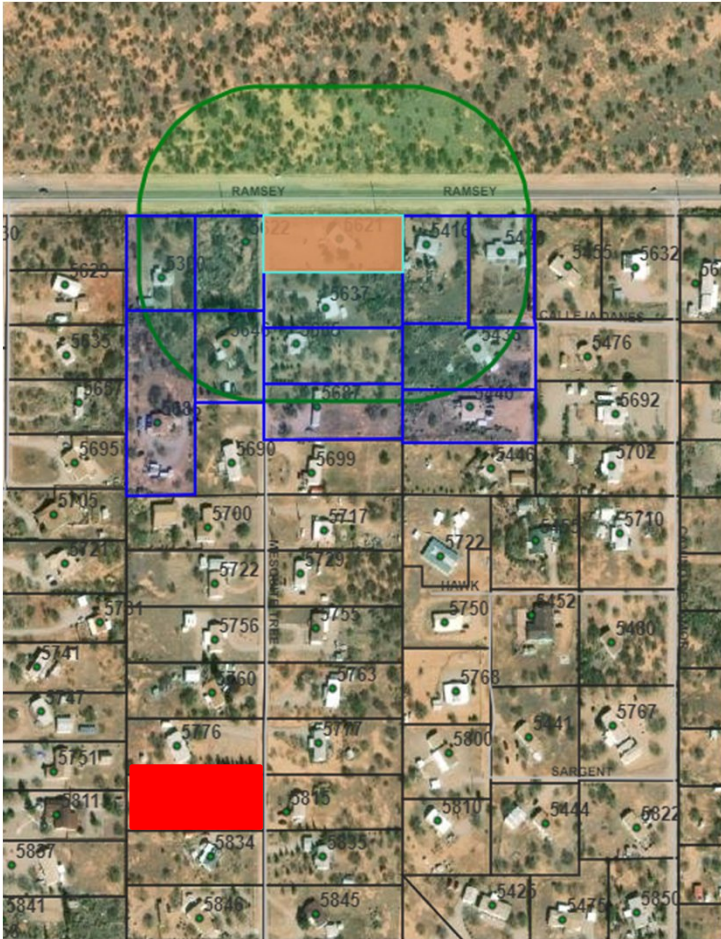


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Public Input: Complies

- One letter in opposition



Factors in Favor of Approval

1. The Project is consistent with the applicable policies of the Comprehensive Plan;
2. The Project complies six criteria used to evaluate special use requests. It complies, with conditions and modification with three additional criteria;
3. With the requested modification the site plan submitted complies with the site development standards and condition contained in section 1825 of the Zoning Regulations;
4. The project would provide a convenience and service to the local neighborhood; and
5. The Project would provide generate employment.

Factor Against Approval

1. One letter of opposition was received.

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Discussion



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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 shall be subject to review by the Planning Division and may require additional modification and approval by the Planning and Zoning Commission.



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**Recommendation:
Conditional Approval**

4. In conjunction with the non-residential permit submittal the applicant shall show all clear site triangles on the site plan.
5. The Applicant shall provide fencing or other approved methods to prevent vehicles from entering and exiting the site via Ramsey Road.
6. If food or snacks will be provided a plan review of a commercial kitchen will be required by Environmental Health.



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Sample Motions

Mr. Chairman, I move to approve Docket SU-21-30 (Mesquite Tree), located on parcel number 104-02-021X, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.



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