

**COCHISE COUNTY**

**SU 22-04  
(Chiricahua Sky Village)**

**Special Use Authorization for an amateur  
astronomer campground in a Rural Zoning  
District**

**Planning & Zoning Commission**

**March 9, 2022**



***Public Programs...Personal Service***

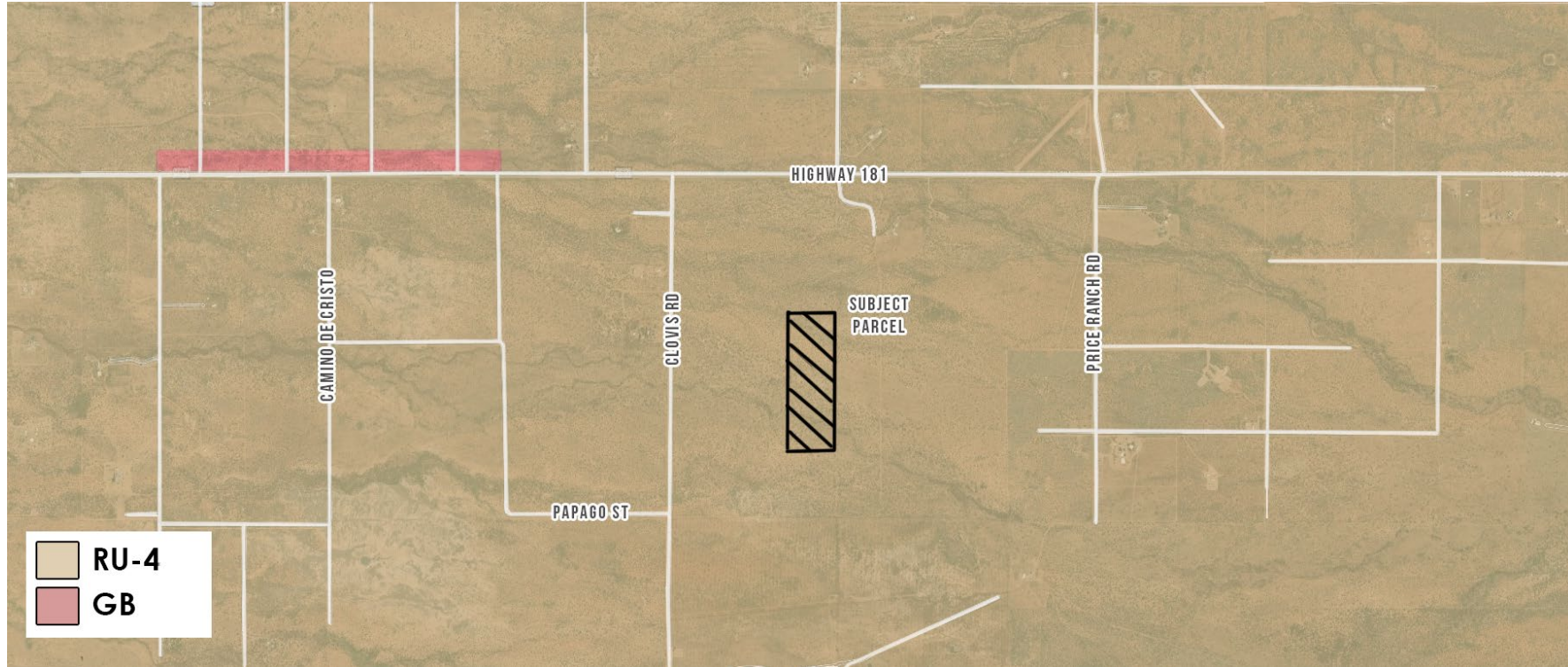
# COCHISE COUNTY

## Background

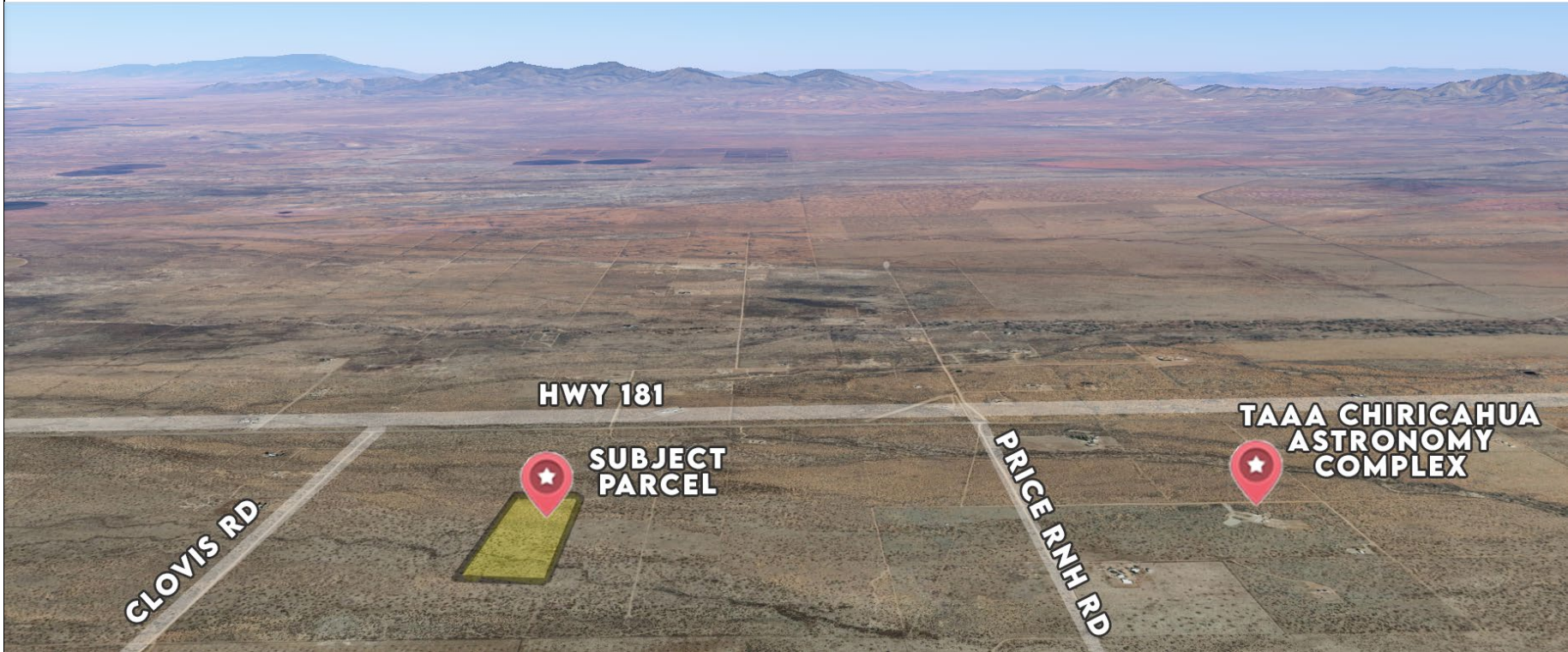
- This is a request to allow an astronomer campground on a 36.13-acre undeveloped parcel of land
- The subject property (parcels 401-60-009D) is 36.13 acres
- The Applicant is Mr. Christopher Smythies
- The property is 10 miles west of the Coronado National Forest, approximately 0.4 miles south of Highway 181 and 0.3 miles east of Clovis Road.



# COCHISE COUNTY **Current (and Proposed) Zoning**

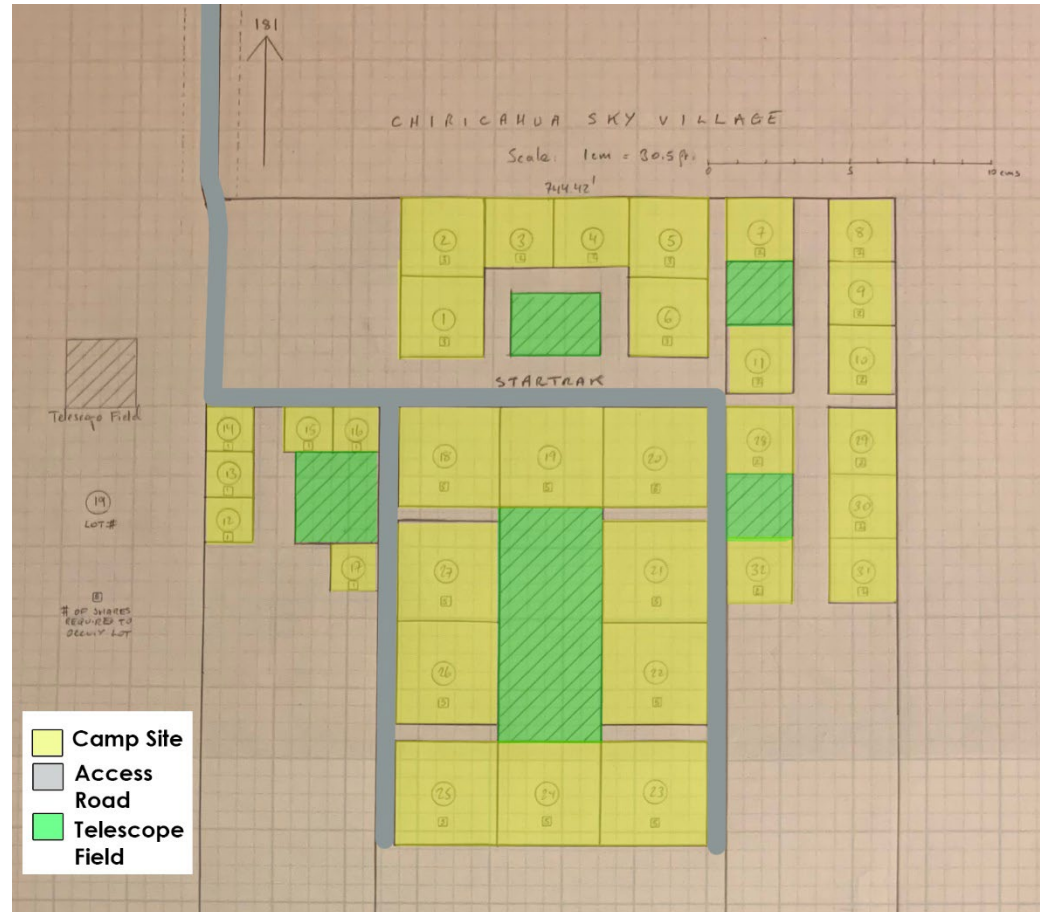
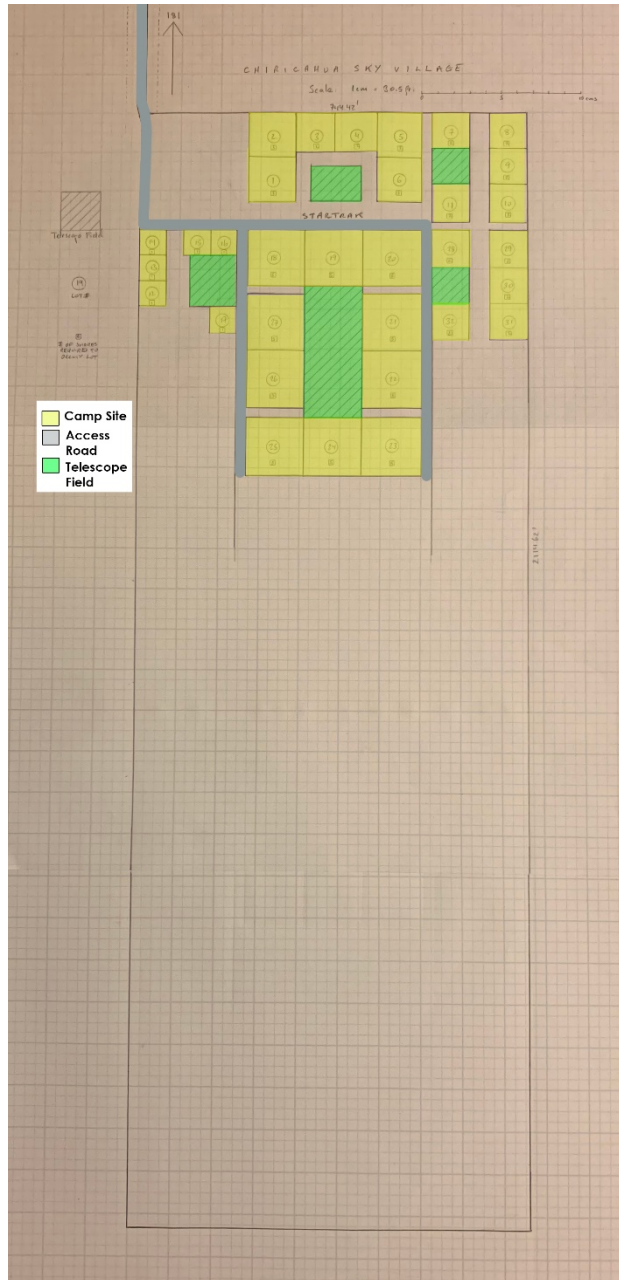


# COCHISE COUNTY **Site Analysis**





# COCHISE COUNTY Proposed Site Plan



32 camp sites, clustered on northern end of 36.13-acre parcel, plus scattered telescope fields

## COCHISE COUNTY **Related Zoning Regulations**

### Section 1805.05 Off-Site Parking

- One space per lot space

### Section 1812 Site Standards for RV Parks

- Regulates: max density, setbacks, max height, site coverage, screening, pedestrian paths, landscape, recreational facilities, and accessory structures



## COCHISE COUNTY **Evaluation Criteria Analysis**

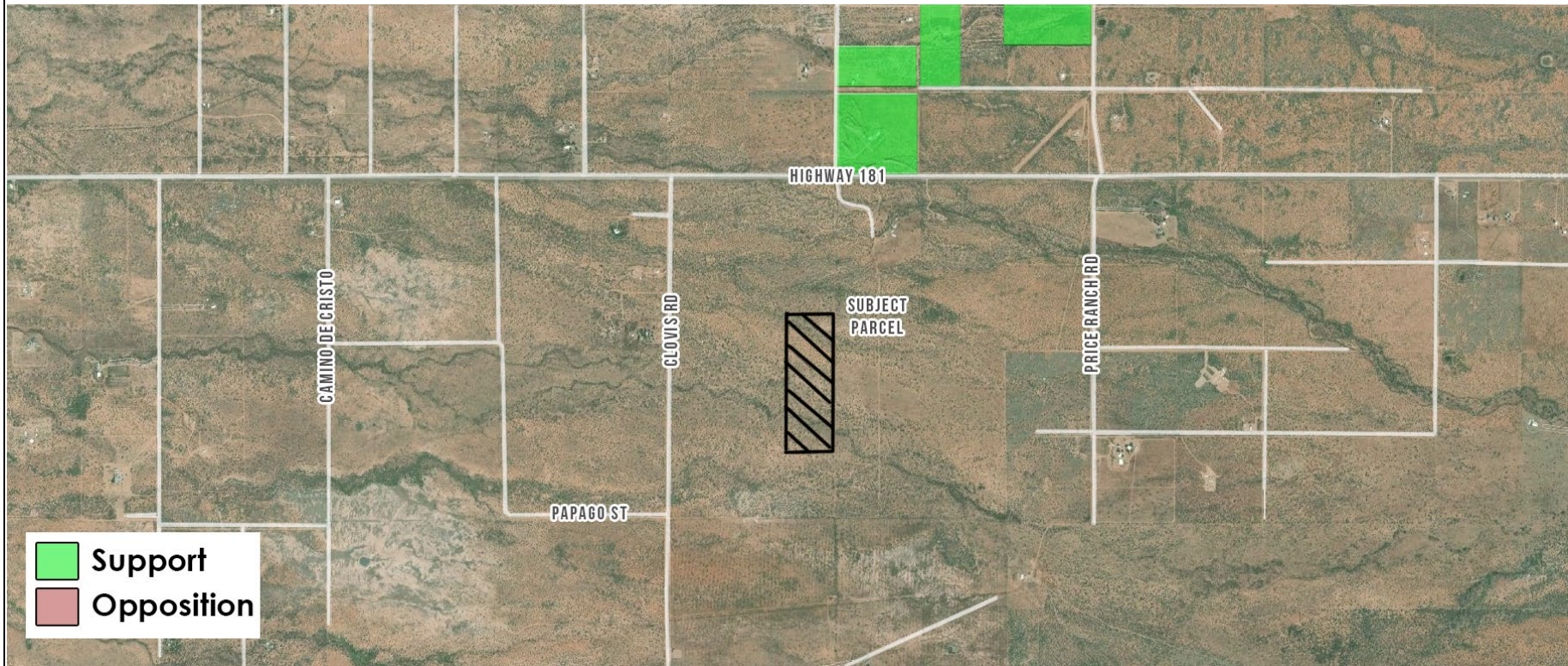
There are 10 factors used to evaluate all **special use** proposals. As submitted, the application:

- Complies: 8 factors
- Complies with conditions: 1 factors (Site Development Standards)
  - Not applicable: 1 factors (Hazardous materials)



# COCHISE COUNTY **Community Input**

4 letters of support were received. No letters of opposition were received.



## COCHISE COUNTY

### Factors in favor of approval

1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies with nearly all criteria used to evaluate special use requests.
3. The proposed use would provide an additional recreational use and would help support the conservation of dark skies.
4. The proposed use is sensitive the rural environment and compatible with the adjacent development.
5. Four letters of support and no letters of opposition were received.

### Factors against approval

1. None





## COCHISE COUNTY **Staff Recommendations**

- Docket SU-22-04, Recommend **Conditional Approval**

If the Commission wishes to grant approval, staff recommends 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 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 18-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, in addition, all standards and requirements of the County Health Services District shall be met, and all permits or licenses shall be obtained prior to operation;
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.



4. The applicant shall be limited to no more than 40 individual camp sites. Only one recreational vehicle is permitted at each camp site.
5. Detached accessory structures are not permitted on RV parking pads or in their accompanying side yards.
6. Permanent occupation of a recreational vehicle or tent is not allowed. This is defined as more than 30-days without a 7-day break.
7. Additional landscaping may be required if current vegetation is insufficient for screening. Site development shall be sensitive to the preservation of existing vegetation.
8. A Firewise Plan and/or Emergency Response Plan may be required by the Development Services Department.
9. The property owner shall be responsible for maintaining the parcel in a clean and orderly state, free of any uncontrolled garbage.



## Sample Motions

*Mr. Chairman, I move to approve Docket SU 22-04, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.*

