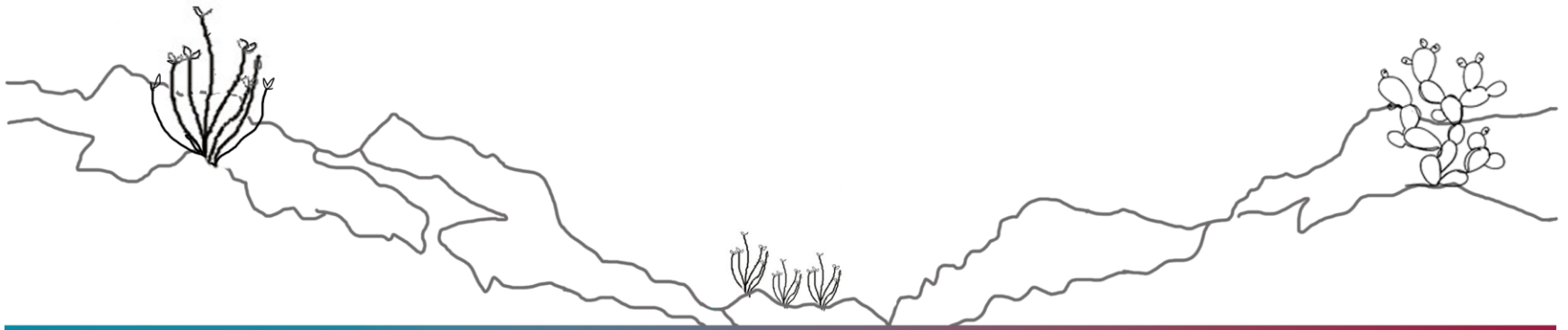


Docket SU22-07(Piette)

A Special Use Request for Animal Husbandry
Services in the R-36 Zoning District

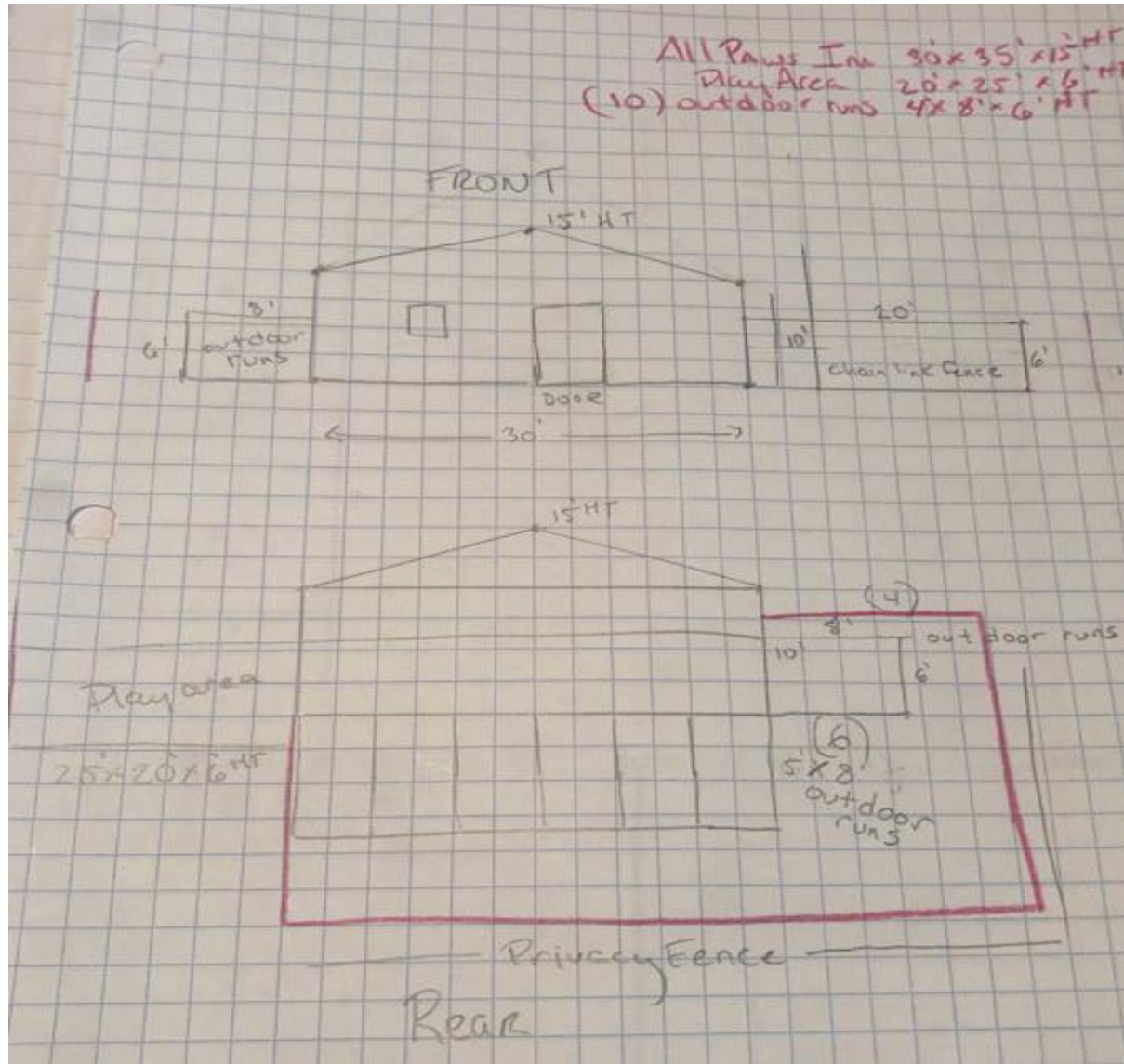


DEVELOPMENT SERVICES



Applicant: Ms. Susan Chieppa
Location: 3442 E. Piette Dr., Hereford AZ
APN: 105-39-062D
Parcel Size: 1.83 Acres
Current Zoning: R-36 (Residential, one dwelling per 36,000 square feet)
Growth Area: Category B
Plan Designation: Neighborhood Conservation
Area Plan: None
Existing Uses: Single Family Residence
Proposed Uses: Same, with 1,050 square foot dog kennel

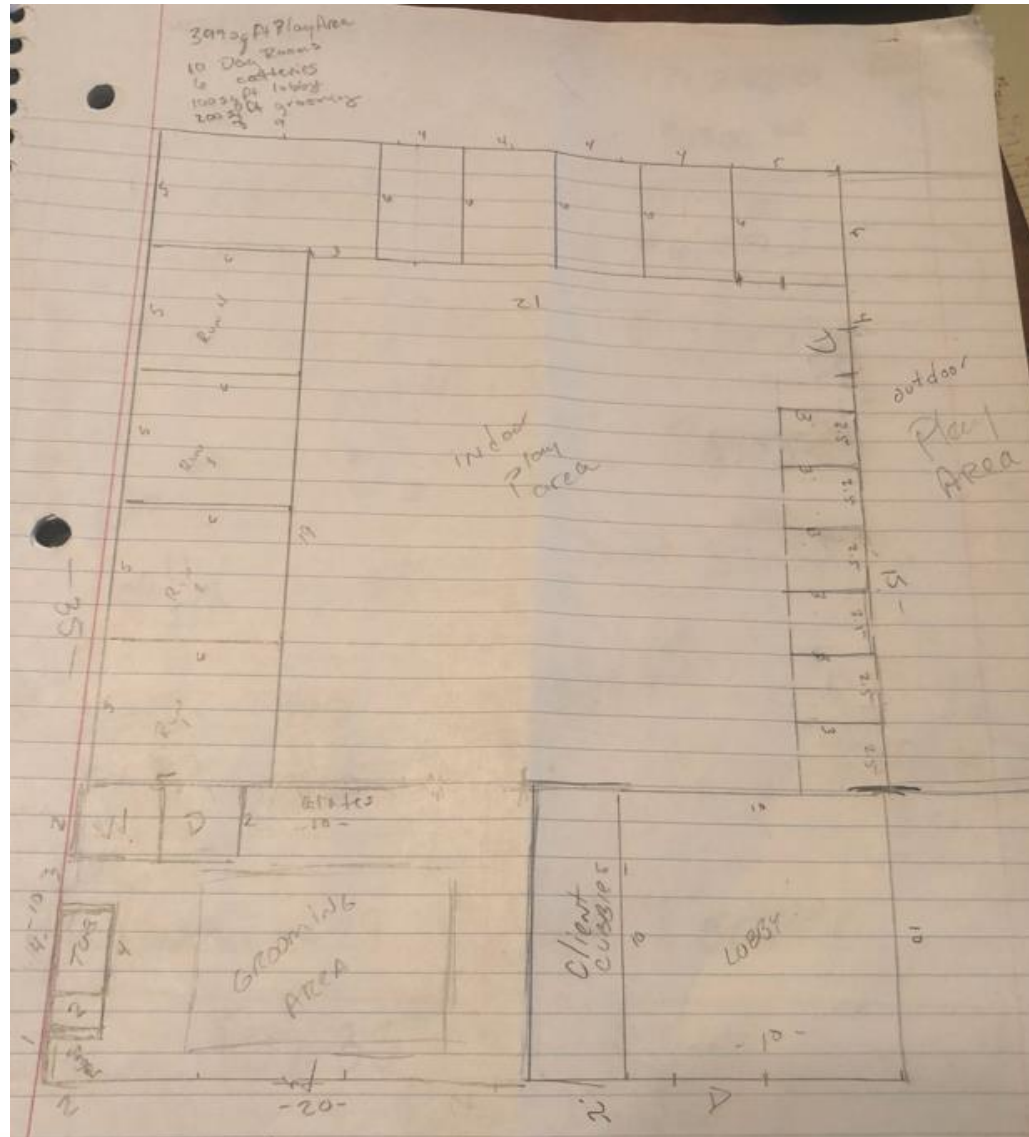




Elevation



Floor Plan



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Eight (8) of the criteria apply to this request
 - As submitted complies with two (2) criteria
 - One (1) criteria comply with conditions
 - Five (5) criteria to not comply



Compliance with Duly Adopted Plans: Does not Comply

- **Growth Area:** Category B (Community Growth Areas)
- **Comp Plan Designation:** Neighborhood Conservation
- **Area Plan:** None
- **Comp Plan:**

The area to be designated is a developed neighborhood that needs protection from non-residential uses

(Section 404.02.B).



Compliance with the Zoning District Purpose Statement: Does not Comply

The Zoning District's purpose statement says:

701.01 To provide an area for family living at a variety of low to medium densities; and

701.02 To provide an area where single-household dwellings, rehabilitated mobile homes, and manufactured homes can co-exist.

Animal Husbandry allowed with Special Use

Section 1716.01 states: *Because of their unique characteristics and often high potential to adversely impact surrounding properties, Special Use Authorizations may be permitted within the Zoning District only to demonstrate that potentially negative offsite impacts have been mitigated.*



Traffic Circulation: Does not Comply

- Located on private, non-County maintained dirt road
- Section 1716.02.D.2 states: *The Special Use Authorization request does not result in the use of any residential street for non-residential through traffic.*
- In the past, criteria approved based on:
 - Area's rural nature
 - Minimal amount of traffic increase
 - Neighbor support or no response to a request, etc.



Adequate Services and Infrastructure: Complies

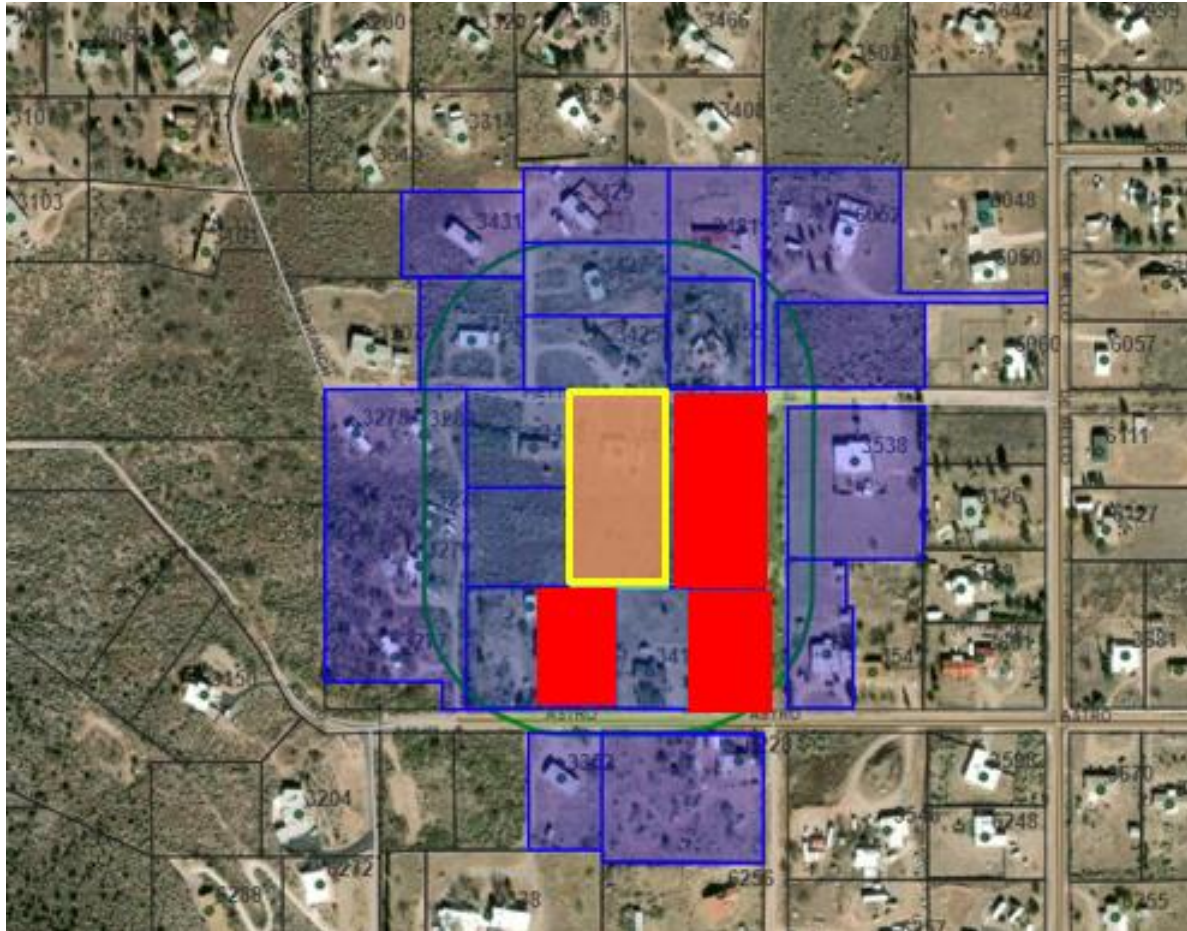
- Existing utilities
 - SSVEC provided comments
- Environmental Health will require review of septic/waste/water disposal



Public Input: Does not Comply

Three letters in
Opposition

 Opposition



Off-Site Impacts: Complies with Conditions

- Noise
- Modest Traffic increase



Discussion



Recommendation: Denial

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.



Recommendation: Conditional Approval

4. Solid screening of at least six (6) feet shall be constructed around the entire non-residential use, including parking, outdoor runs, and facilities.
5. A minimum of 5% of the developed site shall provide drought-tolerant landscaping.



Sample Motion

Mr. Chairman, I move to approve Docket SU22-07, on parcel 105-39-062D with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

