



Cochise County

Development Services
Planning Division

Public Programs...Personal Service
www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: Quihuis Architecture Co., LLC

Name of All Property Owner(s): Pharm Ingram LLC

Applicant Mailing Address:

4861 S Hotel Dr. Suite 125 Tucson, AZ 85714

Street # Town State Zip code

Subject Property Address (if different than mailing address):

8521 N Ingram Rd. Willcox, AZ 85643

Street # Town State Zip code

Email Address: dannyq@qatucson.com

Phone Number: (520)591-7760

Tax Parcel Number: 201-27-003

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: Category D-Rural

Comprehensive Plan Land Use Designation: Rural

Area Plan Designation (if applicable): N/A

Size of Property (in acreage or square feet): 98.89 acres

How many acres will be cleared and developed? Refer to Site Plan for acreage, clearance & development

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online “Appeal: Board of Supervisors.”

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See “concept plan instructions for special uses” (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

This modification is to allow development outside the parcel's floodplain. This request is to modify Special Use Authorization (SU-15-25A) to: (1) relocate the approved 40 acres of cultivation and infusion outside of the floodplain to the east; (2) to relocate the existing barn for reuse; (3) to relocate the proposed 2,000 SF office and 33,673 SF extraction/processing building outside the floodplain.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private	
Sewer/Septic	Septic	
Electricity	SSVEC	
Natural Gas	Southwest Gas	
Telephone	VTC	
Fire Protection	Willcox Rural	
Waste Disposal	Southwest Disposal	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Currently there are the following structures: 3,000 SF farm/utility building, 1,505 SF previous residence/admin office, & 1,040 SF building/garage for the remaining parcel's vacant farm land. Please refer to site plan.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

The proposed uses/structures are: use of existing garage, utility building & previous residence as an administrative office; a 6-foot high chain-link perimeter fence with 12-foot gate; 30-foot wide A/B driveway; required parking spaces (A/B parking lot); 40 acres of greenhouses for growing medical & recreational marijuana; 33,700 SF extraction/building processing. Please refer to Site Plan.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

Yes, the proposed use is consistent and is considered a special use in the current zoning district RU-4. The use will comply and continue the character of agricultural uses and provides non-residential services, all preserving the "Rural" character of the area. The parcel is in an outlying rural area, is 98.8 acres, and approximately 40 acres will be used for the special use.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

There is no change to final product of the existing approved use as a marijuana cultivation facility. Finished flower/cannabis will be grown/cultivated, processed, and stored on site. However, the existing approved cultivation enclosed in greenhouses will be relocated to avoid the floodplain and improve overall aesthetics to surrounding properties. No marijuana will be sold on site.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

The materials utilized to construct the greenhouses will be steel, aluminum, plastic or glass.

The materials used to construct the security fence will be metal. Steel will be used for all other new structures. The materials used to construct the greenhouses and buildings will be of industry standard.

Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

Phase 1 - all security, fencing and 20% of greenhouses, Phase 2 - 40% of greenhouses and new metal buildings, Phase 3 - remaining 40% of greenhouses.

What are the days and hours of operation (if applicable)?

Days of the week: 5 days a week (Monday-Friday)

7 AM to 4 PM

Number of employees (if applicable):

Initially 10 Future: 50

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 15

Total trucks (e.g., by type, number of wheels, or weight)? 5-ton box truck; 1-ton van

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

Travel will be north/southbound on Ingram Rd. and east/westbound on Hardy Rd.

If more than one direction, estimate the percentage that travel in each direction.

50% from the south & 50% from the north

At what time of day, day of week and season (if applicable) is traffic the heaviest?

April - August; 5:30AM-5:30PM Monday-Friday

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day 9,500 per year 2.2 M

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Yes

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

North and southbound travel is anticipated on Ingram Rd. to the parcel's eastern access

point from Ingram Rd.

What impact will this have on the traffic volume of roads serving this subject property?

The impact on traffic will primarily remain the same with a slight increase in deliveries to and

from the site and from an increase in employees needed to cultivate and process. No sale

of marijuana will take place on site.

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

There are no changes to permitted site access. Access to the site will occur from Ingram

Rd. No new driveway cuts are proposed.

Does the subject parcel have site access onto a major road?

Yes

No

Are you requesting any modifications or waivers from site development standards? Please explain.

Yes, we are requesting an increase of lot coverage to 27.5%. After talking to CC staff:
we request pre-approval for 10-foot high steel fence if required by AZDHS. Also, if required
we will do landscaping and odor mitigation if required.

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements

No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

We are in the process of citizen review and have reached out to the 3 surrounding
residences to share our plan.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private	
Sewer/Septic	Septic	
Electricity	SSVEC	
Natural Gas	Southwest Gas	
Telephone	VTC	
Fire Protection	Willcox Rural	
Waste Disposal	Southwest Disposal	

Describe any outdoor activity associated with your special use proposal.

N/A

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

All equipment and product will not be visible to the public and will be screened from view.

See site plan.

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Noises and vibration typically associated with farming operations will be produced, which will occur 5 - 6 times per year throughout the year. These noises and vibrations are typical for the zoning and surrounding neighboring properties.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

There will be odors emanating consistent with cannabis grow and will be mitigated as they're growing inside enclosed greenhouses.

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

The use will attract the normal anticipated pests and rodents brought by farming operations. An integrated pest management system will be employed to mitigate any pests or rodent activity.

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No additional dust beyond travel on gravel - A/B driveway and parking lot. County's dust mitigation requirements will be met during the construction phase.

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

All drainage flow will be managed in accordance with county regulations. All existing drainage patterns will not be altered with this expansion.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

All of the county's dust mitigation requirements will be met during the construction phases and the construction stormwater pollution prevention plan will be followed.

If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

All irrigation technology will be state of the art for water conservation.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

DocuSigned by:
Danny Grubis

16169968EF8848B
Applicant Signature

2/25/2022

Date

KEYNOTES THIS SHEET

1. NEW 6' HIGH CHAIN LINK FENCE.
2. NEW CHIP SEAL OR AS OR EQUIVALENT DRIVEWAYS / PARKING AREAS PER COUNTY STANDARDS.
3. EXISTING BUILDING TO REMAIN.
4. NEW 6' HIGH X 24' WIDE SLIDING METAL GATE AND 6' HIGH X 30' WIDE SWINGING METAL GATE WITH LOCK.
5. EXISTING GRAVEL ROADWAY TO REMAIN.
6. NEW 12.0' X 230.0' PRE-ENGINEERED GREEN HOUSES (TYP OF 12 IN PHASE I), 16' BLDG HEIGHT.
7. FUTURE 12.0' X 230.0' PRE-ENGINEERED GREEN HOUSES (PHASE II), 16' BLDG HEIGHT.
8. FUTURE 12.0' X 200.0' PRE-ENGINEERED GREEN HOUSES (PHASE III), 16' BLDG HEIGHT.

SITE COVERAGE CALCULATIONS

TOTAL LAND AREA 98.90 ACRES

PHASE I
 (12) PROPOSED GREEN HOUSES: 198,720 S.F. (4.56 ACRES)
 EXISTING ADMINISTRATION BUILDING: 1,505 S.F.
 EXISTING WAREHOUSE: 1,040 S.F.
 EXISTING / PROPOSED DRIVEWAYS 68,323 S.F.
 $198,720 + 1,505 + 1,040 + 68,323 = 269,588 / 4,308,084 = 6.26\% \text{ COVERAGE}$

PHASE II
 (27) PROPOSED GREEN HOUSES: 447,120 S.F. (10.26 ACRES)
 RELOCATED OFFICE BUILDING: 2,000 S.F.
 RELOCATED WAREHOUSE BUILDING: 3,000 S.F.
 EXTRACTION / PROCESSING BUILDING: 33,573 S.F.
 $269,588 + 2,000 + 447,120 + 3,000 + 33,573 = 755,281 / 4,308,084 = 17.53\% \text{ COVERAGE}$

PHASE III
 (30) PROPOSED GREEN HOUSES: 432,000 S.F. (9.92 ACRES)
 $755,281 + 432,000 = 1,187,281 / 4,308,084 = 27.56\% \text{ COVERAGE}$

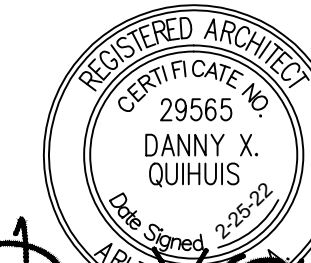


QUIHUIS ARCHITECTURE CO. LLC

4861 S. Hotel Dr., Suite 125
 Tucson, Arizona 85714
 Office: (520) 591-7760
 Email: dannyq@qactucson.com

CONSULTANTS

CIVIL
 SAM DEHAYBI
 STRUCTURAL
 N/A
 MECHANICAL
 N/A
 ELECTRICAL
 N/A



TITLE:

SITE PLAN

THE PHARM
 Ingram Road

REVISED SUP

8251 N. INGRAM RD
 WILLCOX, AZ

REVISION SCHEDULE		
#	DATE	DESCRIPTION

DRAWN: DO
 DATE: 2-25-22
 SCALE: AS NOTED
 QAC JOB: 2022.03

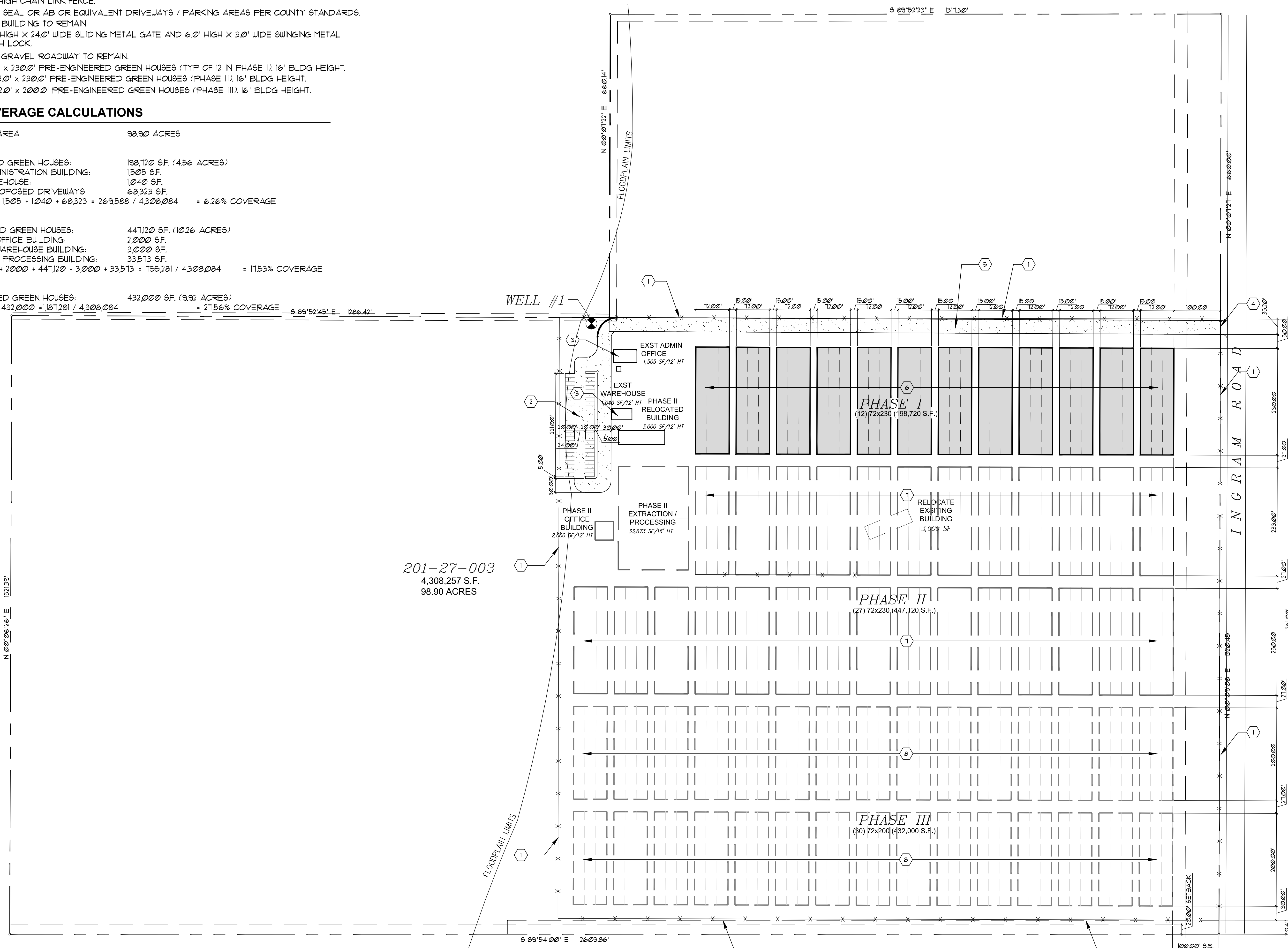
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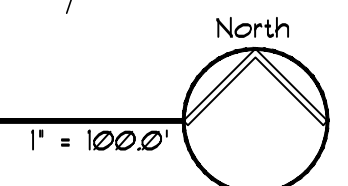
1 OF 4 SHEETS

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A
B
C
D



SITE PLAN



DO NOT SCALE DRAWINGS