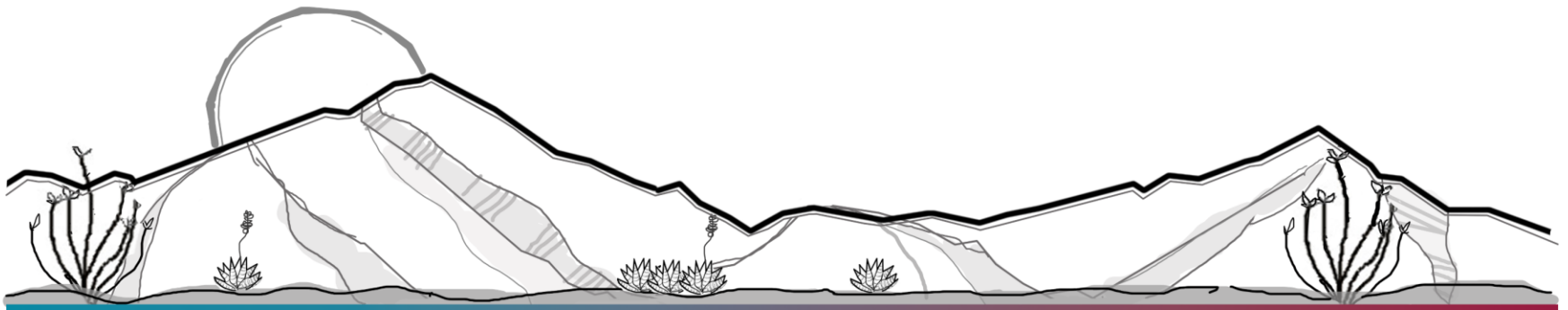


SU22-09 (Frontier)

Special Use Authorization for Proposed Eco-
friendly Destination

Planning and Zoning Commission

May 11, 2022



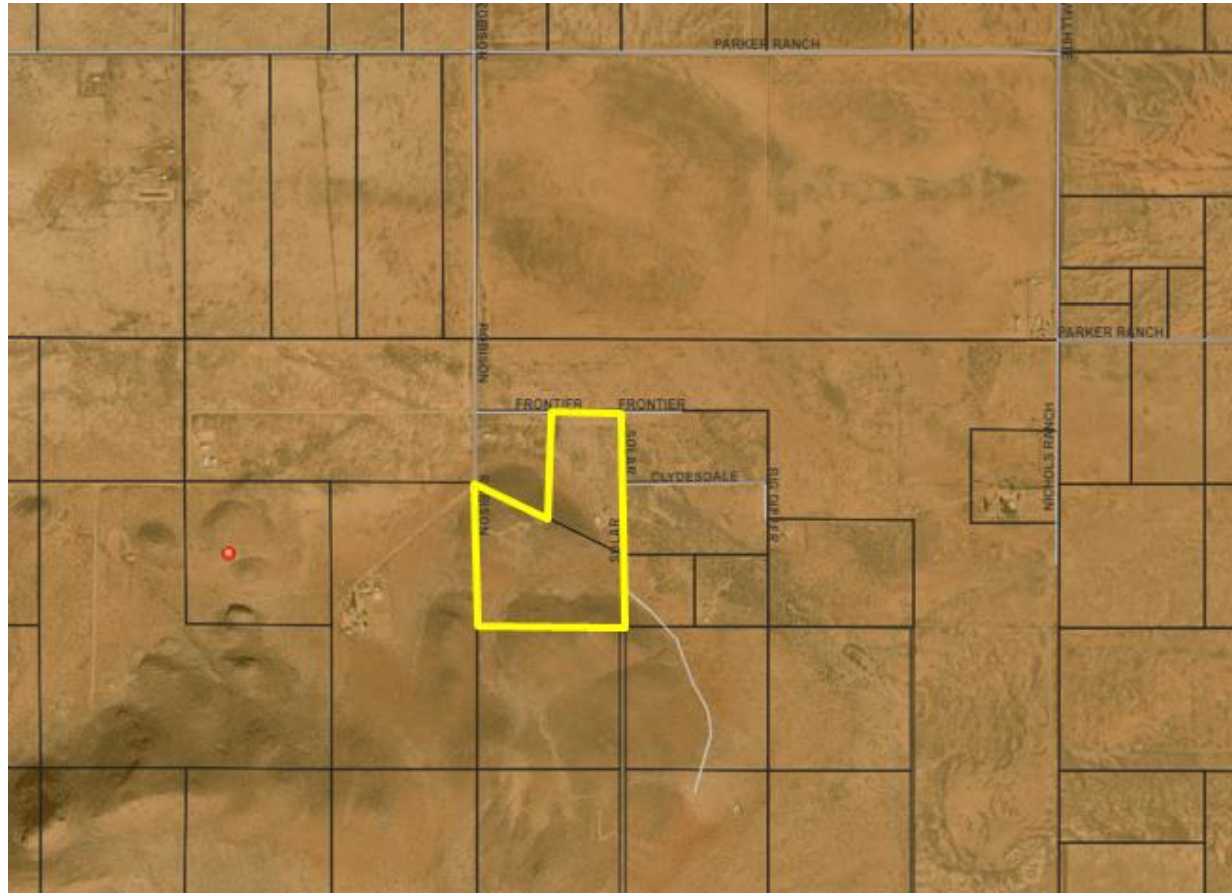
DEVELOPMENT SERVICES

- Parcel Size: 47.5 acres
- Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
- Proposed Zoning: Same
- Growth Area: Category D
- Comprehensive Plan Designation: Rural
- Area Plan: None
- Existing Uses: Residence and Ranching
- Proposed Uses: Eco-Retreat including RV, Cabin and tent camping and educational workshops



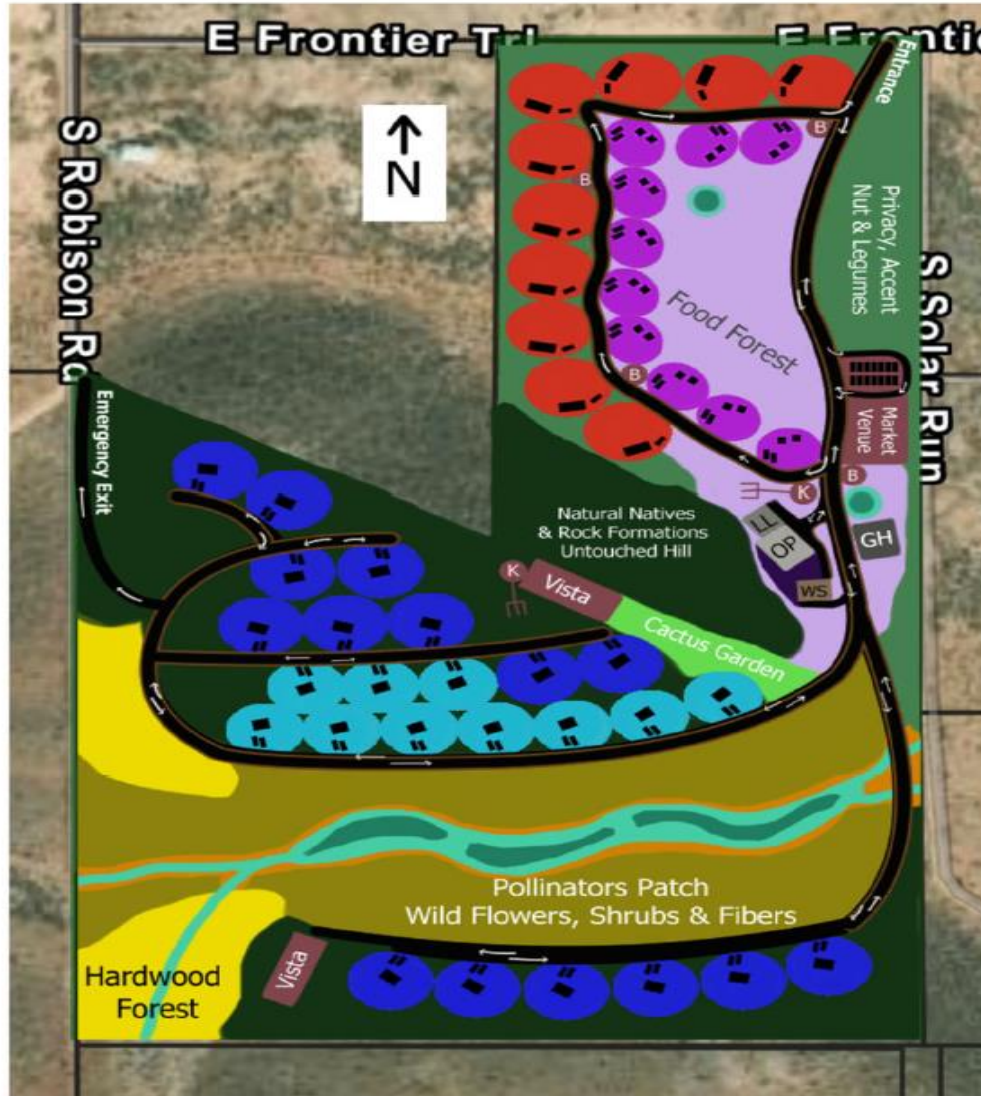
Click to edit Master title style

Location



DEVELOPMENT SERVICES

Site Plan



DEVELOPMENT SERVICES

Potential cabin styles



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 five (5) criteria
- Three (3) criteria complies with conditions



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

- Eight (8) of the criteria apply to this request
- As submitted complies with five (5) criteria
- Three (3) criteria complies with conditions

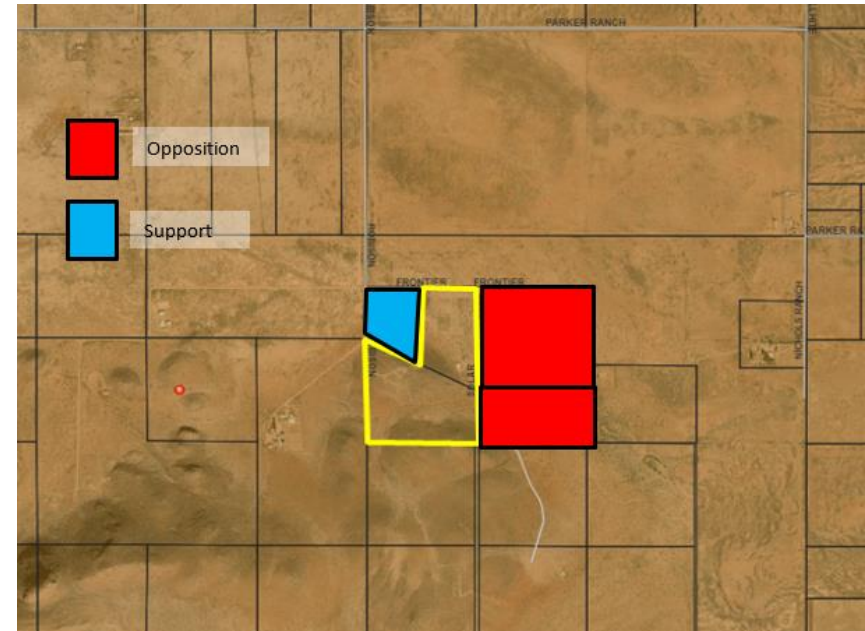


Public Input

- Two (2) letters in opposition
- One (1) letter in support

Issues:

- Water(shared well)
- Traffic
- Non-residents being brought into the area



Factors in Favor of Approval

1. With the recommended Conditions of Approval/modification, the proposed use would fully comply with five (5) of the eight Special Use factors used by staff to analyze this request and would comply with three (3) additional factors if the Conditions of approval are met;
2. This project will provide the diversity of business discussed within the Comprehensive Plan by providing support of entrepreneurship of a different type of business in the County.
3. The Comprehensive Plan states: *Education, creativity, and entrepreneurship are essential and should be encouraged as part of an economy-based land use policy. Supporting small businesses will not only spur diversified income opportunities and ensure economic competitiveness but will also foster resilience in the face of economic challenges such as natural disasters.* This business adds to that diversity.
4. One letter of support received.



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Factors Against Approval

1. Two (2) letter in opposition to the request have been received



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Discussion



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 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 12-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. Non-compliance can result in the Special Use being revoked upon a 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 apply 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. A traffic statement shall be provided in conjunction with the first permit submittal. This traffic statement shall provide anticipated traffic volumes and identify all improvements necessary to support this development;
5. Prior to Final inspection of Phase 1, a new paved apron shall be required at Parker Ranch Road and Robinson Road. All fences, mailboxes and signs located within the County right-of-way and/or in the clear sight triangles shall be relocated at the applicant's expense to the satisfaction of the County Engineer;
6. The Applicant shall sign a Private Road Maintenance Agreement (PMA) for Robinson Road and Frontier Trail;
7. A Drainage Analysis must be submitted from an Arizona Registered Civil Engineer;
8. A solid wall, berm, vegetation screen or a combination shall be constructed/planted along Solar Run in conjunction with each phase.
9. With each permit submittal a detailed, fully dimensioned site plan shall be provided and including an ongoing table showing site lot coverage.

