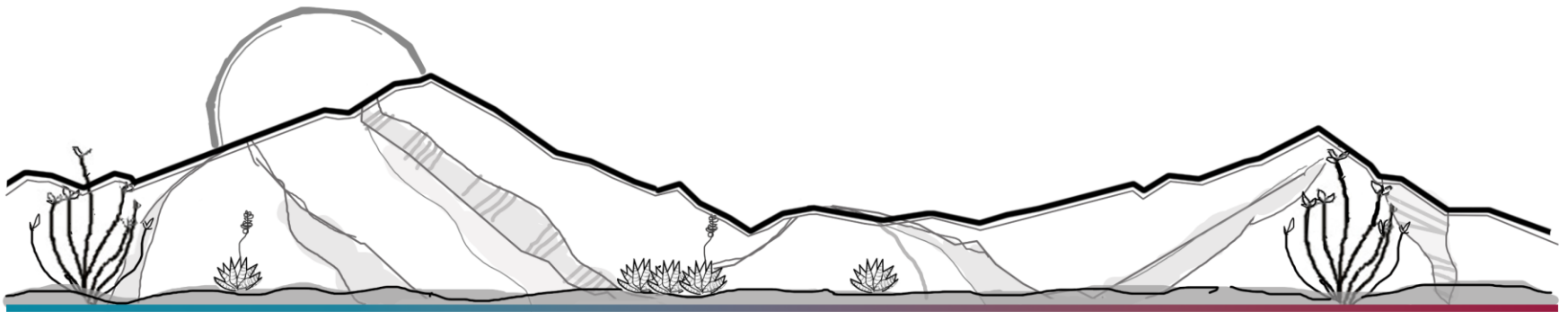


SU22-09 (Frontier)

Special Use Authorization for Proposed Eco-friendly Destination
Planning and Zoning Commission
June 8, 2022



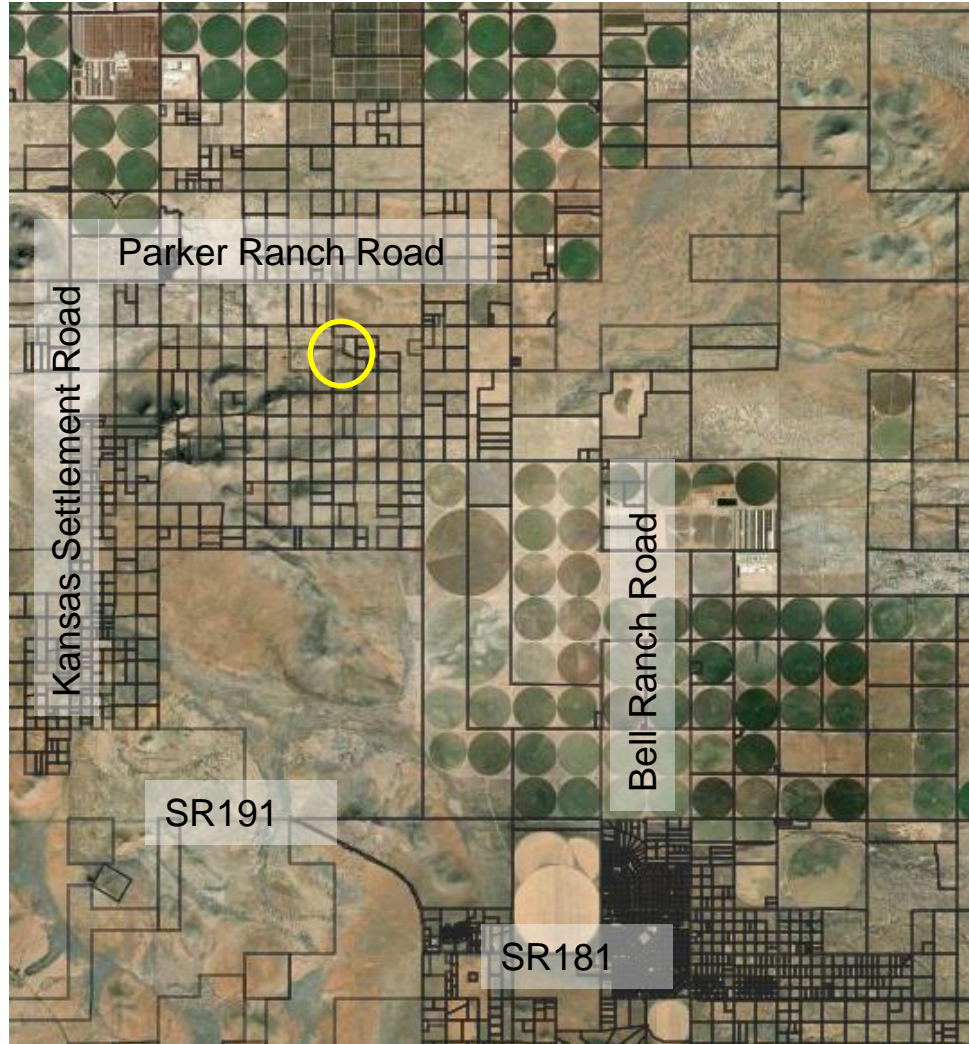
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- Parcel Size: 47.5 acres
 - APN: 401-88-001F and 002A
 - Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
 - Proposed Zoning: Same
 - Growth Area: Category D
 - Comprehensive Plan Designation: Rural
 - Area Plan: None
 - Existing Uses: Residence and Ranching
 - Proposed Uses: Eco-Retreat including RV, Cabin and tent camping and educational workshops
-
- Previously heard at the May 11, 2022 Planning and Zoning Commission.
 - Tie vote (4-4) triggers a re-hearing

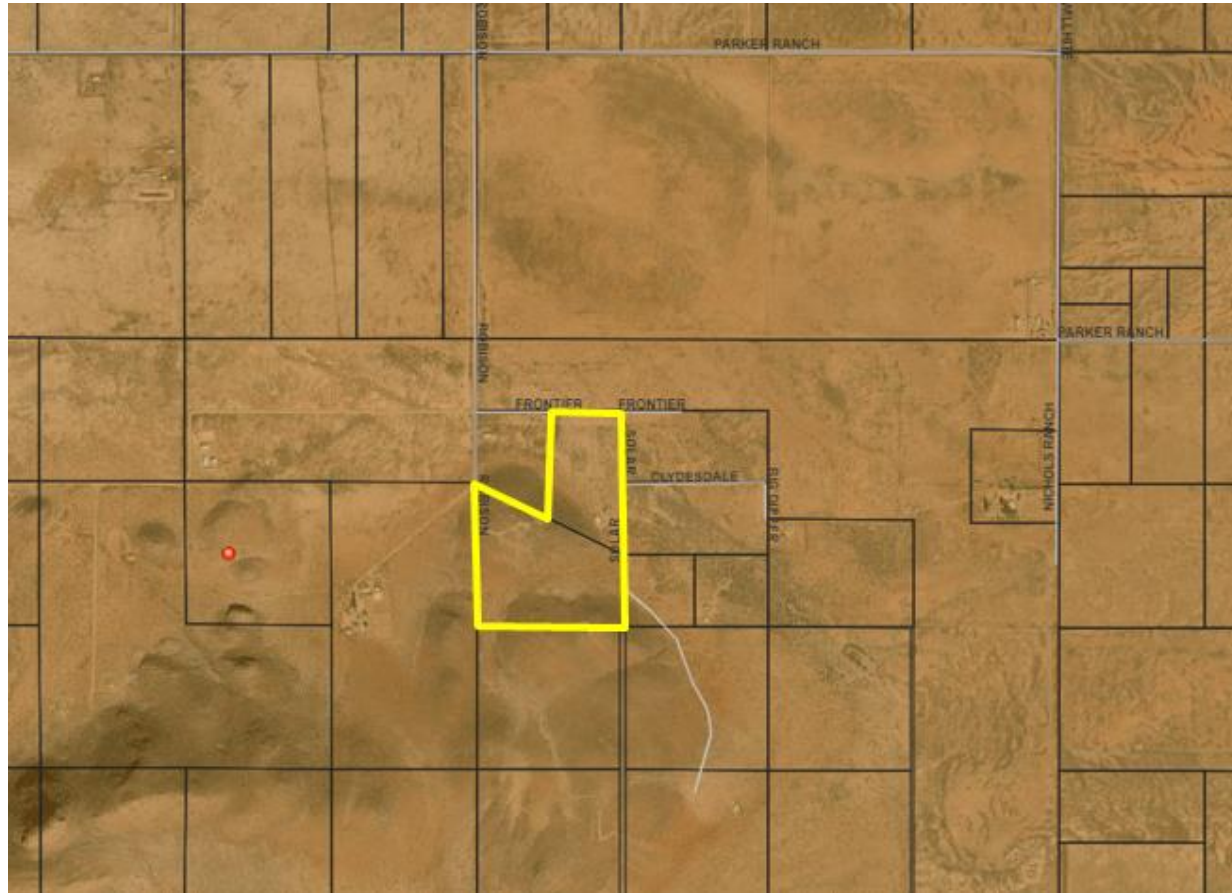


DEVELOPMENT SERVICES

Location



Location



DEVELOPMENT SERVICES

What is proposed?

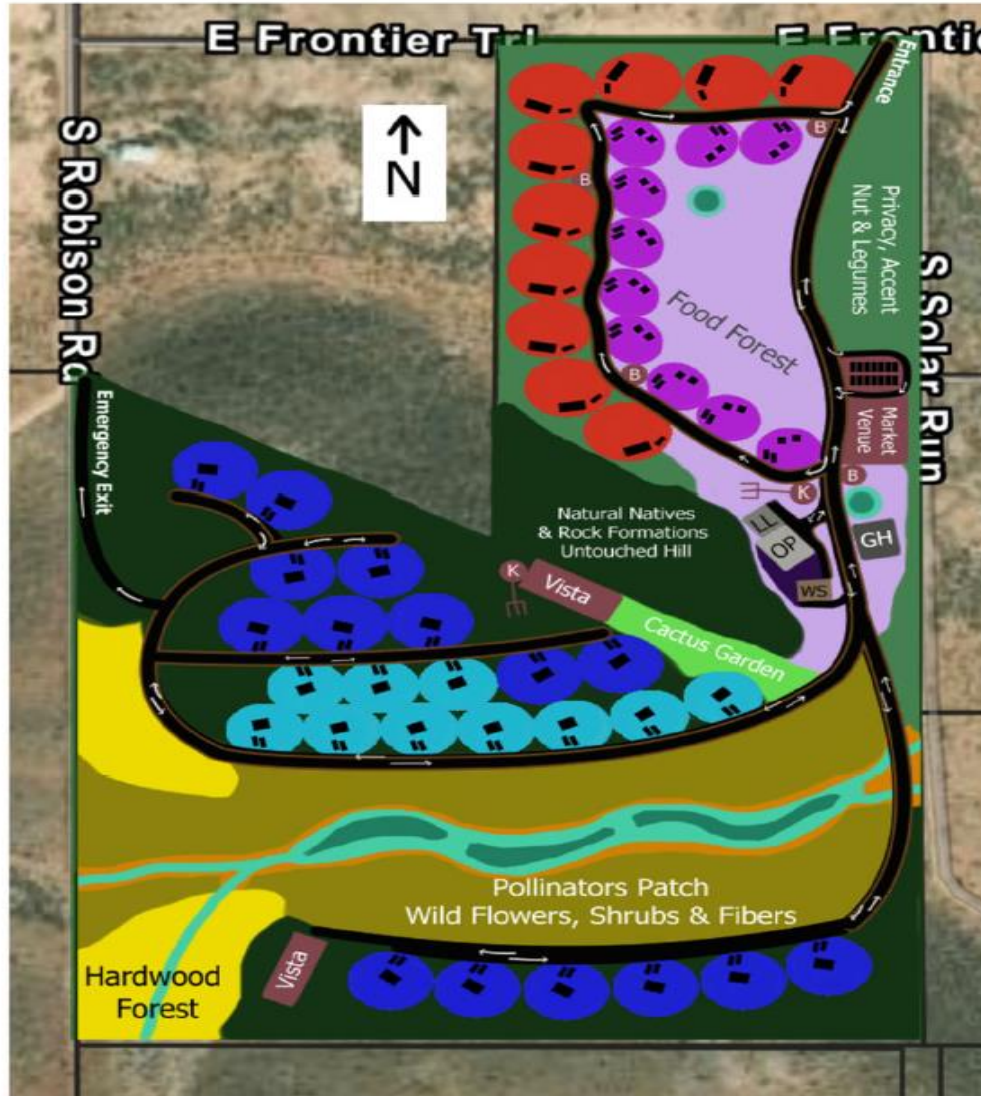
A phased eco-friendly destination to teach about soil health, water retention, agroforestry, and similar topics. The venue will hold retreats, workshops, special events and classes. Included with the proposal are approximately:

- 10 RV sites (2 of which will be occupied by the applicants)
- 10 dry camping sites
- 10 Tents
- 15 cabin sites
- Outdoor community kitchens, workshop space, open air venue, a lounge/laundry area, a convenience store/gift shop, and market garden
- Parking, up to 110 proposed
 - 2 spaces provided for each cabin/tent
 - 1 space with each RV
 - 14 spaces for Market venue



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Site Plan



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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



Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Rural
- **Growth Area:** Category D (Rural Growth Areas)
- **Area Plan:** None



- Comprehensive Plan states:
 - *Non-residential development is geared toward providing local services, tourism...*
 - *The Economic Development Element states Goal 1. Support the preservation and expansion of the Cochise County's tourism, technology, agriculture, security, renewable energy, and transportation sectors...*
 - *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*



Compliance with Zoning District Purpose Statement: Complies

Rural-

- 601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;
- 601.03 To preserve the agricultural character of those portions of the County capable of resource production;
- 601.05 To provide recreational support services that are compatible with rural living;
- 601.06 To protect the quality of the natural environment as it relates to safeguarding the health, safety, and welfare of the people in Cochise County; and



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

- Access is Robinson Ranch Road to Frontier Trail
- No access to Solar Run Road
- Applicant estimates between 5-60 vehicles will be entering the site each day
- Conditions:
 - Traffic Statement
 - New paved Apron at Parker Ranch Road/Robinson Road
 - PMA



Adequate Services and Infrastructure: Complies

- The site has existing electricity and a shared Well
- Improvements to the Road may be required
- Applicant is intending to do water harvesting to reduce water need



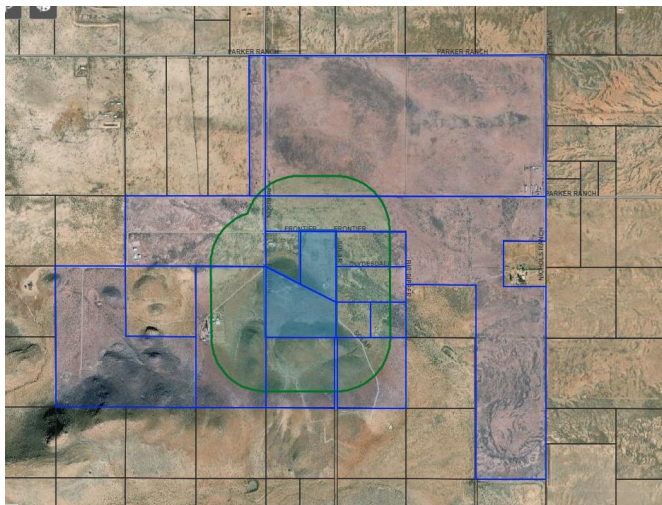
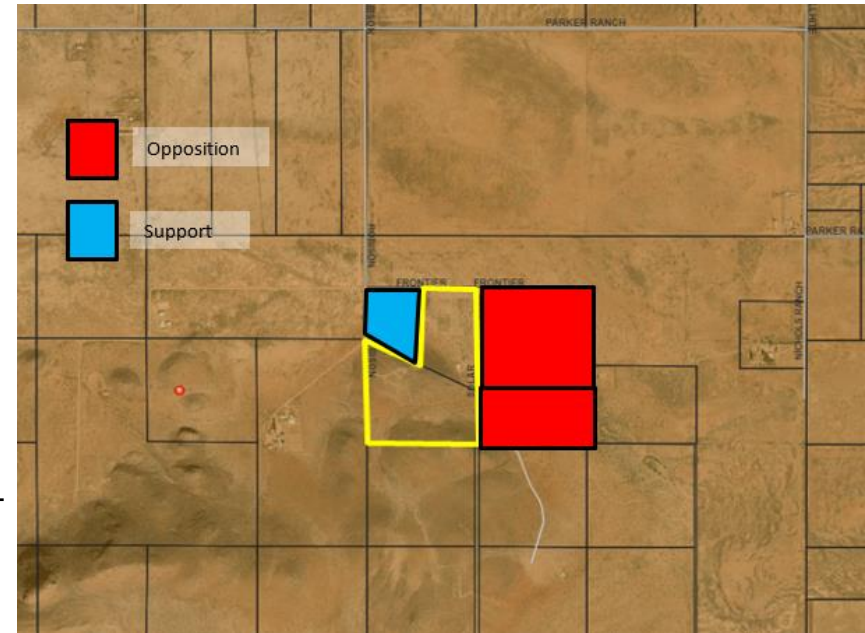
Significant Site Development Standards: Complies with conditions

- Site Plan
 - The Applicant will be required to provide a fully dimensioned site plan
- Setbacks
 - 20 feet from the perimeter shall be maintained
- Lot Coverage
 - An ongoing table will be required to be provided showing lot coverage
- Height
 - Maximum height of 30 feet allowed
- Lighting
 - Shall comply with the Outdoor Lighting Regulations
- Landscaping
 - No landscaping or screening required
 - Staff recommends solid fence and or vegetation barrier along the length of Solar Run



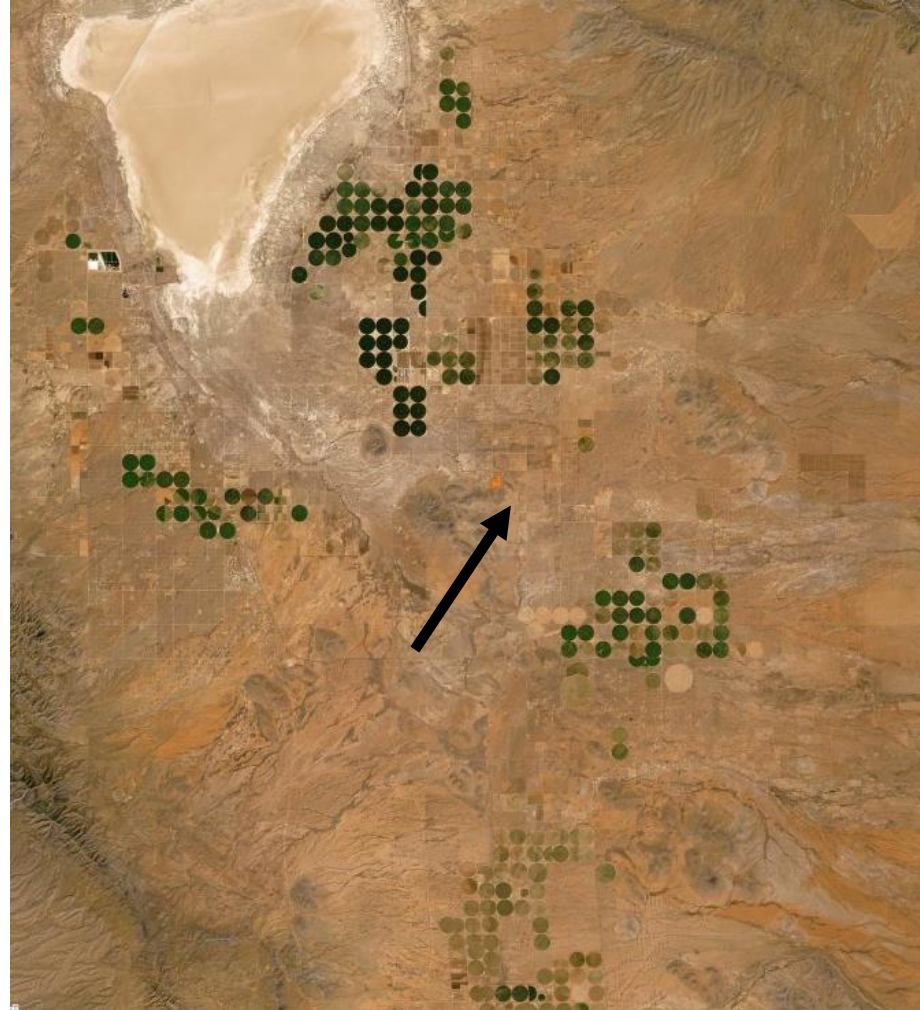
Public Input: Complies

- Two (2) letters in opposition (neighbors)
- Two (1) letter in support (neighbor)
- Eight additional letters in support
- Issues:
 - Water(shared well)
 - Traffic
 - Non-residents being brought into the area
- Letters sent to 14 properties within 1,000 feet



Water Conservation: Complies

- Overall goal of the project is to teach water conservation to others, while conserving on the site
- 11 SFRs could be constructed on the site
- USGS estimates 80-100 gallons of water per person, per day for indoor use only (no landscaping)
- Ag water use unregulated



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. Nine letters of support received.



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Factors Against Approval

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



Discussion



DEVELOPMENT SERVICES

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.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SU21-09 (Frontier), located on parcel 401-88-001F and 002A, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

