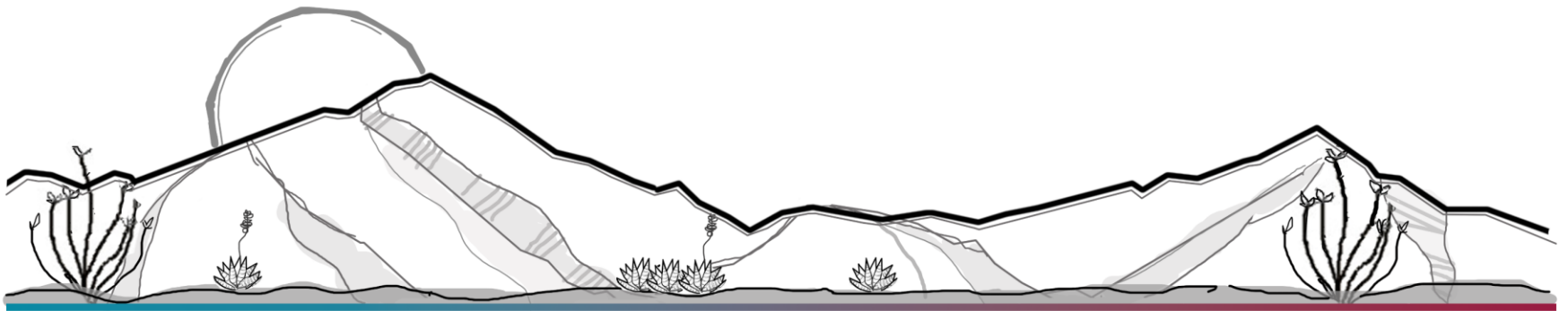


SU22-31

Natoma Plant Nursery

**Special Use Authorization for a Commercial Plant Nursery
in an RU-4 Zoning District**

**Planning & Zoning Commission
February 8, 2023**



Natoma Plant Nursery

5715 Natoma Trail
Sierra Vista, AZ

RU-4 Zoning District
Category D, Rural Residential
Sierra Vista Subwatershed



Developed with residence,
detached garage, barn, and
storage building.

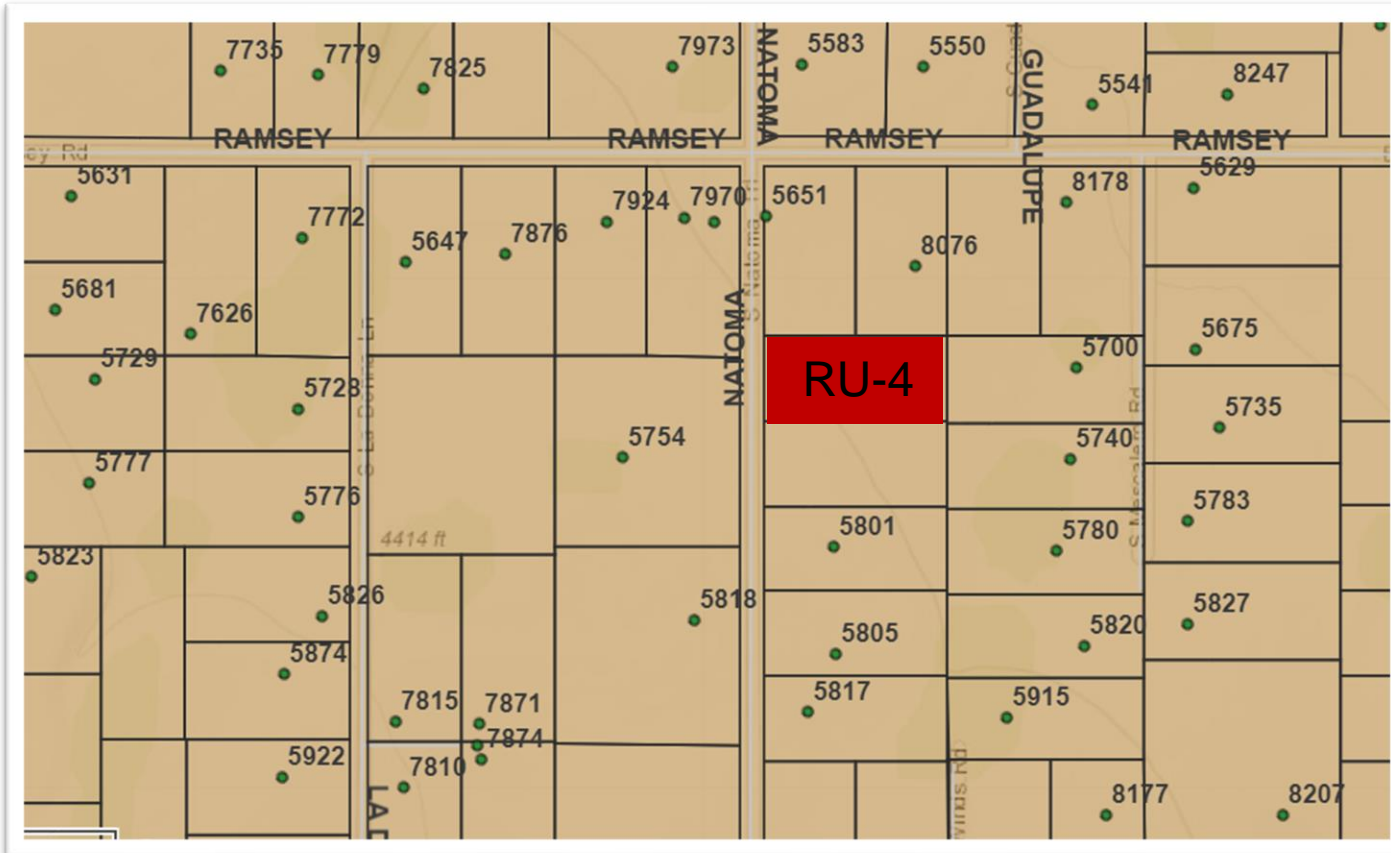
DEVELOPMENT SERVICES

Waiver Request of Section 604.05 Screening



 Neighboring residences/accessory structures;  Area required to be screened

Zoning RU-4



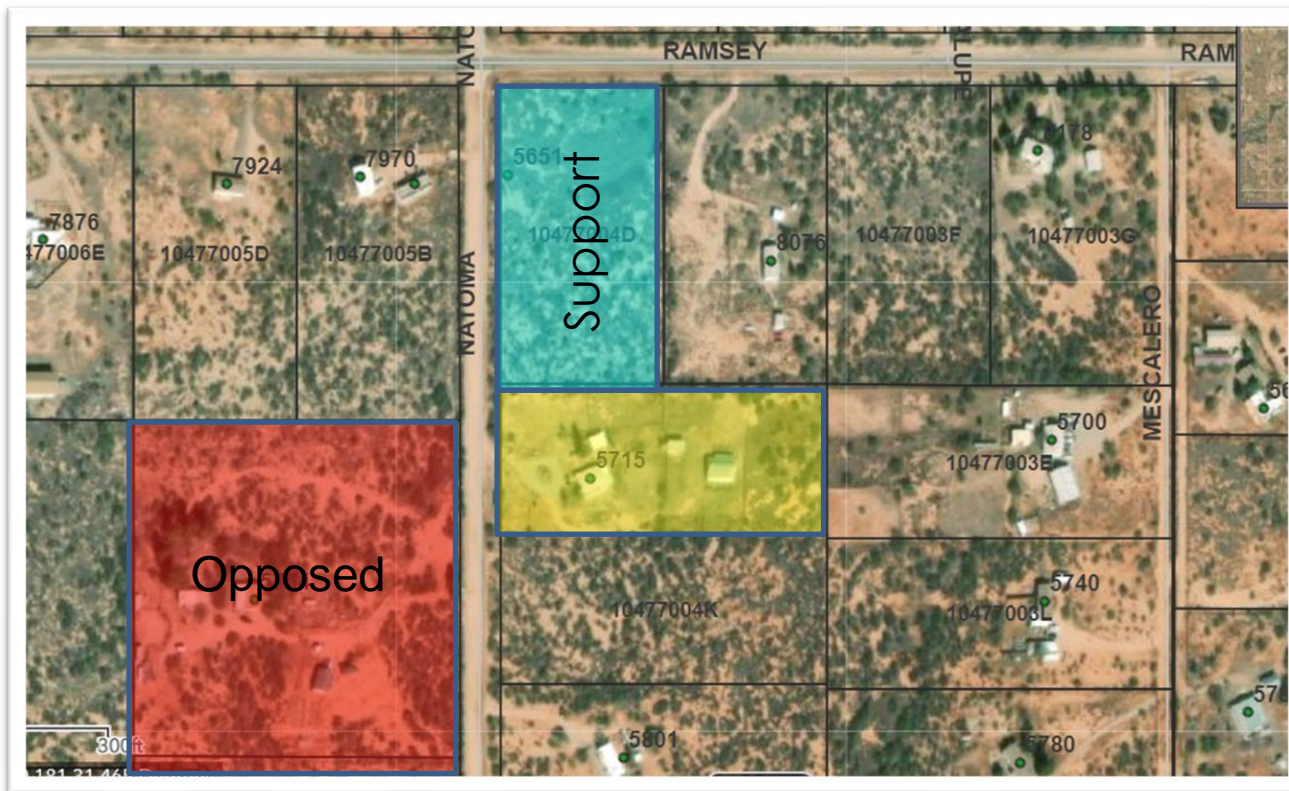
Encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living.

Public Comment

Support: 1 Letter of Support

Concerns: 1 Neighbor Opposed

Traffic, Lights, and Noise



 Support  Opposed

There are 10 factors used to evaluate Special Use Authorizations

Factors for a Special Use Authorization	Complies/Not applicable
Compliance with Duly Adopted Plans	Complies
Compliance with the Zoning District Purpose Section	Complies
Development along Major Streets	Not applicable
Adequate Services and Infrastructure	Complies
Significant Site Development Standards	Complies with Approval of Requested Waiver
Hazardous Materials	Not applicable
Off-Ste Impacts	Complies
Water Conservation	Complies if Conditions are Attached

Factors against a Special Use Authorization	Does not Comply
Traffic Circulation Factors	Does not Comply (the SU will result in a residential street being used for non-residential traffic. The Engineering Department denied a second access onto Natoma Trail.)
Public Input	Does not Fully Comply (Opposition to increased traffic.)

DEVELOPMENT SERVICES

Factors in Favor of Request

- 1. The project complies with Duly Adopted Plans and with the Zoning District Purpose Section.**

The proposed use is consistent with the type and pattern of development envisioned for its location in the Comprehensive Plan.

- 2. The project complies with the Adequate Services and Infrastructure factor.**

The applicable reviewing agencies did not recommend improvements.

- 3. The project complies with Significant Site Development Standards with the approval of the requested waiver.**

The Applicant requests approval of a waiver of the 6' solid fence screening requirement. No buildings will be constructed so setbacks, lot coverage, and height standards are not applicable. No outdoor lighting is proposed.

DEVELOPMENT SERVICES

Factors in Favor of Request

- 4.** The project complies with the Off-Site Impacts factor if Conditions are attached.

The applicable reviewing agencies did not recommend improvements.

- 5.** The project complies with the Water Conservation factor if Conditions are attached.

The Applicant agrees to conserve water by drip irrigating, bottom-watering plants, and using the water from a rainwater harvesting tank (minimum 500 gallons) to irrigate non-consumable plants.

Factors Against Approving the Request

The project is not consistent with the Traffic Circulation factor.

a. The project does not preserve “the functions of surrounding streets”.

A second access is proposed. The Engineering Department denied the second access. The primary access will need to be used and improved to commercial standards.

b. The project does not comply with “ the request does not result in the use of a residential street for non-residential traffic.”

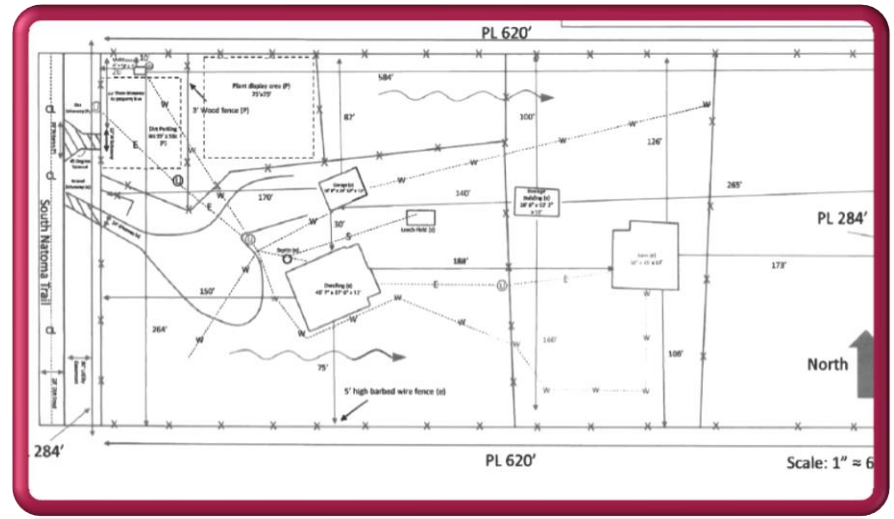
The use is accessed from Natoma Trail which is a residential street.

The project does not fully comply with the Public Input factor.

A neighbor submitted a Letter of Opposition to the proposed use citing safety issues from the increased traffic.

DEVELOPMENT SERVICES

Applicant Presentation/Discussion



Staff Recommendation

Docket SU-22-31, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:

Standard conditions related to acceptance of conditions, permitting timeframes, and modifications apply and have not been modified by this request.

1. Additional access points onto Natoma Trail are prohibited.
2. The Applicant shall install and use a drip irrigation system for plant irrigation that will be designed, installed, maintained, and operated in a manner that will promote water conservation.
3. The drip irrigation system must include sensors or other technology designed to suspend or interrupt the operation of the irrigation system during periods of rainfall.

Recommended Conditions

4. Plants shall be bottom-watered.
5. The Applicant shall install a rainwater harvesting tank(s) with a minimum capacity of 500 gallons. The collected rainwater shall be used to irrigate non-consumable plants as a means of offsetting the use of potable water.
6. There shall be no outdoor lighting of the parking and display/sale area except during permitted hours of operation (8:00 a.m.-6:00 p.m.)
7. Hours of operation may not exceed 8:00 a.m. - 6:00 p.m. Monday through Sunday.

Waiver

8. The screening requirement pursuant to Section 604.5 of the Cochise County Zoning Regulations shall be waived.

Sample Motion

Mr. Chairman, I move to approve Docket **SU 22-31, Natoma Plant Nursery** with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.
