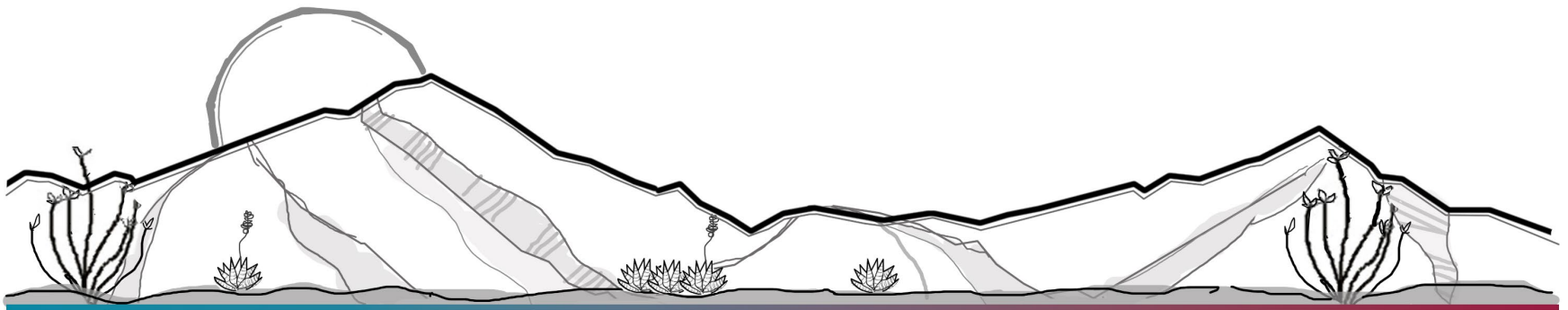


SU 23-01 (Omphalos Wine Tasting)

Special Use Authorization for Off-Site Wine Tasting
and agricultural processing with less than a 300-
foot minimum setback in a Rural Zoning District

Planning & Zoning Commission
February 8, 2023



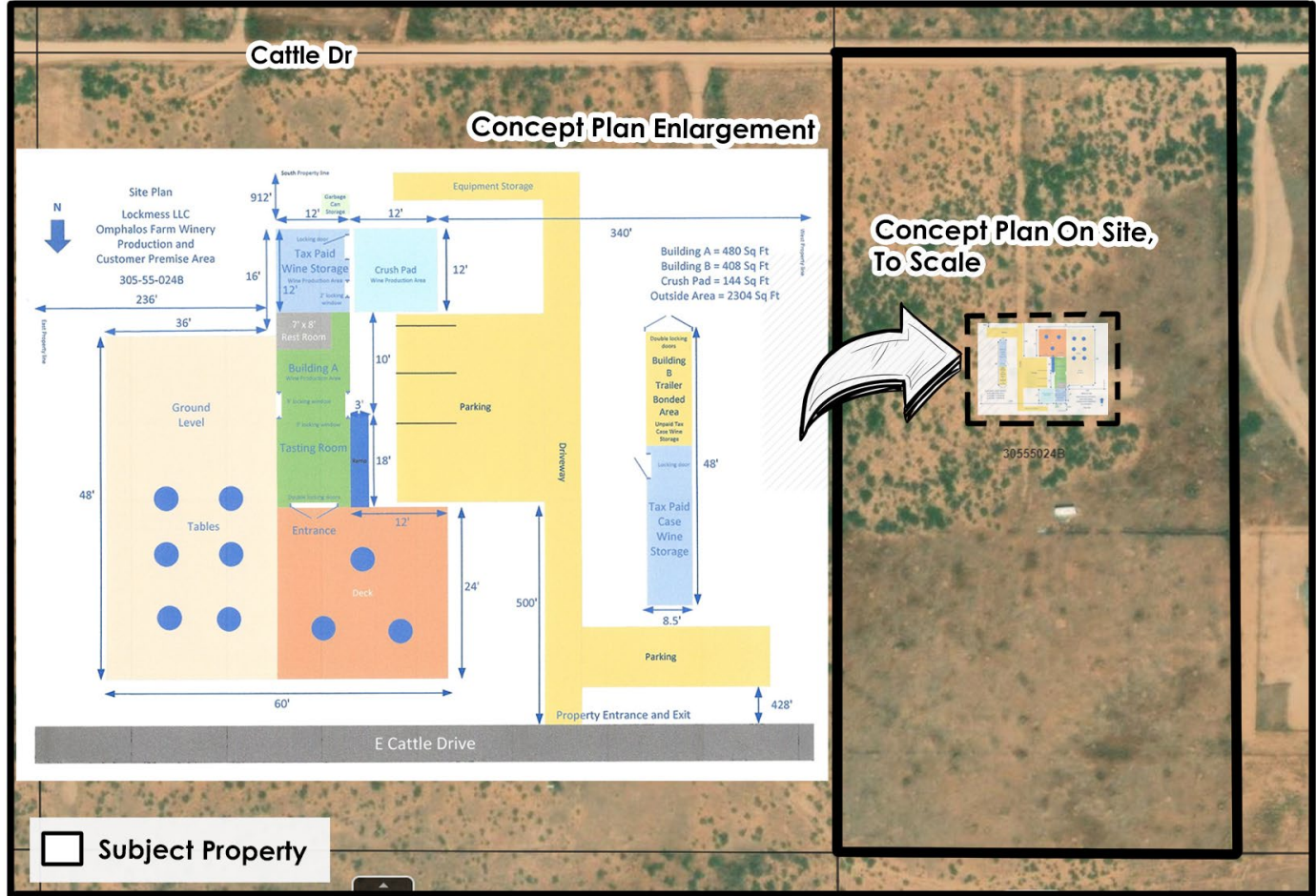
DEVELOPMENT SERVICES

- This is a request to allow off-site winery tasting room & agricultural processing, zoned RU-4
- Parcel 305-55-024B/6107 East Cattle Drive (Willcox)
- Currently has a 480 SF building
- The Applicant is Thomas Messier



Concept Plan

- Indoor tasting room
- Outdoor deck with seating
- Parking
- Storage
- Wine processing
- 20-acre parcel



Concept Plan
SU 23-01 Omphalos Wine Tasting

DEVELOPMENT SERVICES

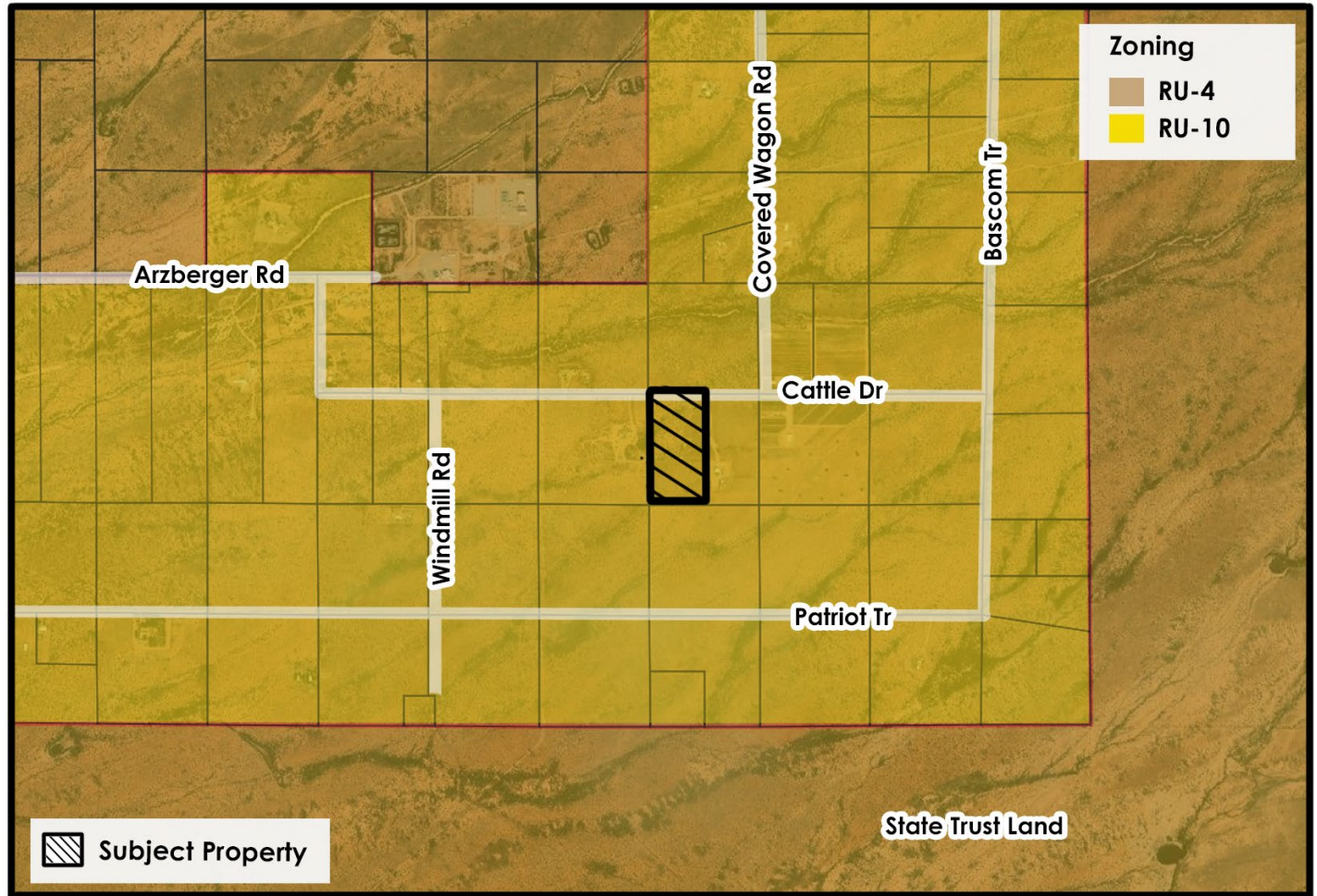


DEVELOPMENT SERVICES

Zoning

RU-10:

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



Zoning
SU 23-01 Omphalos Wine Tasting

N.T.S



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 7 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Traffic Circulation
- Adequate Services and Infrastructure
- Water Conservation
- Hazardous Materials
- Public Input

Complies with Conditions/waiver: 2 factors

- Significant Site Development Standards
- Offsite Impacts

Not applicable: 1 factor

- Development Along Major Streets



Factors in Favor of Request

1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies with seven of the criteria used to evaluate special use requests;
3. The property is within the greater Willcox wine area. Its approval would support the growth of the County's wine profile and increase agritourism;
4. The project is a locally owned business that would provide food and recreation to area residents; and
5. No letters of opposition received, two letters of support received

Factors Against Approving the Request

None Identified



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-23-01, Staff recommends **Conditional Approval**

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



Recommended Conditions*

1. It is unlawful for any person to make, allow, enable or create unreasonable noise, with intent to disturb the peace or quiet of a reasonable person of ordinary sensibilities, and with knowledge of doing so. Unreasonable noise means noise that a reasonable person of normal sensibilities would find excessive when heard at the property line of an adjacent residential property;
2. The commission grants a 50% reduction to the amount of off-street parking required for the use (Section 1804.05, Zoning Regulations); and
3. The commission grants a waiver of the requirement for a 2" thick gravel surface requirement for the driveway and parking area (1804.07, Zoning Regulations)

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



Sample Motion

Madam Chair, I move to approve Docket SU 23-01, Omphalos Wine Tasting, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

