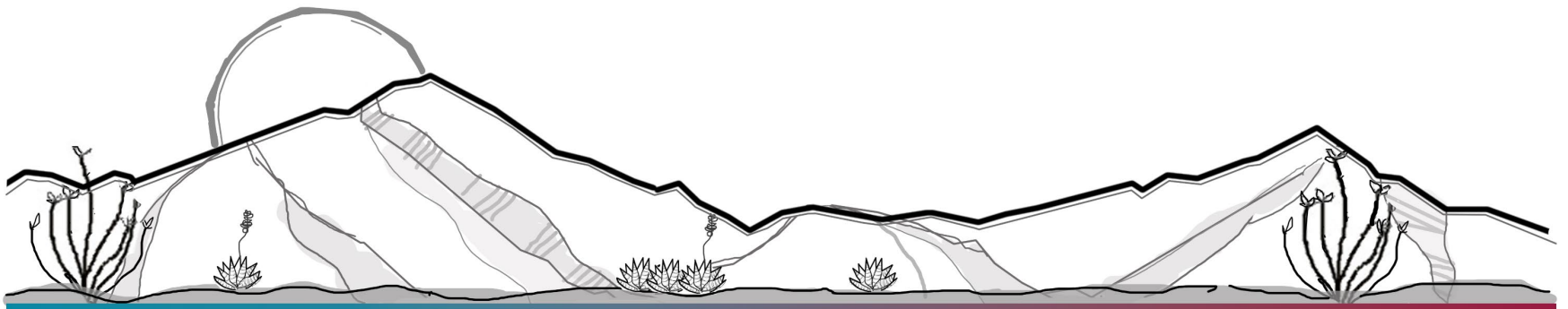


SU 22-33 (RV Park Expansion)

Special Use Modification to Expand An Existing Recreational Vehicle Park

Planning & Zoning Commission
February 8, 2022



DEVELOPMENT SERVICES

- Parcel Size: 20.05 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: 6 Space equestrian based RV Park
- Proposed Uses: 6 additional spaces, 3,000 square foot communal building, 5,600 square foot shade structure

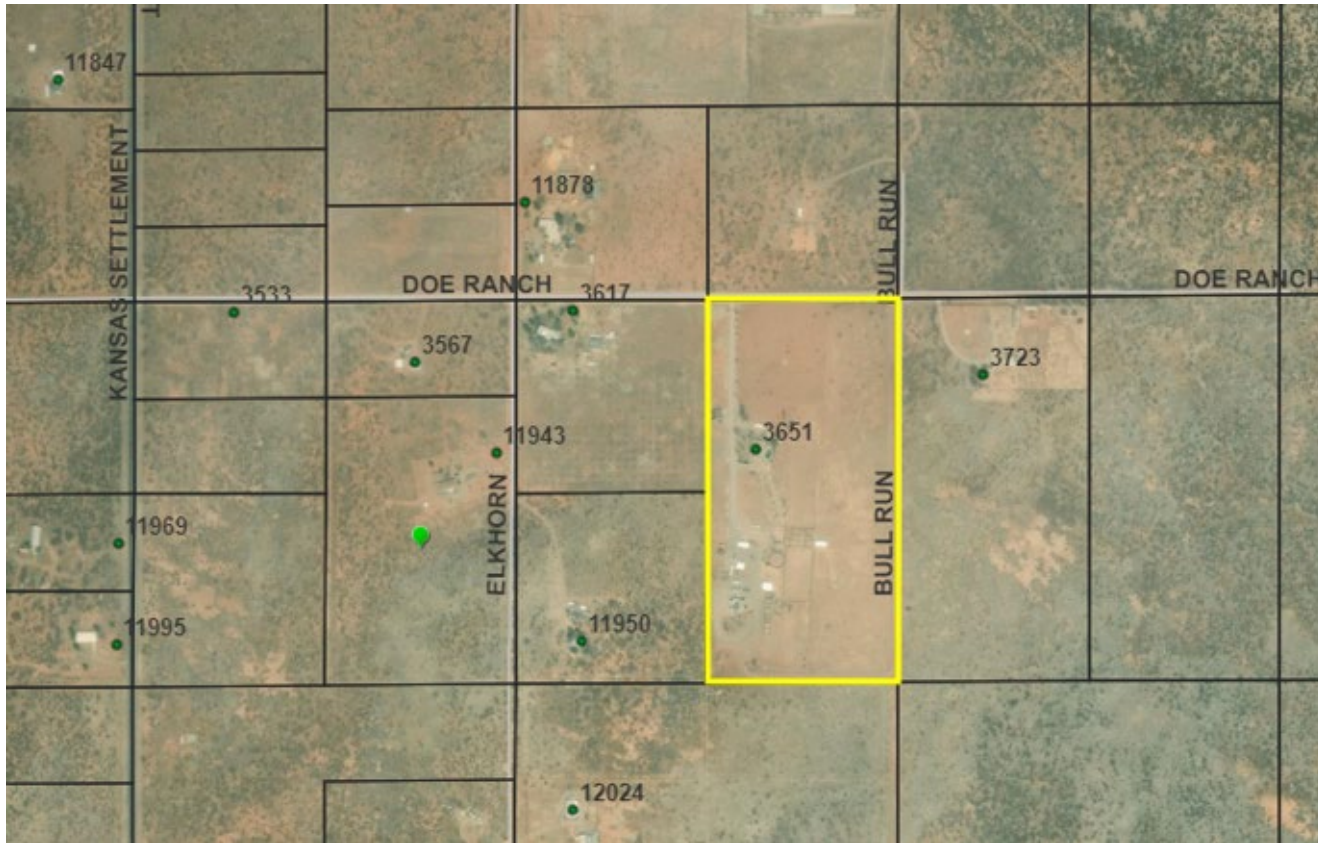


DEVELOPMENT SERVICES

Location

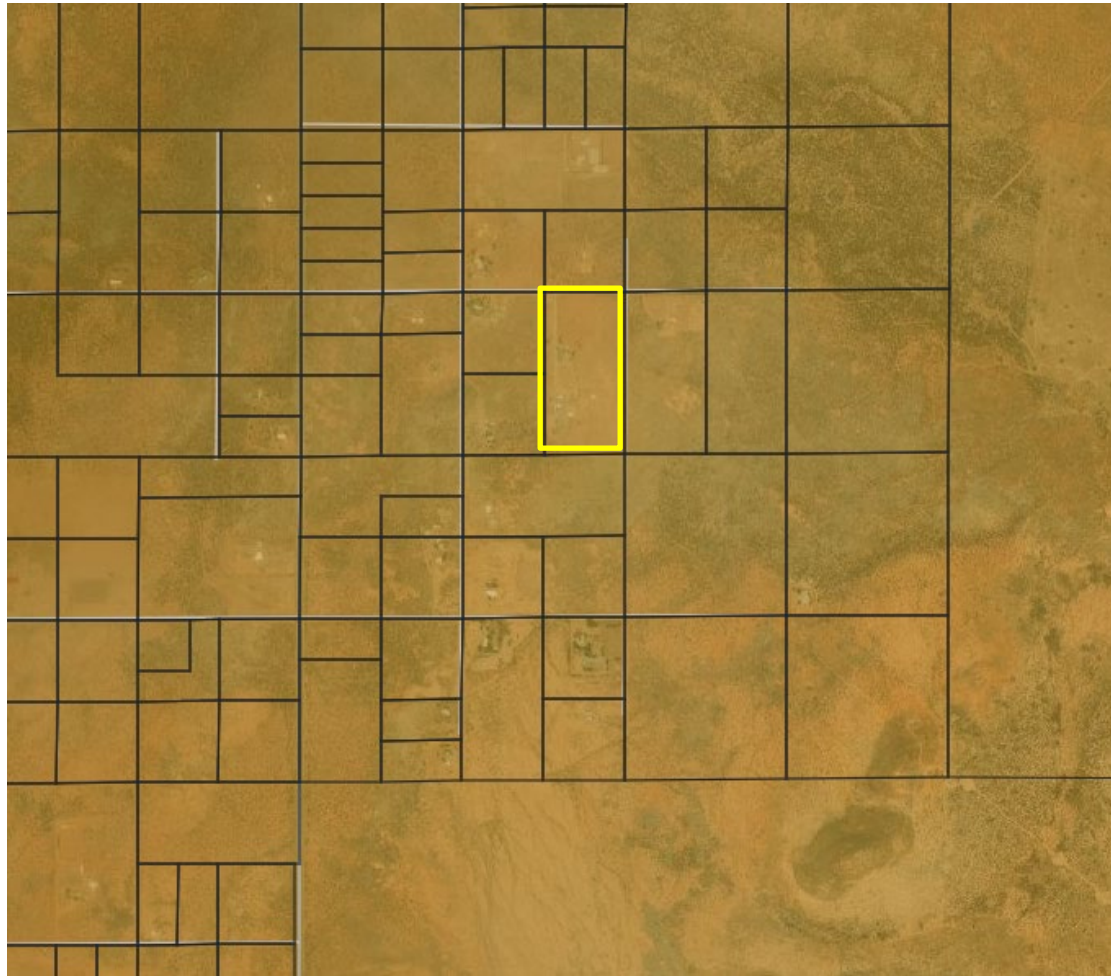
Address: 3651 E Doe Ranch Road

Assessor Parcel Number: 114-01-097A

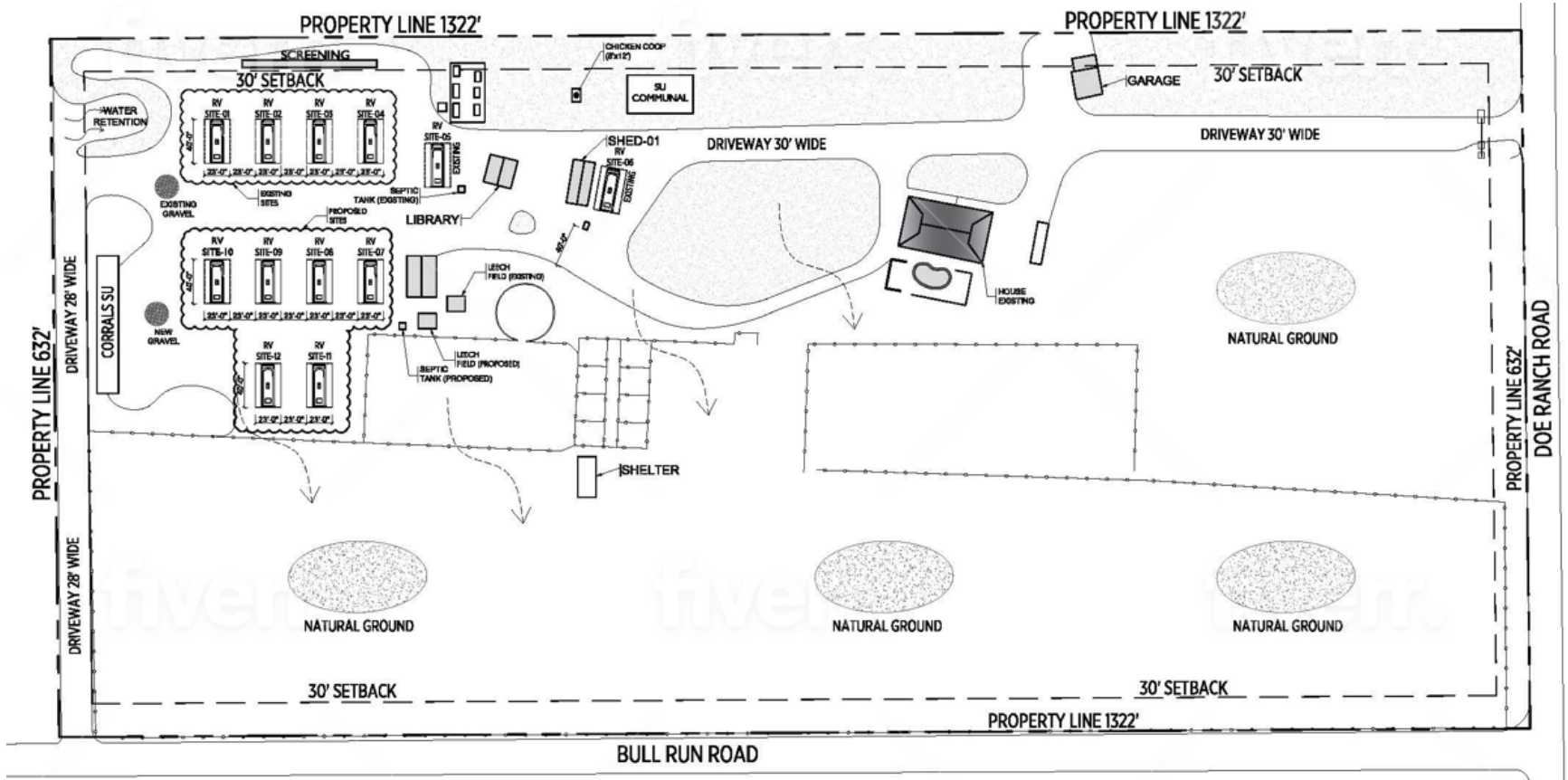


DEVELOPMENT SERVICES

Zoning: RU-4



Concept Plan



DEVELOPMENT SERVICES

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

Complies: 2 factors

- Adequate Services and Infrastructure
- Water Conservation

Complies with Condition: 3 factor

- Traffic Circulation
- Significant Site Development Standards
- Offsite Impacts
- **Partially Complies: 2 factors**
- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- **Does not Comply: 1 factor**
- Public Input (Eight opposition)

Not applicable: 2 factors

- Hazardous Materials
- Development Along Major Streets



Compliance with Duly Adopted Plans: Partially Complies

- **Comp Plan Designation:** Rural
- **Growth Area:** Category D (Rural Growth Areas)
- **Comp Plan States:**
 - *Support the preservation and expansion of the Cochise County's tourism, technology, agriculture, security, renewable energy, and transportation sectors...*
 - *Provide for a continuation of traditional rural ways of life, such as farming, ranching, and other agricultural-related activities, and provide for diverse and viable economic and development opportunities that are consistent with the character of Cochise County's rural areas.*
 - *With property rights considered, protect rural character from the intrusion of urban uses and recognize that resources, such as agricultural lands, open space, and scenic view sheds, provide economic, social, and environmental benefits*



Compliance with Zoning District Purpose Statement: Partially Complies

- 601.01 To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;
- 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;
- 601.04 To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the County situated outside of existing communities;
- 601.05 To provide recreational support services that are compatible with rural living;



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Traffic Circulation: Complies with Conditions

- SFR vs RV Park Traffic
- Special Events
- Recommended COA:
 1. Max 4, 2 day events per year (Craft fairs, art festivals, weddings, etc). Max attendance is 100. SEP is required
 2. Site Plan shall show where parking will be for SE
 3. PMA Doe Ranch and Bull Run



Adequate Services and Infrastructure: Complies

- Existing well, septic, electric
- New septic will be required, prior to water hook up



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Significant Site Development Standards:

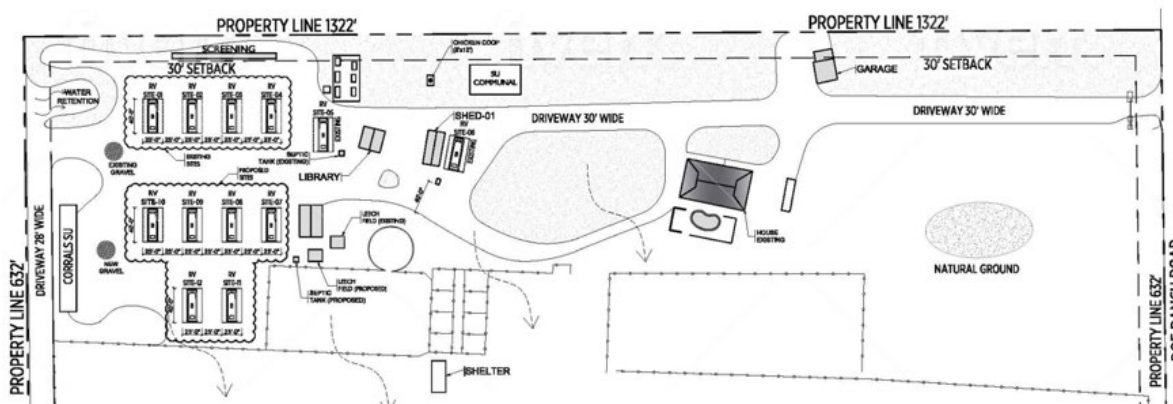
Complies with Conditions

- **Site Plan:**

COA: show parking/event lawn

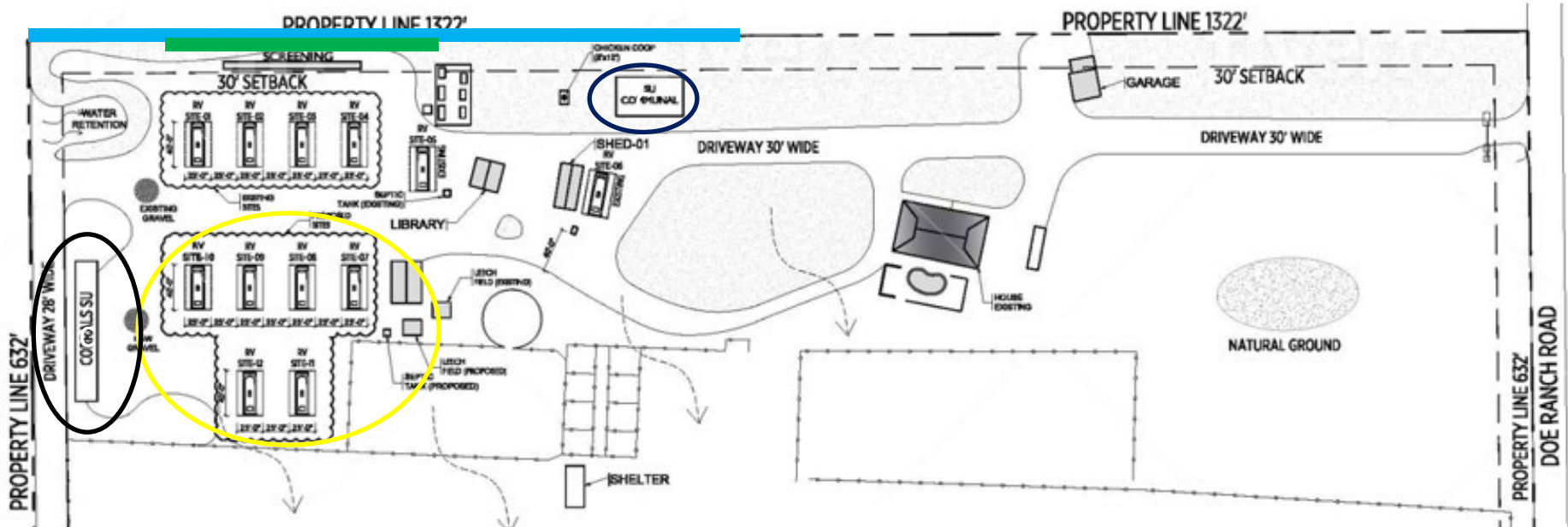
- **Setbacks:** 20' required, 30' proposed, complies
- **Height:** 30' max height, 8' foot fence/wall
- **Lighting:** Shall comply with Outdoor Lighting Regulations
- **Landscaping/screening:** None required but COA recommending some along west property line

COA: Solid screen wall/fence and landscaping from 20' North of communal building to southern property line



DEVELOPMENT SERVICES

Significant Site Development Standards: Complies with Conditions



- Required Project Screening and Landscaping at project completion
- Completed prior to the final inspection of the 6 dry spaces
- Proposed 6 new spaces
- New communal building
- Relocated Corrals



Public Input: Does not Comply

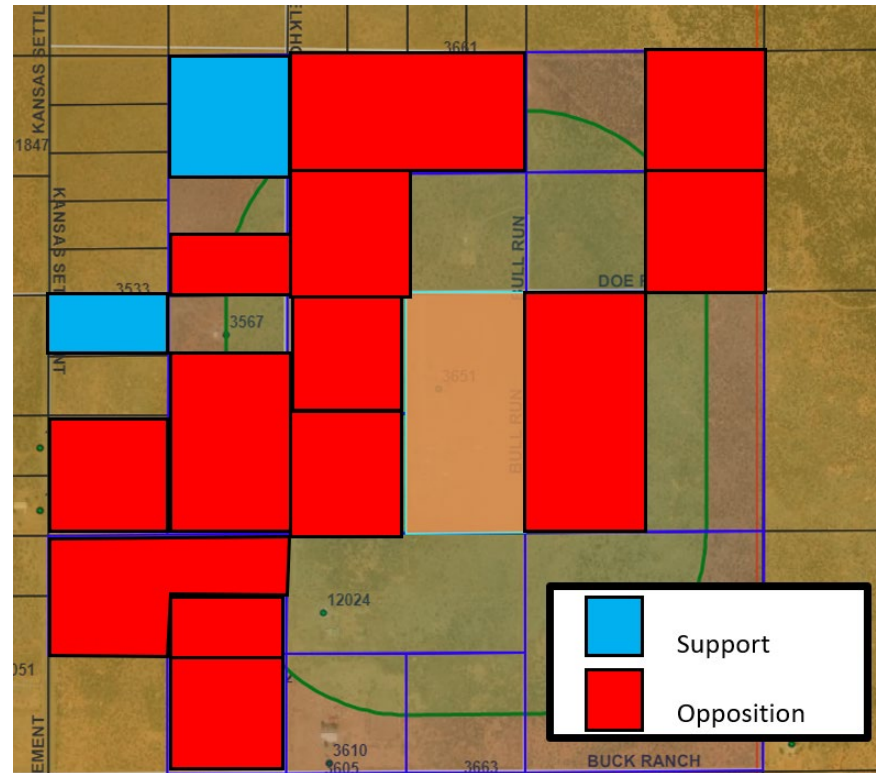
- Nine (9) letters in opposition
- Two (2) letters in support

Issues cited:

- Violation of CC&Rs
- Increase in noise
- Increase in traffic
- Visual impacts

COA

1. Quiet hours 10PM-6AM
2. The SUA void if property transfers



DEVELOPMENT SERVICES

Events:



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Site Photos:



Factors in Favor of Approving Request

1. With the recommended Condition of Approval, the proposed use would fully comply with five (5) the eight (8) applicable Special Use factors used by staff to analyze this request;
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: *...entrepreneurship is 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. The Comprehensive plan also states *Support the preservation and expansion of the Cochise County's tourism...*
5. Two letters of support received.



Factors Against Allowing the Special Use

1. Though the County does not enforce CC&Rs, Section 1.03 specifically states *Any commercial venture which requires a special use permit, variance, or a change in the RU-4 Zoning will not be permitted;*
2. The Comprehensive Plan States: *with property rights considered, protect rural character from the intrusion of urban uses and recognize that resources, such as agricultural lands, open space, and scenic view sheds, provide economic, social, and environmental benefits;*
3. Seven letters in opposition, representing 10 surrounding properties wrote letters in opposition;
4. The project does not comply with one (1) factor and only partially with two (2) others;
5. The zoning allows for a maximum of five single family residences, this application is to add six (6) additional RV spaces, increasing the number to 12 plus the existing residence.



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-22-33 Staff recommends **Conditional Approval**

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

1. The applicant shall be limited to no more than 12 individual sites. Only one recreational vehicle is permitted at each site.
2. Detached accessory structures are not permitted on RV parking pads or in their accompanying side yards.
3. A Firewise Plan and/or Emergency Response Plan may be required by the Development Services Department.



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4. The property owner shall be responsible for maintaining the parcel in a clean and orderly state, free of any uncontrolled garbage.
5. Special Events shall be limited to no more **four (4), two-day** events in a calendar year. This includes craft fairs, art festivals, revivals, weddings, and similar events. Attendance is limited to no more than **100** people. Events that are directly tied to the commercial stables such as horse clinics are not included in this. A Temporary Special Event permit is required to be submitted to and approved by the County pursuant to Section 1720.03.
6. The site plan submitted for the special events must show where attendees will park and demonstrate it meets all requirements of the Development Code.
7. The park shall establish quiet hours from 10PM to 6AM.
8. The Applicant shall sign a Private Road Maintenance Agreement (PMA) for Doe Ranch Road and Bull Run.



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9. A solid screen shall be constructed from 20 feet north of the proposed communal building extending to the southern property line. The portion of the screen along the existing RV spaces shall be constructed before final inspection of six (6) dry spaces. The screening shall be completed prior to final inspection of the communal building.

10. Landscaping shall be provided from 20 feet north of the proposed communal building extending to the southern property line. The portion of the screening along the existing RV spaces shall be constructed prior to final inspection of the communal building. Landscaping shall include drought tolerant trees such as mesquite, afghan pine, arizona cypress. The trees shall be no less than five (5) feet in height at time of planting. The trees shall be spaced no less than 20 feet apart or per standard specs for the variety. A permanent drip irrigation system shall be installed.

11. The property owner shall follow best management practices for odor and pest control at all times. Horse manure shall not be allowed to accumulate on site to create nuisance odors and flies. The property owner shall retain the services of a licensed pest control service if they are unable to control flies.



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12. All onsite riding areas shall be adequately maintained to prevent the creation of nuisance dust during training and riding activities. Periodic watering of these areas is required, as necessary, to control dust.

13. The approval of this special use, and the conditions associated with it, will become void with any transfer of ownership.

14. All comments by outside agencies are included as conditions of approval, including but not limited to a drainage analysis to be required in conjunction with the non-residential permit.



Sample Motion

Madam. Chair, I move to approve Docket SU 22-33 (RV Park Expansion) on parcel 114-01-097A, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

