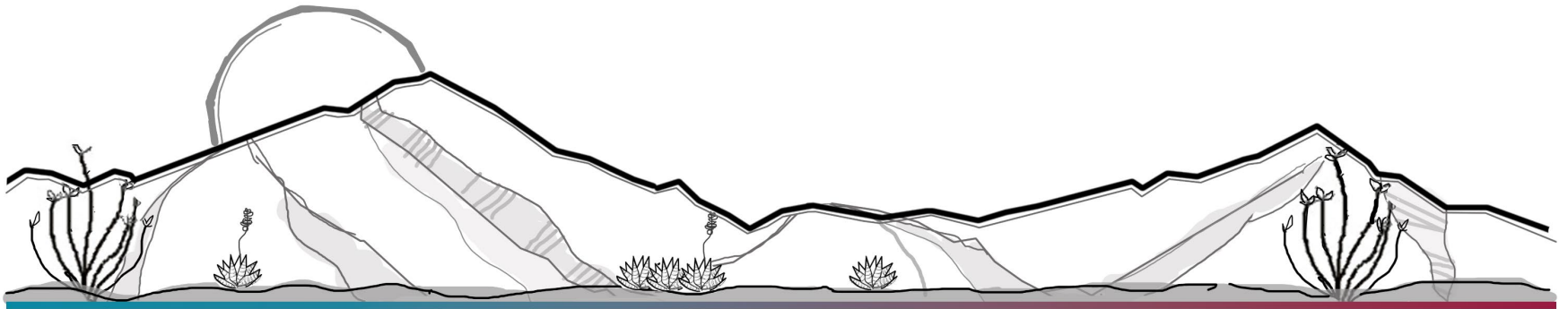


SU 23-05 **(Kaibab Manufacturing)**

**Special Use Authorization to operate a
manufacturing business on a rural-zoned parcel**
Planning & Zoning Commission
March 8, 2023



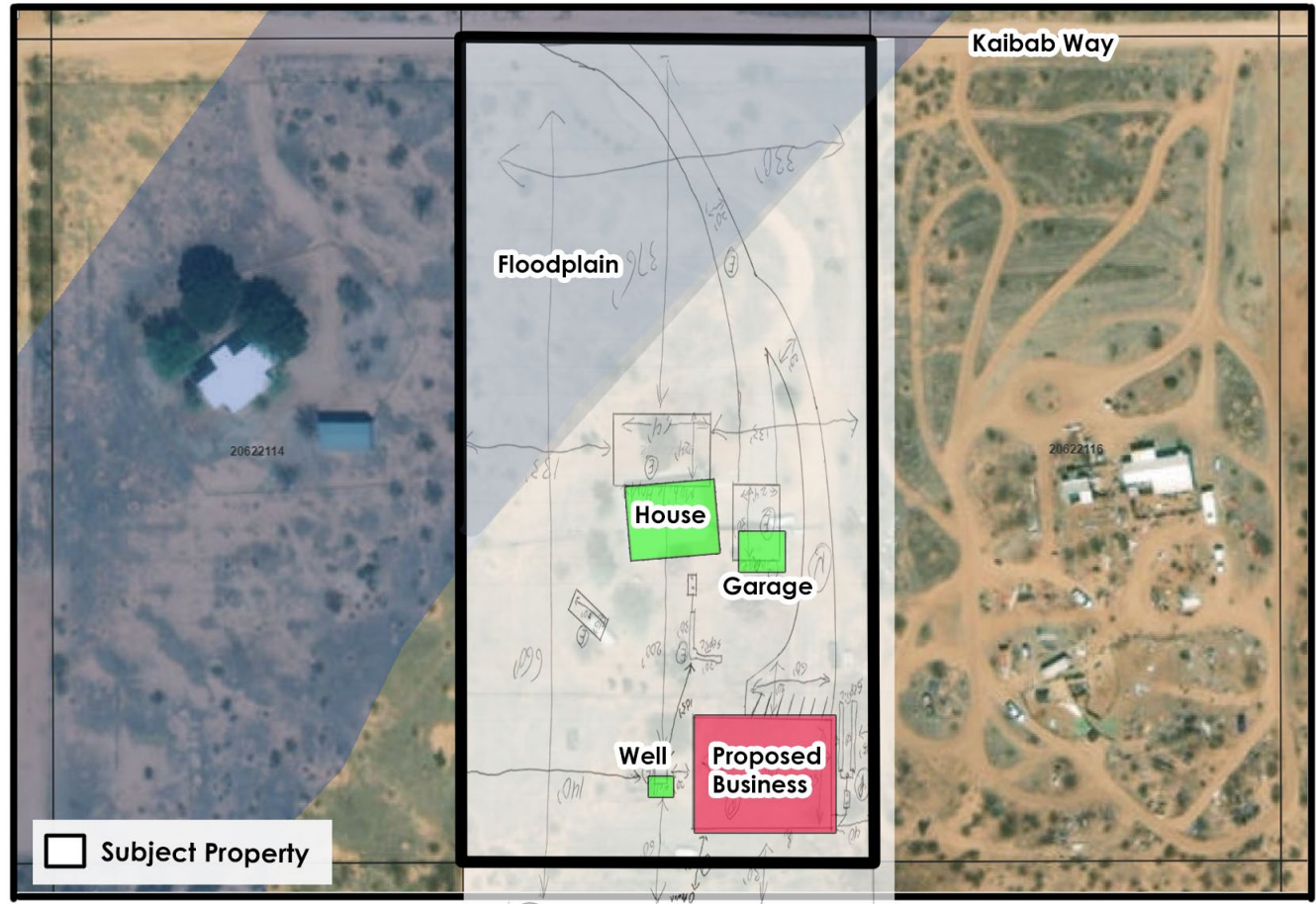
DEVELOPMENT SERVICES

- This is a request to allow manuf in a building not to exceed 5,000 SF, zoned RU-4
- Parcel 206-22-115/372 W. Kaibab Way
- Currently has manufactured home, detached garage, small storage buildings, septic and well
- The Applicants are Christopher and Gloria Beth Rush



Concept Plan

- Current private/residential uses to remain
- Proposed pre-fab metal building
- All construction outside floodplain
- 5-acre parcel



Concept Plan
SU 23-05 Kaibab Manufacturing

DEVELOPMENT SERVICES

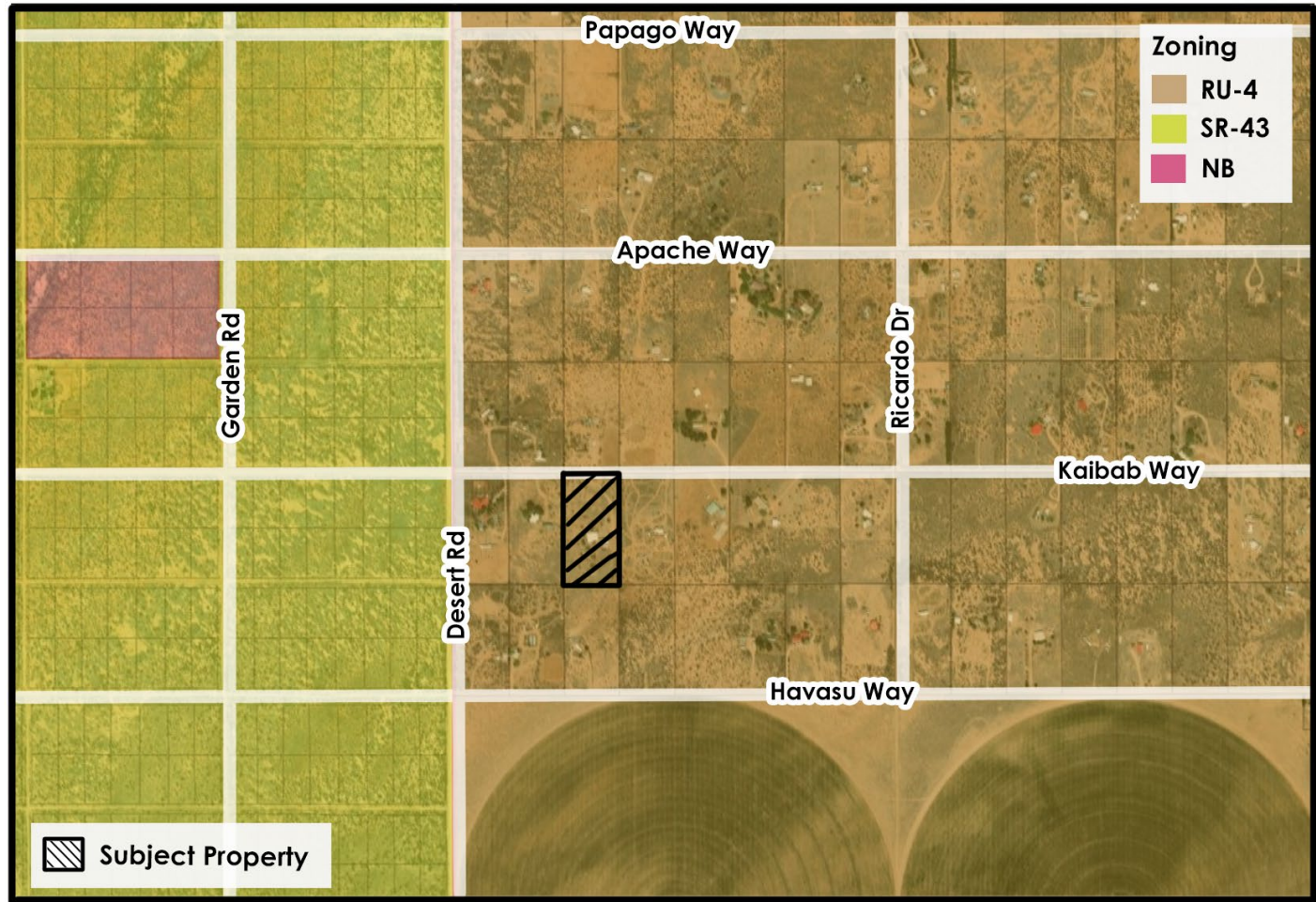


DEVELOPMENT SERVICES

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.



Zoning
SU 23-05 Kaibab Manufacturing

N.T.S



DEVELOPMENT SERVICES

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

Complies: 5 factors

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

Complies with Conditions/waiver: 3 factors

- Traffic Circulation
- Significant Site Development Standards
- Offsite Impacts

Not applicable: 2 factors

- Development Along Major Streets
- Hazardous Materials



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 at least partially complies with all applicable criteria used to evaluate special use requests;
3. This is an established, family-owned business; and
4. The project would bring additional employment to Cochise County.

Factors Against Approving the Request

1. There can be compatibility issues between residential and manufacturing if not properly conditioned.



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-23-05, Staff recommends **Conditional Approval**

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



Recommended Conditions and Waivers*

1. The applicant will be required to enter into a Private Maintenance Agreement to participate in the maintenance of the non-maintained roadway.
2. The proposed building shall be no greater size than 5,000 SF, it shall be no higher than one-story (20' above grade) and the outside shall be earth-toned in color.
3. All manufacturing activity shall be completed indoors, within the proposed insulated building, and there shall be no outdoor storage of business products.
4. Hours of operation shall be limited to weekdays between 7am and 5:30pm.
5. The commission grants a parking requirement waiver granting a 28% reduction in the required parking, bringing the required number of spaces from 9 to 7 total.

* 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 23-05, Kaibab Manufacturing, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

