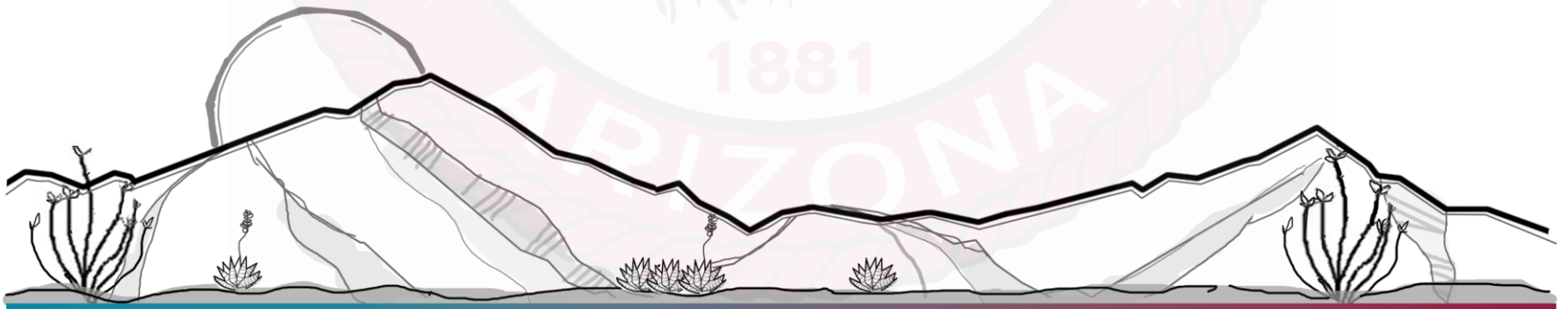


SU23-03

CM Contract Construction

Special Use Authorization for a Construction Business
in an R-36 Zoning District

Planning & Zoning Commission
March 8, 2023



CM Contract Construction

123-30-005C; Benson, AZ

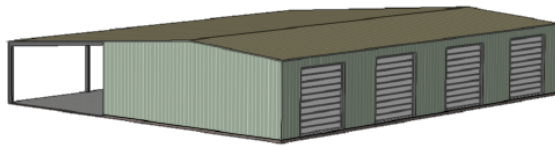
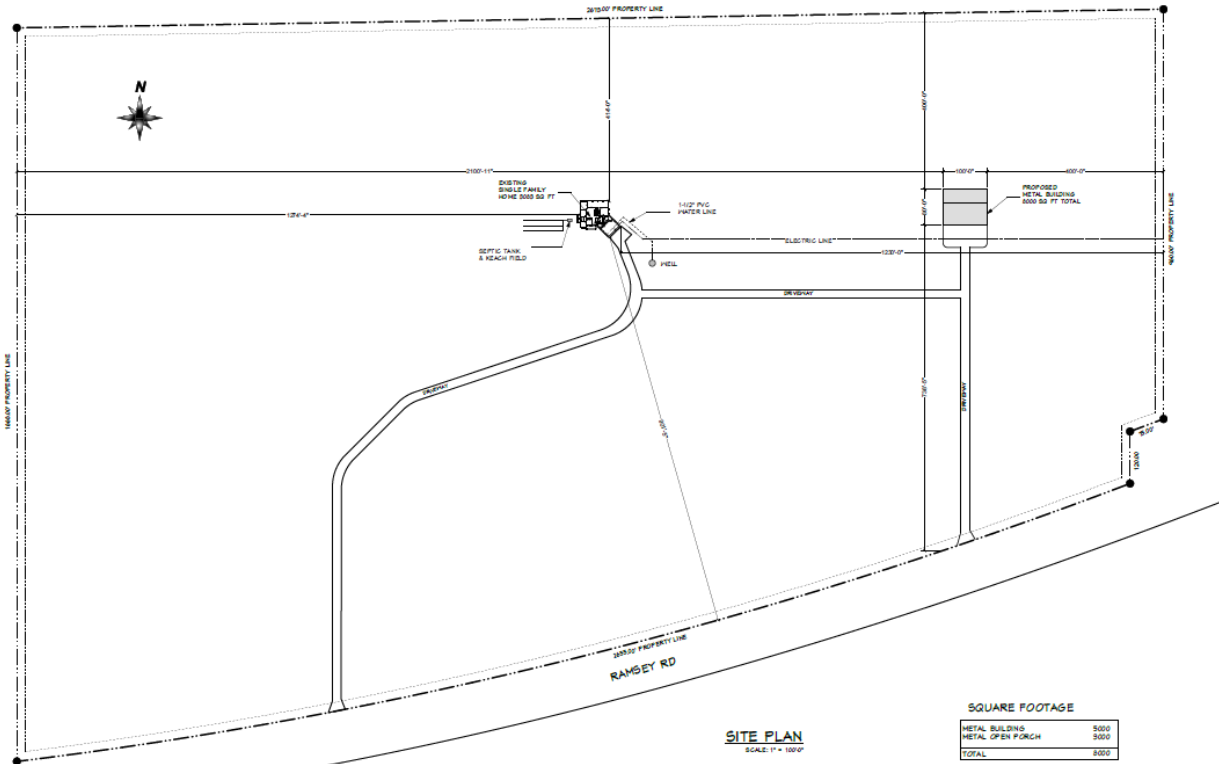
R-36 Zoning District; Category D, Rural



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



ISOMETRIC VIEW

CONTRACTOR:

GALES MALBOUF
CM CONSTRUCTION
DENSON, AZ 85602

OWNER:

CM RANCHES, LLC
PO BOX 2212
DENSON, AZ 85602

SITE LOCATION:

RAMSEY RD
DENSON, AZ 85602
COCHISE COUNTY, AZ

SITE INFO:

PARCEL # 123-30-015(C, E, F, G)
PROPERTY SQ FOOTAGE - 346,000 SQ FT
34.3 ACRES

MINIMUM SETBACKS

FRONT - 30'-0"
SIDE - 30'-0"
REAR - 30'-0"

ZONING - R-3B

CODE SERIES:

BUILDING CODE - 2015 IRC

SITE PLAN

SCALE: 1" = 100'

SQUARE FOOTAGE

METAL BUILDING	5000
METAL OPEN PORCH	3000
TOTAL	8000

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

- GROUND SNOW LOAD: 0
- WIND SPEED: 115 MPH
- WIND TOPOGRAPHIC EFFECTS: NO
- SPECIAL WIND REGION: NO
- WIND BONE DRYING ZONE: NO
- SEISMIC DESIGN CATEGORY: B (UNLESS OTHERWISE DETERMINED BY GEOTECHNICAL ANALYSIS)
- WEATHERING: NEGLECTIBLE
- FROST LINE DEPTH: 0
- TERRITORY: MODERATE TO HEAVY
- WINTER DESIGN TEMPERATURE: 32 DEGREES
- ICE BARrier UNDERLAYMENT REQUIRED: NO
- FLOOD HAZARD: AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR IN ACCORDANCE WITH THE
- DENSON CITY CODE
- AIR FREEDING INDEX: 30
- MEAN ANNUAL TEMPERATURE: 62.5 DEGREES

RAMSEY RD METAL BUILDING

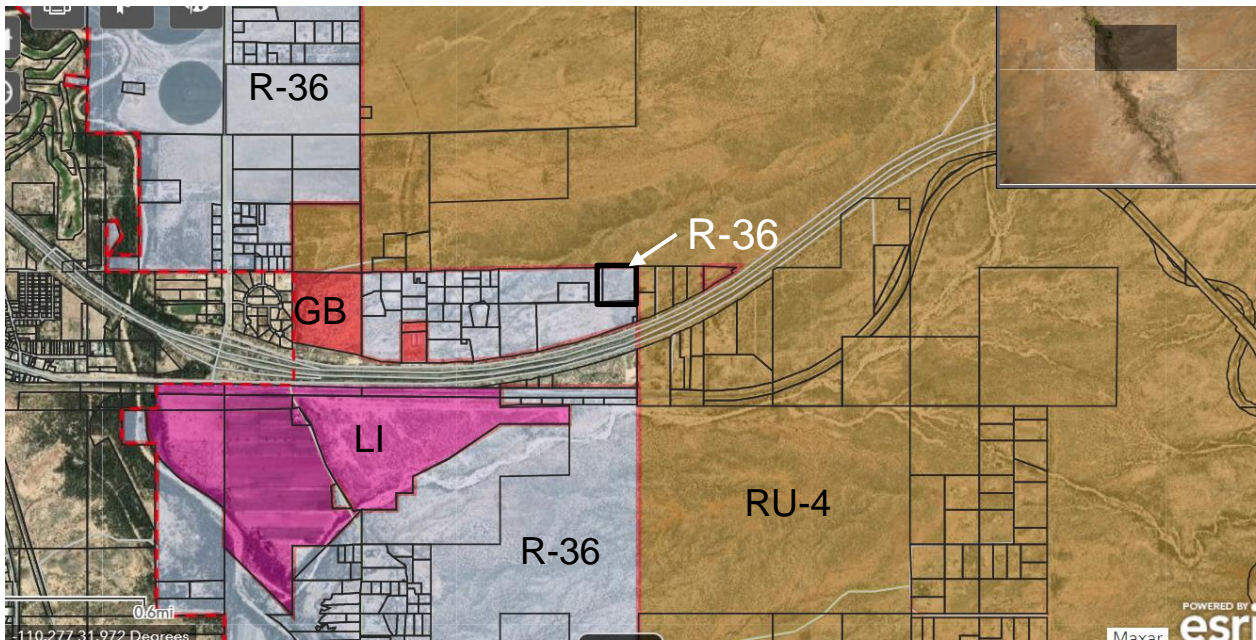
DRAFTED BY:
MAYNARD GOSWAMI
DENSON, AZ 85602
CELL: 930-888-9971
mgoswami@psausinc.net

DATE: 04-02-2022
DENSON, ARIZONA

OWNER:
CM RANCHES, LLC
PO BOX 2212
DENSON, AZ 85602

ST1
SITE PLAN

Zoning R-36



Section 701.01

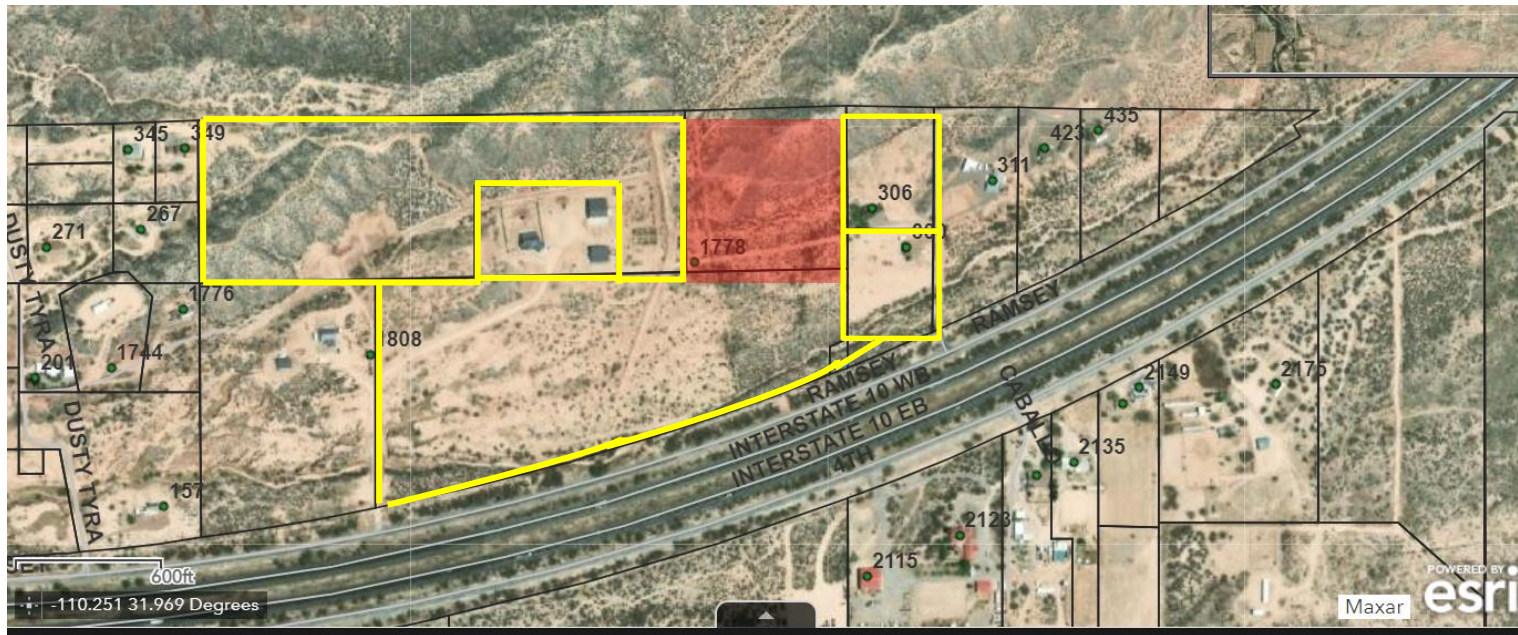
Provide an area for families living at a variety of low to medium densities.

Section 701.02

Provide an area where single-family dwellings, rehabilitated mobile homes, and manufactured homes can co-exist.

Public Comment

Opposition: none



There are 10 factors used to evaluate Special Use Authorizations

Factors for a Special Use Authorization	Complies/Not applicable/Does not Comply
Compliance with Duly Adopted Plans	Complies
Compliance with the Zoning District Purpose Section	Does not Comply
Development along Major Streets	Complies
Adequate Services and Infrastructure	Complies
Significant Site Development Standards	Complies if Requested Waiver is Approved
Public Input	Complies
Hazardous Materials	Not applicable
Off-Ste Impacts	Complies
Water Conservation	Complies
Traffic Circulation	Not applicable

DEVELOPMENT SERVICES

Factors in Favor of Request

1. The project complies with Duly Adopted Plans

The proposed use is in the Category D growth area in the Comprehensive Plan. In this category, “non-residential development is geared toward providing local services, tourism or intensive uses that are not appropriate in more densely populated parts of the county, such as power plants and feedlots.” The Contract Construction office provides local services.

2. The project complies with the Development along Major Streets Factor.

The use will be accessed from a frontage road within ADOT’s jurisdiction. ADOT was consulted and did not oppose or request improvements to the access point along the frontage road.

3. The project complies with the Adequate Services and Infrastructure factor.

The applicable reviewing agencies did not recommend mitigation or improvements.

DEVELOPMENT SERVICES

Factors in Favor of Request

- 4. The project complies with the Significant Site Development Standards.**

The property complies with maximum height, setbacks, maximum site coverage, and distance between structures. The property is not located in a flood hazard area. The project will comply with the surface improvement requirements if the requested waiver is approved.

- 5. The project complies with the Public Input Factor.**

The Applicant sent notices to neighbors within 300'. The Development Services Department sent notices to property owners within 900', posted the property, and advertised in a newspaper of general circulation. There were no responses.

DEVELOPMENT SERVICES

Factors in Favor of Request

6. The project complies with the Off-Site Impacts Factor.

The project will not generate significant amounts of dust, smoke, noise, odors, lights, or stormwater.

7. The project complies with the Water Conservation Factor.

The proposed use does not use significant amounts of water.

Factors Against Approving the Request

1. The project does not comply with the Zoning District purpose statement.

Section 701.01 states that this Zoning District's purpose is to "provide an area for families living at a variety of low to medium densities.

Section 701.02 states that this Zoning District's purpose is to "provide an area where single-family dwellings, rehabilitated mobile homes, and manufactured homes can co-exist."

The proposed use is a non-residential use.

Applicant Presentation/Discussion



Staff Recommendation

Docket SU-23-03, Staff recommends **Conditional Approval** with the following Conditions of Approval:

1. In addition to complying with Article 16 (Light Pollution) of the Zoning Regulations, a motion sensor device shall be installed on building-mounted lighting.
2. The surface improvement requirements for the parking and outdoor storage area pursuant to Section 1804.07 and 1804.08 of the Cochise County Zoning Regulations shall be waived.

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

SAMPLE MOTION

Mr. Chairman, I move to approve Docket **SU 23-03; CM Contract Construction Services** with the following **Condition of Approval**:

1. In addition to complying with Article 16 (Light Pollution) of the Zoning Regulations, a motion sensor device shall be installed on building-mounted lighting.

WAIVER

The surface improvement requirements for the parking and outdoor storage area pursuant to Section 1804.07 and 1804.08 of the Cochise County Zoning Regulations shall be waived.

The Factors of Approval constate the Findings of Fact.
