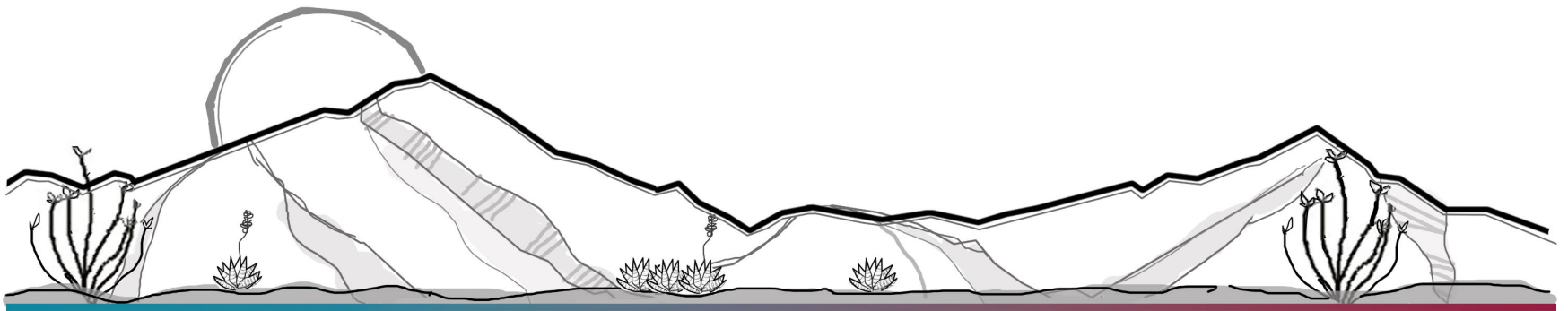


SU 23-06 (Scott Hip Camp)

Special Use Authorization

Planning & Zoning Commission
March 8, 2022



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Parcel Size:	36 acres, ~9 acres request for the Special Use
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:	Vacant/ Recreational Vehicle/ Cargo container
Proposed Uses:	Guest lodging/campground



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Location

Parcel 111-45-054

Drifters Road, West of
Frontier



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

Complies: 5 factors

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

Complies with Condition: 3 factor

- Traffic Circulation
- Significant Site Development Standards
- Public Input (1 support, 2 opposition)

Not applicable: 2 factors

- Hazardous Materials
- Development Along Major Streets



Factors in Favor of Approving Request

1. With the recommended Condition of Approval, the proposed use would fully comply with eight (8) of 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. One letter of support received.



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Factors Against Allowing the Special Use

1. Though the County does not enforce CC&Rs, the HOA has
2. Two letters in opposition received



Applicant Presentation/Discussion



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Staff Recommendation

Docket SU-23-06 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 six (6) individual sites, two (2) Conestoga style wagons, and two (2) tipis. No recreational vehicles are permitted in the campground.
2. A Firewise Plan and/or Emergency Response Plan may be required by the Development Services Department.
3. The property owner shall be responsible for maintaining the parcel in a clean and orderly state, free of any uncontrolled garbage.



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4. The Applicant shall provide a revised legible, detailed, dimensioned site plan with the non residential permits. The site plan shall show access to all camping sites will be internal and not to Drifters Way or the unnamed easement to the west.
5. The applicant is required to complete the bathhouse within six months of receiving a final inspection of the improvements.
6. The park shall establish quiet hours from a minimum of 10PM to 6AM.
7. The Applicant shall sign a Private Road Maintenance Agreement (PMA) for Drifters Way.
8. 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 23-06 (Scott Hip Camp) on parcel 111-45-054, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

