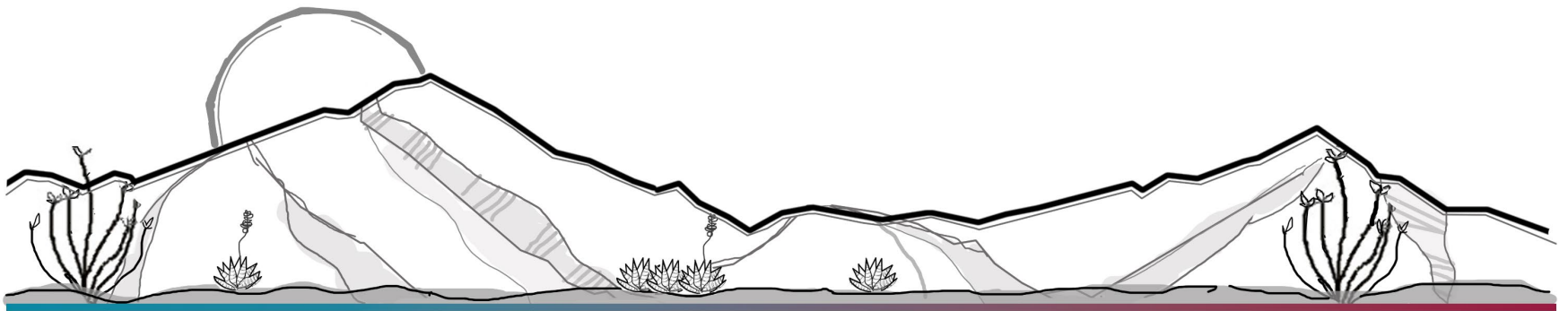


SU 23-08 (Slaughterhouse)

Special Use Authorization for Slaughterhouse
Planning & Zoning Commission
April 12, 2023



DEVELOPMENT SERVICES



Site Size: 15 Acres total, less than 1 acre for Special Use
APN: 118-01-004G
Zoning: RU-4 (Rural, 4-acres minimum parcel)
Growth Area: Category D
Plan Designation: Agriculture and/or greenspace
Area Plan: MSSVCP
Existing Uses: Meat processing and agricultural pivots
Proposed Uses: Same, with 1,100 square foot slaughtering building and outside pens.

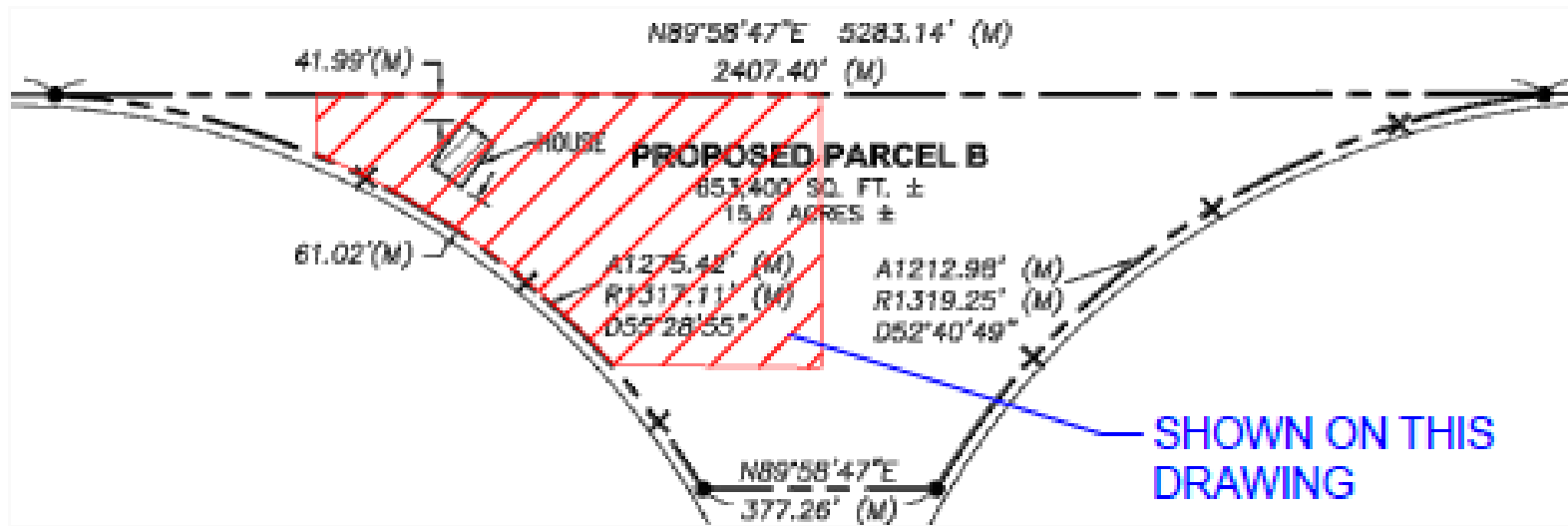


DEVELOPMENT SERVICES

- Location



Concept Plan

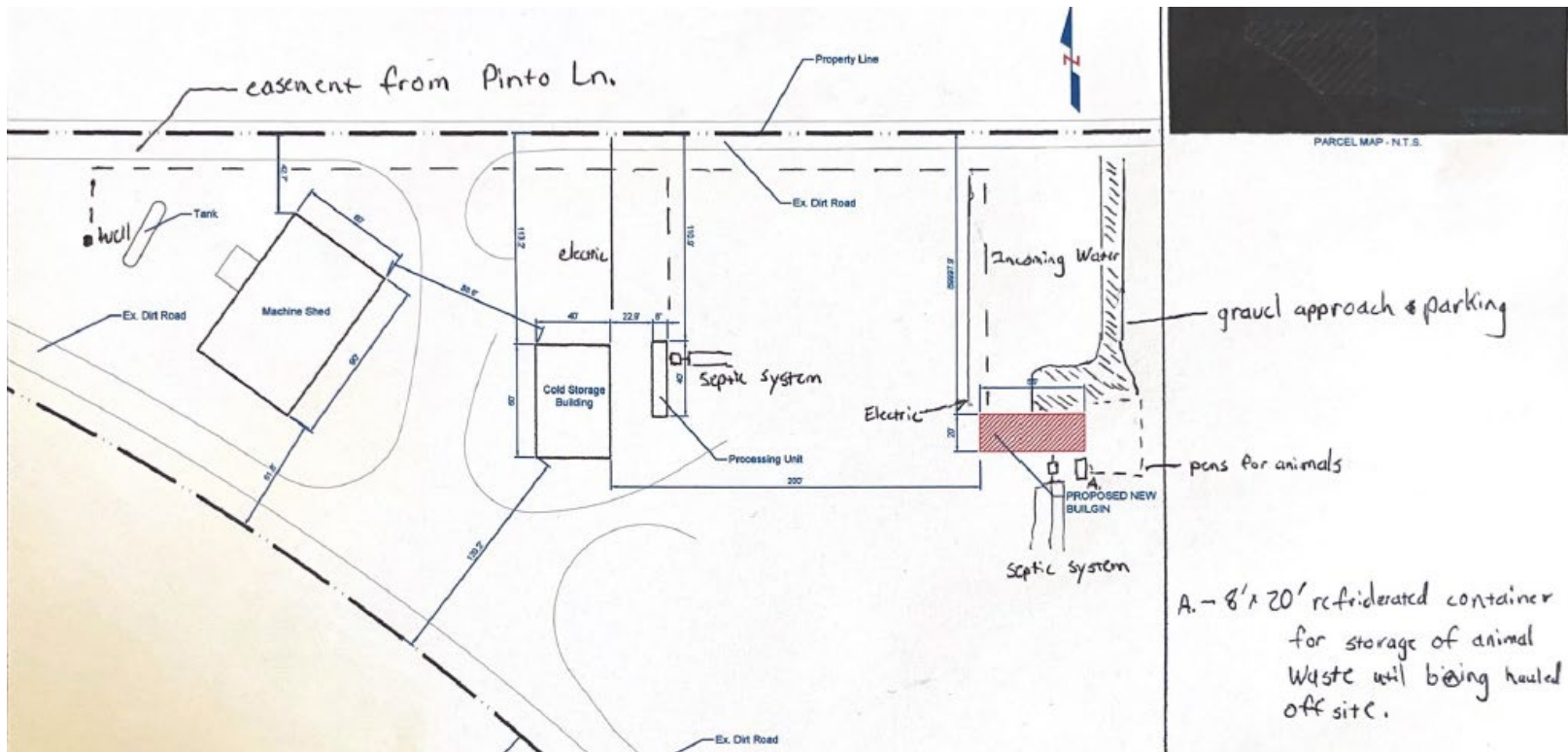


PARCEL MAP - N.T.S.



DEVELOPMENT SERVICES

Concept Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

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

Complies: 9 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Traffic Circulation
- Adequate Services and Infrastructure
- Public Input (two letters in opposition)
- Offsite Impacts
- Hazardous Materials
- Significant Site Development Standards
- Water Conservation

Not Applicable: 1 factors

- Development Along Major Streets



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Factors in Favor of Request

1. The project complies nine of the nine criteria used to evaluate special use requests; and
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 Economic Development Element states Goal 1. 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.*
5. The request is consistent and compatible with the Zoning District purpose statement.
6. One letter of support was received.

None Against



Applicant Presentation/Discussion



Staff Recommendation:

Conditional Approval

Animal by-products will be stored in refrigerated units until picked up by an animal rendering company or otherwise properly disposed of.

Sample Motion

I move to approve Docket SU 23-08 (Slaughterhouse) on parcel 118-01-004G, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

