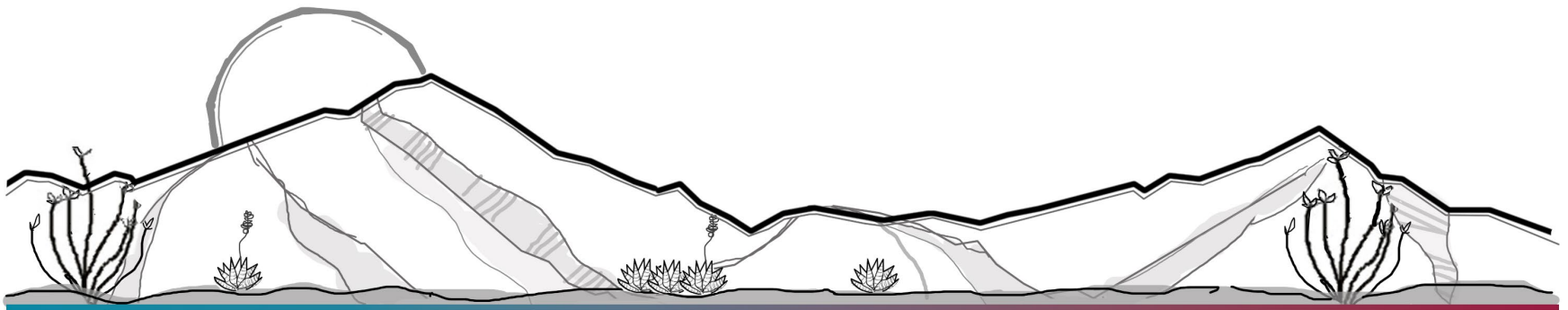


SU 23-09

(Buffalo Contract Construction)

**Special Use Authorization to operate a contract
construction business on a rural-zoned parcel**

Planning & Zoning Commission
March 10, 2023



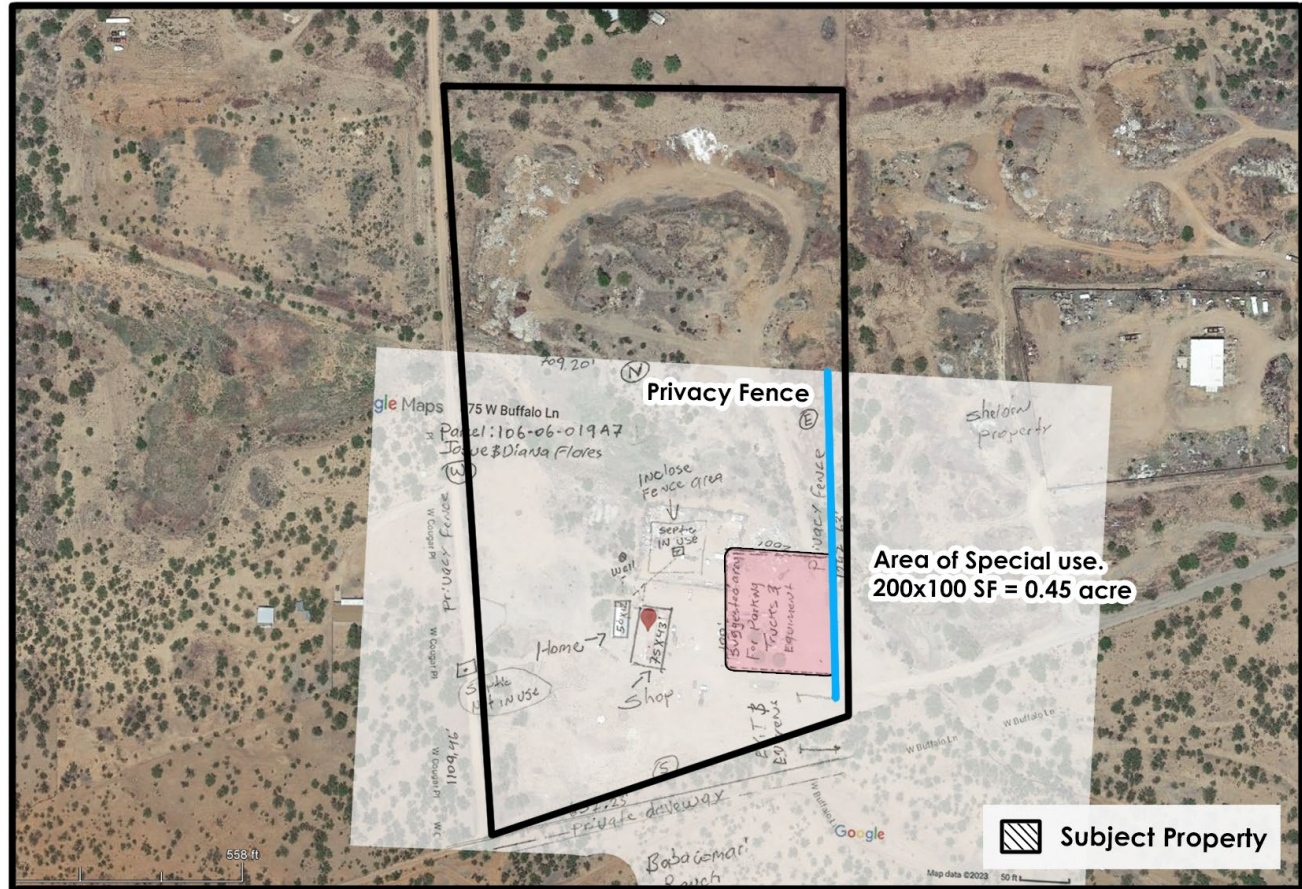
DEVELOPMENT SERVICES

- This is a request to allow contract construction
- Parcel 106-06-019A/375 W Buffalo Ln
- Currently has a tiny home and metal shop building
- The Applicant is Josue Flores Zambrano



Concept Plan

- Current private/residential uses to remain
- No permanent imp.
- Special use limited to 0.45 acres
- Privacy fence in place
- 19.1-acre parcel



Site Plan
SU 23-09 Buffalo Contract Construction

N.T.S.



DEVELOPMENT SERVICES

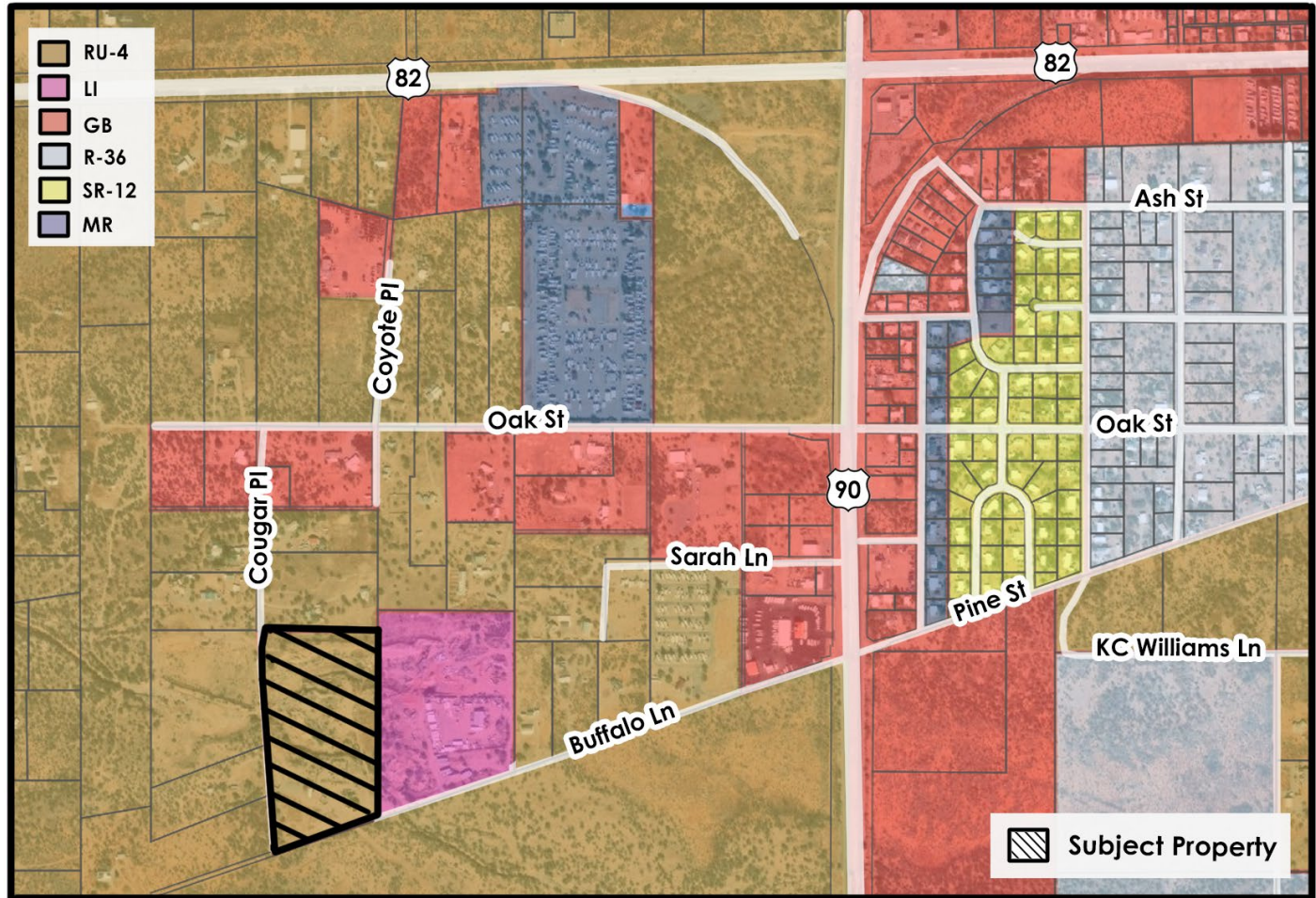


DEVELOPMENT SERVICES

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 23-09 Buffalo Contract Construction

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

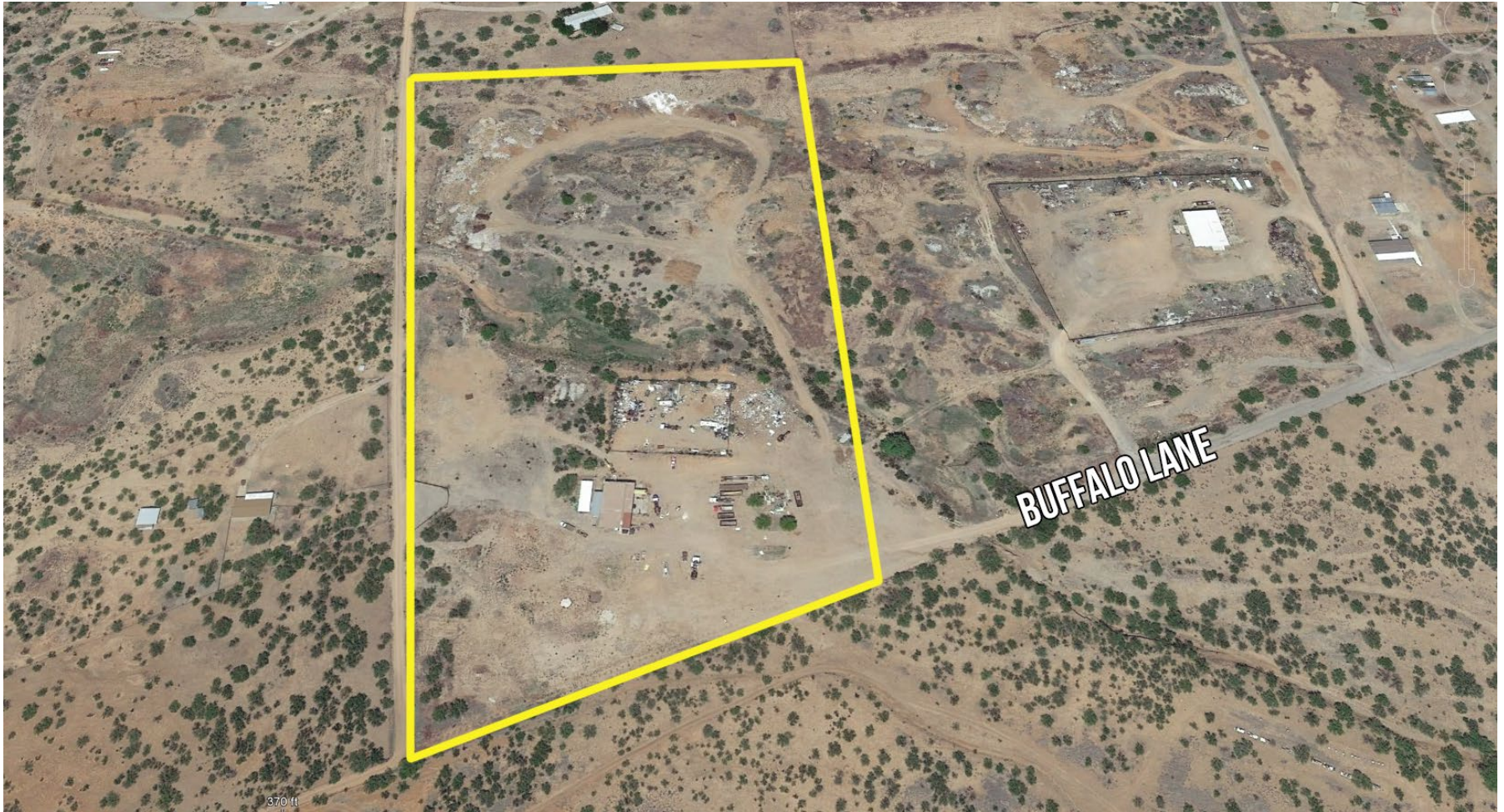
1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies or partially complies with all relevant factors used to evaluate special use request;
3. Visually, the use is not out of character or scale for the area, if limited in scale.
4. The commercial parking and storage provided by this use serves a small, locally owned business that provides sanitation services to Cochise County residents.

Factors Against Approving the Request

1. Conditions are recommended to help mitigate potential off-site impacts.
2. The lot is within a floodplain, which is generally less suitable for development than areas not in a floodplain.



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-23-09, 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, Buffalo Lane, from the driveway of the subject parcel to the intersection of Buffalo Lane and Highway 90 per Zoning Regulation 1807.02, at the Commercial Permit phase;
2. No non-residential trash shall be stored on the property, either within the sanitation trucks or roll-offs;
3. The applicant shall be limited to parking no more than three sanitation trucks and fifteen roll-offs on site at any one time. All trucks and roll-offs shall be limited to placement in the area indicated on the site plan;

Recommended Conditions and Waivers*

4. The commission grants a waiver regarding all parking space requirements contained in section 1805.05 of the Zoning Regulations, associated with contract construction service.
5. The commission grants a waiver of landscape and irrigation requirements contained in section 1806 of the Zoning Regulations, related to requirements for uses in Category Growth Areas; however, the applicant shall maintain a visual barrier with fencing, where indicated by the site plan, in perpetuity of the use.

* 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 23-09, Buffalo Contract Construction, with the Conditions of Approval and waivers recommended by staff; the Factors of Approval constituting Findings of Fact.

