



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Robert Kirschmann, Planner II
SUBJECT: SU23-12 (Ocotillo Storage)
DATE: May 17, 2023, for the June 14, 2023 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant, Mr. Caleb Malboeuf requests a Special Use Authorization pursuant to Section 707.21 to construct a phased mini-warehouse facility (self-storage) to include an onsite office, outdoor storage of RVs, boats and similar items.

The project is on the southeast corner of Ocotillo Street and Four Feathers Lane near Benson, Arizona. It is a portion of a 15-acre parcel identified as Assessor’s Parcel Number 123-09-010A.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 15 Acres total, approximately 10 acres to be used for Special Use

APN: 123-09-010A

Zoning: R-36 (Residential, 36,000 square foot minimum parcel)

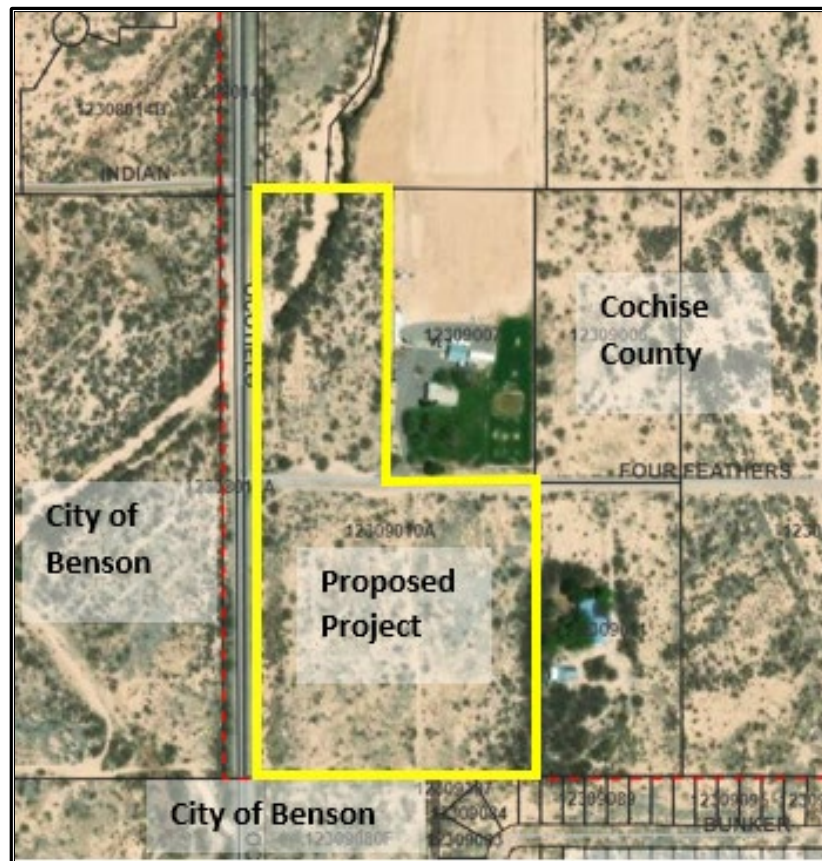
Growth Area: Category B- Community Growth Areas

Plan Designation: Developing

Area Plan: None

Existing Uses: Vacant Land

Proposed Uses: Phased self-storage facility



Location Map

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Vacant/Ag Land
South	B-2 (City of Benson)	Vacant/platted subdivision
East	R-36	SFR/Vacant/Campground
West	B-2 (City of Benson)	Vacant

II. SITE HISTORY

None

III. REQUEST DESCRIPTION

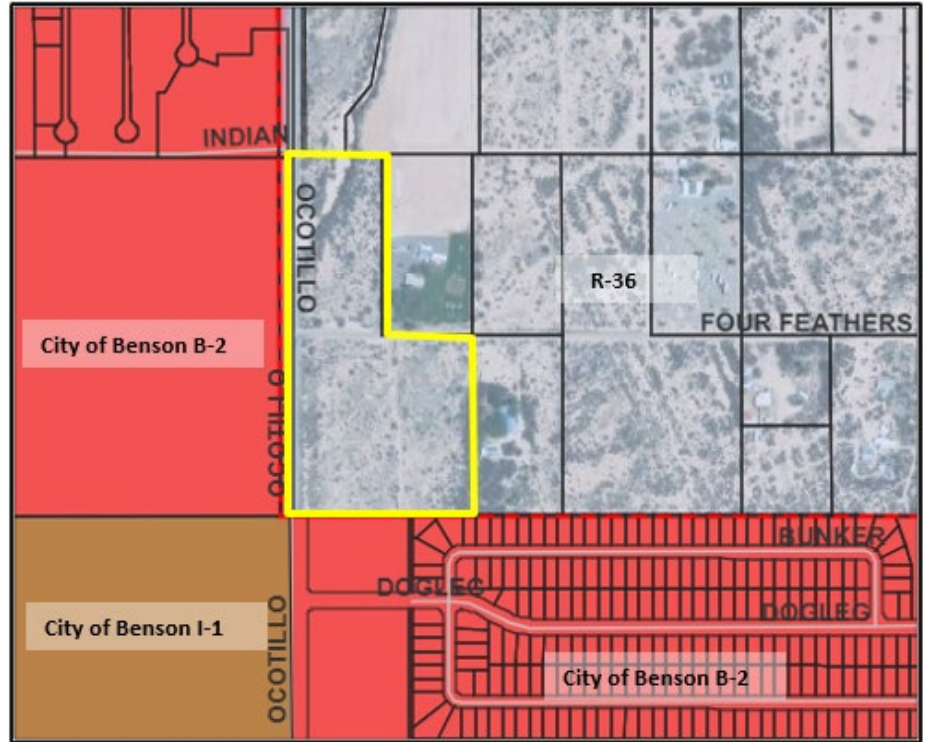
The Applicant, Mr. Caleb Malboeuf requests a Special Use Authorization pursuant to Section 707.21 to construct a phased mini-warehouse facility (self-storage) to include an onsite office, outdoor storage of RVs, boats and similar items.

Section 707.21 allows for mini-warehouses subject to the approval of a Special Use Request. Mini-Warehouses/Self-Storage Facilities are defined as *buildings that are rented to the public for the storage of personal property and which have independent access and locks under the control of the tenant. May include outdoor storage areas*

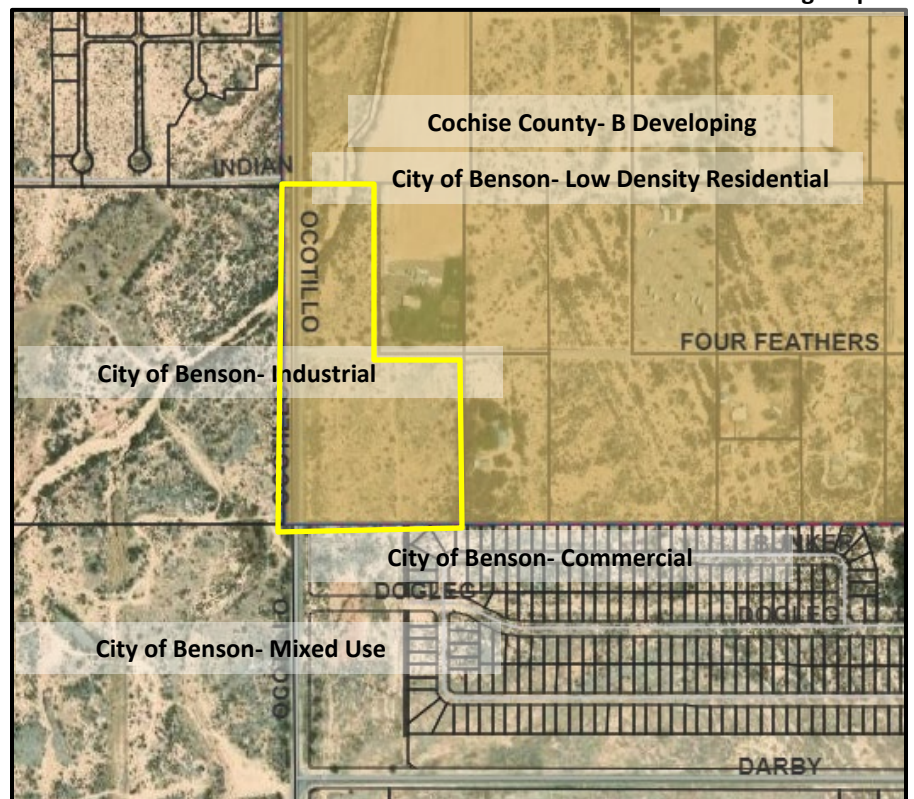
IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization and to determine what Conditions and/or Modifications may be needed.

With the information provided, ten (10)



Zoning Map



Comprehensive/General Plans

factors apply to this request. The project, as submitted, fully complies with eight (8) of the factors and with the recommended conditions it will comply with the remaining two (2) factors.

1. Compliance with Duly Adopted Plans: Complies

The project site is located in Category B (Community Growth Areas), Developing. The following six (6) items help to define these areas.

A. The area to be designated has a moderate level of residential and/or non-residential growth.

This area is in a mixed-use area. There is residential, agriculture, and a KOA Campground in the immediate vicinity. Within a short distance there are restaurants, a hotel, waste transfer station, golf course, and temporary batch plant.



B. The area serves as a logical transition between urban growth and rural areas and/or has a distinctive community identity. It may serve as a commercial center or “townsite” for a rural community.

The area is in close proximity to Interstate 10 and located on County-maintained Ocotillo Road. To the south is City of Benson commercial zoning and small-lot platted subdivision. With the location to dense residential lots, commercial zoning, industrial zoning and location on a County maintained road the request is a logical transition.

C. The area has adequate water, access, drainage, and sewage disposal capability to accommodate medium to high-density development.

Water for this type of use will be low. A small office is proposed and low flow fixtures will be utilized. Access is off of a paved, maintained road. The applicant will complete a drainage analysis and provide appropriate drainage improvements. The site is large enough to accommodate a septic system.



D. In general, residential lot sizes are one-acre or less in size but may transition to larger lot sizes at the fringes of the area. Lots may have access to an on-site or off-site sewer facility and potable water and are commonly found in established subdivisions and manufactured/mobile home parks or historic town sites.

The area has a mix of large and small lots. There is water and sewer in the vicinity, that if needed in the future could be extended to the area.

E. Improved streets designated as arterial, or collectors can support limited non-residential development.

The project will only take access off of paved Ocotillo Road. The applicant will construct a paved apron and provide pavement onsite. The road is able to handle the proposed project.

F. There is substantial potential for further development along with opportunities to preserve undeveloped lands such as open space and washes.

The area will continue to experience growth in the future due to its location off of Interstate 10. This particular site is proposing to development in phases. At this time the applicant is not proposing any development north of Four Feathers Road and that wash will remain undisturbed.



Developing areas are considered as:

A. The area to be designated as Developing must be included in a Category A, B, or C Growth Area, established or enlarged in accordance with Subsections 403.01, 403.02, 403.03.

This area is designated as Category B.

B. Lands that are developed with scattered, mixed residential, business, industrial, and agriculture related uses and that ultimately will accommodate future growth as the more populated areas reach build-out.

This perfectly describes the area where the project is being proposed as discussed above.



2. Compliance with the Zoning District Purpose Statement: Complies

- 701.01 To provide an area for families living at a variety of low to medium densities.*
- 701.02 To provide an area where single-household dwellings, rehabilitated mobile homes, and manufactured homes can co-exist.*

The Zoning District purpose statement does not make a mention of the non-residential uses permitted by right or with Special Uses. The proposed use is allowed subject to review and approval of a special use authorization, pursuant to Section 707.21

The proposed use is compatible and consistent with the surrounding development.

3. Development along Major Streets: Complies with conditions

This factor seeks to minimize road cuts that create unsafe traffic conflicts, hazardous traffic congestion and obstruct the functioning of arterials. The property takes access off of County-maintained Ocotillo Road. The Applicant will be required to provide ROW for Ocotillo and provide a commercial paved apron.



1. The applicant shall dedicate the necessary right-of way Ocotillo Road.
2. The Applicant shall obtain a right-of-way permit the driveway and any required improvements.
3. A paved (to match Ocotillo) driveway, a minimum of 24- feet wide width, adequate turn radius and sight distance triangle taken into consideration is required



4. Traffic Circulation Factors: Complies

Specifically, this factor stipulates that the Special Use Authorization request should not result in the use of any residential street for non-residential through traffic. The project will only be taking access from Ocotillo Road and will be providing a paved driveway. The site plan has been designed to accommodate staged vehicles outside of the road right-of-way.

5. Adequate Services and Infrastructure: Complies

The site will provide water through a new well. An onsite septic system will be provided for wastewater discharge. Electric by SSVEC.

**6. Significant Site Development Standards:
Complies with conditions**

Site Plan:

The site plan shows a phased development. The area north of Four Feathers Lane is not planned to be developed at this time. With the commercial permit submittal, the applicant will be required to provide an updated, detailed site plan showing compliance with all the developed standards. The site plan will also need to incorporate the following items (which are included as conditions of approval):

4. Dimensions shall be added showing distance from edge of pavement to the property line and edge of pavement to the gate.
5. Dimensions for Four Feathers Lane needs to be added.
6. Plans need to show dedication of Ocotillo Road.
7. Change Ocotillo Street to Road.

Setbacks:

The site plan shows the proposed buildings setback in excess of 20 feet from Ocotillo Road, south and east property lines. Section 704.03 requires the setback to be measured from property line or the edge of the road travelway. The site plan is currently showing the incorrect setback along Four Feathers Lane and a condition has been added, requiring the site plan be modified to meet the required distance.

8. The 20-foot setback line shall be revised to show the distance as measured from the edge of road travel way or property line, whichever is greater.

Lot Coverage:

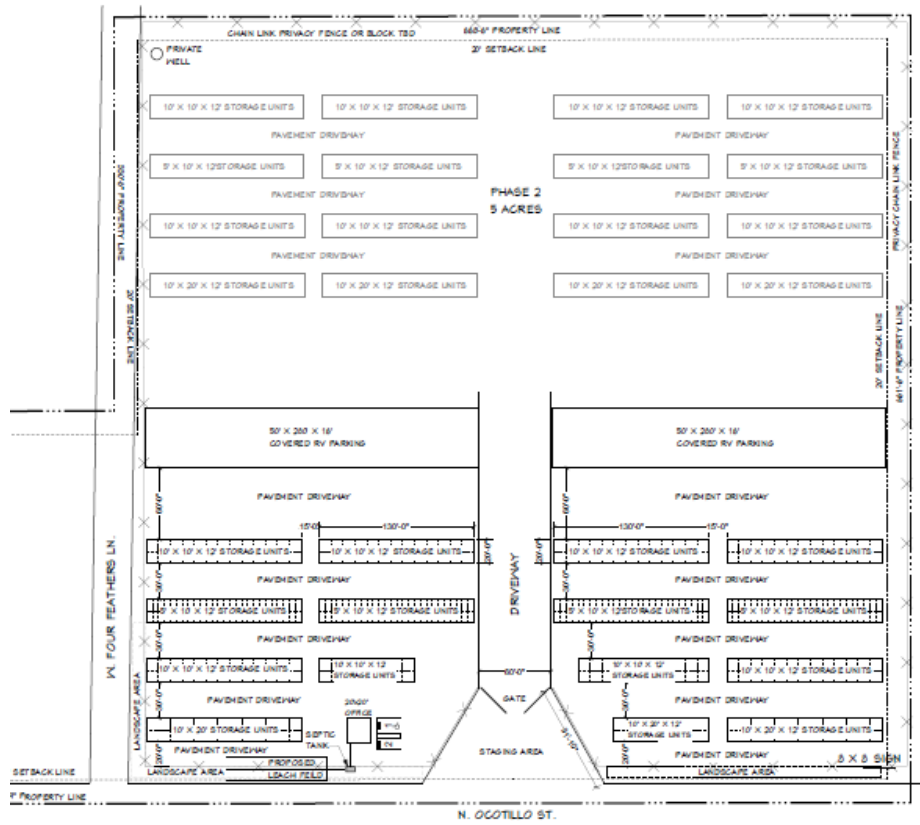
The residential Land Use district restricts lot coverage to a maximum of 65%. As proposed, approximately 50% is proposed to be building or pavement areas. The site plan submitted for the commercial permit shall include a table providing a square footage and percentage breakdown for each phase.

9. The site plan submitted with each phase shall provide a table showing a cumulative square footage and percentage breakdown.

Height:

The R-36 allows for a height of up to 30 feet. Fencing shall be a maximum of eight (8) feet. The applicant will demonstrate compliance at the permit stage.

Lighting:



All lighting required shall be shown on the non-residential permit application and will be required to be fully shielded and comply with the Outdoor Lighting Regulations.

Landscaping: The applicant is required to provide a minimum of a five (5) foot landscape strip along the roadways and a minimum of 5% of the site shall be landscaped. This shall be provided with the commercial permit submittal.

10. In conjunction with the commercial permit the applicant shall provide a landscape plan demonstrating that a minimum of a five-foot landscape strip is provided along both Ocotillo Road and Four Feathers Lane. A table shall also demonstrate that a minimum of 5% of the site is landscaped.

7. Public Input: Complies

The applicant mailed letters to property owners within 1,000 feet of the property prior to application submittal and did not receive any feedback from surrounding property owners.

The Planning Department mailed letters to the same property owners within 1,000 feet of the subject property, published a legal ad in the *Sierra Vista Herald*, and posted a legal notice on the property. To date, staff has received two (2) letters in opposition, one after the deadline. The first letter is from the adjacent resident to the east of the proposed project. The opposition to the project includes but is not limited to (please see attached letters):

- Proximity to residence/well
- Removal of native vegetation
- Impact to environment including wildlife/ drainage
- Traffic



The applicant has agreed to both a 100-foot setback from the property line shared with the residence to the east. At her request, the applicant will also be willing to install a solid 8-foot-tall block wall to provide screening. However, the Applicant has concerns agreeing to these conditions should the neighbor continue to oppose the project.

The applicant will be required to submit permits to the state for the removal of any native vegetation but has stated that as much native vegetation as possible will be left onsite.

Game and fish provided comments on the request and the applicant will be required to work with them on the any requirements.

The County Engineer has evaluated the proposal and as conditioned (ROW dedication, paved entrance, dimensions shown) has no concerns regarding the project including an increase in traffic.

8. Hazardous Materials: Complies

The Applicant states that the use of hazardous materials is not anticipated on site.

9. Off-Site Impacts: Complies

Major off-site impacts could include temporary construction traffic, dust, and long-term dust, noise, and visual impacts. The applicant has agreed to provide a 100-foot setback and an 8-foot block wall to screen the project from the adjacent property. The applicant will be required to comply with County Regulations pertaining to lighting, water and dust erosion, etc.

The project is located in an area expected to see growth in the future and has been designed to mitigate potential impacts to surrounding properties.

10. Water Conservation: Complies

The applicant is estimating approximately 3,650 gallons of water used per year. The applicant will make efforts to conserve water utilizing low flow fixtures to the greatest extent possible. Landscaping will be limited to drought tolerant native plants.

V. WAIVERS

None requested.

VI. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a mini-storage facility.

Factors in Favor of Approving the Special Use

1. The project, with the recommended conditions complies ten (10) of the ten (10) criteria used to evaluate special use requests;
2. The project is consistent with goals and policies of the Comprehensive Plan;
3. The project will be a locally owned business and provide a service to local citizens;
4. The request is consistent and compatible with the Zoning District purpose statement.

Factors Against Approving the Special Use

1. Two letters of opposition was received.

VII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends **conditional approval** of the Special Use request.

1. The applicant shall dedicate the necessary right-of way Ocotillo Road;
2. The Applicant shall obtain a right-of-way permit the driveway and any required improvements;
3. A paved (to match Ocotillo) driveway, a minimum of 24- feet wide width, adequate turn radius and sight distance triangle taken into consideration is required;
4. Dimensions shall be added showing distance from edge of pavement to the property line and edge of

pavement to the gate;

5. Dimensions for Four Feathers Lane needs to be added;
6. Plans need to show dedication of Ocotillo Road;
7. Change Ocotillo Street to Road;
8. The 20-foot setback line shall be revised to show the distance as measured from the edge of road travel way or property line, whichever is greater;
9. The site plan submitted with each phase shall provide a table showing a cumulative square footage and percentage breakdown.
10. In conjunction with the commercial permit the applicant shall provide a landscape plan demonstrating that a minimum of a five-foot landscape strip is provided along both Ocotillo Road and Four Feathers Lane. A table shall also demonstrate that a minimum of 5% of the site is landscaped.

Sample Motion:

Chair, I move to approve Docket SU23-12 (Ocotillo Storage), on parcel 123-09-010A ; the Factors of Approval constituting Findings of Fact.