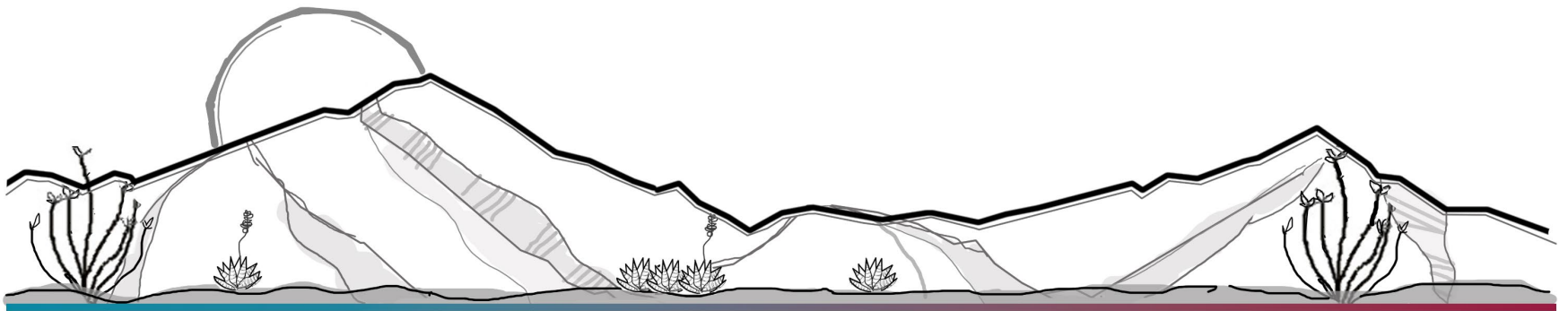


## SU 23-14 (Barataria Feed)

Special Use Authorization for Slaughterhouse  
Planning & Zoning Commission  
June 14, 2023



# DEVELOPMENT SERVICES

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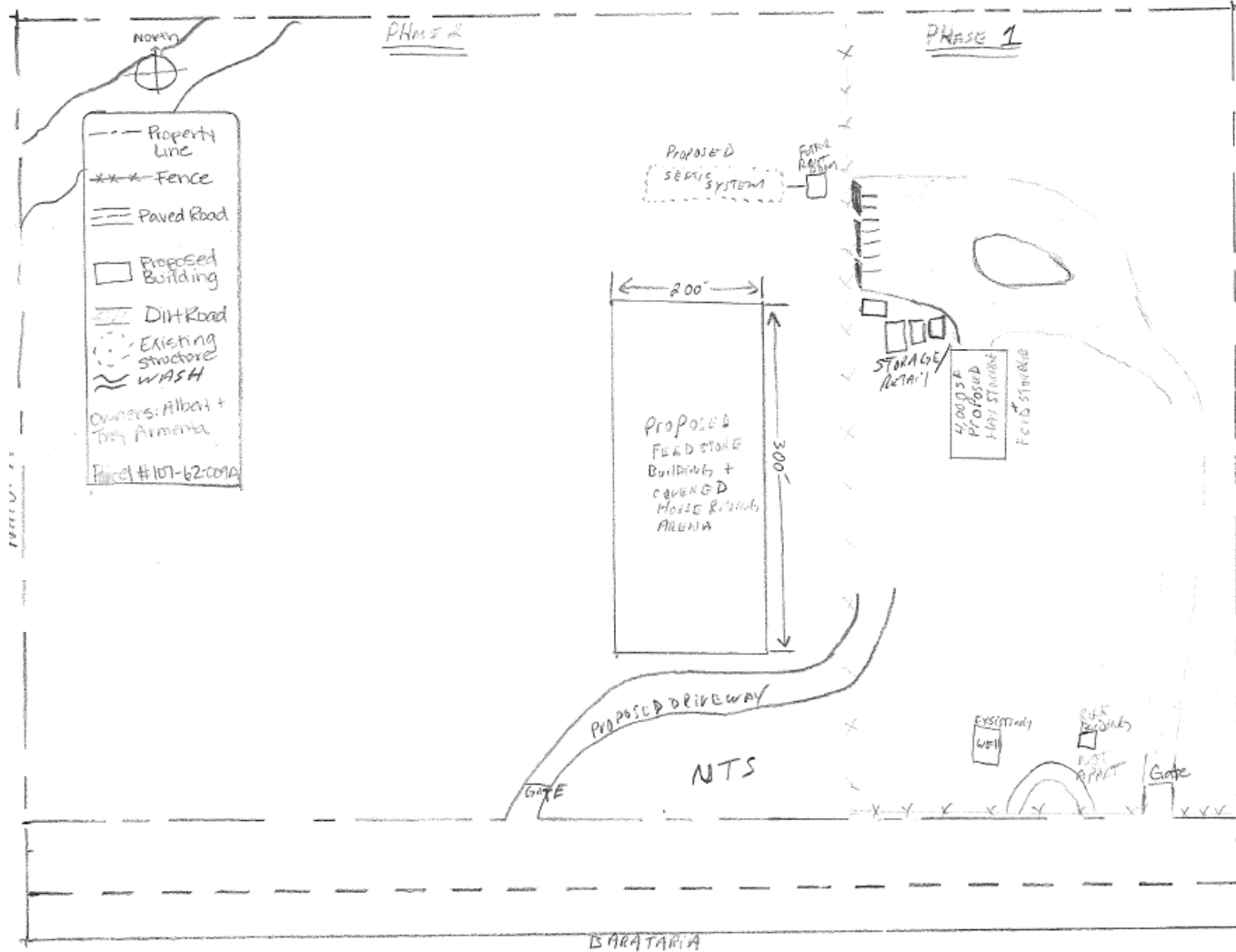
**Site Size:** 20 Acres  
**APN:** 107-62-009A  
**Zoning:** RU-4 (Rural, 4-acres minimum parcel)  
**Growth Area:** Category D  
**Plan Designation:** Rural Residential  
**Area Plan:** None  
**Existing Uses:** Unpermitted feed store  
**Proposed Uses:** Permitted feed store and future indoor arena



## Location



## Concept Plan



## Drone Photo



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# **DEVELOPMENT SERVICES**

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**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
- Public Input (Four letters in opposition)
- Hazardous Materials
- Water Conservation

**Complies with Conditions: 5 factors**

- Development Along Major Streets
- Traffic Circulation
- Adequate Services and Infrastructure
- Significant Site Development Standards
- Offsite Impacts



# DEVELOPMENT SERVICES

## Factors in Favor of Request

1. The project, with the recommended conditions complies ten (10) of the ten (10) 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...*
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.





## Applicant Presentation/Discussion



## Staff Recommendation: Conditional Approval

1. With the non-residential permit the Applicant shall obtain a right-of way permit. The driveway connection shall be paved.
2. Should the applicant wish to continuing uses the existing driveway on the adjacent parcel to the east an ingress/egress easement shall be recorded.
3. Outside of County right-of way, the driveway, parking, and all maneuvering areas shall consist of dust proof material such as gravel to prevent fugitive dust from leaving the site.
4. In conjunction with phase two a traffic analysis shall be provided. Any offsite improvements required by that document will be required.



## Staff Recommendation: Conditional Approval

5. In conjunction with the commercial permit for phase 2 the applicant shall install a commercial septic and restroom facilities, in compliance with the Building Regulations in place at that time.
6. In conjunction with the non-residential permit the applicant shall provide a fully detailed and dimensioned site plan that meets the minimum submittal requirements.
7. All disturbed areas of the site outside of driveways, parking and maneuvering areas shall implement methods to control erosion and could include a dust polymer, hydroseed or other approved methods.



## Sample Motion

*I move to approve Docket SU 23-14 (Barataria Feed) on parcel 107-62-009A, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.*

