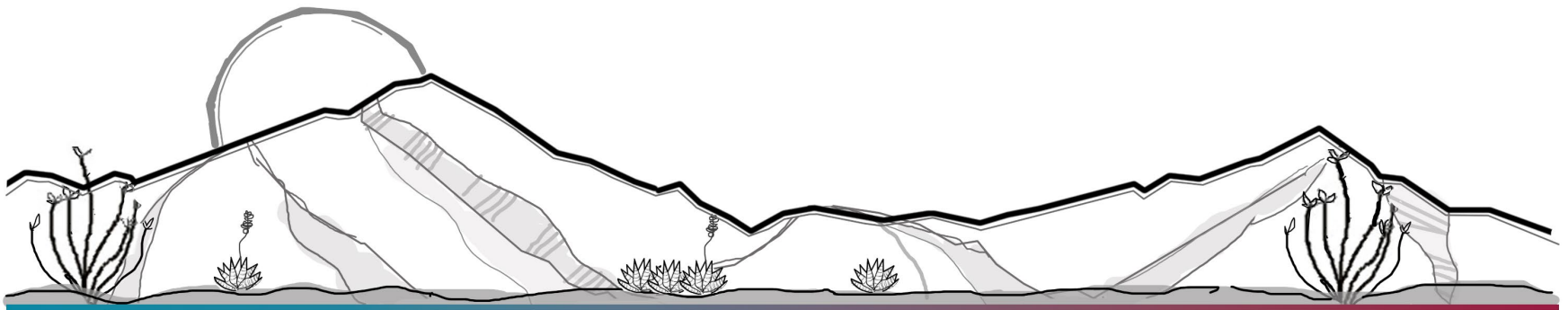


## **SU 23-22**

# **(Valley Drive Animal Husbandry)**

Special Use Authorization to legitimize an animal  
boarding, training, and daycare business in a  
Rural Zoning District

**Planning & Zoning Commission**  
**September 13, 2023**

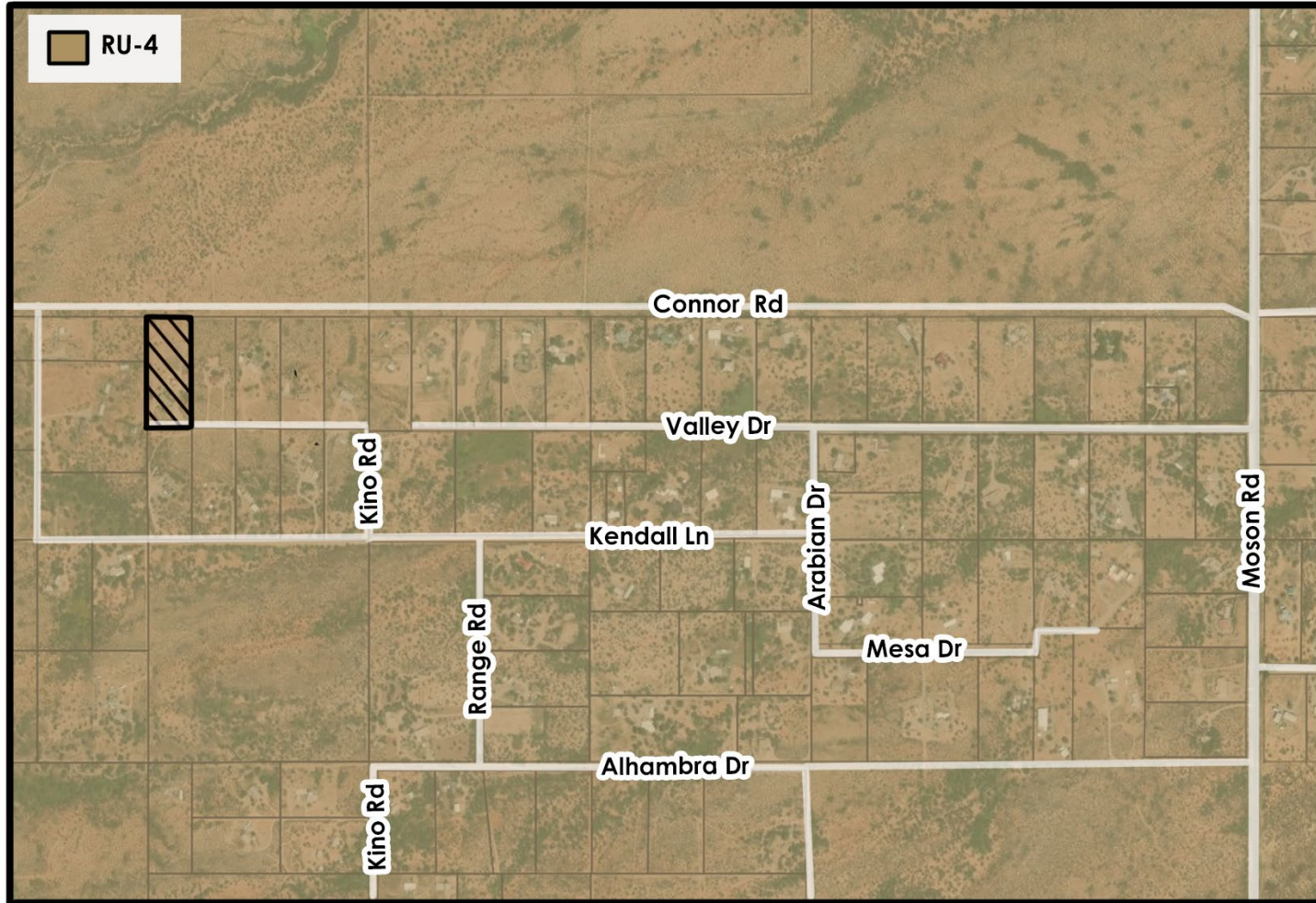


# DEVELOPMENT SERVICES

- Animal husbandry – “facilities, including kennels, related to the care, raising, boarding, and breeding of animals”
- APN 107-58-002m
- Constance Baker, applicant

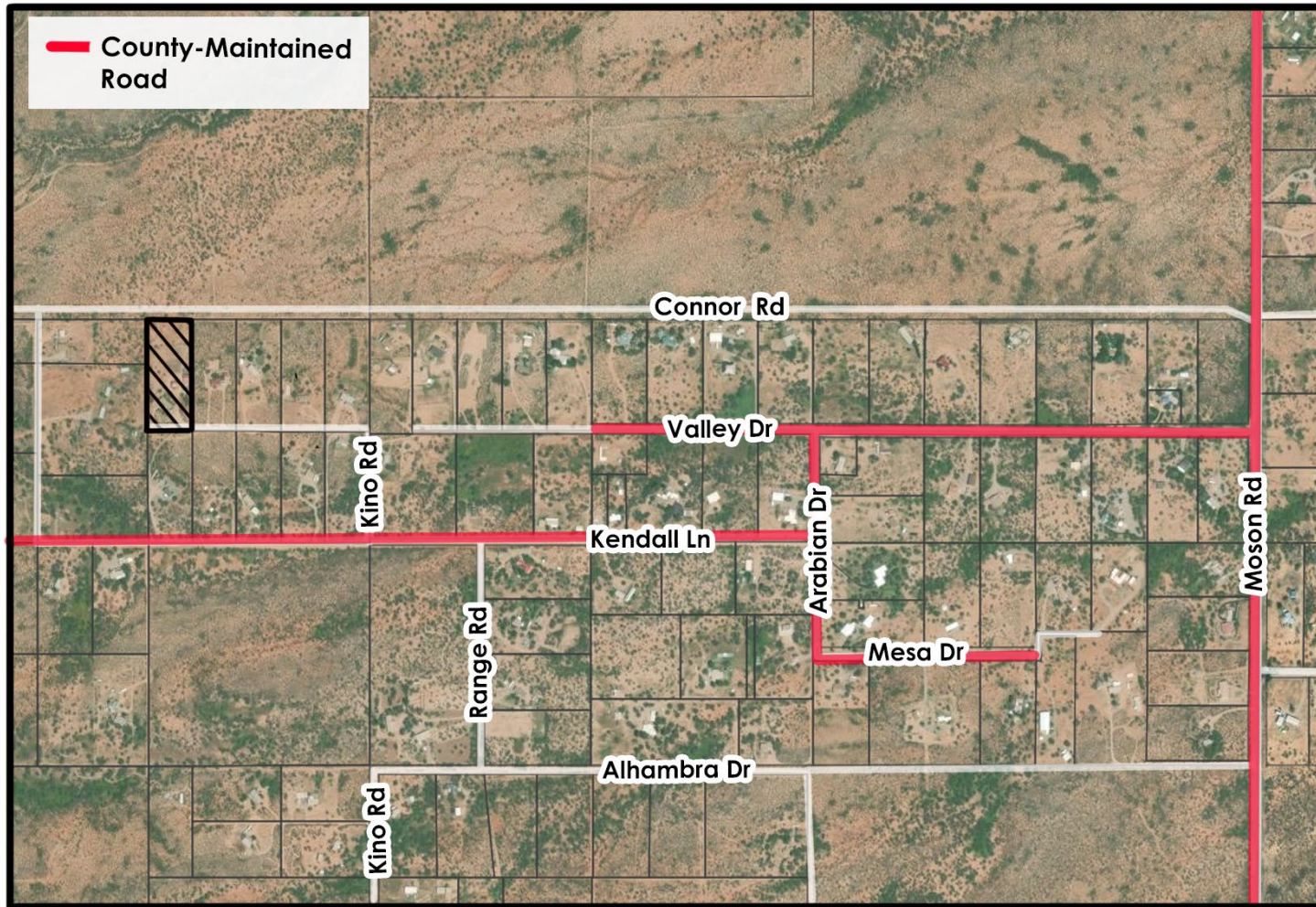


# DEVELOPMENT SERVICES



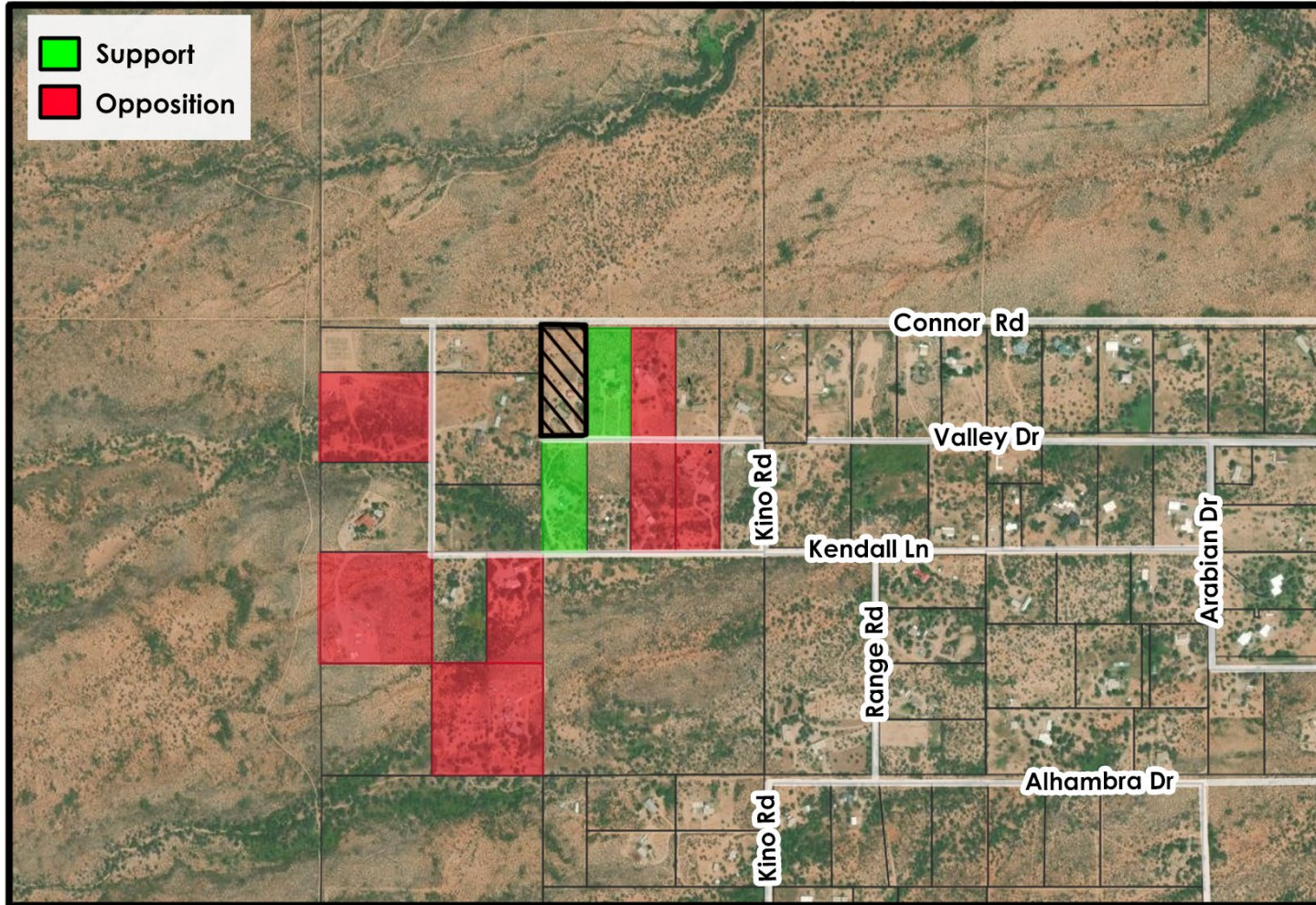
Zoning  
SU 23-22 (Valley Dr Animal Husbandry)

# DEVELOPMENT SERVICES



County-Maintained Roads  
SU 23-22 (Valley Dr Animal Husbandry)

# DEVELOPMENT SERVICES



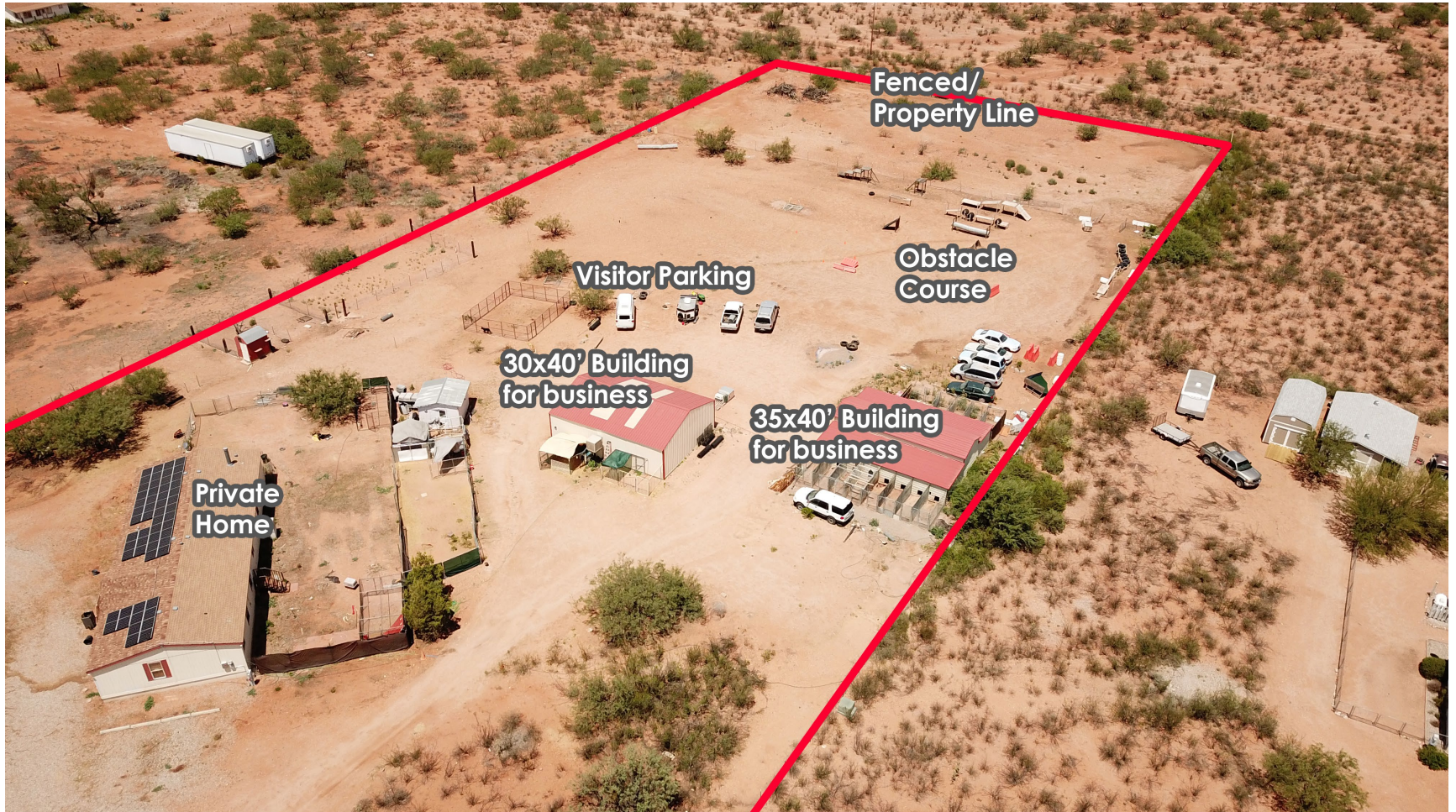
Citizen Involvement  
SU 23-22 (Valley Dr Animal Husbandry)

N.T.S



COCHISE COUNTY  
Arizona

## The Site



# **DEVELOPMENT SERVICES**

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

Complies: 6 factors

- Compliance with duly Adopted Plans
- Compliance with the Zoning District Purpose
- Adequate Services and Infrastructure
- Significant Site Development Standards
- Public Input
- Water Conservation

Complies with Conditions: 3 factors

- Traffic Circulation
- Off site impacts
- 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 fully complies with six of the criteria used to evaluate special use requests;
3. Visually, the business is not out of scale or character for the area;
4. The project is a small, locally owned business that provides a needed service to area residents, as well as the greater law enforcement, veterans, and service dog communities.





## Factors Against Approving the Request

1. Conditions are recommended to help mitigate off-site impact concerns of neighbors/eight letters of opposition received;
2. Conditions are recommended to mitigate three factors used to evaluate special use requests (Project Traffic Circulation, Hazardous Materials, Offsite Impacts); and
3. Although the area is zoned rural, which permits some non-residential uses by right, the surroundings have developed primarily as a residential area.



## Applicant Presentation/Discussion



## Staff Recommendation

Docket SU 23-22, Recommend Conditional Approval

If the Commission wishes to grant approval, staff recommends the following conditions:



## Recommended Conditions\*

1. The property owner will enter into a Private Maintenance Agreement to participate in the maintenance of the non-maintained roadway portion of Valley Drive, from the driveway of the subject parcel to the intersection of Valley Drive with Kino Road, at the Commercial Permit phase. The property owner will continue to arrange and pay for the regrading of this segment of the roadway, annually, following the completion of the monsoon season, for the duration of the special use;
2. Onsite dog boarding/doggy day care is limited to no more than fifteen (15) dogs at any one time. This condition does not limit the number of personal pets kept on a parcel. Any personal pet, or any service animal, as defined under applicable Arizona law, is not to be counted toward the maximum allowed by this condition;

## Recommended Conditions\* (continued)

3. The kennel and grounds shall be maintained in a sanitary condition. The property owner shall provide a receptacle of sufficient size for the temporary storage of such manure, body wastes or animal bedding of domestic animals and pets. Such receptacle shall be constructed so the contents will not be accessible to flies;
4. All area intended for dog training shall be indoors or within an enclosed fenced-in area; and
5. All overnight boarding shall occur within a structure that is maintained to ensure the comfort and well-being of the animal, providing heating, cooling, lighting, ventilation, shade, and protection from the elements.

\* 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 23-22 (Valley Dr Animal Husbandry), with the Conditions of Approval recommended by staff and waiver requests requested by applicant; the Factors of Approval constituting Findings of Fact.*

