

## Docket SU24-10

Special Use Authorization for an Accessory  
Living Quarter (ALQ) Exceeding Maximum  
Square Footage

Planning and Zoning Commission  
July 10, 2024



# DEVELOPMENT SERVICES

---



Applicant: Chong In Choi

Location: 3567 Doe Ranch Road  
(APN 114-01-098D)

Current Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Single family dwelling

Proposed Uses: Primary residence with accessory dwelling

# DEVELOPMENT SERVICES



## Property Location and Zoning



SU24-10 (Doe Ranch ALQ)

N.T.S

3567 E. Doe Ranch Rd (APN 114-01-098D)



## Accessory Living Quarters

Section 2.48.170

Allowed in rural, some residential districts

One per parcel

Owner lives on property

Attached or detached

Living, sleeping, eating, cooking, sanitation

Administrative review



## Accessory Living Quarters (cont.)

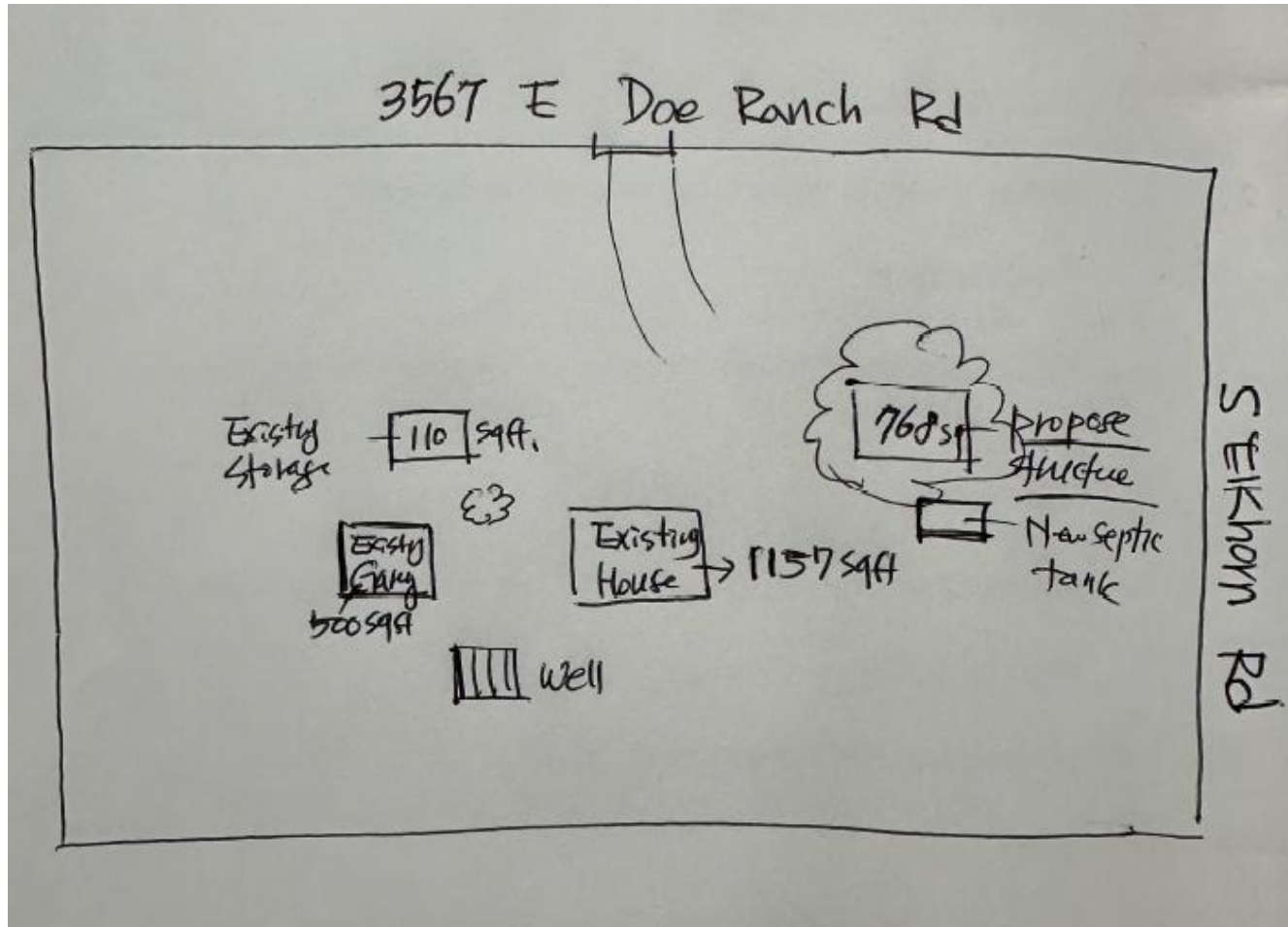
### Special use required

- Rented/leased separately from principal residence
- Business use beyond allowed home occupation
- Deviation from development standards
  - =/ $<$  50% of principal dwelling livable square footage (1000 SF max)
  - =/ $<$  principal dwelling height

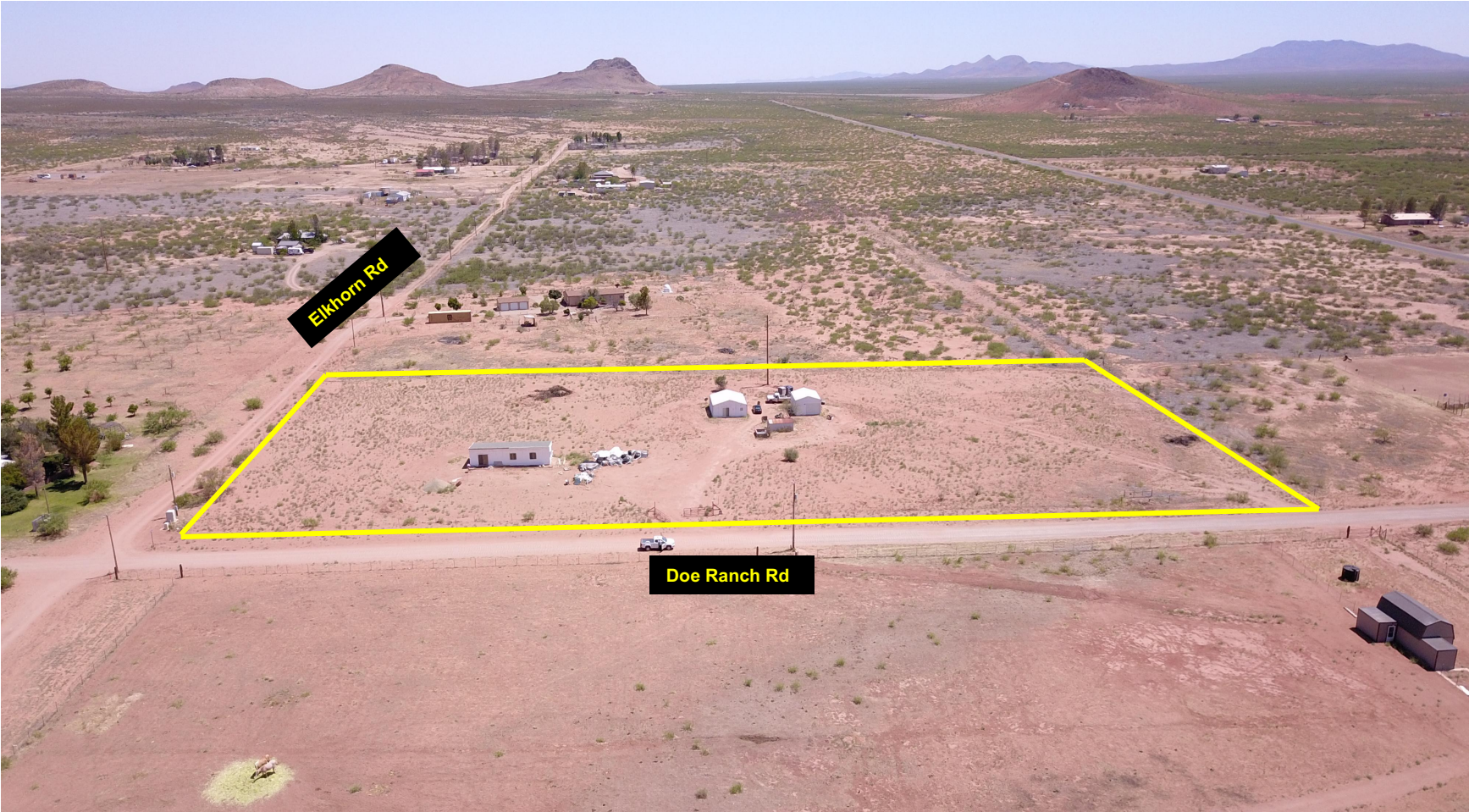
Proposed 768 SF accessory w/1157 SF principal

Assessor data shows two SFRs: 720SF (2008) and 780SF (new)

## Site Plan



# DEVELOPMENT SERVICES



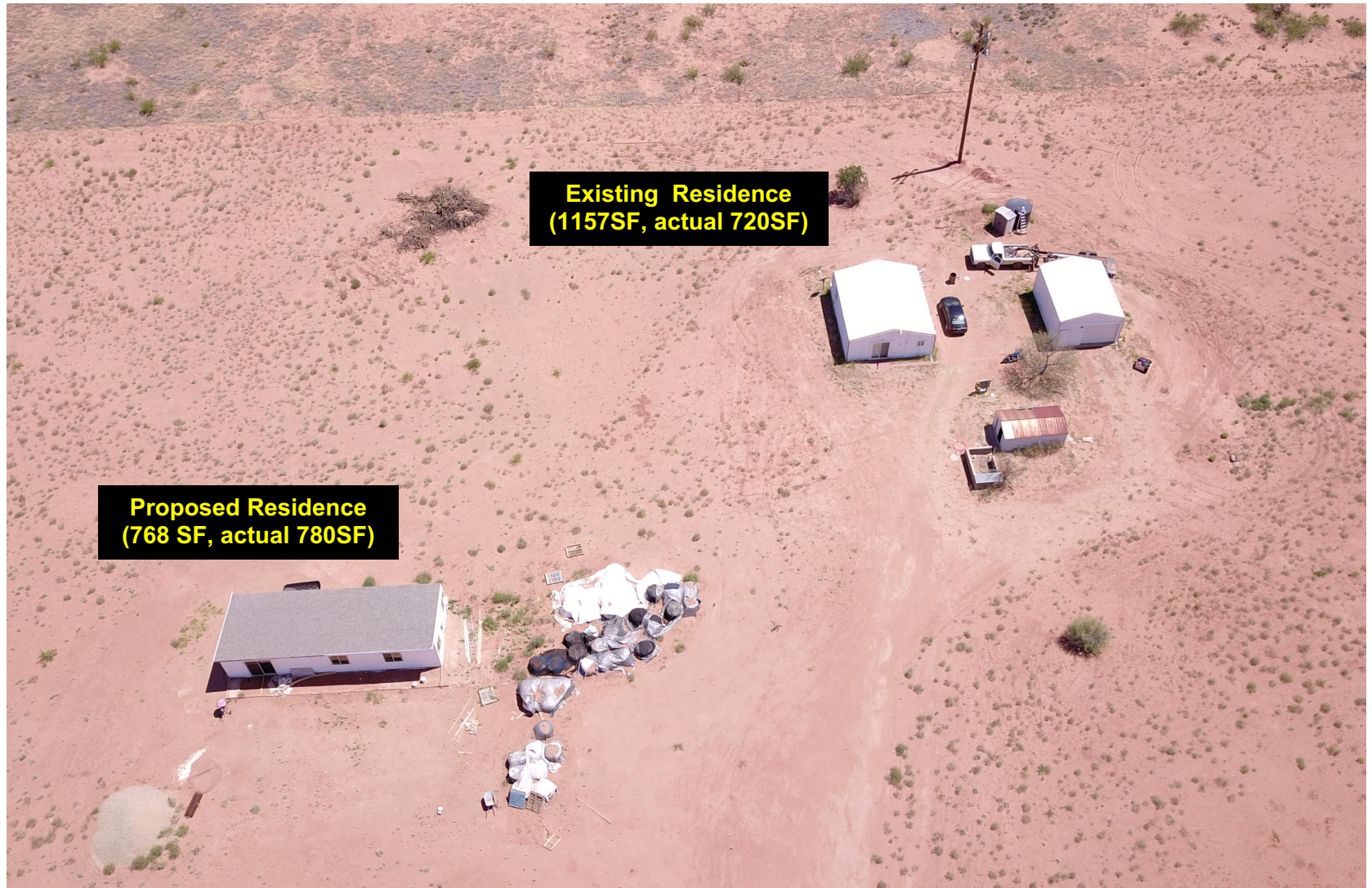
# DEVELOPMENT SERVICES



**Elkhorn Rd**

**Doe Ranch Rd**

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Citizen Review / Public Notice

8 May

Applicant letters

19 June

Notices

Posting

Legal ad



## Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	<b>Complies</b>
<input type="checkbox"/> Compliance with zoning district purpose	<b>Complies</b>
<input type="checkbox"/> Development along major streets	<b>Not Applicable</b>
<input type="checkbox"/> Traffic circulation	<b>Complies</b>
<input type="checkbox"/> Adequate services and infrastructure	<b>Complies</b>
<input type="checkbox"/> Significant site development standards	<b>Complies</b>
<input type="checkbox"/> Public input	<b>Complies</b>
<input type="checkbox"/> Hazardous materials	<b>Not Applicable</b>
<input type="checkbox"/> Off-site impacts	<b>Complies</b>
<input type="checkbox"/> Water conservation	<b>Not Applicable</b>

## Factors in Favor of Approval

Complies with 7 of 7 applicable factors

Accessory dwellings are permitted by right in all rural zoning districts

## Factors Not in Favor

Opposition from nearby property owners

## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-10 to allow an accessory living quarter exceeding 50% of principal dwelling livable area with with the following conditions:

1. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

## Staff Recommendation (cont.)

It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.

Any changes to the approved Special Use will be considered a modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

## Sample Motion

Madam Chair, I move to approve Docket SU24-10 (Doe Ranch ALQ) with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU24-10

Special Use Authorization for an Accessory  
Living Quarter (ALQ) Exceeding Maximum  
Square Footage

Planning and Zoning Commission  
July 10, 2024

