

Docket SU24-13

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

Planning and Zoning Commission
August 14, 2024



DEVELOPMENT SERVICES



Applicant: Elroy and Stephanie Kline

Location: 3377 S. Moson Road
(APN 107-60-009B)

Current Zoning: RU-4

Plan Designation: Rural Residential

Growth Area: D – Rural Areas

Current Use: Single family dwelling

Proposed Uses: Primary residence with accessory dwelling

DEVELOPMENT SERVICES



Property Location and Zoning



SU24-13 (Moson ALQ)

3377 Moson Rd (APN 107-60-009B)

N.T.S



DEVELOPMENT SERVICES

Accessory Living Quarters

Section 2.48.170

Allowed in rural, some residential districts

One per parcel

No separate address

Owner lives on property

Attached or detached

Living, sleeping, eating, cooking, sanitation

Administrative review



Accessory Living Quarters (cont.)

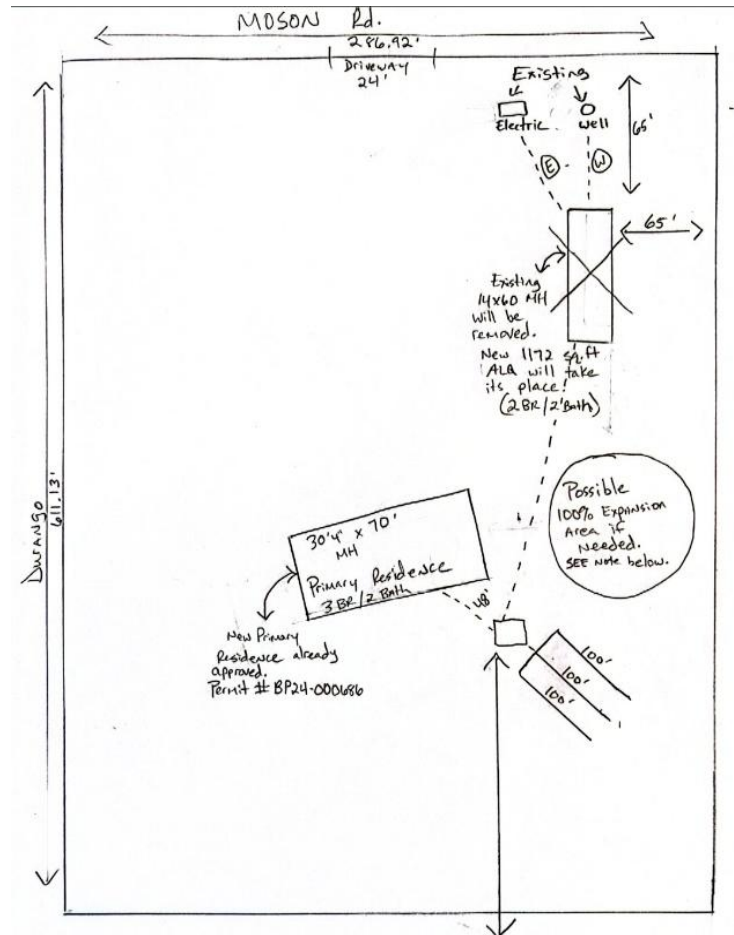
Special use required

- Rented/leased separately from principal residence
- ALQ used for business beyond allowed home occupation
- Deviation from development standards
 - =/ $<$ 50% of principal dwelling size (1000 SF max)
 - =/ $<$ principal dwelling height

Existing 896 square foot primary dwelling (to be removed)

Proposed 2,123 square foot primary dwelling and 1,172 square foot accessory dwelling

Site Plan



Parcel #: 107600009B
Name: Elroy Kline III
Stephanie Kline

Existing 1,250 gallon Septic Tank with 300' of leach field. We would like to use the same system for both homes. Total will be 5 bedrooms but will only be 19 fixtures between both houses.

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Moson Road

Special Use Authorization Factors

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

Factors in Favor of Approval

Complies with 8 of 8 applicable factors

Accessory dwellings are permitted by right in all rural zoning districts

Factors Not in Favor

None identified

DEVELOPMENT SERVICES

Citizen Review / Public Notice

24 June

Applicant letters

12-17 July

Notices

Posting

Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-13 to allow a 1,172 square foot accessory living quarter 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

Staff Recommendation (cont.)

issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

2. 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.

3. 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 SU24-13 to allow a 1,172 square foot accessory living quarter with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU24-13

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

Planning and Zoning Commission
August 14, 2024

