

## Docket SU24-20

### Special Use Authorization for Guest Lodging

Planning and Zoning Commission  
December 11, 2024



# DEVELOPMENT SERVICES

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Applicant: Kathleen Hunter-Gregory

Location: 1155 S. Cochise Stronghold Road  
APN 119-09-004 (40 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Single Family Residential

Proposed Uses: Single Family Residential with  
Guest Lodging

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## Property Location and Zoning



SU24-20 (Cochise Stronghold Guest Lodging)

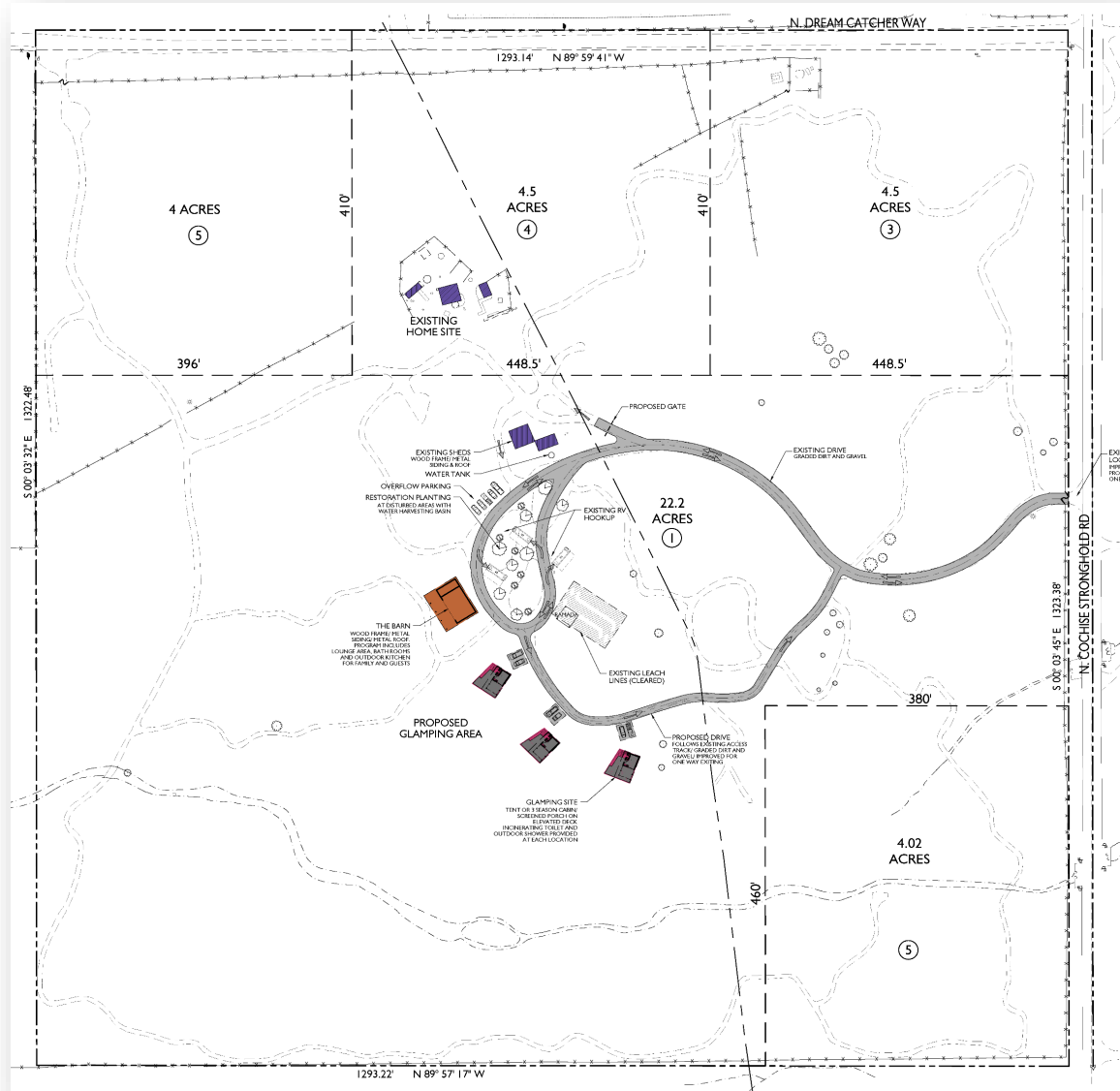
N.T.S

1155 Cochise Stronghold Road (APN 119-09-004)

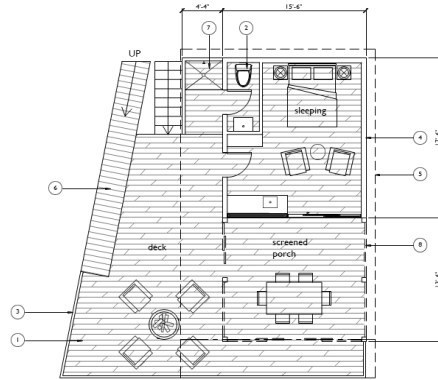




## Site Plan



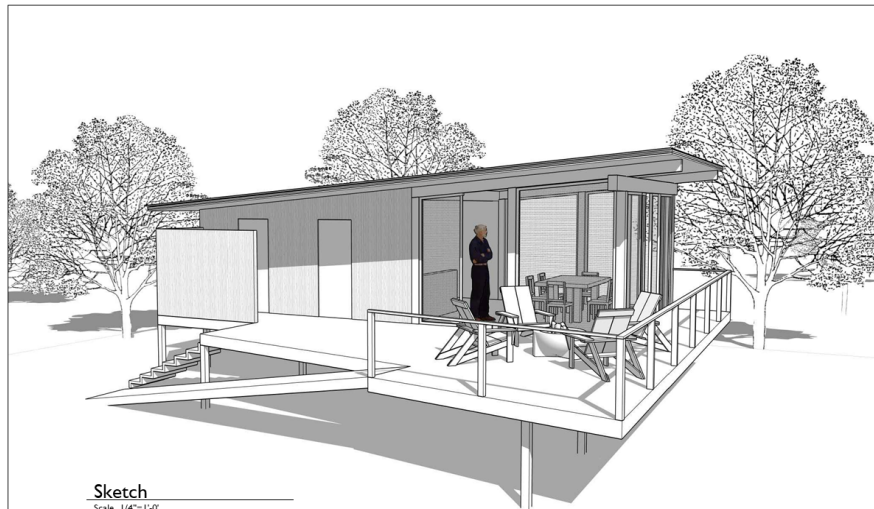
## Concept Plan and Elevation Sketch Glamping Cabin Module



### Plan Keynotes

1. DECK ELEVATED ABOVE WOOD FLOOR. STEEL FRAME WITH COMPOSITE WOOD DECKING.
2. WATER CLOSET. RIGIDOLET ELECTRIC. HYDROHEATING. TOILET OR EQUAL.
3. STEEL SAFETY FRAMING.
4. WOOD FRAME CABIN WITH CORRUGATED METAL SIDING.
5. ROOF OVERHANG (CORRUGATED METAL RUIT FRISH).
6. RAMP WITH STEEL GRATING WALKING SURFACE.
7. OUTDOOR SHOWER DRAINED TO GRAYWATER.
8. INSECT SCREENING.

Floor Plan  
Scale: 1/4"=1'-0"



Sketch  
Scale: 1/4"=1'-0"

October 18, 2024

a23studios

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Cochise Stronghold Rd

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## Special Use Authorization Factors

- |  |                              |
|--|------------------------------|
| 1. Compliance with adopted plans           | <b>Complies</b>              |
| 2. Compliance with zoning district purpose | <b>Complies</b>              |
| 3. Development along major streets         | <b>Not Applicable</b>        |
| 4. Traffic circulation                     | <b>Complies</b>              |
| 5. Adequate services and infrastructure    | <b>Complies</b>              |
| 6. Significant site development standards  | <b>Complies</b>              |
| 7. Public input                            | <b>Complies</b>              |
| 8. Hazardous materials                     | <b>Not Applicable</b>        |
| 9. Off-site impacts                        | <b>Complies w/Conditions</b> |
| 10. Water conservation                     | <b>Complies</b>              |

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## Factors in Favor of Approval

- Complies with applicable factors

## Factors Not in Favor

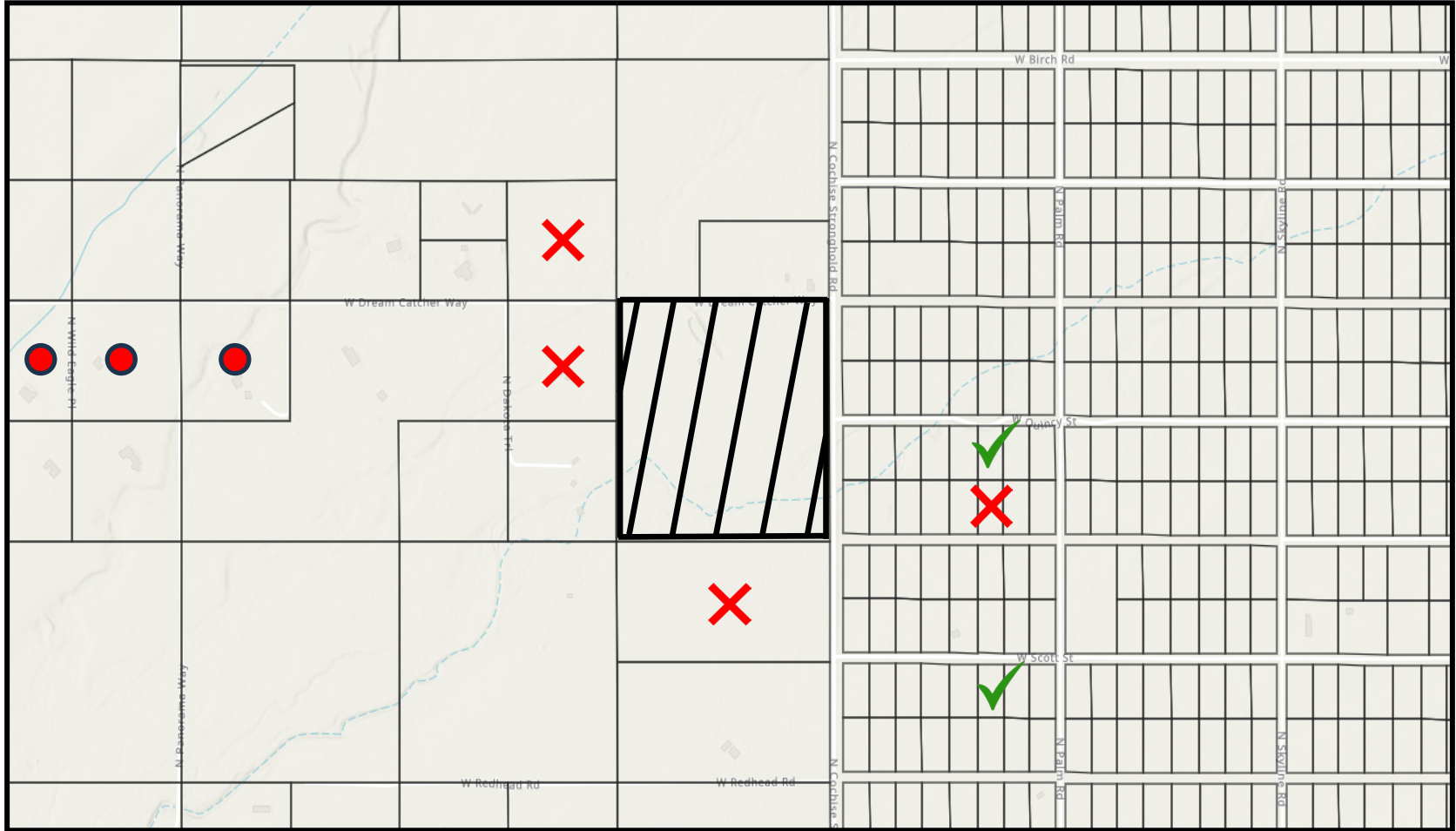
- Opposition from nearby property owners

## Citizen Review / Public Notice

- 21 October
  - Applicant letters
- 14-20 November
  - Notices
  - Posting
  - Legal ad



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## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-20 to allow guest lodging with the following conditions:

1. Guest lodging visitors shall access the site via Cochise Stronghold Road.
2. Quiet hours shall be observed from 10pm to 6am seven days per week.
3. Guest areas shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.

*\*Standard conditions related to conditions, permitting, and modifications apply to this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU24-20 to allow guest lodging with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

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