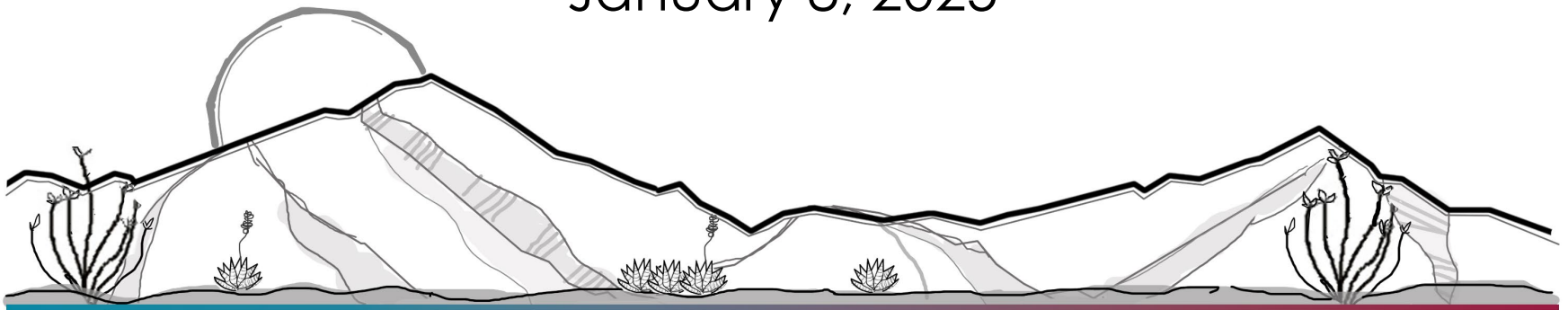


Docket SU24-22

Special Use Authorization for an Outdoor Shooting Range

Planning and Zoning Commission
January 8, 2025



DEVELOPMENT SERVICES



Applicant: Robert Todd

Location: Marguerite and Atwood Roads
Road APNs 202-01-013, 014, 018

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Undeveloped

Proposed Uses: Outdoor Shooting Range

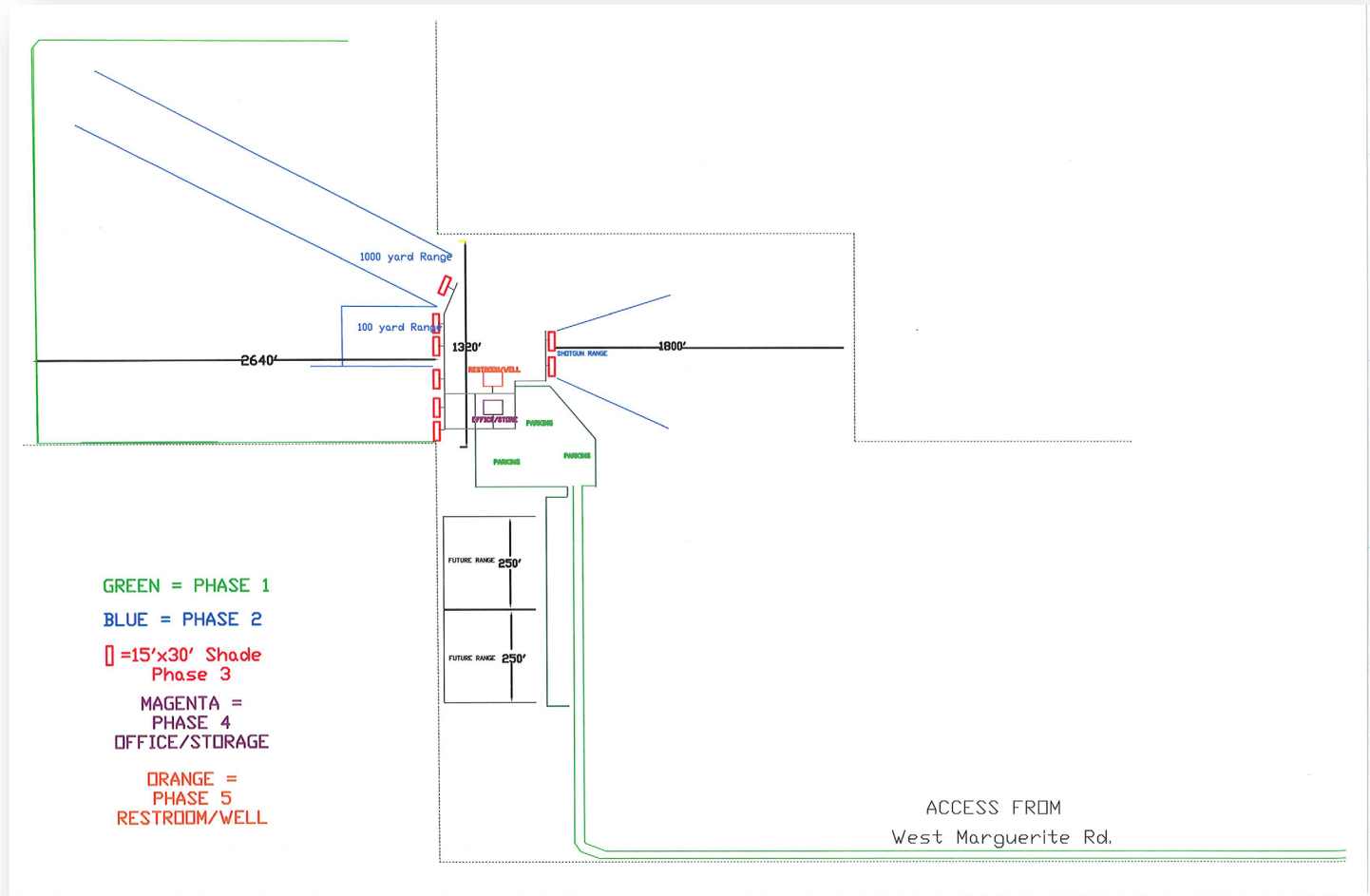
DEVELOPMENT SERVICES



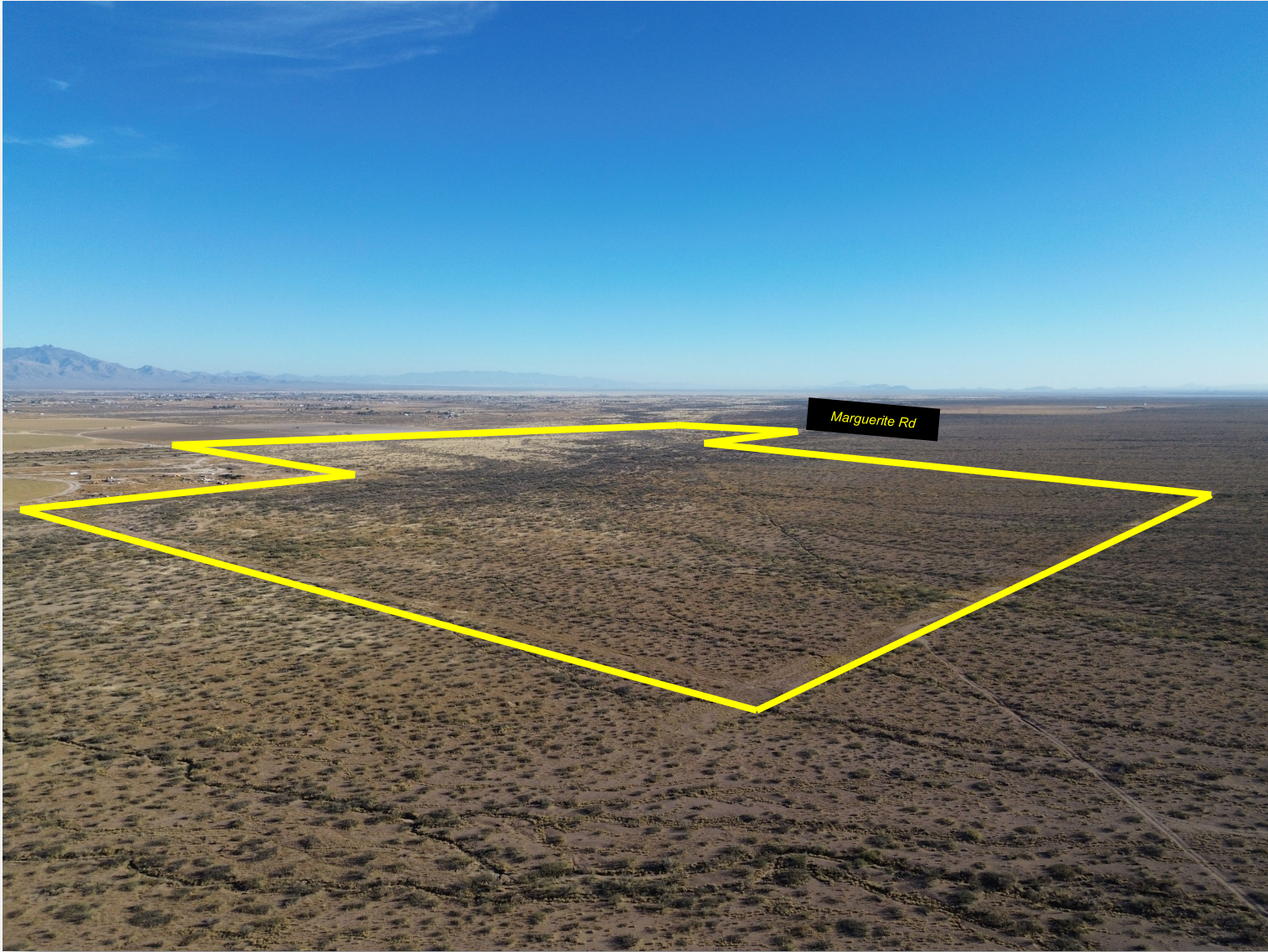
Property Location and Zoning



Site Plan



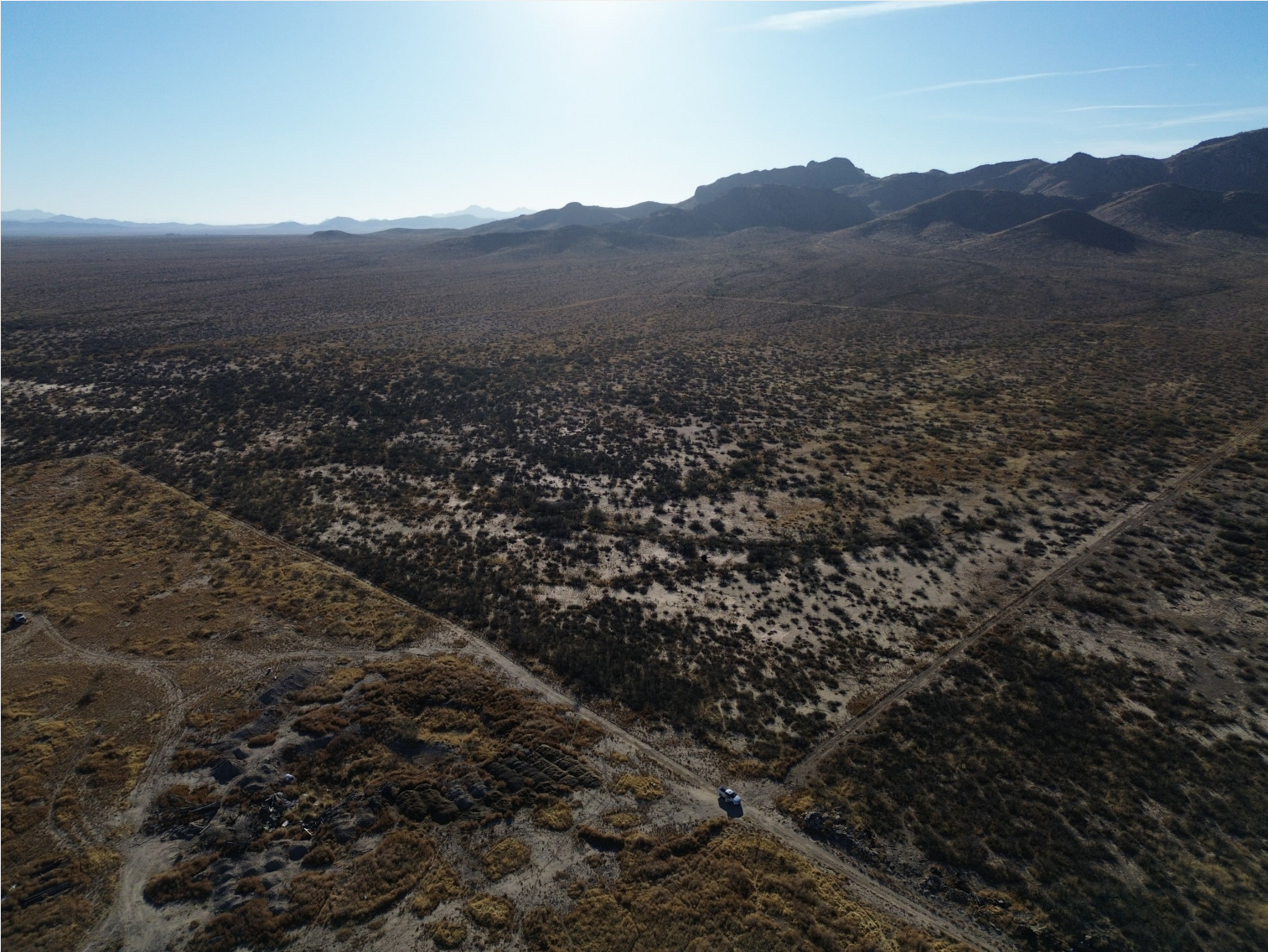
DEVELOPMENT SERVICES



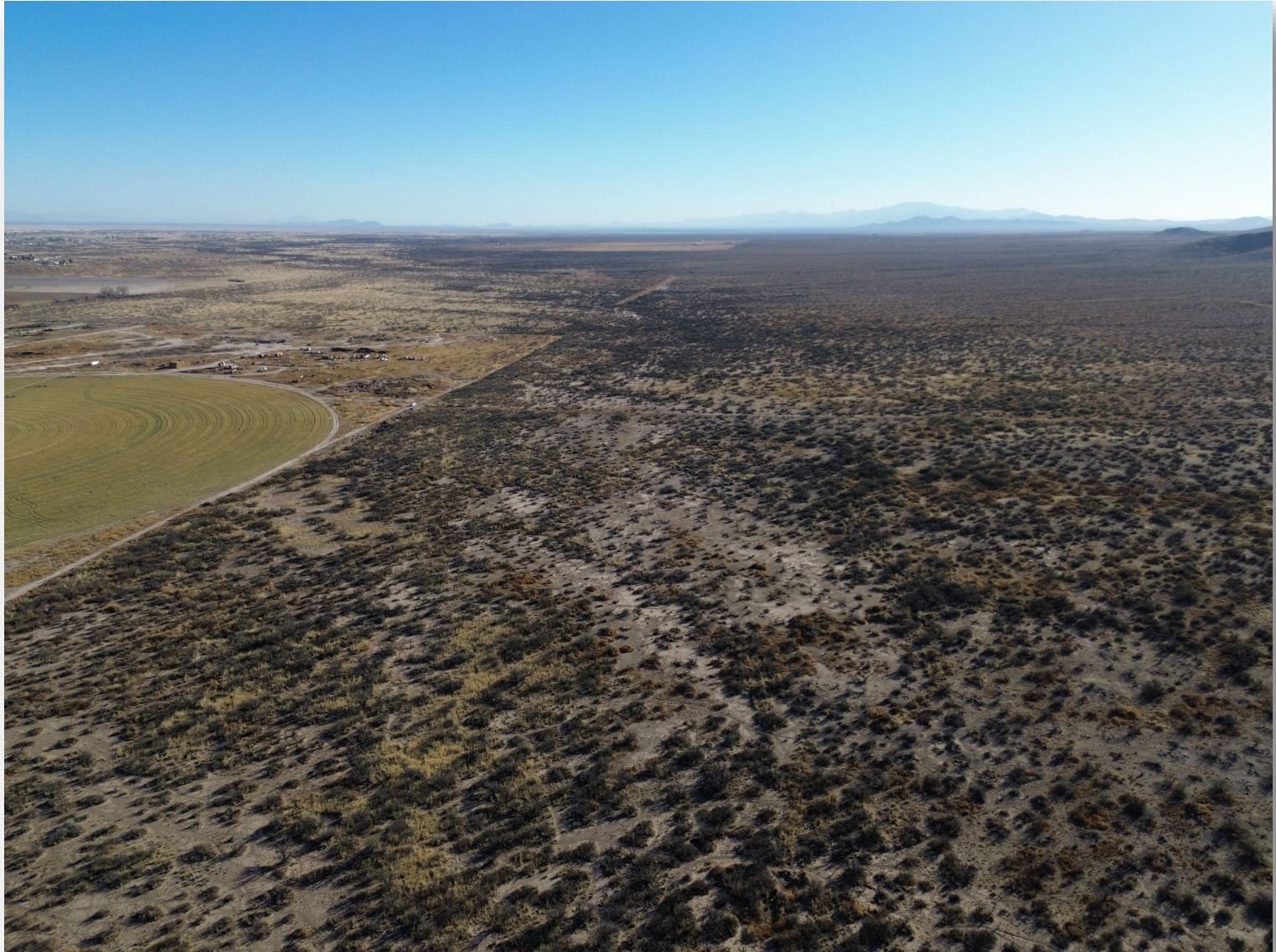
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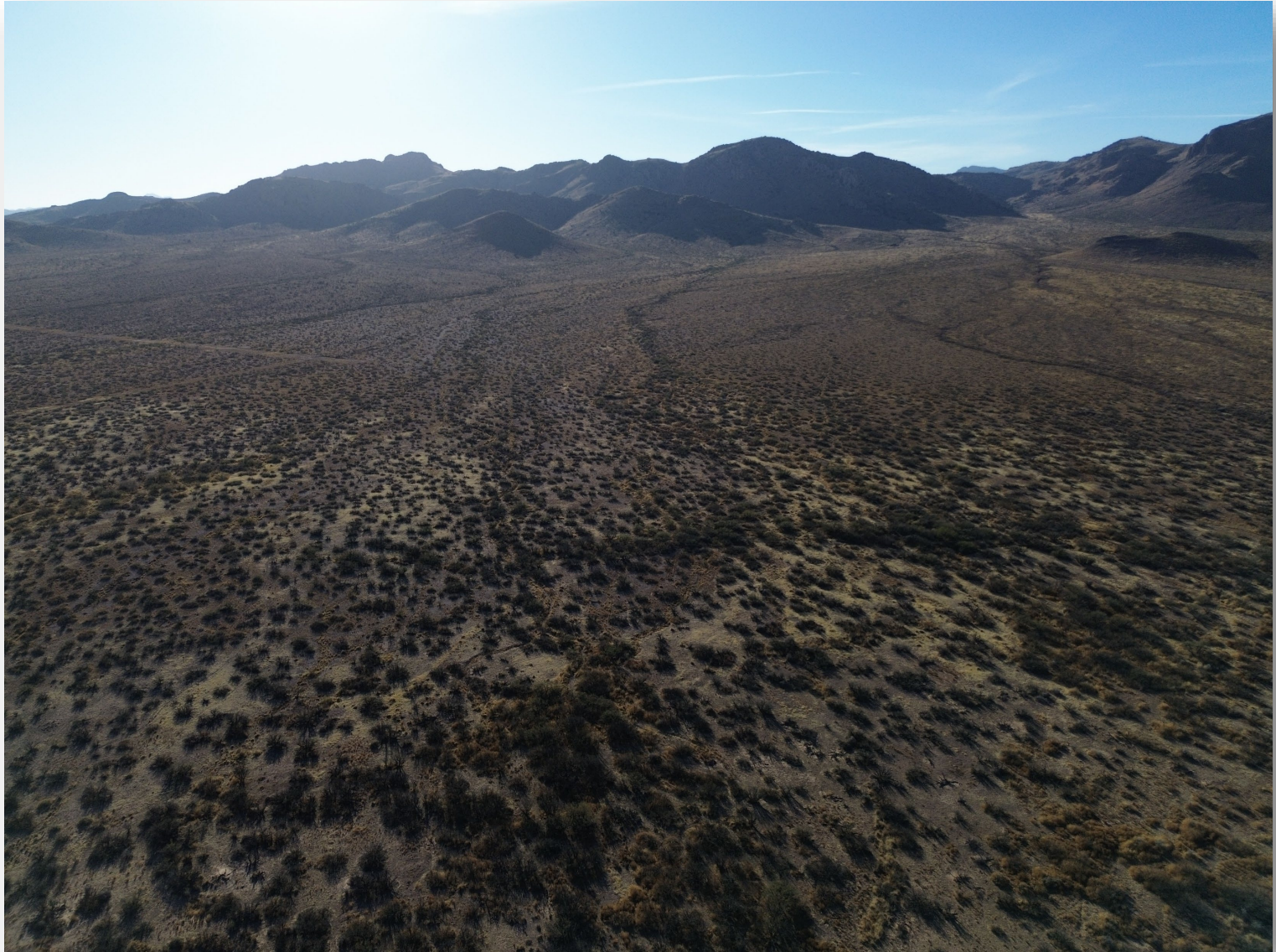
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

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

Factors in Favor of Approval

- Complies with 8 of 9 applicable factors
- Support from adjacent property owner
- Few residences in the area
- Creates new recreational and training location to individuals and organizations

Factors Not in Favor

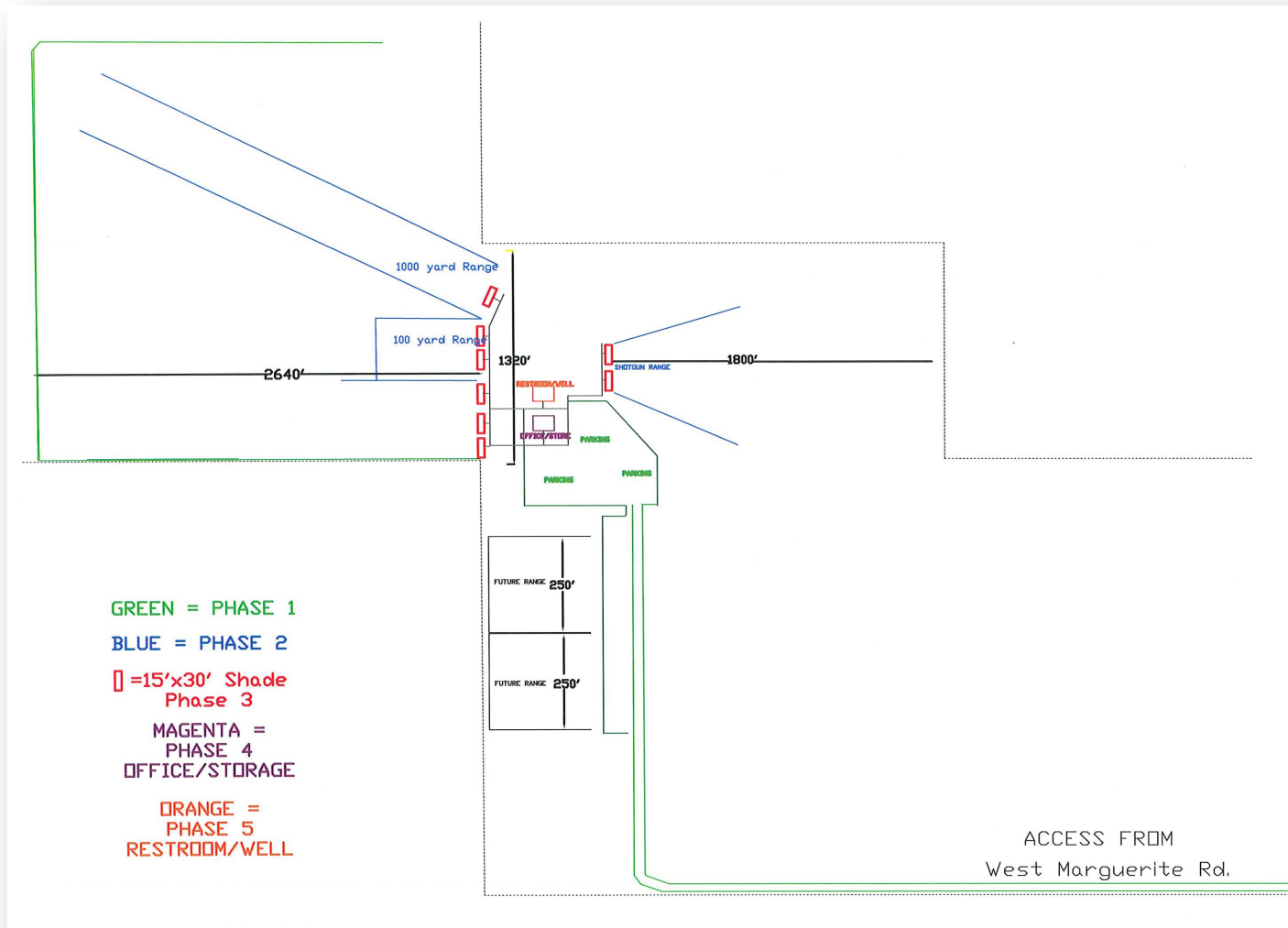
- Proposed range access is rural local road with several existing single-family residences

Citizen Review / Public Notice

- 5 November
 - Applicant letters
- 11-20 December
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-22 to allow an outdoor shooting range with the following conditions*:

1. Range officers shall be on-site during business hours.
2. Range operations are limited to daylight hours.
3. Range rules and emergency contact information shall be publicly accessible prior to opening and permanently posted on-site.
4. Applicant and/or range officers shall incorporate best management practices from Arizona State Lands Department, Bureau of Land Management, and other public or private entities to prevent discharged ammunition from exiting range boundaries by incorporating berms, standoff distances, and other measures into individual ranges and overall site design.

Staff Recommendation (cont.)

5. Implement dust control on Marguerite Road between Davis Ranch Road and the subject property using two-inch. Dust control shall also be used for on-site driveways and parking areas.

6. Utilize City of Willcox subscription fire suppression services until an on-site water supply is available.

7. Use Environmental Protection Agency best management practices to mitigate potential soil contamination

(https://www.epa.gov/sites/default/files/documents/epa_bmp.pdf). A Soil Contamination Mitigation Plan shall be provided to the county at permitting.

8. Combine tax parcels 202-01-013, 202-01,014, and 202-01-018 into a single tax parcel.

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

Sample Motion

Madam Chair, I move to approve Docket SU24-22 to allow an outdoor shooting range with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU24-22

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