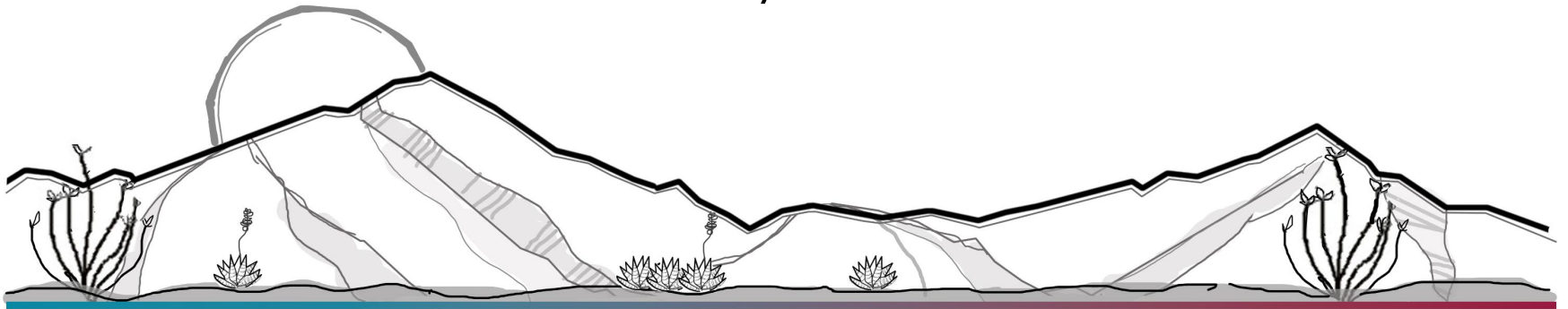


Docket SU24-24

Special Use Authorization for a 1,568 SF
Accessory Living Quarter (ALQ)

Planning and Zoning Commission
February 12, 2025



DEVELOPMENT SERVICES



Applicant: Ron Fletcher

Location: 77 W. Apache Way (Cochise)
APN 206-22-059

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Single Family Dwelling

Proposed Uses: Two Single Family Dwellings

DEVELOPMENT SERVICES



Property Location and Zoning



SU24-24 (Apache Way ALQ)

77 Apache Way (APN 206-22-059)

N.T.S



Accessory Living Quarters

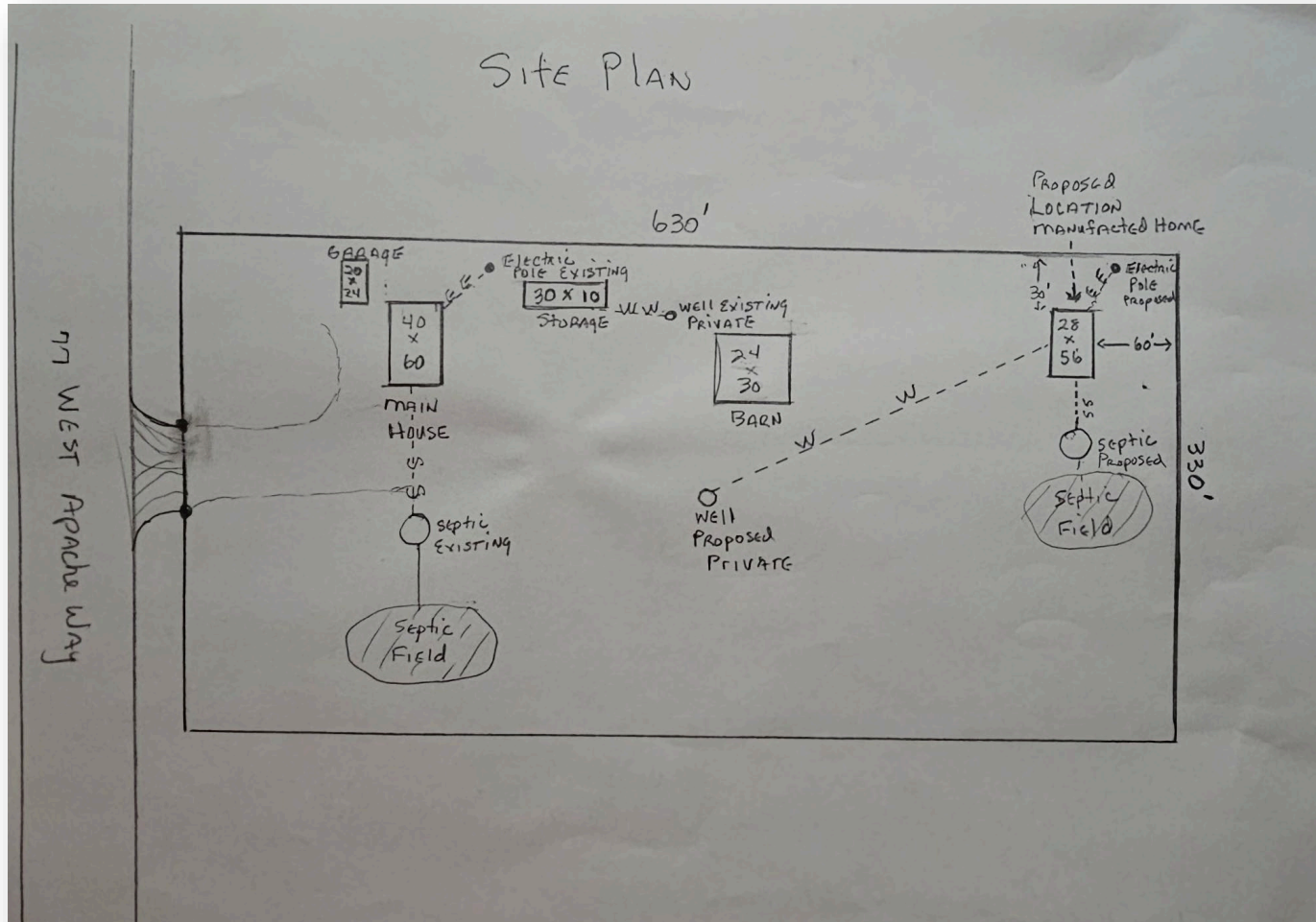
- Section 2.48.170
- Allowed in rural, some residential districts
- Same parcel
- Owner resides on property
- Attached or detached
- Living, sleeping, eating, cooking, sanitation facilities
- Administrative application



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 size (1000 SF max)
 - =/ $<$ principal dwelling height
- Applicant requests approval of a 1,568 square foot accessory dwelling; principal dwelling is 2,400 square feet

Site Plan



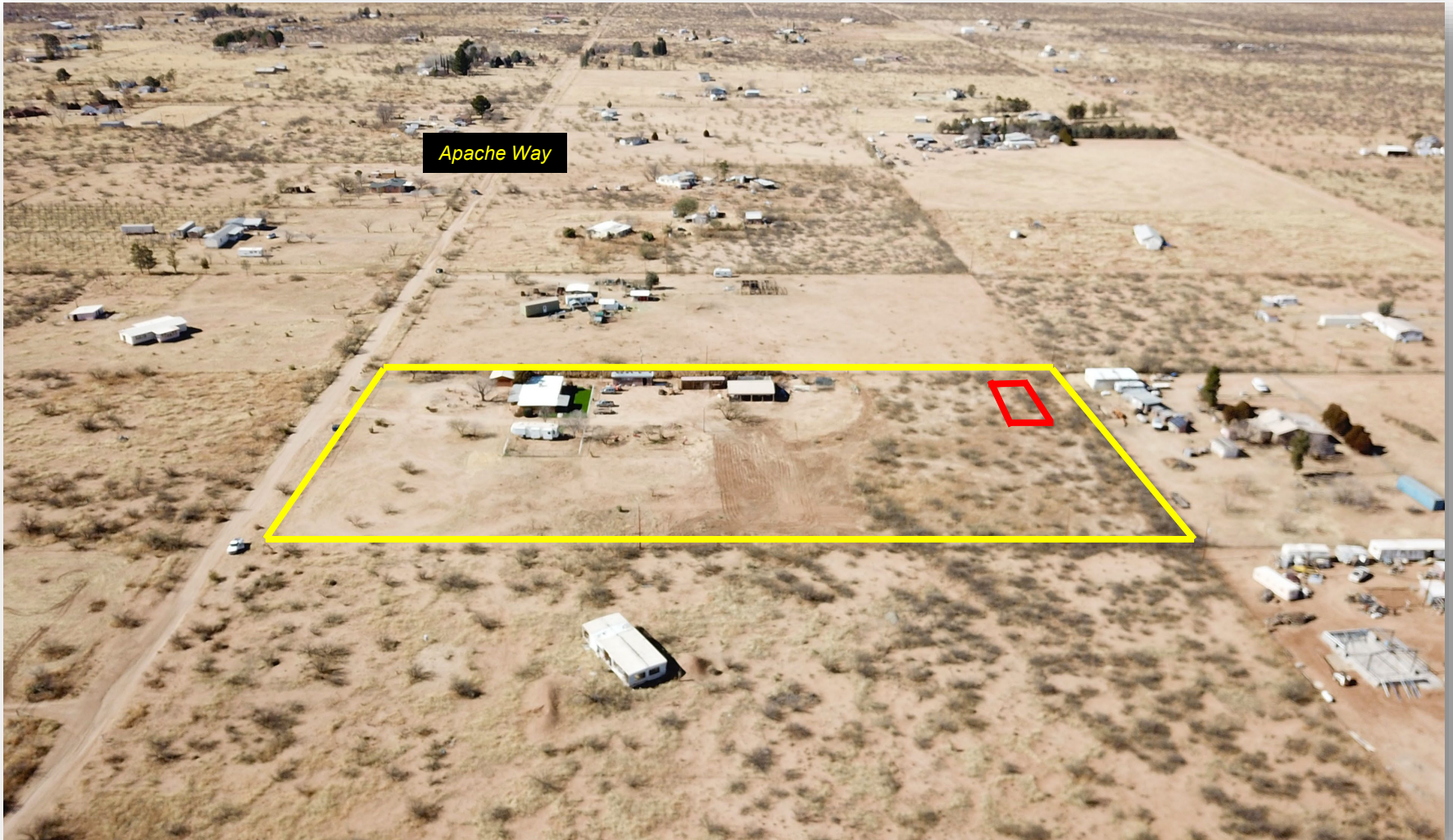
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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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 | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Not Applicable |

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Factors in Favor of Approval

- Complies with applicable factors
- Accessory dwellings are allowed by right in all rural zoning districts
- No opposition from nearby property owners

Factors Not in Favor

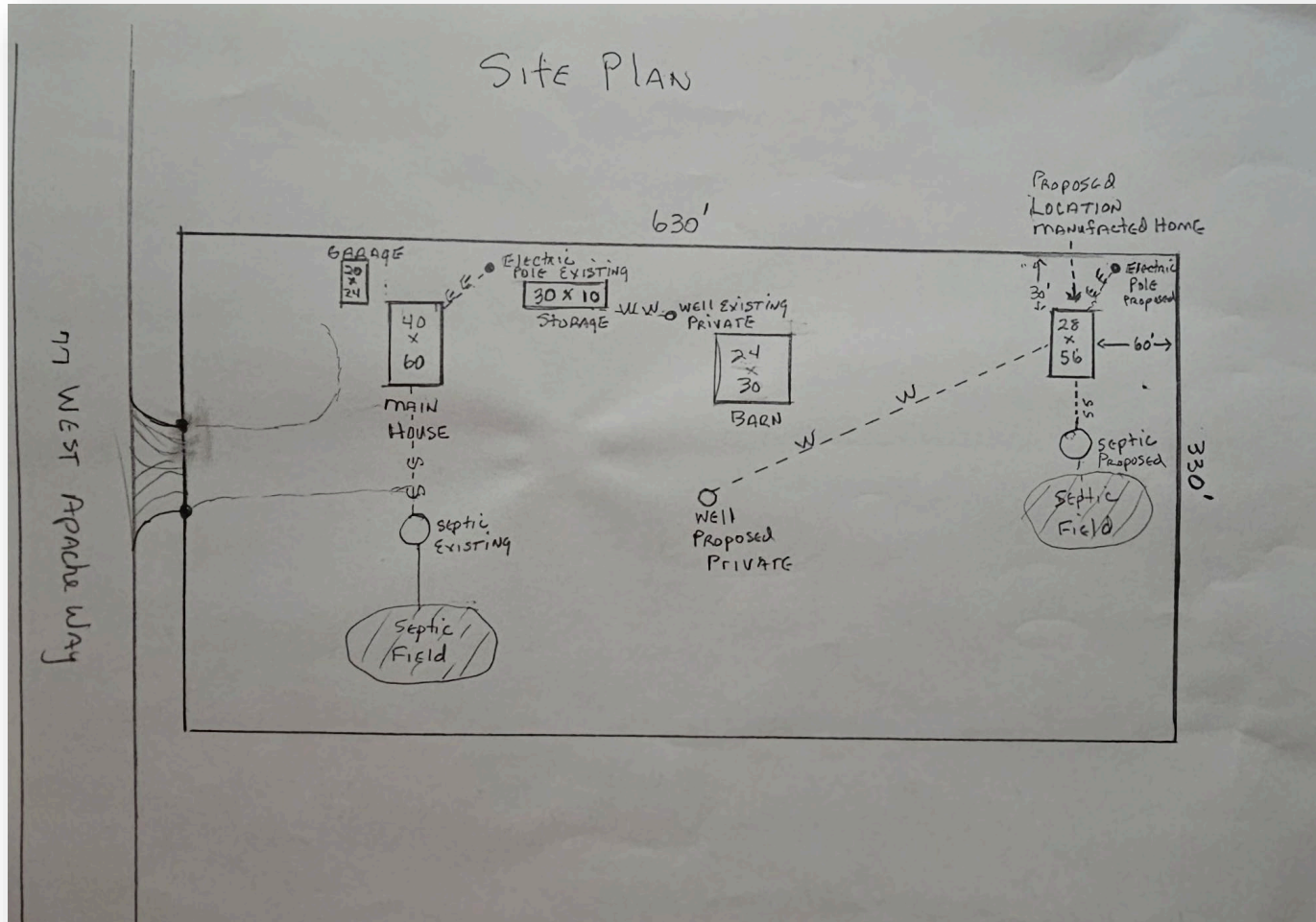
- None identified

Citizen Review / Public Notice

- 4 December
 - Applicant letters
- 13-22 January
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-24 to allow a 1,580 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 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.)

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 SU24-24 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU24-24

Special Use Authorization for a 1,568 SF
Accessory Living Quarter (ALQ)

Planning and Zoning Commission
February 12, 2025

