

## Dockets RZ24-26 / SU24-25 (Denham Road Impound Yard)

R-36 to RU-4  
with a Special Use Authorization  
for an Impound Storage Yard

Planning and Zoning Commission  
February 12, 2025



# DEVELOPMENT SERVICES

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Applicant: Pedro De Castro

Location: Denham Road (Douglas)  
(APN 407-83-006)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Residential and Impound Yard  
with an Approved Special Use

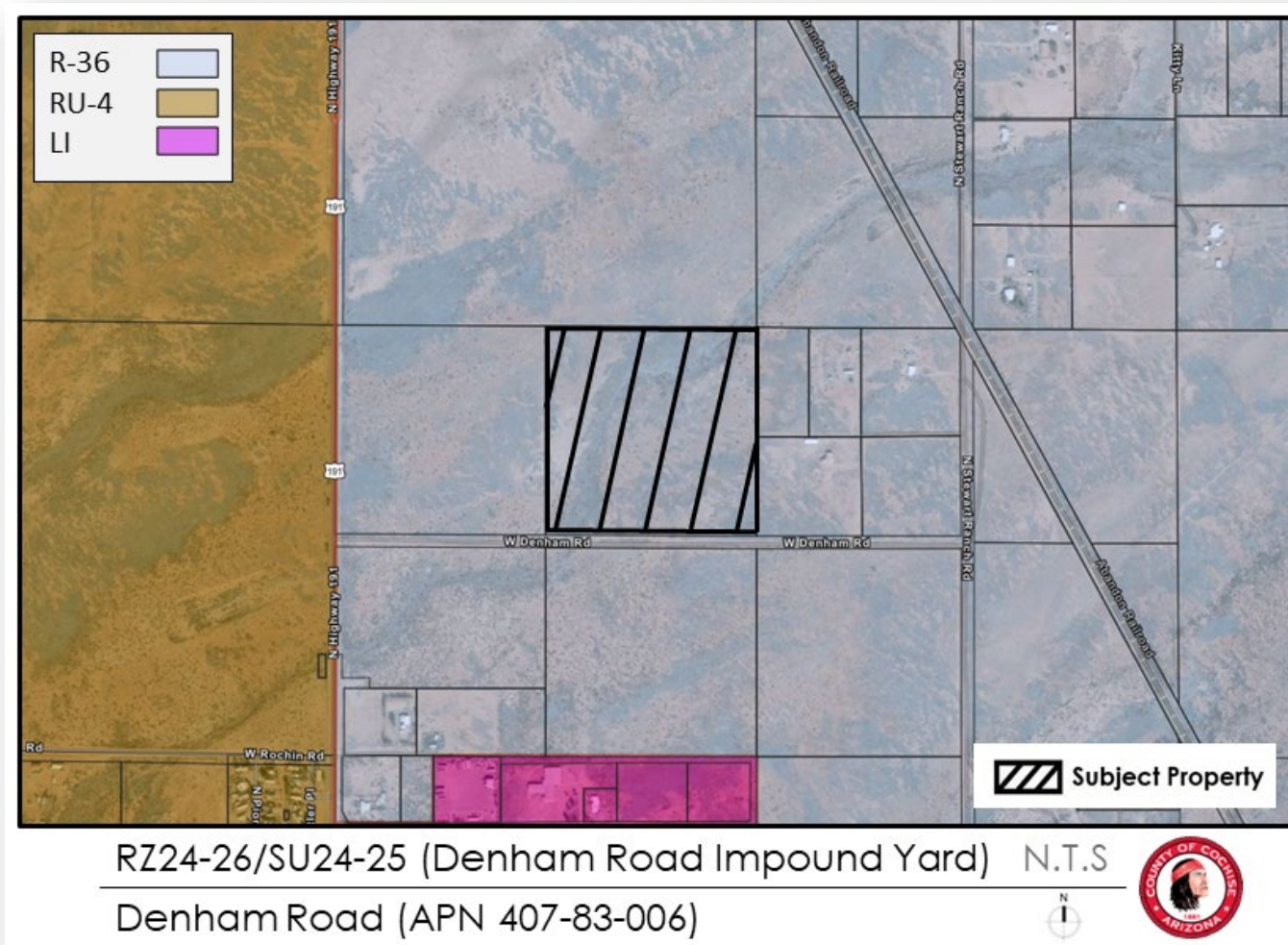


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## Property Location and Zoning





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## Rezoning Factors

- |   |                       |
|---|-----------------------|
| 1. Adequate site/concept plan:                | <b>Complies</b>       |
| 2. Comply with site development standards:    | <b>Complies</b>       |
| 3. Adjacent districts capable of development: | <b>Complies</b>       |
| 4. Does not create nonconforming uses:        | <b>Complies</b>       |
| 5. Compatible with existing development:      | <b>Complies</b>       |
| 6. Rezone to more intense zoning district:    | <b>Not Applicable</b> |
| 7. Adequate services and infrastructure:      | <b>Complies</b>       |
| 8. Traffic circulation:                       | <b>Complies</b>       |
| 9. Development along major streets:           | <b>Not Applicable</b> |
| 10. Infill compatibility:                     | <b>Not Applicable</b> |
| 11. Unique topographic features:              | <b>Not Applicable</b> |
| 12. Water conservation:                       | <b>Complies</b>       |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

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## RZ24-26 (R-36 to RU-4)

### Factors in Favor of Approval

1. Complies with all 10 applicable factors
2. Downzone reduces allowed residential density
3. No opposition from nearby property owners

### Factors Not in Favor

1. Significant portion of property is located within a flood zone, potentially constraining development

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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 w/conditions</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>              |

## SU24-25 (Impound Storage Yard)

### Factors in Favor of Approval

1. Complies with all 8 applicable factors with conditions
2. No opposition from nearby property owners

### Factors Not in Favor

1. Non-residential uses are most appropriate along collectors, arterials, and highways
2. Site access is limited to an unimproved local road

## Public Notice

- 27 February 2024
  - Applicant letter
  
- 7-22 January 2025
  - Legal ad
  - Notices
  - Posting





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## Staff Recommendation for RZ24-26

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-26 to the Board of Supervisors with a recommendation of approval without special conditions.

## Staff Recommendation for SU24-25

Based on the factors in favor of approval, staff recommends approval of Docket SU24-25 to allow an impound storage yard with the following conditions:

1. The impound yard shall not exceed 10 acres and stored vehicles shall be a minimum of 20' from all property lines.
2. A Floodplain Use Permit and Traffic Impact Statement are required at permitting.
3. Business hours are limited to 6:00am to 10:00pm seven days per week.
4. A landscaped 6' solid wall is required along the impound yard street frontage. Impounded vehicles shall be screened from view along remaining property lines with a sight obscuring wall or fence, landscaping, and/or natural terrain.
5. On-site parking and storage areas and driveways shall be improved 2-inch gravel to reduce dust.

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## Staff Recommendation for SU24-25 (cont.)

6. 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 24-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 24-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

7. 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.

8. 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.

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