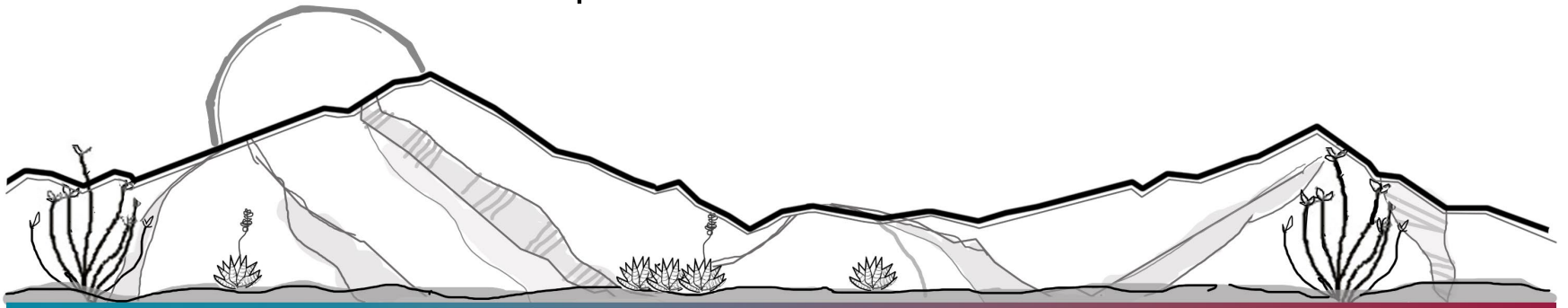


Docket SU25-22

Special Use Authorization for a 1,008 SF
Accessory Living Quarter (ALQ)

Planning and Zoning Commission
September 10, 2025



Sample Motion

I move to approve Docket SU25-22 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Joshua and Tammy Drezek

Location: 3154 Cactus View Lane (Mescal)
APN 124-02-037N

Zoning: RU-4

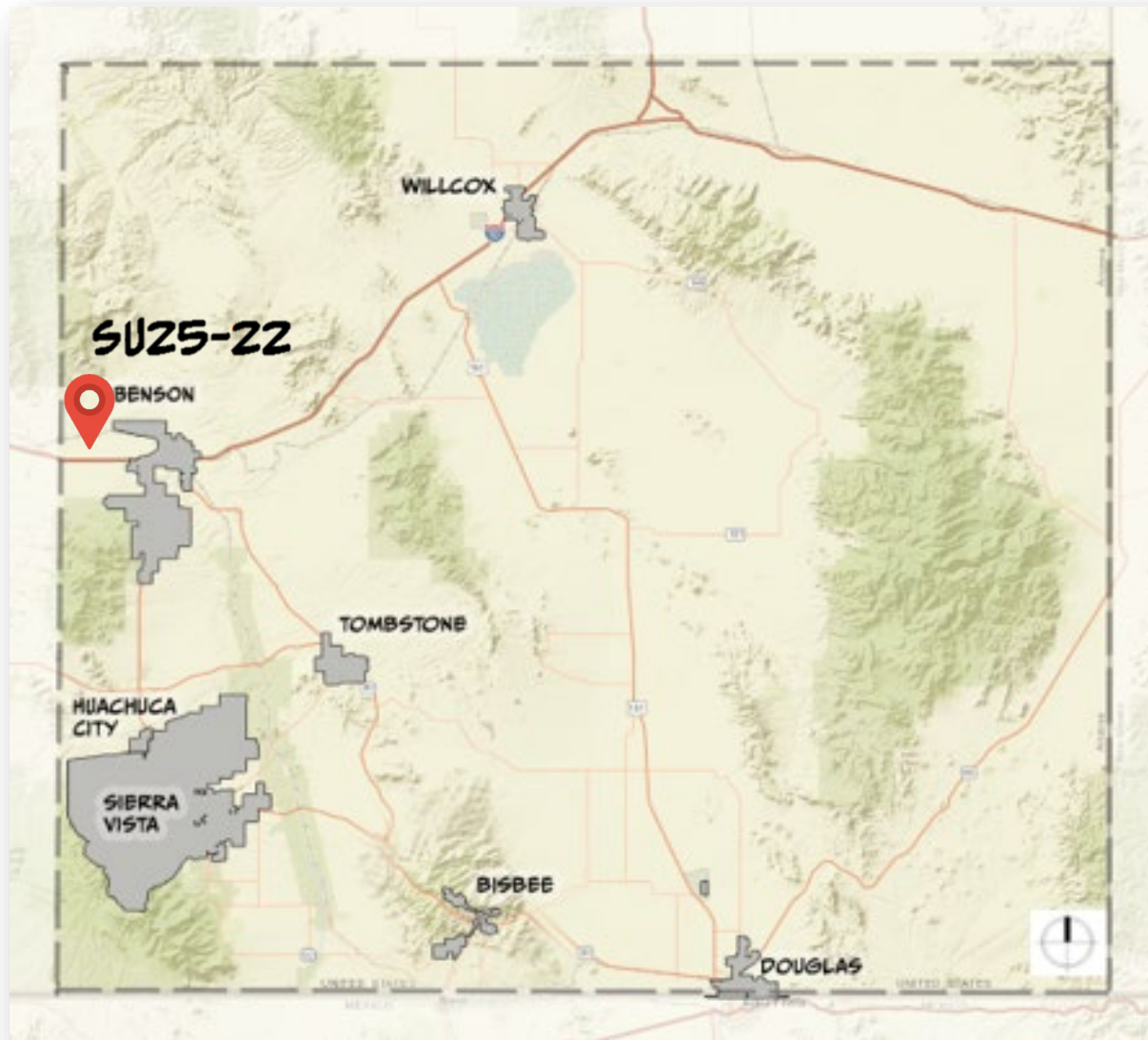
Plan Designation: Rural

Growth Area: D – Rural Areas

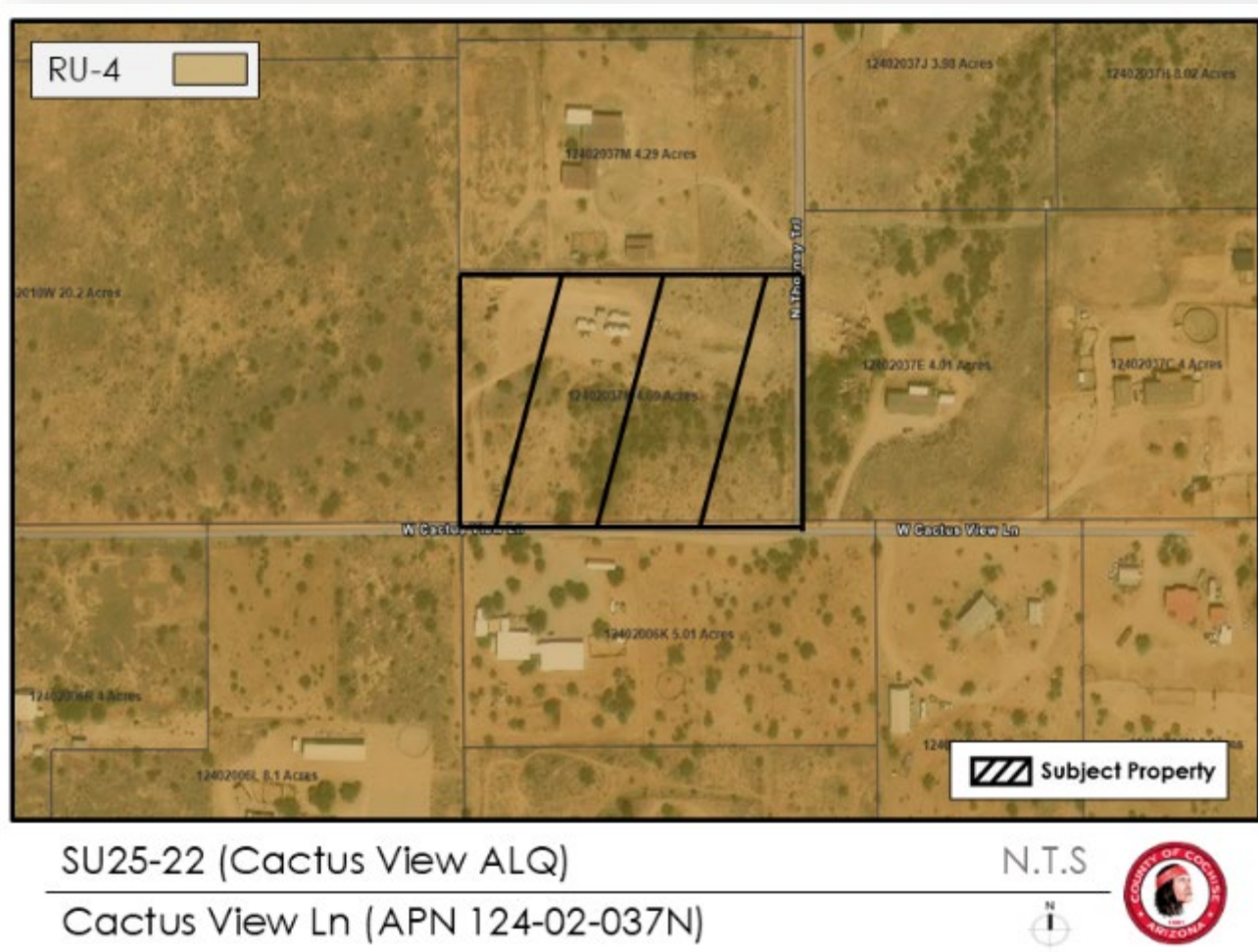
Current Use: Residential

Proposed Uses: Residential

DEVELOPMENT SERVICES



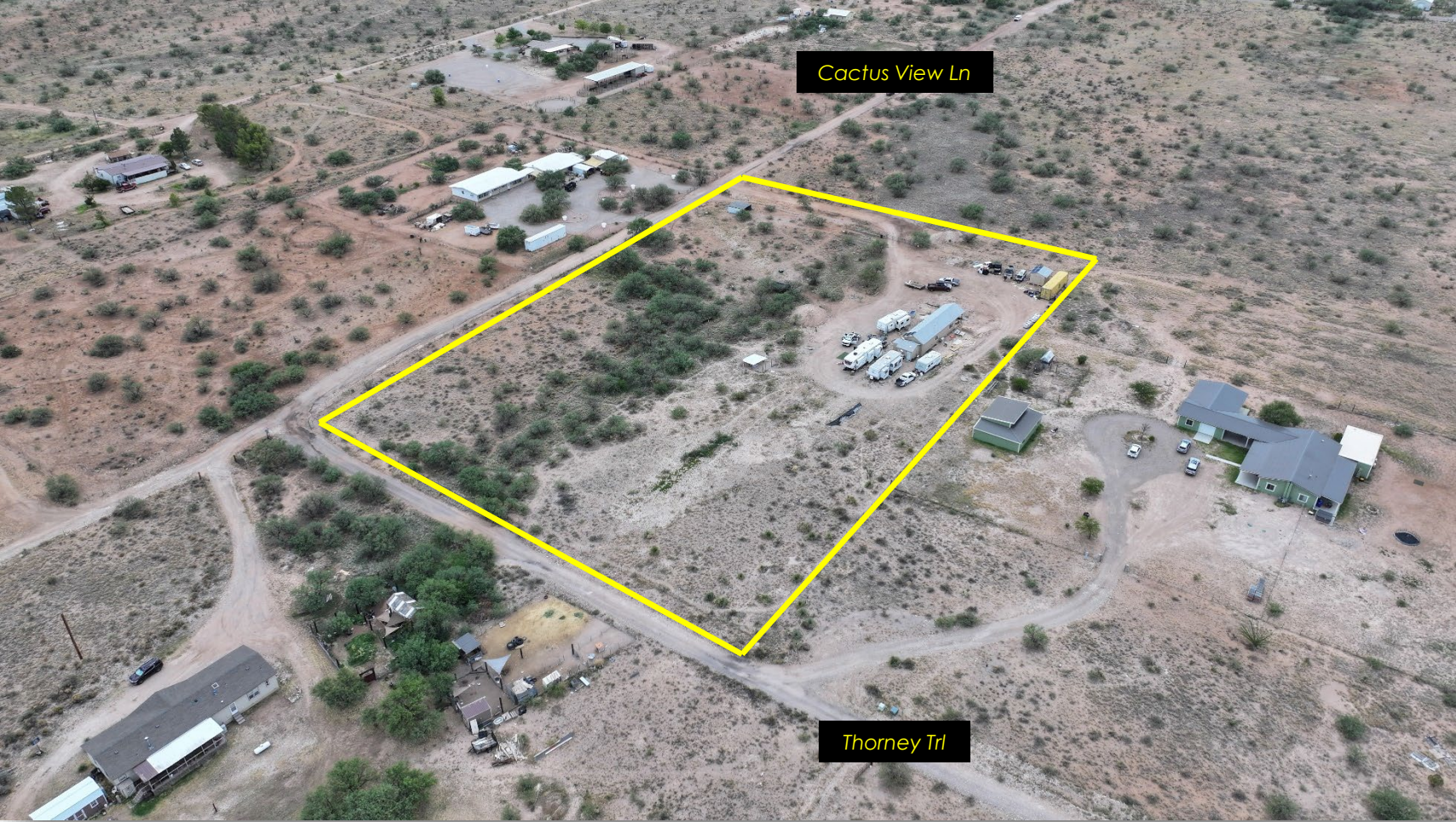
Property Location and Zoning



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Accessory Living Quarters

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



Accessory Living Quarters (cont.)

- Special use required
 - Rented/leased separately from principal residence
 - Business use beyond allowed home occupation
 - Deviation from development standards
 - \leq 50% of principal dwelling size (1000 SF max)
 - \leq principal dwelling height
- Applicant requests approval of a 1,008 SF accessory dwelling (existing principal dwelling)
- New principal dwelling is 1,568 SF manufactured home

Site Plan

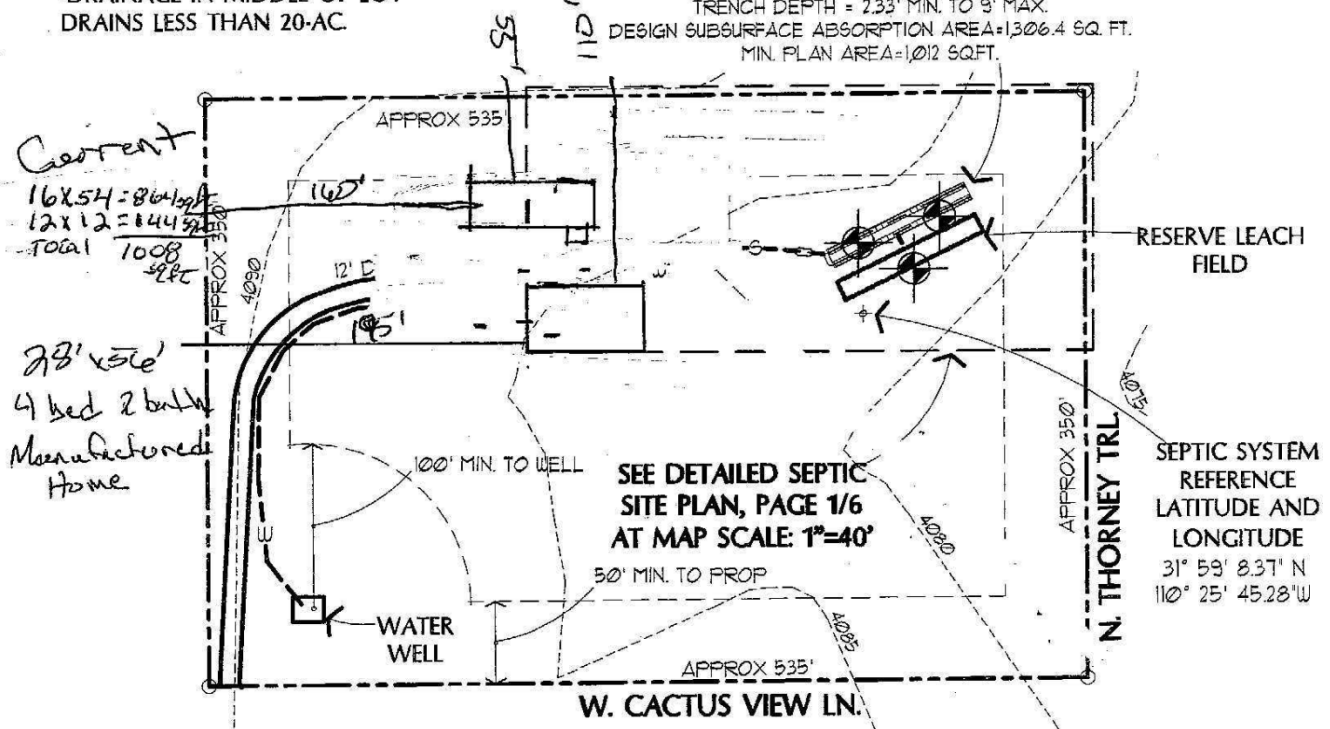
-NO WASHES WITHIN 50' OF PROPOSED SEPTIC SYSTEM

-DRAINAGE IN MIDDLE OF LOT DRAINS LESS THAN 20-AC.

PROPOSED NEW HOME & SEPTIC SYSTEM

4-BEDROOMS, FIXTURE UNITS ARE 37

1500-GAL SEPTIC TANK LIQUID CAPACITY (MINIMUM)
(46) INFILTRATOR QUICK4 HIGH CAPACITY CHAMBERS IN
(2) TRENCHES, EACH 92-FT. LONG W/ 23 CHAMBERS IN EACH
TRENCH DEPTH = 2.33' MIN. TO 9' MAX.
DESIGN SUBSURFACE ABSORPTION AREA=1,306.4 SQ. FT.
MIN. PLAN AREA=1,012 SQ.FT.



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 | 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 |

Factors in Favor of Approval

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

Factors Not in Favor

- None identified

Citizen Review / Public Notice

- 15 July
 - Applicant letters
- 15-20 August
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-22 to allow a 1,008 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.

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