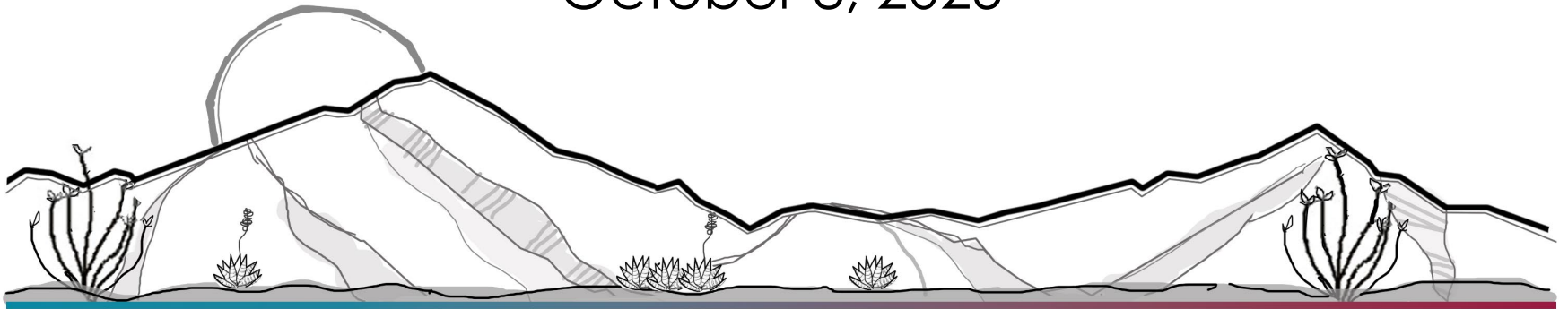


Docket SU25-24

Special Use Authorization for a
Contract Construction Service

Planning and Zoning Commission
October 8, 2025



Sample Motion

I move to approve Docket SU25-24 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Kyle Wortman / Jennifer Wortman

Location: 1270/1282 Fort Grant Road (Willcox)
APNs 202-29-017A, 017D, 23A, 036 (16 acres)

Zoning: R-36

Plan Designation: Neighborhood Conservation

Growth Area: B – Community Growth Areas

Current Use: Residential, Contract Construction Service

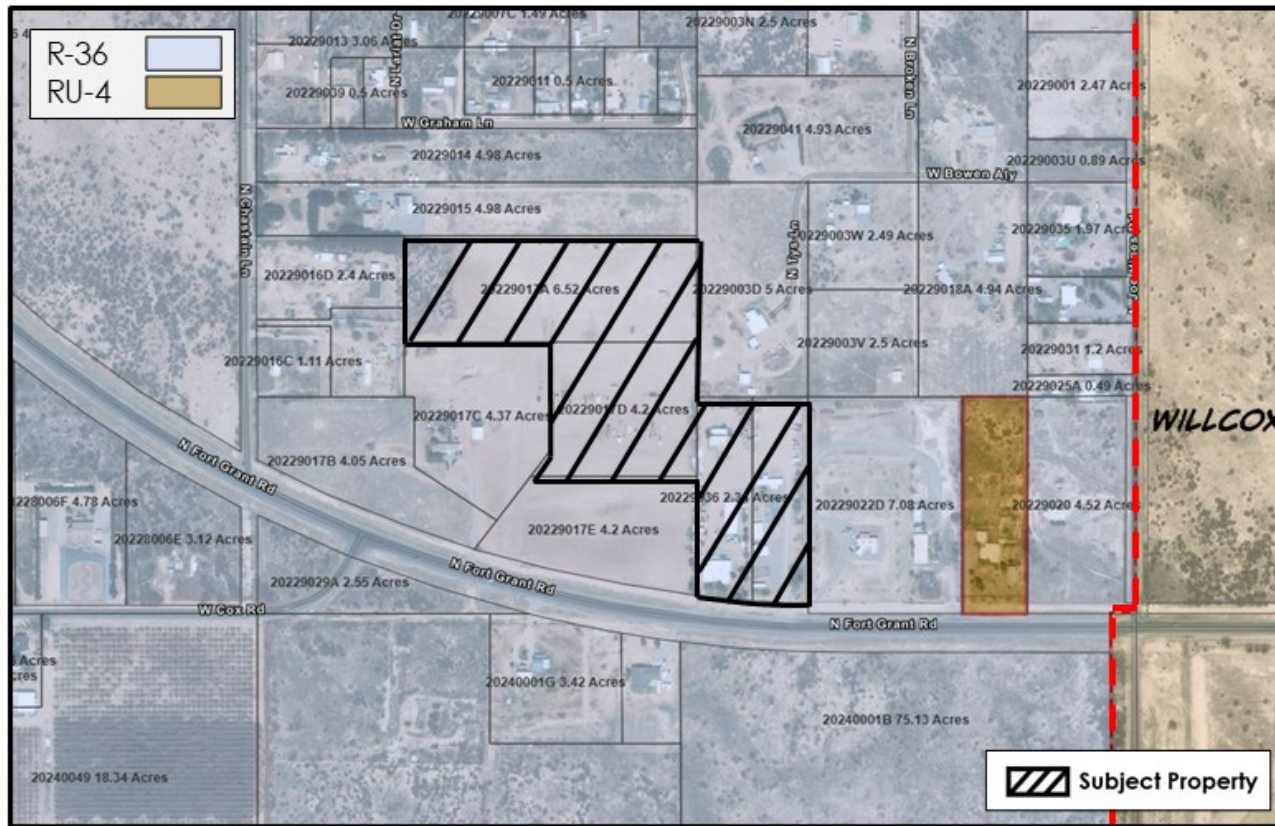
Proposed Uses: Residential, Contract Construction Service

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



SU25-24 (Contract Construction Service)

N.T.S

Fort Grant Road (APNs 202-29-017A, 017D, 023A, 036)



DEVELOPMENT SERVICES



Fort Grant Rd

DEVELOPMENT SERVICES



Fort Grant Rd

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Chastain Ln

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



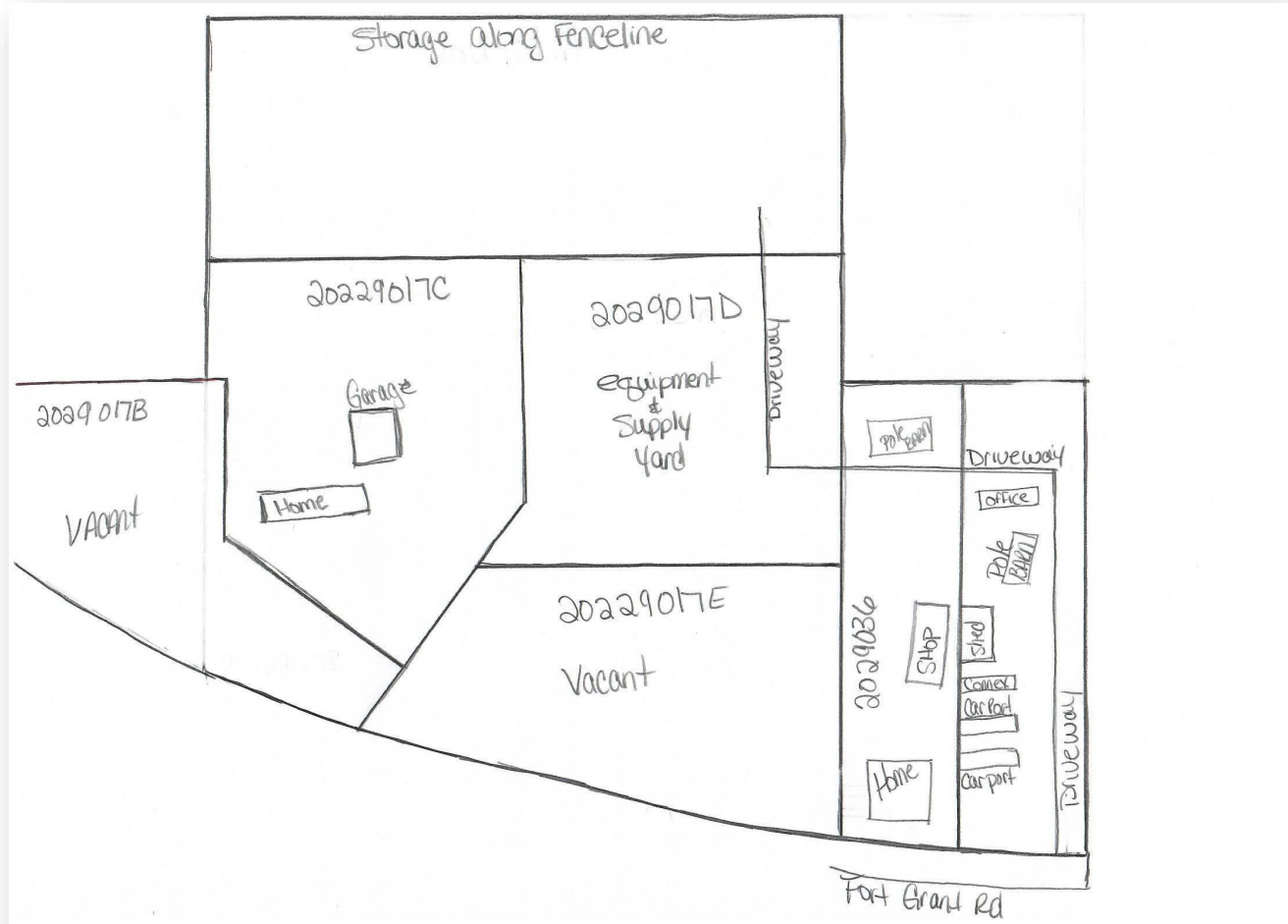
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



Special Use Authorization Factors

- | | |
|--|---------------------------|
| 1. Compliance with adopted plans | Partially Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Complies |
| 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 | Complies |

Factors in Favor of Approval

- Complies with applicable factors
- Business uses are typically appropriate along major roadways, including arterials
- Support from nearby property owners, including an adjacent property owner

Factors Not in Favor

- Opposition from an adjacent property owner
- Business activities resulted in a neighbor complaint and subsequent code action
- Off-site impacts (dust, noise, visual)

Citizen Review / Public Notice

- 24 June
 - Applicant letters
- 15-19 September
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-24 to allow a contract construction service with the following conditions:

1. County right-of-way and floodplain use permits are required.
2. Hard-surface driveway aprons are required.
3. Propane and fuel tanks shall be certified by the State Fire Marshal's Office or applicable reviewing authority.
4. All vehicle, equipment, and materials parking and storage shall occur only on parcel 202-29-017E. Driveways and parking areas on parcels 202-29-017E, 023A, and 036 shall be chip-sealed to reduce dust and erosion. A block wall at least 6' in height with 5' strip of landscaping shall be built along the south property line of parcel 017E. If parking and storage activities continue to occur on parcels 202-29-017A and 017D, chip-seal is required to reduce dust and erosion, and a block wall at least 6' in height shall be constructed along property lines shared with parcels 202-29-003D, 015, 016D, and 016F.

Standard conditions related to conditions acceptance, permitting timelines, and modifications to an approved special use apply to this request.

Sample Motion

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