



Planning Commission

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Department, at 520-432-9300. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

**COMMUNITY DEVELOPMENT DEPT.
HOURS OF OPERATION
Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9240
Fax: 520.432.9278**



Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

**Regular Meeting
July 13, 2016
4:00 p.m.**

AGENDA

1. **4:00 P.M. - CALL TO ORDER**
2. **ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
3. **APPROVAL OF PREVIOUS MONTH'S MINUTES**
4. **CALL TO THE PUBLIC – CALL TO THE PUBLIC** - Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on *any issue within the Commission's jurisdiction*. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.
5. **NEW BUSINESS**
 - Item 1- (Page 1) – PUBLIC HEARING – Docket SU-99-09A (Muhammad)** A request to revoke special use authorization SU-99-09 that permitted the Applicant to construct a school, group quarters, and a private airstrip as part of the former Foremost Amended Subdivision (Sections 607.25, 607.36, and 607.15 of the Zoning regulations). The Applicant is Nuri Muhammad.

Item 2- (Page 6) – PUBLIC HEARING – Docket SU-16-13

(Williams) A request to approve a Special Use authorization authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The proposed use is

considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The applicant is John Williams.

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Previous Board of Supervisors

June 14, 2016

- a. SUA-16-04 (Kriaris) Appeal of April 13, 2016 Commission approval of medical marijuana cultivation and infusion at 6950 S. Covered Wagon Rd. Willcox, AZ – Approval overturned by the Board 2-1
- b. R-16-01 (Zoning Regs Update) Forwarded to Board with Commission recommendation of approval. – Tabled for a Work Session

June 28, 2016

- a. Z-16-01 (Slaughter) Consideration of a Rezoning from R-36 & RU-2 to RU-4 in the Babocomari

Next P&Z Commission meeting

August 10, 2016

- a. SU-16-12 (Verizon St. David) stealth wireless communication tower located on the High School property in St. David.
- b. SU-16-13 (Williams) request for dog boarding in Sierra Vista.

Upcoming

- a. SU-16-14 (Graves) guest lodging in Texas Canyon north of Interstate 10
- b. Rezoning from RU-4 to RU-2 for 10 acres at Parker Lakeview Estates

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

**COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
June 8, 2016
REGULAR MEETING at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Chairman Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there were three Special Use Dockets and one Rezoning Docket on the agenda. Chairman Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Chairman Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; eight Commissioners (Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, Gary Brauchla, Liza Weissler, Tom Borer, and Pat Edie indicated their presence. Staff members present included; Paul Esparza, Planning Director; Jesse Drake, Planning Manager; Karen Riggs, Highway and Floodplain Director; Mike Izzo, Building Official; Karen Lamberton, Transportation Planner; Elda Orduno, Deputy County Attorney; Peter Gardner, Planner I; and Jim Henry, Planner I.

APPROVAL OF THE MINUTES

Motion: Approve minutes of the May 11, 2016 meeting **Action:** Approve

Moved by: Ms. Edie **Seconded by:** Mr. Martzke

Vote: Motion passed (**Summary:** Yes = 5, No = 0, Abstain =3)

Yes: Mr. Martzke, Ms. Miller, Mr. Gregan, Mr. Brauchla, and Ms. Edie

No: 0

Abstain: Mr. Greene, Ms. Weissler, and Mr. Borer

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke on matters of personal concern.

NEW BUSINESS

Item 1 PUBLIC HEARING Docket SU-16-10 (Wharton Clovis)

A request to approve a Special Use authorization for a facility for the cultivation and infusion of medical marijuana on 3.65 acres of a 305-acre RU-4, D-Rural zoned property. The Applicant is Wharton Properties LLC. Chairman Greene called for the Planning Director's report. Planning Manager Jesse Drake presented the Docket, explaining that the Applicant was requesting that the item be tabled until the December 14 meeting.

Chairman Greene called for a motion. Mr. Martzke made a motion to table the Docket to the December 14 meeting. Mr. Gregan seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Table the Docket to the December 14 meeting

Moved by: Mr. Martzke **Seconded by:** Mr. Gregan

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain =0)

Yes: Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, Gary Brauchla, Liza Weissler, Tom Borer, and Pat Edie **No:** 0

Abstain: 0

Item 2 PUBLIC HEARING SU-16-11 (Wharton Highway 191)

A request to approve a Special Use authorization for a facility for the cultivation and infusion of medical marijuana on 3.65 acres of an 80-acre RU-4, D-Rural zoned property. The Applicant is Wharton Properties LLC. Chairman Greene called for the Planning Director's report. Planning Manager Jesse Drake presented the Docket, explaining that the Applicant was requesting that the item be tabled until the November 9 meeting.

Chairman Greene called for a motion. Mr. Martzke made a motion to table the Docket to the December 14 meeting. Ms. Edie seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Table the Docket to the November 9 meeting

Moved by: Mr. Martzke **Seconded by:** Ms. Edie

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain =0)

Yes: Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, Gary Brauchla, Liza Weissler, Tom Borer, and Pat Edie

No: 0

Abstain: 0

Item 3 PUBLIC HEARING SU-16-09 (Kramme)

A request for a Special Use authorization to approve a 4.96-acre crushed tire aggregate storage and recycling facility on a 643.63-acre RU-4, D-Rural zoned property located southeast of Willcox off of Highway 186 on a private roadway located between mile markers 336 and 337. The applicant is Lisa Kramme. Chairman Greene called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Henry also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission

Chairman Greene then opened the Public Hearing.

Mr. Mickey Kramme of Willcox spoke, explaining his request. Mr. Kramme stated that the project would clean up the tire piles throughout the County, while simultaneously creating a useful product for civil engineering. He showed a video from the State of California explaining tire derived aggregate and how it is used. He further explained specific uses of the product and how it can be used by the community as well as the County. Mr. Kramme explained the choice

of location adjacent to an existing gravel pit, due to the existing impacts and available equipment to deal with any problems.

Ms. Edna Scott of Willcox spoke in opposition, citing concerns about environmental issues such as groundwater contamination. She also expressed concerns about fire, including emergency response time and pollution. Ms. Scott closed with concerns about heavy truck traffic creating traffic hazards, fencing, and how the item was publicly noticed.

Mr. Edwin Lesner of Willcox spoke in opposition, citing environmental concerns. He noted his experience with a tire fire and expressed concerns about the ability of the local fire department to deal with a fire at the site.

Ms. Carol Brunner of Willcox spoke in opposition, expressing concerns about fire and environmental concerns, comparing them to oil spills. She asked about who would bear the expense for firefighting and clean-up efforts.

Mr. Walter Wien of Willcox spoke in opposition, noting that while the product is needed, he was concerned about the possibility of fire and subsequent environmental contamination. He noted that the application addressed fire, but not fire prevention. He also expressed worry about drainage into the Willcox Playa.

Mr. Herman Dees of Willcox spoke in support, explaining that his auto repair shop generates trash tires and how the proposal would help small business owners by taking the tires. He also noted that the proposal would eliminate tire piles throughout the County.

Mr. Zachary McDonald of Willcox spoke in support, noting that waste tires are dumped throughout the County, and this proposal would clean the tires up throughout the County. He also expounded on the uses of the product, and the benefits of not placing the tires in landfills.

Mr. Greene offered Mr. Kramme the chance to rebut. Mr. Kramme spoke to the fire issue, explaining that the shredded tires are less of a fire hazard than whole tires. He explained how they would keep the piles small to remove risk of spontaneous combustion. Mr. Kramme did note that if there were a fire, there is a possibility of contamination. He noted that the natural caliche layer would help contain the oils, and stated that a berm and non-permeable soil base would also be built to contain any contaminants. Mr. Kramme also noted that the best way to fight shred tires is to spread the piles out and smother them with dirt, which is why the proposed site was adjacent to a gravel pit where heavy equipment was available to do so. He also explained that the County was interested in both buying the aggregate and having Mr. Kramme shred the surplus of tires at the County Solid Waste Facilities.

Mr. Greene then noted that two County Staff members also wanted to address the Commission.

Mr. Mike Izzo, Building & Fire Official spoke, explaining how his department would regulate the use to prevent fire. He explained the details that his department would enforce that would alleviate the concerns raised by the neighbors.

Ms. Karen Riggs, Highway and Floodplain Director, County Engineer, and Solid Waste Director spoke, explaining that the County has been in contact with the Applicant both to dispose of tires

and to purchase the shredded aggregate, noting that this would save the County money on both ends. She also re-iterated that shredded tires are far less of a fire and mosquito threat than whole tires. Ms. Riggs also stated that water contamination was unlikely due to the caliche and the depth of the water table. She closed by stating that the Applicant would be taking a hazard and cost to the County, and turning them into an asset.

There being no further speakers Chairman Greene closed the Public Hearing and invited discussion. Ms. Weissler asked if there was a ballpark estimate of the number of waste tires in the County. Mr. Kramme stated that the landfill brings in 1,200 to 1,500 tons of tires per year, and there were many more tires not brought to the landfill. Mr. Greene asked for details about the non-permeable base. Mr. Kramme compared it to the lining for a pond, using compacted soil to form a clay layer. Mr. Greene then asked about runoff during monsoons. Mr. Kramme stated that the water would not break down the tires. Mr. Gregan asked Mr. Izzo about the berm. Mr. Izzo verified that he would require berms that would contain chunks of material during monsoons. Mr. Greene asked Mr. Izzo about the condition for storage of contaminated materials and how that would be enforced. Mr. Izzo stated that provisions would be established prior to permitting. Mr. Henry clarified that the operating procedure would cover that. Mr. Gregan asked for more details for the benefit of the neighbors. Mr. Henry noted that County staff would be on site often, and would be able to verify compliance.

Chairman Greene then asked for Staff's recommendation. Mr. Henry recommended Conditional Approval. Chairman Greene called for a motion. Ms. Edie made a motion to Approve the Docket with the Conditions recommended by Staff. Ms. Weissler seconded the motion. There being no further discussion, Chairman Greene called for a vote on the motion. The motion passed unanimously.

Motion: Motioned Approve the Docket with the Conditions recommended by Staff

Moved by: Ms. Edie **Seconded by:** Ms. Weissler

Vote: Motion passed (**Summary:** Yes = 8, No = 0, Abstain = 0)

Yes: Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, Gary Brauchla, Liza Weissler, Tom Borer, and Pat Edie

No: 0

Abstain: 0

Item 4 PUBLIC HEARING Z-16-01 (Slaughter)

A request for rezoning from R-36 (Residential; one dwelling per 36,000 ft) and RU-2 (Rural; one dwelling per 2 acres), to RU-4 (Rural; one dwelling per four acres) on a 24.29-acre parcel located on E. KC Williams Lane approximately 900 feet to the east of the intersection of E. KC Williams Lane and N. Zosimo Drive. The Applicant is John Slaughter.

Chairman Greene recused himself, turned the meeting over to Vice-Chairman Gregan, and left the hearing room. Vice-Chairman Gregan called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and then invited questions from the Commission

Vice-Chairman Gregan then opened the Public Hearing. There being no speakers Vice-Chairman Gregan closed the Public Hearing and invited discussion.

Vice-Chairman Gregan then asked for Staff's recommendation. Mr. Gardner recommended forwarding the Docket to the Board of Supervisors with a recommendation of Conditional Approval. Vice-Chairman Gregan called for a motion. Mr. Martzke made a motion to forward the Docket to the Board of Supervisors with a recommendation of Conditional Approval. Ms. Edie seconded the motion. There being no further discussion, Vice-Chairman Gregan called for a vote on the motion. The motion passed unanimously.

Motion: Motioned to forward the Docket to the Board of Supervisors with a recommendation of Conditional Approval

Moved by: Mr. Martzke **Seconded by:** Ms. Edie

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain = 0)

Yes: Jim Martzke, Carmen Miller, Wayne Gregan, Patrick Greene, Gary Brauchia, Liza Weissler, Tom Borer, and Pat Edie

No: 0

Abstain: 0

1. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

June 14, 2016

- a. SUA-16-04 (Kriaris) Appeal of April 13, 2016 Commission approval of medical marijuana cultivation and infusion at 6950 S. Covered Wagon Rd. Willcox, AZ
- b. R-16-01 (Zoning Regs Update) Forwarded to Board with Commission recommendation of approval.

Next P&Z Commission meeting

July 13, 2016

- a. SU-99-09 (Muhammad) revocation of SUP for airstrip in abandoned Foremost Amended Subdivision.
- b. SU-16-12 (Verizon St. David) stealth wireless communication tower located on the High School property in St. David.
- c. SU-16-13 (Williams) request for dog boarding in Sierra Vista.

Upcoming

- a. SU-16-14 (Graves) guest lodging in Texas Canyon north of Interstate10
- b. Rezoning from RU-4 to RU-2 for 10 acres at Parker Lakeview Estates

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Mr. Martzke moved to adjourn, Mr. Gregan seconded, and the meeting was adjourned at 5:22 pm.



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Community Development
 Planning, Zoning and Building Safety Division
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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jim Henry, Planner I
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-99-09A (Muhammad)
DATE: June 23, 2016 for the July 13, 2016 Meeting

JJH

APPLICATION TO REVOKE A SPECIAL USE

The Applicant is requesting that the Cochise County Planning and Zoning Commission revoke Special Use authorization SU-99-09 to permit the construction of a school, group quarters and a private airstrip (Sections 607.25, 607.36 and 607.15 of the Zoning regulations) that were part of the now abandoned Foremost Amended Subdivision.

The former Foremost Amended Subdivision is located east of US Highway 191 approximately 2.5 miles east of the intersection of E. Birch Road and US Highway 191 northeast of Sunsites. The subdivision is zoned RU-4 (minimum four acre lot sizes) and is further described as being situated in a portion of the northeast quarter of Section 09, Township 17 South, Range 25 East, of the G.& S.R.M. The Applicant is Nuri Muhammad.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size:	N/A
Zoning:	RU-4
Growth Area:	D
Comprehensive Plan Designation:	Rural
Area Plan:	Mid-Sulphur Springs Valley Area Plan
Existing Uses:	Vacant
Proposed Uses:	N/A

II. PARCEL HISTORY

1999 – Special Use permit SU-99-09 was approved by the Planning and Zoning Commission and authorized the Applicant to construct a school, group quarters, and a private airstrip as part of the original Foremost Subdivision.

2007 – The subdivision was redesigned following the expiration of the assurance agreement and significant changes to the subdivision and became known as the Foremost Amended Subdivision.

2010 – The Applicant requested to proceed with the airstrip only.

2010 – Staff did not support the Applicants request to administratively approve a modification to the

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 Bisbee, Arizona 85603
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 highway@cochise.az.gov
 floodplain@cochise.az.gov

Special Use to allow for the development of the airstrip only.

2012 – The Applicant first attempted to abandon the subdivision.

2014 – Abandonment plat was received and accepted by the County abandonment, but was postponed due to the parcels being in back taxes.

2016 – The Applicant paid the back taxes and all of the parcels within the subdivision are now current.

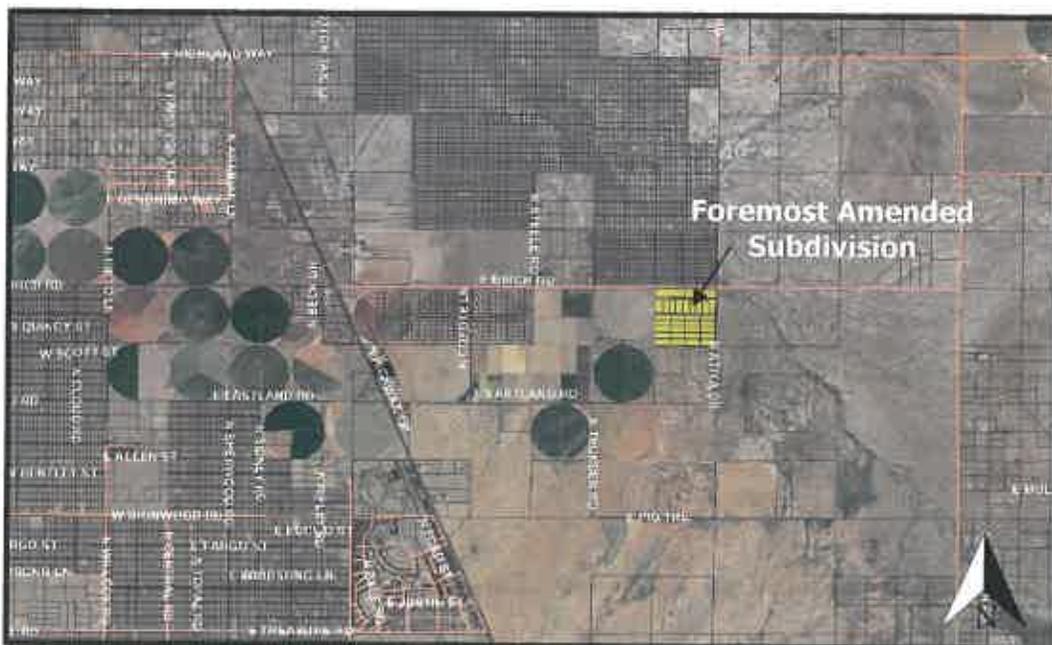
2016 – The Applicant formally requested that the Board of Supervisors abandon the Foremost Amended Subdivision on March 17th.

2016 – The Board of Supervisors approved the Applicant’s request to abandon the Foremost Amended Subdivision On May 24th.

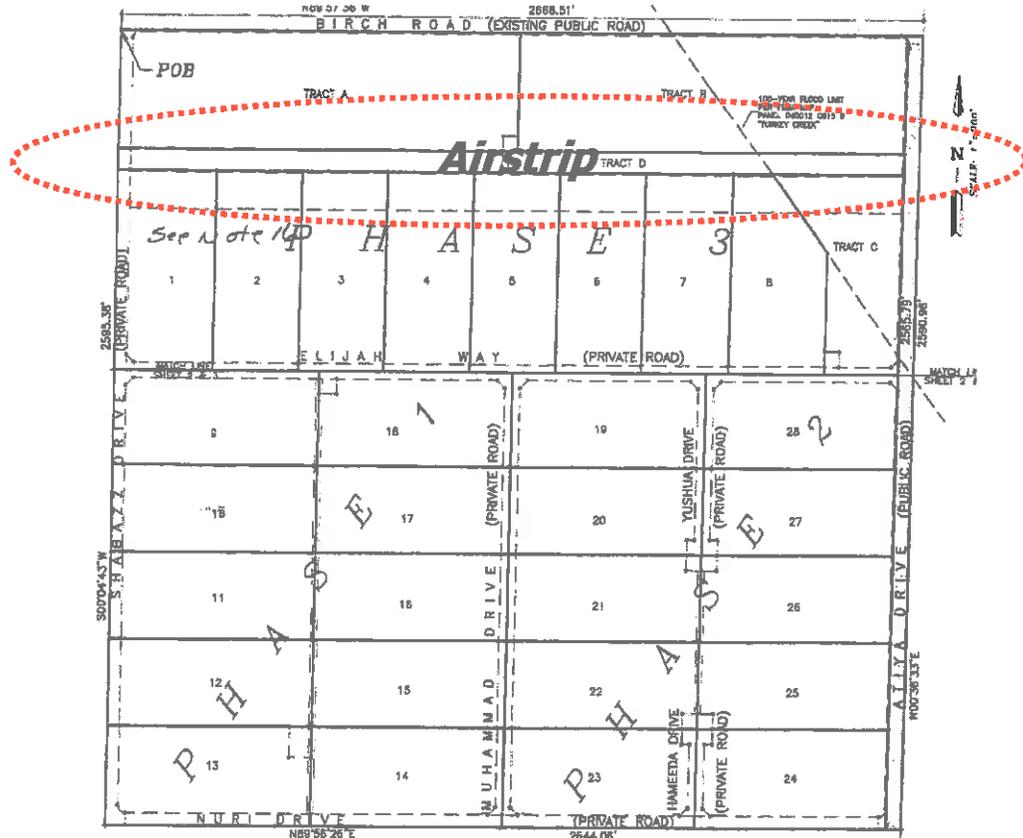
III. NATURE OF REQUEST

After the housing market crash in 2008, Mr. Muhammad has been unable to locate financial support to develop the subdivision including the airstrip, school, and group quarters authorized as Special Uses (SU-99-09). In 2016, the Applicant decided to abandon the subdivision, including all entitlements associated with the subdivision. The request to abandon the subdivision was granted by the Board of Supervisors on May 24th 2016. However, the subdivision abandonment did not invalidate or revoke the Special Use entitlements. Since the Planning and Zoning Commission granted the entitlements, the Commission must in turn revoke the Special Use authorization per Section 1716.03.H of the zoning regulations.

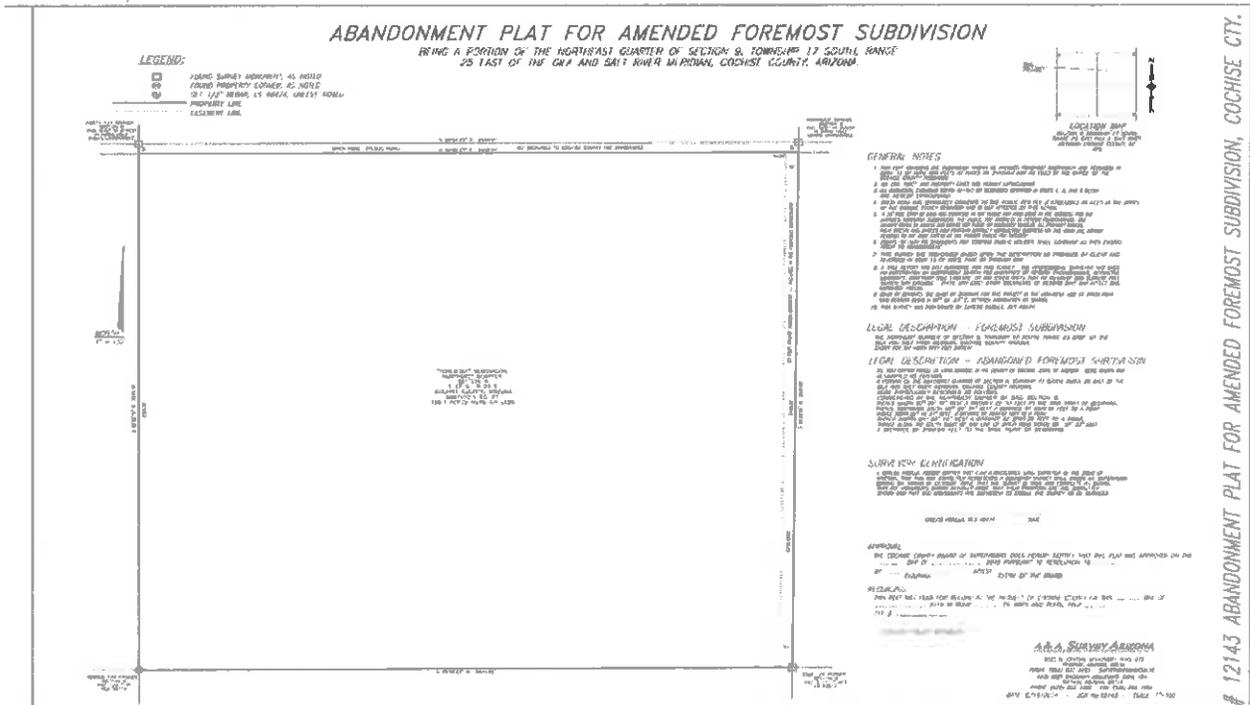
Following a modification to the design of the original subdivision, the airstrip was plated in 2007. In 2010, Mr. Muhammad requested that he be allowed to administratively forgo the development of the school, group quarters, and proceed with the airstrip only. However, staff was not able to support the requested modification, due to substantial changes in the Special Use permitting process that had occurred in the intervening 11 years since the initial Special Use was granted. One of those changes was the Board’s adoption of the Mid-Sulphur Springs Valley Area Plan, which would be applicable to the subject parcel(s). In addition, staff believed that the school and the group quarters were elements of the Special Use authorization that were too significant to be approved administratively, as they were tied to the original conditions of approval. As a result of the denial, the Applicant decided not to pursue this request further. No improvements have been made towards the construction of the airstrip or any other element authorized in the Special Use.



Location Map



Final Plat of the Amended Foremost Subdivision
(Approved by the BOS in 2007)



Abandonment Plat for the Foremost Amended Subdivision
(Approved by the BOS in 2016)

Factors in Favor of the Revocation

1. The Applicant is requesting this revocation; and
2. The Special Use was granted to support a subdivision that no longer exists.

Factors Against the Revocation

None

IV. SUMMARY AND CONCLUSION

This is request by the Owner / Applicant of the former Foremost Subdivision to revoke a Special Use authorization for a school, group quarters, and a private airstrip that were never built in an abandoned subdivision.

V. RECOMMENDATION

Based on the factors in favor of approval staff recommends **Approval** of the request to revoke the Special Use authorization for Docket SU-99-09.

Sample Motion:

Mr. Chairman, I move to approve the revocation of Special Use Docket SU-99-09; the Factors in Favor constituting the Findings of Fact.

VI. Attachments

- A. *Request by the Applicant to revoke Special Use authorization SU-99-09*

Henry, Jim

From: Nuri Muhammad [nurim@sbcglobal.net]
Sent: Thursday, March 17, 2016 11:52 AM
To: Henry, Jim

HOPE THIS WILLCOVER THE AREA UNDER THE MICROSCOPE

I nuri Muhammad, desire to terminate the foremost subdivision and all that is involved. The airstrip school and subdivision.

005



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Community Development
 Planning, Zoning and Building Safety Division
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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I *PG*
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-16-13 (Williams)
DATE: June 23, 2016 for the July 13, 2016 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The proposed use is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The subject property, 106-70-099 & -100, is located at 100 C N. 6th Street, north of Fry Boulevard, in Sierra Vista. The applicant is John Williams.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 0.38 Acres (16,800 square-feet)
 Zoning: GB (General Business)
 Growth Area: Category A-Urban Growth Area
 Comprehensive Plan Designation: Enterprise Redevelopment
 Area Plan: None
 Existing Uses: Personal & Professional Services
 Proposed Uses: Animal Husbandry

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	GB	Welding & Fabrication Shop
South	Alley/GB	Mixed Commercial
East	County Maintained Road/GB	N. 6 th Street/Retail & Auto Repair
West	Alley/GB	Warehousing & Manufacturing

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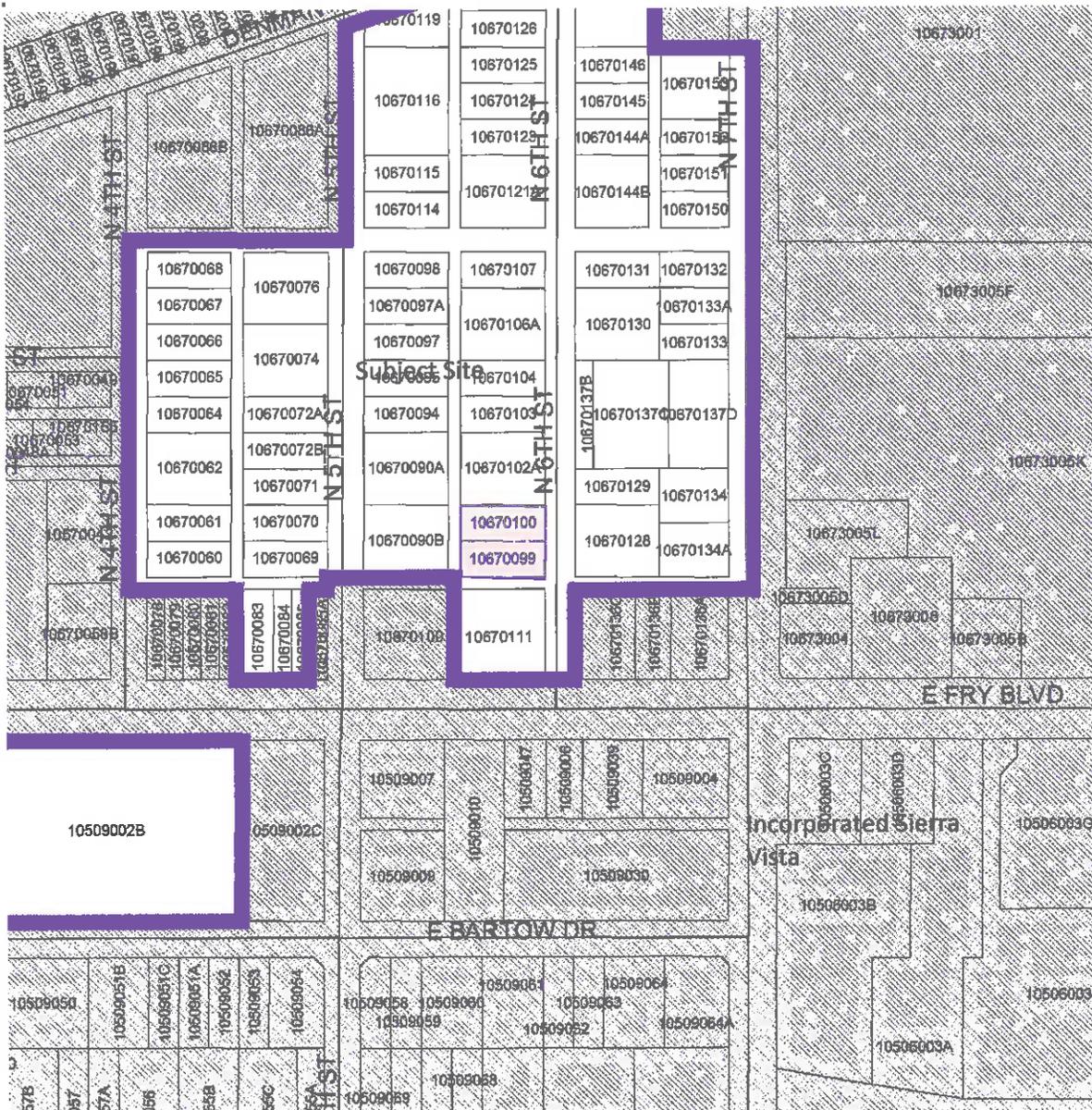
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 floodplain@cochise.az.gov

II. PARCEL HISTORY

- 1961 – Building constructed
- 1973 – Addition constructed
- 2012 – Permit issued for Retail Sales
- 2013 – Permit issued for Personal & Professional Services
- 2014 – Permit issued for Indoor Recreation

III. NATURE OF REQUEST

The Applicant is requesting a Special Use Authorization to approve a Doggy Day Care and Boarding business in an existing commercial building. The Applicant currently operates a dog-grooming salon, Paw Passion Dog Grooming, in the adjacent suite, and is proposing to expand his business with the additional services.



Location Map

The proposal will grant the Applicant additional space to accommodate more dogs, as well as add a retail portion to the business. Currently the dogs being groomed are permitted to freely roam and interact with each other in a secure area in the facility, and this proposal will grant additional room and permit the Applicant to provide the day care service to dogs not otherwise there for grooming. The additional suite will also have ten kennels installed for overnight boarding of dogs in conjunction with the day care. In the current grooming facility, any dog that does not interact well with the other dogs is kept in a separate area for the safety of all the animals, and this procedure will remain at the new facility.

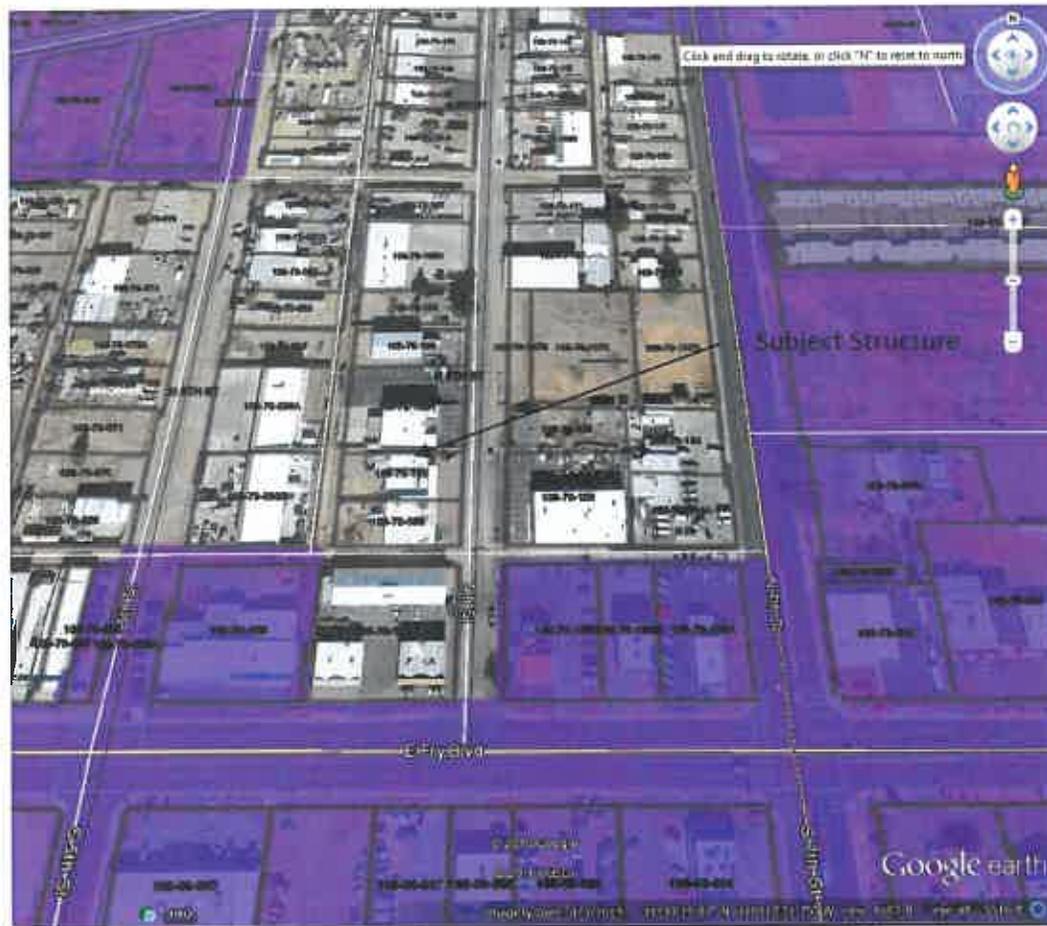
The site consists of a single structure spanning two parcels in the Fry Townsite. The structure contains four commercial suites and, on the far north end, an attached apartment. The building was constructed and the site developed prior to the adoption of the zoning regulations in 1975, and suffers from a number of non-compliances of site design standards. The site does not meet the minimum parking surface requirements, minimum number of parking spaces, minimum driveway width, direct access to street requirements, minimum width for back-up area, loading zone requirements, minimum setbacks, minimum distance between principal structures, and landscaping requirements. In 2012, the Board of Adjustments, District 3 granted Variances for each of the above deficiencies for any Permitted Uses on the site. At that time, none of the commercial units was occupied. At this time, three of the commercial units are occupied, and the subject request will fill the fourth unit. Since the requested use is a Special Use rather than a Permitted Use, the Variance does not apply, and the waivers must be reconsidered for this use. With the exception of the parking surfacing, none of these requirements can be met without a major overhaul of the site, such as demolition and reconstruction. With this in mind, Staff does recommend approval of the required waivers, with the exception of the parking surfacing. While the parking surface waiver may have been deemed appropriate when the building was being occupied with one specialty retail store, it now houses the office for a shuttle service, a private clubhouse for a motorcycle club, and the existing dog grooming service. The proposed dog boarding and daycare will fill all of the commercial suites, and the apartment is currently occupied, and therefore the aggregate trips justify enforcing the requirement for hard surfaced parking instead of the existing gravel parking.

To mitigate impacts the Applicant is proposing to install soundproofing material on the interior of the north wall, as it is shared with the apartment. Between the insulation and the existing masonry construction, Staff is confident that noise will be mitigated for the resident of the apartment. Odors and pests will be controlled by the Applicant maintaining a clean facility with all waste properly bagged and disposed of. Staff did not observe any odors, pests, or noise during the site visit, where the Applicant had one dog on the grooming table, and five more in the employee area awaiting grooming or pick-up.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed.

Seven of the ten factors apply to this request. The project, as submitted, complies with six of those seven factors. With the requested and recommended Conditions and Modifications, it complies with the other factor. The three remaining factors are not applicable to this application.



Aerial view of the site. Shaded areas are incorporated Sierra Vista

A. Compliance with Duly Adopted Plans: Complies

The proposed project complies with the Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element and the Economic Development Element of the Comprehensive Plan. The first Element supports revitalizing and rehabilitating economically distressed areas of the County. The Frytown enclave is such an area, designated as Enterprise Redevelopment, and this proposal would expand an existing business with additional space and services. This Element also encourages flexibility in site development standards to deal with non-conformances that may be difficult to remedy.

The Economic Development Element encourages supporting entrepreneurship and encourages locating businesses near existing infrastructure. This site is located on a county maintained road, which will easily be able to support the minimal increase in traffic. All necessary off-site infrastructure currently exists.

B. Compliance with the Zoning District Purpose Statement: Complies

The purpose statement of the General Business Zoning District in Article 12 includes five points, three of which are met by this request. The proposal will; provide a service to a wide area, concentrate commercial activities in a convenient area, and protect commercial uses from impacts generated by nearby residences. The proposed use will serve the greater Sierra Vista Area, is located in an existing heavy commercial area with a mixture of commercial and light industrial uses, and will locate a use, dog boarding, which may have substantial negative impacts on a residential area away from such areas.

C. Development Along Major Streets: Does Not Apply

While N. 6th street is a County maintained road, it is neither a major thoroughfare nor an arterial roadway, and no new access is proposed.



The Site, showing the parking conditions.

D. Traffic Circulation Factors: Complies

The proposed use will generate intermittent additional traffic, which N. 6th Street will be able to absorb per the transportation planner’s analysis (attached). Based on the nature of the request, the Transportation Department also supports the requested waivers from the Commission with the exception of the parking surface.

E. Adequate Services and Infrastructure: Complies

The site is accessed via N. 6th Street, which is a county-maintained roadway. SSVEC, Liberty Water, and Verizon provide utility services. The Fry Fire District provides fire and emergency medical services. An existing septic system will provide waste disposal. The current parking infrastructure is inadequate, and Staff recommends that the parking be brought up to current standards.

F. Significant Site Development Standards: Complies with Modifications and Conditions

To comply with this factor, several modifications will be required from the Commission; Section 1804.07.B (to allow existing gravel on parking/driveways); 1804.06.F.3 (driveway width); 1804.05 (minimum required parking – 17 required, 12 proposed); 1804.06.D (access to parking from street); 1804.09 (aisle width for back-up area from parking); 1804.10 (loading zone); 1203.02 and 1803.01 (minimum setbacks); 1203.04 (minimum distance between principal structures); and 1806 (landscaping). With the exception of the

parking surface requirement, Staff supports the modifications as recommended by the Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element of the Comprehensive Plan.



View of the sub fenced area of the back yard currently used as a dog run.

G. Public Input: Complies

The Applicant sent letters to all property owners within 1,000 feet of the parcel to notify them of the application and to address any neighbor concerns. Staff has also mailed notices to the same property owners, and has received two letters of support. Staff also received an email that encouraged mitigation of noise, but was not in opposition to the request.

H. Hazardous Materials: Does Not Apply

The Applicant states that no hazardous materials will be used or stored on site.

I. Off-Site Impacts: Complies

Most of the activities will take place indoors, with some outdoor time for the dogs. The site will be kept clean of animal waste, which will control odors and pests. The only other potential offsite impact is noise from dogs. The site is surrounded by commercial and industrial development that will not be negatively impacted. In addition, the adjacent apartment, which is part of the same building, will be protected by a combination of the existing masonry construction as well as sound deadening material that will be installed by the Applicant.

J. Water Conservation: Does Not Apply

No new construction is proposed; therefore, the standards in Article 18 do not apply. Any future construction will be required to comply with the requirements of the Sierra Vista Sub-Watershed Overlay District.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant is requesting several modifications to the County's site development standards from the Commission;

1. 1804.07.B (allow existing gravel on parking/driveways);
2. 1804.06.F.3 (no defined driveway width);
3. 1804.05 (required parking – 17 required, 12 proposed);
4. 1804.06.D (access to parking from street prohibited);
5. 1804.09 (aisle width for back up area from parking);
6. 1804.10 (no loading zone);
7. 1203.02 and 1803.01 (setbacks for structures on the property line and parking in the setback areas);
8. 1203.04 (distance between principal structures); and
9. 1806 (landscaping total and strip along the road).

VI. PUBLIC COMMENT

Staff mailed notices to neighboring property owners within 1,000 feet of the subject property on June 6, posted the property on June 21, 2016 and published a legal notice in the *Bisbee Observer* on June 23, 2016. In response to applicant and County mailings, the Planning Department received two letters supporting this request, and one urging mitigation of potential noise, but not otherwise opposed.

VII. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a dog boarding and daycare business with an accessory retail component, considered Animal Husbandry, in an existing residential commercial structure in a GB zoning district with an Enterprise Redevelopment Comprehensive Plan Designation.

Factors in Favor of Approving the Special Use

1. With the recommended Conditions of Approval and Modifications, the proposed use would fully comply with the applicable seven Special Use factors used by staff to analyze this request;
2. The Cochise County Comprehensive Plan Economic Development Element encourages entrepreneurship and locating businesses in areas where suitable infrastructure exists;
3. The Cochise County Comprehensive Plan Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element supports flexible site development standards in areas of economic distress with substandard sites;
4. The proposal will provide a service to the local community with minimal impacts; and
5. Two letters of support have been received.

Factor Against Allowing the Special Use

1. The site requires nine waivers from the Zoning Regulations to be conforming.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to 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 conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. The Property Owner shall bring all parking areas up to current standards with a solid, impervious surface;
3. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
4. 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: *Mr. Chairman, I move to approve Special Use Docket SU-16-13, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Parcel map, aerial, and site plan
- C. Agency comment memos
- D. Citizen comment

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 106-70-099-5
APPLICANT JOHN WILLIAMS
ADDRESS 4649 Camino Del Norte
CONTACT TELEPHONE NUMBER 520-559-2049
EMAIL ADDRESS: jojowilliams34@yahoo.com
PROPERTY OWNER (IF OTHER THAN APPLICANT) David Perryman
ADDRESS 2424 EL Caminoreal Sierra vista,AZ. 85635

DATE SUBMITTED MAY 3 2016

Special Use Permit Public Hearing Fee (if applicable) \$ _____
Building/Use Permit Fee \$ _____
Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report

6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property?

Commercial

What is the proposed use or improvement?

Dog Daycare/ Kennel

2. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

Watching and feeding dogs ; None

3. Describe all intermediate and final products/services that will be produced/offered/sold.

Dog Product such as dog bedding Leashes dog bowls etc:

Watching peoples dogs while they're at work, home, etc:

4. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

Block, Sheet rock and concrete.

5. Will the project be constructed/completed within one year or phased? One Year N/A
Phased ___ if phased, describe the phases and depict on the site plan.
-
-

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: 5 Hours (from 8:00 AM to 5:00 PM)

B. Number of employees: Initially: ¹ _____ Future: ³ _____
Number per shift Seasonal changes 8 Hours per shift

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

N/A

(2) Total trucks (e.g., by type, number of wheels, or weight)

N/A

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

North to east

(4) If more than one direction, estimate the percentage that travel in each direction

(5) At what time of day, day of week and season (if applicable) is traffic the heavies

N/A

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.
Estimated total gallons of water used: per day _____ per year _____

Will you use a septic system? Yes ^X _____ No _____ If yes, is the septic tank system existing?

Yes ^X _____ No _____ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes ^X _____ No _____ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA _____

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Liberty Utilities	
Sewer/Septic	Septic	
Electricity	ssvec	
Natural Gas	none	
Telephone	Verizon	
Fire Protection	frys fire Department	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

play time for dogs

2. Will outdoor storage of equipment, materials or products be needed? Yes _____ No ^x_____ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. _____

Will any noise be produced that can be heard on neighboring properties? Yes _____ No ^x_____ if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

113.1 Decibels Soundproofing walls in Kennel area.

3. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

4. Will odors be created? Yes ^x_____ No _____ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?_

Dog feces will be bagged and disposed of properly

5. Will any activities attract pests, such as flies? Yes _____ No ^x_____ If yes, what measures will be taken to prevent a nuisance on neighboring properties?

6. Will outdoor lighting be used? Yes No If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

7. Do signs presently exist on the property? Yes No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

Front door Middle door back door
A. _____ B. _____ C. _____ D. _____

8. Will any new signs be erected on site? Yes No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

9. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes No

If yes, will storm water be directed into the public right-of-way? Yes No

Will washes be improved with culverts, bank protection, crossings or other means?

Yes No n/a

If yes to any of these questions, describe and/or show on the site plan.

10. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

Crushed aggregate

11. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

12. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

N/A

2. How many acres will be cleared? N/a
if more than one acre is to be cleared describe the proposed dust and erosion control measures to be used
(Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No X If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature John Williams

John Williams

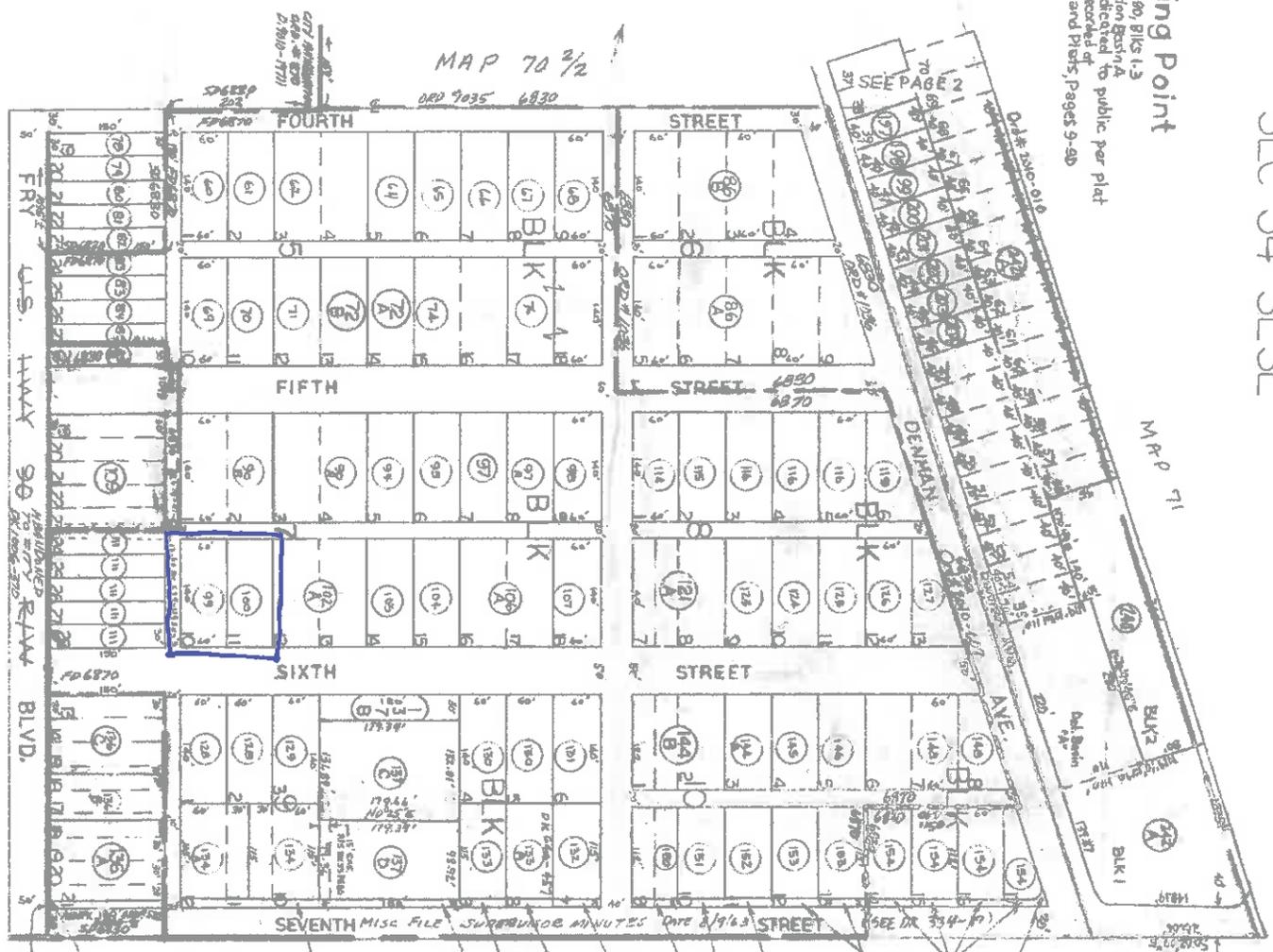
Print Applicant's Name _____

Date signed may 3 2016

SEC 34 SESE

Crossing Point

Lots 1-80, Blks 1-3
Dedicated to public per plat
as recorded of
Book 16 of Maps and Plats, Pages 9-9D



MAP 70 1/2
ORD 9035 6830

FIRST ADDITION TO FRY

BK 3 PG 127
ALL STREETS DEDICATED TO PUBLIC

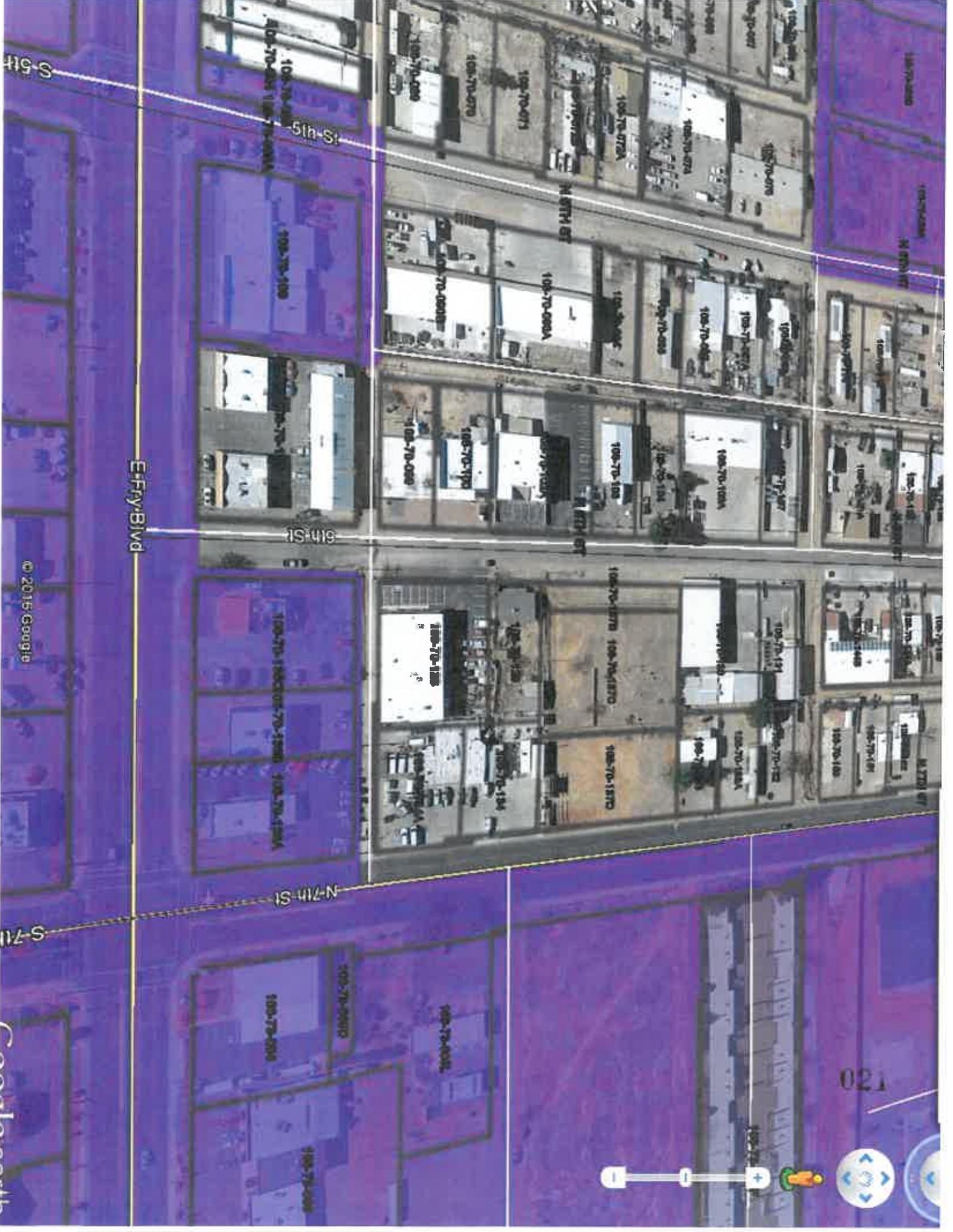
SCALE: 1"=150'

6870

020

MAP 70
Key Map 60
1/2

CONCORD COUNTY ASSISTANT
PLAT MAP 70 AND 1/2 AS A MODIFIED RECORD
AND BOOKS AND PLATS, PAGES 9-9D



S 5th

5th St

N 8TH ST

6th St

N 8TH ST

N 7th St

S 7th

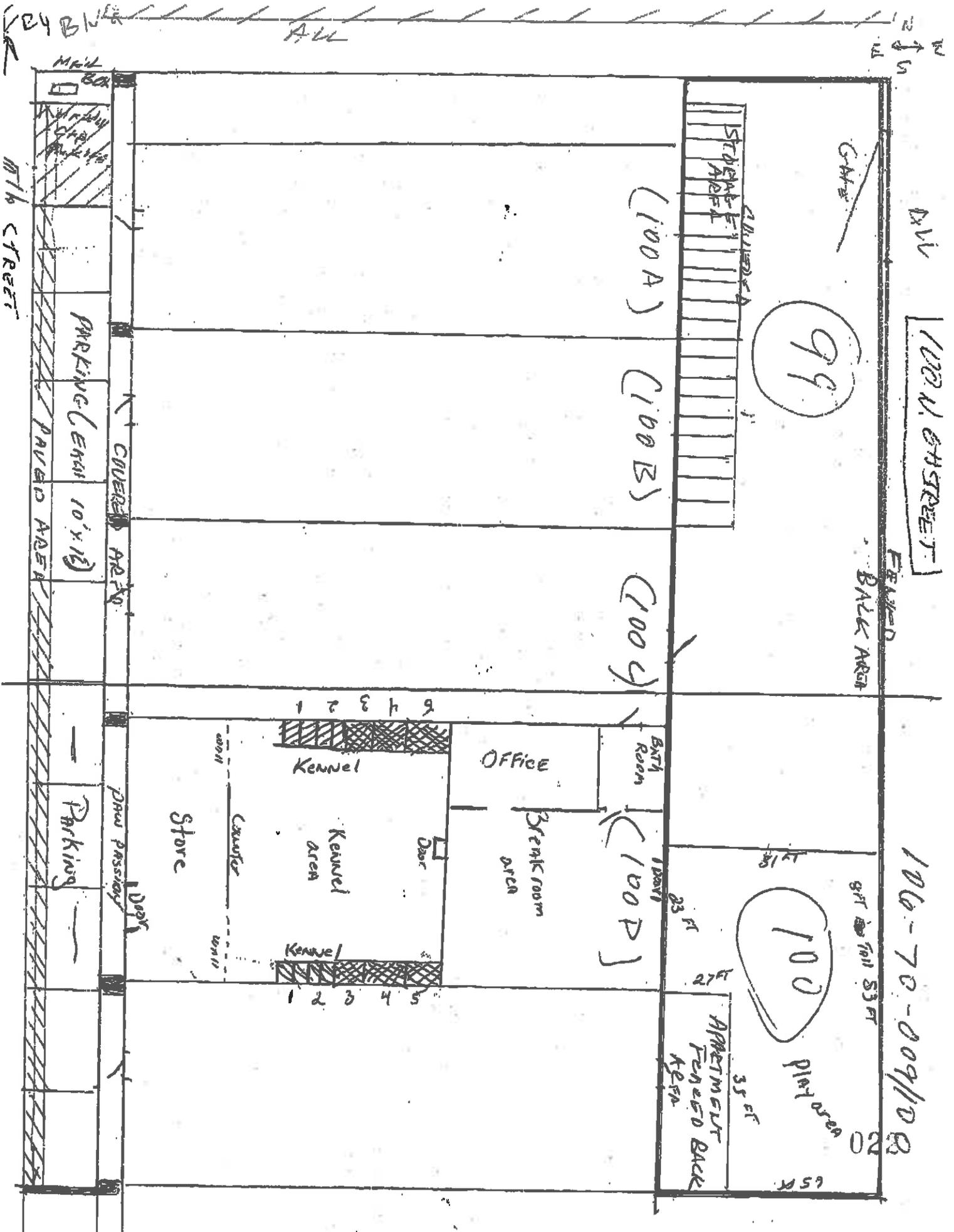
E Fry Blvd

© 2015 Google

120



Coastal



100th ST STREET

106-70-009100

99

100

(100A)

(100B)

(100C)

(100D)

GATE

STUDENT AREA

BACK AREA

OFFICE

BATH ROOM

Break room AREA

KENNEL

KENNEL AREA

KENNEL

Store

Door

Counter

APPOINTMENT FENCED BACK AREA

plaf area

PARKING (ENVI 10'x12')

Parking

COVERED AREA

DRIVE PASSAGE

MAIL BOX

24th Street

ALL

81 FT

23 FT

27 FT

35 FT

20 FT

65 FT



**Cochise County
Community Development
Highway and Floodplain Division**

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

Date: June 20, 2016
To: Peter Gardner, Planner I
From: Karen L. Lamberton, County Transportation Planner
Subject: Williams Dog Boarding in Fry Township/SU 16-13/Parcel #106-70-099

The Applicants are seeking to expand an existing dog grooming facility with an overnight dog boarding and daycare operation in the Fry Townsite within incorporated city of Sierra Vista.

If the requested Special Use Authorization is approved we would recommend, at minimum, the following conditions:

- The front parking area will be required, per the Road Design Standards and Zoning Regulations for commercial uses, to be hard surfaced to match the adjacent N.6th Ave pavement surface or better, parking areas to be striped and handicapped space identified.
- No parking is allowed in the public alleyway or within the public Right-of-Way on N. 6th St. for this business use.

Background

Access is taken from a county-maintained, chip-sealed, urban collector (N. 6th St.) with a 24 foot cross-section. The subject parcel is one of several parcels owned by the same owner (David Perryman) all of which have historically had multiple issues with bringing the site(s) up to current standards. In the past multiple variances have been requested, on this subject parcel allowances were made to allow residential and as-of-right commercial uses to operate without design standards being met. The owner has been advised on numerous occasions to work continually towards improvements to his site(s) as variances, modifications and other allowances are not intended to convey County support for sub-standard conditions but rather to allow small business owners the opportunity to begin operations while re-investing in their site and building over time.

Traffic Analysis

There is not an equivalent use for a small, rural short term boarding facility in the ITE Manual, 8th ed. The applicant estimates 1 to 3 employees for the dog boarding and does not provide an estimate of the combined traffic implications of both the dog grooming and dog boarding operations. The site plan appears to indicate a total of 10 potential dog kennel s. A small retail element is also proposed for the selling of accessory dog care items. A use akin to this one, veterinary services, would be anticipated to produce approximately 27 vehicle trips per day, for a facility this size; however, that type of use tends to typically have hourly trips whereas pet boarding

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1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

tends to cluster around pick-up and drop off timeframes with many days of no trips at all and others, typically around holiday travel timeframes, where the kennels could potentially be at full occupancy. At full occupancy, if pick-up and drop-off occurs on the same day, plus employees and accessory traffic impacts, a rough estimate could be a potential of an additional 30 vehicle trips per day.

The pet grooming element is typically a higher traffic generator than the kennels alone would be. There would likely be some overlap (a kenneled dog also schedule to be groomed during their holiday stay) making this element of this proposed land use accessory to the primary purpose of a dog kennel. However, pets arriving for only grooming would have a different type of traffic pattern with the potential of 4 vehicle trips per drop off and pick up within a span of one to two hours. We would estimate the combined use vary on any given day but the total vehicle trips per day, should this venture proved successful, could result in parking congestion (this use is proposed for only one of the five segments of this commercial building and shares parking).

However, this proposed use is likely to be consistent with this pattern already in the area. Small clustered business already exist in this area, the narrow street already has numerous unauthorized parking and delivery trucks stopped for various businesses in this area within the right-of-way, the posted speed limits are slow and the close proximity of the intersection means that traffic is either slowing for the intersection or just beginning to accelerate at the access point for this business.

Nevertheless, several site visits to this location in the last month continually found parking within the right-of-way, within the alleyway, stacked parking that doubled up in the parking area for this commercial building and other undesired configurations of traffic and parked vehicles. These types of issues are a direct result of the lack of adequate access driveways and designated parking areas along with inadequate or non-existing directional signing and striping.

Recommendation and Advisory Note for the Applicant

Given the significant short-fallings of this commercial site, the historic use of the site, the inability of the property owner to bring this site into compliance with current code without a very large outlay of resources, the Transportation Planner routinely declines review of this and other parcels under this same ownership, during the Commercial Permit phase. Although unrealistic to require the owner and lessee to make all improvements needed some minimal and continual effort is desired to eventually reach a minimum commercial standard for the activities occurring on this northwest corner of Fry Blvd and N. 6th St.

The applicant is advised that the application and site plan submitted for this Special Use may be sufficient for a conceptual plan but additional details and a corrected site plan will be needed at the Commercial Permit phase (for example: 100C is Paw Passion, at least as it appears at the site itself) dimensions are missing, clarity on the access to parking areas is needed, a hard-surfaced handicapped parking area will need to be identified. It is suggested that applicant submit a site plan for the site itself and then a second site plan showing the new business use of the 100D so that all the needed information can be conveyed. Additional information on the use of the backyard may be needed along with any improvements needed to the alleyway and/or back access gate/entry if used. The applicant is advised that the County does not maintain the alleyway.

In addition, at the Commercial Permit stage the applicant is requested to consider the traffic impacts of their combined dog grooming and kennel activities. The dog grooming estimates should be based on real data of numbers of dogs brought in for grooming in the last month. Deliveries, heavier truck traffic should be identified and the estimates for use based on the applicant's business plan should be included. N/A is not an acceptable response and does not assist the applicant in determining how to adequately provide for parking and safe turning movements of potential traffic generated by this commercial use.



***Cochise County Planning Department &
Fry Fire District***

**Joint Project Review Approval for Commercial Permits &
Subdivisions.**

Attn:

Date: 6-7-16

Project Name: Overnight Pet Boarding, Applicant: John Williams

Project Address: 100 C. North Sixth, Sierra Vista

Project Tax ID #: 106-70-099

Scope of Project:
Special Use Request, Change of Use

- APPROVED
- APPROVED with CONDITIONS
- DENIED
- APPROVAL NOT REQUIRED
- FRY FIRE FEES PAID

Remarks:

The fire district has no concerns regarding the special use request. However, the applicant should be informed that additional fire and building code improvements may be required during the construction/change of use permit process. Thanks

Fire Prevention Officer:

Mike McKearney (520) 439-2239

Fry Fire District
Attention: Fire Prevention Office
4817 Apache AVE
Sierra Vista, AZ. 85650

025



**Cochise County
Community Development
Highway and Floodplain Division**

Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: June 6, 2016
To: Peter Gardner. Planner
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-16-13 (Williams)

Background: The Applicant is requesting Special Use authorization for overnight dog boarding and dog daycare in a General Business (GB) zoning district. The purpose is considered Animal Husbandry Services and requires a Special Use Authorization per Section 1205.04 of the Zoning Regulations. The Applicant is John Williams.

The subject property, 106-70-099, is located at 100 C North 6th Street, north of Fry Boulevard, in Sierra Vista, and is further described as Section 34, Township 21 South, Range 20 East of the Gila and Salt River Base & Meridian, in Cochise County, Arizona. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is Fry Boulevard, north on North 6th Street.
- North 6th Street is a public right-of-way dedicated January 13, 1955 per Book 3 Maps and Plats, page 127 at a width of 50 feet.
- Adjoining the subject parcel, North 6th Street is a county maintained road (MI# 940)
- North 6th Street is classified as an Urban Collector.

Recommendation:

- No need for right-of-way dedication is required for North 6th Street at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Special Use Docket SU-16-13 (Williams)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for support.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Blank lines for providing reasons for non-support.

(Attach additional sheets, if necessary)

PRINT NAME(S):

CHRIS SAYLOR

SIGNATURE(S):

Handwritten signature of Chris Saylor.

YOUR TAX PARCEL NUMBER: 106-70-017 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday, June 20, 2016 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by July 12, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on July 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Special Use Docket SU-16-13 (Williams)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Good to see new business come to our neighborhood.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *Terri Marsh*

SIGNATURE(S): *Terri Marsh*
Property Manager

YOUR TAX PARCEL NUMBER: *105-11-002A* (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday, June 20, 2016 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by July 12, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on July 13, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

From: Vicki C. Keenan [jvkeenan@cox.net]
Sent: Friday, June 10, 2016 10:13 AM
To: Gardner, Peter B
Subject: docket SU-16-13 Williams - special use permit for overnight dog boarding

Dogs bark period. I don't have a problem with this permit if the owners don't interfere with their neighbors with the sound. It would be miserable to listen to dogs bark while conducting business next door. So my only concern would be how they intend to muffle the sound.

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