



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Director

MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Keith Dennis, Senior Planner
For: Michael Turisk, Interim Planning Director
SUBJECT: Docket BA3-11-01 (Moreno)
DATE: September 6, 2011 for the September 13, 2011 Meeting

APPLICATION FOR A VARIANCE

The Applicant, Joe Moreno of Holy Trinity Monastery, seeks to install four park model Recreational Vehicles (RVs) for medium and long term housing for laypersons residing at the Holy Trinity Monastery. He requests the following Variances to site development standards:

- A Variance from Section 1804.06.F.3 of the Zoning Regulations, which requires that two-way driveways be no less than 24 feet wide; and
- A Variance from Section 1804.07.D, which requires a two-inch deep gravel surface for internal driveways, parking and loading areas.

The subject parcel (#121-17-015) is located at milepost 302.5, west of Highway 80, south of St. David, AZ. The property is further described as being situated in Section 8, Township 18, Range 21, of the G&SRB&M, Cochise County, Arizona.

I. DESCRIPTION OF PARCEL AND SURROUNDINGS

Size: 51.76 Acres (entire site is approximately 142 acres)
Zoning: TR-36 (Transitional Residential)
Growth Area: Category D – Rural Growth Area
Plan Designation: Rural Residential
Area Plan: St. David Area Plan
Existing Uses: 16-Space RV park, mobile homes used as dormitories, refectory, chapel, kitchen, dining hall, monastery, guest quarters, gift shop/office, utility building, 70' cross
Proposed Uses: Four new park model RVs

Relation to Subject Parcel	Zoning District	Use of Property
North	TR-36	Applicant's property/Residences
South	RU-4	Rural Agriculture
East	RU-4	Rural Residential
West	RU-4	Rural, San Pedro River

II. PARCEL HISTORY

In 1975 permits were obtained for the refectory, dining hall with kitchen and 5 mobile homes. A new chapel was permitted in 1980, with the monastery added in 1984. Three single-family residences were added in 1987 and another mobile home in 1988. In 1990 Special Use SU-90-20 was approved for a 16-space RV park, higher education facility and installation of 15 mobile homes. An additional 14 mobile home permits were issued from 1990 through 1994. In 1992 a 1500 square foot utility building was permitted and another mobile home. In 1994, Special Use SU-94-01 was approved for an 18-room dormitory with kitchen and dining facilities. A 70 foot tall cross was permitted and installed in 1996. Two additional residences were permitted in 1997. In 2003, a 3,000 square foot building was permitted, which replaced two of the older mobile homes. ADEQ compliance has been obtained and continues to be met for the sanitary lagoon. The analysis of this use considers that the monastery is the primary, commercial use of the property.



Above: Eastward view of the project site. The proposal is to install the homes on the high ground pictured here. Below: Looking West from the project site.



III. PROJECT DESCRIPTION

The Holy Trinity Monastery is home to a number of different groups of people affiliated with the Benedictine Order. There are the monks who reside under cloistered, monastic conditions. Also affiliated with the Monastery are seasonal travelers who stay in the RV park. There are also “oblates,” or “lay persons” who reside on the Monastery property on a short, medium or long term basis. It is this latter group that would be served by the project under current consideration.

This proposal is to install four park models on the property for semi-permanent oblate housing. The project area is on a small area of higher ground near the Northeast corner of the property, adjacent to an existing drive which provides auxiliary access to and from the property. The Applicant has chosen to utilize park models for this purpose, as they would be more affordable than site-built homes. The Zoning Regulations classify park models as RVs, and as such, the project would be considered a commercial project requiring a commercial permit. Thus, although the goal is to provide a residential setting for persons living on the site, the project will be subject to commercial development standards, including the requirement for 24-foot wide driveways to accommodate two-way traffic, and a 2-inch deep gravel surface for those driveways.

It is the above standards that are the subject of the Variance requests. The Applicant asks that the Board allow the Monastery to retain the existing 12-foot driveways accessing the project site, and that the native dirt surface be allowed to remain. The access driveway leading to the Highway 80 exit currently exists in a similar condition, as do most of the internal driveways on the Monastery property.



Northwest view of the existing driveway on the site, before it reaches Highway 80. The project area is at right.

IV. ANALYSIS OF IMPACTS

As stated, regardless of the zoning category under which the project will proceed (as a commercial permit), the nature of the development as proposed would essentially be residential. The project area is nevertheless significantly set back from all property lines and is not visible from Highway 80. Allowing the Variances as requested would not, in staff's view, result in any impact discernable from beyond the property. With 12-foot gates, the fenced-in area containing

the park models would be accessible by emergency services vehicles. However, if needed, access to the area is also immediately available from the main access drive, which is also passable by emergency services vehicles.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300 feet. Staff posted the property on August 24, 2011 and published a legal notice in the Bisbee Observer on August 25, 2011. To date, the Department has received no correspondence for or against the request.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Allowing the Variances

1. The nature of the proposed development is medium to long term housing for laypersons affiliated with the Monastery. Approval of the Variances would mean the development could retain a residential character in keeping with the larger Monastery property, where 12 to 15-foot, native surface driveways are typical.
2. Allowing the Variances would not produce any off-site impacts.

Factors Against Approval

None Apparent.

Recommendation

Based on the factors in favor of approval, staff recommends approval of the requested Variances.

Sample Motion: Mr. Chairman, I move to approve Docket BA3-11-01, granting the requested Variances, with the factors in favor of approval listed in the staff report as findings of fact.

VIII. ATTACHMENTS

Variance Application
Location Map
Site Plan



COMMUNITY DEVELOPMENT DEPARTMENT

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(520) 432-9240
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APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 3

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District _____ to grant a variance from the terms of the Cochise County Zoning Regulations as follows:

(Note: Complete all the following items. If necessary, attach additional sheets.)

1. Parcel Number: ~~121-23-008~~ 121-17-015
2. Address of parcel: 1406 S. Lee St.
Saint David, Arizona 85630
3. Area of Parcel (to nearest tenth of an acre): 49.33 acres
4. Zoning District designation of Parcel: TR-36
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.

The great majority of land is unused farm fields and pastures. Currently, there are two ~~buildings located at the southern east area of the property which are used for retreatant~~ housing. The two buildings combine have approximately 3000 square feet

6. Describe all proposed uses or structures, which are to be placed on the property.

The proposed use of a small section of the property is to place four Park Model ~~manufacture homes, each one under 400 square feet in size to provide permanent~~ housing to four Oblates (lay persons who are dedicated to support the monastery ~~in its' spiritual and temporal mission~~). A 12'x16' pre-constructed work shed will also be part of the proposed structures.

7. State the specific nature of the variance or variances sought.

(1) The proposed area where the park models are to be located will be enclosed with a ~~four foot high chain link fence , with three entry drive ways leading to the respective car ports .~~ There is no two way traffic involved in this situation . We are requesting 12 feet ~~entry gates which we feel is very adequate, even for emergency vehicles , such as an ambulance, fire truck,etc. ,~~ instead of the required 24 feet.

(2) For the most part, the drive ways within the proposed area are already hard ~~surface . We feel strongly that 2 inches of gravel would be to much and to costly ,~~

8. A variance may be granted only when, due to any peculiar situation surrounding a condition of a specific piece of property, including unusual geographic or topographic conditions, strict application of the Zoning Regulations would result in an unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved (See attached Section 2103.02 on variances). Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited above.

Please refer to number 7 above. This project is not a public works and the flow of traffic ~~generated by the four residents , who are all retired senior citizens living on fixed income ,~~ will always be at minimal levels. Holy Trinity Monastery , the owner of the ~~property , is providing the land and each resident is paying a prorated share of all~~ common costs . Other than the variances being reasonable , we feel , cost is a major ~~consideration.~~

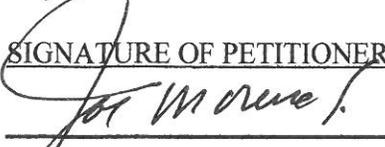
9. State why the variance would not cause injury to or impair the rights of surrounding property owners. Identify conditions you propose, if any, to minimize the impact on surrounding properties. It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

Please refer to numbers 7 and 8 above.

10. List the name and address of all owners of the Parcel(s) for which the variance is sought.

<u>PROPERTY OWNER</u>	<u>MAIL ADDRESS</u>
Holy Trinity Monastery	PO Box 298, Saint David Az. 85630
	Highway 80 , mile post 302.5

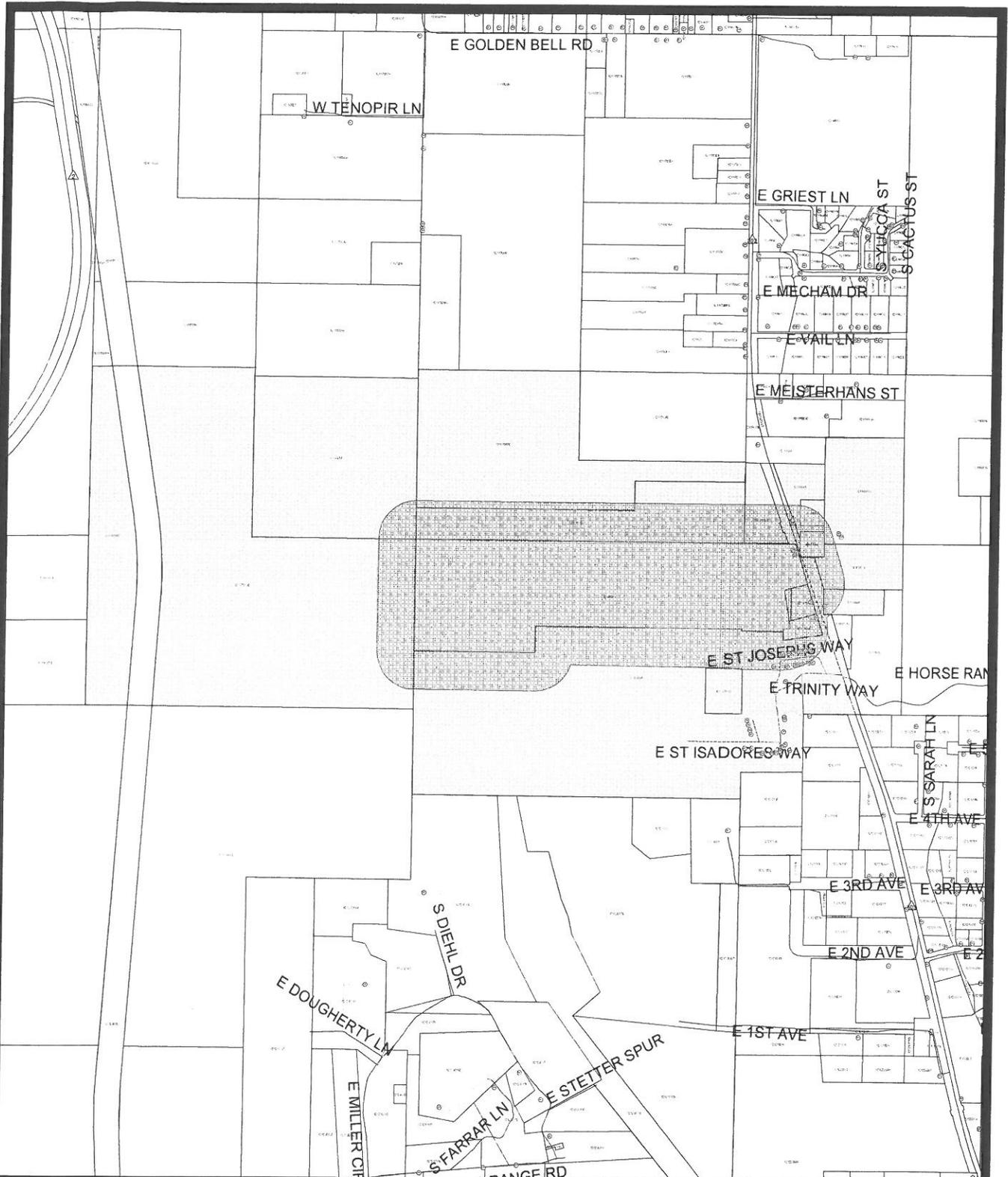
The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

<u>SIGNATURE OF PETITIONER</u>	<u>ADDRESS</u>	<u>DATE</u>
	Joe Moreno SFO for HTM c/o Holy Trinity Monastery	Aug.4th,2011

APPLICANT'S PHONE NUMBER 520-235-0544

APPLICANT'S EMAIL ADDRESS jmoreno1914@live.com

Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred dollars (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Planning Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.



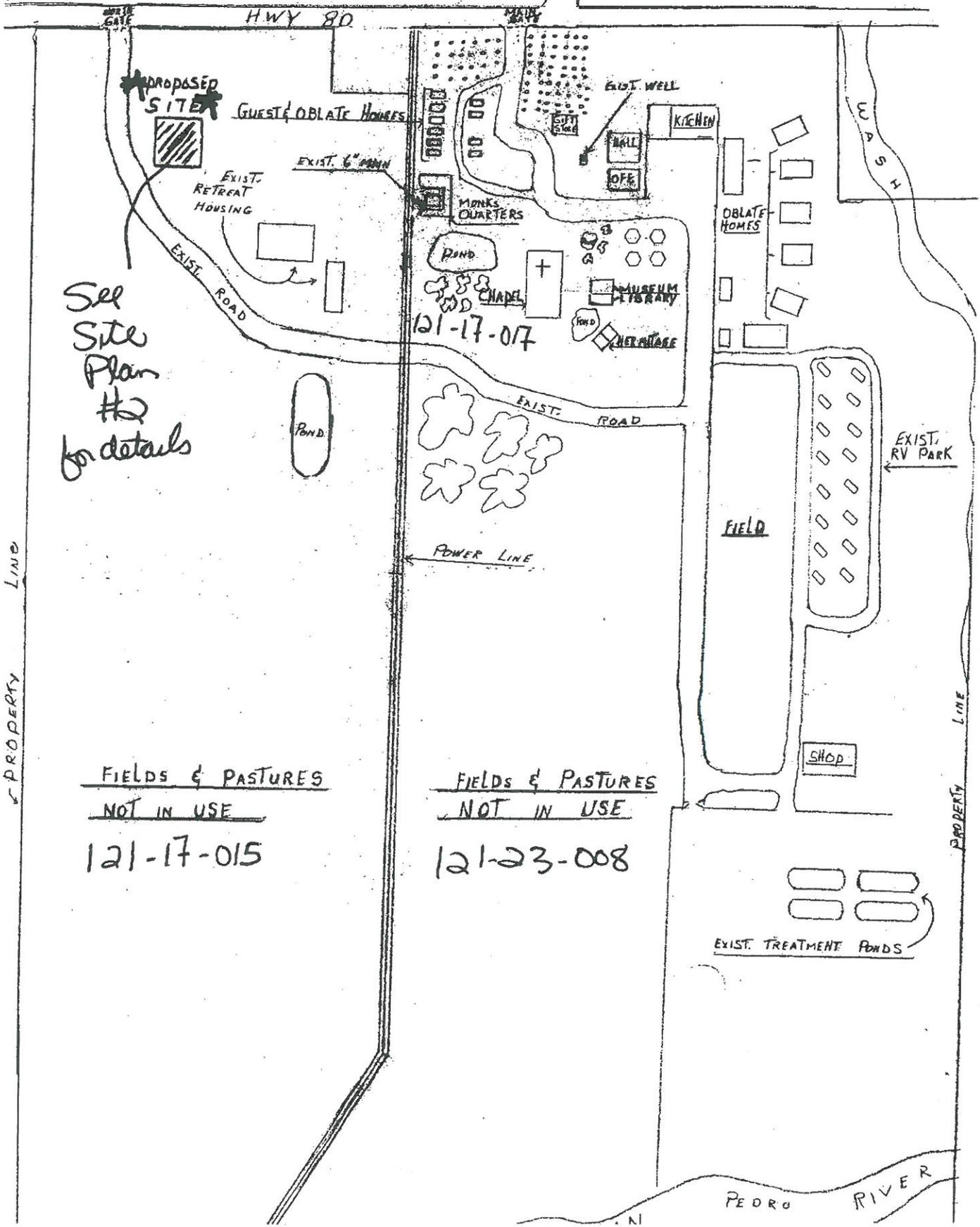
BA3-11-01
(Moreno)
Location Map
300' Buffer

This map is a product of the
Cochise County GIS



HOLY TRINITY MONASTERY
 SITE PLAN
 PROPOSED PARK MODEL VILLAGE
 SHEET 1 of 2 APRIL 2011
 SHEET 1 NOT TO SCALE

Site Plan
 #1



See
 Site
 Plan
 #2
 for details

FIELDS & PASTURES
NOT IN USE
 121-17-015

FIELDS & PASTURES
NOT IN USE
 121-23-008

PROPERTY LINE

PROPERTY LINE

PEDRO RIVER

Site Plan #2

HOLY TRINITY MONASTERY

PARK MODEL PROJECT

NOTES:

1. A four foot high chain link fence will enclose the project area; Tombstone roses will be planted along the inside of the fence.
2. Most of the remaining landscaping will be native plants and shrubs; 2 x 2 ft concrete/ceramic planters will be located at various areas round or near each unit, for seasonal flowers.
3. Initially manufacture's types skirting will be use. Home owners that can afford it will use concrete block.
4. 0-0-0 = electric power; each unit will be metered individually
5. The mesquite forest will be conserved.

6. P.M = Park Model manufacture home.

T SITE PLAN

REV: July 27 2011

by JOE MORENO

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