



MEMORANDUM

PUBLIC HEARING – June 29, 2020

DATE: June 17, 2020

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P20CU00003 CLARK – W. AJO HWY**
(Brenda Jean Clark – Owner)
(Daniel Flores – Applicant)
Type II Conditional Use – Feed Store

LOCATION:

The subject property, addressed as 16550 W. Ajo Hwy is located in Three Points, across the street from the Three Points Border Patrol Station. The closest major intersection is 1,200 feet east of the subject property at W. Ajo Hwy (State Highway 86) and S. Sasabe Rd (State Highway 286). The property is approximately 3.4 acres, and zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

Zoning in the vicinity is a mix of GR-1, RH, and CB-1 that includes very low to medium density residential rural land. There is also a considerable amount of rural vacant property in the area. Properties range in size from 1 to 40 acres. The Three Points junction is located to the east and the Border Patrol Station is directly south. The nearest feed store is just under two miles east, with the general store and gasoline station at the southeast corner of the highway junction.

PUBLIC COMMENT:

One phone call of support was received.

PREVIOUS CASES ON PROPERTY:

There have been no previous conditional use permits on this parcel.

BACKGROUND INFORMATION

The proposed Type I Conditional Use Permit for a feed store will be on property located at 16550 W. Ajo Hwy as shown in the site plan submitted. The feed store will consist of an existing residential house that has been repurposed for feed storage and customer interaction. In addition, one pole barn structure has been provided for outdoor hay storage. The pole barn is yet to be permitted and constructed. The land has been cleared and all other structures removed with the exception of the single family house. The hay is currently being stacked toward the front of the property. Staff would recommend the hearing administrator consider a height restriction and/or a maximum footprint area in the interim for the hay. Staff finds this recommendation reasonable until the pole barn is constructed in order to maintain a tidy appearance from the road and contain the haystack in an orderly manner.

DEVELOPMENT SERVICES COMMENTS:

This is a Type II conditional use permit for a feed store in GR-1 zoning. Feed stores are permitted as a Type II conditional use under conditional uses in GR-1 zoning.

DEPARTMENT OF TRANSPORTATION

The site is served directly by Ajo Highway, a paved two-lane roadway identified as State Highway by the Pima County Major Streets Plan. This Type II Conditional Use permit request is to provide feed and grain to the surrounding ranches, boarding facilities, and the local community that have livestock in the surrounding area. At this point and with the limited information provided, parking areas, service building, and circulation cannot be determined. Moreover, it appears that the driveway is a shared access with the adjoining property to the east. The Department of Transportation has no objection to this Conditional Use Permit Request subject the following conditions:

1. A Site Construction permit shall be submitted for review and approval by Development Services Department during the permitting process.
2. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads.
3. Prior development permitting approval, proof of coordination with Arizona Department of Transportation (ADOT) shall be provided to Pima County Development Services.

REGIONAL FLOOD CONTROL DISTRICT

1. The site includes a sheet flood area of one foot depth and also Federal Emergency Special Flood Hazard Area Zone AO1. The District has no objection subject to the following condition.

- a) A Floodplain Use Permit is required.

CULTURAL RESOURCES

Please be aware that Pima County Cultural Resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff has no objection to the Conditional Use Permit request subject to the following conditions:

- This Type II Conditional Use Permit applies to only one feed store and one ancillary hay barn/storage structure as depicted on the site plan.
- Prior to the completed construction of the barn, the hay stack shall not exceed a maximum height of 24 feet.
- Any expansion beyond any size, scale, or intensity shall require an amendment to this Type II Conditional Use Permit by revisiting the Conditional Use Permit procedure.
- Any proposed outdoor lighting or fixtures shall be in compliance with the Pima County Lighting Ordinance.
- Adherence to conditions from Department of Transportation and Regional Flood Control District.

- c: Tom Drzazgowski – Chief Zoning Inspector
Daniel Flores – Applicant

Brenda Jean Clark - Owner