



CITY OF SIERRA VISTA
PLANNING AND ZONING COMMISSION
October 30, 2023
CITY COUNCIL CHAMBERS
1011 N. CORONADO DRIVE

REGULAR MEETING.....5:00 PM

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF AGENDA

ACCEPTANCE OF MINUTES

1. August 15, 2023 (Meeting)
2. October 24, 2003 (Work Session)

CHAIR COMMENTS

CALL TO THE PUBLIC

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARING ITEM

3. Resolution 1194
Request for a Zoning Map Amendment
Designation of Recreational Vehicle Park Overlay District
405 S. Garden Avenue-Garden Grove Manufactured Home Park

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

INFORMATION

Update on Projects

CITY COUNCIL LIAISON COMMENTS

Update on City Council Items

ADJOURNMENT

SIERRA VISTA PLANNING AND ZONING COMMISSION

August 15, 2023
CITY COUNCIL CHAMBERS
Meeting Minutes

The regular meeting of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the City Council Chambers.

Members Present: Bradley Snyder, Chair
Daniel Coxworth, Vice-Chair
Randy Wilcox
Daman Malone

Members Absent: Leslie Thomas

Staff Present: Matt McLachlan, Director, Department of Community Development
Jeff Pregler, Senior Planner

Council Present: Mayor Pro Tem Umphrey

Others Present: Rabbi Benzion Shemtov

ACCEPTANCE OF THE AGENDA:

Mr. Wilcox made the motion to accept the agenda. Mr. Coxworth seconded the motion,

VOTE: Approved by a vote of 4-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Malone made the motion to accept the July 18, 2023 minutes. Mr. Wilcox seconded the motion.

VOTE: Approved by a vote of 4-0.

CHAIR COMMENTS

Mr. Snyder had no comments.

CALL TO THE PUBLIC

No public - None.

OLD BUSINESS:

None.

NEW BUSINESS

2. Request for a Conditional Use Permit

Chabad of Sierra Vista

597 E. Fry Blvd.

Resolution 1193

Mr. Malone made the motion recommending Resolution 1193 to the Mayor and City Council.
Seconded by Mr. Coxworth.

Mr. Pregler gave the staff presentation. He stated that the request is for a Conditional Use Permit for a place of worship located at 597 E. Fry Boulevard. The applicant, Chabad of Sierra Vista is proposing to locate the place of worship at this location to expand their offerings and services in the community.

The subject property was annexed in 2016 and was used as a place of worship at that time. However, the place of worship vacated the building in 2019 and has sat vacant for the past 4 years. The previous church use is no longer vested, which required the applicant to apply for a Conditional Use Permit per the Development Code.

The staff evaluation indicates that the requested place of worship is consistent with the adjacent commercial properties and that the activities at the site will have minimal impacts on the properties because activity will be conducted on Saturdays. The use will meet minimum parking standards using flexible parking criteria. The applicant has stated the services will average 3-8 members. The building is connected to an existing 8-inch sewer line that is adequate for the proposed use. Finally, a total of 25 vehicle trips will be generated from the use, which can be accommodated by both Fry Boulevard and 5th Street.

In addition, the City is required to provide notice of the public hearings 15 days prior to the meetings by posting the property, publishing a public notice ad in the newspaper, and mailing notice to all property owners within 500 feet of the requested property. The City has received no comments.

Mr. Coxworth asked if 500 feet was the normal public notification area. Mr. Pregler stated that 500 feet was the standard distance, which exceeds the State law minimum of 300 feet.

Mr. Coxworth asked if the building will need to meet current building code standards since there is a change of use. Mr. Pregler stated that the applicant has hired a design professional who is working with the Building division on any necessary upgrades.

Mr. Coxworth asked about the number of members. Rabbi Shemtov stated that the services average 3-8 members. During holidays, there are a minimum of 10 members. The total network is between 50-80 people.

Mr. Malone asked about the frequency of services. Rabbi Shemtov stated that they provide services to everyone. However, services at the building are currently once a month, but are hoping to increase services to once a week with the expansion of the property.

VOTE: Unanimous to approve 4-0.

3. Discussion Item-Commission Role in General Plan Update

Mr. Pregler indicated that staff has met with the Neighborhood Commission and received feedback regarding potential goals and strategies for VISTA 2040. Staff will be meeting with the Environmental Stewardship Commission on August 23 to provide an overview of the General Plan Update. Staff will be meeting the Parks & Recreation Commission on September 12 at 5:30 pm and the Arts, Humanities, and Cultural Diversity Commission on September 20 at 4:30pm. Mr. Pregler will email the dates of all meetings to the Commission.

Mr. Wilcox asked about the P&Z Commission's role. Mr. McLachlan stated that their role is to observe and absorb some of the comments from the other Commissions which will ultimately help the Commission to evaluate recommendations to the update.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Mr. Coxworth asked about the donation container Ordinance and if the City has received additional complaints. Mr. Pregler stated that the Ordinance was in effect and that no complaints have been received.

Mr. Snyder said he has observed more RV's on the streets. Mr. McLachlan stated that the City has not received any additional complaints regarding the parking of RV's on the street.

INFORMATION

An update on projects included:

Dollar General site plan approved by DRC on August 14.

Popeye's paid for their building permit.

Freddy's is still moving forward and looking for an affordable contractor.

Taco Bell is in the process of purchasing land from ADOT at the southwest corner of Fry Blvd. and Hwy 92.

Circle K does not have a specific date on when construction will commence.

A percentage of old Sears building will have a medical component.

The new business in the old IHOP building will be a dental office.

Tell Mama karaoke bar opens in September.

CITY COUNCIL LIASION COMMENTS

Mayor Pro Tem Umphrey stated:

The Spotlight Breakfast was successful. The Council strategic plan was revealed at the breakfast.

A new valve was installed at Veteran's Memorial Park and is watering the grass.

A time-lapse video is available online of the football field construction.

City Council approved the tentative budget and approved the tax levy.

ADJOURNMENT

The meeting was adjourned at approximately 6:00 pm.

BRADLEY SNYDER
Chairperson
Planning & Zoning Commission

MATT MCLACHLAN, AICP
Executive Secretary
Planning & Zoning Commission

Jeff Pregler, AICP
Recording Secretary

SIERRA VISTA PLANNING AND ZONING COMMISSION

October 24, 2023

2ND FLOOR CONFERENCE ROOM

Work Session Minutes

A work session of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the 2nd Floor Conference Room.

Members Present: Bradley Snyder, Chair
Daniel Coxworth, Vice-Chair
Randy Wilcox
Daman Malone

Members Absent: Leslie Thomas

Staff Present: Matt McLachlan, Director, Department of Community Development
Jeff Pregler, Senior Planner
Irene Zuniga, P.E., CIP Manager
Bryce Kirkpatrick, P.E., Civil Engineer

Council Present: Mayor Pro Tem Umphrey

Others Present:

NEW BUSINESS

1. Discussion Item
Sierra Vista Roadway Design Manual

Mr. Pregler, Ms. Zuniga, and Mr. Kirkpatrick summarized the proposed Sierra Vista Roadway Design Manual with a Power Point presentation. Mr. Pregler stated that the Roadway Design Manual will consolidate Street Design Standards, Access, and Landscape/Irrigation Standards into one document. Further, the Manual will update street standards to be consistent with state and national traffic and construction standards, provide design flexibility, and be more user friendly for developers and contractors. The design flexibility will allow for elements of Complete Streets, and encourages all modes of transportation such as reduced roadway widths, wider bicycle lanes, and 10-foot wide multi-use paths. Discussion ensued.

2. Discussion Item
Potential Development Code Amendments to Section 151.02.004, Definitions; 151.06.013, Outdoor Storage; 151.15.005, Walls and Screening Devices; 151.22.006, Matrix of Use Permissions by Zoning District.

Mr. McLachlan provided the staff presentation. He stated that the primary focus of the amendments is to provide additional flexibility for outdoor storage. The proposed amendments include a revised definition of storage and Distribution Warehouse, creates standards for outdoor storage, revises standards for the screening of mechanical equipment, and permits the storage and distribution as an allowed use within the General Commercial zoning district with certain restrictions. The goal is to reduce the commercial vacancy rate by allowing outdoor storage to occupy some of the vacant buildings within the GC zoning district. Discussion ensued.

ADJOURNMENT

The meeting was adjourned at approximately 6:00 pm.

BRADLEY SNYDER
Chairperson
Planning & Zoning Commission

MATT MCLACHLAN, AICP
Executive Secretary
Planning & Zoning Commission

Jeff Pregler, AICP
Recording Secretary

STAFF MEMORANDUM

TO:	Planning and Zoning Commission
FROM:	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	October 30, 2023
CASE NO:	RZ 2023-002
SUBJECT:	Resolution 1194, Request for the assignment of the RVP, Recreational Vehicle Park Overlay District on parcels # 105-13-001A and 105-13-002A.
REQUESTED ACTION	I move that Resolution 1194, a proposal to assign the RVP, Recreational Vehicle Park Overlay District on parcels #105-13-001A and 105-13-002A, as shown on Exhibit "A", be recommended for approval to the Mayor and City Council.

I. APPLICATION

A. Request

The applicant, GL Garden Canyon LLC, is requesting an amendment to the City's Official Zoning Map to apply the RVP, Recreational Vehicle Park Overlay District as depicted and described in Exhibit "A" of Resolution 1194.

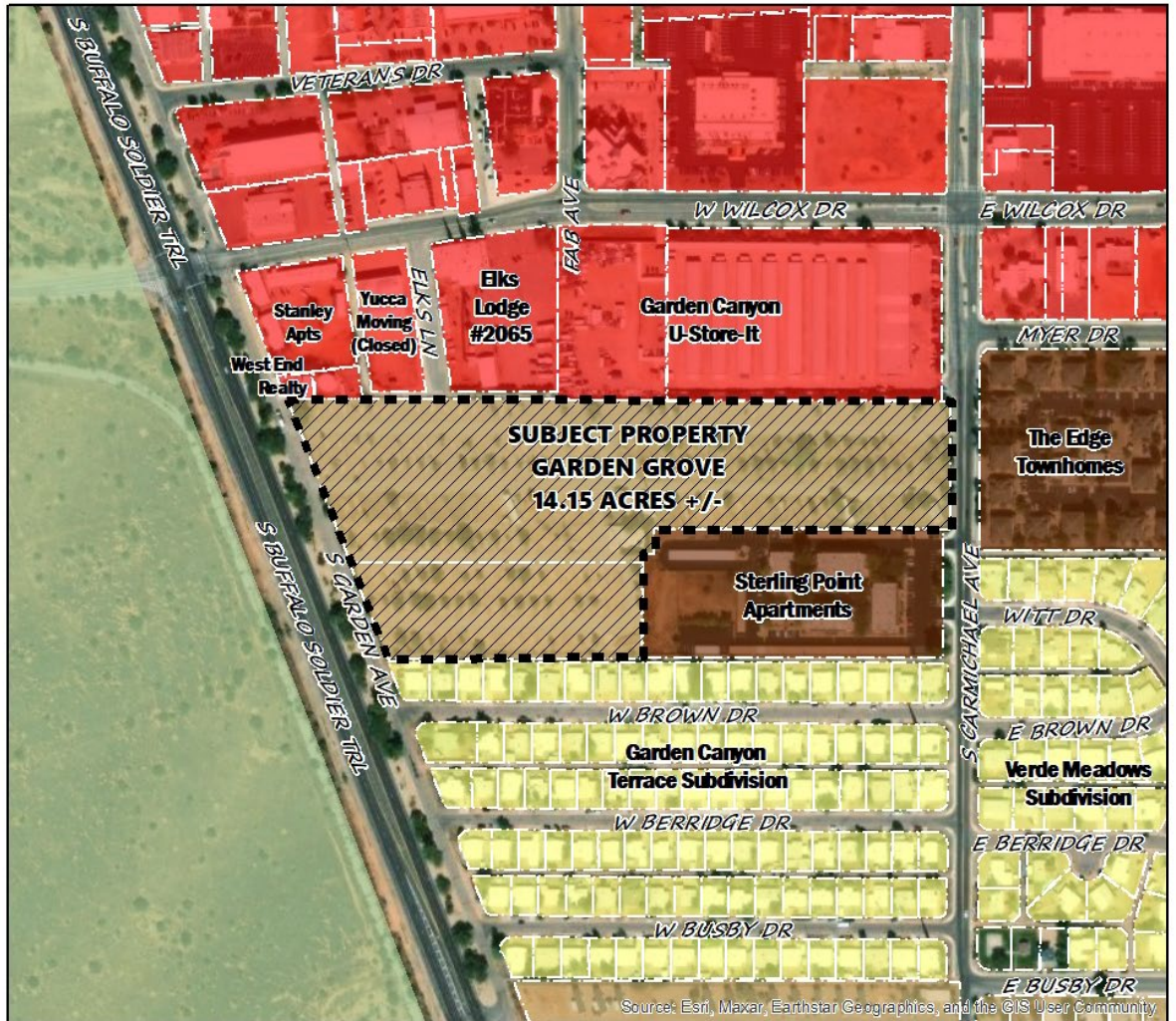
II. BACKGROUND

A. Proposal/Summary

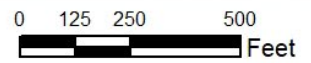
The RVP, Recreational Vehicle Park Overlay District is reserved for existing developed manufactured home parks on property that is ten acres or larger in size. The subject property, located between South Garden Avenue and Carmichael Avenue, south of Wilcox Drive, is composed of two tax parcels with a combined site area of 14.15 acres. The property was developed and has been historically used as a manufactured home park (renamed Garden Grove). In 1985, the southeast portion of the park was redeveloped for multi-family apartments. The site currently contains 231 spaces.

The subject property is currently zoned Manufactured Home Residence (MHR), which allows up to 30 percent of the total spaces (69) to have recreational vehicles. Currently, the 44 spaces adjoining the northern property line are being leased for recreational vehicle use. The Applicant is requesting a rezoning to assign the RVP Overlay District to devote a higher percentage of the spaces to recreational vehicle use based on market demand.

ZONING PATTERN



SOURCE:
Prepared by Sierra Vista Community Development Department



DESIGNATION

- SFR, Single-Family Residential - 8
- MHR, Manufactured Home Residence
- MFR, Multiple Family Residence
- GC, General Commercial
- FEDERAL (Exempt)

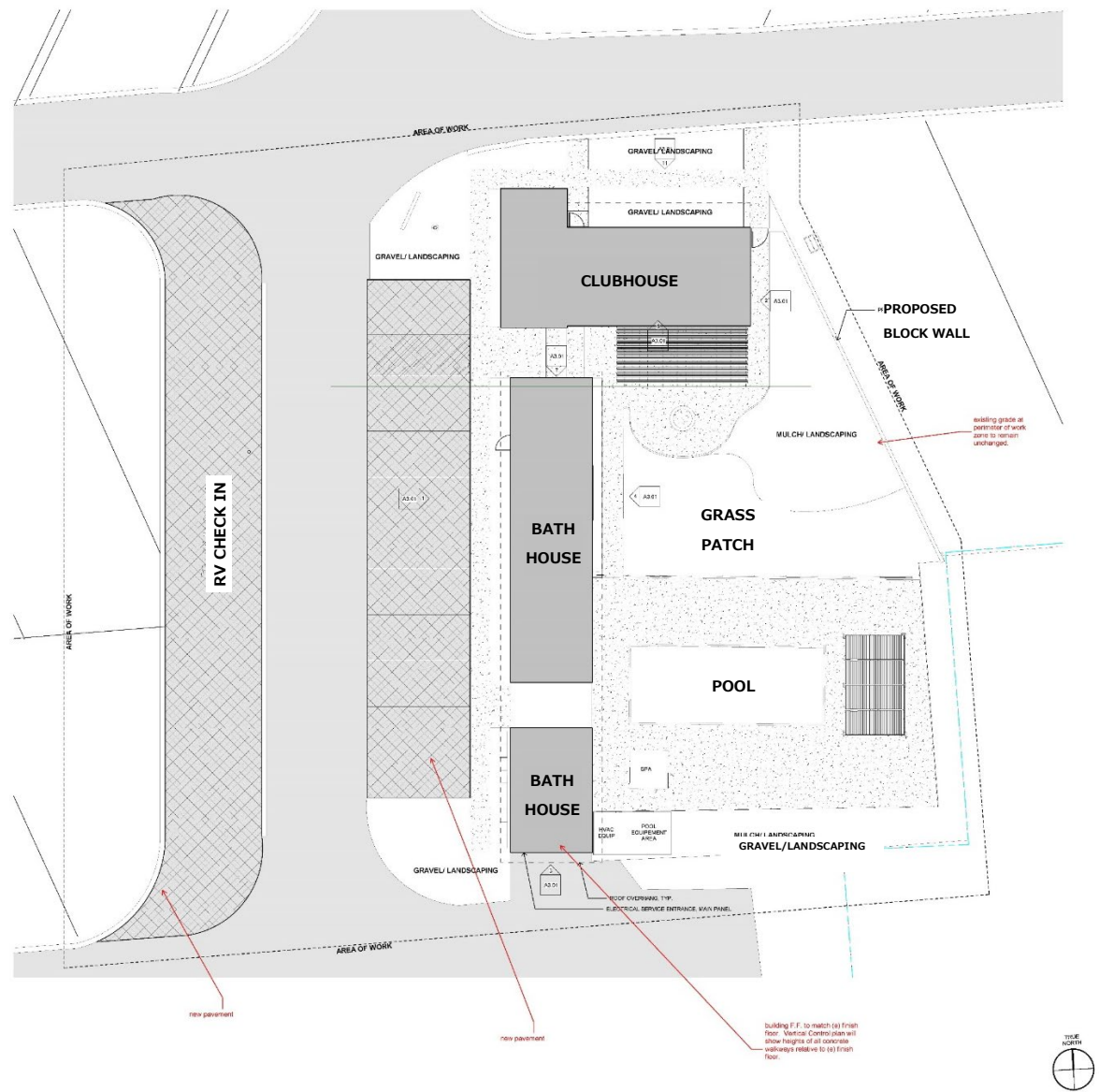


B. Development Considerations

Section 151.22.026(F) requires that when the number of recreational vehicle spaces exceed over 30 percent of the overall spaces within the park, the following facilities be provided:

- At least one washer and dryer per twenty-five spaces.
- At least one men's and women's shower stall per fifty spaces.
- Storage units containing a volume of no less than 180 cubic feet be provided for at least 25 percent of the designated recreational vehicle spaces above 30 percent of the overall spaces within the park.

The property owner will be required to meet these requirements prior to leasing the 70th space in the park.



SITE PLAN



CONCEPT RENDERINGS

C. Summary Recommendation

Staff recommends approval of the rezoning request subject to the following conditions:

1. Prior to the 70th space being leased for recreational vehicle use, the Applicant shall:
 - (a) Fully satisfy the development standards provided under Section 151.22.026(F) of the Development Code pertaining to community showers, laundry facilities and storage; and
 - (b) Extend the fire line and install at least three fire hydrants at locations determined to be acceptable by the Fire Marshal.

III. REVIEW CRITERIA

No rezoning or map amendment shall be recommended for approval or receive a final action of approval unless a positive finding based upon substantial competent evidence, either presented at a public hearing held by the Commission, or reviewed personally by the Commission members, is made on each of the following:

A. Standards

1. *The need and justification for the change.*
2. *The rezoning is consistent with the goals and objectives of VISTA 2030.*
3. *Whether the proposed rezoning benefits the general public welfare and does not constitute a granting of special privileges to an individual.*

B. Analysis

1. Site Suitability

The need and justification for the rezoning is to facilitate redevelopment, revitalization, and the repositioning of a once largely abandoned mobile home park that had been a source of blight and criminal nuisance activity for many years. The old, substandard mobile homes at Garden Grove have been cleared away, new landscaping has been installed, electrical lines have been buried and service equipment is being replaced. The office building was demolished to make room for a new clubhouse, bath house, and pool.

The site is situated on the West End near restaurants, retail, and services. The property has mature trees and uninterrupted views of the Huachuca Mountains. Moreover, it is located outside the 100-Year Flood Zone with adequate drainage.

In terms of access, Garden Grove has four driveways onto South Garden Avenue which serves as a frontage road to Buffalo Soldier Trail - a major arterial roadway. On the east side of the site, there are two driveways that connect with South Carmicheal Avenue, a collector street. Soon, the City will be hiring a contractor to

construct a sidewalk along the west side of South Carmichael to provide pedestrian connectivity to transit, nearby neighborhood parks and other community uses.

The RV spaces fit vehicles up to 55 feet long, have concrete pads, 30/50-amp electrical service, water and sewer hookup, and WiFi.



Aerial View of Subject Property – March 2020



Street View of Subject Property from S. Garden Ave – October 2023

2. Ability to Serve

The subject property is a previously developed site with existing infrastructure in place to serve the proposed use. The Fire Marshal has requested three fire hydrants be installed prior to the 70th space being leased for recreational vehicle use. This was added as a condition of approval for the rezone application. The

surrounding roadway network can accommodate the expected number of trips (60 during the PM peak hour at full build-out).

3. Compatible with Surrounding Area

The subject property adjoins the Garden Canyon Terrance single-family subdivision to the south, Sterling Point Apartments and the Edge Townhomes to the east, and the Garden Canyon U Store It, Elks Lodge, Yucca Moving (Closed), Stanley Apartments and West End Realty to the north. Fort Huachuca is across S Buffalo Soldier Trail to the west. The transition of the property from a manufactured home park to an RV park or some combination thereof is determined to be compatible as a transitional land use in this context.

4. Consistency with the General Plan

The request will be consistent with the land use designation in the City of Sierra Vista General Plan (VISTA 2030) which has assigned a High- Density Residential land designation to the property. Staff finds the request to be consistent with the following adopted goals and strategies:

Goal 1-1, Increase citizen participation in the governmental decision process;

Goal 2.4, Strategy 3: Design sits to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes.

Goal 12.5, Strategy 3: Continue the City's commitment to revitalize and redevelop the West End.

Goal 15.5: Make Sierra Vista the hub of tourist activities in southeastern Arizona.

III PUBLIC CORRESPONDENCE/COMMENT

The City sent out public notification to all property owners within 500-feet of the property and received one comment from a resident expressing concerns about the potential for an increase in people and recreational vehicles (dirt bikes/ATV's) disturbing the quality of life in the neighborhood. A virtual meeting was held on August 23, 2023. No members of the public attended.

-----Original Message-----

From: Jan-Ruth Mills <jdcp1230@earthlink.net>

Sent: Sunday, August 27, 2023 9:58 AM

To: Planning General Mailbox <Planning@SIERRAVISTAAZ.GOV>

Subject: 405 S. Garden Avenue

Dear City Planners,

We live near the 405 S. Garden Avenue Manufactured Home Park. To whom do we write to express that we don't want the recreational vehicles to exceed the current 30% of spaces? We are a neighborhood not a park. The company that proposes this is in Denver, not here, and would not be invested in making sure the increased number of people and vehicles won't further disturb our lives. Already, the extra traffic on Carmichael due to the increased number of residence is a problem. Recreational vehicles drag in recreational vehicles like dirt bikes and four wheel vehicles that race up and down the streets.

We don't need more people not invested in our neighborhood brought in by a company that is not local.

Thank you.

Jan-Ruth and Dennis Mills

40 Witt Drive, Sierra Vista, AZ 85635

520-668-0708

RESOLUTION 1194

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING THE GOALS AND POLICIES OF VISTA 2030, THE CITY OF SIERRA VISTA GENERAL PLAN; RECOMMENDING AN AMENDMENT TO THE CITY ZONING DISTRICT MAP CHANGING THE ZONING OF PROPERTY LOCATED IN A PORTION OF SECTION 3, T22S, R20E, ON PARCELS 105-13-001A AND 105-13-002A, AS SHOWN IN EXHIBIT A, FROM MANUFACTURED HOME RESIDENCE (MHR) TO MANUFACTURED HOME RESIDENCE (MHR)/RVP, RECREATIONAL VEHICLE PARK OVERLAY DISTRICT AND; DIRECTING THE EXECUTIVE SECRETARY TO TRANSMIT THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION AND COMMENTS TO THE CITY COUNCIL.

WHEREAS, in accordance with the provisions of Article 151.31, Amendments, of the City Code, GL Garden Canyon LLC has petitioned the City to amend the zoning on the property shown on Exhibit "A" from Manufactured Home Residence to Manufactured Home Residence/Recreational Vehicle Park Overlay District; and

WHEREAS, this request for amendment has been duly advertised for a public hearing under the provisions of A.R.S. Section 9-462.04; and

WHEREAS, A.R.S., Section 9-462.04, and Article 151, Section 31 of the City Code require the Planning and Zoning Commission to review and make a recommendation of such requests for amendment to the City Council; and

WHEREAS, it is the policy of the City of Sierra Vista to only approve those amendments which shall; 1) justify the need for the change; 2) be consistent with the goals and objectives of the General Plan; 3) ensure the proposed amendment benefits the general public welfare and does not provide a special privilege to an individual.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That the following Goals and Strategies of VISTA 2030, the City of Sierra Vista General Development Plan are reaffirmed: Goal 1-1, Increase citizen participation in the governmental decision process; Goal 2.4, Strategy 3: Design sits to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes; Goal 12.5, Strategy 3: Continue the City's commitment to revitalize and redevelop the West End; and Goal 15.5: Make Sierra Vista the hub of tourist activities in southeastern Arizona.

SECTION 2

That an amendment to the City Zoning District map from MHR to MHR/RVP for a portion of Section 3, T22S, R20E, on parcels 105-13-001A and 105-13-002A, as shown in Exhibit A, be, and hereby is recommended to the City Council for approval subject to the following conditions:

1. Prior to the 70th space being leased for recreational vehicle use, the Applicant shall:
 - (a) Fully satisfy the development standards provided under Section 151.22.026(F) of the Development Code pertaining to community showers, laundry facilities and storage; and
 - (b) Extend the fire line and install at least three fire hydrants at locations determined to be acceptable by the Fire Marshal.

SECTION 3

That the Executive Secretary be, and hereby is, directed to transmit the Planning and Zoning Commission's recommendation and comments to the City Council.

PASSED AND APPROVED BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 30TH DAY OF OCTOBER, 2023.

BRADLEY SNYDER
Chairperson

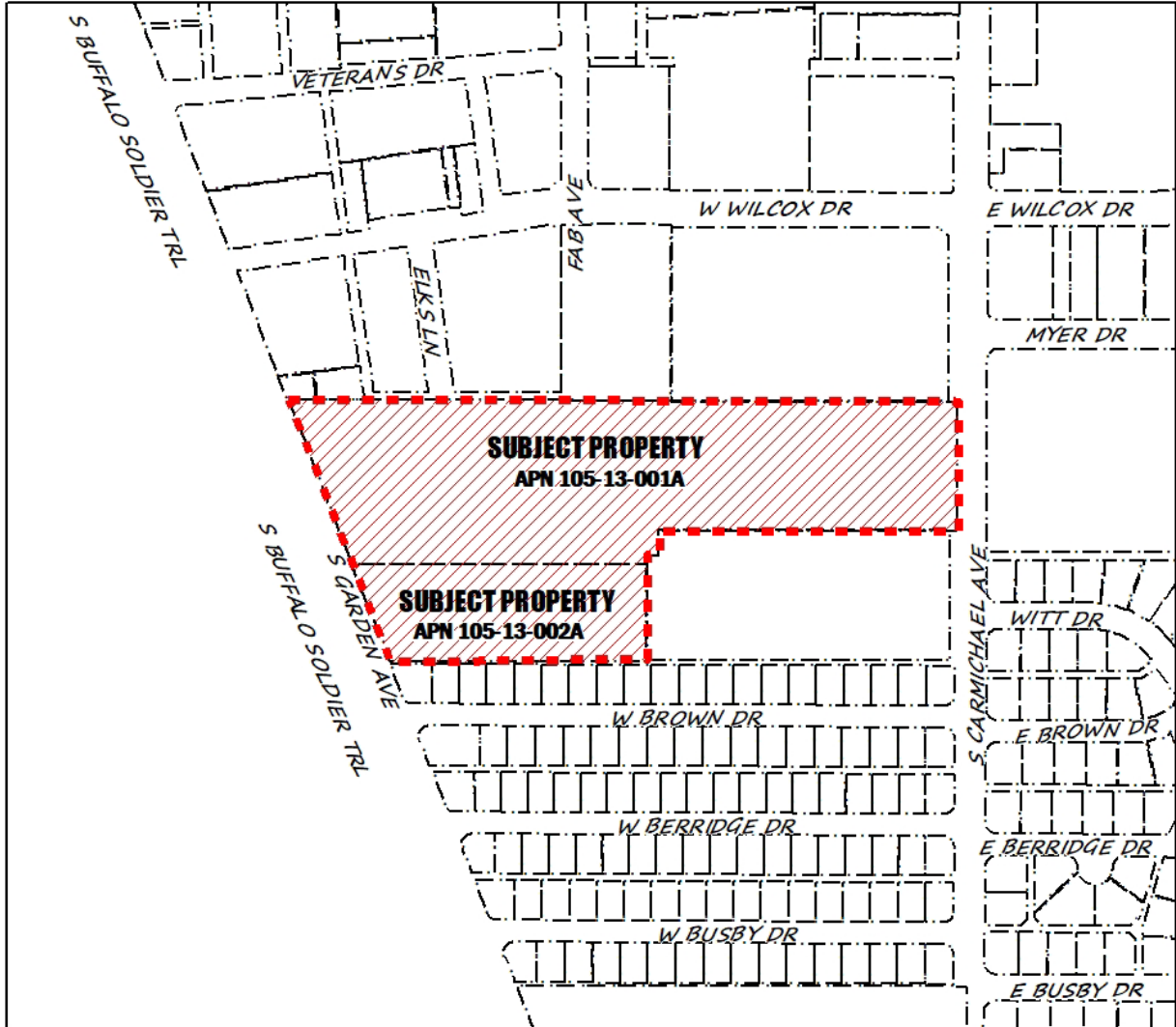
ATTEST:

NATHAN WILLIAMS
City Attorney

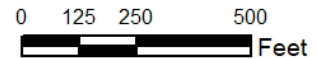
JILL ADAMS
City Clerk

PREPARED BY:
Matt McLachlan, AICP, Community Development Director

EXHIBIT "A" - REZONE AREA (CASE NO. 2023-002)



SOURCE:
Prepared by Sierra Vista Community Development Department



APN 105-13-001A

POR OF LOT 5 IN S2NW SEC 3 22 20 BY M&B: BEG 107.39' E OF INTRSEC OF N LINE OF LOT 5 & E LINE OF FT HUACHUCA MILITARY RES; THN N89DEG 54MIN E1511.25' S292' S89DEG 53MIN W673' S56' S89DEG 53MIN W27' S22' W672.88' N21DEG 24MIN W400' TO POB 11.029AC

APN 105-13-002A

POR OF LOT 5 IN S2NW SEC 3 22 20 BY M&B: BEG 107.39' E & S21DEG 24MIN E400' FROM INTRSEC OF N LINE OF LOT 5 & E LINE OF FT HUACHUCA MILITARY RES; THN N89DEG 54MIN E672.88' S218' S89DEG 53MIN W605.80' N21DEG 24MIN W231' TO POB 3.283AC