



CITY OF SIERRA VISTA
PLANNING AND ZONING COMMISSION
MARCH 1, 2022
CITY COUNCIL CHAMBERS
1011 N. CORONADO DRIVE

REGULAR MEETING.....5:00 PM

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF AGENDA

ACCEPTANCE OF MINUTES

1. November 12, 2021
2. November 15, 2021

CHAIR COMMENTS

CALL TO THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Public Hearing Items

3. Resolution 1183
Conditional Use Permit
Amendment to Resolution #4501
130' Communications Tower
1300 Fort Avenue
4. Resolution 1184
Conditional Use Permit
Amendment to Resolution # 4643
130' Communications Tower
1045 Lenzner Ave.

Non-Public Hearing Items

5. Resolution 1185
Appointment of Chair
6. Resolution 1186
Appointment of Vice-Chair
7. Resolution 1187
Evaluation of Proposed Substantial Modifications to West Sierra Vista Redevelopment Area Plan for Conformance with the City's General Plan, VISTA 2030.

Discussion Item-

8. Proposed Development Code Amendments related to Accessory Dwelling Units and RV living in commercial developments.

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

November 12, 2021
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
Daman Malone, Vice-Chair
Daniel Coxworth
David Grieshop

Members Absent: George Fisher

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

Council Present: Mayor Pro Tem Gray

Others Present:

ACCEPTANCE OF THE AGENDA:

Mr. Malone made the motion to accept the agenda. The motion was seconded by Mr. Coxworth.

VOTE: Approved by a vote of 4-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Malone made the motion to accept the minutes of September 28, 2021. The motion was seconded by Mr. Coxworth.

VOTE: Unanimously approved, 4-0.

CHAIR COMMENTS

Mr. Snyder had no comments.

CALL TO THE PUBLIC

None.

OLD BUSINESS:

None.

NEW BUSINESS

2. Discussion Item Only

[General Plan Amendment-Land Use Map 1](#)

From Industrial to Public

Relates to Parcels: 106-61-002; 106-61-003, 106-61-004A, 106-61-005, 106-61-016

Mr. Fisher read the [staff memo](#): As stated today we have a staff-initiated minor general plan amendment proposal to change the land use designation of Cyr Center Park from "Industrial" to "Public". No resolution voting is needed today, as this is a preliminary meeting ("study session").

For background as to why this is being proposed, the City is applying for the use of federal Community Development Block Grant funds to carry out planned parking and access improvements to serve the growing needs of Cyr Center Park. During the application process, staff determined that the five subject properties. I'm going to pull up a graphic here showing the five properties that make up Cyr Center Park, had industrial land use and zoning designations, which is inconsistent with its current use by the City. By Policy inconsistency is considered one of the three valid criteria for a General Plan amendment.

In order to eliminate this inconsistency and demonstrate conforming land use through the grant application process, staff is proposing an edit of Map 1 in the Land Use section of the general plan (page 20) and this is how it looks today (*referred to map and color coding for industrial and public use*). This edit is required before any rezoning's can be done on the property as the subject properties are zoned for industrial use as well.

During public outreach, staff received no comments regarding the proposed general plan amendment.

The next time the Commission meets (Monday) the resolution to recommend approval for this general plan amendment will be up for vote. After which, a resolution vote to rezone the subject properties to Open Space will follow.

Mr. Coxworth asked about the color shading reference on the map referencing the grey and purple. Mr. Fisher responded – This is the proposed amendment, grey represents public as you can see on the legend here, and on the previous map it was all purple which represented industrial use. This grey makes up all the subject properties, the five properties that make up Cyr Center Park.

Mr. Snyder asked if there are any other comments?

None.

Obviously, I think it's good for the neighborhood compared to what it used to be back in the day between all the commercial type of stuff that was noisy for the neighborhood park. It's those types of improvements that continue to help and improve the town and I think it definitely fits in with what the city is trying to accomplish – thank you.

Mr. Fisher – Thank you.

Mr. Snyder – A question to the staff, is that our entire presentation? Alright. It's a discussion item so are there any other questions or discussions about it? So, what is I guess I would say what's kind of brought this on at this particular time, why haven't we rezoned it before and why is it important now?

Mr. McLachlan – That's a good question the industrial land use designation is a relic of its historical use. On the northern end of the property is the ready-mix plant and the City's Public Works yard

occupied the portion along North Avenue and the purpose and intent is to amend the land use to be consistent with its current intended use as a city park. I am doing an environmental review clearance for the Federal CBG grant and one of the aspects that we consider as part of that overall environmental review is consistency with adopted plans and codes. And so, the proposed change is really just a result of that inconsistency as Blake mentioned and not only bringing it into conformity with the Land Use plan, but also consistency with the Parks and Recreation open space element of the General Plan. There are other instances where there are inconsistencies that we'll be addressing as part of the General Plan update, but the timing of this is more related to the environmental clearance that we are going through for the release of federal funding.

Mr. Snyder – So time constraints is what's going to be a little more sense of urgency on it?

Mr. McLachlan – Well I mean we have to address that aspect in the environmental review, it can be explained but I thought it would be cleaner to have that resolved ahead of our submission for the environmental review to show consistency between the project and the General Plan of the City.

Mr. Snyder – Once this review change is done, does this kind of expedite the future use of that property and expansion of parking and things for the parks?

Mr. McLachlan – The funding is being applied for to pay for a parking lot to serve the growing use of our multi-use fields and bringing in more tournaments now we have our official turf, there is a critical shortage that we hope to address, we have \$446,000 that we are applying for. In order to get to that release of funds we have to do a finding no significant impact we are going through because it is flood plain, what's called an eight-step notification process where you have to evaluate alternatives. As you know with federal grants there's a lot of strings attached so it's just going through those hurdles to get us to the release of funds and the authorization to use those funds for purpose of building a parking lot and a multi-use pathway connection north and south of the property. As you know there's been an existing multi-use path in the developed portion of the park that there's one along Soldier Creek wash that we're hoping to connect through this property to fulfil the overall master plan that was developed back in 2007 for this Parks element.

Mr. Snyder – Do you guys have any questions? None. Alright we appreciate the presentation. I guess we vote on it Monday?

Mr. McLachlan – Right and procedurally with land use plan amendments you have to discuss the merits of the proposal ahead of holding a public hearing. I believe that's State Law, right?

Mr. Snyder – Gotcha. Very good we appreciate the presentation. Any future discussion items from the Commission members / Commission requests or announcements?

Mr. Pregler – We still have another item on the agenda Mr. Chair.

Mr. Snyder – apologies I skipped right over it.

3. **General Plan Evaluation and Appraisal Report**

Element 11-Public Facilities, Services, and Public Buildings

Element 14-Safety

Element 15-Economic Development

Element 16-Arts, Humanities, and Cultural Activities

Mr. Pregler - As you recall, staff has been providing an evaluation and analysis of each element in [VISTA 2030](#) to determine achievement of goals and strategies. Tonight, the Commission is presented with an analysis of the final four elements which includes the Public Facilities, Services and Public Buildings Element, the Safety Element, the Economic Development Element, and the Arts, Humanities, and Cultural Activities element. In all, the Commission has reviewed all 17 Elements.

Obtaining information on these last four elements was a collaborative effort with the other City departments. Staff would like to thank those departments that provided responses to the Goals and Strategies, specifically the Parks & Leisure Department, the Fire and Police Departments, the Public Information Office, and the Economic Development Department all had a hand in responding to some of these comments and questions.

Now that staff has finished presenting the elements to the Commission, the next step is to provide a briefing to City Council which will include a summary of the evaluation and analysis review of each chapter as well as a discussion on the update to the General Plan, to include state requirements, timelines, and proposed formatting changes. As I stated previously, the updated General Plan will have measurable and objective goals with a path to accomplishing these goals. Staff will begin the General Plan update process early next year. The Commission will be involved in this update process as we move through to 2024.

This concludes the staff's report Mr. Chair I would be happy to answer any questions you may have regarding the update to those four elements.

Brief discussion about the updates.

Mr. Snyder – Any comments? None. Good progress and I certainly appreciate the staff's efforts to keep us updated.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

None.

UPDATES ON CITY PROJECTS

Mr. Snyder – Can we get an update on projects.

Mr. Pregler – I do have a couple of items tonight, Mr. Chair first I want to talk a little bit about Dutch Bros, as you see the Dutch Bros building has been completed and the inspections have been completed. I do want to set the record straight on Dutch Bros as there has been a lot of misinformation about the timeline for Dutch Bros opening.

Mr. Snyder – a delay in the opening due to a turn lane and some other things if that is the case, they are the rumors that I am hearing.

Mr. Pregler – So there is a condition of approval by the DRC as you may know that stated that a Certificate of Occupancy and the fact that they can't open up to the public, will not be provided or issued until such time as the deceleration lane has been completed. There have been delays starting that process but as of Monday they did receive their permit and did start construction on Wednesday. We have allowed them a temporary Certificate of Occupancy which allows the staff to go in and start training in the building, but again we are not going to issue a permanent C of O until that deceleration lane is completed, so they won't be open for business until that C of O is issued. I got the timeline today regarding the construction timeline from KE&G and they indicated that they can complete the deceleration lane by the end of the month, two and a half weeks.

Mr. Snyder – There was no way for Dutch Bros. to open with the delays that are out of their control? I mean with the deceleration lane with the traffic that was in and out of that parking lot that they couldn't open without that?

Mr. Pregler – Right well this was a comment that was made from ADOT that was really a safety issue concerning the stacking and traffic impacts of that Dutch Bros with Highway 90, and so to ensure the integrity of that condition was met we held firm and as I said that was a condition of approval that they cannot get a C of O until that deceleration lane has been completed.

Mr. McLachlan – The determination on the need for the deceleration lane was made by their own traffic engineer and was part of the traffic study they prepared, and are just fulfilling that obligation. The plaza owner is carrying out that improvement and was stated in the approval letter back in June. It's taken time on their end to get to the finish line. ADOT has been pretty proactive with helping them get through the process and they have their approval now and they need to fulfill that obligation.

Mr. Snyder – No I get it it's just we are trying to be pro-business and pro-growth in our community and you hear about other business say this is why you don't open a business in Sierra Vista, it's too hard and you have to jump through too many hoops, you can't get a business open and the building is done but you can't open and it's kind of frustrating plus with the construction delays. The building is there, and the parking lot is there you just wonder what things could have been done to get them open in temporary conditions knowing that it was going to get completed.

Mr. McLachlan – Well we didn't know it was going to get completed, the business wasn't responsible like you said it was the property owner and I'm sure there was an agreement, a purchase and sale agreement that outlined those responsibilities, but we lose leverage once they open for business. We don't manage the general contractors it is really encumbered upon them to schedule and oversee the work and it's unfortunate they waited until the end but it's getting done finally.

Mr. Snyder – That will be good. Do you have any other updates?

Mr. Pregler – Yes Popeye's as you know will be constructed directly south of Dutch Bros and is still under review, they are getting close to final approval.

Casa Del Sol Phase Two at Timothy Lane and S. Carmichael is also under review so that's going to be two more buildings, there is already three buildings to that apartment complex.

Salvation Army has a small addition that they are going to be proposing right there off Wilcox Drive.

Sierra Vista Surgical Center which is going to be right there at the corner of Wilcox and Coronado the southwest corner is also under review, they are getting ready to submit their first round of response comments back to the City.

A couple of TI's worth noting are Cochise Dental which is going into the 66 North Avenue building, that is a vacant two-story building. I believe they got their approval today.

Mr. McLachlan – They got their permit today. After a week, we expedited that permit and waived the fees based on the longevity of the vacancy there. The DST building, I believe it was built in 2005, 66 North Garden Avenue.

Mr. Snyder – It's a really good-looking two-story building.

Mr. McLachlan – The architect is very happy and the business owner obviously.

Mr. Snyder – It's fantastic for the west end and it's never been built out, it's just been a shell since it's been built. I think that's going to be a great addition to the west end bringing dental and traffic down to that area, I think it will complement the west end and it's fantastic. We know he had plans to build another building and I presume you presented this to him as an option and highlighted that it's going to cost this much to build a building but with this you get twice the square footage, passive income from upstairs and all for less than if you were going to build from the ground up. To me it was encouraging him to move to the west end.

Mr. McLachlan – Thank you I didn't realize you were involved with that; we appreciate it.

Mr. Snyder – Presenting him an option as I knew he was looking for an option. I think it's wonderful for the west end.

Mr. Pregler – One final TI I want to mention is that Dunkin Donuts will be moving into the old McDonald's located in the Walmart building and I'm not sure where they are at with TI, but I hope that will happen pretty soon.

Brief discussion about Walmart's by the group and other companies looking at the spaces in the various Walmart's. and Dunkin Donuts having numerous outlets in one city.

Mr. Pregler – I am not sure if you wanted to mention something about the west end update.

Mr. McLachlan – There was really good news today with the contractor and they are going to be removing the traffic barricades in the next week. Is that what Irene said? So that's going to reduce a lot of the concerns from the businesses in terms of customers being able to access their properties.

Mr. Snyder – The good news is the community has been very supportive in fighting the challenges of getting in and out of these businesses, you've really got to love our community we really pull together and instead of avoiding these businesses they have been going out of their way to support them in the struggle of going through construction. That was my concern any time you do major construction like this it can detrimentally hurt the businesses and so far, it sounds like everybody is supporting.

Mr. McLachlan – They will still need your support; we will be doing a social media push through the public affairs office just to remind the community.

Mr. Snyder – Does the contractor feel like they are on schedule?

Mr. McLachlan – Yes, I think we are looking at February now. They were hoping to be done before Christmas but that was more inspirational than realistic.

Brief discussion re rain and other issues that have impacted the time frames.

Mr. Snyder – Fantastic news we are all excited to see something happening and hopefully the catalyst for more exciting developments on the west end. I'm glad to see Tombstone brewery tractors are moving and dirt is moving, and it will be a nice addition.

Mr. McLachlan – We still have a high vacancy rate I was just looking at the business inventory results and over half the commercial vacancies are on the west end. We are going to need your help and toward that end I think you are aware that you've had clients ask about Sierra Vista partnership program and the next Council meeting they will be considering extending the boundary to create more opportunity for participation, upgrade those buildings and attract more tenants.

Mr. Snyder – That's helped, and I know some people have taken advantage of Sierra Vista program in the past and took advantage of several other programs.

Brief discussion about some clients, pre annexation etc. and the west.

Mr. McLachlan – Not to beat a horse to death but there are a couple of projects going on in the county the Circle K and Veritas building both of which had decel lanes constructed. I'm just curious Dan would you have issued a C of O on those projects ahead of those improvements being made?

Mr. Coxworth – As long as progress was being made, I probably would have.

Mr. McLachlan – On the Circle K?

Mr. Coxworth – Well they got ahead of that pretty quick.

Brief discussion about the plaza and traffic in and around the Circle K, Dutch Bros and a perception problem with Sierra Vista for new business, how can we get ahead of the challenges and appearance of this.

Mayor Pro Tem – I just want to speak up as I think the staff are being a little too nice about this. I have not got that problem. First of all, we all knew they had to do this from the very beginning, and I would say our City staff and ADOT have gone above and beyond trying to help them get this done. They knew it needed to be done and they up until a day and a half ago had not provided even from the company the documentation that needed to be provided so it could even be started so that's why when Matt says we don't know if it was even going to get done or not, they weren't providing the information. So, when it's somebody we've worked with before and they can say yes you know we will do those kinds of agreement, but we have never worked with them, they were not providing documentation and so there really was nothing that could be done, and I believe they either provided it yesterday or the day before yesterday when they got the documentation so that ADOT could even say that you could proceed. I know that we are easy to blame, I didn't say that you are I am just saying I know that it's an easy thing and I think that we have to be ambassadors.

Mr. Snyder– That's why I stay involved in this place, I'm just saying perception, we battle perception out there as much as anything and I don't know how we could have got ahead or around it. You know it's just those types of things spun in the community that's the only reason I brought it up.

Mr. McLachlan – Help us get the positive word out, talk to Dr. Ramsey and see how happy he is not to have to pay a permit fee and have his plan turned around in a week.

Mr. Snyder – That was another reason I told him you will get a whole lot more help and flexibility with the west end that this city is very proactive with, and I am glad to see it.

Mayor Pro Tem – We had this conversation today, for every ten positive very quick projects we don't hear from the public, they just see a nice building go up and there's a business not knowing all those things that people experienced and how things work. It's just always that one every once in a while where there is public comment.

Mr. Snyder – I think its just very prominent it made a lot of news that its coming, they hired staff now the staff can't get started.

Mr. McLachlan – Well we saw this coming a while ago and tried to help but the company is out in Michigan, they are remote I mean I'm sure again it was probably an obligation in the purchase and sale agreement but they just weren't responding in a manner that to me seemed appropriate in terms of getting this done so they could open. There are multiple parties in this deal.

Mayor Pro Tem – An example is, you send a contract over with a correction a minor correction that is needed and you don't get it back for three weeks makes it seem a little unreliable.

Brief discussion about trying to control spin with social media and perception etc.

Mr. Malone – Do you guys ever do press releases with this stuff?

Mayor Pro Tem – We're not going to do press releases to say this is Dutch Bros fault or anything like that.

Mr. Malone– I don't mean like that I mean just explaining something.

Mr. McLachlan – Well we did respond with an issued a statement to Cool FM but there is just disagreement about the essential need of the decel lane and again that was a third-party traffic engineer that was hired by the applicant that made that determination and it's a requirement by the State agency and it needs to be fulfilled. It was on their development order issued back in June and again we don't manage the contract or the contractors we can only do so much, send our reminders and status updates ultimately, it's their responsibility.

Mr. Malone – All I want to add is when most of the time when people are outraged and the outrage stems from ignorance so if they knew better, they probably wouldn't be as upset about it.

Mayor Pro Tem – In a perfect world that would be true, and there is definitely bias out there.

Brief discussion about getting out and getting involved – all in this together and manage perceptions.

CITY COUNCIL LIAISON COMMENTS:

Madam Pro Tem – Tuesday at 6pm there is a public hearing here for the County Board of Supervisors redistricting. We are setting three different districts and Sierra Vista is split at 7th Street right on the west end and the Fort are in a different supervisor's district that is represented basically by Wilcox. So the city is requesting that the boundaries be changed so that the Fort and West End in Sierra Vista can be as much of Sierra Vista as we can because of population we couldn't get it all in. But we feel its very important that we have got a cohesive voice that is represented considering the environmental issues that services all the intergovernmental agreements like the Fry district boulevard thing that is happening and all of that with projects really needs to be represented by one supervisor so I am literally 1 of 13 people, the only one on that commission from Sierra Vista, so you can imagine how sympathetic everyone else is – so I need help convincing people. It's not even really the commission I am worried about convincing it's the Board of Supervisors that need to hear from people like you Brad that are in the West End with the business that has a totally different supervisor than other businesses and how important it is to have that one voice. So on Tuesday at 6pm, the commission will be here for a public hearing and the supervisors do listen in to those so it will also be reported to them what was said. Last week in Bisbee there were six people that talked from from Douglas, two from Bisbee on all who were opposed to any changes that could care less so we need that counter voice, and I would like to have this room filled if possible.

Brief discussion about getting people to attend including adding chickens, bike lanes and racks.

Mr. McLachlan – We hardly get any Code Enforcement complaints by the way on the back yard chickens, I don't know how many people have taken advantage I know you were opposed, but we had just as many people operating outside the zoning with chickens before the ordinance changed.

Brief discussions about chickens, renters and the impacts on the landlords and property maintenance impacts.

Mr. McLachlan – With respect to bike racks SSSVC has been very generous I mean we have some stored up over at public works for anybody that wants or needs one, so it has been at zero cost to any new business development where it's a requirement. We can offer a free bike rack.

Mayor Pro Tem – And those are perfect examples of why it's important that we give informed information rather than trying to spin up the public.

Brief discussion about volunteers installing bike racks with no cost to taxpayers.

ADJOURNMENT

The meeting adjourned at approximately 5:40 p.m.

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

November 15, 2021
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
Daman Malone, Vice-Chair (arrived after Resolution 1181)
Daniel Coxworth
David Grieshop

Members Absent: George Fisher

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

Council Present: Mayor Pro Tem Gray

Others Present: None

ACCEPTANCE OF THE AGENDA:

Mr. Coxworth made the motion to accept the agenda. The motion was seconded by Mr. Grieshop

VOTE: Approved by a vote of 3-0.

ACCEPTANCE OF THE MINUTES:

None.

CHAIR COMMENTS

Mr. Snyder had no comments.

CALL TO THE PUBLIC

No public - None.

OLD BUSINESS:

None.

NEW BUSINESS

2. **Resolution 1181**

[General Plan Amendment-Land Use Map 1](#)

[Staff memo](#)

From Industrial to Public

Relates to Parcels: 106-61-002; 106-61-003, 106-61-004A, 106-61-005, 106-61-016

Mr. Snyder – Can I get a reading of the motion.

Mr. Coxworth – I move to approve resolution 1181 General Plan Amendment Land use Map 1 from Industrial to Public. Are these separate motions?

Mr. Pregler – Yes, they are separate motions.

Mr. Snyder – Can I get a second?

Mr. Grieshop – Seconded.

Mr. Snyder – I turn it over to the Staff.

Mr. Fisher – Mr. Chair members of the commission today is a follow up to our prior study session which overviewed what was being proposed converting Cyr Center Park in the General Plan for its land use designation from industrial to public. (*Refers to map*) As you can see this is the proposed where its going to be shown as public, the previous is pink which is the designation for industrial. This is being proposed for the sake of consistency and help enhance our chances with the current grant application process. Thank you.

Mr. Snyder – Does anyone have any questions of staff?

Mr. Coxworth – The only question is the parcels are thicker than what's being shown? B and C look thicker than what's on your plan map, not that it's a big deal.

Mr. Fisher – This was just essentially exported from the Cochise County Parcel layers so these are the additional parcels and what's on here is just the outline of the parcels so if we could just follow it for the sake of the plan. I think a little bit of the open space was already included in some of those parcels. In some of the right of way over here (*refers to map*) is also being included in the public designation.

Mr. McLachlan – Mr. Chair I had the same question and asked Jeff before the meeting why the property was subdivided when its under common ownership and has been since the 50's and I don't have an answer for that. Ideally, we would combine those properties into one tax parcel, not sure why it was set up that way in the beginning. There were a variety of uses but it is all under common ownership and it seems silly to have separate tax parcels when it is all under City ownership.

Mr. Snyder– I assume they were separated at one point and maybe acquired not all at the same time?

Mr. McLachlan – It should have been cleaned out at some point.

Brief discussion about being easy to combine and possible histories.

Mr. Coxworth – Parcel D is that still proposed for a dog park? Can you give us a run down?

Mr. McLachlan – There was a Master Plan developed in 2007 with neighborhood input, subject property A has been built pursuant to that plan which includes a multi-use path, parking area and fields. Then on B I believe there's a playground. Then D is undeveloped, but I believe the plan is for a future dog park although that's being reconsidered. We are going to be shifting the proposed parking lot from parcel C down to E because of the floodway that runs through C. Parcel C will likely be open space and passive recreational features. The location for the multi-use pathway connection from Solider Creek Park to Cyr Center will likely run along North Avenue. That's still under design right now.

Mr. Coxworth – And the funding for this project will be from CDBG?

Mr. McLachlan – For the parking lot and hopefully depending on construction cost the multi-use pathway. We have \$450,000 approximately to carry out those improvements.

Brief discussion about connecting paths and other minor works as part of the project.

Mr. Coxworth – There's no implications having open space for the properties across the street?

Mr. McLachlan – The fact is, they have been using parcel E for their own personal use and we've had to send out Code Enforcement on a couple of occasions just to remind them that it is publicly owned and they have been parking their trucks and had to come up with an alternate plan. It's just been available for so long, but we have intentions now to develop it as public recreation space. I think they are going to be able to accommodate those semi's on their property.

Mr. Coxworth – A little off topic, do you anticipate in a comprehensive plan update that that light industry properties might be designated for something else besides industry?

Mr. McLachlan – Well it's a combination of light industry and general commercial uses. There hasn't been a petition that I am aware of or any property owner proposal to change the zoning. I believe they are all conforming uses under the current zoning. There is no signal to me that a change is needed or warranted at this time.

Mr. Snyder – Good questions. Now opening the meeting to the public. Now close the meeting to the public with no comments. Any final comments from staff?

Mr. McLachlan – I'll just say we also sent out mail notices to all property owners within 500 feet, we held a separate neighborhood meeting, nobody attended that meeting. I surmise that this is a non-controversial proposal.

Mr. Snyder – Anyone who has been there knows how noisy and crazy it used to be, to continue to add more family and recreational environments, I cant imagine it's as controversial as trying to go the other route.

Brief discussion about benefits etc. including property values and adding benefit to the west end.

Mr. Snyder – I am going to call a motion for 1181 – All in favor.

VOTE: The Commission voted unanimously on 1181 to recommend the General Plan Amendment to the Mayor and City Council.

3. Resolution 1182

Development Code Map Amendments (Rezoning)

From Heavy Industry (HI), Industrial Park (IP), and Light Industry, (LI) to Open Space (OS)

Relates to Parcels: 106-61-002; 106-61-003, 106-61-004A, 106-61-005, 106-61-016

Mr. Snyder – Can I have a reading of that motion please.

Mr. Coxworth – Mr. Chair I move to approve resolution 1182 Development Code Map Amendments rezoning from Heavy Industry (HI), Industrial Park (IP), and Light Industry, (LI) to Open Space (OS).

Mr. Snyder – Can I have a second on that motion.

Mr. Grieshop – Seconded.

Mr. Snyder – Can I have a staff presentation please.

Mr. Fisher – Certainly this is just expanding upon the previous presentation the subject properties that we showed on the first image here, they're various industrial zoning designations including IP, LI and HI. I will switch over to the zoning map here. We want to turn those into the corresponding zoning designations for parks around the city which is OS in order to make it compliant with our development code standards. That is the intent, thank you.

Mr. Snyder – Thank you. Any questions of staff? None. Open the meeting to the public. Close the meeting to the public. Any final comments and I will call for a vote.

I call for a vote on resolution 1182, all in favor?

VOTE: The Commission voted unanimously to recommend the resolution 1182 General Plan Amendment to the Mayor and City Council.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Mr. McLachlan – (In reference to General Plan) Once we present the evaluation appraisal report to the Council we will come up with a scope and schedule, milestones, built in with a lot of buffer room prior to the public vote.

Mr. Pregler – Will hit the vote 2024. We have two years.

Brief discussion around the topic from members.

UPDATES ON CITY PROJECTS

None from Friday's Meeting.

Mr. McLachlan – I am going to be joining Tony and Laura Wilson on Thursday we are going to be doing a mobile bus tour. We are going to be leaving from the sports complex and driving around the city talking about plans and projects.

Brief discussion about the topic and attendance.

CITY COUNCIL LIAISON COMMENTS:

Madam Pro Tem – Tuesday at 6pm there is a public hearing here for the County Board of Supervisors redistricting. The point of the meeting is that the City wants to change the district lines for the Board of Supervisors so that the Fort, the West End and the greater portion of Sierra Vista are represented by the same supervisor. Hopefully one that is familiar with the district so there is some cohesive representation.

Brief discussion on topic by members.

Mr. McLachlan – I believe we talked last Friday about the redevelopment area expansion which will be on the City Council agenda for Thursday, November 18.

Madam Pro Tem –I will mention because I don't think it was even covered in the paper, the Industrial Development Authority (IDA) have started to get more active again and they just closed on a out of state bond that will put about \$50,000 in an economic development fund. Tomorrow night we will be voting on two more bonds that are in State, but not in Sierra Vista, will put about another \$50,000 in an economic development fund so that they can use that money to help do some incentivizing and things that we as a government cannot do. There will be about \$100,000 in that fund and they are looking at other bonds.

Brief discussion by members about bonds, uses etc. including affordable housing.

ADJOURNMENT

The meeting adjourned at approximately 5:40 p.m.

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:	Jeff Pregler, AICP, Senior Planner
THRU	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	March 1, 2022
SUBJECT:	PUBLIC HEARING Proposed Modifications to Previously Approved Conditional Use Permit (Adopted by Resolution # 4501) Pertaining to an Existing 130' Communications Tower
REQUESTED ACTION:	I move to recommend approval of Resolution 1183, finding the request to be consistent with the review criteria for approving a conditional use permit as provided under Article 151.26 of the Sierra Vista Development Code.

GENERAL INFORMATION

Applicant:

SBA Structures, Inc.

Request:

Proposed Modification of an Existing Conditional Use Permit (Adopted by Resolution #4501) to change the approved tower elevation from "stealth pole" to "monopine" design.

Location:

1300 Fort Avenue (Parcel ID# 106-61-023L)

Zoning:

Industrial Park (IP)

Site Area:

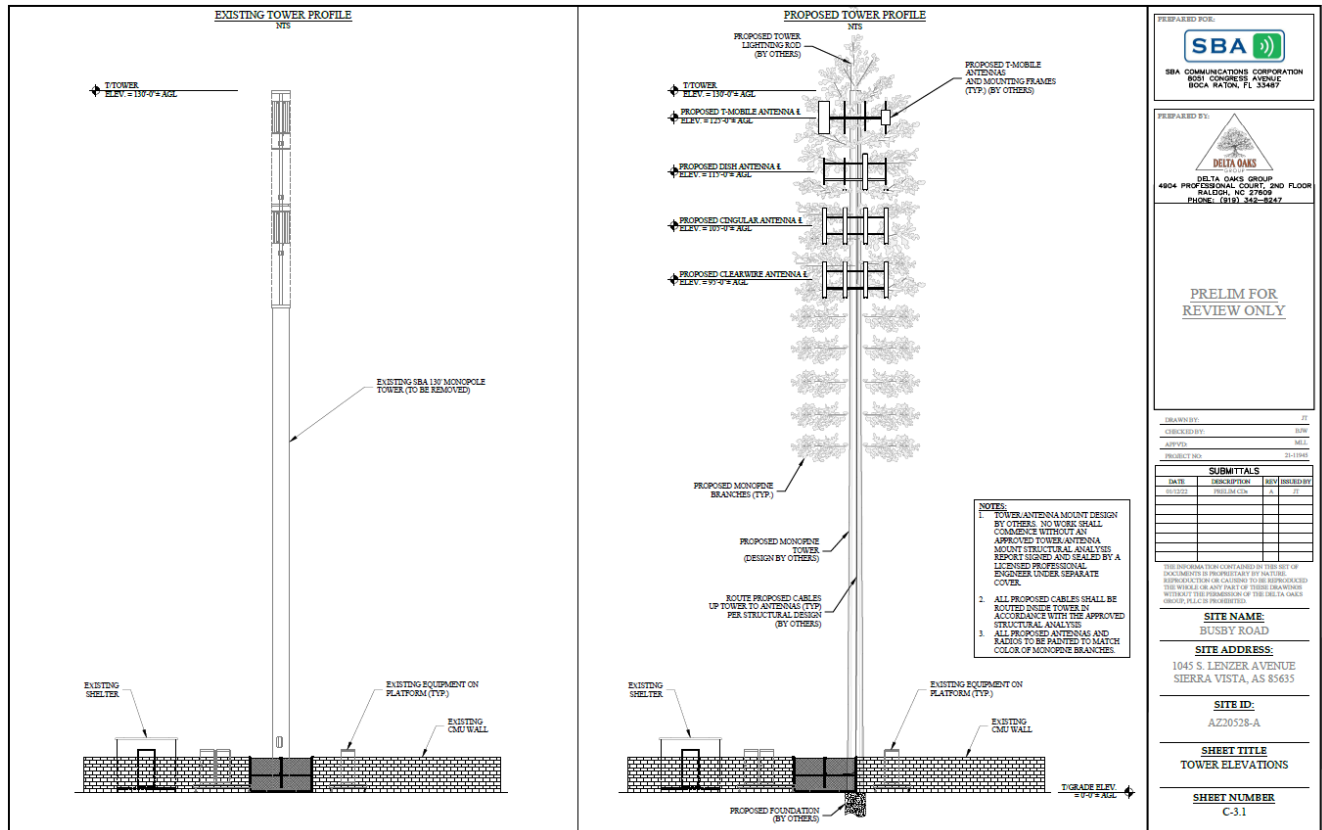
0.84 acres MOL

SUBJECT PROPERTY LOCATION MAP



BACKGROUND

This request pertains to the modification of a conditional use permit granted on December 14, 2000, by City Council Resolution 4501, to allow the erection of a 130-foot tall communication tower on leased property located at 1300 Fort Avenue (part of AAA Fort Storage). The Applicant, SBA Structures, Inc., is seeking to modify the approved tower elevation from a “stealth pole” to a “monopine” design as shown in the exhibit on the following page.



The boundary of the leased area will remain the same and the ground mounted equipment will continue to be screened by an 8-foot-tall perimeter block wall.

TELECOMMUNICATION TOWER CONCEALMENT

Section 151.06.008(F)(6) requires communication towers to utilize camouflage techniques where feasible. Camouflage techniques, sometimes referred to as concealed or stealth facility, means “a tower or antenna designed to unobtrusively blend into the existing surroundings, be disguised so as to not have the appearance of a communications facility, or be designed or located in such a manner that the tower or antenna is not easily discernable from surrounding properties”.

The applicant has indicated that the reason for the design change is to ensure the tower has capacity to serve the co-located tenants/carriers and allow them to maintain their equipment to current technological standards. In other words, 5G technology requires external antennas for

complete functionality rather than the internal antennas currently located within the monopole. The faux tree branches would help to screen these antennas.

According to the applicant, the proposed monopine will have design features including brown paint on the vertical sections of the structure and full faux foliage on the branches at a density no less than three branches per foot which is intended to provide a natural looking tree. Staff recommends adding the following conditions to increase the realistic effect and overall visual aesthetic of the monopine:

- 1) *The length of the branches shall be in proportion to the height of the monopine as determined by the City.* [This requirement is necessary to ensure the realistic look of the monopine.]
- 2) *The density of the branches shall be a minimum of 3 branches per foot.* [Requiring a minimum density is important to ensure that the antennas are screened to the greatest extent possible. Three branches per foot is a standard in other communities and is being proposed by the applicant.]
- 3) *Branches shall extend beyond all antennas by at least twelve inches (12").* [This requirement again ensures maximum screening of the antennas in the monopine.]
- 4) *Branches shall begin a minimum of fifteen feet (15') from the ground.* [The minimum height creates a realistic pine tree look.]
- 5) *The top of the faux tree shall be a minimum of five feet (5') above the highest antenna.* [The purpose of this condition is to maximize the screening of the antennas.]
- 6) *Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.* [Requiring brown paint or bark cladding adds to the realistic effect of the monopine.]

CONDITIONAL USE REVIEW CRITERIA

No conditional use 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 characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements, and natural features.*
- 2. The proposed development is timely, considering adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.*
- 3. The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the district.*
- 4. The proposed use satisfies those goals, objectives, and policies of the General Plan that are applicable to the proposed use.*

ANALYSIS

Site Suitability:

The communications tower was originally approved in 2000. At that time, an analysis was done to determine site suitability. However, the property is zoned Industrial Park (IP) which permits communication towers 60 feet or less in height. The proposed monopine will have minimal impact on the character of the neighborhood and in fact will provide improved cellular service in the area.

Ability to Serve:

The tower is currently accessed through the AAA Fort Storage site and has access to electricity from SSVEC. Only one vehicle would access the site at any one time. No members of the public will access the property.

Compatible with Surrounding Area:

The surrounding property is zoned either Industrial Park or Open Space. There are no residences in the general area of the tower. Although the monopine will be the tallest structure in the area, there are vertical structures such as power poles and trees that will help to minimize the visual impact of the structure.



Looking southbound from SR 90 Bypass. The white monopole is of similar height to the power pole.



Looking northwest from Cyr Center Park. The trees and other vertical structures reduce the visual impact of the monopole.

Consistency with General Plan:

This request does not conflict with the goals, objectives and policies of all elements of the City of Sierra Vista General Plan (VISTA 2030) and specifically satisfies the following goals:

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

Goal 17-1, Strategy 1, *Promote architectural and site design and materials that complement the topography, views, and other natural features.*

Public Correspondence/Comment:

The City is required to notify the public of the dates and times of the public hearings and request comment from any interested parties. Notification consisted of a mailing to all property owners within 500 feet of the applicant's property, a posted sign on the property, and a display ad in the Sierra Vista Herald. The City has received no public comments regarding the communications tower.

Staff Recommendation:

Staff recommends that the conditional use approval associated with City Council Resolution 4501 be amended to permit the use of a monopine camouflage technique meeting the following requirements:

1. The length of the branches shall be in proportion to the height of the monopine as determined by the City;
2. The density of the branches shall be a minimum of 3 branches per foot.
3. Branches shall extend beyond all antennas by at least twelve inches (12");
4. Branches shall begin a minimum of fifteen feet (15') from the ground;
5. The top of the faux tree shall be a minimum of five feet (5') above the highest antenna;
6. Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.

APPLICANT'S REQUEST



3311 109th Street • Urbandale, Iowa 50322
Tel: 515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

January 28, 2022

Jeff Pregler, AICP
Senior Planner
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, AZ 85635

**RE: SBA Communications Conditional Use Permit Request – 1300 Fort Avenue, Sierra Vista,
APN 106-61-023L3**

Dear Jeff:

Thank you for taking the time to review our application for a Conditional Use Permit regarding our proposed project.

Project Description

SBA Communications is proposing to remove the existing 130' stealth flagpole communications tower and replace it with a 130' stealth mono-pine communications tower on the above-referenced parcel. The subject property is zoned IP – Industrial Park, with an existing telecommunications tower. The surrounding neighborhood is similar in character to the subject property.

The function of this site for SBA is to replace the existing tower with a tower of the same height that has the capacity to serve the tenants/carriers (T-Mobile & AT&T) and allow them to maintain their equipment to current technological standards.

We feel that this proposal meets the objective of Section 151.06.008 of the City of Sierra Vista Zoning Ordinance in the following ways:

- The existing and proposed towers are located in the Industrial Park district, thus protecting residential areas and land uses from visual blight, safety impacts associated with attractive nuisance and degradation of residential character.
- Conversion of the existing flagpole to a mono-pine tower opens the opportunity for an additional carrier to co-locate on the new tower. It is not feasible for the existing flagpole to accommodate an additional carrier with current technology.
- The overall impact to the community is minimal in this tower location.
- Granting this modification allows multiple carriers to continue to provide current technology to the community.
- Granting this modification allows T-Mobile and AT&T to preserve telecommunications facilities that serve as an important and effective part of the City of Sierra Vista's emergency response network.
- The height of the new tower is the same as the existing tower, at 130'.

We look forward to working with you. If you have any questions regarding our application, please feel free to call me at 682-351-3335 or email me at ANovak@GSSMidwest.com

Sincerely,

Alex Novak

Alexander Novak
General Manager
GSS, Inc.

RESOLUTION 1183

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING VISTA 2030, THE CITY OF SIERRA VISTA GENERAL DEVELOPMENT PLAN; RECOMMENDING THE ALTERATION OF AN EXISTING CONDITIONAL USE PERMIT (APPROVED BY CITY COUNCIL RESOLUTION 4501) TO ALLOW A CHANGE FROM A STEALTH POLE DESIGN TO A MONOPOLE DESIGN AS DEPICTED IN EXHIBIT "A"; AND DIRECTING THE EXECUTIVE SECRETARY TO PERFORM ALL ACTS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the provisions of A.R.S. 9-4622.0, C.1 and Article 151.26 of the City Code, permits uses on a conditional basis to be granted by the City; and

WHEREAS, SBA Structures, Inc. applied for a Conditional Use Permit for a 130-foot telecommunications tower, on property located at 1300 Fort Avenue, Sierra Vista, Arizona, that was approved as a stealth pole design by the City Council through Resolution 4501 on December 14, 2000;

WHEREAS, SBA Structures, Inc., has submitted an application requesting that the originally approved 130-foot communications tower be redesigned as a monopine, to allow screening of external antennas, as shown in Exhibit A;

WHEREAS, redesigning the communications tower, requires an amendment to Exhibit "A" of Resolution 4501;

WHEREAS, Article 151.26 of the City Code requires that the Planning and Zoning Commission review all applications for Conditional Use Permits, to forward recommendation on the application to the City Council; and

WHEREAS, as required by Article 151.26 of the City Code, the Chairperson and Members of the Planning and Zoning Commission held a public hearing on the application, after proper notice had been given; and

WHEREAS, the Chairperson and Members of the Planning and Zoning Commission considered all of the facts of the application and the comments of the citizens at the public hearing and deemed the request consistent with the all Development Code standards and the General Plan.

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

SECTION 1

That the following goals and policies of VISTA 2030, the City of Sierra Vista General Development Plan are reaffirmed: Goal 1-1, provide ample opportunities for citizen participation. Goal 17-1, Strategy 1, Promote architectural and site design and materials that complement the topography, views, and other natural features.

SECTION 2

That amending Exhibit "A" of City Council Resolution 4501 and approving the Conditional Use Permit for a 130-foot communications tower, designed as a monopine, for property located at 1300 Fort Avenue, as shown in Exhibit A, be, and hereby is, recommended to the Mayor and City Council with the following conditions:

1. The length of the branches shall be in proportion to the height of the monopine as determined by the City;
2. The density of the branches shall be a minimum of 3 branches per foot.
3. Branches shall extend beyond all antennas by at least twelve inches (12");
4. Branches shall begin a minimum of fifteen feet (15') from the ground;
5. The top of the faux tree shall be a minimum of five feet (5') above the highest antenna;
6. Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.

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.

RECOMMENDED FOR APPROVAL BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA THIS 1ST DAY OF MARCH, 2022.

BRADLEY SNYDER
Chairperson

APPROVED AS TO FORM:

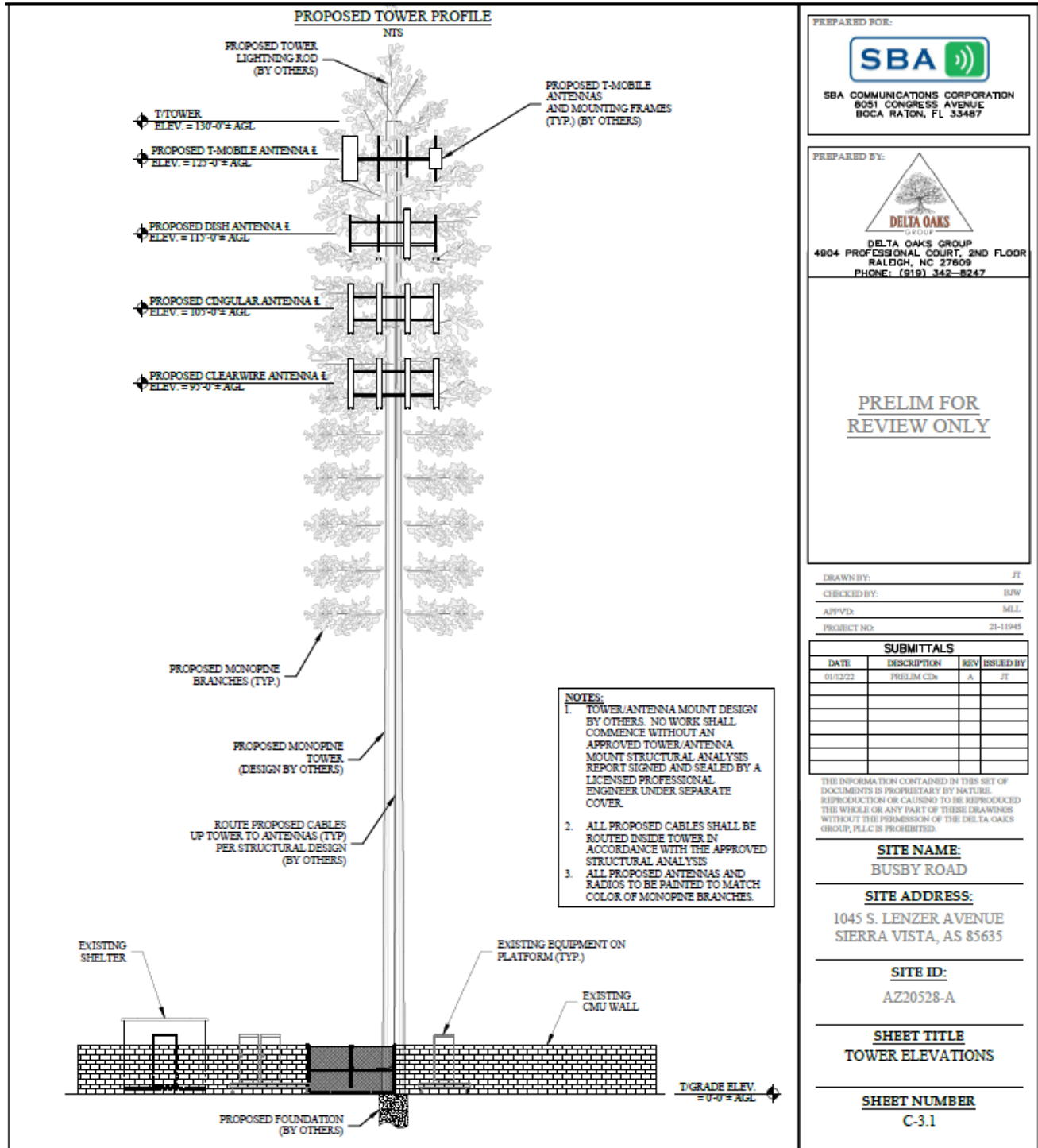
ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:
Jeff Pregler, AICP

EXHIBIT A



PREPARED FOR:

SBA COMMUNICATIONS CORPORATION
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

PREPARED BY:

DELTA OAKS GROUP
4904 PROFESSIONAL COURT, 2ND FLOOR
RALEIGH, NC 27609
PHONE: (919) 342-8247

PRELIM FOR REVIEW ONLY

DRAWN BY: JT
CHECKED BY: BJW
APPROVED: MLL
PROJECT NO: 21-11945

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
01/12/22	PRELIM CDR	A	JT

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:
BUSBY ROAD

SITE ADDRESS:
1045 S. LENZER AVENUE
SIERRA VISTA, AZ 85635

SITE ID:
AZ20528-A

SHEET TITLE
TOWER ELEVATIONS

SHEET NUMBER
C-3.1

STAFF MEMORANDUM

TO:	Planning and Zoning Commission
FROM:	Jeff Pregler, AICP, Senior Planner
THRU	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	March 1, 2022
SUBJECT:	PUBLIC HEARING Proposed Modifications to Previously approved Conditional Use Permit (Adopted by Resolution #4643) Pertaining to an Existing 130' Tall Communications Tower
REQUESTED ACTION:	I move to recommend approval of Resolution 1184, finding the request to be consistent with the review criteria for approving a conditional use permit as provided under Article 151.26 of the Sierra Vista Development Code.

GENERAL INFORMATION

Applicant:

SBA Structures, Inc.

Request:

Proposed Modification of an Existing Conditional Use Permit (Adopted by Resolution #4643) to change the approved tower elevation from “stealth pole” to “monopine” design.

Location:

1045 S. Lenzner Ave. (Parcel ID# 105-06-018A)

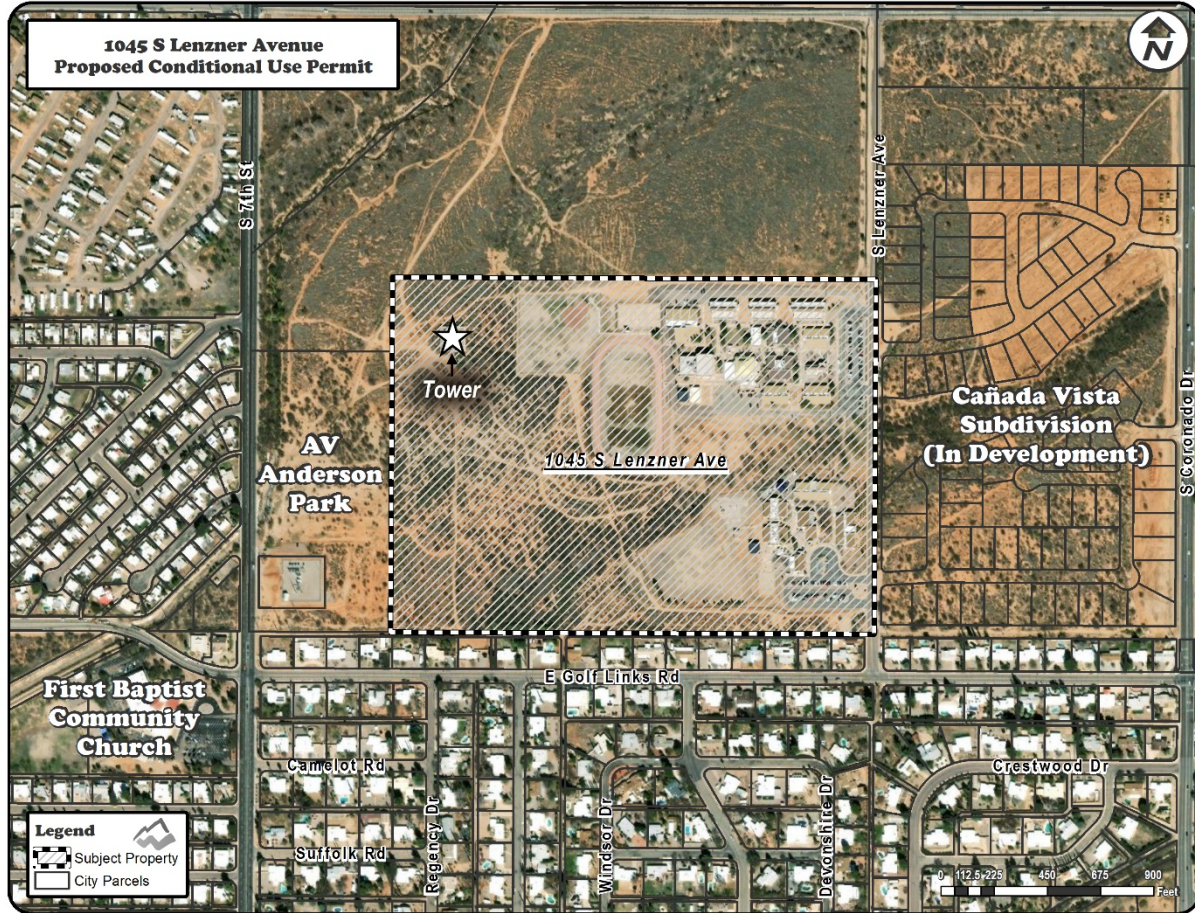
Zoning:

Open Space (OS)

Site Area:

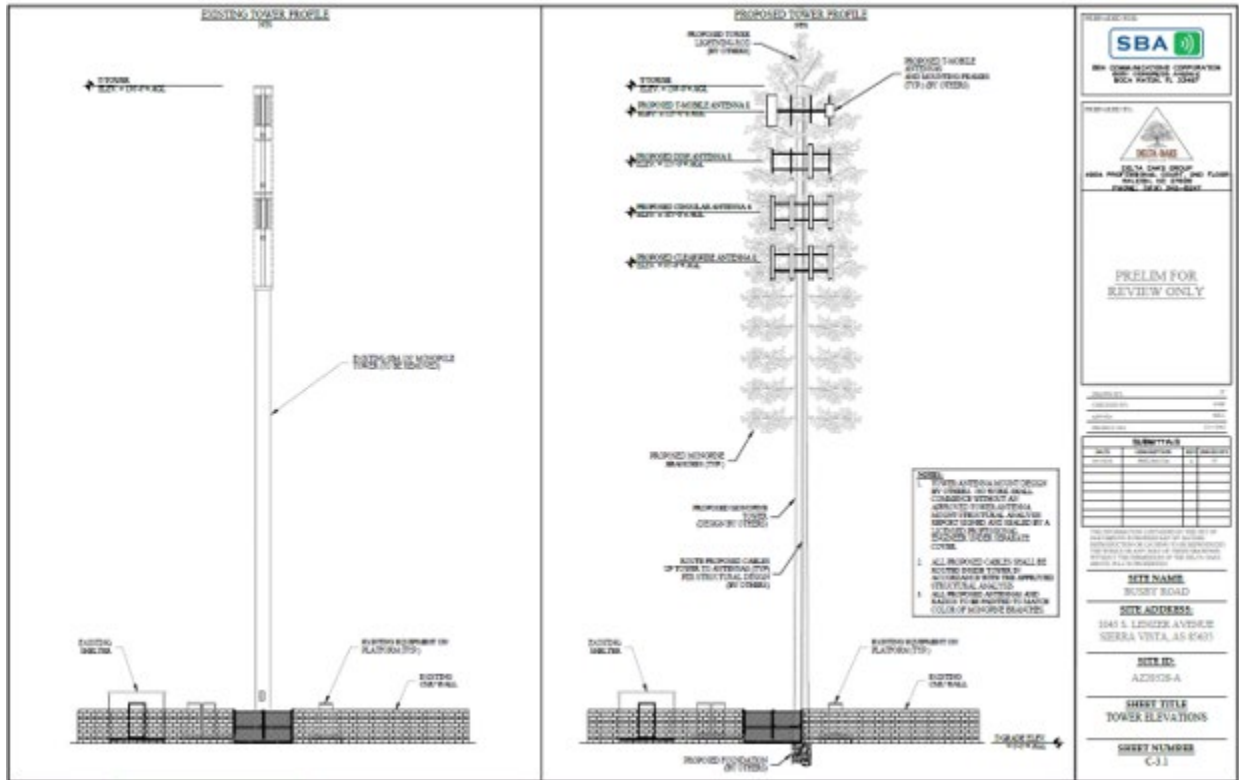
0.23 acres MOL

SUBJECT PROPERTY LOCATION MAP



BACKGROUND

This request pertains to the modification of a conditional use permit granted on August 9, 2001, by City Council Resolution 4643, to allow the erection of a 130-foot tall communication tower on leased property located at 1045 S. Lenzner Avenue (on State Trust Land). The Applicant, SBA Structures, Inc., is seeking to modify the approved tower elevation from a “stealth pole” to a “monopine” design as shown in the exhibit on the following page.



The boundary of the leased area will remain the same and the ground mounted equipment will continue to be screened by an 8-foot tall perimeter block wall.

TELECOMMUNICATION TOWER CONCEALMENT

Section 151.06.008(F)(6) requires communication towers to utilize camouflage techniques where feasible. Camouflage techniques, sometimes referred to as concealed or stealth facility, means “a tower or antenna designed to unobtrusively blend into the existing surroundings, be disguised so as to not have the appearance of a communications facility, or be designed or located in such a manner that the tower or antenna is not easily discernable from surrounding properties”.

The applicant has indicated that the reason for the design change is to ensure the tower has capacity to serve the co-located tenants/carriers and allow them to maintain their equipment to current technological standards. In other words, 5G technology requires external antennas for complete functionality rather than the internal antennas currently located within the monopole. The faux tree branches would help to screen these antennas.

According to the applicant, the proposed monopine will have design features including brown paint on the vertical sections of the structure and full faux foliage on the branches at a density no less than three branches per foot which is intended to provide a natural looking tree. Staff recommends adding the following conditions to increase the realistic effect and overall visual aesthetic of the monopine:

- 1) *The length of the branches shall be in proportion to the height of the monopine as determined by the City.* [This requirement is necessary to ensure the realistic look of the monopine.]
- 2) *The density of the branches shall be a minimum of 3 branches per foot.* [Requiring a minimum density is important to ensure that the antennas are screened to the greatest extent possible. Three branches per foot is a standard in other communities and is being proposed by the applicant.]
- 3) *Branches shall extend beyond all antennas by at least twelve inches (12”).* [This requirement again ensures maximum screening of the antennas in the monopine.]

- 4) *Branches shall begin a minimum of fifteen feet (15') from the ground.* [The minimum height creates a realistic pine tree look.]
- 5) *The top of the faux tree shall be a minimum of five feet (5') above the highest antenna.* [The purpose of this condition is to maximize the screening of the antennas.]
- 6) *Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.* [Requiring brown paint or bark cladding adds to the realistic effect of the monopine.]

CONDITIONAL USE REVIEW CRITERIA

No conditional use 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 characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements, and natural features.*
2. *The proposed development is timely, considering adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.*
3. *The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the district.*
4. *The proposed use satisfies those goals, objectives, and policies of the General Plan that are applicable to the proposed use.*

ANALYSIS

Site Suitability:

The communications tower was originally approved in 2000. At that time, an analysis was done to determine site suitability. Telecommunication towers that are 60 feet in height or more are permitted as a conditional use within the Open Space (OS) zoning district. The proposed monopine will have minimal impact on the character of the neighborhood and in fact will provide improved cellular service in the area.

Ability to Serve:

The tower is currently accessed from Busby Drive or Lenzner Avenue and has access to electricity from SSVEC. Only one vehicle would access the site at any one time. No members from the public will access the property.

Compatible with Surrounding Area:

The lease area for the communication tower is located within a State Trust Land parcel that is 70 acres MOL. Although there is residentially zoned property to the south and west, the tower sits approximately 1,200 feet from the residences to the south and 850 feet from the residences to the west. In addition, the tower is about 1,400 feet from Busby Drive. In addition, there are number of existing vertical elements that minimize the visual impact of the structure. Therefore, the location of the monopine will be compatible with the surrounding area.



Looking southeast from 7th Street. The distance from the roadway and power poles will reduce the visual impacts of the monopine.

Consistency with General Plan:

This request does not conflict with the goals, objectives and policies of all elements of the City of Sierra Vista General Plan (VISTA 2030) and specifically satisfies the following goals:

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

Goal 17-1, Strategy 1, *Promote architectural and site design and materials that complement the topography, views, and other natural features.*

Public Correspondence/Comment:

The City is required to notify the public of the dates and times of the public hearings and request comment from any interested parties. Notification consisted of a mailing to all property owners within 500 feet of the applicant's property, a posted sign on the property, and a display ad in the Sierra Vista Herald. The City has received no public comments regarding the communications tower.

Development Code Section 151.26.004 requires a neighborhood meeting for all Conditional Use Permits that abut or are separated by a street or alley to a residential zoning district. Since there are residential districts to the west and south of the property, a virtual neighborhood meeting was required. The virtual neighborhood meeting was scheduled for Tuesday, February 22, and notice was sent to all property owners within 500 feet of the subject parcel. There was no attendance at the meeting.

Staff recommends that the conditional use approval associated with City Council Resolution 4643 be amended to permit the use of a monopine camouflage technique meeting the following requirements:

1. The length of the branches shall be in proportion to the height of the monopine as determined by the City;
2. The density of the branches shall be a minimum of 3 branches per foot.
3. Branches shall extend beyond all antennas by at least twelve inches (12");
4. Branches shall begin a minimum of fifteen feet (15') from the ground;
5. The top of the faux tree shall be a minimum of five feet (5') above the highest antenna;
6. Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.

APPLICANT'S REQUEST



3311 109th Street • Urbandale, Iowa 50322
Tel: 515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

January 28, 2022

Jeff Pregler, AICP
Senior Planner
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, AZ 85635

RE: SBA Communications Conditional Use Permit Request – 1045 S. Lenzer Ave, Sierra Vista, APN 105-069-018A

Dear Jeff:

Thank you for taking the time to review our application for a Conditional Use Permit regarding our proposed project.

Project Description

SBA Communications is proposing to remove the existing 130' stealth flagpole communications tower and replace it with a 130' stealth mono-pine communications tower on the above-referenced parcel. The subject property is zoned OS – Open Space and its current use is Joyce Clark Middle School with an existing telecommunications tower. The surrounding neighborhood is similar in character to the subject property.

The function of this site for SBA is to replace the existing tower with a tower of the same height that has the capacity to serve the tenants/carriers (T-Mobile, AT&T and Dish Wireless) and allow them to maintain their equipment to current technological standards.

We feel that this proposal meets the objective of Section 151.06.008 of the City of Sierra Vista Zoning Ordinance in the following ways:

- The existing and proposed towers are located in the Open Space district, thus protecting residential areas and land uses from visual blight, safety impacts associated with attractive nuisance and degradation of residential character.
- Conversion of the existing flagpole to a mono-pine tower opens the opportunity for an additional carrier (Dish Wireless) co-locating on the tower. It is not feasible for the existing flagpole to accommodate an additional carrier with current technology.
- The overall impact to the community is minimal in this tower location.
- Granting this modification allows multiple carriers to continue to provide current technology to the community.
- Granting this modification allows T-Mobile and AT&T to preserve telecommunications facilities that serve as an important and effective part of the City of Sierra Vista's emergency response network.
- The height of the new tower is the same as the existing tower, at 130'.

We look forward to working with you. If you have any questions regarding our application, please feel free to call me at 682-351-3335 or email me at ANovak@GSSMidwest.com

Sincerely,

Alex Novak

Alexander Novak
General Manager
GSS, Inc.

RESOLUTION 1184

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING VISTA 2030, THE CITY OF SIERRA VISTA GENERAL DEVELOPMENT PLAN, RECOMMENDING THE ALTERATION OF AN EXISTING CONDITIONAL USE PERMIT (APPROVED BY CITY COUNCIL RESOLUTION 4643) TO ALLOW A CHANGE FROM A STEALTH POLE DESIGN TO A MONOPOLE DESIGN AS DEPICTED IN EXHIBIT "A"; AND DIRECTING THE EXECUTIVE SECRETARY TO PERFORM ALL ACTS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION

WHEREAS, the provisions of A.R.S. 9-4622.0, C.1 and Article 151.26 of the City Code, permits uses on a conditional basis to be granted by the City; and

WHEREAS, SBA Structure, Inc. applied for a Conditional Use Permit for a 130-foot telecommunications tower, on property located at 1045 S. Lenzner Avenue, Sierra Vista, Arizona, that was approved as a stealth pole design by the City Council through Resolution 4643 on August 9, 2001;

WHEREAS, SBA Structures, Inc. has submitted an application requesting that the originally approved 130-foot communications tower be redesigned as a monopine, to allow screening of external antennas, as shown in Exhibit A;

WHEREAS, redesigning the communications tower, requires an amendment to Resolution 4643;

WHEREAS, Article 151.26 of the City Code requires that the Planning & Zoning Commission review all applications for Conditional Use Permits, to forward recommendation on the application to the City Council; and

WHEREAS, as required by Article 151.26 of the City Code, the Chairperson and Members of the Planning & Zoning Commission held a public hearing on the application, after proper notice had been given; and

WHEREAS, the Chairperson and Members of the Planning and Zoning Commission considered all of the facts of the application and the comments of the citizens at the public hearing and deemed the request consistent with all Development Code standards and the General Plan.

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

SECTION 1

That the following goals and policies of VISTA 2030, the City of Sierra Vista General Development Plan are reaffirmed: Goal 1-1, provide ample opportunities for citizen participation. Goal 17-1, Strategy 1, Promote architectural and site design and materials that complement the topography, views, and other natural features.

SECTION 2

That amending City Council Resolution 4643 and approving the Conditional Use Permit for a 130-foot communications tower, designed as a monopine, for property located at 1045 S. Lenzner Ave., as shown in Exhibit A, be, and hereby is, recommended to the Mayor and City Council with the following conditions:

1. The length of the branches shall be in proportion to the height of the monopine as determined by the City;
2. The density of the branches shall be a minimum of 3 branches per foot.
3. Branches shall extend beyond all antennas by at least twelve inches (12”);
4. Branches shall begin a minimum of fifteen feet (15') from the ground;
5. The top of the faux tree shall be a minimum of five feet (5') above the highest antenna;
6. Brown paint or a bark cladding acceptable to the City shall be used to conceal the vertical sections of the structure.

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.

RECOMMENDED FOR APPROVAL BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA THIS 1ST DAY OF MARCH, 2022.

BRADLEY SNYDER
Chairperson

APPROVED AS TO FORM:

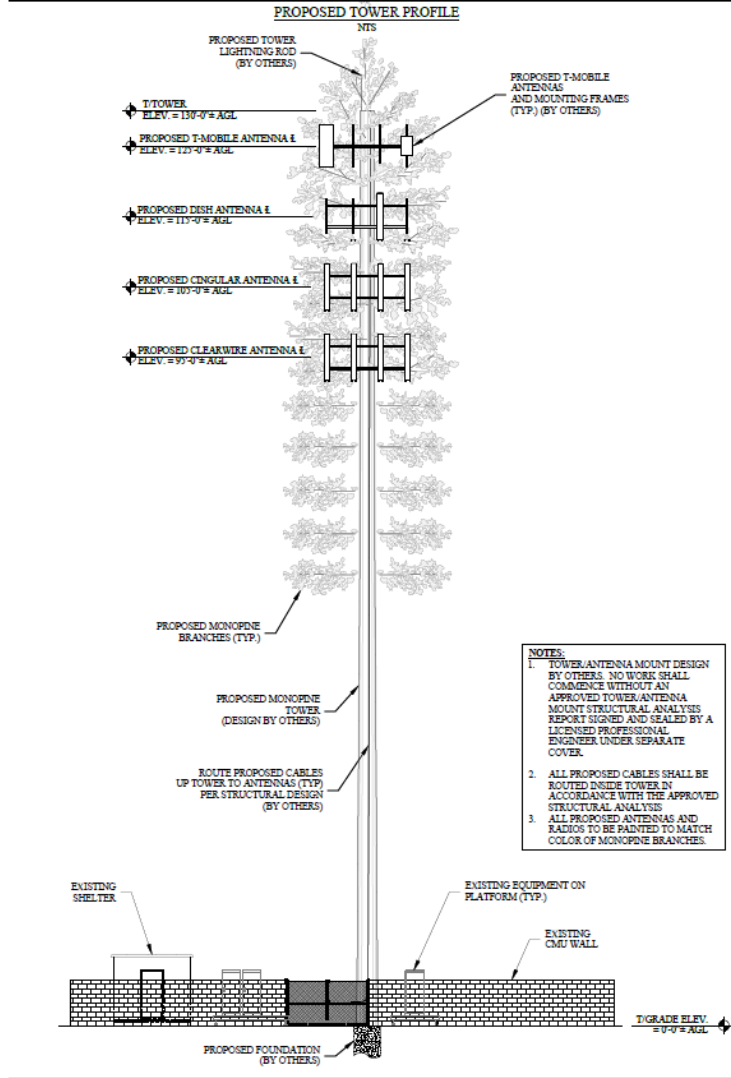
ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:
Jeff Pregler, AICP


EXHIBIT A



NOTES:


1. TOWER/ANTENNA MOUNT DESIGN BY OTHERS. NO WORK SHALL COMMENCE WITHOUT AN APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER.
2. ALL PROPOSED CABLES SHALL BE ROUTED INSIDE TOWER IN ACCORDANCE WITH THE APPROVED STRUCTURAL ANALYSIS.
3. ALL PROPOSED ANTENNAS AND RADIOS TO BE PAINTED TO MATCH COLOR OF MONOPINE BRANCHES.

PREPARED FOR:



SBA COMMUNICATIONS CORPORATION
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

PREPARED BY:



DELTA OAKS GROUP
4904 PROFESSIONAL COURT, 2ND FLOOR
RALDGH, NC 27609
PHONE: (919) 342-8247

PRELIM FOR REVIEW ONLY

DRAWN BY: JT
CHECKED BY: BSW
APP'D: MLL
PROJECT NO: 21-1048

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
05/12/21	PRELIM CEN	A	JT

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CADDING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:
BUSBY ROAD

SITE ADDRESS:
1045 S. LENZER AVENUE
SIERRA VISTA, AS 85635

SITE ID:
AZ20528-A

SHEET TITLE
TOWER ELEVATIONS

SHEET NUMBER
C-3.1

STAFF MEMORANDUM

TO:	Planning & Zoning Commission
FROM:	Jeff Pregler, AICP, Senior Planner
THRU:	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	March 1, 2022
SUBJECT:	Appointment of Chair
REQUESTED ACTION:	I move that Resolution 1185, appointing _____ as Chair of the Planning & Zoning Commission said term to expire on December 31, 2022, be, and hereby is, approved.

BACKGROUND:

The term for the Chairperson has expired. A new chair must be elected.

RESOLUTION 1185

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING ESTABLISHED POLICY FOR ELECTING A CHAIR TO THE PLANNING & ZONING COMMISSION, ELECTING _____ AS CHAIR OF THE PLANNING & ZONING COMMISSION, SAID TERM TO EXPIRE DECEMBER 31, 2022, AND DIRECTING THE EXECUTIVE SECRETARY TO PERFORM ALL ACTS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the City Council has created a Planning and Zoning Commission; and

WHEREAS, Section; § 36.005 of the Code of the City of Sierra Vista requires the Commission to elect a Chair from among its members; and

WHEREAS, it is the policy of the Planning and Zoning Commission to fill vacancies of their officers.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION AS FOLLOWS:

SECTION 1

The Planning and Zoning Commission reaffirms settled policy for electing the Chair of the Commission from among its members by majority vote of the Commission.

SECTION 2

That _____ be, and hereby is, elected as Chair to the Planning & Zoning Commission, said term to expire on December 31, 2022.

SECTION 3

That the Executive Secretary of the Planning & Zoning Commission perform all acts necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 1ST DAY OF MARCH, 2022.

BRADLEY SNYDER
Chairperson

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:

Jeff Pregler

STAFF MEMORANDUM

TO:	Planning & Zoning Commission
FROM:	Jeff Pregler, AICP, Senior Planner
THRU:	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	March 1, 2022
SUBJECT:	Appointment of Vice-Chair
REQUESTED ACTION:	I move that Resolution 1186, appointing _____ as Vice-Chair of the Planning & Zoning Commission said term to expire on December 31, 2022, be, and hereby is, approved.

BACKGROUND:

The term for the Vice-Chair has expired. A new Vice-Chair must be elected.

RESOLUTION 1186

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING ESTABLISHED POLICY FOR ELECTING A VICE-CHAIR TO THE PLANNING & ZONING COMMISSION, ELECTING _____ AS VICE-CHAIR OF THE PLANNING & ZONING COMMISSION, SAID TERM TO EXPIRE DECEMBER 31, 2022, AND DIRECTING THE EXECUTIVE SECRETARY TO PERFORM ALL ACTS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the City Council has created a Planning and Zoning Commission; and

WHEREAS, Section; § 36.005 of the Code of the City of Sierra Vista requires the Commission to elect a Vice-Chair from among its members; and

WHEREAS, it is the policy of the Planning and Zoning Commission to fill vacancies of their officers.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION AS FOLLOWS:

SECTION 1

The Planning and Zoning Commission reaffirms settled policy for electing the Vice-Chair of the Commission from among its members by majority vote of the Commission.

SECTION 2

That _____ be, and hereby is, elected as Vice-Chair to the Planning & Zoning Commission, said term to expire on December 31, 2022.

SECTION 3

That the Executive Secretary of the Planning & Zoning Commission perform all acts necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 1ST DAY OF MARCH, 2022.

BRADLEY SNYDER
Chairperson

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:

Jeff Pregler

March 1, 2022

MEMO TO: Planning and Zoning Commission

FROM: Matt McLachlan, AICP, Director
Department of Community Development

SUBJECT: Conformity Review - Proposed Amendments to West Sierra Vista
Redevelopment Area Plan

REQUESTED ACTION:

In accordance with A.R.S. § 36-1479(D), the proposed amendments to the West Sierra Vista Redevelopment Plan must be evaluated by the Planning and Zoning Commission for conformance with the City's adopted General Plan (VISTA 2030).

RECOMMENDED MOTION:

"I move to approve Resolution 1187 finding the proposed amendments to the West Sierra Vista Redevelopment Plan to be consistent with the City of Sierra Vista's adopted General Plan, Vista 2030".

SUMMARY

On November 18, 2021, the Mayor and City Council adopted Resolution 2021-078 authorizing an expansion to the boundaries of the West Sierra Vista Redevelopment Area to include nearly all non-residentially zoned properties west of 5th Street. This action was based on a Finding of Necessity Study completed by Stantec, Inc., that was funded through a County EPA Brownfield Grant.

Staff has prepared amendments to the West Sierra Vista Redevelopment Area (WSVRA) Plan that broaden the revitalization strategy to cover properties in the approved expansion area. By law, the Planning and Zoning Commission must review the proposed amendments for consistency with the City's General Plan, Vista 2030. The plan's relationship to the City's General Plan is documented on pages 4-6 of the WSVRA Plan.

Staff will present the major changes for your consideration at the meeting.

Attachments:
Resolution 1187
Exhibit "A" West Sierra Vista Redevelopment Plan

RESOLUTION # 1187

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; FINDING THAT THE WEST SIERRA VISTA REDEVELOPMENT PLAN, AS AMENDED, IS CONSISTENT WITH THE ADOPTED GENERAL PLAN, VISTA 2030, AS SHOWN ON EXHIBIT A; AND DIRECTING THE EXECUTIVE SECRETARY TO TRANSMIT THE PLANNING AND ZONING COMMISSION'S WRITTEN RECOMMENDATION AND COMMENTS TO THE CITY COUNCIL.

WHEREAS, encouraging and facilitating the rehabilitation, conservation, or redevelopment, or a combination thereof, within the West Sierra Vista Redevelopment Area has been found necessary and in the best interests of the public, health, safety, morals, or welfare of the residents and citizens of Sierra Vista;

WHEREAS, the amendments to the West Sierra Vista Redevelopment Plan, which is attached hereto as Exhibit "A" and incorporated herein, have been developed by Staff in accordance with the requirements of A.R.S. § 36-1479;

WHEREAS, A.R.S. § 36-1479(D) requires the Planning & Zoning Commission evaluate the proposed amendments to the West Sierra Vista Redevelopment Plan for conformance with the City's adopted General Plan, VISTA 2030;

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

SECTION 1

The Planning and Zoning Commission, per A.R.S. § 36-1479(D) has reviewed the amendments to the West Sierra Vista Redevelopment Plan;

SECTION 2

That the amendments to the West Sierra Vista Redevelopment Plan are found to be consistent with the relevant goals and strategies set forth in the City of Sierra Vista's General Plan, VISTA 2030 and is forwarded to the Mayor and City Council.

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.

RECOMMENDED FOR APPROVAL BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA THIS 1ST DAY OF MARCH, 2022.

BRADLEY SNYDER
Chair

APPROVED AS TO FORM:

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:

Matt McLachlan, AICP,
Director of Community Development

EXHIBIT "A"

DRAFT

WEST SIERRA VISTA REDEVELOPMENT AREA PLAN

PREPARED BY:

City of Sierra Vista
Community Development Department

Originally Adopted on March 22, 2018
Amendment #1 Adopted on March 28, 2019
Amendment #2 Adopted on _____



INTRODUCTION

Founded in 1956, the City of Sierra Vista lies in southwest Cochise County, Arizona. Sierra Vista is approximately 14 miles from the U.S./Mexico border, 60 miles southeast of Tucson, Arizona, and 160 miles southeast of Phoenix, Arizona. The City is 4,633 feet in elevation, surrounded by mountain peaks reaching almost 10,000 feet. Sierra Vista is Spanish for mountain view. The City has a moderate, four-season climate with an annual average temperature of 74.4 degrees Fahrenheit. The local economy is highly dependent upon Fort Huachuca, Sierra Vista's top employer with 7,956 full time employees in 2015. Fort Huachuca is home to several major commands: Network Enterprise Technology/9th Army Signal , Military Intelligence Center, Electronic Proving Grounds. ~~The Arizona Office of Economic Opportunity estimates Sierra Vista to hold 43,824 residents as of July 1, 2017.~~ According to the U.S. Census Bureau, the City's population grew by 1,420 persons (3 percent) over the last decade to hold 45,308 residents on April 1, 2020.

Sierra Vista is maturing as a suburban community. Its citizens understand that the City will continue to grow and change, and want to take charge of the City's destiny to guide growth and change in a manner that protects the core values that attracted residents to the community in the first place. At the same time, the residents want the types of amenities and opportunities that are available to many suburban and urban communities: cultural resources, gathering places, comfortable and attractive pedestrian spaces, a variety of housing choices, interesting places to dine, shop, and recreate, and places to work that are close to home.

Many of Sierra Vista's residents are drawn from other regions of the country or other places in Arizona, attracted by Sierra Vista's: safe neighborhoods with good family and retiree housing values; laid back atmosphere; cooler climate; high quality schools; excellent leisure and outdoor activities; expansive public library; and stable tax base.

SIERRA VISTA AND ITS REGIONAL CONTEXT



These attributes are embedded in the City's Vision Statement "*Sierra Vista in 2030 is an attractive, vibrant, and inviting place to live, work and visit. Our community, with its spectacular natural environment, mountain vistas, military heritage and engaged citizens provides a big city experience in a small-town atmosphere.*"

Community redevelopment is an economic development strategy that many local governments are successfully using to mitigate or reduce negative conditions that harm their community. The focus of this plan are the commercial blocks along West Fry Boulevard, between North Garden Avenue and South Carmichael Avenue, which form the northern gateway into the City. Arizona Revised Statutes allow for municipalities to prepare and implement a redevelopment plan. The purpose of the redevelopment plan is to identify and prioritize goals, objectives, and action strategies that will improve the physical character, economic environment, and social well being of the redevelopment area. This redevelopment plan provides the community with flexibility in encouraging desirable projects with incentives and assistance while promoting and facilitating private sector investment in the conservation, rehabilitation, and redevelopment of the existing building stock.

The City of Sierra Vista leadership is committed to revitalizing the West End of Sierra Vista and making sure that businesses meet Sierra Vista's city codes. These codes are designed to protect the general health, safety, and welfare of the community. This redevelopment plan does not propose changes to the adopted General Plan, Comprehensive Zoning and Development Code, Building Code, or other adopted City ordinances. This plan does not propose acquiring private land or propose new financing tools in addition to those currently used by the City for redevelopment. Moreover, this plan does not propose relocation of any residents. The scope of this plan is focused on improving conditions within the WSVRA, incentivizing reinvestment and the reuse of idle properties.

RELATIONSHIP TO GENERAL PLAN

~~According to the City's General Plan, Vista 2030, "the City recognizes the importance of redeveloping dilapidated or underused buildings and encourages infill development projects where existing infrastructure is already developed or will be improved by new development." Goals and strategies identified in the Redevelopment and Infill Development Element include the following:~~

The Sierra Vista General Plan (entitled "Vista 2030") establishes the long-range growth, land use and transportation goals for the City. The Plan includes goals and strategies to guide the City's decisions relating to development allowances, mobility, community services, and public investments. Specific to the Redevelopment Area and proposed expansion therein (the focus area), the General Plan includes several goals and strategies that support revitalization and proactive action by the City - the following table summarizes these goals/strategies.

Goals	Strategies
Goal 2-1 Develop a well-planned City	<p>1. Encourage and incentivize the developer to provide a mixture of residential densities, pedestrian amenities, and various land uses.</p> <p>2. Encourage open space areas and recreational amenities for new developments.</p> <p>5. Encourage mixed-use developments.</p>
Goal 2-3 Economic development shall be considered when planning future sites	<p>1. Continue to provide incentives per the Infill Incentive District for development on the West End and in Cloud 9 Mobile Home Park.</p> <p>2. Encourage adaptive reuse of existing buildings with a mixture of uses.</p> <p>4. Provide incentives to encourage the conversion of manufactured home parks to single family and multi-family developments.</p>
Goal 2-4 Consider environmental impacts when planning future sites	<p>2. Encourage all new developments to use low-impact development techniques and standards (see Element 9, Conservation).</p> <p>3. Design sites to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes. (Also see the Sierra Vista Safe Bicycle and Pedestrian Routes Plan.)</p>
Goal 2-5 Develop and implement aesthetic standards along all major roadways and gateways into the City	<p>1. Require commercial sites along the major roadways to meet and maintain aesthetic standards to include landscaping.</p> <p>2. Require enhanced screening of mechanical equipment and outdoor storage areas.</p> <p>3. Require improved entry signage and landscaping.</p>
Goal 3-1 A public transportation system that incorporates and encourages all modes of transportation	<p>1. Encourage developers to use "Complete Streets" when planning and designing Collector and Arterial roadways.</p> <p>4. Construct multi-use paths along collector and arterial roadways.</p> <p>6. Limit curb cuts along arterial and collector roadways to provide additional safety for bicyclists and pedestrians.</p> <p>7. Consider pedestrian needs in the design of transportation systems, particularly related to connectivity and road crossings.</p>

Goals	Strategies
Goal 3-2 Design roadways and circulation patterns that enable efficient movement for all modes of transportation	<p>3. Ensure local roads allow pedestrian and bicycle connections to washes, parks, open space, and multi-use paths.</p> <p>6. Plan for future roadway alignments on vacant land.</p>
Goal 3-3 Meet or exceed ADA (Americans with Disabilities Act) requirements for public infrastructure and the public transit system	<p>4. Retrofit existing transit shelters and install new transit shelters that allow additional space for wheelchairs.</p>
Goal 13-1 Maintain, improve, and revitalize older areas of the community	<p>1. Identify properties offering a redevelopment or infill opportunity.</p> <p>2. Improve necessary infrastructure in redevelopment areas.</p> <p>3. Pursue cooperative redevelopment partnerships with Cochise County.</p> <p>4. Consider redevelopment needs in capital improvement planning.</p> <p>5. Pursue financial commitments from private entities for redevelopment projects.</p> <p>6. Offer incentives for private development within redevelopment areas.</p> <p>7. Support community events such as the West End Fair.</p> <p>8. Seek federal and state funding assistance or grants for renovation, revitalization, and redevelopment projects.</p>
Goal 13-2, Promote the Infill District Policy	<p>1. Encourage redevelopment by supporting efforts and developing partnerships with various agencies including the City's Economic Development Office, Economic Development Foundation (currently known as the Arizona Regional Economic Foundation), and Cochise College Small Business Development Center.</p> <p>2. Encourage and educate land development professionals, such as real-estate professionals, of the value of the Policy.</p> <p>3. Continue ongoing efforts to obtain grant and other funding for infill incentive areas.</p>
Goal 13-3, Promote the adaptive reuse of building	<p>1. Identify buildings that qualify for adaptive reuse by determining if the existing structure and layout is suitable for renovation.</p> <p>2. Identify historically or architecturally significant buildings.</p> <p>3. Identify the challenges of updating older buildings to current code compliance.</p> <p>4. Incentivize the adaptive reuse of buildings.</p>

STATUTORY ELEMENTS

1. DESIGNATION OF THE BOUNDARIES OF THE REDEVELOPMENT AREA

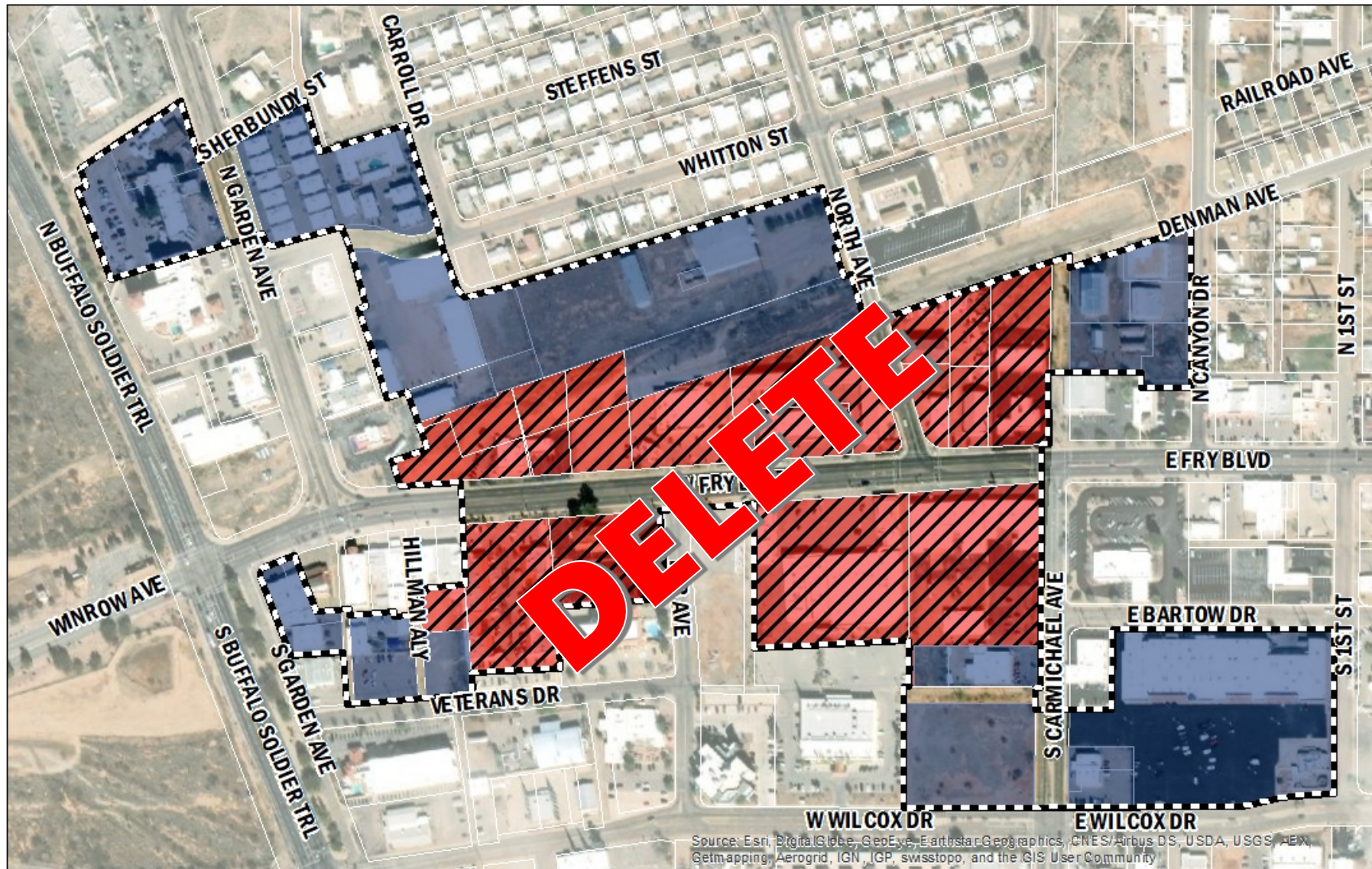
On November 9, 2017, the City Council adopted Resolution 2017-90 approving the boundaries of the declaring the necessity for, and the creation of, the West Sierra Vista Redevelopment Area (WSVRA) pursuant to the provisions of Arizona Revised Statutes § 36-1471 et. seq. The WSVRA encompasses approximately 23-acres of commercial properties and associated public rights of way along Fry Boulevard, between North Garden Avenue and South Carmichael Avenue as depicted in Exhibit "A". The original boundary covered 23-acres of property fronting on Fry Boulevard, between N. Garden Avenue and Carmichael Avenue.

On February 14, 2019, the City Council adopted Resolution 2019-011 authorizing an expansion to the boundaries of the West Sierra Vista Redevelopment Area to include 29-acres of property contiguous to the originally approved redevelopment area as depicted on Exhibit "BA" expanding the original WSVRA by an additional 29-acres of contiguous property as depicted on Exhibit "A".

On November 18, 2021, the City Council adopted Resolution 2021-078 authorizing the WSVRA boundary to be expanded to include nearly all commercially zoned property west of 5th Street covering 162 parcels comprising approximately 111 acres of property as depicted on Exhibit "B".

EXHIBIT "A"

WEST SIERRA VISTA REDEVELOPMENT AREA (WSVRA) BOUNDARY



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

 ORIGINAL REDEVELOPMENT AREA - Approved by Resolution # 2017-90

 EXPANDED REDEVELOPMENT AREA - Approved by Resolution # 2019-011


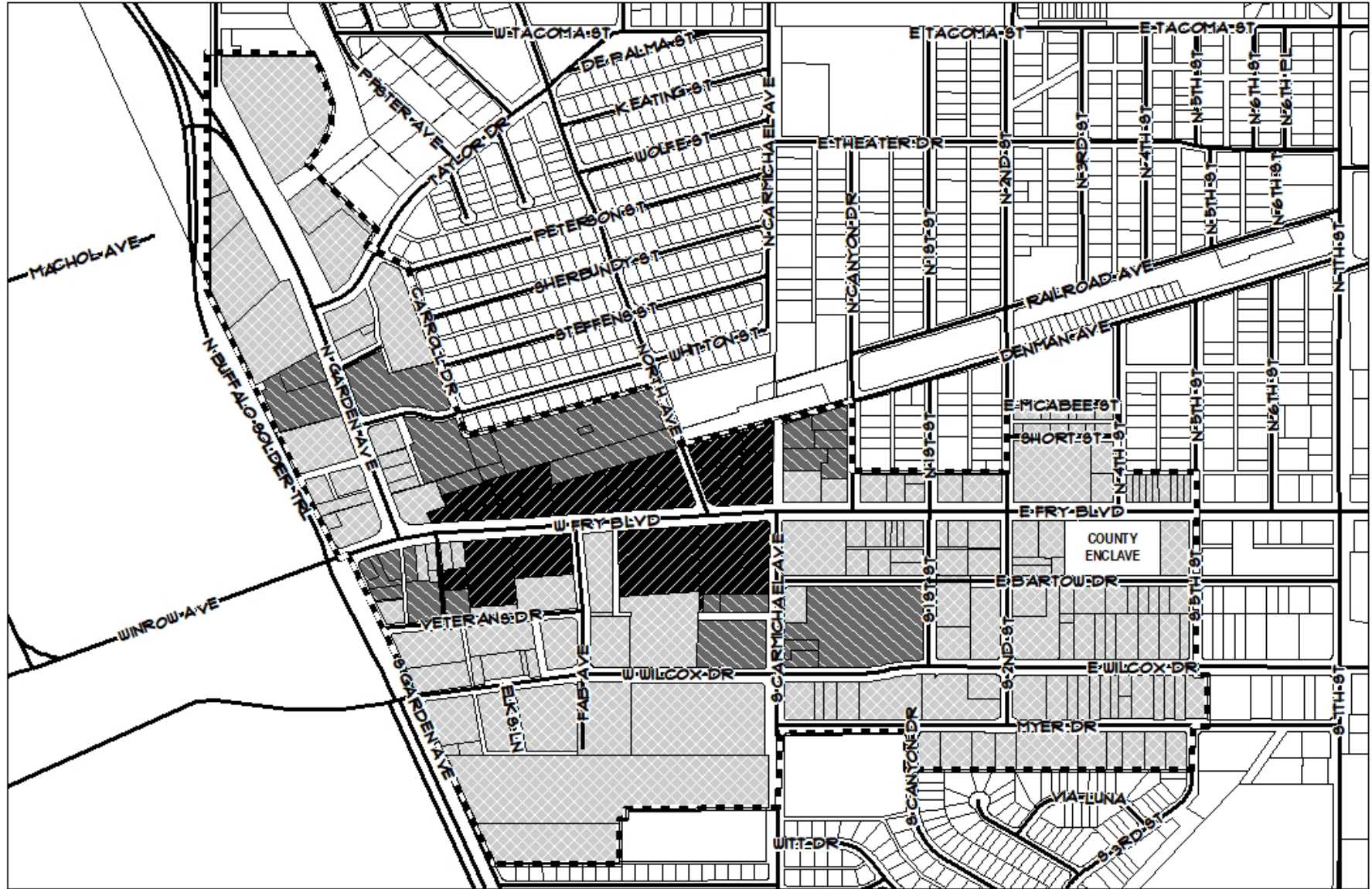

 AMENDED REDEVELOPMENT AREA BOUNDARY
52 ACRES (M.O.L).


EXHIBIT "A"


INSERT

WEST SIERRA VISTA REDEVELOPMENT AREA (WSVRA) BOUNDARY AS AMENDED



 AS APPROVED BY
RESOLUTIONS 2017-90

 AS APPROVED BY
RESOLUTIONS 2017-90

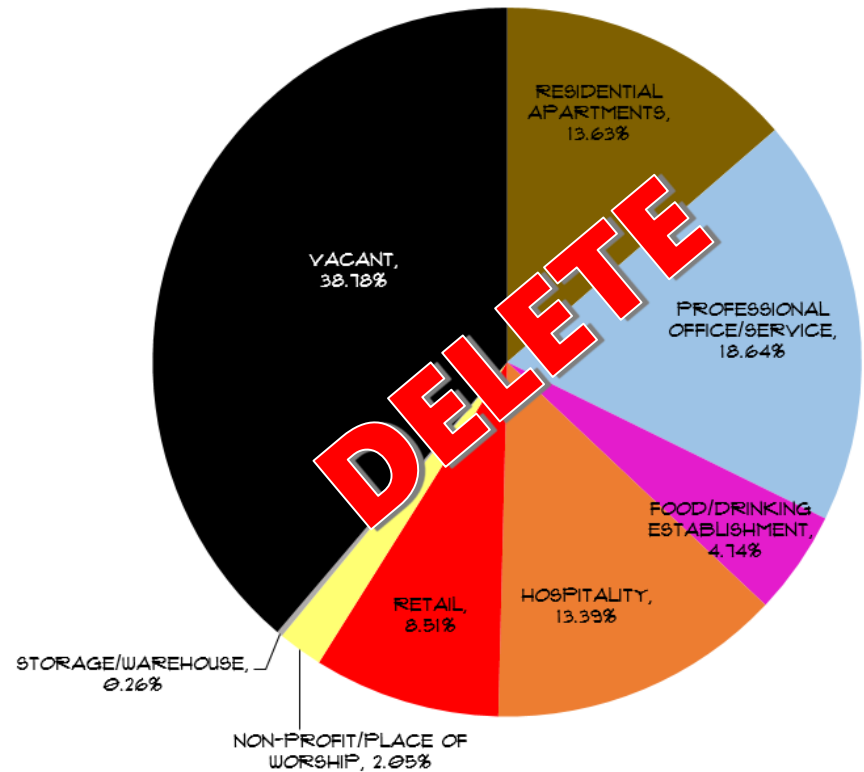
 AS APPROVED BY
RESOLUTION 2021-078

2. A MAP SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY WITHIN THE REDEVELOPMENT AREA

The WSVRA is zoned and principally used for commercial purposes. Healthy commercial areas help communities grow by providing residents with goods and services, governments with needed tax revenues, and spaces where people can socialize with each other. The commercial base in the WSVRA may be generally characterized by auto-oriented, single purpose stand alone structures and small strip plazas with little attention paid to architectural compatibility. Commercial facades and signage are generally unplanned and uncoordinated, failing to enhance the attractiveness and market potential of the area. Parking throughout the area located on small business and service parcels generally has little to no landscaping or buffer areas, and extends from property line to property line. In some cases, the parking areas are unpaved and uneven creating puddle to ponding conditions upon open erodible soils. Most parking areas are unlit. Due to the small size of the many parcels, parking expansion is extremely limited. The Finding of Necessity Studies for the original redevelopment area (Resolution # 2017-90) and for the expansion areas (Resolutions # 2019-011 and #2021-078) and the maps provided therein, document conditions of real property within the redevelopment area at the time of their establishment and are hereby incorporated by reference into this plan.

2. A MAP SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY WITHIN THE REDEVELOPMENT AREA

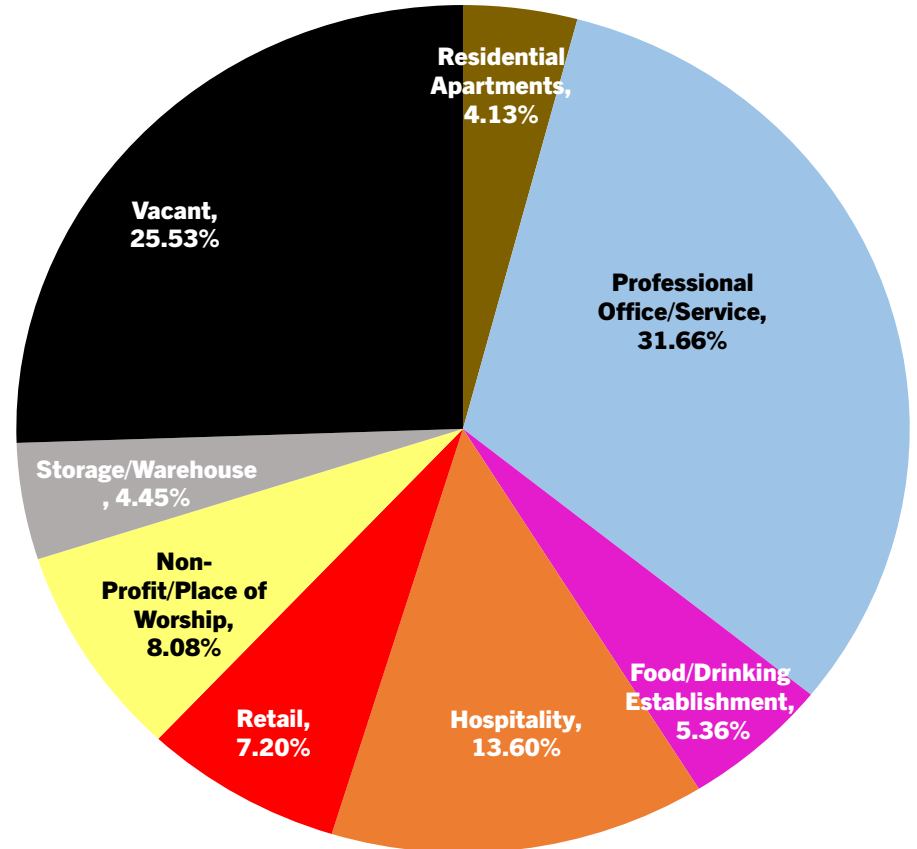
The location, extent and distribution of existing uses is portrayed in Exhibit "C" and the adjacent chart. Within the WSVRA, there is approximately ~~717,626~~ 2,586,199 square feet of existing floor area, of which ~~278,261~~ 660,174 square feet is currently vacant. The average building was constructed a half-century ago. Absent continued private investment in capital improvements and ongoing maintenance to extend their useful life, the need for demolition and replacement will increase.



INSERT

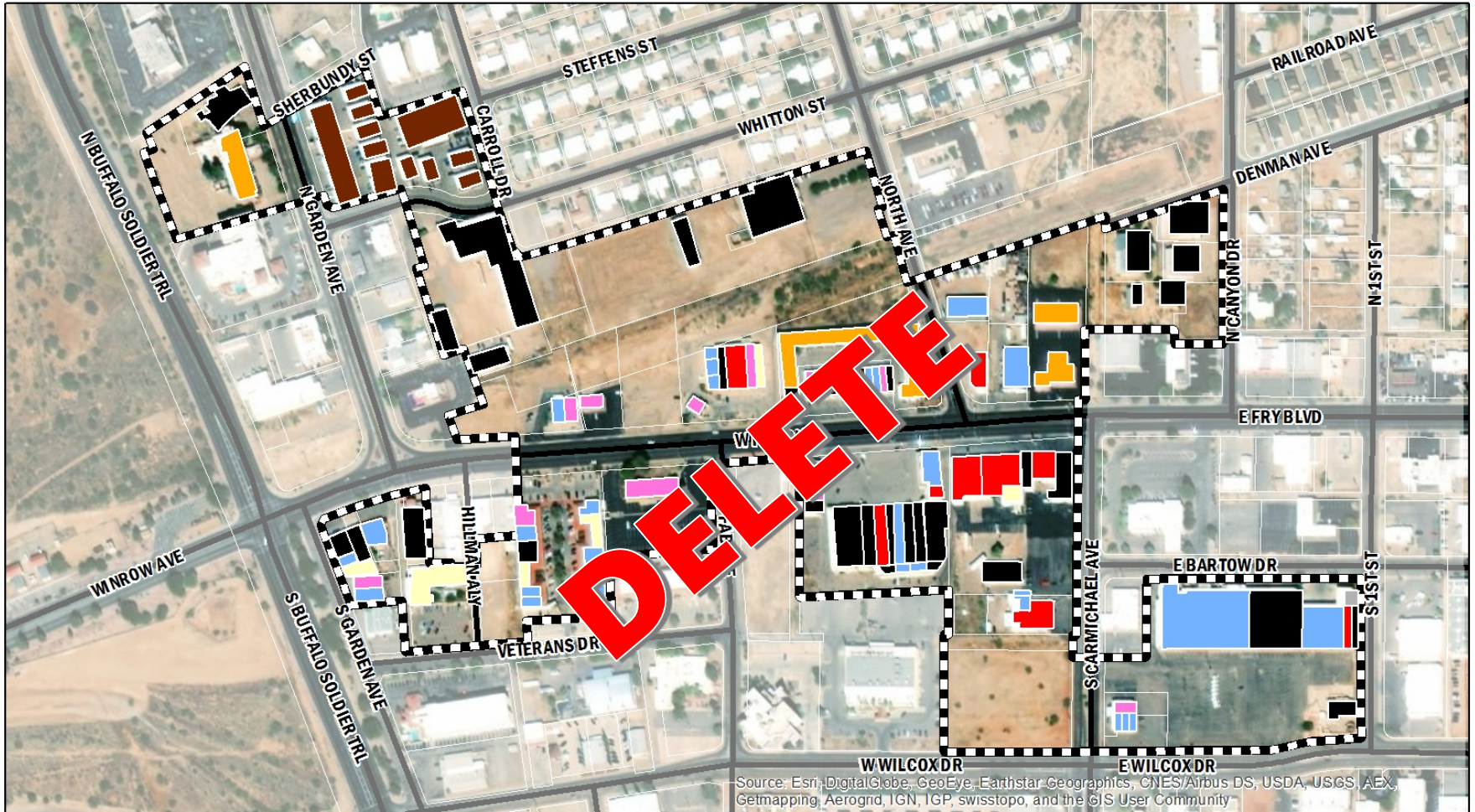
EXISTING LAND USE DISTRIBUTION

LAND USE	GROSS FLOOR AREA (SQ. FT.)
Residential Apartments	106,695
Professional Office/Service	818,741
Food/Drinking Establishment	138,692
Hospitality	351,785
Retail	186,225
Non-Profit/Place of Worship	208,917
Storage/Warehouse	114,970
Vacant	660,174
TOTAL:	2,586,199




SOURCE: Sierra Vista Business Inventory conducted in August 2021

EXHIBIT "C" - EXISTING LAND USE PATTERN



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

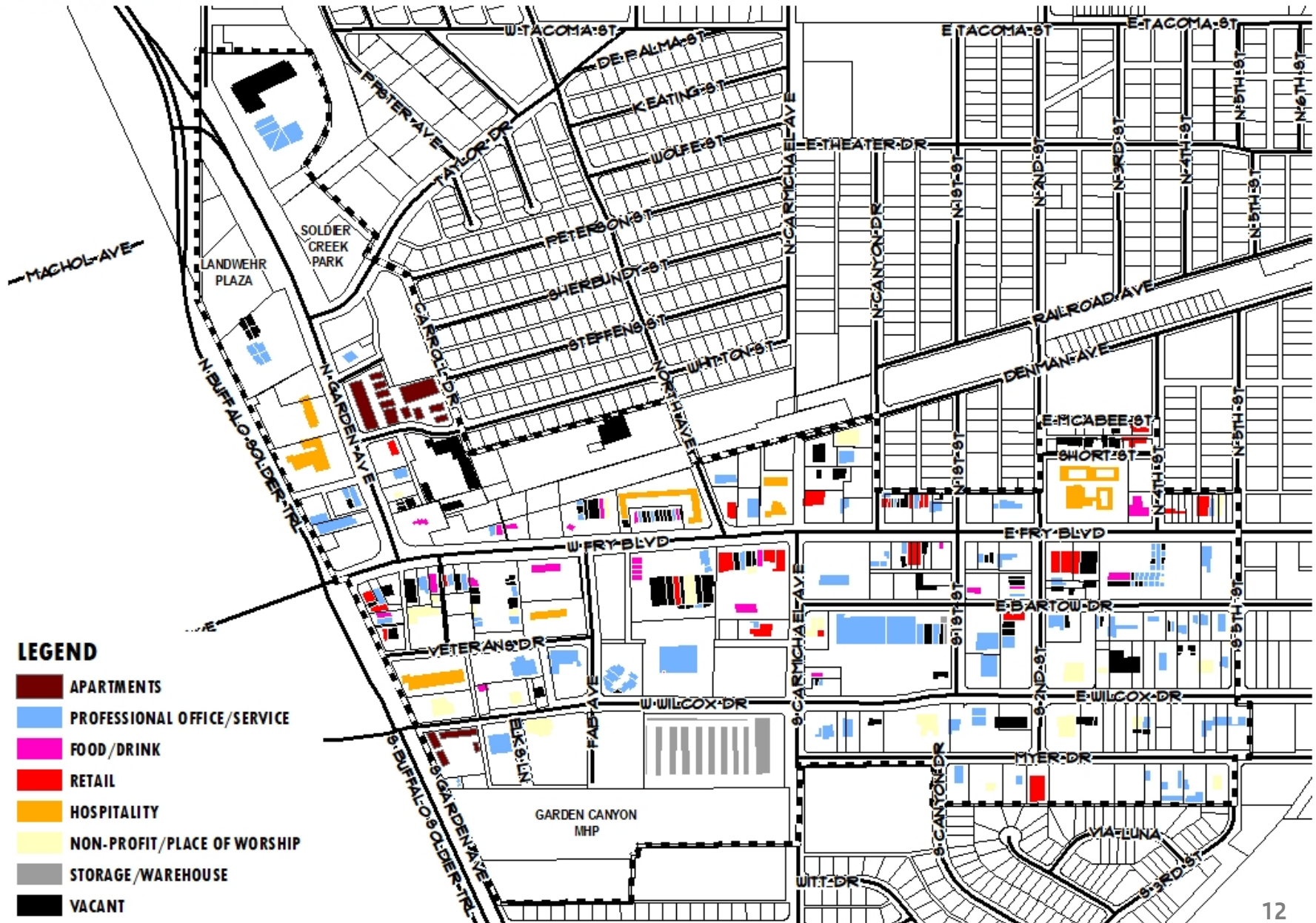
LAND USE	GROSS FLOOR AREA (SQ. FT.)
RESIDENTIAL APARTMENTS	97,844
PROFESSIONAL OFFICE/SERVICE	133,746
FOOD/DRINKING ESTABLISHMENT	33,997
HOSPITALITY	96,085
RETAIL	61,070
NON-PROFIT/PLACE OF WORSHIP	14,734
STORAGE/WAREHOUSE	1,889
VACANT	278,261
TOTAL:	717,626

 AMENDED REDEVELOPMENT AREA BOUNDARY
52 ACRES (M.O.L.)

SOURCE: data taken from business inventory conducted by Community Development Department in November 2018.

EXHIBIT "B" EXISTING LAND USES

INSERT



LEGEND

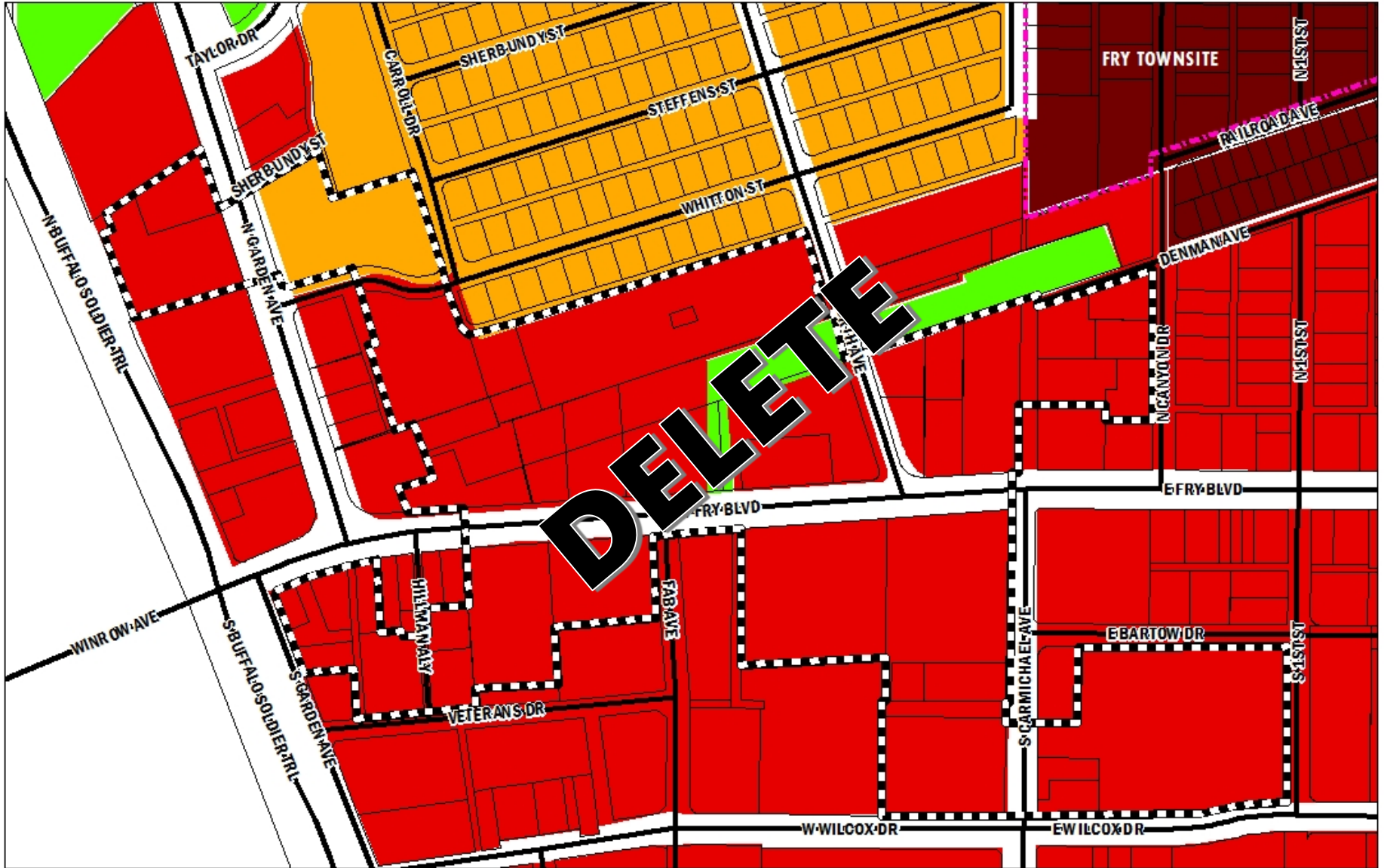
- APARTMENTS
- PROFESSIONAL OFFICE/SERVICE
- FOOD/DRINK
- RETAIL
- HOSPITALITY
- NON-PROFIT/PLACE OF WORSHIP
- STORAGE/WAREHOUSE
- VACANT

3. A LAND USE PLAN SHOWING PROPOSED USES OF PROPERTY

It is the intent of this Plan to encourage infill development, redevelopment, and expansion of existing commercial uses consistent with the City's General Plan, Vista 2030. The Land Use Element contains goals and policies that provide direction on how the community envisions its future development. Land use patterns, how land uses are arranged and the urban form (the spaces, places, and boundaries that define city life), are critical to the health and well being of Sierra Vista residents.

Exhibit "D" depicts the desired future land use pattern, which reflects the existing commercial orientation of the district. The commercial land use category indicates the areas where all types and intensities of commercial uses may be developed as further limited by the zoning. According to Table 2-2 in the Vista 2030 Plan, approximately 2,291 acres, or 10.8% of the City is designated for commercial uses. Property in the WSVRA constitutes ~~one~~ five percent of land set aside in the City for commercial purposes.

EXHIBIT "D" - GENERAL FUTURE LAND USE PLAN



YELLOW MEDIUM DENSITY RESIDENTIAL
BROWN HIGH DENSITY RESIDENTIAL

RED COMMERCIAL
GREEN OPEN SPACE


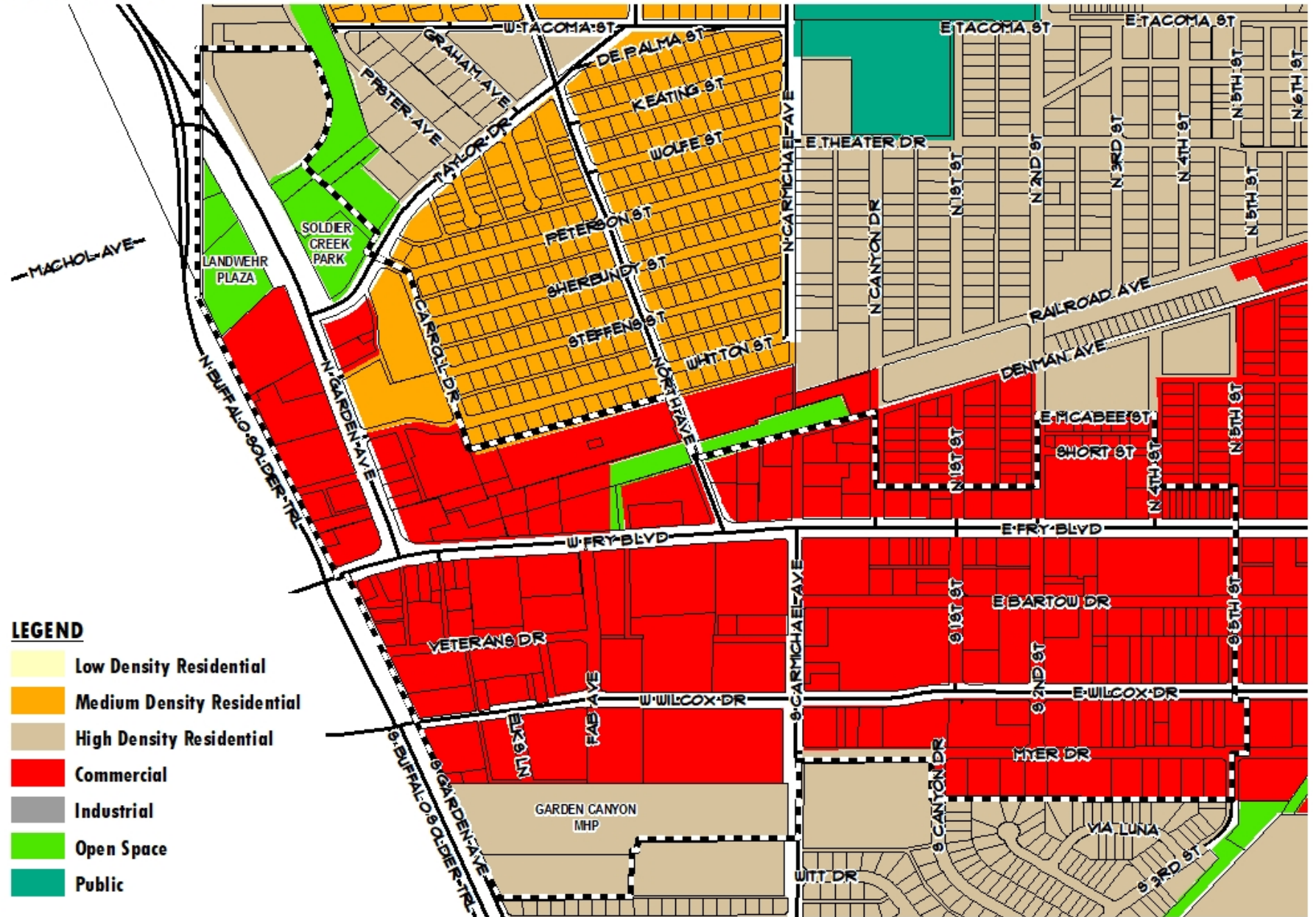
 AMENDED REDEVELOPMENT AREA BOUNDARY
52 ACRES (M.O.L.)

EXHIBIT "C" FUTURE LAND USE

INSERT



In many ways, the Conceptual Master Redevelopment Plan framework illustrated on Exhibit "E" is inspired by the inaugural goal articulated in the 1965 Sierra Vista General Plan - *"Sierra Vista has but a single goal – to become a pleasant, attractive and satisfying place to live, and a profitable place to do business. The most immediate step toward this all-encompassing goal is the development of a more progressive and dynamic community image."* Citizens longing for a true community town center with a strong sense of place has been a consistent theme iterated over the decades. Without apparent private sector interest in creating a new town center from scratch, the City's best chance at realizing this potential over the long term is by working with existing property owners in the WSVRA to re-imagine, redevelop or upgrade existing properties nearing the end of their useful life and to fill in the voids created by vacant lots and underutilized parking lots with a higher intensity development framework oriented to the street with vibrant spaces in between.

From Shopping Centers to Storefronts

This goal will be accomplished by reconstructing sections of West Fry Boulevard and North Garden Avenue from a wide ~~arterial~~ five-lane roadway originally engineered to rapidly facilitate thru traffic to a narrower, slower, more walkable and aesthetically pleasing destination "to street" by eliminating outside travel lanes to accommodate wide sidewalks and landscape and low impact drainage features reminiscent of a two lane (with center turn lane) community main street.

As important, the City has developed a "small business incentive fund" to support and incentivize property owners and their tenants on making beneficial site and building improvements to attract and support merchants in the district. Ongoing public and private sector cooperation is essential for the downward trajectory of the district to reverse course.

Planning and Design Principles for Commercial Corridors

Principles are the lessons learned from decades of planning and design trial and error in cities and towns across the country. They establish basic criteria for guiding design decisions on new developments in existing environments.

The major planning and design principles for commercial corridors are:

- *Connect the primary assets.* Commercial corridors should be used to link important sections of neighborhoods and cities such as community centers, civic buildings, landmarks, parks and open space, and historical sites.
- *Support pedestrians and transportation modes.* Commercial corridors should facilitate space for safe pedestrian circulation through wide, distinctive, and secure sidewalks as well as make possible the movement of autos, bicycles, and transit. Parking should be on-street wherever possible, and off-street parking designed to enhance the desired streetscape effect.
- *Foster community gathering.* Commercial corridors must again become distinctive public spaces that promote social interaction. Open space and activity nodes must be created within the corridor, enhanced by lighting, landscaping, and shaded areas. Outdoor seating and dining should be created wherever possible. Commercial corridors are excellent places to hold community activities.

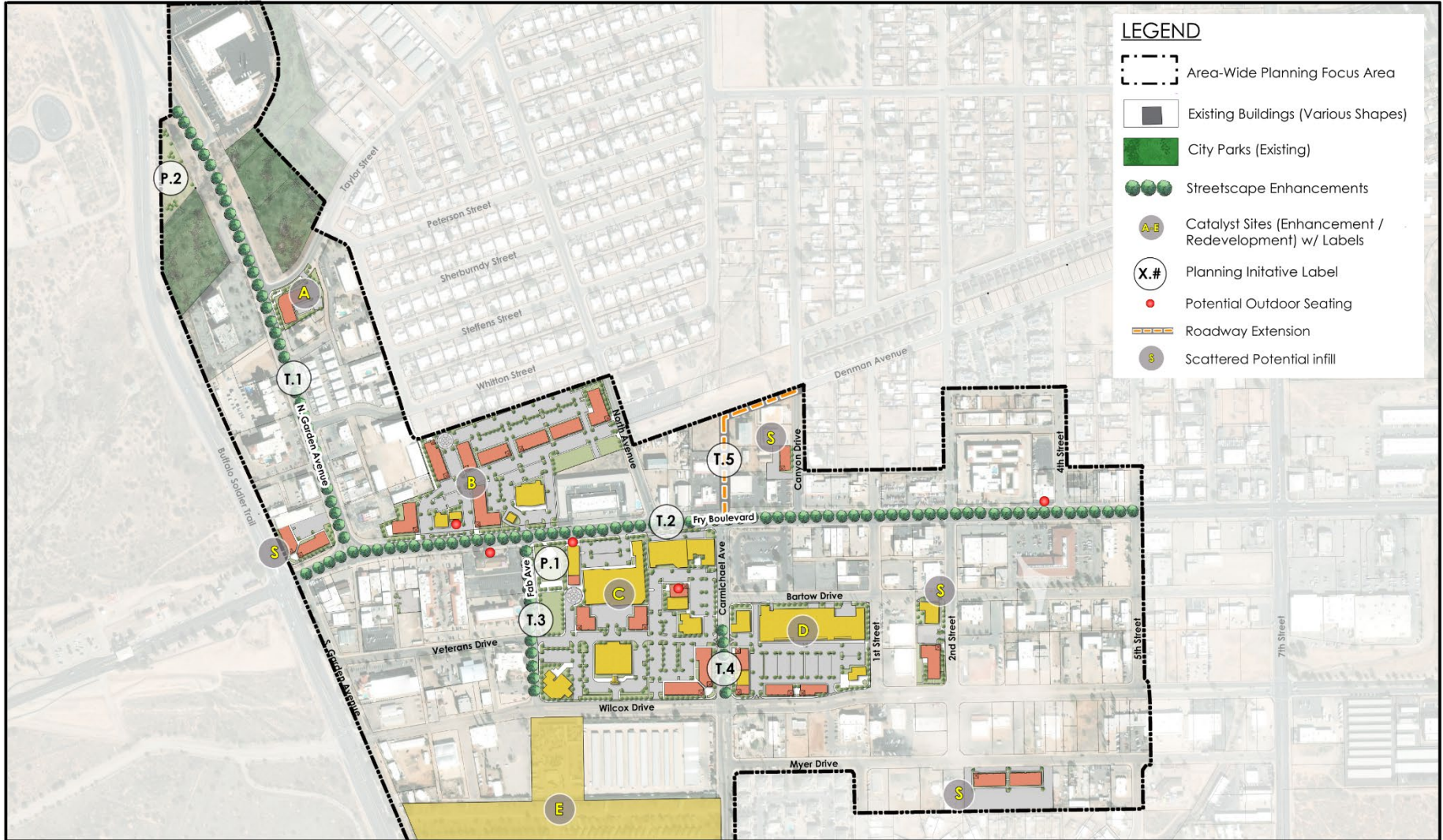
- Concentrate building density. Instead of attempting to foster intense activity for their entire length, commercial corridors should concentrate building density and mixed-use development in certain zones, ideally those connected to the primary assets, as a means of creating the added value that will attract investors through providing a critical mass of feasible commercial activity. This development pattern promotes vivid zones with a mixture of office and housing types, both with convenient retail access. This in turn, has the potential for creating a neighborhood that is also a destination for people from outside the neighborhood as well.
- Create identity. The character of a place, when discovered and deeply understood, can provide sources for a theme for the redevelopment of a corridor. This theme, while it must be rooted in the best assets of the city to which the corridor is connected, must also somehow express the dreams and aspirations of the neighborhood citizens whose lives are connected to the corridor, and therefore can be shared with the city and the region.

EXHIBIT "E" – CONCEPTUAL MASTER REDEVELOPMENT FRAMEWORK PLAN



EXHIBIT "D"

INSERT



West End Area-Wide Planning
 Urban Framework Plan with Catalyst Sites

KEY – WEST END URBAN FRAMEWORK PLAN (AREA-WIDE PLANNING)

<u>LABEL</u>	<u>PROJECT/ INITIATIVE</u>	<u>COMPONENTS</u>
<u>Transportation Initiatives (T + #)</u>		
<u>T.1</u>	<u>N. Garden Avenue Enhancements</u>	<ul style="list-style-type: none"> ▪ <u>Sidewalks and landscaping</u> ▪ <u>Bicycle lanes / multi-use pathways</u> ▪ <u>New crosswalks</u>
<u>T.2</u>	<u>Fry Boulevard Enhancements</u>	<ul style="list-style-type: none"> ▪ <u>Sidewalks / multi-use pathways and landscaping</u> ▪ <u>New crosswalks</u> ▪ <u>Street furniture</u> ▪ <u>Street parking</u>
<u>T.3</u>	<u>Fab Avenue Enhancements</u>	<ul style="list-style-type: none"> ▪ <u>Sidewalks and landscaping</u> ▪ <u>New crosswalks</u> ▪ <u>Street parking</u>
<u>T.4</u>	<u>S. Carmichael Avenue Enhancements</u>	<ul style="list-style-type: none"> ▪ <u>New median landscaping</u> ▪ <u>New crosswalks</u>
<u>T.5</u>	<u>N. Carmichael Avenue Extension</u>	<ul style="list-style-type: none"> ▪ <u>New walkway connection (W. Fry Blvd. to Canyon Drive)</u>
<u>Parks and Open Space Initiatives (P + #)</u>		
<u>P.1</u>	<u>Phase 1 - Fab Avenue Pocket Park (north end of site)</u>	<ul style="list-style-type: none"> ▪ <u>New passive open space with gathering areas.</u> ▪ <u>Stormwater management features</u>
<u>P.2</u>	<u>James R Landwehr Plaza Expansion</u>	<ul style="list-style-type: none"> ▪ <u>New passive open space (north of existing)</u> ▪ <u>Trails</u>

Catalyst Sites (Various letters)		
<u>A</u>	<u>Potential Catalyst Infill Development</u>	<ul style="list-style-type: none"> ▪ <u>Mixed-use, housing, and/or commercial</u>
<u>B</u>	<u>Potential Catalyst Infill / Redevelopment Project</u>	<ul style="list-style-type: none"> ▪ <u>Mixed-use, housing, and/or employment</u> ▪ <u>Commercial services along Fry Boulevard</u> ▪ <u>New internal bicycle route connection with neighborhood (using existing alley right-of-way to the north)</u> ▪ <u>New Fab Avenue roadway connection</u>
<u>C</u>	<u>Potential Catalyst Infill, Reuse, and/or Redevelopment Project</u>	<ul style="list-style-type: none"> ▪ <u>Mixed-use with housing, employment, and commercial</u> ▪ <u>Adaptive reuse of existing structures (façade enhancements)</u> ▪ <u>New infill buildings along street frontages</u> ▪ <u>New internal roadway/drive aisle connections (e.g., urban street grid)</u>
<u>D</u>	<u>Potential Catalyst Infill and Reuse Project</u>	<ul style="list-style-type: none"> ▪ <u>Commercial with employment and/or housing</u> ▪ <u>Adaptive reuse of existing structures (façade enhancements)</u> ▪ <u>New infill buildings along street frontages</u>
<u>E</u>	<u>Potential Catalyst Infill / Redevelopment Project</u>	<ul style="list-style-type: none"> ▪ <u>RV resort</u> ▪ <u>Commercial along Wilcox Drive frontage</u> ▪ <u>New internal street connections that integrate with surrounding streets</u>
<u>S</u>	<u>Potential Scattered Sites Infill Development</u>	<ul style="list-style-type: none"> ▪ <u>Mixed-use, housing, and/or commercial</u>

Conceptual Master Redevelopment Framework Plan Design Features

- ~~**New Commercial Buildings (Infill Development)** – The concept shows potential locations for new commercial development on vacant and underutilized properties in the WSVRA that will improve continuity along the streetscape.~~
- ~~**Mercado** – The concept for the mercado space is based upon the traditional fixed markets in Mexico of the same name. They primarily feature Mexican products and goods within rented stands operated by multiple vendors. Buildings within the mercado are small in footprint and may utilize anything from the adaptive reuse of shipping containers to modified storage sheds. This area will provide a low cost site for new businesses, creating a business incubator hub for retail and food entrepreneurs.~~
- ~~**Buffer Wall** – Buffer walls provide a visual buffer between vehicular areas, like parking lots and streets, and sidewalks. They can increase pedestrian comfort, help direct turning movements of vehicles, and mask large pavement expanses.~~
- ~~**Mural Wall** – murals are artwork painted or directly applied to a wall, they can provide interest to a site and a greater sense of identity to an area at large.~~
- ~~**Additional Plantings** – Plantings are intended to add color, interest, and texture to the area, in addition to valuable shading for pedestrians and softening of the roadway appearance.~~
- ~~**Awnings/canopies/public art/seating** – Although not specifically identified on the Conceptual Master Redevelopment Framework Plan, site specific improvements such as awnings and public art can add significant visual interest and vibrancy to an area and should be considered for priority funding through the West Sierra Vista Partnership Program.~~

- ~~**Hardscape Improvements** – The concept encourages relocating or converting parking spaces directly in front of a business to extend the premise for café seating serving eating and drinking establishments.~~
- ~~**Parking/Event Space** – The concept illustrates the potential for creating new parking areas concealed behind buildings. Special pavers and landscaped areas can be used to define an event space for the parking area when not in use.~~

West Sierra Vista Partnership Program

As envisioned, “West Sierra Vista Partnership Program” will provide matching grant assistance at reimbursement rates set in accordance with public objectives for projects such as storefront improvements, building and site infrastructure, quality signage, ADA accessibility, landscaping and public art, and other beneficial improvements. Each application will be evaluated in accordance with the following objectives:

- *Amount of private investment relative to public investment and impact on property tax base;*
- *Impact on physical and architectural character;*
- *The degree to which the current or proposed use adds to the vitality of the business mix;*
- *The number and wage scale of jobs that will result from the economic activity;*
- *Demonstration that local contractors and suppliers are being used to the maximum extent possible;*
- *Other measurable public benefit.*

4. STANDARDS OF POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES IN THE AREA AFTER REDEVELOPMENT

~~The General Commercial zoning district allows multi-family residential uses and mixed-use buildings at a maximum density of 25 dwelling units per acre (DU/A). Building intensities are governed by building height (35 feet) and bulk standards provided under Section 151.22.018 of the Development Code. On commercial, industrial, and multi-family property, the maximum land coverage is 85% with the remainder of the site required to be landscaped in accordance with the requirements of Article 151.15 of the Code.~~

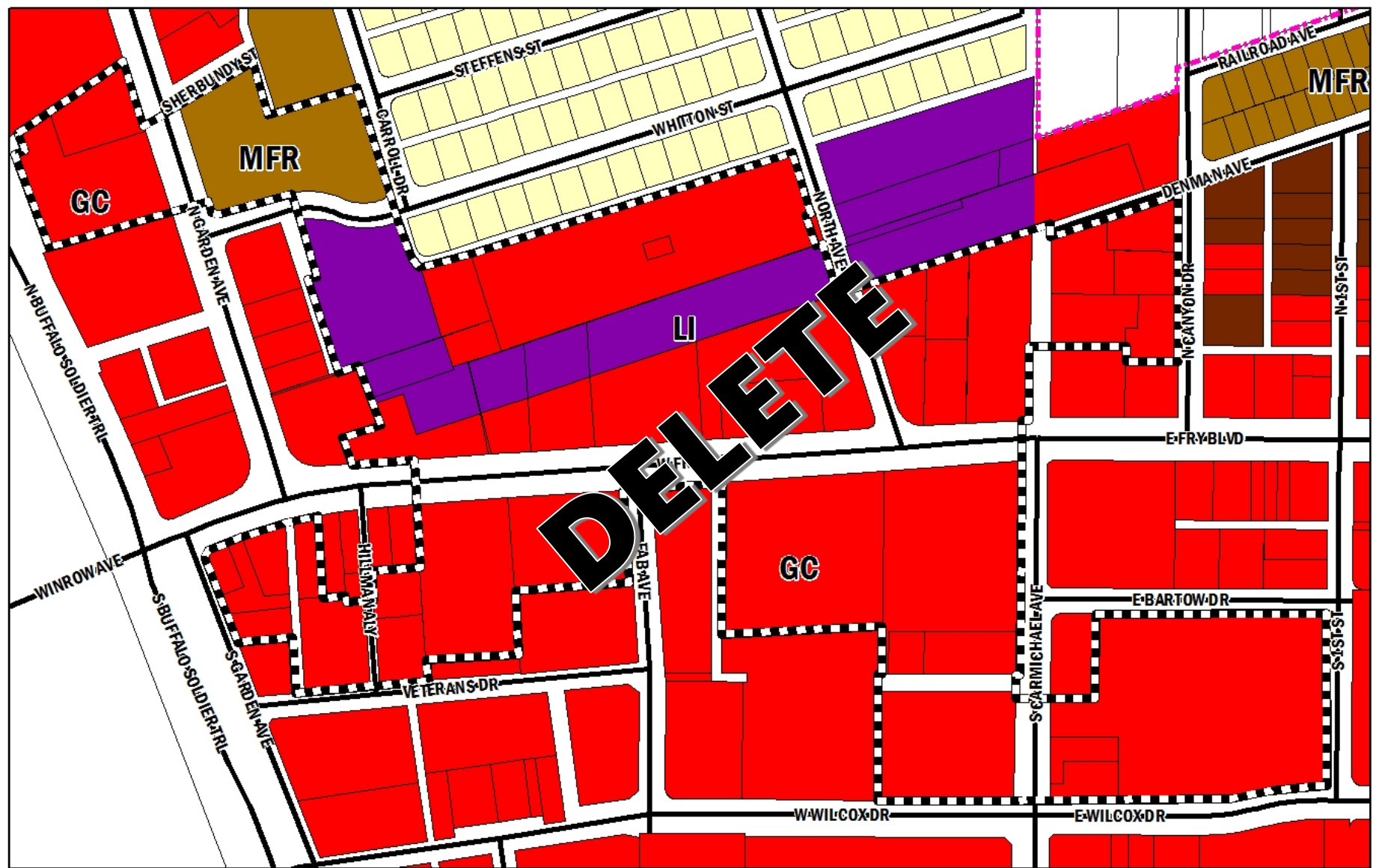
The WSVRA is primarily zoned for commercial, mixed-use, and employment uses. The General Commercial (GC) zone covers most of the redevelopment area and allows for a broad range of land uses. However, some significant parcels in the WSVRA, due to their zoning, are limited to lower-density residential and/or open space-related land uses which greatly limit redevelopment potential.

Notably, a ~14.15-acre former mobile home park on the southwest edge of the proposed expansion area is zoned MHR (Manufactured Home Residence) which limits land uses to single-family and manufactured houses – this may limit redevelopment options for this property. Furthermore, N. Garden Avenue is an established commercial corridor, whereas multiple large parcels (three total) within the corridor are zoned MFR which allows for residential as a permitted use. Mixed-use development may be allowed in the MFR district pursuant to a conditional use permit which would otherwise complement the established land use character along N. Garden Avenue.

- **GC (General Commercial):** This zoning district is comprised of certain lands, structures and uses which serve the central retail marketing function of the Sierra Vista trade area. Most persons entering the district will arrive by automobile on a multi-purpose trip. The economic welfare of the retail merchandising depends upon development of comparison shopping with each establishment contributing to the variety of goods available in the entire district. The essential interdependence of activities should be given preference over the provision of direct automobile access to each establishment. Office building activities, personal and business services, and minor repair services are compatible with the primary purpose of the district so long as they contribute to the one-stop shopping objective and are essentially complimentary to the primary function of retail sales. Regulations are designed to encourage a concentrated development limited by standards to prevent traffic congestion and to protect the district from incompatible uses.
- **LI (Light Industry):** This district is comprised of certain lands so situated as to be suitable for industrial and higher-intensity commercial development, but not located where development and operational characteristics of industry affects residential or lower- intensity commercial uses. Regulations are intended to encourage development of such manufacturing, fabricating, processing, packaging and other industries as can be operated in a relatively clean, quiet and safe manner compatible with adjoining industrial uses and without serious effect, danger or hazard to nearby non-industrial uses.
- **IP (Industrial Park):** This zoning district is intended to provide for administrative, professional, research and specialized manufacturing activities at a low intensity. All uses shall be of non-nuisance type and residential scale having low silhouette, a variety of separate building masses and landscaped areas. This district is to provide employment near residential areas and the development standards are intended to be compatible with adjacent residential and commercial uses and provide a park-like setting for employment.

- **MFR (Multi-Family Residence):** This district is comprised of high-density residential areas representing a compatible mixture of single-family, two-family and multi-family dwellings. Regulations are designed to stabilize and protect the character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. To this end, principal uses are limited to single-family dwellings, multi-family dwellings, and apartments, which conform to the residential character of the district. Certain essential and complementary uses are also permitted under conditions and standards, which ensure protection of the character of the district.
- **SFR-6 (Single Family Residence-6):** This district is comprised of single-family residential areas and certain open land areas. Regulations are designed to stabilize and protect the single-family character of the district, to promote and encourage creation of a desirable environment for family life, and to prohibit all incompatible activities. The principal use is, therefore, restricted to single-family detached dwellings on individual lots. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the district. Single Family Residence "6" indicates the minimum lot size of 6,000 square feet.
- **OS (Open Space):** This zoning district is intended to provide for land uses in areas that have been set aside to serve recreational functions or to provide open space areas, and to provide area for governmental buildings and facilities, schools and school grounds, and related uses.

EXHIBIT "F" - ZONING PATTERN









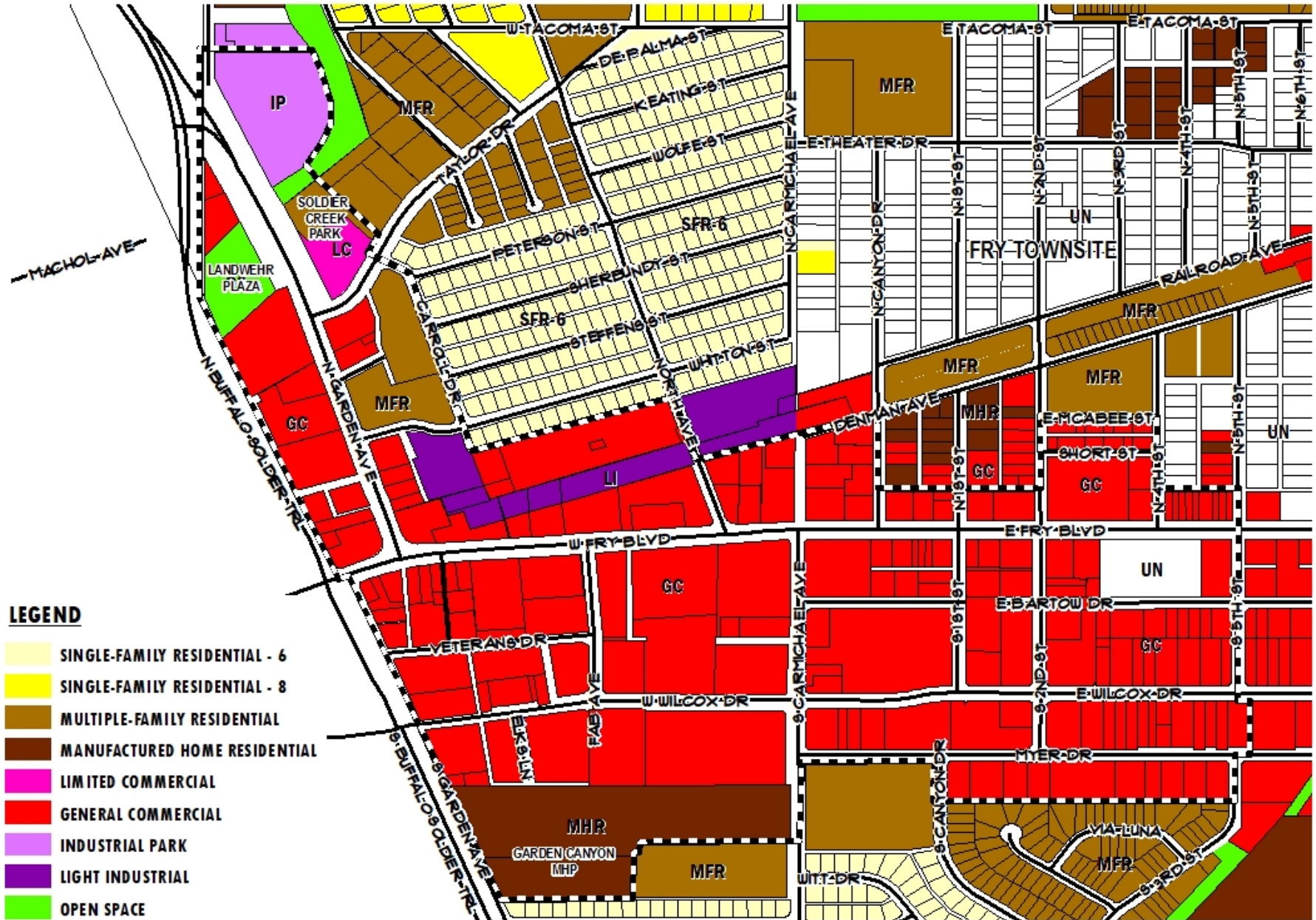
- | | | | | | |
|--|----------------------------------|---|------------------------|---|--|
|  | SFR-6, SINGLE-FAMILY RESIDENTIAL |  | GC, GENERAL COMMERCIAL |  | AMENDED REDEVELOPMENT AREA BOUNDARY
52 ACRES (M.O.L.) |
|  | MFR, MULTIPLE FAMILY RESIDENTIAL |  | LI, LIGHT INDUSTRIAL | | |
|  | OS, OPEN SPACE | | | | |

EXHIBIT "C" ZONING DISTRICTS

INSERT



LEGEND

- SINGLE-FAMILY RESIDENTIAL - 6
- SINGLE-FAMILY RESIDENTIAL - 8
- MULTIPLE-FAMILY RESIDENTIAL
- MANUFACTURED HOME RESIDENTIAL
- LIMITED COMMERCIAL
- GENERAL COMMERCIAL
- INDUSTRIAL PARK
- LIGHT INDUSTRIAL
- OPEN SPACE

5. PROPOSED CHANGES, IF ANY, IN ZONING ORDINANCES OR MAPS, STREET LAYOUTS OR GRADES, BUILDING CODES AND ORDINANCES

The WSVRA overlaps with the Infill Incentive District, west of 7th Street. The Infill Incentive District was originally adopted by Resolution 2005-079 on May 26, 2005, and further amended by Resolution 2020-072 on December 10, 2020. The purpose of the incentives are to encourage new development and redevelopment by providing:

- *Expedited zoning or rezoning procedures.*
- *Expedited processing of plans and proposals.*
- *Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.*
- *Relief from development standards.*

Incentives are currently authorized by approval of a ~~Development Agreement by City Council~~ the City Manager. Specific terms of each agreement are negotiated on a project basis with consideration given to unique aspects of the site, its context, and community benefit(s) that will be realized through its development. Requests for a fee waiver must include an economic impact statement that provides verifiable information regarding: (1) Amount of private investment and impact on property tax base; (2) The number and wage scale of any jobs that will result from the economic activity; (3) Demonstration that local contractors and suppliers are being used to the maximum extent possible; (4) Other measurable public benefit.

No changes to zoning ordinances or maps, building codes or other ordinances are being contemplated at this time.

West Fry Boulevard Corridor Improvement Project

The proposed redevelopment program calls for the renovation, alteration, and repair of existing public improvements within the West Fry Boulevard and North Garden Avenue rights-of-way. Engineered construction documents will be prepared in 2019 detailing proposed right-of-way improvements.

Along Fry Boulevard, "the framework for the project improvements consists of using the 100-foot wide road right-of-way efficiently to implement a more balanced, multi-modal Fry Boulevard corridor that is safe for vehicles, bicycle riders, and pedestrians. A traffic study was completed with the Study which demonstrates that the existing five lanes are not being fully utilized in terms of vehicular traffic volume. The traffic analysis looked at a traffic lane reduction along Fry Boulevard from North Garden Avenue to 7th Street. The narrowing of the roadway was analyzed during the a.m. and p.m. peak hours to year 2040 and was found to provide acceptable levels of service and traffic operation. A lane reduction, often referred to as "road right-sizing" has been used by many communities to better balance transportation modes and to economically stimulate a streetscape or district corridor."

Moreover, "the proposed improvements, as depicted on the following concept plans and illustrations, will create a safer, more pedestrian-friendly multi-modal environment while providing room for many amenities that will develop Fry Boulevard corridor into a unique destination environment with a true sense of place. Overall, Fry Boulevard will function as an efficient three lane roadway with additional right-turn lanes where required. The three-lane roadway will also serve to shorten crosswalk lengths, which will increase pedestrian safety and increase walk-ability along the streetscape."¹

¹Sierra Vista Fry Boulevard West End Corridor Study, pp 4-5

Complete Streets

The redevelopment program calls for the renovation, alteration, and repair of existing public improvements within the Fry Boulevard and North Garden Avenue rights-of-way in a phased manner. The street has been redesigned using a “complete streets” approach that builds a road that meets the needs of motorized vehicles, bicyclists, and pedestrians alike.

The project will make Fry Boulevard function as an efficient three-lane roadway with additional right-turn lanes where they are required. This shortens crosswalk lengths, increases pedestrian safety, and helps attract businesses suited for a downtown entertainment district. Improvements include wide sidewalks and shared-used paths, new energy-efficient LED lighting for motorists and pedestrians, light pole accent banners, landscaping and irrigation, stormwater management, signal changes, driveway improvements, street furnishings, sites dedicated to future artwork and interpretive elements, curbs and gutters, and ADA improvements.

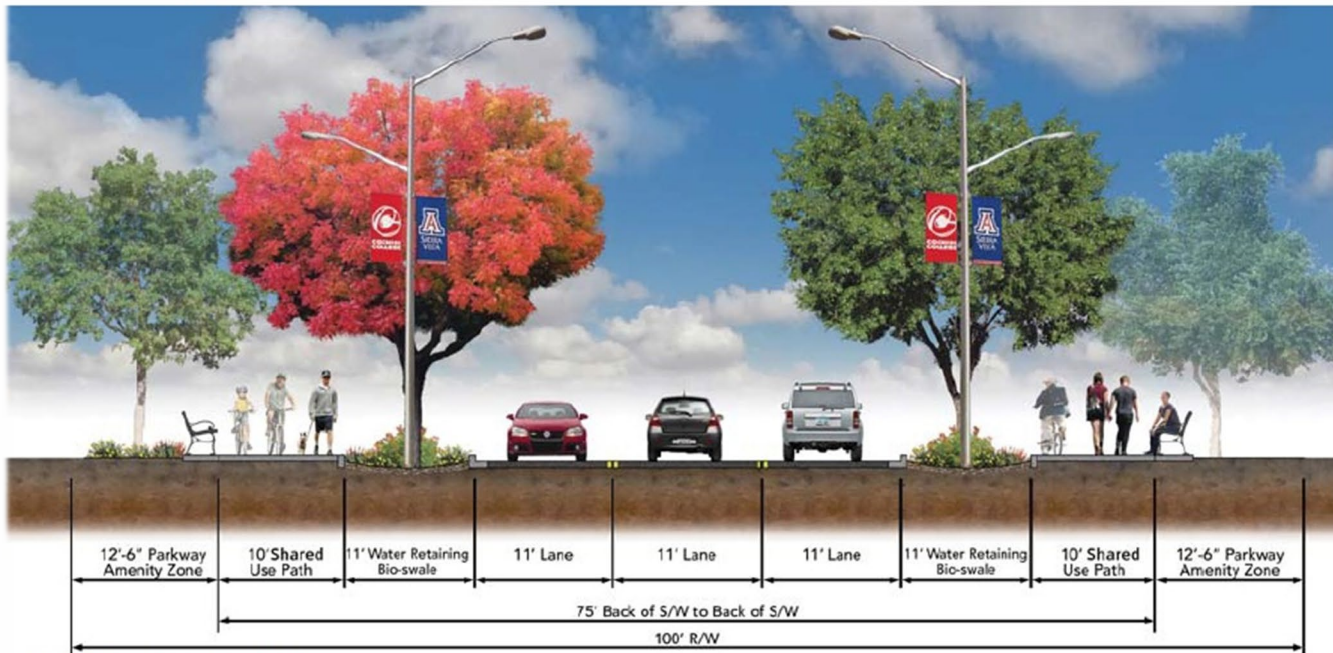
Phase 1 of the Fry Boulevard and North Garden Avenue project was completed in March 2022. This moves forward the redevelopment vision for a town center – a top desire of local residents that was expressed during the “Dream Your City,” becoming the foundation for part of the VISTA 2030: General Plan. This phase includes that portion of Fry Boulevard between North Garden Avenue and Carmichael Avenue, and along North Garden Avenue between Fry Boulevard and Whitton Street. Phase 2 will extend the improvements along Fry Boulevard east to North 5th Street.

The City will be finalizing engineered construction plans for completing North Garden Avenue in FY 22. The timing of construction will depend upon the source of funding. The City will fully explore federal infrastructure grants that will fulfill the scope and intent of the project.

WEST FRY BOULEVARD CORRIDOR IMPROVEMENTS*



First-Phase Project - Buffalo Soldier Trail to Fab Ave.



Typical Conceptual Section

* Reference the fry boulevard, west end corridor study

CONCEPTUAL ENVISIONMENTS – W FRY BLVD*

EXISTING

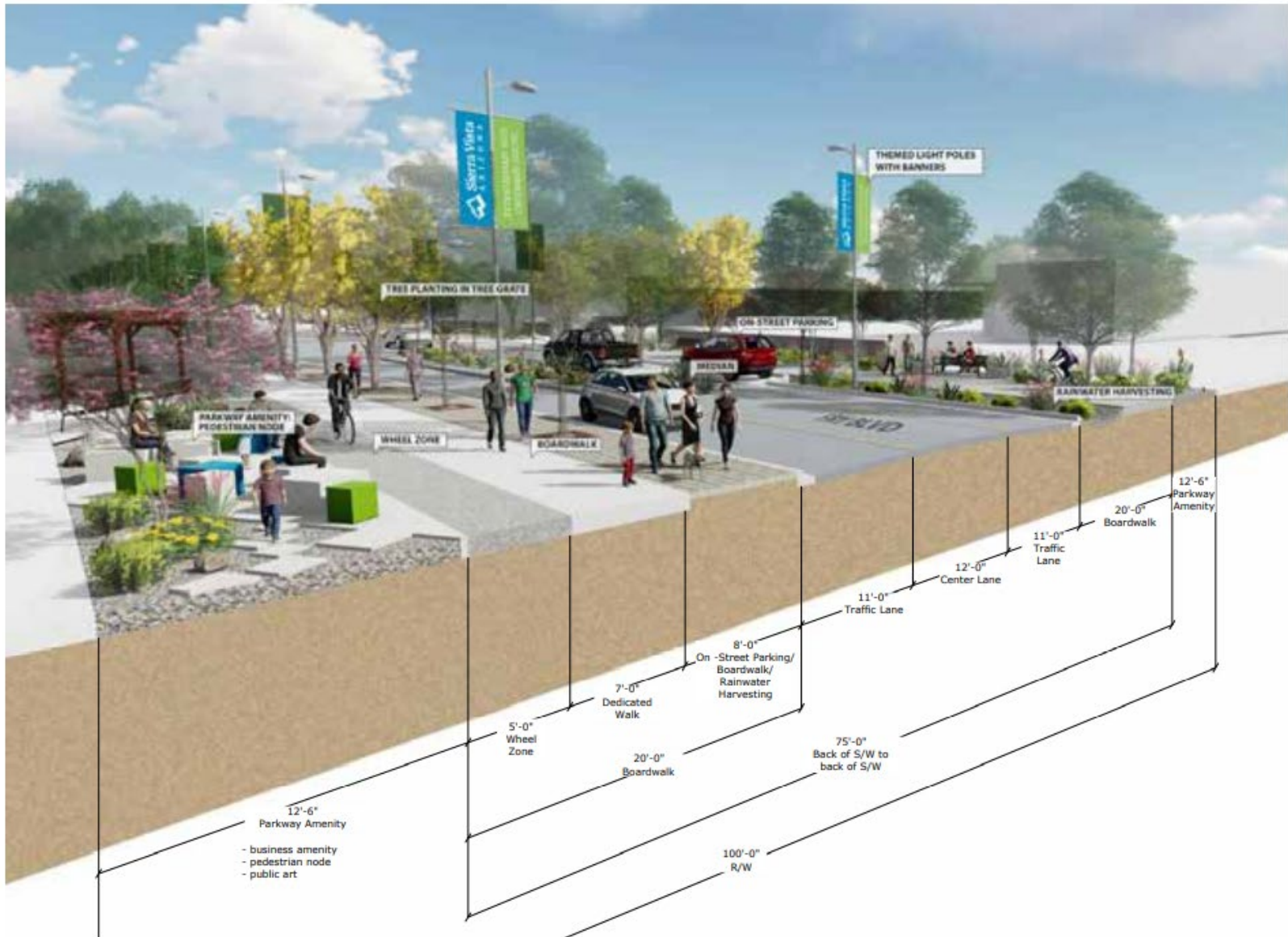


PROPOSED



* Reference the fry boulevard, west end corridor study

INSERT



FINAL Typical cross section

INSERT

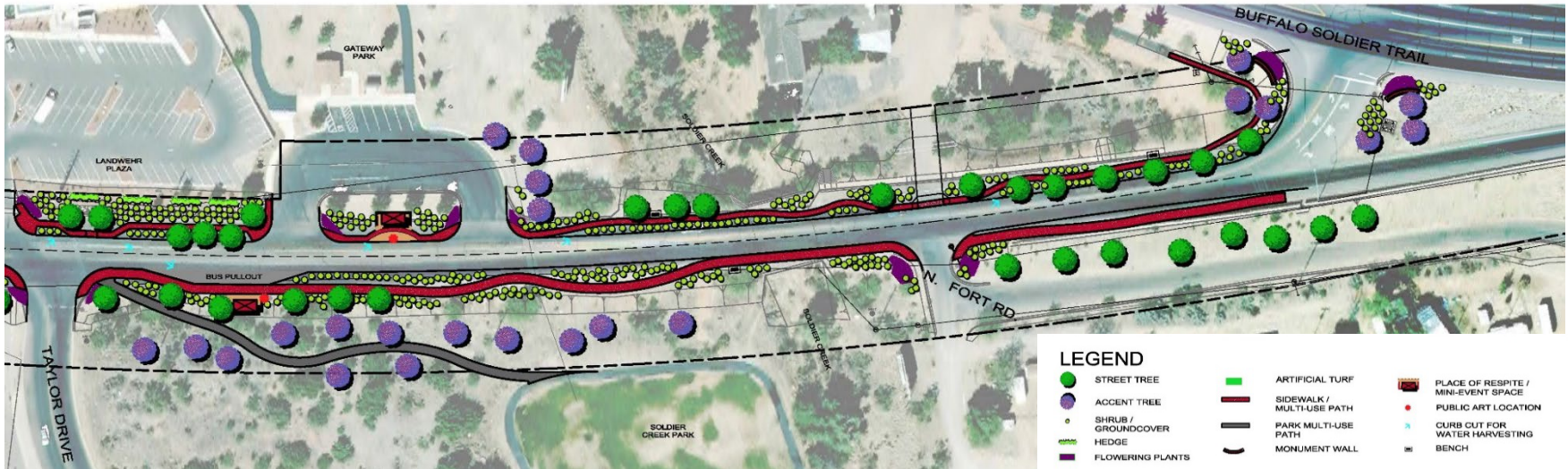


PHASE 1 CONSTRUCTION – W FRY

CONCEPT PLAN – NORTH GARDEN AVE



FRY BOULEVARD TO TAYLOR DRIVE



TAYLOR DRIVE TO JAMES R. LANDWEHR PLAZA

CONCEPTUAL ENVISIONMENTS – NORTH GARDEN AVE*



Fab Avenue Property

On October 21, 2020, the City acquired the 1.26-acre parcel on the southeast corner of S. Fab Avenue and W. Fry Boulevard. Subsequent to the purchase, the City demolished a dilapidated strip commercial building and severely deteriorated parking lot improvements on the north end of the site. The property is currently planned and zoned for commercial use.

The City engaged Stantec, through the Countywide EPA Brownfield Grant program, to develop conceptual design alternatives for the site. The primary objectives are to maximize the Fab Avenue right-of-way for on-street parking; capture and channel stormwater runoff that ponds south of the Fry Boulevard intersection to the culvert crossing and incorporate green infrastructure; to improve the landscape character of the property in a manner that complements adjoining streetscape improvements; create seating areas and walkways; identify opportunities to incorporate public art; and explore the potential for private redevelopment or civic use(s) of the south end of the property as the prospect for a community beneficial redevelopment project improve.

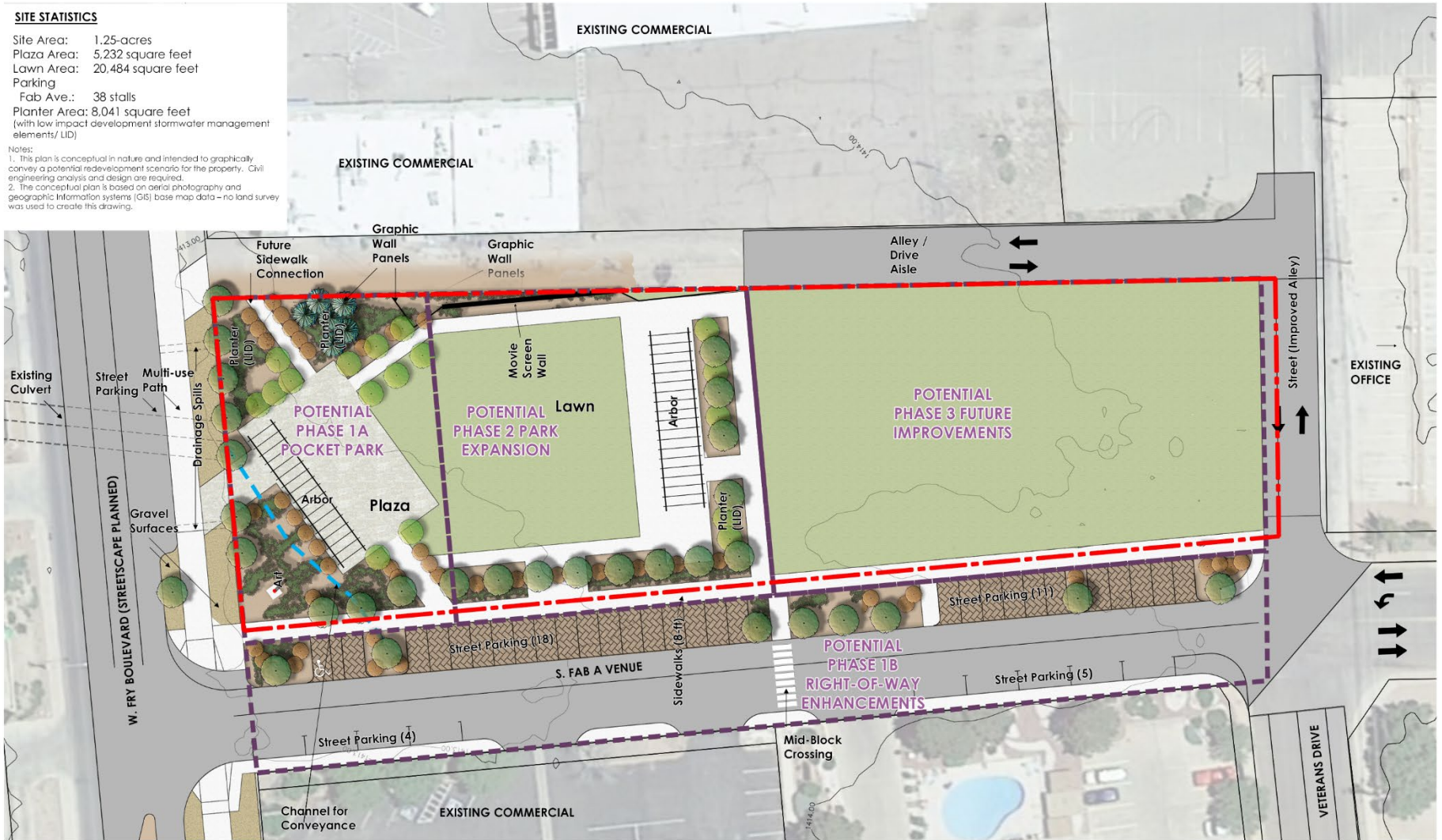
Concept "A" illustrates the proposed phasing of the conceptual improvements starting with the north end of the site and Fab Avenue right of way. Phase 2 shows potential park expansion. Options for Phase 3 are depicted on Concept Plans "A1" and "A2".

INSERT

SITE STATISTICS

Site Area: 1.25-acres
 Plaza Area: 5,232 square feet
 Lawn Area: 20,484 square feet
 Parking
 Fab Ave.: 38 stalls
 Planter Area: 8,041 square feet
 (with low impact development stormwater management elements/ LID)

Notes:
 1. This plan is conceptual in nature and intended to graphically convey a potential redevelopment scenario for the property. Civil engineering analysis and design are required.
 2. The conceptual plan is based on aerial photography and geographic information systems (GIS) base map data - no land survey was used to create this drawing.



4 S. Fab Avenue Reuse Planning

Concept A

For planning purposes only SIERRA VISTA, ARIZONA

INSERT

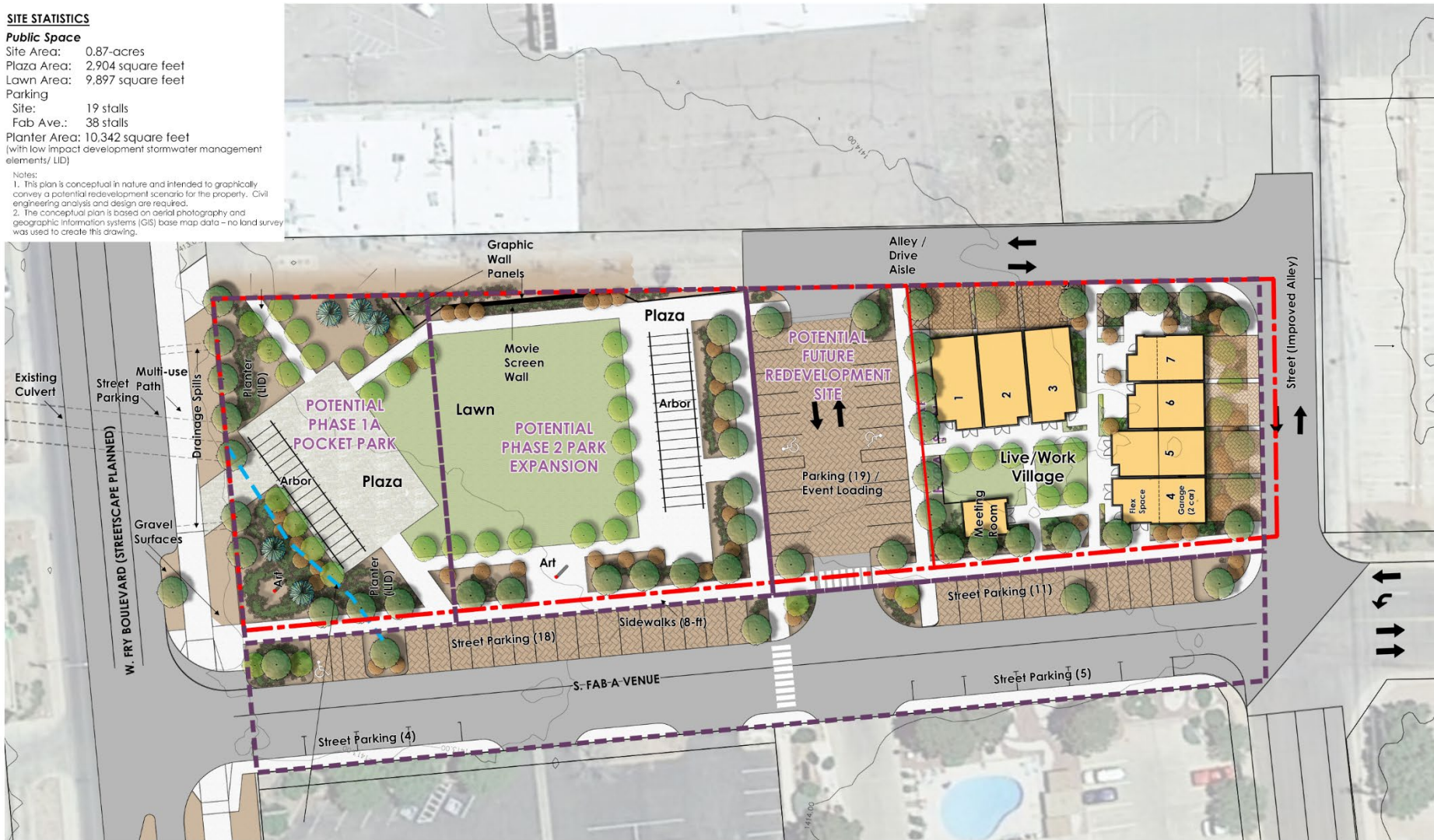
SITE STATISTICS

Public Space

Site Area: 0.87-acres
 Plaza Area: 2,904 square feet
 Lawn Area: 9,897 square feet
 Parking
 Site: 19 stalls
 Fab Ave.: 38 stalls
 Planter Area: 10,342 square feet
 (with low impact development stormwater management elements/ LID)

Notes:

1. This plan is conceptual in nature and intended to graphically convey a potential redevelopment scenario for the property. Civil engineering analysis and design are required.
2. The conceptual plan is based on aerial photography and geographic information systems (GIS) base map data – no land survey was used to create this drawing.



4 S. Fab Avenue Reuse Planning

Concept A.1

For planning purposes only SIERRA VISTA, ARIZONA



INSERT

SITE STATISTICS

Site Area: 1.25-acres
Plaza Area: 5,232 square feet
Lawn Area: 20,484 square feet
Parking
Site/Alley: 16 stalls
Fab Ave.: 38 stalls
Planter Area: 15,000 square feet
(with low impact development stormwater management elements/ LID)

Notes:
1. This plan is conceptual in nature and intended to graphically convey a potential redevelopment scenario for the property. Civil engineering analysis and design are required.
2. The conceptual plan is based on aerial photography and geographic information systems (GIS) base map data -- no land survey was used to create this drawing.



4 S. Fab Avenue Reuse Planning

Concept A.2

For planning purposes only SIERRA VISTA, ARIZONA



6. THE KIND AND NUMBER OF SITE IMPROVEMENTS AND ADDITIONAL PUBLIC UTILITIES WHICH WILL BE REQUIRED TO SUPPORT NEW LAND USES IN THE AREA AFTER REDEVELOPMENT.

Property owners in the WSVRA are anticipated to submit proposals to the City to carry out redevelopment activities on properties they own or control. These proposals may be for new development or redevelopment; for rehabilitation or expansion of structures; or to eliminate a substandard or detrimental building condition. Adequate public utilities exist to accommodate future growth and redevelopment of the district; provided, however, the City may consider incorporating enhanced drainage features into the West Fry Boulevard and North Garden Avenue rights-of-way and on other sites as deemed feasibly practicable.

7. THE PROPOSED METHOD AND ESTIMATED COST OF THE ACQUISITION AND PREPARATION FOR REDEVELOPMENT OF THE REDEVELOPMENT PROJECT AREA AND THE ESTIMATED PROCEEDS OR REVENUES FROM ITS DISPOSAL TO REDEVELOPERS.

The estimated cost of the proposed public improvement projects and redevelopment initiatives, including the cost of associated administration, engineering, planning, and design work as identified in the following table is ~~\$3,049,398~~ \$8,827,000 over the next 10 years.

POTENTIAL EXPENDITURES – COMMUNITY REDEVLEOPMENT PLAN*

YEAR	NORTH GARDEN AVENUE		W FRY BLVD (CARMICHAEL AVE. TO N. 5 TH ST)		FAB AVENUE PARK/R.O.W. IMPROVEMENTS		PUBLIC ART IN PUBLIC SPACES	WSVRA PARTERSHIP PROGRAM
	DESIGN	BUILD	DESIGN	BUILD	DESIGN	BUILD		
2019			\$264,042	\$0				\$50,000
2020			\$0	\$2,285,356				\$50,000
2021	\$0	\$0						\$50,000
2022-23	\$265,000						\$15,000	\$50,000-100,000
2023-24		\$2,650,000	\$150,000		\$120,000		\$15,000	\$50,000-100,000
2024-25				\$1,975,000		\$358,800	\$15,000	\$50,000-100,000
2025-26						\$843,400	\$15,000	\$50,000-100,000
2026-27							\$15,000	\$50,000-100,000
2027-28							\$15,000	\$50,000-100,000
2028-29					\$80,000	\$1,234,800	\$15,000	\$50,000-100,000
2029-30							\$15,000	\$100,000
2030-31							\$15,000	\$100,000
2031-32							\$15,000	\$100,000
TOTAL	\$265,000	\$2,650,000	\$264,042 \$150,000	\$2,285,356 \$1,975,000	\$200,000	\$2,437,000	\$150,000	\$500,000-\$1,000,000

*Projected annual appropriation may be more or less depending on City Council authorization during the annual budgeting process.

8. THE PROPOSED METHOD OF FINANCING THE REDEVELOPMENT PROJECT

It is anticipated that the redevelopment projects identified in Table 1 will be principally paid for using a combination of general fund tax dollars, U.S. Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grants or other federal surface transportation or transit funding, Highway User Revenue Fund (HURF) revenue, and Community Development Block Grant (CDBG) program revenue. Matching funds, contributions from other funding entities, grants, donations, and other sources available to the City may be utilized, consistent with the goals and objectives of this plan.

It is anticipated that most projects will be financed on a "pay-as-you-go" basis using funds on-hand or accumulated over time for a specific purpose. The cost estimates for projects are rough estimates because construction or design drawings have not yet been prepared, and therefore have been based on preliminary concepts. A percentage has been factored into the estimates to cover contingencies and design costs.

9. A FEASIBLE METHOD FOR THE RELOCATION OF FAMILIES TO BE DISPLACED FROM THE REDEVELOPMENT PROJECT AREA

The City does not intend to condemn property in conjunction with this plan or undertake any redevelopment project that would necessitate the relocation of families. As a result, this section is not applicable.