

**SIERRA VISTA PLANNING AND ZONING COMMISSION**

May 16, 2023

CITY COUNCIL CHAMBERS

Motion Meeting Minutes

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

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

Members Absent: Leslie Thomas

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

Council Present: Mayor Clea McCaa II  
Councilmember Umphrey  
Councilmember Messmer

Others Present: Rick Coffman, Castle & Cooke Arizona  
Tait Wilcox, Castle & Cooke Arizona

**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. Coxworth made the motion to accept the December 13, 2022 minutes. Mr. Malone seconded the motion.

VOTE: Approved by a vote of 4-0.

**CHAIR COMMENTS**

Mr. Snyder had no comments.

**CALL TO THE PUBLIC**

No public - None.

**OLD BUSINESS:**

None.

**NEW BUSINESS**

2. Independence Village  
Lots 1-376  
Resolution 1188

Mr. Coxworth made the motion recommending Resolution 1188 to the Mayor and City Council. Mr. Malone seconded the motion.

*Mr. Pregler gave the staff presentation. Castle & Cooke is proposing to construct 376 detached single-family homes in Independence Village. The subdivision will encompass 109.25 acres will be developed in a total of 12 phases. Although the first three phases will be developed concurrently. This is the first residential development within the Tribute Specific Plan. As such, the development standards such as setbacks and roadway widths will be per the Specific Plan Development Standards and not the Development Code standards.*

- A.** *Future Land Use Designation: Tribute Specific Plan*
- B.** *Zoning Designation/Lot Size: Medium Density Residential. As identified in the Tribute Specific Plan, the lot sizes range from 6,000 to 9,375 square feet, which is consistent with the zoning designation. The total density is 3.44 homes per acre.*

- C.** *Building Height/Setbacks:*

*According to the Tribute Specific Plan, the maximum building height for medium density residential structures is 28 feet. This is consistent with the height requirement in the Development Code.*

*Minimum building setbacks as prescribed in the Specific Plan are as follows:*

*Front-10 feet to property line. However, homes need to be placed a minimum of 20 feet from the edge of sidewalk to allow for vehicle parking in the driveway.*

*Interior Side- 5-foot*

*Street Side-10-foot*

*Rear yard-10-foot*

- D.** *Utilities*

*Water service will be provided by Pueblo Del Sol; Gas by Southwest Gas; and Electric by SSVEC.*

- E.** *Drainage*

*All drainage will travel east, toward the eastern edge of the subdivision. Two detention basins are proposed along the eastern property line to detain all water runoff. Temporary basins will be constructed during development of the early phases of the subdivision until such time as the permanent basins have been completed. The City will maintain all detention basins within the site.*

**F. Access**

*The Development Code requires two accesses into a subdivision when developing 1-100 lots. One additional access is required for each additional 100 lots. For example, 101-200 lots requires three accesses and 201-300 requires four accesses. The number of accesses beyond 301 lots is determined by the City. Regarding Independence, the City has agreed that the maximum number of access points into the subdivision will be four.*

*St. Andrew's Drive will be extended from Highway 92 and provide the first access into the subdivision. Two additional accesses from Greenbrier and one access from Francis Lewis Street will combine for the remaining three access points and will be constructed at the time the adjacent phases are developed. St. Andrew's Drive will terminate just east of the main subdivision access, Thomas Jefferson Circle, until such time as the future phases are developed. A temporary secondary access from St. Andrew's Drive will be provided within Lot 12, and function as a secondary access for the initial phases of the subdivision. Having at least two accesses through all phases of the project is necessary for faster emergency service response times. All roads will be owned and maintained by the City of Sierra Vista.*

**G. Transportation**

*The right-of-way width for St. Andrew's Drive will vary from 80-feet to 102 feet. The wider right-of-way is prescribed from the Highway 92 intersection to Street A, as this section will serve the commercial properties in the Tribute and generate the most traffic. This section of St. Andrews will also include a center median and provide a roundabout at the St. Andrew's/Street A intersection. The roadway width for the entire length of the roadway will be 48 feet and include a 10-foot-wide multi-use path along both sides of the roadway. Only half of the St. Andrew's roadway width will be constructed and improved during the initial phases of the subdivision. The full extent of the roadway will be developed when traffic warrants require the need for additional roadway capacity.*

*Greenbrier will have a total right-of-way width of 80 feet and a roadway width of 52 feet with a 4-foot sidewalk on both sides of the roadway. Again, only half of the roadway width will be constructed until adjacent phases completed.*

*The width of all internal roadways will be as prescribed in the Specific Plan. The right-of-way width will be 56 feet and the interior roads will have a width of 28 feet with an adjacent 4-foot sidewalk. However, Thomas Jefferson Circle, which is the main access into the subdivision, will have a greater roadway width at the entryway into the subdivision with widths from 19.5 to 31.5 feet.*

**General Plan Compliance**

*The Specific Plan is referenced and identified in VISTA 2030. All land use designations in the Specific Plan are consistent with the designations in the General Plan. In addition, the Specific Plan meets the following goal and strategy in the VISTA 2030:*

- ✓ **Goal 5-1 Strategy (1)** – Encourage the use of Specific Plans for development in future growth areas.

**Development Review Committee**

*The Development Review Committee voted unanimously to recommend the Independence Village preliminary plat to the Mayor and City Council.*

Mr. Wilcox asked about access to Buffalo Soldier Trail. Mr. Pregler stated that there will be indirect access to Buffalo Solider Trail through Francis Lewis Street which is a proposed east-west roadway that connects the subdivision to Ben Franklin Boulevard. This Boulevard is a north-south roadway that connects St. Andrew's Drive to Buffalo Solider Trail that will be constructed in conjunction with a proposed charter school. Mr. McLachlan stated that Buffalo Solider Trail is a minor arterial and the responsibility of the City to construct. The City at this time will only be constructing the roadway to Ben Franklin Boulevard which is necessary for circulation of the charter school.

Mr. Malone asked why some of the roadways will be phased? Mr. Pregler stated that the roadways will be constructed to full-build out when warranted, but at this time, the half-width roadway could accommodate the traffic generated by the subdivision. Mr. Coffman stated that one of the reasons is that the roadways will be overbuilt, and maintenance issues would arise. Further he stated that cost was another reason for only constructing the half-width roadway. Mr. McLachlan further stated that it's important to time the buildout of the roadway infrastructure to be scaled to the amount of development that's contributing to the need for the additional capacity.

Mr. Coxworth about the designation of the park. Mr. McLachlan stated it was a neighborhood park. Mr. Coxworth then asked if park was to be paid by the developer. Mr. Coffman said the park would be paid by the developer. Mr. Coxworth followed-up and asked if the development fees would be used for another regional park in the area. Mr. McLachlan stated that Castle & Cooke proposed an amendment to the Tribute Specific Plan that consolidated the parks into Community Parks.

Mr. Snyder asked about the timing of the commercial developments in the Tribute Specific Plan area. Mr. Coffman stated that there is no specific timing for the development of the commercial properties, but that the infrastructure improvements constructed with the subdivision and the charter school will increase interest in the property.

Mr. Wilcox asked if there is going to be a Homeowner's Association in the subdivision. Mr. Coffman stated that this has not been decided, but that there probably would be an Association. Again, reiterated that the streets are public.

Mr. Snyder asked if Buffalo Soldier Trail would be constructed at full build-out. Mr. McLachlan stated that the roadway would be at full build-out at the SR 92 intersection, but a decision had not been made to continue full build-out to Ben Franklin Boulevard. Staff was reviewing the Traffic Impact Report for the charter school and would decide following a review of the report. However, it is anticipated that Buffalo Soldier Trail would be phased, starting with three lanes, then eventually future outside lanes. The phasing will depend on the need as traffic generation increases.

VOTE: Unanimous to approve 4-0.

3. Appointment of Chair  
Resolution 1189

Mr. Snyder made the motion to appoint Mr. Snyder as Chair. Seconded by Mr. Malone.

VOTE: Unanimous to approve, 4-0.

4. Appointment of Vice-Chair  
Resolution 1190

Mr. Malone made the motion to appoint Mr. Coxworth as Vice-Chair. Seconded by Mr. Wilcox.

VOTE: Unanimous to approve, 4-0.

Discussion Item:  
Strategy on City Commission involvement with the General Plan Update

Mr. McLachlan provided an update on the strategy about reaching out the City Commissions about input on the General Plan. It was indicated that staff would be meeting with the City Commission to receive comments about the General Plan. After a lengthy discussion, it was recommended that a representative from the P&Z Commission attend a City Commission meeting and report their findings to the P&Z Commission. Staff was going to provide a schedule of upcoming Commission meetings.

### **FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS**

#### **INFORMATION**

Staff provided an update on various projects within the City.

Under Review

Circle K on SR 90 and Rainbow Way

Dollar General-SR 90 and Avenida Del Sol

Approved but not under construction:

Freddy's-Walmart Shopping Center

Tractor Supply-SR 90

Under Construction

Tropical Smoothie-SR 92

Casa Del Sol Phase 2, S. Carmichael

Haven Health-Coronado Dr., and Busby Drive

Taco Bell-SR 92

Sierra Vista Sports Complex-Avenida Escuela

#### **CITY COUNCIL LIASION COMMENTS**

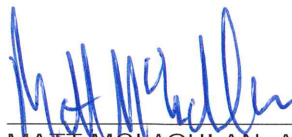
Mayor McCaa stated that the City Council was discussing the FY 23/24 budget.

#### **ADJOURNMENT**

The meeting was adjourned at approximately 6:05 pm.



BRADLEY SNYDER  
Chairperson  
Planning & Zoning Commission



MATT MCLACHLAN, AICP  
Executive Secretary  
Planning & Zoning Commission



Jeff Pregler, AICP  
Recording Secretary