

November 9, 2023

MEMORANDUM TO: Honorable Mayor and City Council

THRU: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager

FROM: Matt McLachlan, Community Development Director

SUBJECT: REQUEST FOR AGENDA ITEM PLACEMENT
PUBLIC HEARING
ORDINANCE 2023-010
Rezoning from Manufactured Home Residence to
Manufactured Home Residence/Recreational Vehicle Park
Overlay District

Tax Parcels # 105-13-001A and 105-13-002A

STAFF RECOMMENDATION:

The City Manager recommends approval.
The Director of Community Development recommends approval.
The Planning & Zoning Commission recommended unanimous approval. (3-0)

INITIATED BY:

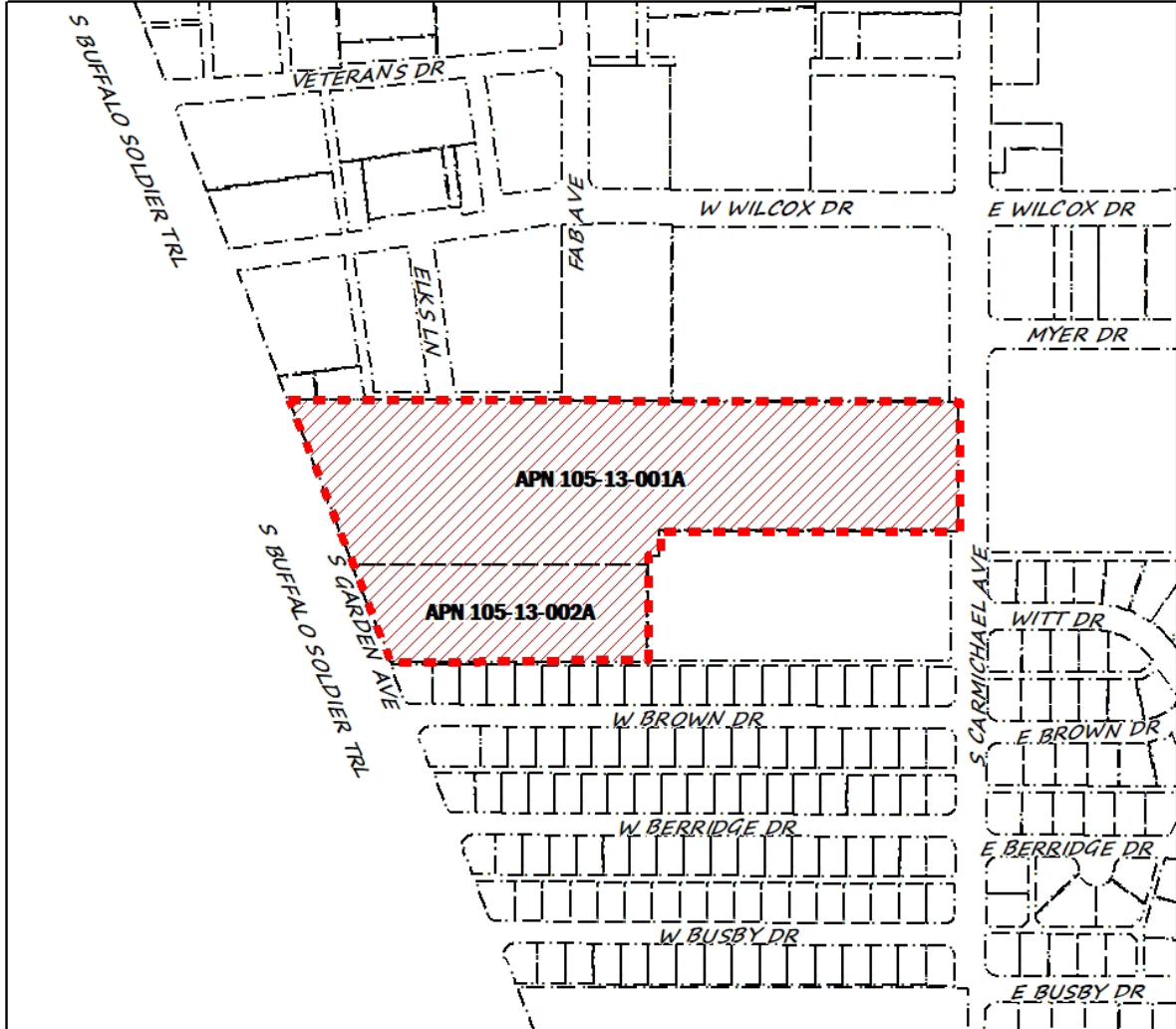
GL Garden Canyon, LLC (Owner)

SUBJECT PROPERTY:

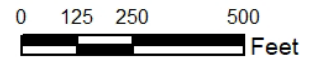
The subject property is located at 405 South Garden Avenue as shown in Exhibit "A". It's made up of two tax parcels with a combined site area of approximately 14.15 acres of land. The property was developed and has been historically used and known as the Garden Canyon Mobile Home Park. In 1985, the southeast portion of the park was sold off for redevelopment as a multi-family apartment complex.

Garden Canyon was acquired by the applicant in August 2020. They have subsequently renamed the park "Garden Grove". The site currently contains 231 spaces.

EXHIBIT "A" - SUBJECT PROPERTY



SOURCE:
Prepared by Sierra Vista Community Development Department



APN 105-13-001A

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

APN 105-13-002A

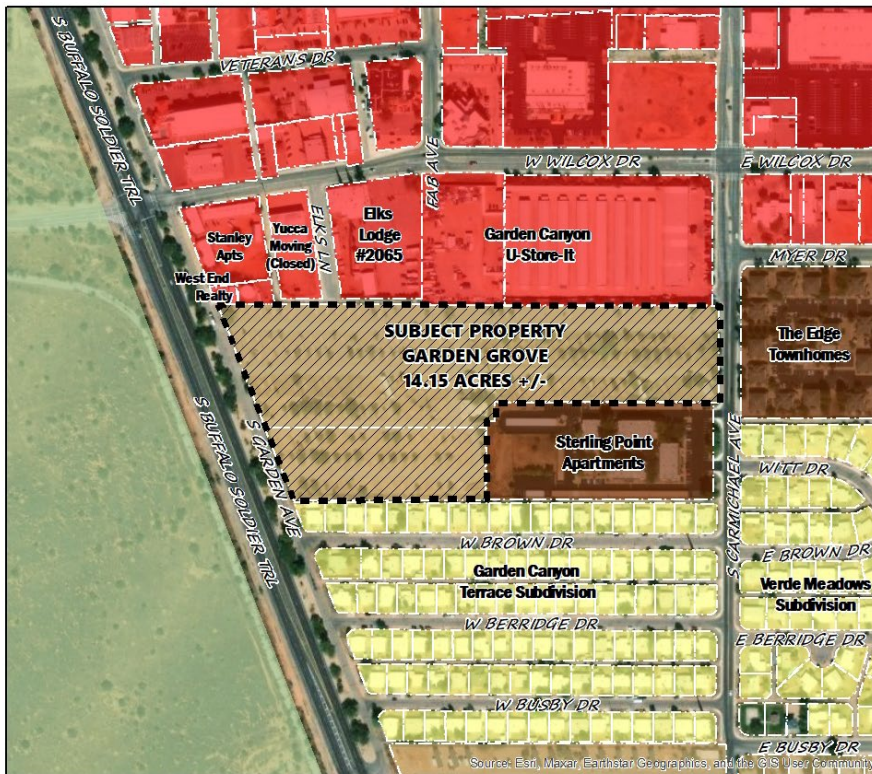
POR OF LOT 5 IN S2NW SEC 3 22 20 BY M&B: BEG 107.39' E & S21DEG 24MIN E400' FROM INTRSEC OF N LINE OF LOT 5 & E LINE OF FT HUACHUCA MILITARY RES; THN N89DEG 54MIN E672.88' S218' S89DEG 53MIN W605.80' N21DEG 24MIN W231' TO POB 3.283AC

BACKGROUND

A. Proposal/Summary

The subject property is currently zoned Manufactured Home Residence (MHR), which allows up to 30 percent of the total spaces (69) to have recreational vehicles. Currently, the 44 spaces adjoining the northern property line are being leased for recreational vehicle use. The Applicant is requesting a rezoning to assign the RVP Overlay District to devote a higher percentage of the spaces to recreational vehicle use based on market demand. The Applicant notes that manufactured homes have gotten larger since the park was first established. Existing sites are not designed for modern homes without them being combined. Recreational vehicles will use the same hookups and utilities as manufactured homes using a smaller footprint making them a more economically viable use. The RVP, Recreational Vehicle Park Overlay District is reserved for existing developed manufactured home parks on property that is ten acres or larger in size which this request meets.

ZONING PATTERN



SOURCE:
Prepared by Sierra Vista Community Development Department

0 125 250 500
Feet

DESIGNATION

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

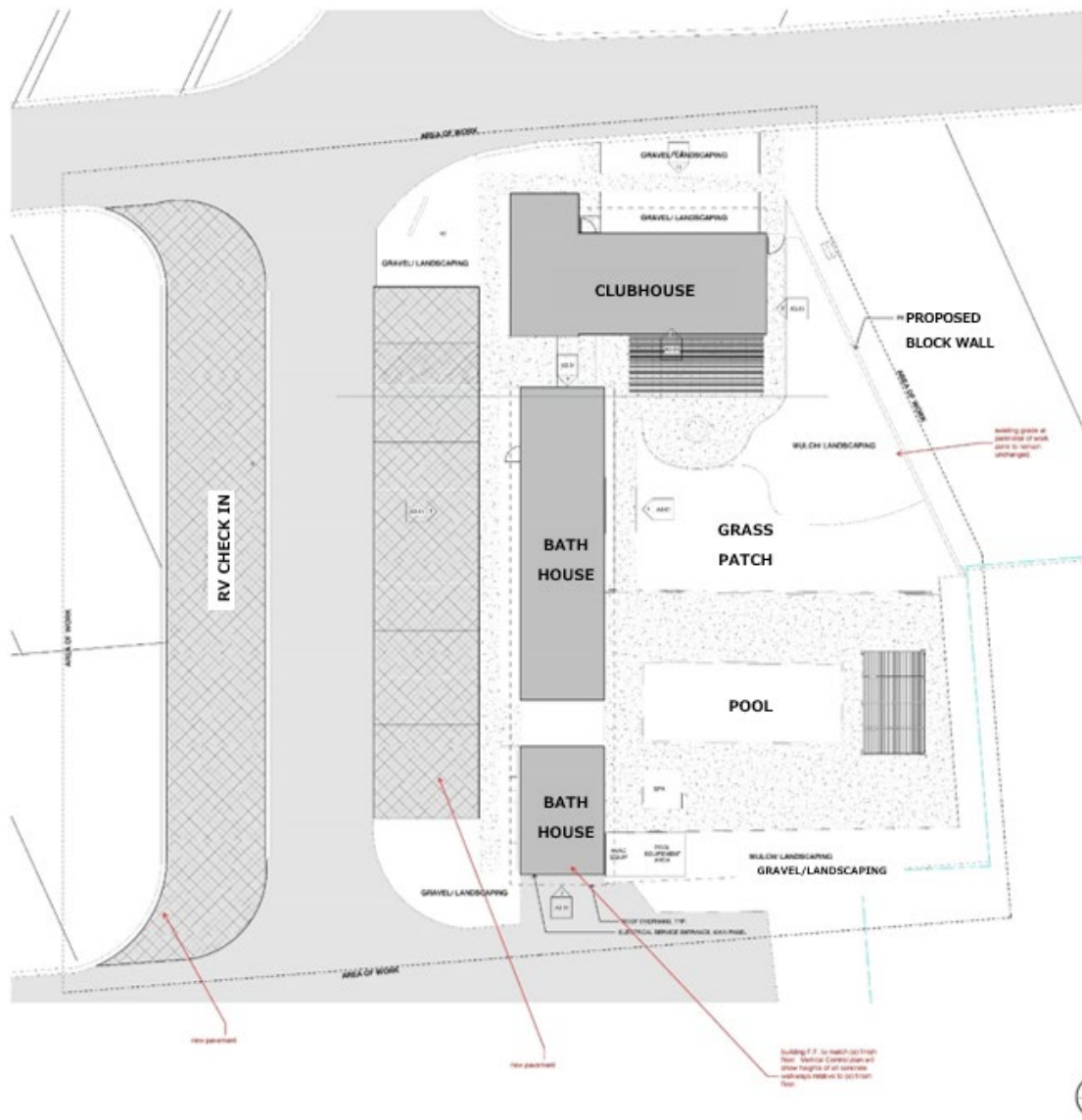


B. Development Considerations

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

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

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



SITE PLAN



CONCEPT RENDERINGS

REVIEW CRITERIA

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

A. Standards

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

B. Analysis

1. Site Suitability

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

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

In terms of access, Garden Grove has four driveways onto South Garden Avenue which serves as a frontage road to Buffalo Soldier Trail - a major arterial roadway. On the east side of the site, there are two driveways that connect with South Carmicheal Avenue, a collector street. Soon, the City will be hiring a contractor to construct a sidewalk along the west side of South Carmichael to provide pedestrian connectivity to transit, nearby neighborhood parks and other community uses.

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

2. Ability to Serve

The subject property is a previously developed site with existing infrastructure in place to serve the proposed use. The Fire Marshal has requested three fire hydrants be installed prior to the 70th space being leased for recreational vehicle use. This was added as a condition of approval for the rezone application. The surrounding roadway network can accommodate the expected number of trips (60 during the PM peak hour at full build-out).

3. Compatible with Surrounding Area

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

4. Consistency with the General Plan

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

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

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

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

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

PLANNING & ZONING CONSIDERATION

The requested rezoning was heard by the Planning & Zoning Commission on October 30, 2023. There were no members from the public that spoke at the meeting.

The Commission voted to unanimously approve the rezoning 3-0.

PUBLIC CORRESPONDENCE/COMMENT

Development Code Article 151.31, Amendments, states that a neighborhood meeting shall be required for rezoning applications. As a result, the petitioner held a neighborhood meeting on August 23, 2023. No members from the public attended the meeting.

In addition, the City is required to provide notice of the public hearings 15 days prior to the meetings by posting the property, publishing a public notice ad in the newspaper, and mailing notice to all property owners within 500 feet of the requested property. The City has received one comment from a resident living on Witt Drive expressing concern about the potential for an increase in people and recreational vehicles (dirt bikes/ATV's) disturbing the quality of life in the neighborhood.

ATTACHMENTS



Michael S. Rothschild
303•872•9905
mike@goodlivingventures.com

Date: August 23, 2023

Department of Community Development
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, AZ 85635

Mike Rothschild
1685 S. Colorado Blvd,
Unit S #362, Denver, CO 80222
303-472-4383

SUBJECT: Rezoning Request Letter

To Whom It May Concern:

We are requesting to rezoning property located at 405 South Garden Avenue (Garden Grove Manufactured Home Park) to assign the RVP, Recreational Vehicle Park Overlay to our underlying zoning district of MHR, Manufactured Home Residence.

The current zoning designation of MHR, Manufactured Home Residence, allows recreational vehicles as an accessory use not to exceed 30% of the overall approved spaces in the manufactured home park.

We would like to explore the potential for additional spaces to be used for this purpose. Therefore, we are seeking approval to amend the City's Zoning Map to assign the RVP, Recreational Vehicle Park Overlay District to our property. This will allow the park to be used for both manufactured homes and/or recreational vehicles subject to the City's development code requirements being met.

On August 23, 2023, a neighborhood meeting was held as directed. Please find enclosed a summary of the comments received.

Sincerely,

Mike Rothschild

Mike Rothschild



Michael S. Rothschild
303•872•9905
mike@goodlivingventures.com

Wednesday, August 23, 2023

Department of Community Development
At The City of Sierra Vista,

The Garden Grove Neighborhood meeting was held at the time and date shown above.
(Wednesday August 23 at 12:00 pm MST)

The Good Living Team was connected to the meeting space with no attendees for the whole hour scheduled.
The Good Living team is available to discuss updates with any neighbors if necessary.

Since no notes were taken from the meeting. This sheet will serve as proof that the meeting was held and available for any interested neighborhood parties.

Thank you.

- Good Living Team

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

From: Jan-Ruth Mills

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

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

Subject: 405 S. Garden Avenue

Dear City Planners,

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

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

Thank you.

Jan-Ruth and Dennis Mills

40 Witt Drive, Sierra Vista, AZ 85635

From: tw9099@cs.com
To: [Jeff Pregler](#)
Subject: RV Park Overlay
Date: Thursday, November 9, 2023 2:07:35 PM

WARNING: This email originated from outside of SierraVistaAZ.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Pregler:

I am writing in regards to the change to more RV at the Garden Grove Park. My only concern would be increased traffic of large RV vehicles on the streets around the Park, such as S. Garden Ave. and S. Carmichael Dr. Has any thought gone into determining if there would be adverse effects such as traffic itself? Additional wear on tear on those streets?

Also, I don't know how RVs generally operate while parked, but do they idle their engines for any purpose for long periods? If so, increased pollutions might be a concern.

Those are my thoughts.

Thank you.

A. Wenc

ORDINANCE 2023-010

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; AMENDING THE CITY'S DEVELOPMENT CODE, DISTRICT ZONING MAP, IN ACCORDANCE WITH ARTICLE 151.31 THEREOF, BY REZONING A PROPERTY LOCATED IN A PORTION OF SECTION 3, T22S, R20E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, AS SHOWN IN EXHIBIT A, FROM MANUFACTURED HOME RESIDENCE (MHR) TO MANUFACTURED HOME RESIDENCE (MHR)/RVP, RECREATIONAL VEHICLE PARK OVERLAY DISTRICT WITH CONDITIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING DEVERABILITY.

WHEREAS, Arizona Revised Statutes §9-462 authorizes municipalities to change zoning designations within the corporate boundaries of the municipality; and

WHEREAS, the City has received an application to rezone a portion of real property that falls within the corporate boundaries of the City of Sierra Vista; and

WHEREAS, the Planning & Zoning Commission recommended unanimously to approve the request for rezoning;

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

WHEREAS, the required public hearings have been conducted, and the required public notification process has been completed.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION1

That an amendment to the City Zoning District Map from Manufactured Home Residence (MHR) to Manufactured Home Residence (MHR)/Recreational Vehicle Park Overlay District (RVP) for a 14.1 acre (MOL) property in Section 3, T22S, R20E of the Gila and Salt River Base and Meridian, Cochise County, Arizona, on Tax Parcels 105-13-001A and 105-13-002A, as shown in Exhibit A, be, and hereby is, approved subject to the following conditions:

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

SECTION 2

All other ordinances or parts of ordinances in conflict with this ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION 3

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions, which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 9TH DAY OF NOVEMBER, 2023.

CLEA McCAA II
Mayor

APPROVAL AS TO FORM:

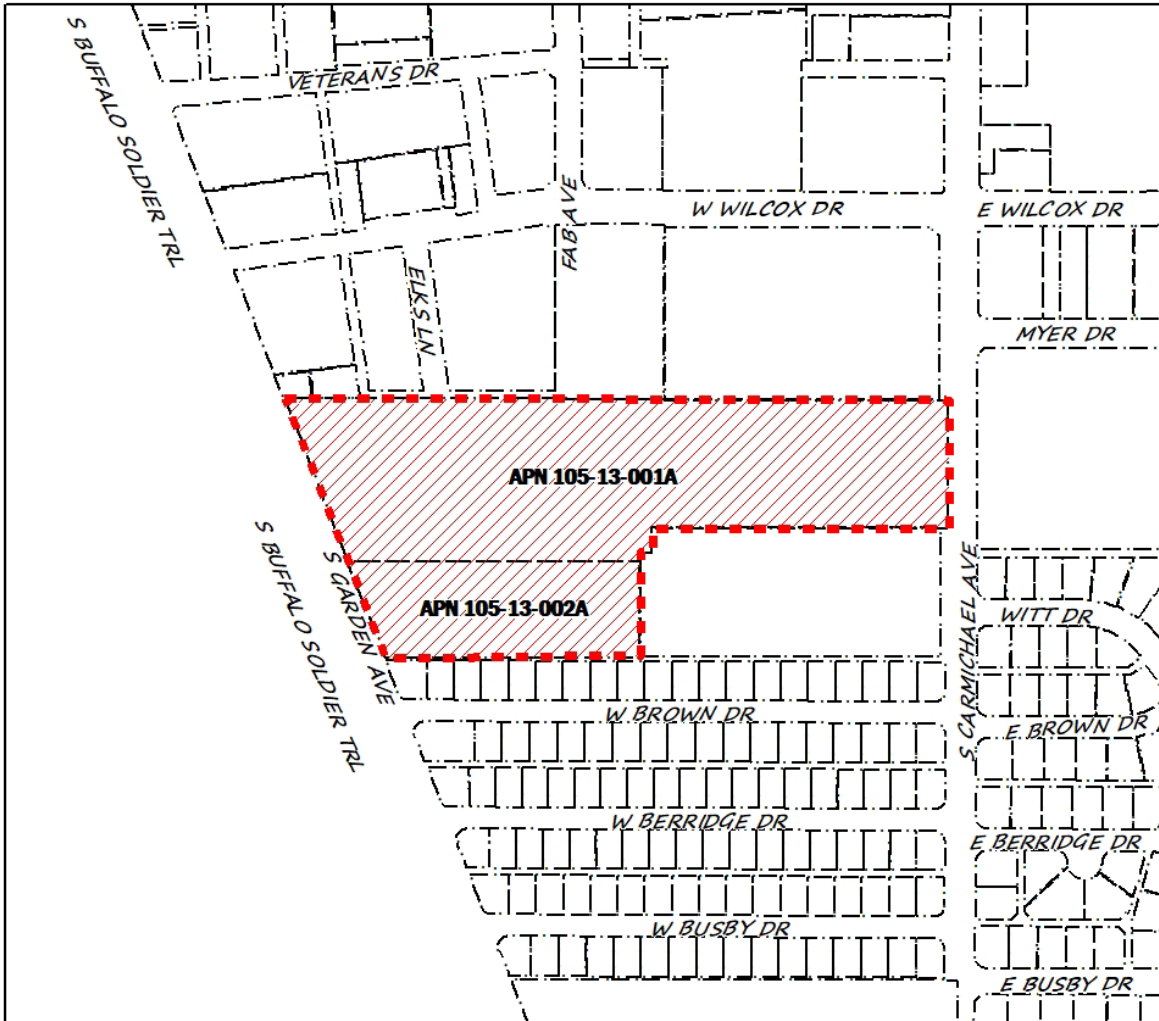
ATTEST:

NATHAN J. WILLIAMS
City Attorney

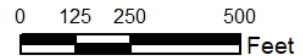
JILL ADAMS
City Clerk

Prepared by: Matt McLachlan, Community Development Director

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