



CITY OF SIERRA VISTA  
PLANNING AND ZONING COMMISSION  
November 15, 2023  
CITY COUNCIL CHAMBERS  
1011 N. CORONADO DRIVE

**REGULAR MEETING**.....5:00 PM

**CALL TO ORDER**

**ROLL CALL**

**ACCEPTANCE OF AGENDA**

**ACCEPTANCE OF MINUTES**

- 1. October 30, 2023

**CHAIR COMMENTS**

**CALL TO THE PUBLIC**

**OLD BUSINESS**

**NEW BUSINESS**

PUBLIC HEARING ITEM

- 2. Resolution 1195  
Request for Development Code Text Amendments  
Development Code Amendments  
**Definitions**  
Section 151.02.004, Definitions  
**Supplementary District Regulations**  
Section 151.04.007, Yards and Setbacks  
**Special Regulations for Particular Uses**  
Section 151.06.013, Outdoor Storage  
**Walls and Screening Devices**  
Section 151.15.005, Standards of Design  
**Matrix of Use Permissions by Zoning District**  
Section 151.22.006, Use Permissions

DISCUSSION ITEM

- 3. General Plan Update-Land Use Element

**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

October 30, 2023  
CITY COUNCIL CHAMBERS  
Meeting Minutes

---

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

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

Members Absent: Daman Malone  
Leslie Thomas

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

Council Present: Mayor Clea McCaa II  
Mayor Pro Tem Umphrey

Others Present:

### **ACCEPTANCE OF THE AGENDA:**

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

VOTE: Approved by a vote of 3-0.

### **ACCEPTANCE OF THE MINUTES:**

1. Mr. Wilcox made the motion to accept the August 15, 2023 minutes. Mr. Coxworth seconded the motion.

VOTE: Approved by a vote of 3-0.

2. Mr. Coxworth made the motion to accept the October 24, 2023 minutes. Mr. Wilcox seconded the motion.

VOTE: Approved by a vote of 3-0.

### **CHAIR COMMENTS**

Mr. Snyder had no comments.

### **CALL TO THE PUBLIC**

Mr. Snyder opened the meeting to the public. There being no response, Mr. Snyder closed the meeting to the public.

### **OLD BUSINESS:**

None.

## NEW BUSINESS

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

Mr. Coxworth made the motion recommending Resolution 1194 to the Mayor and City Council.  
Seconded by Mr. Wilcox.

*Mr. McLachlan gave the staff presentation. He stated that This is a request to amend the Official Zoning Map to assign the Recreational Vehicle Park Overlay District to the Garden Grove site, formerly known as Garden Canyon Mobile Home Park. The property consists of two tax parcels encompassing just over 14 acres of land. Based on aerial photographs, we surmise that the site was originally developed in the 1970s.*

*The site is located between South Carmichael and South Garden Avenues, just south of Wilcox Drive. The property adjoins the Garden Canyon Terrace single family subdivision to the south, Sterling Point Apartments and the Edge Townhomes to the east, and a mix of commercial uses to the north.*

*The property was acquired by GL Garden Canyon LLC in August 2020.*

*The City's future land use plan designates the property for high density residential use. The current zoning on the property is manufactured home residence which is consistent with its historical use. The MHR district allows up to 30 percent of the total spaces in a manufactured home park to have recreational vehicles. Garden Grove has 231 spaces which puts the 30% cap at 69 spaces.*

*The applicant is requesting the RVP overlay to exceed this cap and allow a higher percentage of spaces to be leased to recreational vehicles. The district is reserved for existing developed manufactured home parks that are ten acres or larger in size which this request meets.*

*The Code provides standards of review that an application must meet to be considered for approval. You are to weigh the need and justification for the change; its consistency with the General Plan, and whether the rezoning benefits the general public and does not convey a special privilege to an individual.*

*The need and justification for the rezoning is to facilitate the redevelopment, revitalization, and the repositioning of a once largely abandoned mobile home park that has been a source of blight and criminal nuisance activity for many years. The property is within the West Sierra Vista Redevelopment Area and Infill Incentive District which promotes the redevelopment of vacant, underutilized, and slum and blighted properties.*

*One thing to note is that manufactured homes have gotten larger since the park was originally developed. 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 RV spaces fit vehicles up to 55 feet long, have concrete pads, 30/50 amp electrical service, and water and sewer hookup. The property is situated on the West End near restaurants, retail, and services and close to the main gate of Fort Huachuca making it a good candidate for an RV park. The property is relatively flat and located outside the 100-Year Flood Zone.*

## ACCESS

*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. At full occupancy, the site is anticipated to generate 60 vehicle trips during the PM peak hour which can be accommodated by the surrounding roadway network.*

## SIDEWALKS

*The City is in the procurement stage of filling in sidewalk gaps along the west side of South Carmichael to provide pedestrian connectivity to transit, nearby neighborhood parks, and other community uses.*

## GENERAL PLAN

*On balance, Staff finds the request to be consistent with the General Plan and the following goals and strategies in particular:*

*Increase citizen participation in the governmental decision making process;  
Design sites to provide access and connections to alternative transportation modes;  
Continue the City's commitment to revitalize and redevelop the West End;  
Make Sierra Vista the hub of tourist activities in southeastern Arizona.*

## DEVELOPMENT CONSIDERATIONS

*The RVP Overlay district requires certain facilities be provided when a park exceeds the 30 percent threshold on recreational vehicle spaces. Specifically, one washer and dryer per 25 spaces; one men's and women's shower per 50 spaces, and storage units containing a volume of no less than 180 cubic feet for at least 25 percent of the spaces designated for RV use.*

## SITE PLAN

*The Applicant has demolished the former office building to make way for a series of building and site improvements. The owner will be applying soon for permits to construct the new club house and bath houses. Sheds will be installed on individual RV sites at the ratio required by Code. Here are some conceptual renderings showing what the improvements could look like upon completion.*

## PUBLIC INPUT

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

## RECOMMENDATION

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

- 1. Prior to the 70<sup>th</sup> 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.**

Mr. Snyder asked about the location of the clubhouse. Mr. McLachlan stated the clubhouse was centrally located in the recreational vehicle park.

Mr. Snyder asked where most of the traffic would enter the site. Mr. McLachlan stated that most traffic is projected to enter from South Garden Avenue.

Mr. Coxworth asked if the amenities in the park are required per the Development Code. Mr. McLachlan stated that the bathhouse is required. The pool, improved green space, and other amenities are not required but essential to the owner's business plan because they attract additional residences and recreational vehicle owners to the park. Mr. McLachlan also stated that there will be a buffer of oleanders and trees along the perimeter of the park to provide screening. He mentioned that the recreational vehicle park is within walking distance to McFadden Park, Ciaramitaro Park, and Timothy Lane Park.

Mr. Coxworth asked if there will be screening along Buffalo Soldier Trail. Mr. McLachlan stated that the owners have installed a hedge of oleanders along the western property line.

Mr. Coxworth asked if there was a limit on the length of stay for the recreational vehicles. Mr. McLachlan stated that there is no Development Code requirement that limits length of stay.

Mr. Coxworth asked if there was going to be a Development Agreement for the recreational vehicle park. Mr. McLachlan stated that the conditions of approval attached to the rezoning will be the requirements that need to be met prior to the 70<sup>th</sup> space being leased. Mr. McLachlan clarifies that the overlay district allows the City to impose standards in conjunction with the conversion of a manufactured home park to an RV park.

Mr. Coxworth asked if combining the two parcels is required. Mr. McLachlan said that a combination was not required.

Mr. Coxworth concluded by stating that the recreational vehicle park was not the highest and best use for the property but was a good temporary use at this time. He said that with the infrastructure improvements being installed that the property could be used for either single-family homes or apartments in the future. However, he clarified that the recreational vehicle park would increase density and bring people to the West End and to the community which is a benefit to the City.

Discussion ensued regarding the need for open space and amenities within the recreational vehicle park.

VOTE: Unanimous to approve 3-0.

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

None

## **INFORMATION**

An update on projects included:

Freddy's will not be moving forward with their project.

Buffalo Soldier Ranch Final Plat moving forward with final approval to City Council on November 9.

Popeye's is still moving forward with their project.

Burger King has a new owner that will be moving quickly to complete the renovations.

The Good-To-Go site plan was received, which is located at the corner of Fry Blvd. and El Camino Real.

Received a site plan for a Tidal Wave car wash located in one of the vacant Mall pads.

Staff discussed the reasons why Castle & Cooke is leaving Sierra Vista.

**CITY COUNCIL LIASION COMMENTS**

Mayor Pro Tem Umphrey stated:

The General Plan Update is continuing to move forward.

**ADJOURNMENT**

The meeting was adjourned at approximately 5:40 pm.

---

BRADLEY SNYDER  
Chairperson  
Planning & Zoning Commission

---

MATT MCLACHLAN, AICP  
Executive Secretary  
Planning & Zoning Commission

---

Jeff Pregler, AICP  
Recording Secretary

## STAFF MEMORANDUM

<b>TO:</b>	Planning and Zoning Commission
<b>FROM:</b>	Matt McLachlan, AICP, Community Development Director
<b>MEETING DATE:</b>	November 15, 2023
<b>SUBJECT:</b>	Proposed Development Code Amendments: Article 151.02 (Definitions) Article 151.04 (Supplementary District Regulations) Article 151.06 (Special Regulations for Particular Uses) Article 151.15 (Landscaping, Walls, Screening and Buffering) Article 151.22 (District Regulations)
<b>REQUESTED ACTION:</b>	I move that Resolution 1195, providing for text amendments to the Development Code, as shown in Exhibit A, be recommended for approval to the Mayor and City Council.

On October 24, 2023, the Planning and Zoning Commission held a Work Session to consider potential development code amendments pertaining to warehousing and distribution uses, outdoor storage regulations, and screening requirements. This review was largely motivated by a shortage of available warehousing and storage space in the community. The Development Code currently restricts warehouse uses to industrially zoned property.

The proposed amendments provided with Resolution 1195 are consistent with the feedback and direction received at the Work Session.

RESOLUTION 1195

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; BY RECOMMENDING APPROVAL OF AMENDMENTS TO CHAPTER 151 OF THE CITY CODE OF ORDINANCES, THE DEVELOPMENT CODE, AS SHOWN ON EXHIBIT A; AND DIRECTING THE EXECUTIVE SECRETARY TO TRANSMIT THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION AND COMMENTS TO THE CITY COUNCIL.

WHEREAS, the provisions of A.R.S. 9-462.04 and Chapter 151, Development Code, of the City Code of Ordinances, allow text amendments to be granted by the City; and

WHEREAS, in accordance with the provisions of Article 151.31 of the Development Code and established policy, the City of Sierra Vista, has proposed amendments to the following: Article 151.02 (Definitions); Article 151.04 (Supplementary District Regulations); Article 151.06 (Special Regulations for Particular Uses); Article 151.15 (Landscaping, Walls, Screening and Buffering); and Article 151.22 (District Regulations).

WHEREAS, Article 151.31 of the Development Code requires that the Planning and Zoning Commission review all applications for text amendments, and to forward recommendation on the application to the City Council; and

WHEREAS, as required by Article 151.31 of the Development Code, the Planning & Zoning Commission held a public hearing on the application, after proper notice had been given; and

WHEREAS, the Planning and Zoning Commission considered all the facts of the application and the comments of the citizens at a public hearing.

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 reaffirms settled policy for recommending Development Code text amendments to City Council.

SECTION 2

That text amendments to Chapter 151 of the City Code of Ordinances, the Development Code, as shown on Exhibit "A" are hereby recommended 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 15TH DAY OF NOVEMBER 2023.

\_\_\_\_\_  
BRAD SNYDER  
Chairperson

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
NATHAN WILLIAMS  
City Attorney

\_\_\_\_\_  
JILL ADAMS  
City Clerk

PREPARED BY:

Matt McLachlan, Community Development Director

## EXHIBIT "A"

**NOTE:** Text underlined in **blue** is proposed to be added. Strikethrough text in **red** is proposed for deletion.

The following definitions under Section 151.02.004 of the Code are amended to read as follows:

### ~~Distribution Center~~

~~A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.~~

### Mini-Warehouse

An establishment providing separate storage spaces at varying sizes leased or rented on an individual basis primarily for the storage of personal or household goods.

### Outdoor Storage

The storing or displaying in any open area of any goods, equipment, material or vehicles.

### Warehouse, Storage and Distribution

An establishment where the primary use is ~~the storage of merchandise, products, or materials in bulk for a fee or charge or for distribution to other establishments operated by the same business enterprise~~ for the storage, distribution, or transfer of goods and materials which is not a mini-warehouse.

**Article 151.06, Special Regulations for Particular Uses is amended to provide as follows:**

### Section 151.06.013 Outdoor Storage

- A. No outdoor storage, sales, service, or display of merchandise, equipment or materials shall be permitted except as provided below:
1. Sales or display necessary to vehicle sales, service, or rental establishment.
  2. Sales, display and storage of plant material at a plant nursery or garden center.
  3. Sales, display and storage of construction material, sheds, and equipment at a home improvement retailer in designated areas first approved by the city.
  4. Storage of equipment or materials customarily associated with and integral to the principal use of the property as determined by the Community Development Director.
  5. Any outdoor storage area is completely enclosed and screened from view from the public street and any adjacent property zoned or used for residential purposes by one or more of the following:
    - a) An existing building, structure, or landscape feature.
    - b) A minimum six-foot high masonry wall; provided, however, chain link fencing with slats may be used for outdoor storage areas that are confined to an area of 500 square feet or less on the subject property.
    - c) Other screening to achieve the same effect as approved by the Community Development Director.

**Article 151.04, Supplementary District Regulations is hereby amended as follows:**

**Section 151.04.007 ~~Yards and Setbacks, General Usage~~ Mechanical Equipment**

~~A.—Except as provided elsewhere in this Code, no compressor unit, condensing unit, cooling tower, evaporative condenser, or similar device located on the ground shall be located closer to any interior lot line than the minimum setback required for the main building. All such devices shall discharge air in a direction other than toward any lot line within 25 feet of such device.~~

~~B.—Where future street lines have been officially established by the Council, all required setbacks shall be measured from future property lines.~~

~~C.—Satellite antennas shall not be erected in the required front or side yards.~~

No mechanical equipment, including but not limited to, heating, air conditioning, refrigeration equipment, generators, propane tanks, and transformers shall be located in a front yard. Ground-mounted mechanical equipment may be located within a secondary front yard if opaque screening is provided around all sides of the equipment. Screening may include opaque fence panels, landscaping or other camouflaging technique to screen the mechanical equipment from public view. All screening shall be a minimum of one foot higher than the height of the mechanical equipment being screened. For the purposes of this section, the front yard of a corner lot shall be the side of the property from which the property is addressed. The other side facing a street shall be considered a secondary front yard. Ground mounted mechanical equipment not on single-family residential property shall be screened from public rights-of-way, pedestrian areas, and any adjacent residential property using landscaping or other acceptable material.

**Article 151.15, Landscaping, Walls, Screening and Buffering is hereby amended as follows:**

**Section 151.15.005 Walls and Screening Devices**

A. Standards of Design and Development

1. ~~All outdoor permanent storage areas located in a side or rear yard for materials, trash, mechanical equipment, vehicles, or other similar items shall be screened from view from the public street by a minimum 6-foot high wall constructed of or finished with materials which meet the approval of the City.~~ Permanent dumpsters shall be located inside enclosures that comply with the applicable City of Sierra Vista Standard Detail for dumpster size as published by the Public Works Department, Engineering Division.

2. ~~Roof mounted mechanical equipment shall be screened by parapet walls or other screening devices to be no lower in height than 6 inches below the height of the mechanical equipment on side, front, or rear walls, whichever area is adjacent to a public street, residential district, or use.~~

~~—a.—Industrial lots not adjacent to an arterial street shall be screened by the use of walls, berms, landscaping or any combination of the three.~~

~~—b.—All other areas shall be screened by the use of walls, berms, or a combination of the two. Such screening may be supplemented by up to 25 percent intermittent landscaping.~~

3. A brick, slump block, or masonry wall with stucco or mortar wash finish, or compatible alternatives approved by the City, shall be constructed on a site used for multi-family, commercial, or industrial use along any lot lines in common with, or separated only by, an alley from:

- a. A single-family residence, except a non-conforming single-family residence located in a commercial or industrial zoning district.
- b. A single-family residential zoning district.
- c. A multi-family residential development, except a non-conforming multi-family development, located in a commercial or industrial zoning district.
- d. A multi-family residential zoning district.
- e. Any building operated by federal, state, county or city government and not situated in either a commercial or industrial zoning district.
- f. Any school building and playground, except those located in either a commercial or industrial zoning district.

Such walls shall be 6 feet in height, except that the first 25 feet in from the street and property lines will be stepped down to a maximum height of 3 feet.

4. Walls shall be required along the rear of reverse frontage lots with a height of 6 feet. Such walls shall be of slump block or masonry construction with stucco or mortar wash finish, or compatible alternatives approved by the City. Street trees and landscaping materials shall be required between the wall and curb.

5. Exterior boundaries of mobile home and trailer parks shall be provided with a masonry or wooden wall having a height of 6 feet and designed to create an attractive border.

6. Any permanent type improvements, with the exception of landscaping, within the public right-of-way, will require a right-of-way permit and City approval before installation. No walls of any type or height will be allowed in a public right-of-way, except retaining walls as determined necessary and approved by the City.

**Article 151.22, District Regulations, is hereby amended as follows:**

**Section 151.22.006 Matrix of Use Permissions by Zoning District**

ZONING DISTRICT													
USE CLASSIFICATIONS	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Convenience	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/ LI, Light Industry	HI, Heavy Industrial	OS/PF, Open Space/ Public Facility
Mini-Warehouse	NC	NC	NC	NC	NC	NC	C	NC	P	P	C	NC	NC
Distribution Center	NG	NG	NG	NG	NG	NG	NG	NG	NG	P	P	P	NG
Outdoor Storage	NC	NC	NC	NC	NC	NC	NC	NC	A/C	A	A	P	NC
Warehouse, Storage and Distribution	NC	NC	NC	NC	NC	NC	NC	NC	NG A/P <sup>6</sup>	P	P	P	NC
Wholesale Trade	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC

(1) Limited to mixed-use buildings only.  
 (2) Limited to component uses located entirely within a social and recreational center located no less than 100 feet from any property line of the park site in Manufactured Home Parks and RV Parks.  
 (3) Limited to 3,000 square feet of gross floor area per use.  
 (4) Limited to 1,000 square feet of gross floor area per use.  
 (5) Conditional use permit is required when light industrial use fronts Fry Boulevard or when adjoining an existing residential use.  
 (6) Limited to low and moderate-hazard storage uses as defined by the City's adopted building code that do not require more than occasional heavy trucking activity as determined by the City based on its evaluation of information or studies provided by the Applicant, provided, however, warehouse, storage and distribution uses are prohibited as a principal use on properties fronting Fry Boulevard.