

**SIERRA VISTA PLANNING AND ZONING COMMISSION**

October 30, 2023  
CITY COUNCIL CHAMBERS  
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

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.



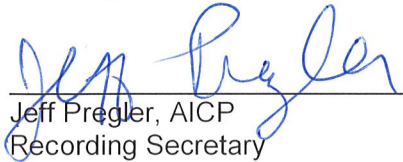
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BRADLEY SNYDER  
Chairperson  
Planning & Zoning Commission



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MATT MCLACHLAN, AICP  
Executive Secretary  
Planning & Zoning Commission



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Jeff Pregler, AICP  
Recording Secretary