

SIERRA VISTA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 17, 2018
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: David Thompson, Chair
Gerald Gabel, Vice-Chair
Sharon Lake
Bradley Snyder
Chrysti Lassiter
Robert Karp
Patricia Olson

Members Absent: None

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

Council Present: Councilmember Gray

Others Present: Billy Longenbaugh, representing U-Haul

ACCEPTANCE OF THE AGENDA:

Mr. Snyder made the motion to accept the agenda. Ms. Olson seconded.

VOTE: Approved by a vote of 7-0.

ACCEPTANCE OF THE MINUTES:

1. Ms. Olson made the motion to accept the minutes of June 19, 2018. The motion was seconded by Ms. Lassiter.

VOTE: Approved by a vote of 7-0.

CHAIR COMMENTS

Mr. Thompson had no comments.

CALL TO THE PUBLIC

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

NEW BUSINESS

2. PUBLIC HEARING

Resolution 1150

Request for a Rezoning from LC to GC

Located at 2011 E. Fry Blvd; Tax parcel #106-75-121

Ms. Lake made the motion to recommend approval of Resolution 1150. Mr. Gabel seconded the motion.

Mr. Pregler gave the staff presentation. *He started by stating that the applicant AMERCO Real Estate Company is seeking to rezone a 12 acre property from limited commercial to general commercial. The property is located on the northwest corner of Fry Blvd. and Coronado Drive. The applicant is proposing to redevelop the site as a U-Haul which will include self-storage facilities with both indoor climate-controlled units and outdoor units for lease, a vehicle rental establishment, and ancillary sales of packing supplies. The self-storage units and the vehicle rental components of the business are not permitted uses in the LC zoning district but are allowed within the GC zoning district. Hence, the purpose of the request.*

The property was rezoned in 1986 from Single-Family Residential-8 to LC. When the site was developed in 1989 by K-Mart, a number of mitigation measures were taken to ensure minimal impact on the neighboring residences such as the construction of a 6-foot block wall along the northern and western property lines, a building setback of 50-feet from the north and west property lines, and fully shielded lighting.

Site Suitability

Mr. Pregler continues and says that the purpose of the LC Zoning district is to create areas for establishments to sell convenience goods and provide personal services satisfying the day-to-day needs of residents of the immediate neighborhood. The proximity of these establishments to residences allows for travel by automobile, bicycle, or walking and are often located along collector roadways. The GC zoning district is comprised of lands, structures, and uses which serve as the central retail marketing function of Sierra Vista. Most persons entering this commercial district will arrive by automobile for a multi-purpose trip. These districts are typically located along arterial roadways which can accommodate the highest volume of vehicular traffic. Given the purpose and function of both zoning districts, the property has more characteristics in common with the GC zoning district.

The property was occupied by K-Mart from 1989 until 2016. However, the building has remained vacant for the past eighteen months, despite the efforts of the City's Economic Development Staff working with commercial brokers to identify and recruit a new user for the 86,000 square foot building. In recent years, there has been a decline in big box retailers with several declaring bankruptcy and closing brick and mortar stores throughout the United States. The staff memo has a more in depth discussion about the decline of Big Box stores and references an Article which provides additional information. Needless to say, the General Commercial zoning district provides for a broader array of permitted uses, in addition to big box retailers, thereby enhancing the site's potential in attracting an economically beneficial use.

According to Development Code Article 151.09, Off-Street Parking and Loading, the number of parking stalls required for the retail and showroom use is 23 spaces and the number of spaces required for the self-storage facilities is 20 spaces. The existing parking lot contains 273 striped parking stalls which provides enough parking spaces for customers and vehicle display areas. Therefore, the site is adequately parked for the proposed uses.

Ability To Serve

Next, Mr. Pregler explains that the property will be accessed from two existing driveways on Coronado Drive and one existing driveway on Fry Blvd. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, the storage facility use will generate an average of 35 daily vehicle trips during the week and 43 daily vehicle trips on the weekend. Per an analysis by the applicant, there will be an average of 39 vehicle rentals per week. This is a relatively low amount of vehicle traffic compared to restaurants and large retail establishments. Both Coronado Drive and Fry Blvd. are arterial roadways and are designed to handle 10,000 to 20,000 vehicles per day. The current traffic counts indicate that there are approximately 10,000 vehicle trips per day on Fry Blvd. and approximately 7,300 vehicle trips per day on Coronado Drive. Therefore, the traffic generated from the property will not exceed the carrying capacity of the adjacent roadways.

Compatibility with Surrounding Area

Mr. Pregler addresses site compatibility by indicating that the City has received public comments concerning the following: 1) Perceived noise impacts from U-Haul; 2) Concern about the additional permitted General Commercial uses and their effects on the neighboring residences. In response to these concerns, a Development Agreement which will be processed through City Council in conjunction with the rezoning request will address these two concerns. First, the Agreement will require deliveries along the front and side of the building, while rear deliveries will be prohibited. Secondly, the Agreement will prohibit specific GC permitted uses on the property that may have an impact on the residences such as Adult Uses; Medical Marijuana Facilities to include Dispensaries, Cultivation, and Infusion Facilities; Kennels; Outdoor Recreational Facilities; Vehicle Repair; Construction Material Establishments; Impound Yards; Industrial Workshops & Services; Light Manufacturing; Community Service Uses; Heavy Utility Services.

The City also received a public comment about the aesthetics of the site with the parking of vehicles and storage of equipment in the parking lot. Based on staff discussions with U-Haul, it was agreed that the storage of equipment will be located at the northwest corner of the property which is the portion of the property furthest away from the roadways reducing the visual impact of the storage area. The parking of vehicles will be limited to the U-Haul designated display areas. The location of the storage area and vehicle parking areas are identified on the attached site plans.

Consistency with the General Plan

Mr. Pregler states that the rezoning is consistent with the General Plan because the land use designation on the property as Commercial. In addition, the rezoning specifically satisfies the following goals:

- Goal 1-1, Increase citizen participation in the governmental decision process;
- Goal 2-3, Economic development shall be considered when planning future sites;
- Goal 13-3, Promote the adaptive reuse of buildings;

PUBLIC CORRESPONDENCE/COMMENT

When addressing the public correspondence Mr. Pregler stated that a required neighborhood meeting took place on May 23, 2018 at the proposed rezoning location. All property owners within 500 feet were notified of the meeting. The applicant provided a summary of the public comments which has been attached.

In addition, the City provided 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 four public comments relating to the rezoning. Three comments discuss noise impacts, aesthetic concerns, whether U-Haul is appropriate for the area, and the effect of permitted GC uses on the neighboring residences. The one verbal comment is from Bob Workman, who owns a number of the lots in Cimarron for purposes of home construction, stated he supported the rezoning. These comments are attached.

Mr. Pregler finally concluded by indicating that based on the above analysis of the rezoning, staff recommends approval of the request subject to the conditions as stated in the Development Agreement.

Mr. Karp asked how the rezoning would benefit the general public welfare. Mr. Pregler stated that the building has remained vacant for the past 18 months. The rezoning would permit additional uses thereby enhancing the site's potential in attracting an economically beneficial use. Therefore, the rezoning provides an economic benefit to the public.

Mr. Karp stated that the definition of the LC Zoning District includes the sale of convenience goods and personal services satisfying the day-to-day needs of residents of the immediate neighborhood. He indicated that self-storage facilities did not meet this criteria and therefore questioned whether the U-Haul uses were appropriate for the area. Mr. Pregler stated that there are a number of characteristics that define the LC and GC zoning districts. He indicated that one attribute of the LC zoning district properties is their location, which are typically found along local or collector roadways. He said that the property in question is located along a commercial corridor and is accessed by two arterial roadways which is more consistent with the GC zoning district.

Mr. Karp disclosed that he lives within 500-feet of the rezoning and asked where staff obtained the list to notify all the property owners. Mr. Pregler indicated that the list is from County Assessor's records.

Mr. Karp asked why the \$1,500 Development fee was waived. Mr. Pregler stated that because the applicant was charged a rezoning fee, and the Development Agreement was associated with the rezoning, that the fee for the Agreement was waived.

In referring to the Development Agreement condition prohibiting vehicle repair uses on the site, Mr. Snyder asked if U-Haul would be conducting vehicles repairs on the property. Mr. Pregler stated that the Agreement was negotiated with the property owner and that there were no concerns prohibiting vehicle repair. At a later point in the meeting, Mr. Longenbaugh from U-Haul indicated that no vehicle repairs would occur on the site.

Ms. Olson asked what the zoning designation was for the properties located next to the Coronado Dr./Fry Blvd. intersection. Mr. Pregler stated that all of the properties at the intersection had a GC zoning designation.

There being no additional questions for staff, Mr. Thompson asked the applicant to provide additional comments. Mr. Longenbaugh provided a summary of the project, described the positive economic benefits of the business, and outlined the security features on the site.

Mr. Karp asked about the hours of operation to access the storage facilities. Mr. Longenbaugh clarified that there was 24 -hour access.

Mr. Karp asked about the security company. Mr. Longenbaugh indicated that U-Haul had their own security services and that if there was a problem, the security company would call the police.

Mr. Karp asked whether U-Haul would provide facade improvements to the building. Mr. Longenbaugh stated that U-Haul is proposing exterior building improvements. Mr. Karp further asked about the maintenance schedule for building improvements. Mr. Longenbaugh stated that there was no set schedule for maintenance but that needed repairs would occur as needed.

Mr. Karp asked about landscape maintenance. Mr. Longenbaugh indicated that U-Haul has a contract with a local landscaper that would maintain the landscaping.

Mr. Karp asked about property maintenance and debris. Mr. Longenbaugh stated that all trash and debris would be removed and that the site would be kept in good condition.

Mr. Karp asked about the amount of tax revenue that would be generated by U-Haul. Mr. Longenbaugh did not know the amount of sales tax revenue.

Ms. Olson asked if U-Haul planned to fence the entire site. Mr. Longenbaugh indicated that the site would not be fenced.

Mr. Snyder asked about the future of the existing U-Haul building on Fry Boulevard. Mr. Longenbaugh stated that the proposed location would complement the existing site.

There being no further questions, Mr. Thompson opened the meeting to the public.

Mr. Jim Dunscombe had concerns regarding the public notification process, the compatibility of the uses at the proposed location, the limited number of jobs U-Haul will create, safety and security issues, impacts of future uses on the property, aesthetics, and generally that U-Haul would lower the property values on the neighboring residential properties.

Mr. Joe Zaky, speaking on behalf of R.L. Workman Homes L.L.C., spoke in favor of the rezoning. He stated that the improved building facade and limited number of vehicular traffic are positive aspects of the project. R.L. Workman Homes currently owns 25 lots in Cimarron Estates.

Mr. Andre Newcomb spoke against the rezoning. He stated that more tax revenue can be generated with either retail or light industrial uses on the property.

Mr. Joe Kraps spoke in favor of the rezoning. He stated that the current economy requires the repurposing of vacant big box buildings and that U-Haul's proposal to occupy the old K-Mart building, is reflective of this economic trend.

There being no further comments, Mr. Thompson closed the meeting to the public.

Mr. Karp requested that the City Council review the Development Agreement and make amendments as necessary and states the Agreement should include additional provisions. He also requested that the Council to visit the site.

Mr. Thompson called for the vote. The vote was unanimous (7-0) to recommend approval of the rezoning.

3. Review of Code Amendments adopted between 2015-2018 and Discussion on Potential Future Code Amendments.

Mr. McLachlan indicated that this item was tabled from the last meeting to allow all members of the Commission an opportunity to provide comments about future code amendments. He summarized the staff report then recalled the discussion at the June 19 meeting which included potential code amendments relating to the prohibition on Recreational Vehicle (RV) parking on public roadways and a consideration of Tiny Homes within redeveloped manufactured home parks. Mr. McLachlan then brought up another potential Development Code issue relating to architectural design standards for metal buildings.

Mr. Karp brought up the discussion regarding Tiny Homes within Manufactured Home Parks and asked about the need for code amendments regarding this issue. Mr. McLachlan stated that portable Tiny Homes can be considered RV's and that a recent code amendment increased the allowed percentage of RV's in manufactured home parks to 30 percent. He further clarified, that a code amendment would be required for Tiny Homes constructed on permanent foundations in manufactured home parks. Mr. Snyder indicated that his comments from the previous meeting related to encouraging redevelopment of manufactured home parks such as allowing Tiny Homes. Mr. McLachlan stated that the Development Code does not currently incentivize the redevelopment of manufactured home parks, but that the obstacles to redevelop were removed. He further said that the marketing of the parks for Tiny Homes is the responsibility of the property owner. Mr. Gabel explained that based on his research, the percentage of individuals that stay in Tiny Homes after one year is low. Mr. Thompson explained that the cost per square foot to construct a Tiny Home is more expensive than to construct multi-family housing. The Commission did not provide a consensus to proceed with a code amendment.

Mr. Karp discussed the concern about RV's and oversized vehicles parked on public roadways and asked the Commission if there was a consensus that staff proceed with a code amendment to address the issue. The Commission gave a consensus to proceed.

Mr. McLachlan asked the Commission if there was a consensus to proceed with code amendments related to architectural design standards for metal buildings. Mr. Snyder stated that there needs to be a balance between architectural standards and the cost of development. Mr. McLachlan indicated that to address this concern, the standards could consider location and context of the surrounding area. The Commission gave a consensus to proceed.

3. P&Z Bylaws

Mr. McLachlan stated that this item was discussed at the meeting on June 19. He gave a brief summary of the staff memo and explained that the Commission requested that the by-laws require a Commission meeting once a month so that the members be kept informed and updated on development projects. He explained that following the meeting, staff emailed the Commission the City Council Executive Report which provided an update on all construction and development within the City. Mr. McLachlan indicated that the report can be emailed monthly to the Commission. The Commission responded positively to the Report and stated that it adequately provided the development information they were requesting. As a result, the Commission agreed to revise the by-laws to now state that Commission meeting dates would be on an as-needed basis.

INFORMATION

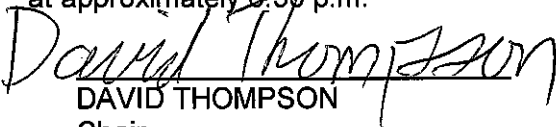
Mr. Pregler gave an update on recently reviewed, approved or completed projects. He indicated that Sierra Cycles, commercial shell building at Cochise Crossroads Center, Chiracahua Community Health, Leman Academy, and Ulta are currently under construction. Plans under review include Christian House Fellowship, the Joy Korean Baptist Church, and Properties Plus on Bartow Drive. Mr. Snyder asked if there were any proposed tenants for the Cochise Crossroads building. Mr. McLachlan stated that Mod Pizza has submitted plans to occupy one of the spaces.

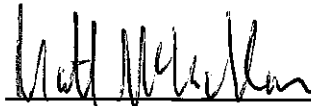
CITY COUNCIL LIAISON COMMENTS:


Councilmember Gray stated that the City Council will be voting on the budget on July 26.

ADJOURNMENT

Mr. Gabel moved to adjourn the meeting. Ms. Lake seconded the motion. The meeting adjourned at approximately 6:30 p.m.


DAVID THOMPSON
Chair
Planning & Zoning Commission


MATT MCLACHLAN, AICP
Executive Secretary
Planning & Zoning Commission


JEFF PREGLER, AICP
Recording Secretary

