



**Cochise County
Community Development
Highway and Floodplain Division**

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

Date: March 20, 2018
To: Robert Kirschmann, Planner II
From: Karen L. Lambertson, AICP County Transportation Planner
Subject: Campos Yoga Center/SU-18-05/Parcel # 104-84-02B

The applicant, Julie Campos, is requesting a Special Use authorization to establish a small scaled yoga studio with a tiny campground on a 20-acre site. The property is zoned RU-4, Rural Growth Area D and the proposed uses fall under guest lodging, recreational services and professional services.

Special Use Authorization Conditions

We have no objection to issuing the requested Special Use Authorization with the following conditions:

1. At the Commercial Permit phase, the applicant will be required to submit a Private Maintenance Agreement, per Zoning Code 1807.02A, for that segment of roadway from their driveway to Highway 92 via S. Paloma Trl and Javelina Drive.

Background

The applicant is applying for a Special Use Authorization to develop their site as a retreat center providing meditation and yoga workshops with primitive tent and dome camping sites for overnight visitors. Access to the site is from Javelina Drive: a private, native surfaced roadway.

Driveway Access

Commercial uses typically require a commercial driveway apron allowing for two-way traffic (minimum 24 feet per Design Standard CC2015-2). The scale of this use; however, is residential in nature, off-peak hour, intermittent/seasonal and will likely have no more traffic impact on the site than the high end range of a residential use of the subject parcel. It is also accessing a private, native surfaced roadway, not a county-maintained facility.

It would be appropriate to apply residential driveway standards to this use, as presented in the conceptual plan. We would not object to waiving the commercial site development standards for this proposed use. If the Commission concurs, at the Commercial Permitting phase, a driveway meeting the minimum residential driveway standards (Design Standard CC205-1) should be in place. However, the applicant is encouraged to provide the

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commercial driveway standard width and radii (Design Standard CC205-2), especially if they are newly constructing the site and intend to host visitors that might arrive in large vehicles or RV's. Because access is from a private roadway, no Right-of-Way/Encroachment Permit is required.

Traffic Analysis

The ITE Manual does not specifically address a combined use like the one proposed by this applicant. The scale is akin to a home occupation in that the applicant intends to live on the site and provide workshops, retreats and short-time frame sessions on the 20-acre site. A total of five camping sites (3 tents and 2 domes) is, on one hand, no more than expected for a holiday family gathering and, on the other hand, has potential to grow beyond this small proposal.

Trip generation, for no more than 5 recreational campsites, combined with the primary residential unit, is estimated to be 26.54 vehicle trips per day, per the *ITE Manual, 9th edition*, which is just slightly higher than the high end of one single family residential use. The yoga/meditation center, at peak use might range from 57 to 91 vehicle trips per day, per the *ITE Manual 9th edition*, but as this proposal leans towards individual use or combined with the tent camping use, is likely to be on the low end of that range and not likely every day. This use is likely to increase the trip generation from this parcel slightly beyond that of the high end of the range for a single residential unit but not during peak hours and would be intermittent in nature. Total site trip generation is likely to range from 9 to 20 vehicle trips on any given day.

This site, if built out to its full residential capacity, under current zoning, would have the potential to generate a range of 47 to 110 vehicle trips per day. This proposal is unlikely to exceed the threshold of expected vehicle trips under a residential use.

No off-site improvements will be required. A Private Maintenance Agreement, per Zoning Code 1807.02A, will need to be submitted with their first Commercial Permit application.

Applicant Guidance

We have no objection to issuing the requested Special Use authorization with the following advisory notes to the applicant:

- 🚧 The site plan is adequate to illustrate the concept for this Special Use authorization request. It will not be adequate at the Commercial Permit phase. Please add an illustration of the driveway intersection with Javelina Trail, with the sight distance triangles illustrated. Please ensure that no fixed objects, including signs and mailboxes, interfere with the clear zones.
- 🚧 This analysis is based on the conceptual plan. If the scope changes over time, a modification to the special use would be required and potentially a more detailed traffic report and/or off-site mitigation will be needed. E.g. campsite numbers increase, addition of RV spaces, daily classes on site, organized retreats for multiple participants. These types of changes would move this into more of a commercial venture than a home-based business.



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PRIVATE MAINTENANCE AGREEMENT
JAVELINA DRIVE & PALOMA TRAIL
SU-18-05 (CAMPOS YOGA CENTER)

Julie Campos, owner of parcel 104-84-02B, located on Javelina Drive in the Herford area; agree to participate with other property owners to maintain East Javelina Drive from the driveway of my parcel to the intersection with South Paloma Trail and from there to Highway 92, where state-maintenance begins, in a passable condition for the duration of my permitted commercial land use.

I acknowledge that the Cochise County Community Development, Public Works Department does not, and will not, maintain the access roadway to my parcel.

I acknowledge that the primary access roadways to my parcel are not currently built to a county design standard for native surfaced roadways.

I acknowledge that all-weather access is not assured to my parcel nor are any improvements planned by the Cochise County to improve wash crossings in the foreseeable future.

Signature

Date

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INTEROFFICE MEMO

Date: March 7, 2018
To: Robert Kirschmann, Planner II
From: Brad Simmons, P.E. Civil Engineer II, Highway and Floodplain
For: Joaquin Solis, P.E., Interim County Engineer
Subject: Review for Campos Special Use Permit #SU-18-05/Parcel 104-84-02B. Floodplain
Comments/Conditions/Permits.

The Cochise County Highway and Floodplain Dept. have reviewed the subject special use permit application and have found it sufficient.

Thank you for the opportunity to review and comment on the Campos Special Use Permit.
The application is approved from the Floodplain Department.

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Kirschmann, Robert

From: George Castillo <GCastillo@bisbeeaz.gov>
Sent: Wednesday, March 21, 2018 1:35 PM
To: Kirschmann, Robert
Subject: RE: Docket SU-18-05 (Campos)

Good Afternoon Robert,

There has been concerns about access to that area when flooding, Our department does cover that area for EMS coverage. Not sure if any upgrades Have been done to the road or washes in that area. But other than that I have no issues.

Thanks,
Chief G.Castillo
Bisbee Fire

From: Kirschmann, Robert [mailto:RKirschmann@cochise.az.gov]
Sent: Wednesday, March 21, 2018 9:55 AM
To: George Castillo
Subject: FW: Docket SU-18-05 (Campos)

Good morning Chief Castillo,

There have been concerned expressed by members of the public that this site will be very difficult if not impossible to access during rain events. I wanted to see if your department has any concerns on this Docket.

Thank you,

Robert Kirschmann
Planner II
Cochise County Community Development
Development Services Department
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From: Kirschmann, Robert
Sent: Tuesday, March 06, 2018 10:54 AM
To: McGee, Michael S <MMcGee@cochise.az.gov>; McCoy, Randy <RMcCoy@cochise.az.gov>; Lamberton, Karen L <KLamberton@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Flores, Dora V <DFlores@cochise.az.gov>; Orduno, Elda E <EOrduno@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; 'cobfire@cityofbisbee.com' <cobfire@cityofbisbee.com>; 'mark@palominasfire.com' <mark@palominasfire.com>; 'eric.odden@dhs.gov' <eric.odden@dhs.gov>; 'info@herefordnrcd.com' <info@herefordnrcd.com>
Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; PNZ-Commission <PNZCommission@cochise.az.gov>; Gardner, Peter B <PGardner@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Coxworth, Daniel

Kirschmann, Robert

From: Capas, Carol
Sent: Wednesday, March 21, 2018 10:42 AM
To: Kirschmann, Robert
Subject: RE: Transmittal- Docket 18-05 (Campos)

Good Morning Mr. Kirschmann,

The Sheriff's Office has historically been in the midst of community vocalization during any monsoon or rain event specifically due to the area proposed not having county road coverage for maintenance. This is been a public safety issue in the past also due to residents on the interior of the location off of Paloma Trail being "trapped" by water/flooding and no access to get out for medical or personal needs (e.g. food)

If this proposed location is going to be approved for use as requested, it would most likely be appropriate for some type of legal notification of the environmental dangers during certain seasons, and/or have a method of rectifying the ingress/egress with road upgrades, etc.... (Which most likely will not occur for financial reasons)

With all of that being said, I am not sure that we (as a law enforcement entity) can deny the application legally on these grounds so perhaps that County Attorney can also weigh in with thoughts.

Hope some of this helps, and thank you for reaching out!

Let me know how it goes, and have a great day!

Cc

From: Kirschmann, Robert
Sent: Wednesday, March 21, 2018 9:57 AM
To: Capas, Carol <CCapas@cochise.az.gov>
Subject: Transmittal- Docket 18-05 (Campos)

Good morning Ms. Capas,

There have been concerns expressed by members of the public that this site will be very difficult if not impossible to access during rain events. I wanted to see if your department has any concerns or comments on this Docket.

Thank you,

Robert Kirschmann
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