



Cochise County
Community Development
Planning, Zoning and Building Safety Division

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

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth, AICP, Planning Director
SUBJECT: Docket SU-19-10 (Wilson Raceway)
DATE: November 21, 2019 for the December 11, 2019 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant requests a Special Use Authorization to approve a phased dirt racetrack including bleachers, ticket booth, concessions, restrooms, storage containers, lighting, and associated improvements. The facility will be located on approximately 42 acres. The parcel, 202-49-010 is located at 5364 N. Quiet Time Hill east of Willcox, AZ and is zoned SR-43 and SR-12. In the Single Household Residential zoning district, Recreational Facilities, indoor and outdoor require Special Use Authorization (Section 906.08 of the Cochise County Zoning Regulations). The Applicant is Mr. Richard Wilson.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 42 Acres
 Zoning: Single Household Residential (SR 43; one dwelling per acre, SR-12; one dwelling per 12,00 square feet)
 Growth Area: Category B (Community Growth Areas)
 Comprehensive Plan Designation: Neighborhood Conservation
 Area Plan: None Applicable
 Existing Uses: Junk, abandoned Recreation Vehicle and trash
 Proposed Use: Dirt racetrack

Zoning/Use of Surrounding Properties

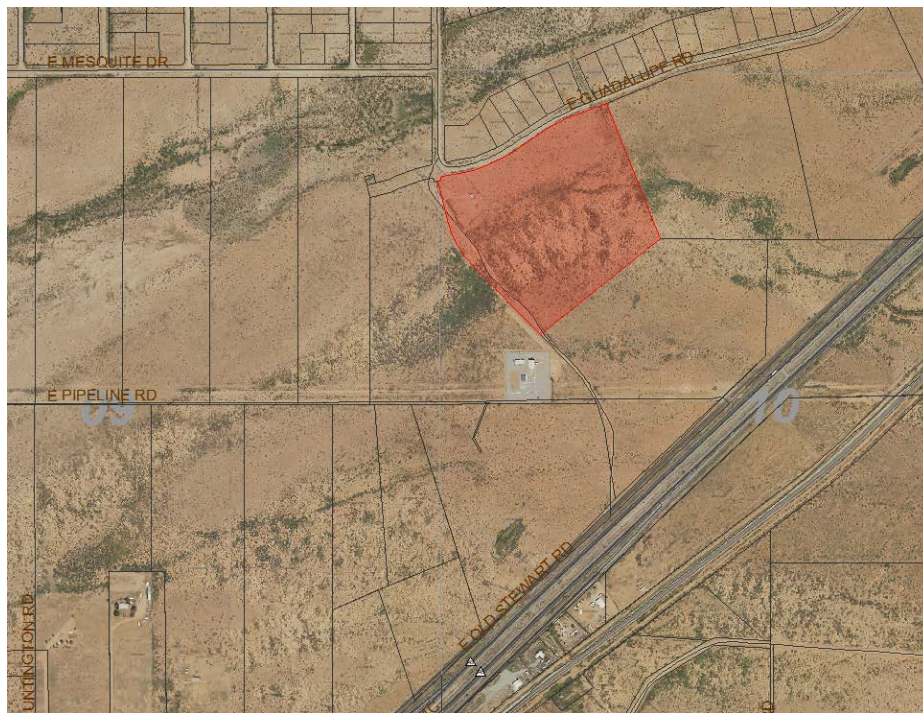
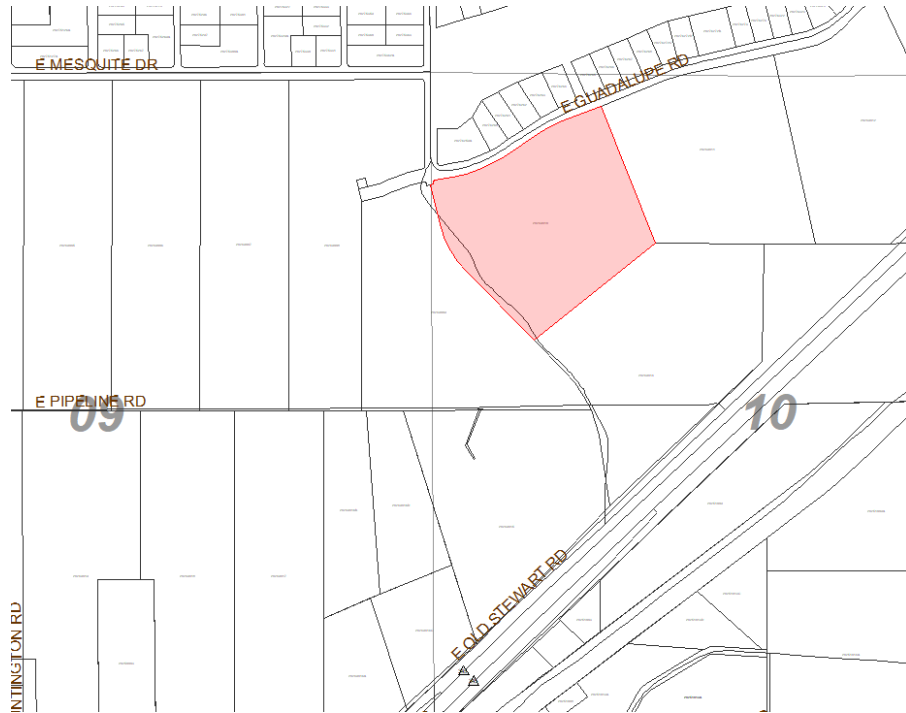
Relation to Subject Parcel	Zoning District	Use of Property
North	SR-43	Vacant
South	SR-12, MR-1, GB	Vacant
East	SR-43, SR-12	Vacant
West	SR-43, SR-12	Natural gas compressor plant

Planning, Zoning and Building Safety
 1415 Melody Lane, Building E
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
 planningandzoning@cochise.az.gov

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

II. LOCATION

The parcel, 202-49-010 is located at 5364 N. Quiet Time Hill east of Willcox, AZ on the southeast corner of Guadalupe and Quiet Time Hill Roads.



III. PARCEL HISTORY

2000: Single family home

2005: Accessory Structure

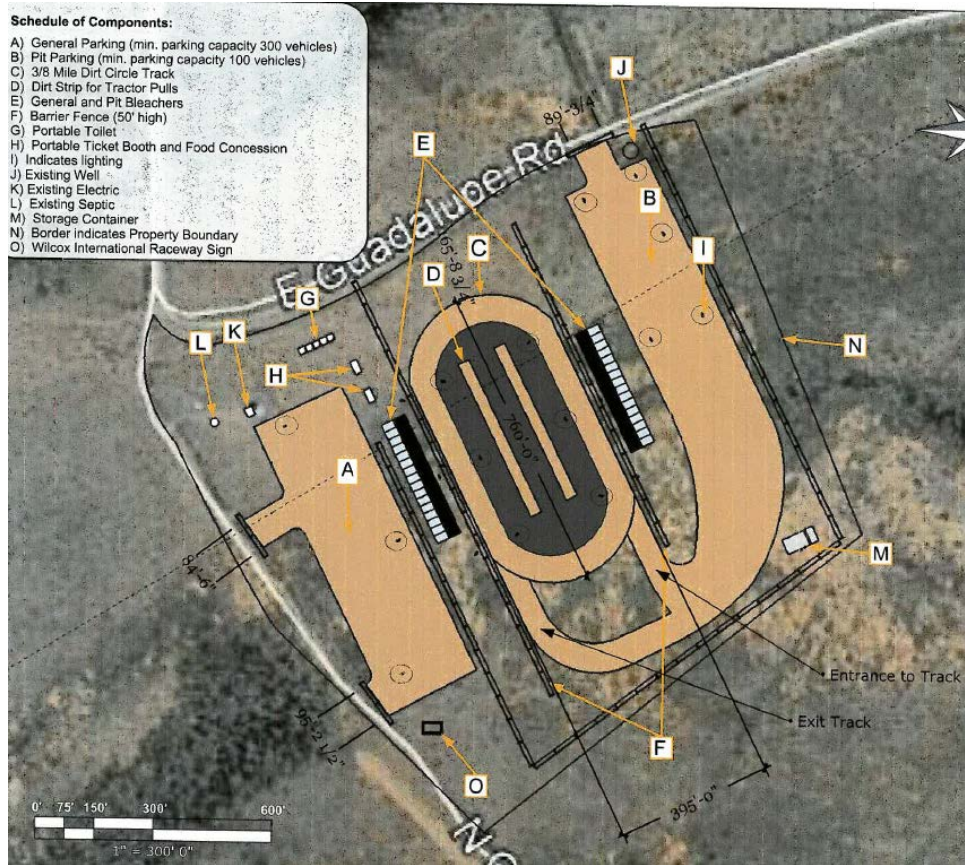
Sometime between 2005 and present the home was removed and an abandoned recreational vehicle, dilapidated structures and trash remain.

IV. NATURE OF REQUEST

The Applicant requests a Special Use Authorization to approve a phased dirt racetrack including bleachers, ticket booth, concessions, restrooms, storage containers, lighting, and associated improvements. The facility will be located on approximately 42 acres.

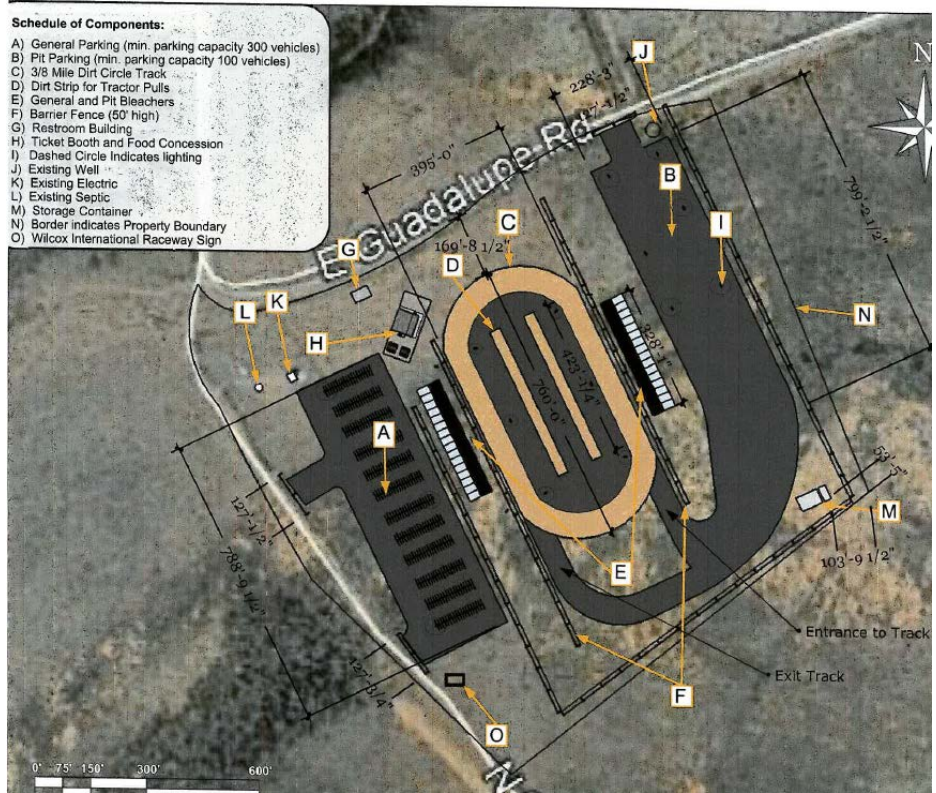
Phase one (within 1-2 years) proposes the following:

- 3/8 mile dirt circle track
- Two lane tractor pull area in the center of the track
- Dirt general parking area
- Dirt pit parking area
- Spectator bleachers (approximately 300 seats)
- Site lighting
- Barrier fencing (50' in height) signage
- Portable:
 - Storage
 - Restroom facilities
 - Ticket booth
 - Concessions



Phase two (2-6 years) proposes the following:

- Gravel Parking area
- Gravel Pit parking area
- Spectator bleachers (up to 500 seats)
- Restroom building
- Ticket booth and food concession building



V. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed.

Ten of the ten factors apply to this request. The project, as submitted, complies with four of those factors, partially complies with one and complies with another four with the recommended conditions and modifications.

A. Compliance with Duly Adopted Plans: Partially complies

The proposed project partially satisfies the criteria for Comprehensive Plan C-Neighborhood Conservation. Category C has four principles to be used in establishing the Growth Category as follows:

A. Residential and non-residential development is clustered in settlements on a variety of lot sizes as typified in established townsites and immediate environs.

This particular area is away from established development and more consistent with a rural category. Although there is a platted subdivision (Arizona Bell) directly north of the proposal there are no homes currently developed and improvements are extremely limited. Directly across Quiet Time Hill is a Kinder Morgan natural gas compressor plant.





B. Other than arterials and collectors, roads are generally unimproved. However, increases in residential and non-residential development will likely warrant improvements, such as paving, in the future.

The Arizona Department of Transportation portion of the Frontage Road is chip sealed. A portion of the frontage road controlled by Cochise County is unimproved and would be conditioned to be at a minimum chip sealed in the first phase to ensure there is no dust issues impacting Interstate 10. Additionally, ADOT is conditioning that prior to permit approval the applicant submit a traffic study that will identify the projected traffic and necessary improvements to support the proposed development.



C. Farming and ranching are prevalent activities adjacent to these areas.

There is ranching in the area and some vineyards south of Interstate 10. We received feed back from one neighbor who has concerns about the compatibility of this development and his future vineyard, primarily due to dust. Staff believes the dust issue can be mitigated and is discussed further below.

D. Non-residential enterprises generally serve the rural/agricultural community as well as visitors passing through, if located on a major arterial road.

The proposed project will provide recreational opportunities for locals and the region. Goal 1 of the Economic Development Element of Comprehensive Plan which states "Support the preservation and expansion of Cochise County's tourism..." This project will provide a draw of local and regional visitors to the Willcox area. The Comprehensive Plan goes further with policy b which states "Encourage commercial development that enhances and complements regional tourism."

B. Compliance with the Zoning District Purpose Statement: Complies

The proposed project satisfies the following zoning district purpose statements:

901.01 To stabilize and protect single-household residential development;

901.02 To provide areas for family living at a broad range of densities; and

901.03 To provide for residential neighborhoods.

The Zoning District purpose statement calls for only residential development, however with



approval of a special use the following uses can be permitted:

- Welfare and/or Charitable Services
- Personal and Professional Services
- Health Clinics
- Golf Courses, subject to the site development standards in Article 18.
- **906.08 Recreational Facilities, Indoor and/or Outdoor**
- Cultural, Historic and/or Nature Exhibits.
- Civic, Social, Fraternal, and/or Business Associations.
- Grocery Stores.
- Animal Husbandry Services.
- Commercial Plant Nurseries.

With the approval of this Special Use request the project will be in compliance with the Zoning District statement.

C. Development Along Major Streets: Complies with conditions

The project site is not located along any major road. The project is located on the south east corner of N. Quiet Time Hill and Guadalupe Roads. Both are dirt roads with no maintenance. During the project review the Right-of-Way Department was unable to find documentation that North Quiet Time Hill Road is a public easement and the existing road is not located within the right-of-way. As such, a condition of approval is included requiring the following:



- Applicant shall provide a recorded document granting a public easement.
- Obtain a public easement or
- Use the frontage road to N Pinto Way, to Guadalupe Road. This is the least desired option as this will take vehicles well out of their way to get to the track and it will be challenging to prevent vehicles from using North Quiet Time Hill Road.

D. Traffic Circulation Factors: Complies with conditions

The use has the potential to create a large amount of traffic in the area. The Applicant anticipates having seating for up to 300 people in phase one and 500 in phase two. The Institute of Transportation Engineers produces a widely accepted documented which estimates the amount of anticipated traffic. Due to racetracks being such a specialized use, the data pool is extremely small. However, they estimate approximately 84 vehicle trips based on 300 attendees and 140 vehicle trips based on 500 attendees.

Due to ADOT controlling the Frontage Road and uncertainty about the ultimate traffic expected to be generated a traffic study is being required prior to permit issuance. This traffic study will determine if the existing infrastructure is able to support the proposed developed and what if any improvements are required to support the project.

At a minimum the Applicant is conditioned to:

- Chip seal the dirt portion of the frontage road, prior to operating the raceway
- Perfect the right-of-way for North Quiet Time and improve with a dust proof material (gravel, chip

seal etc.) to the satisfaction of the County Engineer

- Should North Pinto and Guadalupe Roads be utilized those roads will also be improve with a dust proof material (gravel, chip seal etc.) to the satisfaction of the County Engineer

E. Adequate Services and Infrastructure: Complies with conditions

An existing single family home was previously constructed on the site. Today there remains a dilapidated trailer, a storage building, junk and debris. There is an existing septic system in an unknow condition. The application proposed to drill a well, portable restrooms and ultimately utilize septic systems. Electric will be provided by Sulfur Springs Valley Electric Coop.



F. Significant Site Development Standards: Complies with conditions and modifications

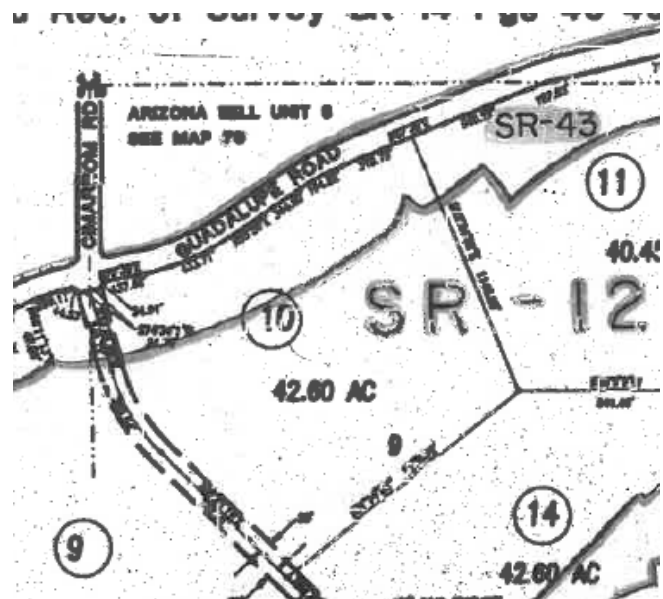
The Zoning Regulations do not have any specific standards for raceways, however they do have standards for: parking, parking and driveway materials, screening, etc. Staff is recommending that the site be treated as a residential site in regard to these standards.

Parking: The Zoning Regulations establish parking for recreational facilities at 1 per 5 fixed seats. The will require a minimum of 60 parking spaces in phase one and 100 in phase two. The application states that the parking will be dirt in phase one. After discussion with the Applicant they agree that gravel would be appropriate in phase one. In conjunction with the non-residential permit the Applicant shall provide a detailed and dimensioned site plan that shows the location of the parking, dimensions of all driveways, parking spaces, setbacks, berms etc.

Screening: Section 904.06 requires screening (such as solid wall) when ever a Special use abuts a parcel with a residential designation. The subject site is surrounded by residentially designated properties. The Applicant proposes to fence the entire property to ensure vehicles are contained within the property and thee is no off-road travel or trespassing. Typically, in "rural areas" such as this Staff would recommend waiving the screening the requirements and this project is no exception.

Lighting: The racetrack will require lighting during events. This lighting will be required to comply with the Outdoor lighting regulations.

Setbacks: The Zoning Regulations require a minimum of a 20 foot setback for the portion of the Site that is SR-43 and ten foot for the portion of the site zoned S R-12. The site plan submitted for the non-residential permit shall clearly show all setbacks.



G. Public Input: Complies

In response to County notification Staff has received five letters in support and one in opposition. The letter in opposition cites a proposed development that the applicant would like to build in the future. The proposed plan includes the current applicant's property in his proposal.

H. Hazardous Materials: Complies

No hazardous waste will be used or stored onsite.

I. Off-Site Impacts: Complies with conditions

The proposed Special Use will add to the existing noise currently present from interstate traffic and the natural gas compressor plant. These sources of noise are constant, whereas the raceway will be limited to weekends only. Therefore, Staff does not believe that this will have a significant impact on noise.



As previously discussed, traffic is a potential concern and the dust generated by the traffic. These will be addresses through the traffic study and the proposed conditions of approval.

Another potential impact to the surrounding area is dust. The biggest source of dust will be the parking lot and dirt roads leading to the parcel. Therefore, Staff has included a condition that requires the applicant to provide a dust proof material (gravel or ship seal)in the parking lot and on Quiet Time Hill (if used). The dirt section of the frontage road shall be chip sealed in phase one as well. The remainder of the site and the track shall be kept watered to prevent airborne dust.

J. Water Conservation: Complies

The parcel could be developed with single family homes with the majority of the lot allowing for 12,000 square foot lots. This would allow for over 100 new homes using approximately 200 gallons per day (roughly 20,000 gallons of water per day, ever day). Though many factors can affect the amount of water a vineyard requires one estimate is 750 gallons per acre (per day as needed). Both of these uses would far exceed the stated 30,000 gallons per year.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within a minimum of one mile of the subject property. Staff posted the property and published a legal notice in the *Sierra Vista Herald*. In response to applicant and County mailings, the Planning Department has received written communication from five individuals voicing support and one in opposition as noted Section G above.

VII. WAIVERS

1. Based on the rural location of the site staff recommends waving the requirement for solid screening.

VIII. SUMMARY AND CONCLUSION

The Applicant requests a Special Use Authorization to approve a phased dirt racetrack including bleachers, ticket booth, concessions, restrooms, storage containers, lighting, and associated improvements. With the Conditions of approval and modifications, staff recommends a Conditional approval of the request.

Factors in Favor of Approving the Special Use

1. With the requested Modifications and conditions, the request complies with nine applicable Special Use factors used by staff to analyze such requests;
2. The Special Use complies with the Comprehensive Plan goals and policies;
3. The Special Use would provide additional recreational opportunities in the County; and
4. Five letters in support have been received.

Factors Against Allowing the Special Use

1. One property owners has expressed opposition to the project.

IX. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following Conditions and Modification above:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.
4. At the Commercial Permit phase, the applicant will be required to submit a Traffic Study which evaluates the project, existing conditions and makes recommendations for any improvements necessary. The report shall be prepared to ADOT specifications.

5. In conjunction with the Commercial Permit Submittal, the Applicant shall provide a detailed and dimensioned site plan showing all parking areas, driveways, setbacks, landscape areas, etc.;
6. The Applicant shall chip seal the dirt portion of the Frontage Road prior to operating phase one. Prior to any work commencing on the improvements the applicant shall submit Engineered plans and obtain approval from the Highways Department. Improvements shall be made to the satisfaction of the County Engineer.
7. Prior to using North Quiet Time Hill Road, the applicant shall ensure that the proper easements are in place to the satisfaction of the County. The road shall be improved with a dust proof material (gravel, chip seal, chemical, etc.) to the satisfaction of the County Engineer.
8. Should the Applicant use North Pinto and Guadalupe Roads they shall be treated with dust proof material.
9. All parking areas, drive aisles, and staging areas shall be treated with dust proof materials (gravel, chip seal or chemical)
10. A drainage analysis compliant with all Cochise County standards and requirements shall be submitted with the non-residential permit application.

Sample Motion: *Mr. Chairman, I move to approve Special Use SU-19-10 with the Conditions of Approval and Modification recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*