

COCHISE COUNTY

Docket SU-20-12 (SV Skate)

**Request for a Special Use Authorization
Skating Rink and Mobile Drive-in Theater**
Planning & Zoning Commission

November 10, 2020

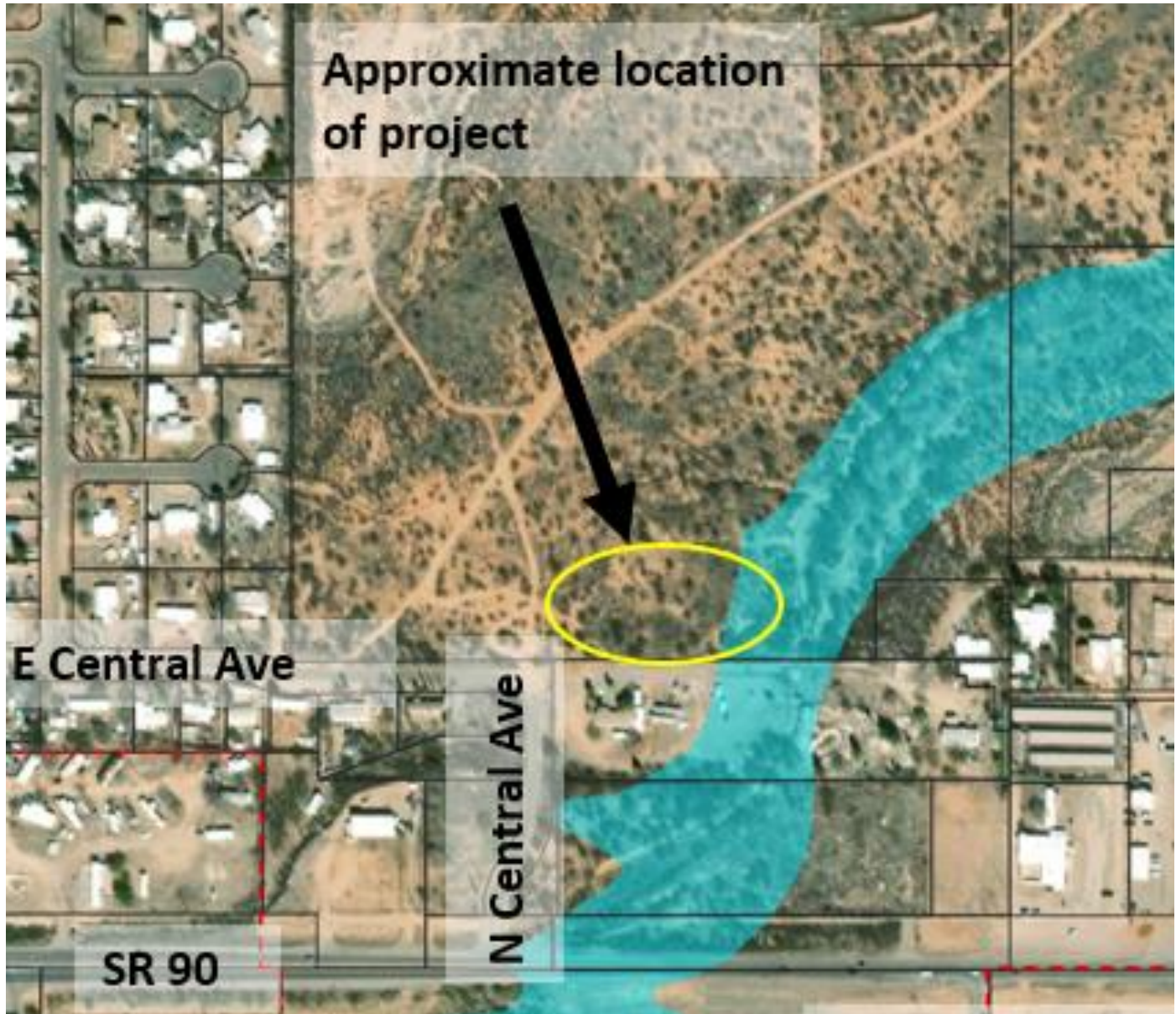


Public Programs...Personal Service

- The request is to construct an approximately 20,000 square foot indoor skating rink and outdoor mobile drive-in theater.
- The site is located at the terminus of North Central Avenue and is identified as parcel 107-21-014A.
- Project size:
 - Full parcel ~ 32 acres
 - Future parcel size ~6 acres
 - Disturbed ~ 2acres
- The Zoning is R-36
- The Applicant is Ms. Brittianie Jimenez

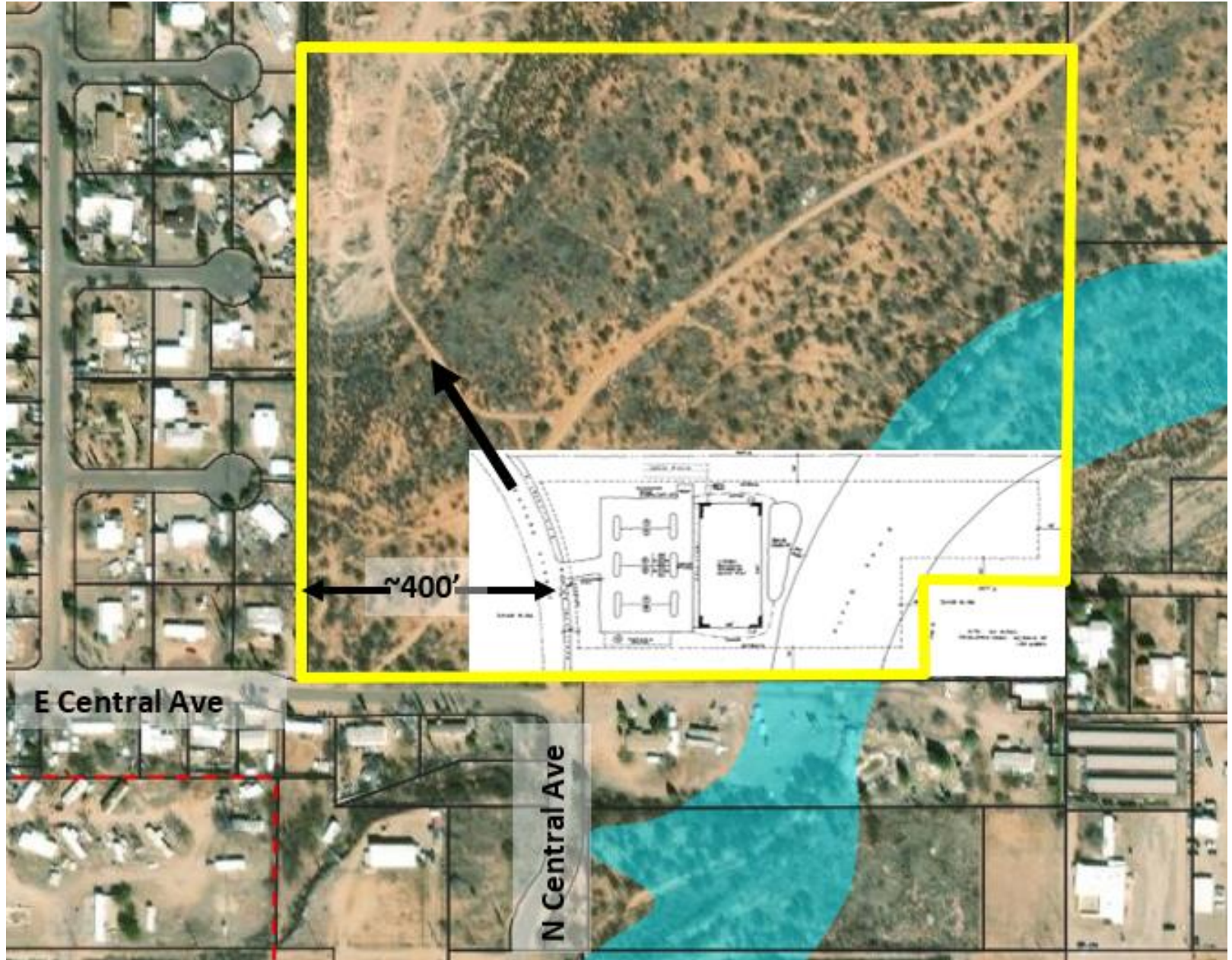


Location



COCHISE COUNTY

Docket SU-20-12 (SV Skate)



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Ten of the criteria apply to this request
 - As submitted complies with four criteria
 - Five criteria comply with conditions
 - One factor does not comply



Compliance with Duly Adopted Plans: Complies

- **Comp Plan:** Developing
- **Growth Area:** Category A (Urban Growth Areas)
- **Area Plan:** None

Defined as Areas:

- Residential and non-residential areas
- Likely to be incorporated
- Existing infrastructure
- Future growth expected



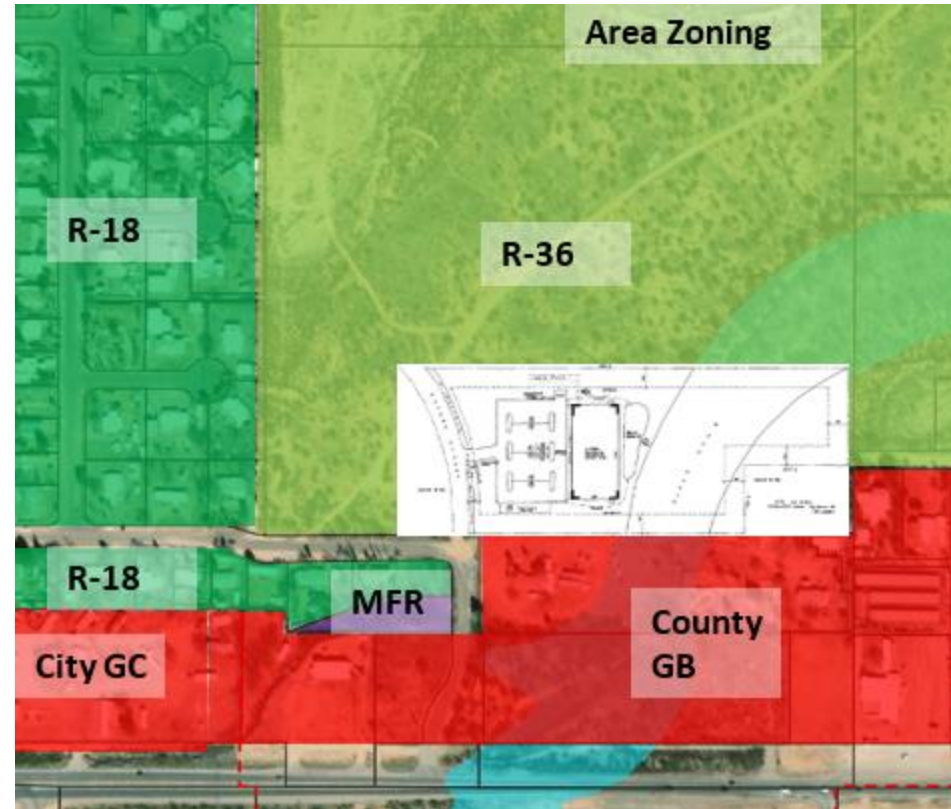
COCHISE COUNTY

Docket SU-20-12 (SV Skate)

Compliance with the Zoning District

Purpose Statement: Complies conditions

- Purpose statement: family living at medium to low densities
- Non-residential uses such as indoor/outdoor recreation, personal and professional services, grocery stores, mini-storage, manufacturing, wholesaling, distribution are allowed with approval of Special Use



Development Along Major Streets: Complies with Conditions

- Located where N Central and E Central Ave meet
- Applicant will construct extension of N Central Ave
- COA:
 1. Remove non-access agreement
 2. Construct new extension
 3. Reconfigure N and E Central intersection
 4. Traffic Statement



Traffic Circulation Factors: Complies with conditions

- Reached out to Vista Transit
- Not able to serve unincorporated areas.



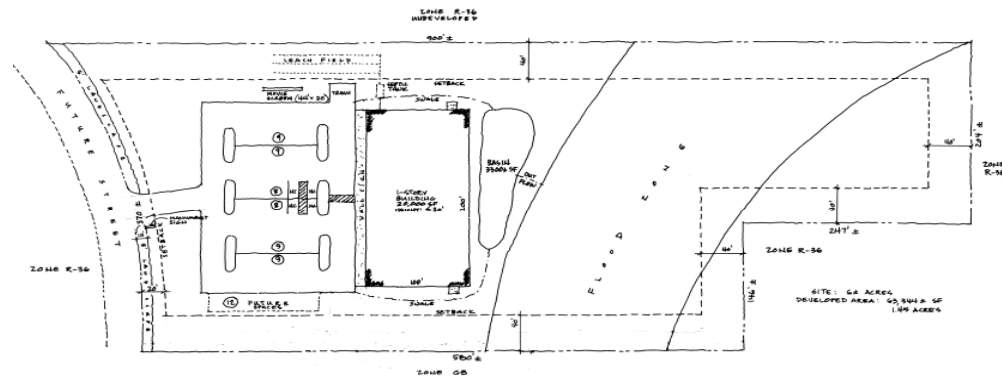
**Adequate Services and Infrastructure:
Complies**

- Water, gas and electricity in area
- Septic to be provided



Significant Site Development Standards: Complies with Conditions

- Meets/exceeds setbacks (20 foot min)
- Meets lot coverage
 - Allowed 65%
 - ~25% proposed
- COA for detailed Site Plan
- Min 5% of the site landscaped and at least a 5' strip along the street
- Must comply with Outdoor Lighting Regulations



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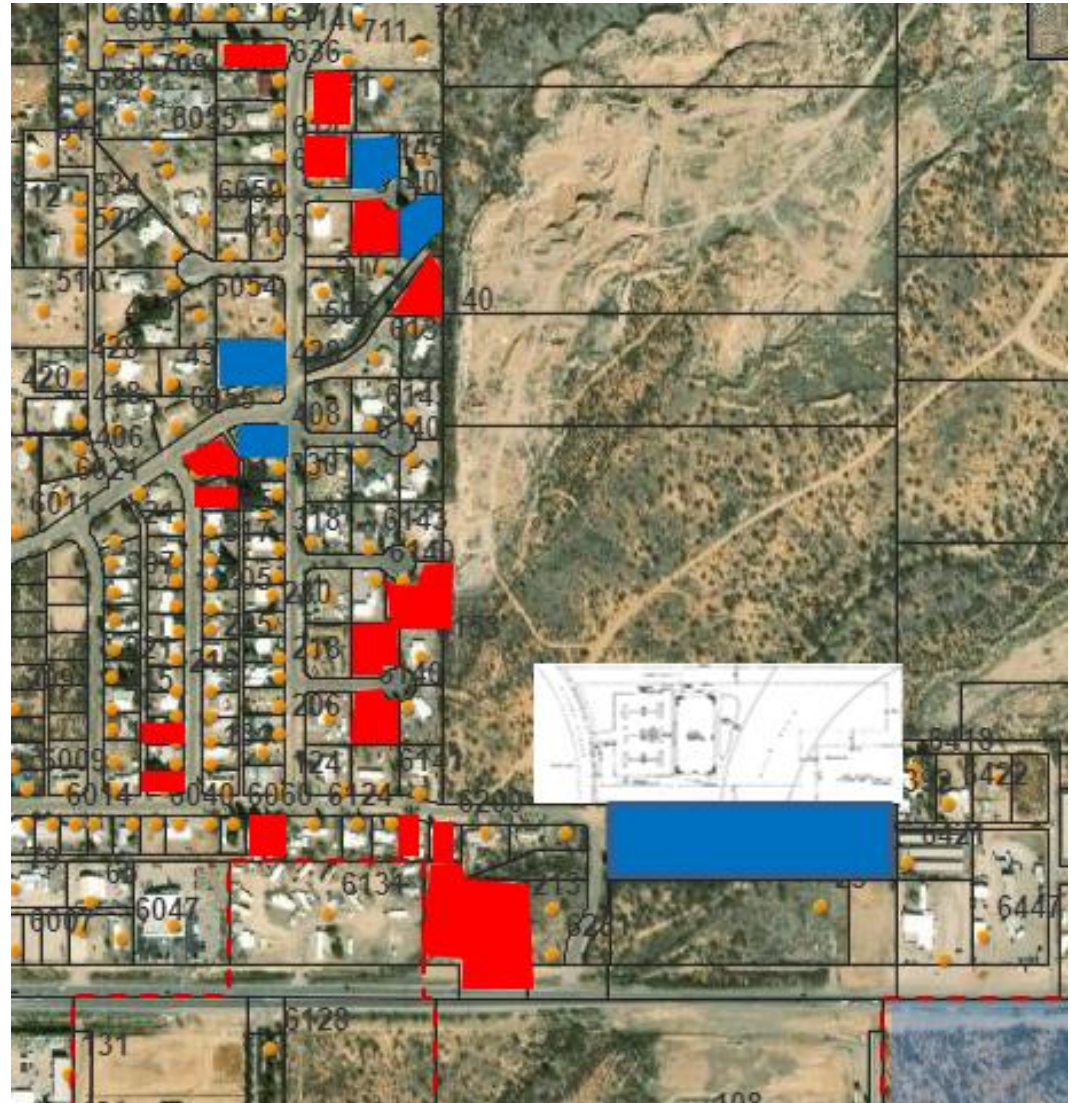
Docket SU-20-12 (SV Skate)

Public Input: Does not Comply

- 16 Letters in opposition
- 6 letter in support

Issues cited:

- Increase in traffic
- Traffic circulation
- Noise
- Confusion on location



COCHISE COUNTY

Docket SU-20-12 (SV Skate)

Hazardous Materials: Complies

No hazardous waste will be used or stored onsite.



Off-Site Impacts: Complies with Conditions

- Traffic:
 - Traffic statement required
 - Improvements to E/N Central Aves
 - Construct N Central along property frontage
- Noise
 - Drive-in limited to 2 days per week
 - Movie is broadcast to radio



Water Conservation: Complies

- Located within SV Sub Watershed and will demonstrate compliance
- Could be developed with homes at one per 36,000 square feet



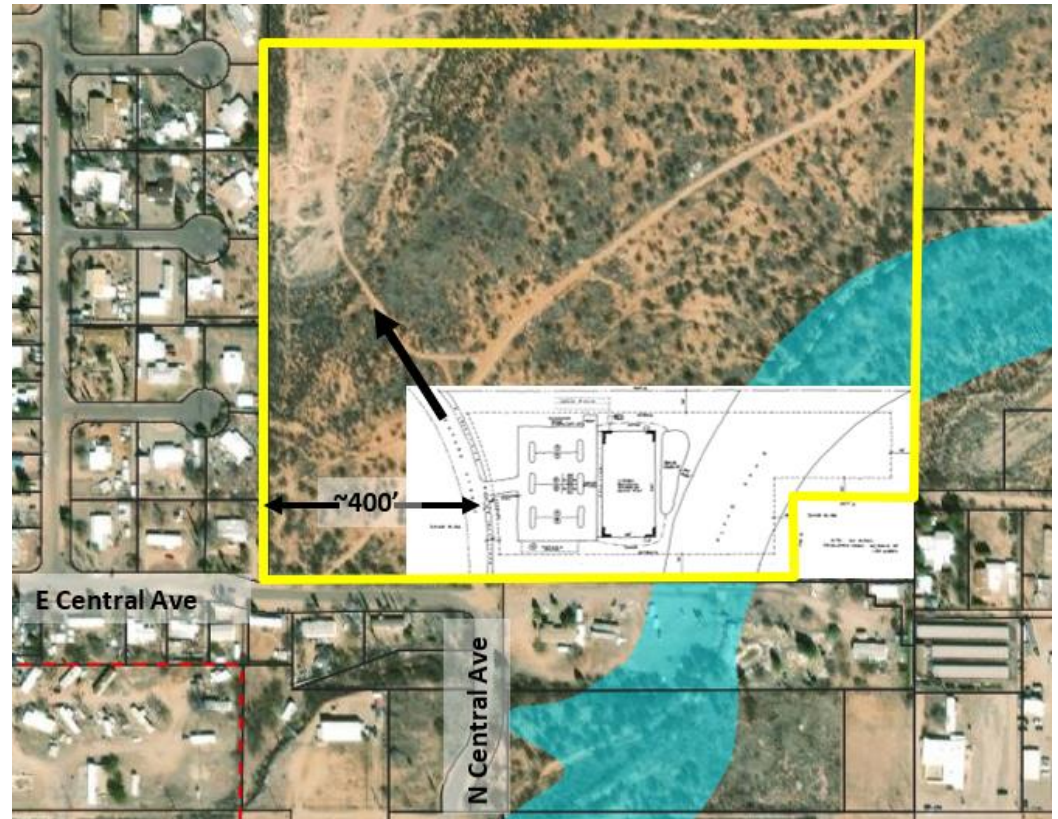
Factors in Favor of Approval

1. With the recommended Conditions of Approval, the proposed use would fully comply nine (9) of the ten (10) Special Use factors used by staff to analyze this request and would comply with two additional factors if the Conditions of approval are met;
2. The use would be providing new recreational opportunities to the Sierra Vista area;
3. The Comprehensive Plan designates the area as Category A, Urban Growth Areas and Developing;
4. The Economic Development Element encourages supporting entrepreneurship such as this small business;
5. The Planning Department has received six (6) letters in support to the request.

Factor Against Approval

1. The Planning Department has received sixteen (16) letters in opposition to the request;
2. The applicant does not comply with the public input criteria.

Discussion



Recommendation: Conditional Approval

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.



Recommendation: Conditional Approval

4. The applicant shall provide a traffic statement for the project that evaluates the impacts from the project site to SR90. This needs to evaluate the projects impact on surrounding roads and determine what improvements are required as a result of the development.
5. The applicant shall submit street improvement plans for review and approval by the County Engineer for reconstruction of the Intersection of North Central Avenue and East Central Avenue, resulting in a 90 degree “T” intersection or as determined by the County Engineer.
6. The applicant shall submit street improvement plans for review and approval by the County Engineer for the new segment along the project’s property boundary.



Recommendation: Conditional Approval

7. The applicant shall work with Right-of-way staff to abandon the portion of the non-vehicular access that occurs where the North Central extension is proposed.
8. A detailed, dimensioned site plan shall be provided with non-residential permits;
9. Native vegetation shall be utilized to the greatest extent possible in the required landscape areas.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SU-20-12 (SV Skate), located on a portion of parcel, 107-21-014A with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

