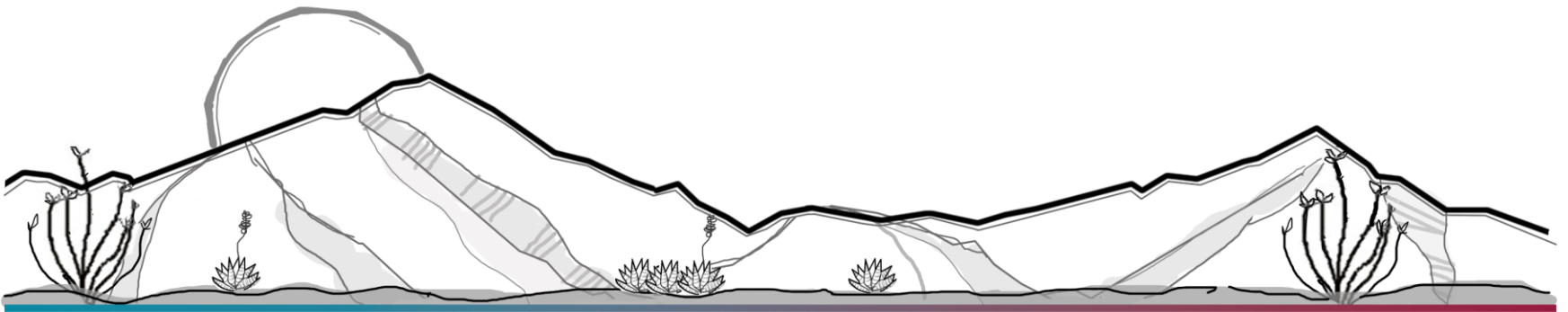


MDP24-01 / RZ24-05 (Camp Riff)

Board of Supervisors
April 23, 2024



DEVELOPMENT SERVICES



Request

Applicant: Savannah McDonald

Location: 1794 W. Newell Street, Naco AZ
(APNs 102-55-002 and 102-55-005)

Plan Amendment: Business, Open Space to MDP (175 acres)

Zoning Amendment: RU-4, R-36 to PD

Previous Use: Golf course, RV park, lounge, restaurant

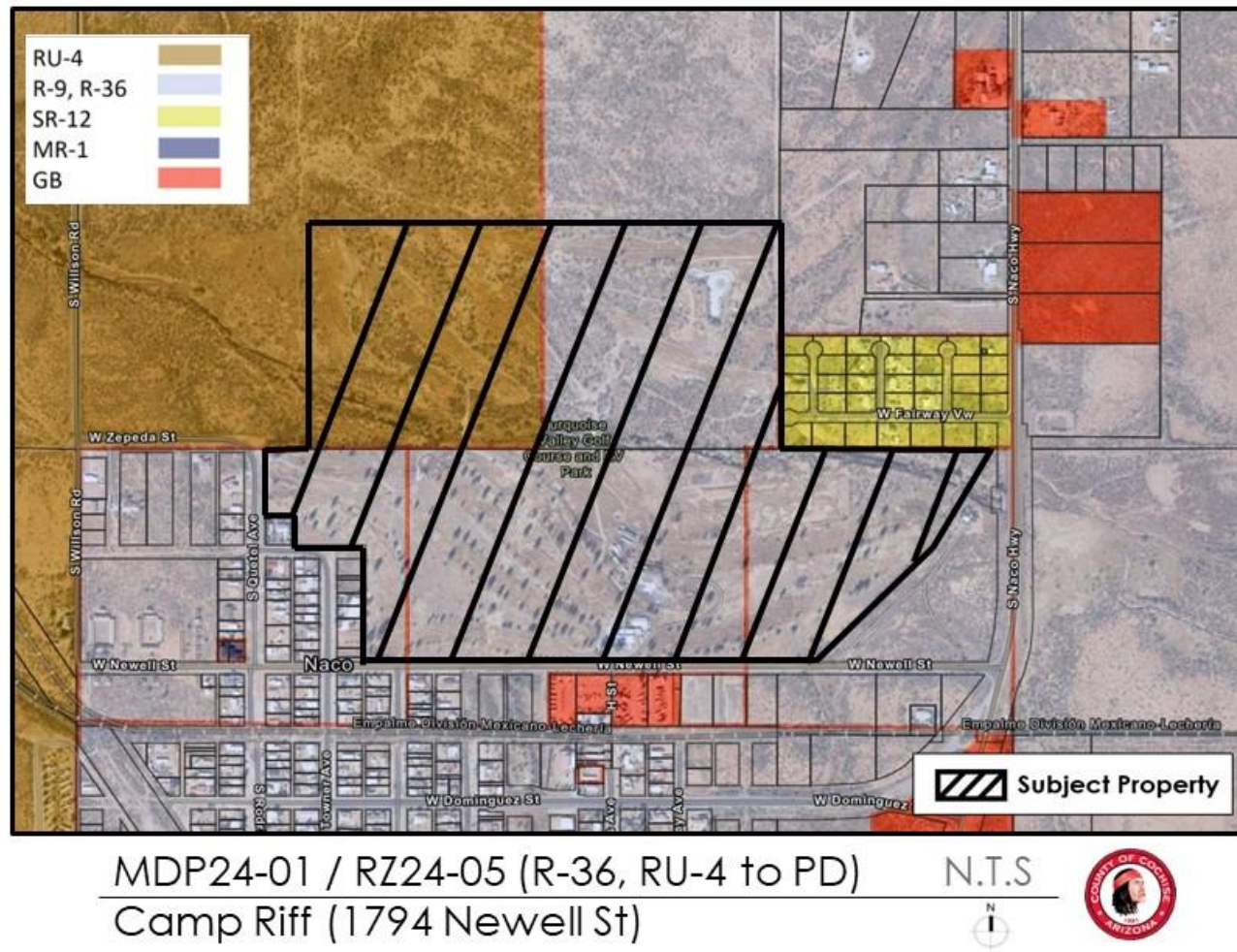
Proposed Use: Mixed Use



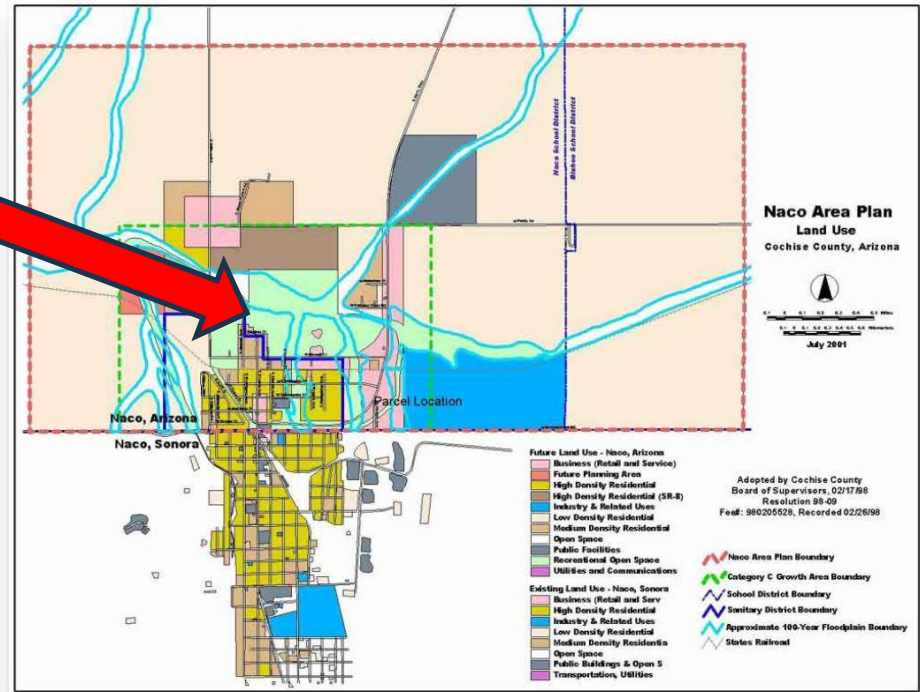
DEVELOPMENT SERVICES



Property Location and Zoning



Naco Area Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

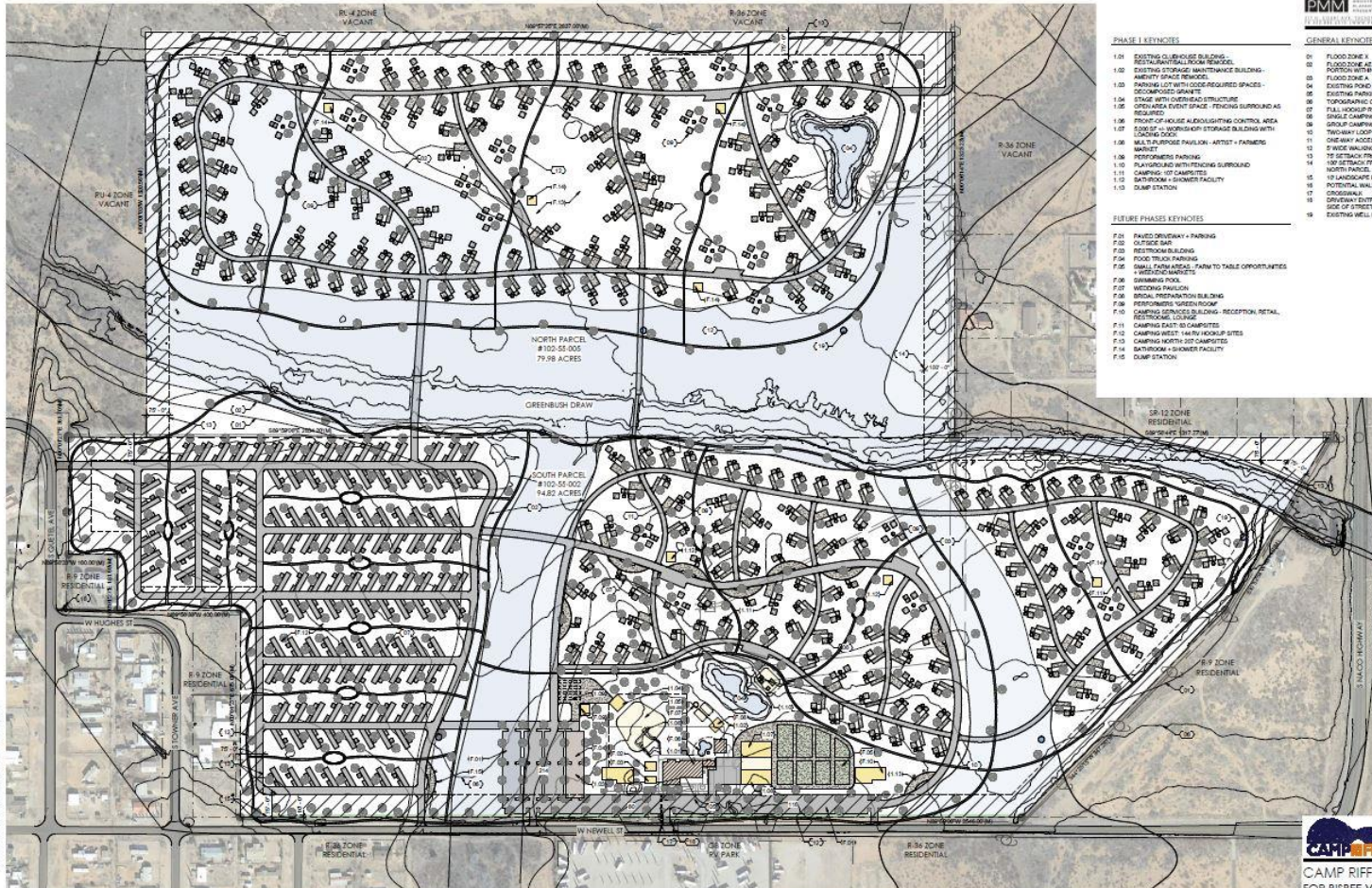


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

MUSTER
MIRTO
McDONALD
PLANNING & ARCHITECTURE



PHASE 1 KEYNOTES

- 1.01 EXISTING CLERK/ISS BUILDING
- 1.02 EXISTING TALL SIGN REMAINS
- 1.03 EXISTING STORAGE, MAINTENANCE BUILDING - ANCHORAGE SPACE REMAINS
- 1.04 PARKING LOT WITH CODE-REQUIRED SPACES - DISCOUNTS/GRANTS
- 1.04 STAGE WITH OVERHEAD STRUCTURE
- 1.05 OPEN AREA EVENT SPACE - FENCING SURROUND AS REQUIRED
- 1.06 FENCE OF HOUSE ALDOUGHTING CONTROL AREA
- 1.07 FENCE OF HOUSE STORAGE BUILDING WITH LOADING DOOR
- 1.08 ALL TR. W/ HOUSE PAULSON - ARTIST + FARMERS MARKET
- 1.09 PERFORMANCE PARKING
- 1.10 PLAYGROUND WITH FENCING SURROUND
- 1.11 CAMPING - 60 CAMPITES
- 1.12 BATHROOM - SHOWER FACILITY
- 1.13 DUMP STATION
- 2.01 FLOOD ZONE A - FLOODWAY SIGNMAJAS UNIMPROVED PORTION WITHIN FLOOD ZONE A
- 2.02 EXISTING POND
- 2.03 EXISTING PARKING LOT
- 2.04 TOPOGRAPHIC CONTOURS SHOWN AT 2' INTERVALS
- 2.05 FULL LOOP IN PLACE
- 2.06 SINGLE CAMPING SITE
- 2.07 GROUP CAMPING SITE
- 2.08 TWO-WAY LOOP ROAD
- 2.09 ONE-WAY ACCESS ROAD
- 2.10 5' WIDE WALKING PATH
- 2.11 10' SETBACK FROM PROPERTY LINE - TYPICAL NORTH PARCEL
- 2.12 10' LANDSCAPE BUFFER AREA INSIDE PROPERTY LINE
- 2.13 POTENTIAL WALKING CONNECTION TO CAMP MOUND
- 2.14 CROSSWALK
- 2.15 DIRECTION ARROW TO ALIGN WITH ENTRY ON SOUTH SIDE OF STREET
- 2.16 EXISTING WELL LOCUS/ APPROXIMATE LOCATION

FUTURE PHASE KEYNOTES

- F.01 PAVED DRIVEWAY + PARKING
- F.02 OUTSIDE BAR
- F.03 RESTROOM BUILDING
- F.04 FOOD TRUCK PARKING
- F.05 SMALL CASH AREA - FARM TO TABLE OPPORTUNITIES + MEDICAL MARKET
- F.06 SWIMMING POOL
- F.07 WEDDING PAULSON
- F.08 BRICAL PREPARATION BUILDING
- F.09 PERFORMANCE VESTIBULE ROOM
- F.10 CAMPING SERVICES BUILDING - RECEPTION, RETAIL, RESTROOM, LOUNGE
- F.11 CAMPING EAST - 60 CAMPITES
- F.12 CAMPING WEST - 60 CAMPITES
- F.13 CAMPING NORTH - 60 CAMPITES
- F.14 BATHROOM - SHOWER FACILITY
- F.15 DUMP STATION

1 CONCEPTUAL MASTER PLAN
SCALE: 1" = 140'-0"



CAMP RIFF
FOR BISBEE VENTURES ONE LLC

1794 W NEWELL STREET, NAOCO, AZ 85620

1.0 SITE PLAN

DATE	ISSUED BY	PROJECT NO.	TRAIL	REVISION NO.	DATE	BY	SCALE

DEVELOPMENT SERVICES



PROJECT RENDERING
AS OF 02.2024

DEVELOPMENT SERVICES

Project Summary

- 175 acres
- 377 dry campsites
- 144 RV hookups
- Bath/shower facilities
- Event space/wedding pavilion (150-200 capacity)
- Amphitheater (500 seats)
- Playground, swimming pool
- Food truck parking
- Community garden
- Walking path

Economic Summary

- \$38M project
- 5-year phased development
- 2030 estimated build out
- 40-65 jobs
- \$14M economic impact
- Utilities
 - Naco Sanitary District
 - Hearthstone Water
 - APS, SW Gas, Century Link

Rezoning Factors

- | | |
|---|---------------------------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies w/conditions, buffers |
| 6. Rezone to more intense zoning district: | Complies |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Complies |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Complies |
| 12. Water conservation: | Complies |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

Master Development Plan – Factors in Favor

- MDP and PD applications meet submittal requirements
- Consistent with *Naco Area Plan* goals for infill, redevelopment, and economic growth
- PD request complies with 13 of 15 rezoning factors
- Support from nearby property owners

Master Development Plan – Factors Against

- Opposition from nearby property owners
- Proposed uses are more intense than previous use, generating increased traffic and noise

DEVELOPMENT SERVICES

Rezoning – Factors in Favor

- Complies with 13 applicable factors
- Support from nearby property owners

Rezoning – Factors Against

- Opposition from nearby property owners

DEVELOPMENT SERVICES

Citizen Review / Public Notice

- 3 February
 - Neighborhood Meeting

- 19 – 22 March
 - Notices
 - Posting
 - Legal ad



NACO NEIGHBORS
You're invited!

Come learn about the proposed **CAMP RIFF** project
Saturday, Feb. 3rd
11am - 1pm

- ★ Campgrounds
- ★ RV Parking
- ★ Walking Path
- ★ Playground
- ★ Farm-to-Fresh Gardens
- ★ Remodeled Restaurant
- ★ And More!

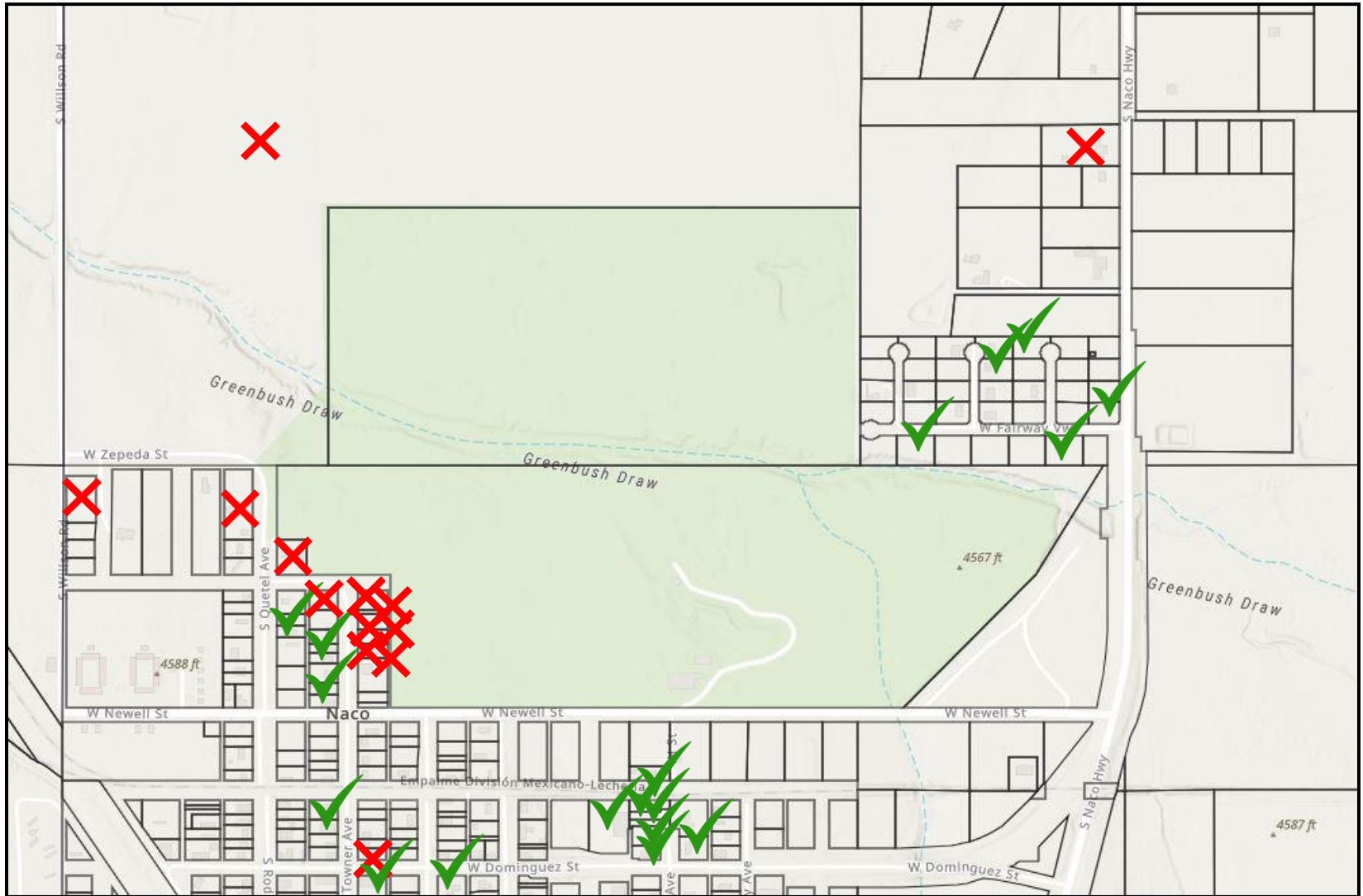
PHASE 1 KEYNOTES

- 1.01 EXISTING CLIMBER HOUSE BUILDING; RESTAURANT/BALLROOM RENOVEL
- 1.02 EXISTING 31,000 SQ. FT. MAINTENANCE BUILDING; AMENITY SPACE REMODEL
- 1.03 PARKING LOT WITH COOL-REQUIRED SPACES; DECOMPOSED GRANITE
- 1.04 STAGE WITH OVERHEAD STRUCTURE
- 1.05 GREEN AREA EVENT SPACE; FENCING SURROUND AS REQUIRED
- 1.06 FRONT 24-HOUR ALCOHOL LIGHTING CONTROL AREA
- 1.07 2,000 SQ. FT. WORKSHOP/STORAGE BUILDING WITH LOADING DOCK
- 1.08 MULTI-PURPOSE TRAIL/ON - ARTIST + FARMERS MARKET
- 1.09 PERFORMANCE PARKING
- 1.10 PLAYGROUND WITH FENCING SURROUND
- 1.11 CAMPING: 160 CAMPSITES + 10 RV HOODLUP SITES
- 1.12 BATHROOM + SHOWER FACILITY
- 1.13 DAMP EXISTION
- 1.14 ENGINEERED DRAINAGE CULVERT IMPROVEMENTS TO IMPROVE EXISTING FLOOD AREA

FUTURE PHASES KEYNOTES

- F.01 PAVED DRIVEWAY + PARKING
- F.02 OUTSIDE BAR
- F.03 RESTROOM BUILDING
- F.04 FOOD TRUCK PARKING
- F.05 SMALL PARK AREAS; PARK TO TABLE OPPORTUNITIES + WEDDING MARKETS
- F.06 POOL
- F.07 WEDDING PAVILION
- F.08 BRUSH PRESERVATION BUILDING
- F.09 PERFORMERS "GREEN ROOM"
- F.10 CAMPING SERVICES BUILDINGS; RECEPTION, RETAIL, RESTROOMS; LOUNGE
- F.11 CAMPING BAIT PIT CAMPSITES
- F.12 CAMPHO WEST: 100 RV HOODLUP SITES
- F.13 CAMPING NORTH: 200 CAMPSITES
- F.14 BATHROOM + SHOWER FACILITY
- F.15 DAMP EXISTION

DEVELOPMENT SERVICES



Recommendations for Docket MDP24-01

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket MDP24-01 (4-3) at their April 10, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket MDP24-01, changing the land use designation of 175 acres from 'Recreational Open Space' and 'Business' as identified in the *Naco Area Plan* to 'Camp Riff MDP.'

Recommendations for Docket RZ24-05

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-05 (4-3) at their April 10, 2024, meeting and Staff also recommends approval of Docket RZ24-05, rezoning parcels 102-55-002 and 102-55-005 from RU-4 and R-36 to PD with the following conditions:

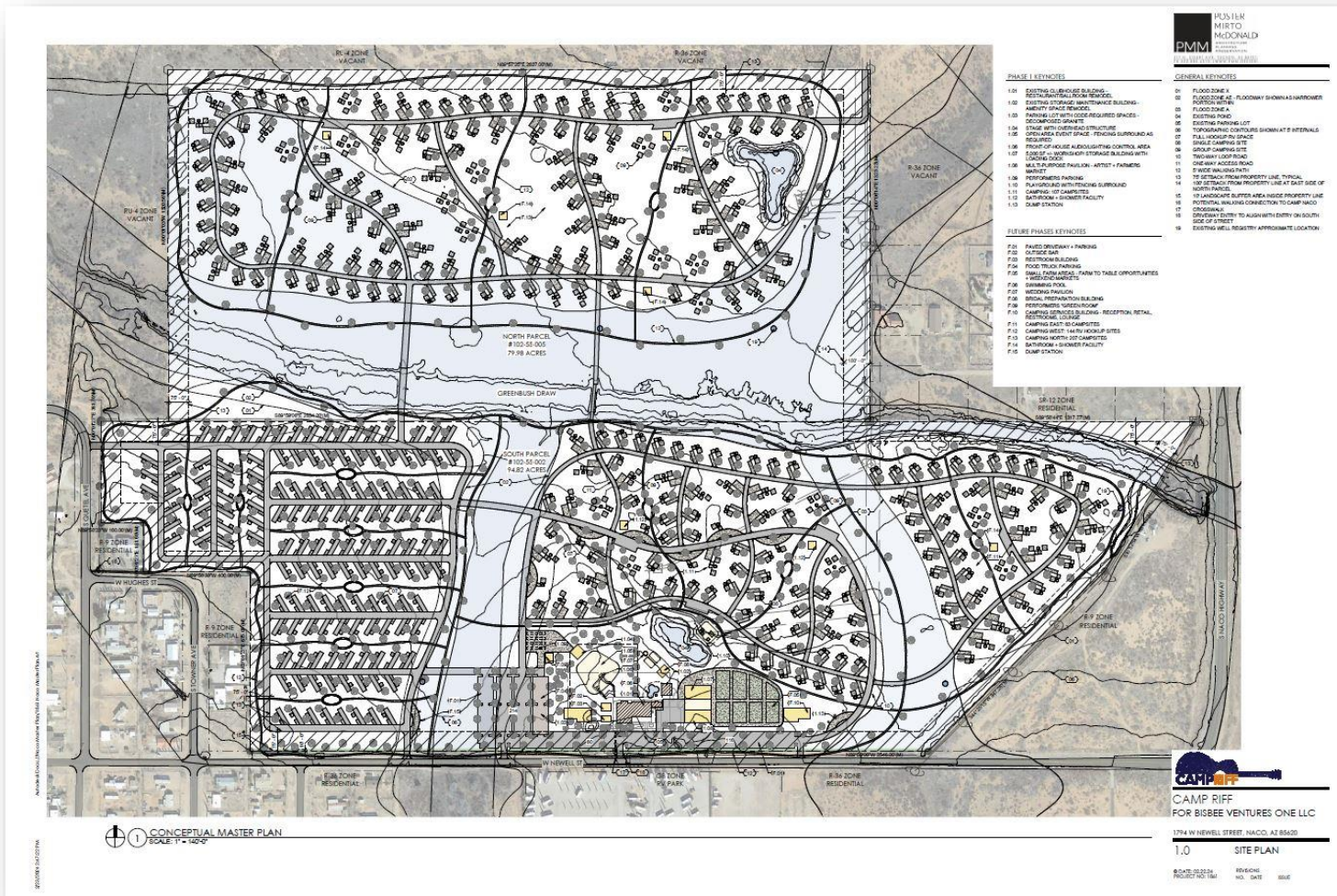
1. Outdoor music shall end by 8:00pm Monday through Thursday, midnight Friday and Saturday (10:00pm for amplified music), and 6:00pm Sunday.
2. Existing gated access to Quetel Avenue shall not be accessible to the public.

RZ24-05 Recommendations (cont.)

3. Incorporate the following design standards identified the *Naco Area Plan*:

- Dedicate drainageways to preserve native vegetation and wildlife habitat, serving as natural breaks in development
- 10' landscape buffers along abutting streets using native vegetation and/or new drought tolerant vegetation
- Vegetate parking lots with canopy trees
- Stabilize Greenbrush Draw banks with existing or new drought tolerant vegetation
- Ensure development harmonizes with surrounding neighborhood through use of setbacks, landscaping, screening, and natural terrain

Applicant Presentation / Discussion



MDP24-01 / RZ24-05 (Camp Riff)

Board of Supervisors
April 23, 2024

