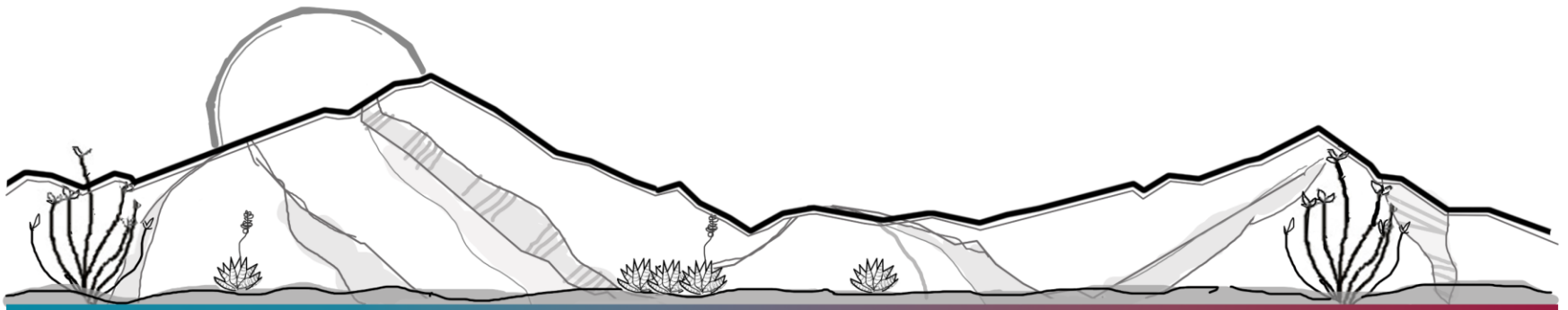


## MDP24-01 / RZ24-05 (Camp Riff)

Planning and Zoning Commission  
April 10, 2024



# DEVELOPMENT SERVICES

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## 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

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

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

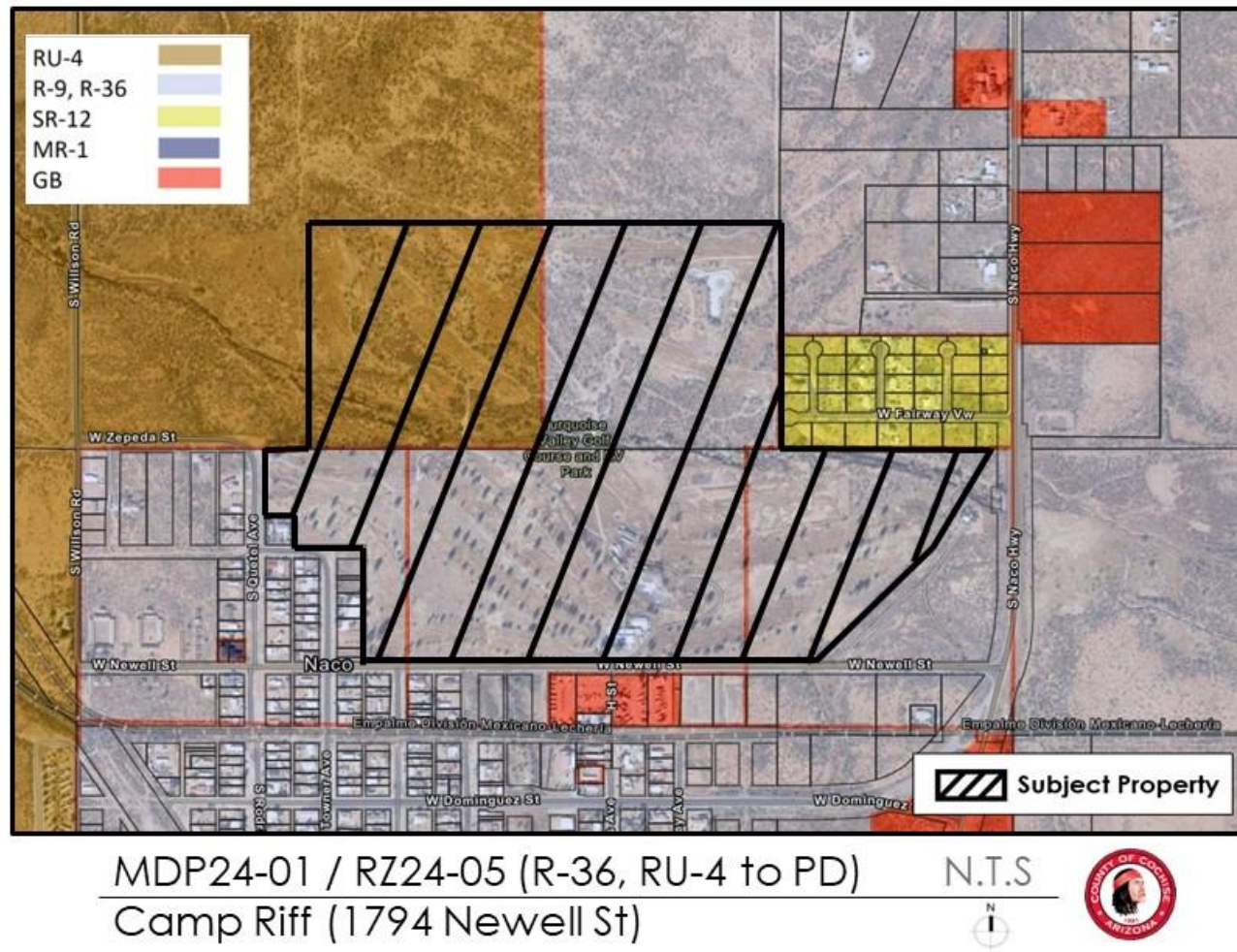
Proposed Use: Mixed Use



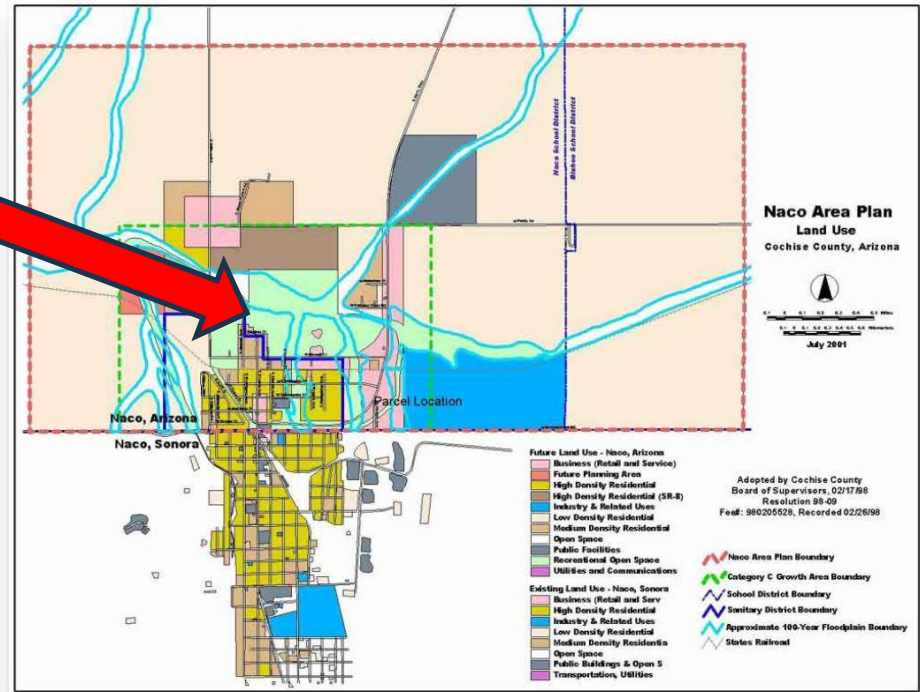
# DEVELOPMENT SERVICES



## Property Location and Zoning



## Naco Area Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

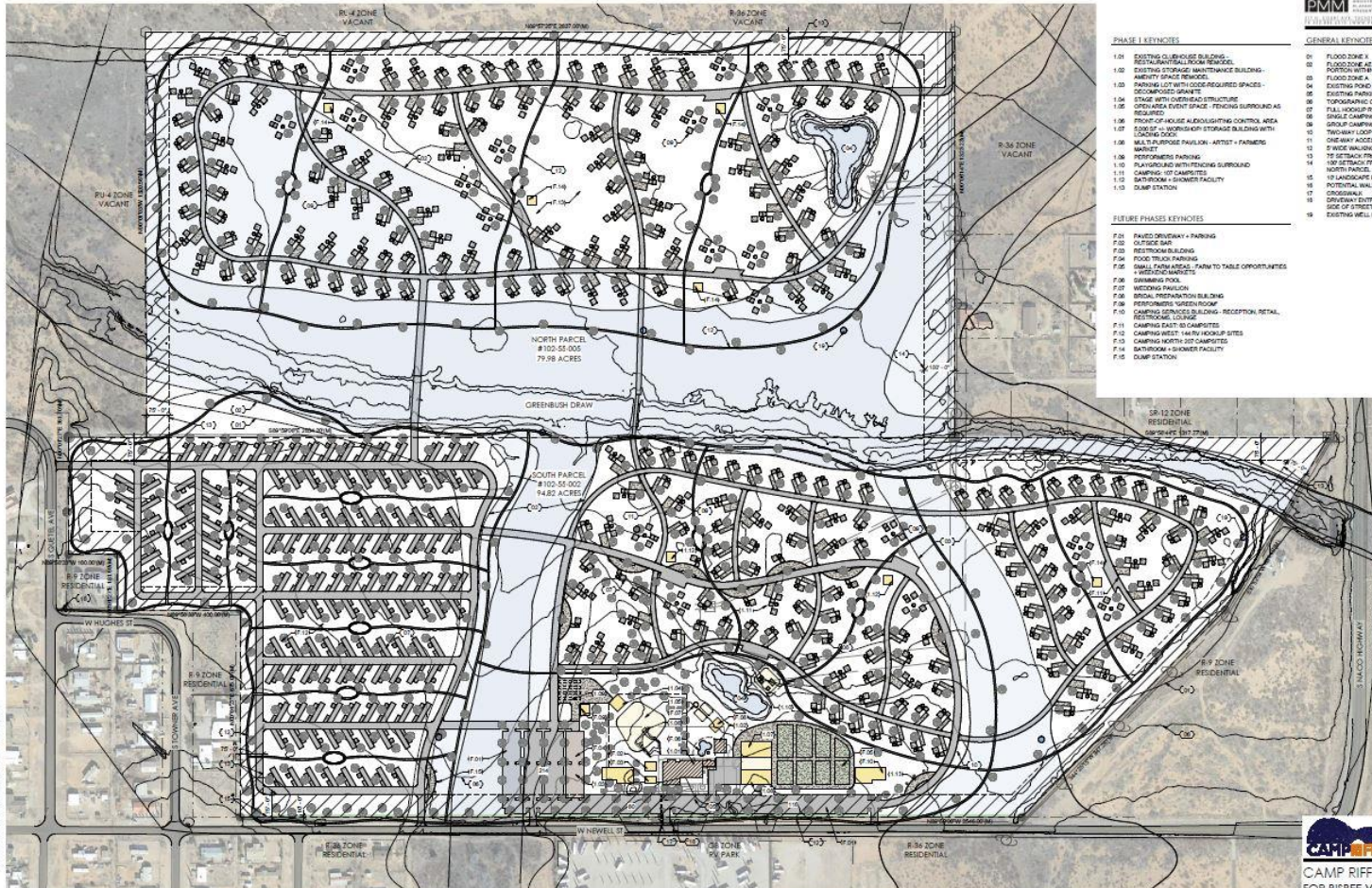


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

MUSTER  
MIRTO  
McDONALD  
PLANNING & ARCHITECTURE



**PHASE I KEYNOTES**

- 1.01 EXISTING CLERK/ISS BUILDING
- 1.02 EXISTING TALL SIGN REMOVED
- 1.03 EXISTING STORAGE, MAINTENANCE BUILDING - AGENCY SPACE REMOVED
- 1.04 PARKING LOT WITH CODE-REQUIRED SPACES - DISCONTINUED SIGNAGE
- 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 PAVELON - ARTIST + FARMERS MARKET
- 1.09 PERFORMANCE PARKING
- 1.10 PLAYGROUND WITH FENCING SURROUND
- 1.11 CAMPING - 60 CAMPITES
- 1.13 BATHROOM - SHOWER FACILITY
- 1.13 DUMP STATION

**FUTURE PHASE KEYNOTES**

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

**GENERAL KEYNOTES**

- G.01 FLOOD ZONE A
- G.02 FLOOD ZONE AE - FLOODWAY SIGNAGE UNREMOVED PORTION WITHIN FLOOD ZONE A
- G.03 EXISTING POND
- G.04 EXISTING PARKING LOT
- G.05 TOPOGRAPHIC CONTOURS SHOWN AT 2' INTERVALS
- G.06 FULL LOOP IN PLACE
- G.08 SINGLE CAMPING SITE
- G.09 GROUP CAMPING SITE
- G.10 TWO-WAY LOOP ROAD
- G.11 ONE-WAY ACCESS ROAD
- G.12 5' WIDE WALKING PATH
- G.13 10' SETBACK FROM PROPERTY LINE, TYPICAL
- G.14 100' SETBACK FROM PROPERTY LINE AT EAST SIDE OF NORTH PARCEL
- G.15 10' LANDSCAPE BUFFER AREA INSIDE PROPERTY LINE
- G.16 POTENTIAL WALKING CONNECTION TO CAMP MOUND
- G.17 CROSSWALK
- G.18 DRAINAGE DITCH TO ALIGN WITH ENTRY ON SOUTH SIDE OF STREET
- G.19 EXISTING WELL LOCATED APPROXIMATE LOCATION

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

SHEET 002224  
PROJECT NO. TRM

REVISION NO. DATE ISSUE

# DEVELOPMENT SERVICES



PROJECT RENDERING  
AS OF 02.2024

# DEVELOPMENT SERVICES

## Project Summary

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

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

## Master Development Plan – Factors in Favor

- MDP and PD applications meet submittal requirements
- 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 historical uses and may generate significant levels of traffic and noise

## Rezoning – Factors in Favor

- Complies with 13 applicable factors
- Project is consistent with *Naco Area Plan* goals for infill, redevelopment, and economic growth opportunities
- 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!

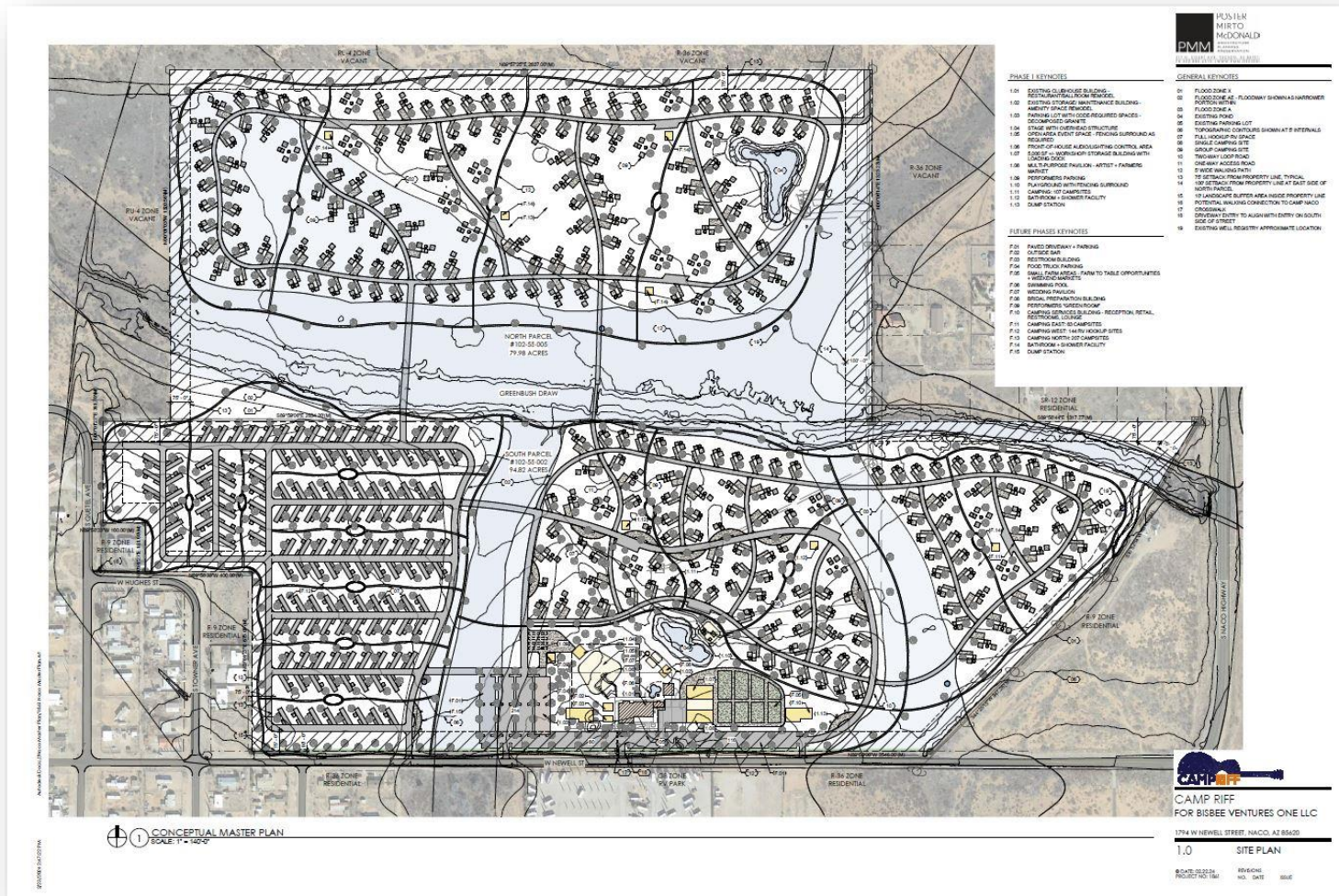
**PHASE 1 KEYNOTES**

- 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 HALL 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 MATCH 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 PERFORMANCE "GREEN ROOF"
- 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

## Applicant Presentation / Discussion



## MDP24-01 Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket MDP24-01 to the Board of Supervisors with a recommendation of approval, 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.’

## RZ24-05 Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-05 to the Board of Supervisors with a recommendation of conditional approval, rezoning APNs 102-55-002 and 102-55-005 from R-36 (Residential District, one dwelling per 36,000 square feet) and RU-4 (Rural District, one dwelling per 4 acres) to PD (Planned Development District) 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 Staff Recommendation (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

## Sample Motions

Madam Chair, I move to recommend to the Board of Supervisors 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,' the factors in favor constituting the findings of fact.

Madam Chair, I move to recommend to the Board of Supervisors approval of Docket RZ24-05 with conditions recommended by staff, rezoning APNs 102-55-002 and 102-55-005 from R-36 and RU-4 to PD, the factors in favor of approval constituting the findings of fact.

## MDP24-01 / RZ24-05 (Camp Riff)

Planning and Zoning Commission  
April 10, 2024

