

Docket SU24-08

Special Use Authorization
For
Camp Naco Restoration and Redevelopment

Planning and Zoning Commission
June 12, 2024



DEVELOPMENT SERVICES



Applicant: City of Bisbee – Mike Normand

Location: 2118 / 2133 W. Newell Street
(APNs 102-57-194C, 102-57-305B)

Current Zoning: R-9

Plan Designation: Recreational Open Space

Growth Area: C – Rural Community Areas

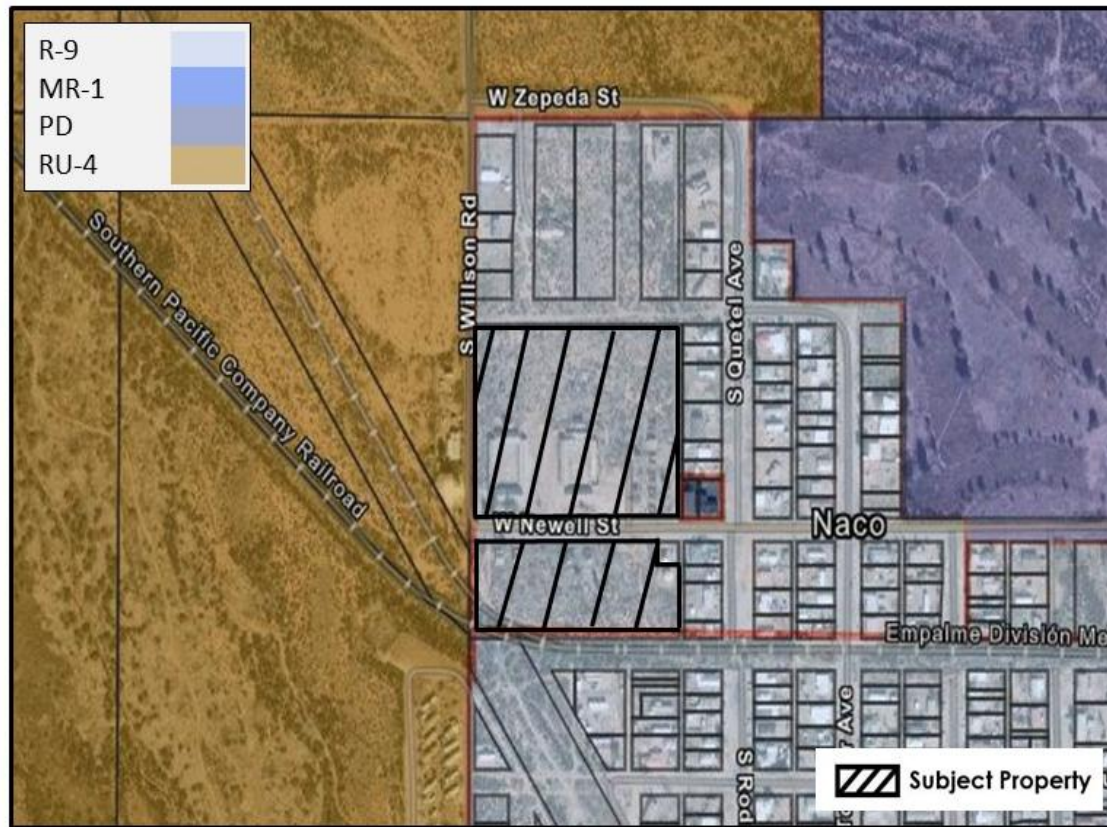
Current Use: Former Military Encampment

Proposed Uses: Historic Exhibit, Community Resource

DEVELOPMENT SERVICES



Property Location and Zoning



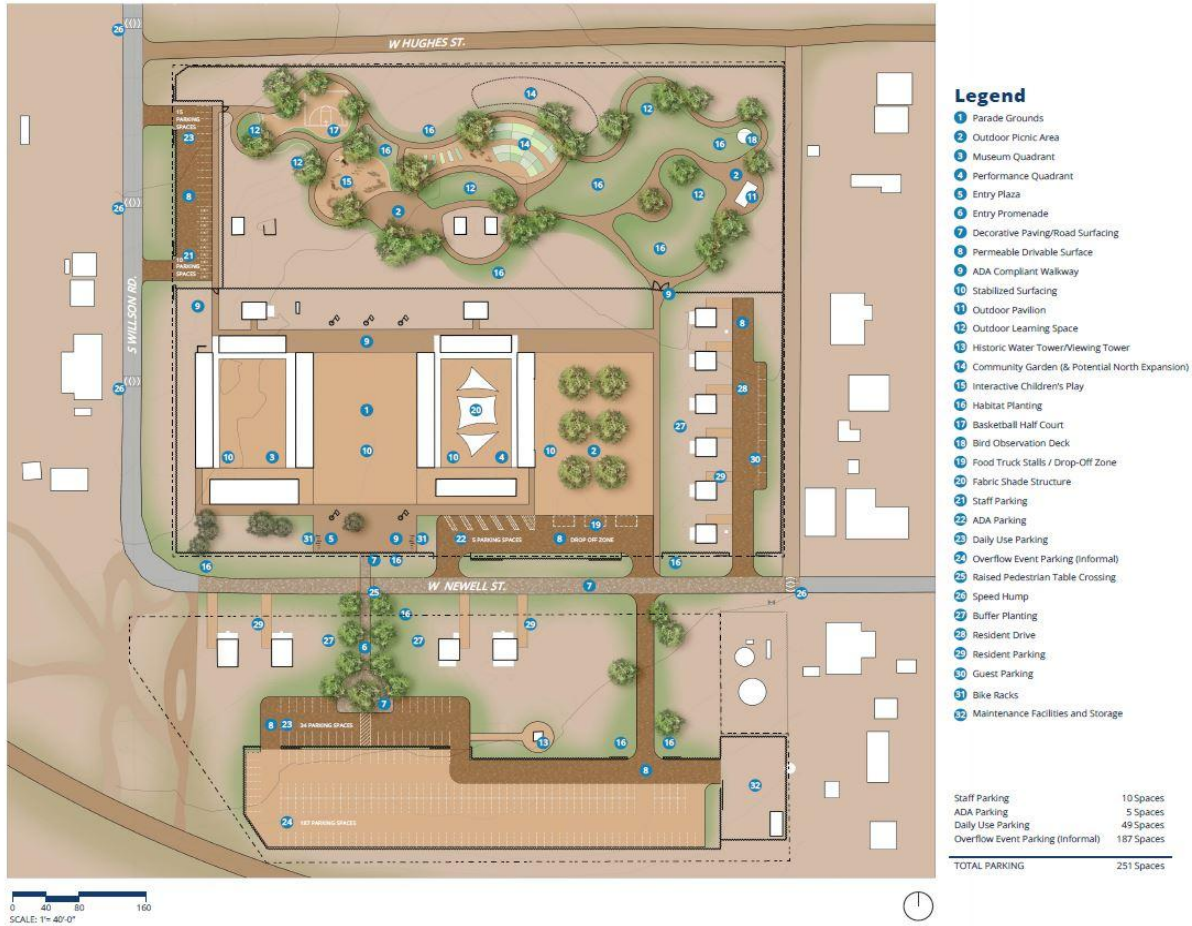
SU24-08 (Camp Naco)

N.T.S

2118/2133 Newell Street (APNs 102-57-194C, 305B)



Site Plan



Project Details

Buildings

Rehabilitated structures, maintenance office/garage, pavilion, playground, bird observation deck

Future Uses

Museum, library, community center, farmer market, community garden plots, art studios, residences, offices

Operations

Accessible seven days per week

Public space available sun-up to sun-down

Occasional special and commemorative events

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	Complies
<input type="checkbox"/> Compliance with zoning district purpose	Complies
<input type="checkbox"/> Development along major streets	Complies
<input type="checkbox"/> Traffic circulation	Complies
<input type="checkbox"/> Adequate services and infrastructure	Complies
<input type="checkbox"/> Significant site development standards	Complies
<input type="checkbox"/> Public input	Complies
<input type="checkbox"/> Hazardous materials	Not Applicable
<input type="checkbox"/> Off-site impacts	Complies
<input type="checkbox"/> Water conservation	Complies

DEVELOPMENT SERVICES

Factors in Favor of Approval

Complies with 9 of 9 applicable factors

Community resource that captures Camp Naco's unique history and provides learning and social space for residents and visitors.

Factors Not in Favor

None identified

DEVELOPMENT SERVICES

Citizen Review / Public Notice

26 March

Applicant letters

22-23 May

Notices

Posting

Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-08 for the restoration and redevelopment of Camp Naco with the following conditions:

1. Buildings on the main campus are accessible between 7:00am to 7:00pm seven days per week. Outdoor learning and recreational areas on the north end of the campus are accessible between sunrise and sunset seven days per week. Special or commemorative events may occur no later than 8:00pm Sunday through Thursday and 10:00pm Friday and Saturday.

**Standard conditions related to acceptance of conditions, permitting requirements and timeframes, and modifications to an approved special use apply to and have not been modified by this request.*

Sample Motion

Madam Chair, I move to approve Docket SU24-08 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU24-08

Special Use Authorization
For
Camp Naco Restoration and Redevelopment

Planning and Zoning Commission
June 12, 2024

