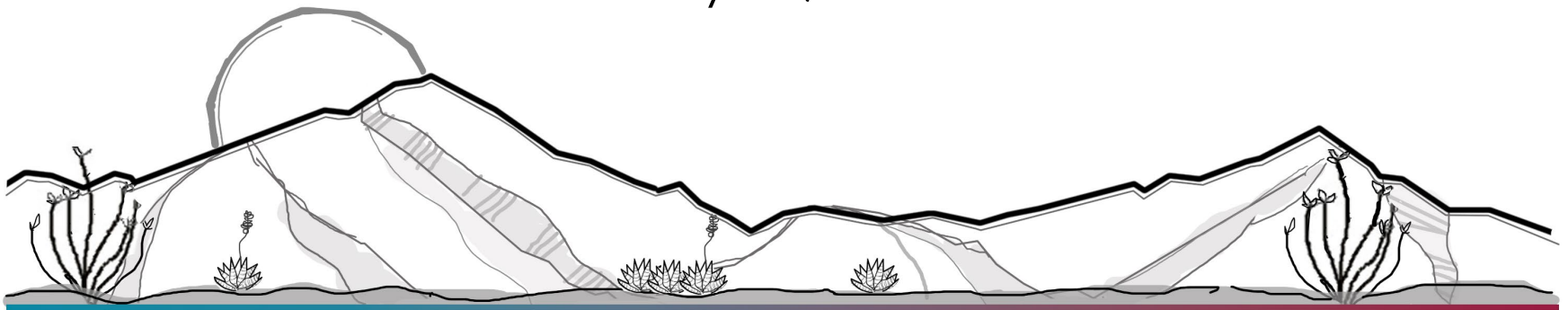


## Docket SU25-07

Special Use Authorization for an  
Outdoor Arena  
(SU23-14 Modification)

Planning and Zoning Commission  
May 14, 2025



# DEVELOPMENT SERVICES

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Applicant: Al Armenta

Location: 8191 Barataria Boulevard  
APN 107-62-009A (21 acres)

Zoning: RU-4

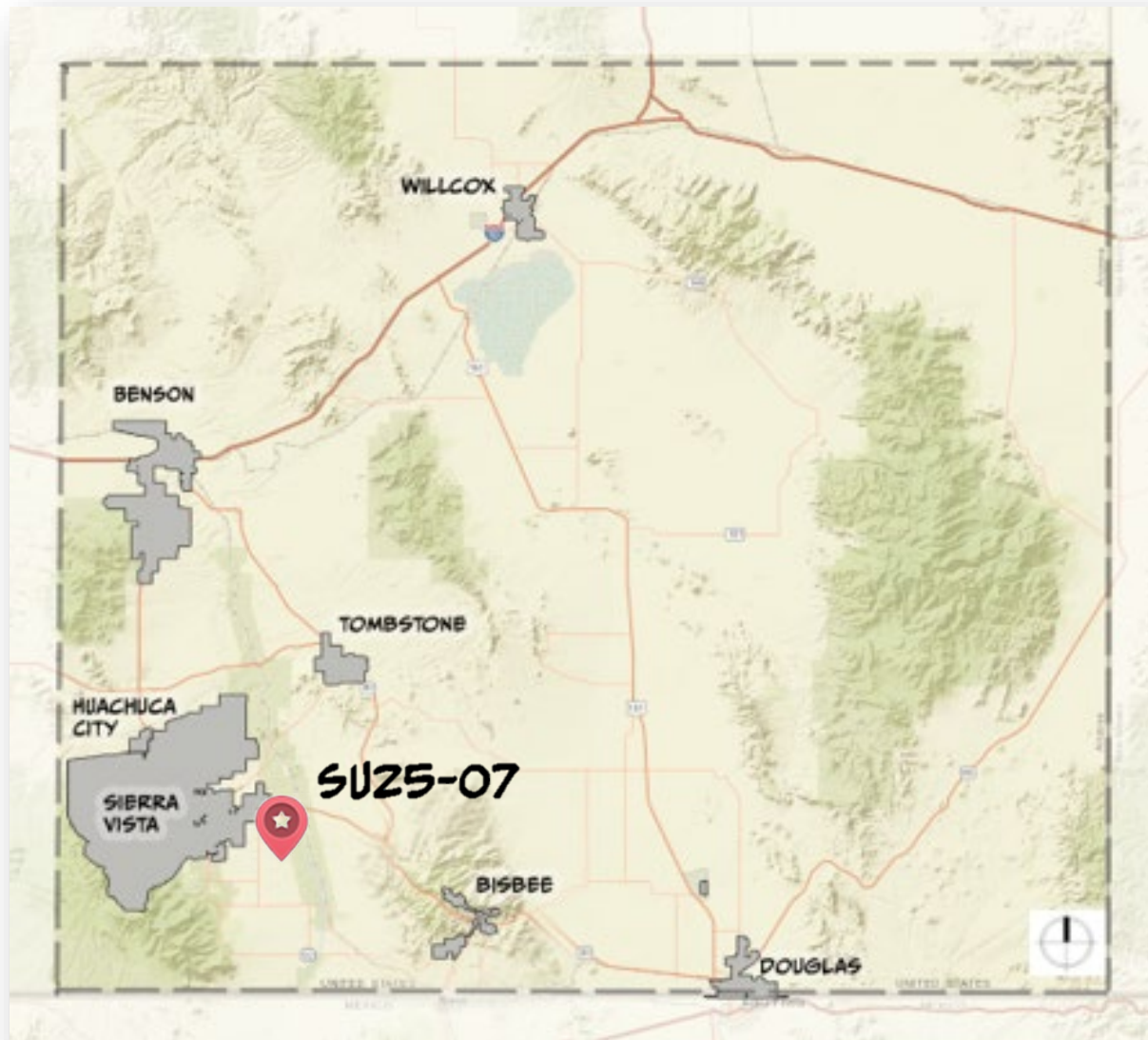
Plan Designation: Rural Residential

Growth Area: D – Rural Areas

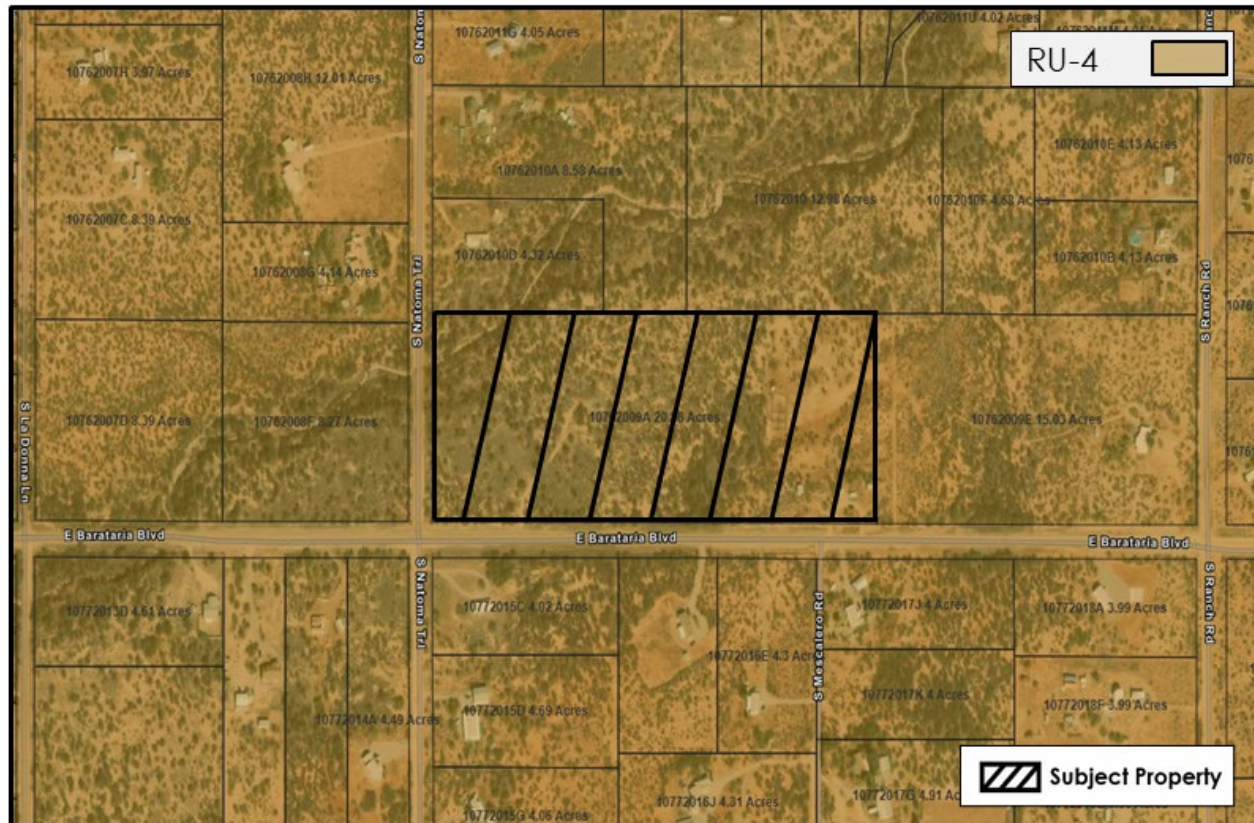
Current Use: Feed Store, Outdoor Arena

Proposed Uses: Feed Store, Outdoor Arena

# DEVELOPMENT SERVICES



## Property Location and Zoning

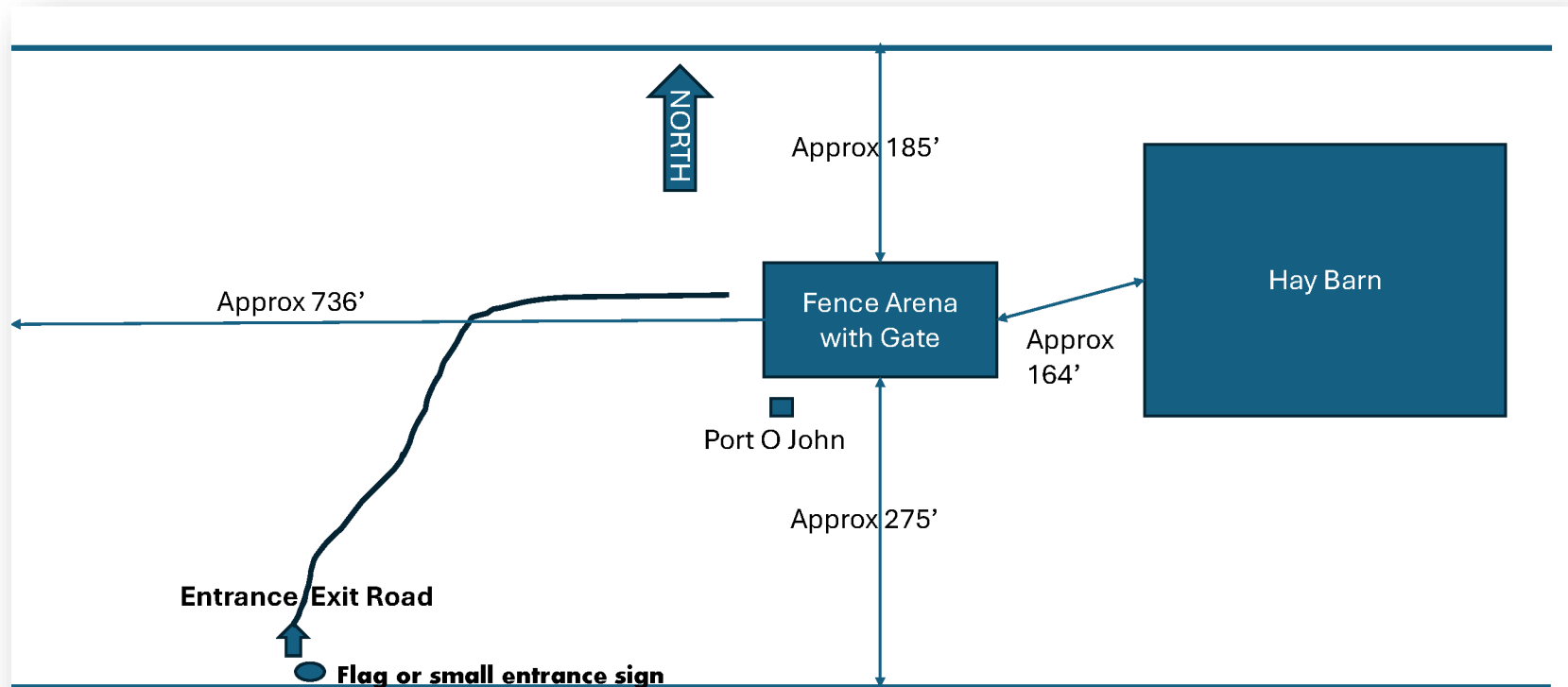


SU25-07 (Modification – Outdoor Arena)

8191 Barataria Blvd (APN 107-62-009A)



## Site Plan



8191 E Baratara Blvd, Sierra Vista, AZ 85650  
Can park anywhere on property besides arena

Parcel Number:107-62-009A

## SU23-14 (Barataria Feed Store/Indoor Arena)

- Commission approved 14 June 2023
  - 1<sup>st</sup> Phase – 4000 square foot hay barn, storage sheds, parking, and driveway
  - 2<sup>nd</sup> Phase – 60,000 square foot building for feed store and indoor arena
- Conditions of Approval
  - ROW permit
  - Easement (if access is from adjacent property)
  - Gravel parking and driveways
  - Traffic analysis for phase 2 improvements
  - Commercial restrooms and septic system
  - Detailed/dimensioned site plan for non-residential permit applications
  - Disturbed areas shall be stabilized (dust polymer, hydroseed)

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

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## Special Use Authorization Factors

- |  |                              |
|--|------------------------------|
| 1. Compliance with adopted plans           | <b>Complies</b>              |
| 2. Compliance with zoning district purpose | <b>Complies</b>              |
| 3. Development along major streets         | <b>Complies</b>              |
| 4. Traffic circulation                     | <b>Complies</b>              |
| 5. Adequate services and infrastructure    | <b>Complies</b>              |
| 6. Significant site development standards  | <b>Complies</b>              |
| 7. Public input                            | <b>Complies</b>              |
| 8. Hazardous materials                     | <b>Not Applicable</b>        |
| 9. Off-site impacts                        | <b>Complies w/conditions</b> |
| 10. Water conservation                     | <b>Complies</b>              |

# **DEVELOPMENT SERVICES**

## Factors in Favor of Approval

- Complies with applicable factors with conditions
- Previously approved special use authorization

## Factors Not in Favor

- Opposition from nearby property owners

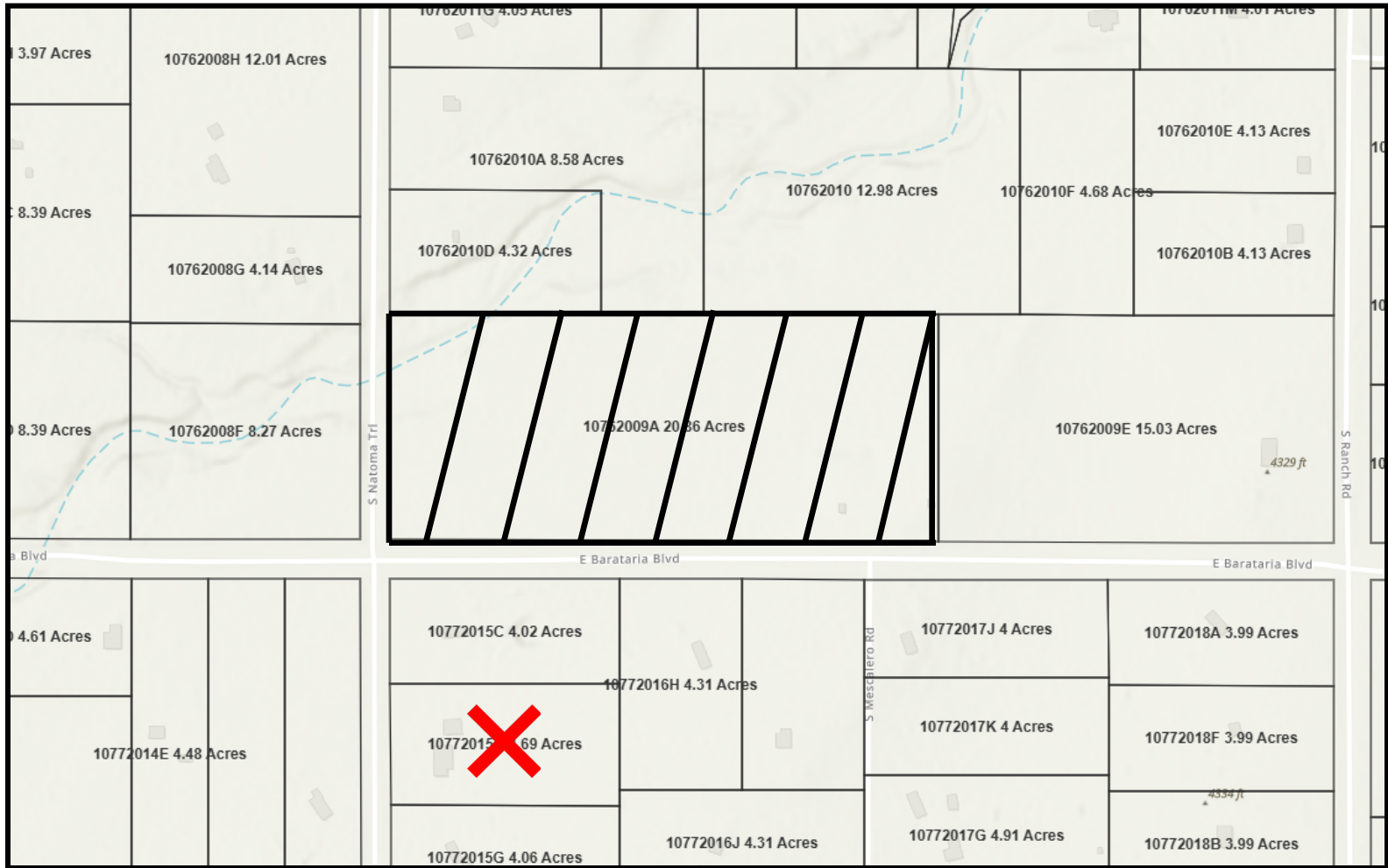
# DEVELOPMENT SERVICES

## Citizen Review / Public Notice

- 13 February
  - Applicant letters
- 11-16 April
  - Notices
  - Posting
  - Legal ad



# DEVELOPMENT SERVICES



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-07, modifying Docket SU23-14 to allow an outdoor arena with the following conditions:

1. Outdoor arena events are limited to daylight hours.
2. Obtain a right-of-way permit for the secondary arena access along Barataria Boulevard.
3. If primary access to tax parcel 107-62-009A is through tax parcel 107-62-009E, the applicant shall record an ingress/egress easement. The applicant may combine the tax parcels or adjust property boundaries in lieu of an easement.
4. Provide a traffic analysis to the county.

*\*Standard conditions related to conditions, permitting, and modifications apply to this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU25-07 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU25-07

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