



# *City of Apache Junction*

## *Development Services Department*



Date: October 24, 2017

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager  
Larry Kirch, Development Services Director

From: Rudy Esquivias, Senior Planner/Zoning Admin.

Subject: November 6, 2017, City Council Work Session Item:  
PZ-3-17 Cochrane/McGavin Rezoning Request

### Proposal

Case PZ-3-17 is a request by Steve Cochrane (owner) and George McGavin and Linda Pearson (applicants), represented by Kevin McDougall (project engineer), to rezone a vacant +/-16.87 acre property, located at the northeast corner area of US60 and S. Tomahawk Road from RS-20/PD (Medium Density Single-family Detached Residential by Planned Development) to B-1/PD (General Commercial by Planned Development), for the purpose of developing approximately 4 acres of the property with commercial opportunity pads and approximately 12 acres with a KOA-style campground. This property has previously been the subject of an economic development agreement with the city and a city-initiated rezoning, which gave the property its current equivalent zoning of RS-20/PD.

The applicants propose a +/-130 space KOA or KOA-style campground development with amenities and which is proposed to be constructed with "KOA Holiday Brand" standards, as described in the attached materials. There are no current prospective developers for the commercial pads.

### Planning and Zoning Commission Recommendation

On October 24, 2017, the Planning and Zoning Commission held a public hearing regarding case PZ-3-17 (P&Z staff report and exhibits attached). The Commission voted 5-1 to recommend approval of the PD rezoning request subject to the conditions negotiated by staff and the developers in the attachment titled "PZ-3-17 Cochrane/McGavin Rezoning Revised Conditions of Approval - Oct. 24, 2017". No one from the audience spoke at the public hearing and the developers did not express any opposition to the revised conditions recommended.

### Attachments:

- PZ-3-17 Cochrane/McGavin Rezoning Revised Conditions of Approval - Oct. 24, 2017;
- PZ Staff Report from October 24, 2017, with attachments;
- KOA Brand Positioning Criteria 2015 (booklet);

**PZ-3-17 COCHRANE/MCGAVIN REZONING**  
**REVISED CONDITIONS OF APPROVAL - OCT. 24, 2017**  
**(Changes shown in strike-throughs and high-lights)**

**Standard Conditions:**

- 1) The property owners shall dedicate all necessary rights-of-way and cutoff corners as determined by the city engineer, including the west 50 feet of the gross property for S. Tomahawk Road.
- 2) Street improvements along the property's S. Tomahawk Road frontage, such as extension of pavement and the provision of sidewalk, curb, gutter, streetlights, fire hydrants, landscaping, driveways, drainage improvements, the undergrounding of utility lines and other improvements as determined by the city engineer, shall be required as part of this planned development rezoning and be subject to final approval by the city engineer.
- 3) The developers of the property shall be responsible for properly applying for and obtaining all necessary permits for any off-site and on-site improvements or construction. All improvements shall be designed in compliance with city codes and standards in effect at the time. The developer shall also pay all applicable fees, including permit, plan review and development fees.
- 4) The B-1 General Commercial base zoning district standards shall apply to all permanent buildings constructed on the site. No metal-sided buildings larger than 120-square feet, including campground storage or maintenance buildings, shall be allowed.
- 5) The final plan for the campground development shall reflect substantial compliance and consistency with the planned development concepts presented with case PZ-3-17, incorporated by reference herein, and as otherwise specified through these conditions of approval, to include general layout, setbacks, public and private rights-of-ways, easements and tracts, building massing, amenities, perimeter fencing and landscaping, and other improvements.

Project Specific Conditions:

- 6) The property owners/developers shall work with and coordinate with the property owners at the northeast corner of US60 and S. Tomahawk Road to construct a shared private entrance road or public street, from Tomahawk Road to the east boundary line of the commercial pads area. If a public street, it shall be constructed in compliance with the city's engineering standards. If a private road, it shall be constructed in compliance with the city's standards for private streets contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-7 Parking, Loading and Circulation Regulations, Section 1-7-6 Private Street Standards. These improvements may be phased to provide access into the campground first and later to the commercial pads.
- 7) Landscape and screening improvements along the west, north, east and south perimeters of the proposed campground shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-8 Landscape Regulations, but shall also include a decorative 6 to 8-foot-tall masonry wall along Tomahawk Road (exclusive of driveways) and US60, with 10-foot-wide landscape strips planted outside the walls. A minimum 6-foot-tall masonry wall shall also be constructed between the east boundary of the commercial pads area and the campground. The fence on the north side of the "common driveway" identified on the conceptual plan may be wrought iron. In no case shall any perimeter fencing be chain link or wood, or contain barbed or razor wire. The commercial pads area shall not require landscape and screening improvements until such time as it is proposed to be developed. All landscape and screening improvements shall be perpetually owned, maintained and kept up in compliance with the city's codes by the property owners.
- 8) The campground shall be designed in accordance with the standards of the company lending its name to the campground. Additionally, in accordance with this planned development approval, the final development plan for the campground shall also include the following: clubhouse or office building in compliance with the city's commercial design guidelines; ~~minimum 1000-~~

~~square-foot~~ swimming pool which complies with KOA's "Holiday" brand criteria; ~~minimum 90 square-foot~~ spa or "Jacuzzi" which complies with KOA's "Holiday" brand criteria; children's playground; centrally and/or conveniently located public restrooms, showers, laundry facility and barbeque grills; some sidewalks for pedestrian comfort and connectivity; pedestrian access to the "dog run"/open space area on the east side of the development; on-site retention basins ~~(no co-mingling of off-site and on-site flows)~~; other recreational amenities and features as depicted on the conceptual plan submitted with case PZ-3-17.

- 9) In order to maximize the potential of the campground as a welcoming tourist and visitor family experience, the campground shall not be age-restricted. Furthermore, not more than 25% of the lots may be offered as year-round rentals, ~~and these lots shall be located along the north side of the development next to the existing mobile home park~~; exclusive of the year-round rental lots, no campers shall be allowed to stay on any one space more than six continuous months; ~~no less more than~~ 15% of the lots shall be developed with uniform, modular, wood-cabin-style structures, which may also be offered for year-round rentals, installed or constructed by the developer; ~~no less than 15% of the lots shall be reserved for tent camping only~~ spaces shall be offered in compliance with KOA's "Holiday" brand criteria (no sewer to these lots ~~and to be located at the southeast corner area of the campground~~).
- 10) Exclusive of the "cabin" structures and the "RV Patio Sites" improvements (described in the KOA Holiday Brand Positioning Criteria booklet submitted with the application) constructed or installed by the developer as described above, no rental lots shall otherwise accept or allowed to be constructed/improved by renters with park model trailers, mobile homes, HUD-certified manufactured homes, factory-built units, tiny houses, storage sheds, carports, "Arizona" rooms or screen rooms, or other free-standing buildings; nor shall they be used for RV, boat or other storage purposes.
- ~~11) The owners and/or operators of the campground agree to waive confidentiality under A.R.S. Title 42, so that city staff can review taxable activities (including incidental sale of retail products) at the campground.~~

- 12) Unobstructed right of ingress and egress shall be provided at all times to city ~~and other~~ personnel, including police, fire, emergency and utility service providers.
- 13) In order to help create a commercial, retail, hospital-ity-oriented and/or office development opportunity on the four-acre commercial pads area, future uses on the B-1/PD-zoned property ~~shall~~ may include those uses normally allowed under the B-1 base zone, especially restaurant, retail, convenience, medical and other visitor-friendly uses, but shall not include the following uses: manufactured/mobile home sales; semi-truck service or repair; pawn shop; tattoo and/or piercing establishment; massage establishment; swap meet; RV or manufactured home parks; RV, boat or vehicle storage; horse boarding or riding stables; contractor yard; commercial parking lots and garages; outdoor storage, assembly or repair businesses of any kind; general warehouse and mini-storage warehouses; taxi or shuttle business; rescue mission, soup kitchen or homeless shelter; second-hand or used merchandise stores; used auto sales; medical marijuana uses; single-family and other residential uses; other uses determined by the Zoning Administrator to be incompatible with the intent of the planned development zoning.
- 14) Future land divisions of the re-zoned property which result in 4 or more lots being created, shall require the owners to proceed through a subdivision process. However, if at that time the campground has already been developed and substantial improvements provided therein, the city may waive the preliminary plat process and allow the developers to proceed directly to a final plat and improvement plans approval process.
- 15) Any request for deviation from the city's development standards or for uses determined by the Zoning Administrator to not be conducive to creating a commercial, retail, office opportunity as described herein shall require a separate planned development amendment, rezoning, landscape code appeal or conditional use permit process first, as may be appropriate.
- 16) Future businesses on the planned development site shall be allowed to advertise on multi-tenant signs. One 12-

foot-high multi-tenant monument sign shall be located along the Tomahawk Road frontage; and one multi-tenant freeway sign (25' feet above adjacent freeway grade, measured at the top of the sign) shall be located along the US60 frontage. Said signs shall complement the architecture of the buildings, and shall be subject to Planning Staff review and approval.

- 17) Final plans for the development shall incorporate, for the city's emerging multi-use trail system, a public easement for ingress and egress on the east side of the project.
- 18) The campground shall be designed and constructed to meet KOA's "Holiday Brand" standards. If KOA does not partner with the developer in the development of the campground, the developer shall still develop the lots with "Holiday Brand"-style amenities and qualities.