



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, May 13, 2024 AT 6:00 P.M.**

**City Hall Conference Room
119 East First Street
Winslow, Arizona 86047**

Notice is hereby given to the general public that the City of Winslow will hold a Planning and Zoning hearing on Monday, May 13, 2024 at 6:00 p.m. in the City Hall Conference Room, 119 East First Street, Winslow, Arizona 86047. **MEMBERS OF THE PUBLIC MAY JOIN THE MEETING IN PERSON OR VIA ZOOM USING THE FOLLOWING LOG-IN INFORMATION:**

<https://us06web.zoom.us/j/88534590394?pwd=bXE4MjJjSDFhVTZ1bWdONnFNZVVpQT09>

Meeting ID: 885 3459 0394 / Passcode: 977071

Dial by your location: +1 346-248-7799 (US)

1. Call to Order – (Please Remember to Silence All Cell Phones)

2. Consideration and Action

- A.** Public Hearing, Consideration and Possible Action on a request from the Property Owner for a Conditional Use Permit for an RV Resort, in compliance with Winslow Municipal Code Chapters 17.68 and Chapter 17.76, located at 917 Transcon Lane, Winslow, Arizona, also identified a Navajo County Assessor's Parcel Number 103-31-010B. The subject property is located within the Commercial zoning district.
- B.** Public Hearing, Consideration and Possible Action on a request from a Property Owner to rezone approximately 35.5 acres of real property generally located on the east side of North Park Drive, 1000' north of North Drive, from Commercial and Agricultural Residential zoning districts to PAD Planned Area Development District in accordance with Chapter 17.50 of the Winslow City Code, and to approve a Preliminary PAD Plan of Development for the property. If the Preliminary PAD Plan of Development is approved, a Final PAD Plan of Development must be submitted within 2 years, in which case the Final PAD Plan of Development may be approved by Council by ordinance and the Zoning Map will be amended to reflect the new PAD Planned Area Development District. The effect of the rezoning for this property will be to establish permitted uses and development standards for a mixed-use project comprised of commercial retail, duplex residences, and a recreational vehicle park.

3. Adjournment

A copy of the agenda background materials is available at City Hall, 21 Williamson Avenue, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Pursuant to the Americans with Disabilities Act (ADA) the City of Winslow endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged. Notice is hereby given that pursuant to A.R.S. 1-602. A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Winslow Planning and Zoning Hearing Officer are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Mayor
Roberta W. Cano

(928) 289-2422



Discover Winslow-A City in Motion

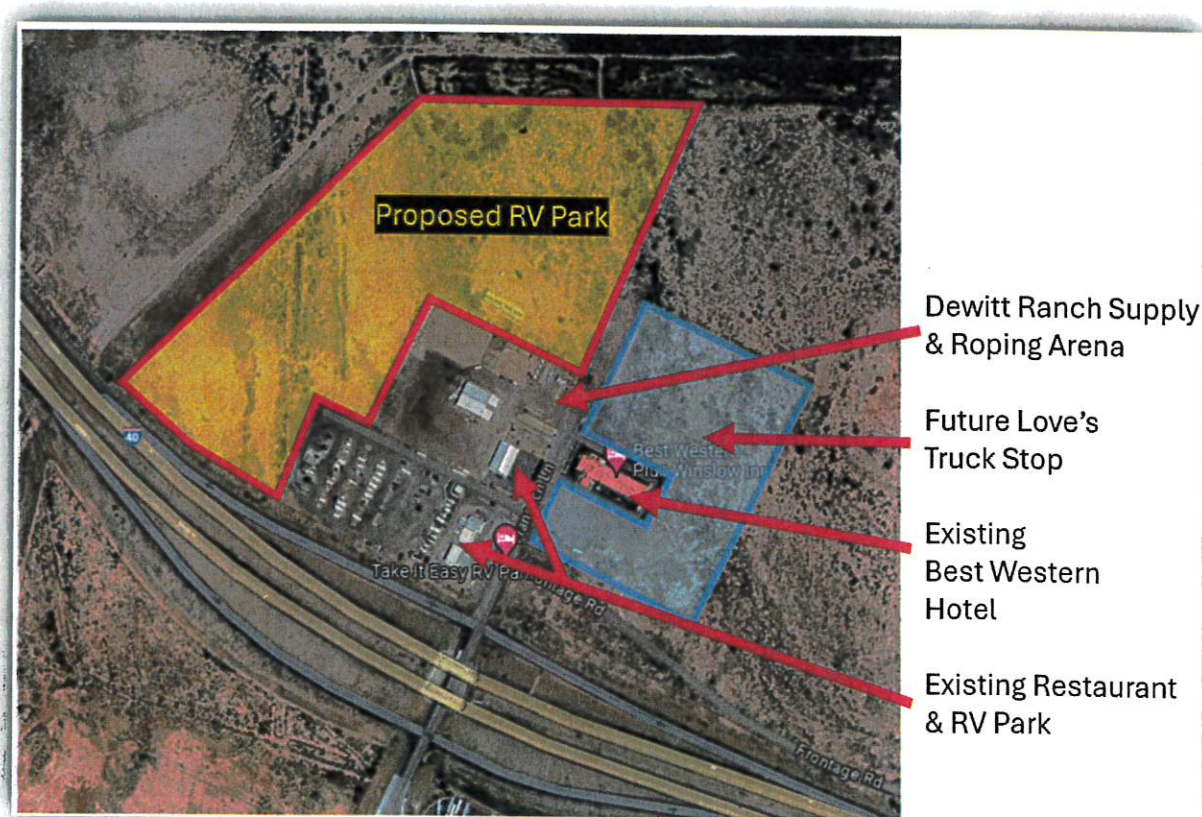
Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melissa Nelson
Daniel T. Tafoya

AGENDA DATE: May 13, 2024
TO: David Coolidge, City Manager
FROM: Jason Sanks, Zoning Hearing Officer
SUBJECT: Conditional Use Permit (CUP) to Allow a RV Park with Welcome Center and Commercial Support Services at the Current Terminus of Transcon Lane, North of Interstate 40

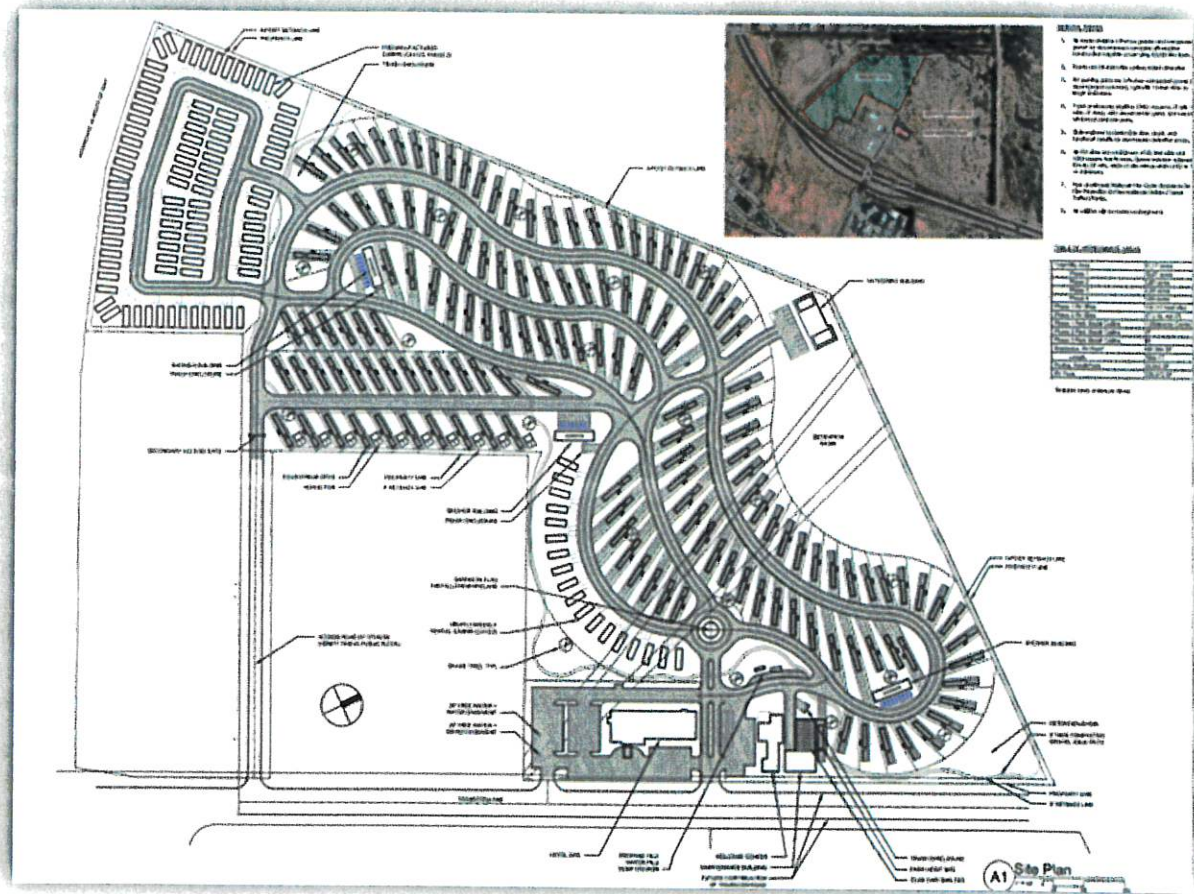
OVERVIEW

The Subject Property is located at 917 Transcon Lane, Winslow, AZ 85202 with Navajo County parcel numbers 103-31-010B, see Figure 1 – Aerial Image, below:

Figure 1 - Aerial Image



The site plan layout is as follows:



Pursuant to Winslow Municipal Code, Section 17.76.010, Recreation vehicle parks can be approved by the city through a Conditional Use Permit (CUP). CUP provisions noted in this code section include a number of development standards as listed in section 17.76.020. Some of these standards are outdated and no longer enforceable, such as A and B, requiring partner agency approvals (health code and national fire codes).

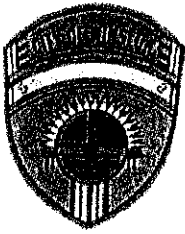
The details of this code section shall be reflected on the Development Review application exhibits to be filed with the project's improvement plans following the CUP approval process.

SUMMARY OF FINDINGS

The Zoning Ordinance states that the Zoning Hearing Officer shall make the following findings before granting a CUP:

- That the proposed use will not be materially detrimental to the health, safety, or general welfare of the neighborhood or the City.
- That the site is adequate in size and shape to accommodate the proposed use including necessary parking, setbacks, and landscaping.
- That the use will not generate traffic beyond what would normally be expected from uses in this district.

The proposed RV park is located fully within an area defined by commercial land uses and adjacent vacant industrially zoned property. The proposed RVs and support facilities will not have a negative impact on those nearby commercial users. Rather, the temporary residents of the RV park may support those



received
04/11/2024

CONDITIONAL USE PERMIT APPLICATION (Not For Child Care)

ADDRESS OF SITE: 917 Transcon Lane Winslow Arizona 85202

Proposed Use: RV Resort & Commerical

Applicant: John & Laura Gunderman

Phone: _____

Address: _____

City: _____ State: _____

Zip Code: _____

Owner of Property: 140 Transcon LLC

Phone: 480.772.8820

Address: 1955 West Baseline Road, Suite 112 #539

City: Mesa State: Arizona

Zip Code: 85202

County Assessor's Parcel Number: 103-31-010B

Zoning District: Municipal

SIGNATURE

signed via SeamblesDocs.com
John David Gunderman

Key: 00320185204111000050612024002
Property Owner or Authorized Representative

DATE

04-11-2024

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, all conditions attached, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY

FEE: \$ 250.⁰⁰

CITY FILE NO: _____

DATE: 04/11/2024

RECEIPT NO: 216515482

AMOUNT PAID: 250.⁰⁰

CASH: _____

CHECK NO: _____

Ashley Salysen
Staff Signature

AGENDA DATE: _____

PAID
APR 11 2024

BY: *Ashley Salysen*

1. All RVs must be 4-wheel drive and equipped with a minimum of 1000-lb. tow capacity. All 4-wheel drive vehicles equipped with carrying 42000 lbs. truck.
2. Roads are 25-feet wide unless noted otherwise
3. RV parking pads are 3-chains compact gravel (or decomposed concrete), typically 16-feet wide by 20-feet long.
4. Topography is based on the CDEM roadway of 6' to 16' feet, with a 10% slope. All roads are 25 feet wide and 10' deep, with a 10% slope. All roads are 25 feet wide and 10' deep, with a 10% slope. All roads are 25 feet wide and 10' deep, with a 10% slope.
5. Civil engineer to determine size, depth, and location of all roads.
6. All RV sites are a minimum of 25-feet wide and 1000-lb. tow capacity. In areas, please between adjacent roads, there are 25 feet of the roads with a 10% to 12% minimum.
7. Peak load shall meet National Fire Code (NFPA) for Fire Protection in Recreational Vehicle (Travel Trailer).
8. All utilities will be routed underground.

Total Site Area	31.17 acres
Phase 1	19.87 acres
Phase 2	5.30 acres
Phase 3	4.20 acres
Phase 4	1.50 acres
Phase 1 RV Sites	110 (+ host site)
Phase 1 Peak Model Cabins	47 (+10, total 57)
Phase 2 Peak Model Cabins	1 (Welcome Center)
Phase 3 Peak Model Cabins	17
Runways, RV Pads*	90
Lighting	187,564 SF
	7500 FT
Paving, Retaining Walls	33,842 SF
RV Pads	229,875 SF

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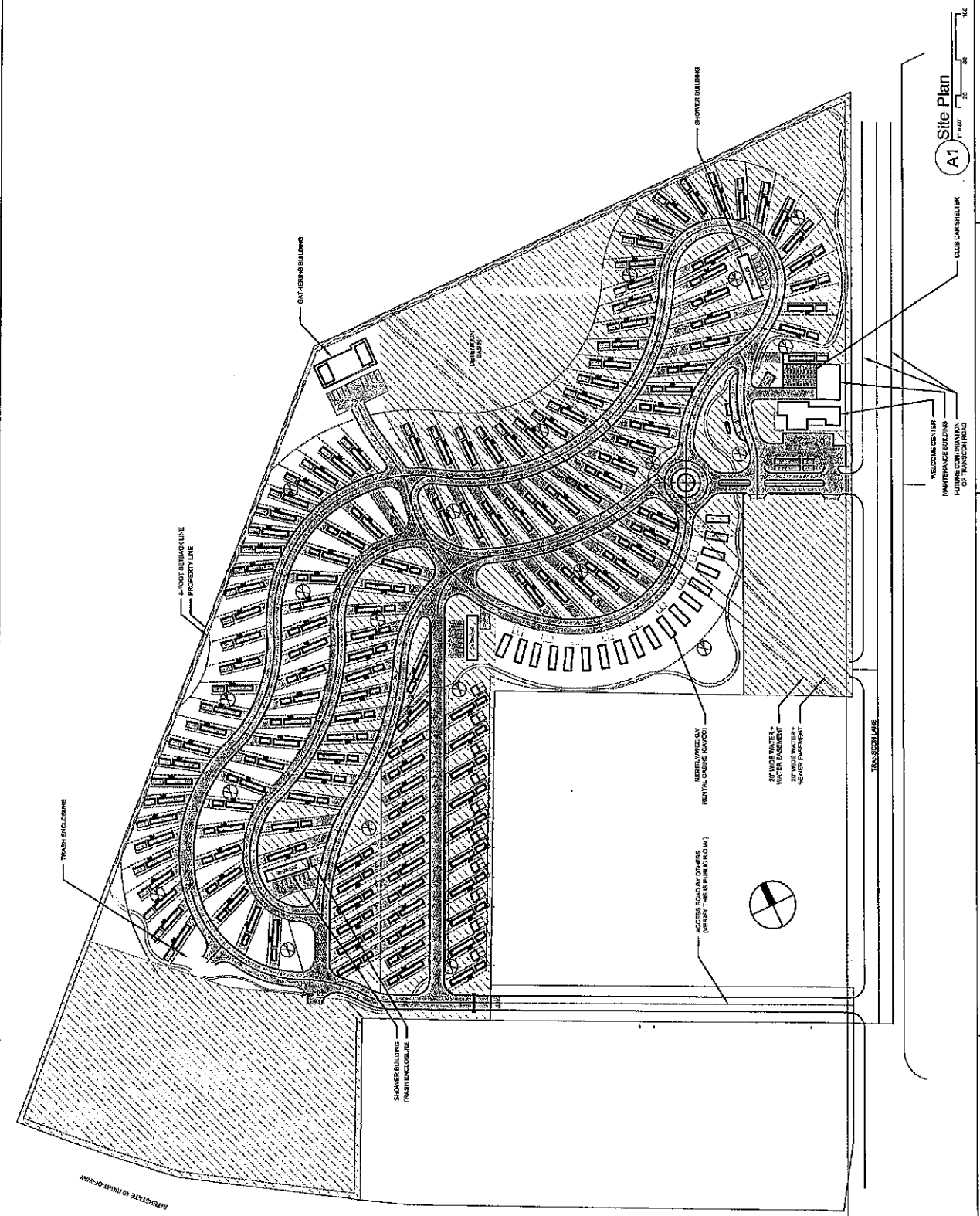
THESE DRAWINGS SHALL BE CONSIDERED
PRELIMINARY AND NOT FOR CONSTRUCTION
UNLESS SEAL IN THIS BOX IS SIGNED AND
DATED

FAST ISSUE	
4/9/24	
REVISIONS	
Revision Schedule	
No.	Date

Architectural
Site Plan
Full Build Out

AS01

THIS SHEET IS 22" X 34" WHEN PRINTED FULL-SIZE / 11" X 17" HALF-SIZE (ANSI D)



2023WIN

Winslow East RV Resort
Transcon Ave, Winslow, AZ

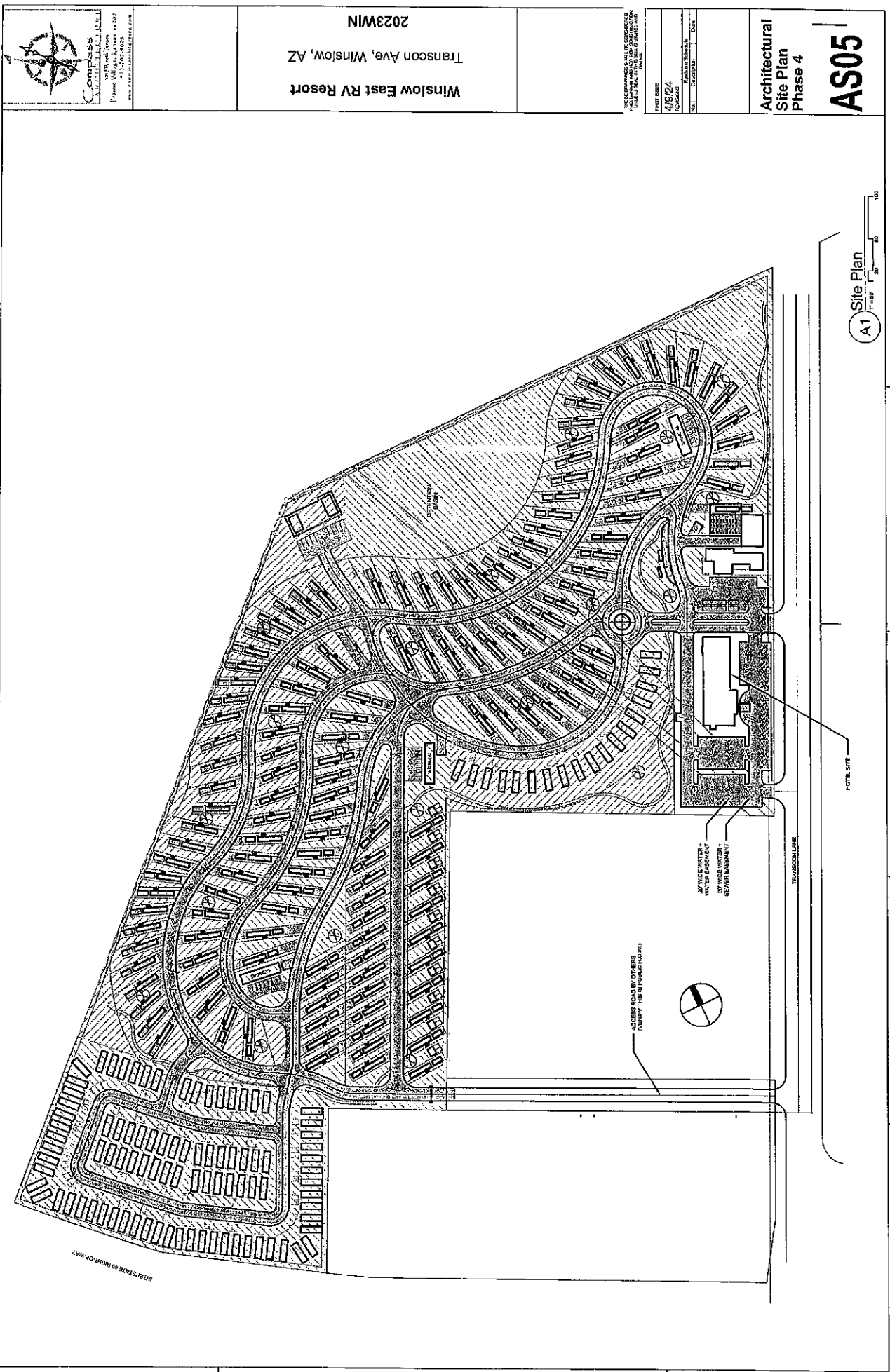
NEEZE ENGINEERING SHALL BE COMMISSIONED
BY THE CLIENT AND NOT BE RESPONSIBLE FOR
THEIR ACTIONS OR OMISSIONS.

DATE: 4/19/24
BY: [Signature]
CHECKED: [Signature]
SCALE: 1" = 40'

Architectural
Site Plan
Phase 2

AS03

COMPASS CONSULTING, LLC
1000 N. 1st Avenue, Suite 100
Phoenix, AZ 85004
Phone: (602) 258-1111
www.compassconsultingllc.com





A101

Floor Plan

FIRST ISSUE

1/15/24

Random: Sch

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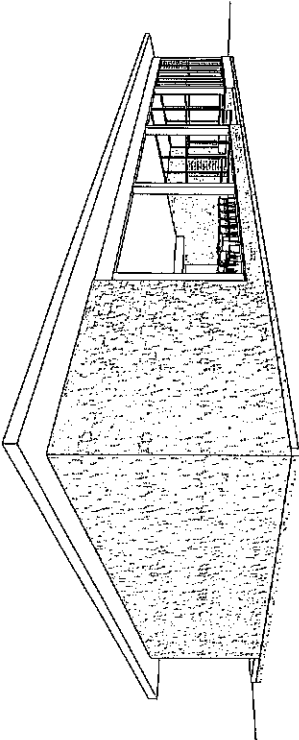
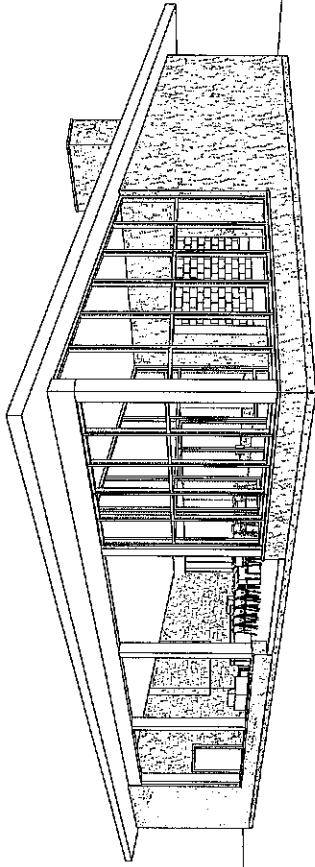
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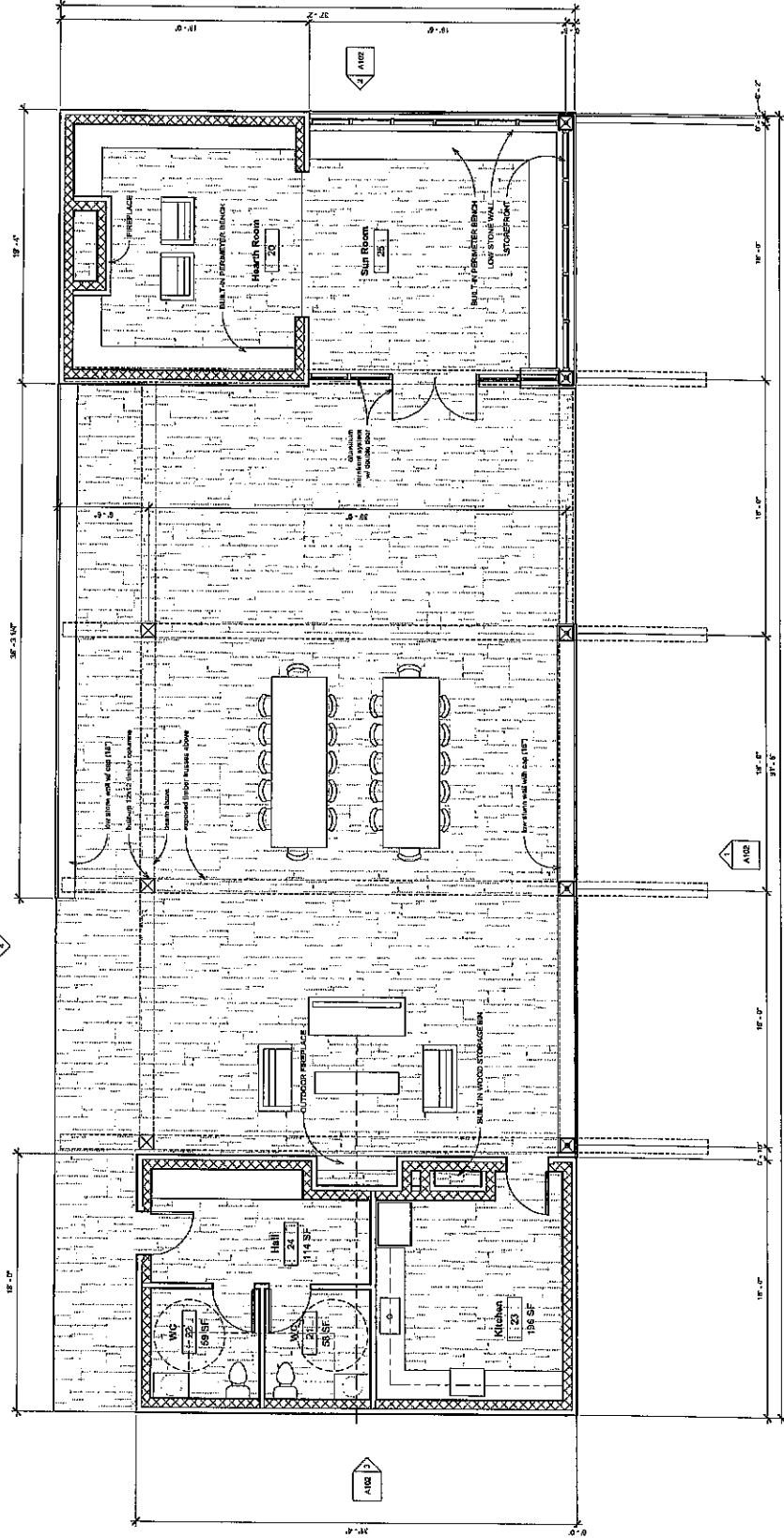
NOTES

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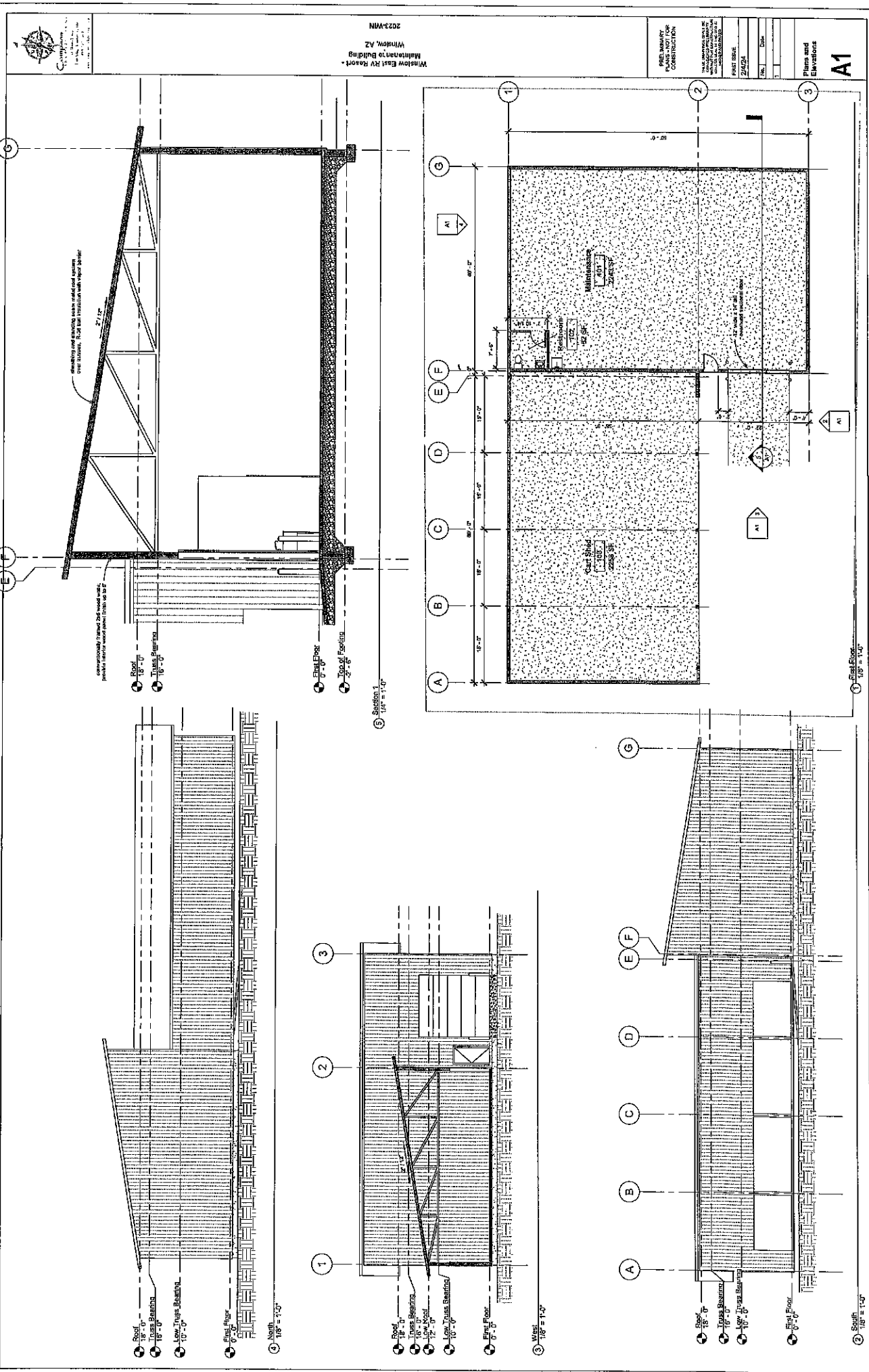


② 3D View 2.

③ 3D View 4



1 Level 1
1/4" = 1'-0"
1268 GSF (ENCLOSED); 2132 SF EXTERIOR PATIO



Mayor
Roberta W. Cano

(928) 289-2422



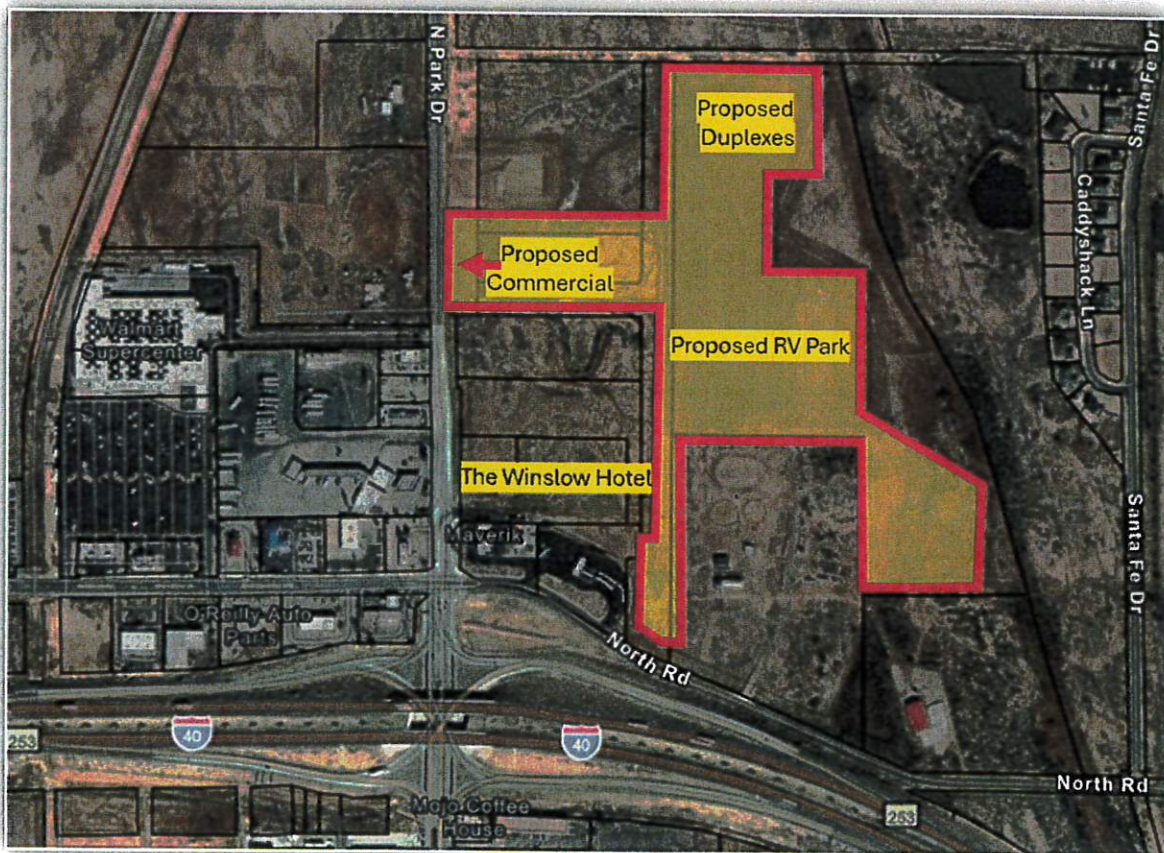
Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melissa Nelson
Daniel T. Tafoya

AGENDA DATE: May 13, 2024
TO: David Coolidge, City Manager
FROM: Jason Sanks, Zoning Hearing Officer
SUBJECT: Preliminary Planned Area Development (PAD) Rezoning Request to Allow a RV Park, Duplexes, and Commercial Services on the City's Former Public Golf Course Property Located on North Park Drive, North of North Drive

OVERVIEW

The proposed development is located on approximately 39 gross acres (35.5 net acres) across two properties, comprised of Navajo County parcel numbers 103-22-009L and 103-69-008G see Figure 1 – Aerial Image, below:

Figure 1 - Aerial Image



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www.winslowaz.gov

ITEM 2B

GENERAL PLAN CONFORMITY

Although RV parks are known more so as a Conditional Use in the zoning code, the applicant seeks to permit the use through the PAD tool and includes the duplexes and commercial as part of the mixed-use package. The property is designated as Medium Density Residential (MDR) in the General Plan, which allows up to 12 dwelling units per acre and attached/cluster residential developments. The reality of the property is that it is not fully buildable for single-family homes or apartments due to topography and drainage issues. The commercial component of the project, as part of the larger PAD application, is an acceptable land use in the context of commercial land uses to the south, west, and north of the project. The proposed General Plan update contemplates instances where pockets of supportive land uses can be allowed in reasonable instances when part of a PAD as this accomplishes a wide range of goals throughout the plan.

Although RV spaces are not exactly dwelling units, the proposed 217 RV spaces and 48 duplex units equate to a total of 265 "units". Since the General Plan feasibly could allow around 400 residential units on the property, staff finds that the proposed 265 "units" falls well within the allowable density. That said, the city may also consider redesignating the property as commercial in the General Plan update as it seeks to expand the commercial land use designation for properties along the I-40 corridor. The RV park PAD could be considered acceptable in either the commercial or MDR land use categories.

DISCUSSION

The property is currently undeveloped and will take roadway access to North Park Drive in two primary locations, with a third driveway providing emergency access in later phases of the project. The direct frontage the property has on North Park Drive will consist of an 8,910 SF strip retail building that will likely have four to six tenant suites available which can be combined for larger users. Directly behind the commercial building will be the first phase of the RV park development that will include a main office building and laundry/shower facilities. The first 28 RV spaces have been designed in a manner to provide ease of access and circulation, allowing RVs to park in pull-through angled spots.

The Preliminary PAD includes a phasing plan that details additional RV park components to the east and south, with a final proposed phase of 48 duplex units on the north side of the project. The RV phases indicate additional shared amenity spaces will develop to service the expanded project. These future phase amenities include a clubhouse, tot lots, and restroom buildings. Due to the challenge in building site-built structures in the difficult topography, staff finds the RV park efficiently utilizes the difficult terrain.

PRELIMINARY PAD DEVELOPMENT STANDARDS

This PAD application is unique in that its purpose is largely to bring three different land uses together in a single, cohesive application that largely just defers to existing development and use standards already in the zoning ordinance. Based on the narrative provided by the applicant, the commercial, RV park, and duplex phases will be governed by base code requirements for regulatory standards with no proposed deviations. Therefore, the Final PAD application that is expected to accompany the site plan and improvement plans for development review will need to comply with the Preliminary PAD development plan (site phasing plan) and the following code sections:

Commercial: Section 17.40.030 (Phase 1)
RV Park: Section 17.76.020 (Phases 1-4)
Duplex: Section 17.32.030 (Phase 5)

Parking requirements and other general development standards will also defer to standard ordinance requirements as the project builds out.

The site plan reflects a thoughtful and creative land use plan that accommodates the site's unique, sprawling expanse and topography. The proposal utilizes the land in a manner not likely possible through conventional development of site-built structures.

- C. To include circulation that incorporates complete streets within the final PAD plan, interconnection of uses by non-motorized vehicles or transit, and safe interconnection of the PAD with surrounding land uses and transportation systems;

The proposed site plan includes approximately 3.5 acres of right-of way that will provide both east-west and north-south street corridors within the project. The City Engineer will review and approve all respective right-of-way improvements that are the responsibility of the applicant. Private accessways within the phases will be reviewed for acceptable turning radii and accessibility through the development review process.

- D. To establish and maintain useable open space that is accessible by all residents and users in the PAD;

The first and later phases of the project show usable open space and amenities that will be managed and maintained by park ownership.

- E. To minimize adverse environmental impacts on surrounding areas; and

The property's location on North Park Drive, surrounded by commercial and non-developable lands to the east, buffers it from having any impact on sensitive land uses.

- F. To fulfill the goals, objectives, and policies of the City of Winslow General Plan and amendments thereto.

The proposed commercial building, RV park spaces, and duplexes all fulfill the General Plan's calling to provide new commercial services and housing options for Winslow. The proposal seeks to make the highest and best use of difficult terrain that may otherwise be undevelopable due to site constraints.

The proposed RV park is located fully within an area defined by commercial land uses and adjacent vacant property on the east that is not likely developable. The proposed RVs and support facilities will not have a negative impact on those nearby commercial users. Rather, the temporary and long-term residents of the RV park, and duplex residents, may support nearby commercial businesses by refueling their RVs at the Maverick, shopping at the Wal-Mart center, or eating in nearby fast-food establishments.

The site plan illustrates how the site has created an effective and logical RV park layout with excellent access to the nearby transportation corridors of North Park Drive, Mike's Pike Street, and the I-40 interchange. Sufficient parking has been provided for the support services along North Park Drive and most of the RV park is set back a significant distance from the street.

RECOMMENDED MOTION

The Zoning Hearing Officer recommends approval of the Preliminary PAD zoning request to the City Council, subject to the following conditions:

1. The Planned Area Development shall maintain general conformance with the exhibits provided by the applicant, as presented to the Zoning Hearing Officer at the May 13, 2024, public hearing.
2. The commercial development located on North Park Drive shall conform with the Commercial (C) development standard and permitted use requirements as set forth in Section 17.40.030 of the Winslow Zoning Ordinance.

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www.winslowaz.gov

PAD REZONING APPLICATION FORM

LOCATION OF SITE: Address TBD, Parcel Number 103-69-008 G & 103-22-009 L, Winslow, AZ 86047

NAME OF PROJECT: LJS, LLC Planned Area Development

Net/Gross Acreage of the Site: 35.50

Applicant/Agent: Barton Architecture

Phone: 928-289-4282

Address: 319 N Kinsley Ave

Email: courtney@bartonarc.com
brandi@bartonarc.com

City: Winslow

State: AZ

Zip Code: 86047

Owner of Property Steven Pyles/ LJS, LLC

Phone: 702-371-3873

Address: 81 Navarra Canyon Court

Email: spyles@pmccontractorsinc.com
spyles@pmccontractorsinc.com

City: Las Vegas

State: NV

Zip Code: 89138

County Assessor's Parcel Number: 103-69-008 G & 103-22-009 L Zoning District: Municipal/Agricultural

TYPE OF REVIEW REQUESTED:

☒ PAD Rezone

☐ PAD Amendment (Major)

☐ PAD Amendment (Minor)

SIGNATURE

Steven Pyles
Property Owner or Authorized Representative

DATE 12-14-23

The applicant expressly acknowledges that all development must occur in compliance with the PAD site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____

DATE: 4/18/24 RECEIPT NO: 216934000

AMOUNT PAID: 250.00 CASH:

CHECK NO: _____

NINE (9) SETS OF PLANS: _____

AGENDA DATE: _____

APPROVAL DATE: _____

BY: _____

Revised: 09/05/2022

APR 18 2024

BY: *Osney Salgado*

PROPERTY BOUNDARY DESCRIPTION

PARCEL A

A portion of Lot 8, Pioneer Acres, Instrument No. 2020-15009, Records of Navajo County, Arizona, situated in the southwest quarter of Section 18, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, described as follows:

COMMENCING for reference at a found 1/2" rebar with cap marked "RLS 18215 LS 16630" at the southeast corner of said Lot 8 as shown in Instrument. No. 2015-10875;

Thence North 17°13'10" West, 463.33 feet along the east line of said Lot 8 to a found 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence North 15°32'06" West, 245.47 feet along said east line to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" at the northeast corner of that parcel described in Instrument No. 2019-3499;

Thence West, 576.57 feet along the north line of said parcel described in Instrument No. 2019-3499 to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" on the east line of that parcel described in Instrument No. 2016-18272;

Thence North 00° 00' 00" East, 529.46 feet along said east line to a found 1/2" rebar with cap marked "RLS 18215 LS 16630"

Thence South 90°00'00" West, 707.32 feet along the north line of said parcel to a found 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence North 00°34'51" East, 1358.54 feet to a set 1/2" rebar with cap marked "RLS 18215 LS 16630 on the north line of said Lot 8;

Thence South 89°44'48" East, 601.46 feet along said north line to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" at the northeast corner of said Lot 8;

Thence South 12°57'57" East, 569.14 feet along the east line of said Lot 8 to a found 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence South 22°45'38" East, 295.74 feet along said east line of Lot 8 to a found 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence South 29°13'36" East, 495.15 feet along said east line of Lot 8 to a found 1/2"

PROPERTY BOUNDARY DESCRIPTION

PARCEL B

A portion of Lot 8, Pioneer Acres, Instrument No. 2020-15009, Records of Navajo County, Arizona, situated in the southwest quarter of Section 18, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, described as follows:

COMMENCING for reference at a found 1/2" rebar with cap marked "RLS 18215 LS 16630" at the southeast corner of said Lot 8 as shown in Instrument. No. 2015-10875;

Thence North 17°13'10" West, 463.33 feet along the east line of said Lot 8 to a found 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence North 15°32'06" West, 245.47 feet along said east line to a found 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence West, 576.57 feet to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" on the east line of that parcel described in Instrument No. 2016-18272;

Thence North 00°00'00" East, 529.46 feet along said east line to a found 1/2" rebar with cap marked "RLS 18215 LS 16630"

Thence South 90°00'00" West, 707.32 feet along the north line of said parcel to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" at the POINT OF BEGINNING;

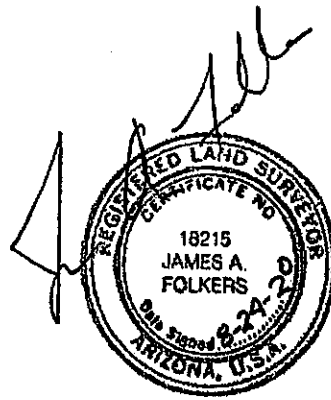
Thence South 00°34'51" West, 764.80 feet along the west line of said parcel to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" on the northerly line of North Road and the southerly line of said Lot 8;

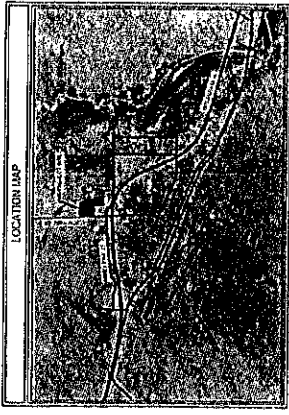
Thence North 66°48'43" West, 152.04 feet along said line to a found 1/2" rebar with cap marked "RLS 18215 LS 16630" at the southwest corner of said Lot 8;

Thence North 00°35'27" East, 298.44 feet to a set 1/2" rebar with cap marked "RLS 18215 LS 16630";

Thence North 89°23'19" East, 60.35 feet along the west line of said Lot 8 to a found

Prepared by:
James A. Folkers, RLS
Woodson Engineering & Surveying, Inc.
124 N. Elden Street
Flagstaff, Arizona 86001
Project No. 120500.21

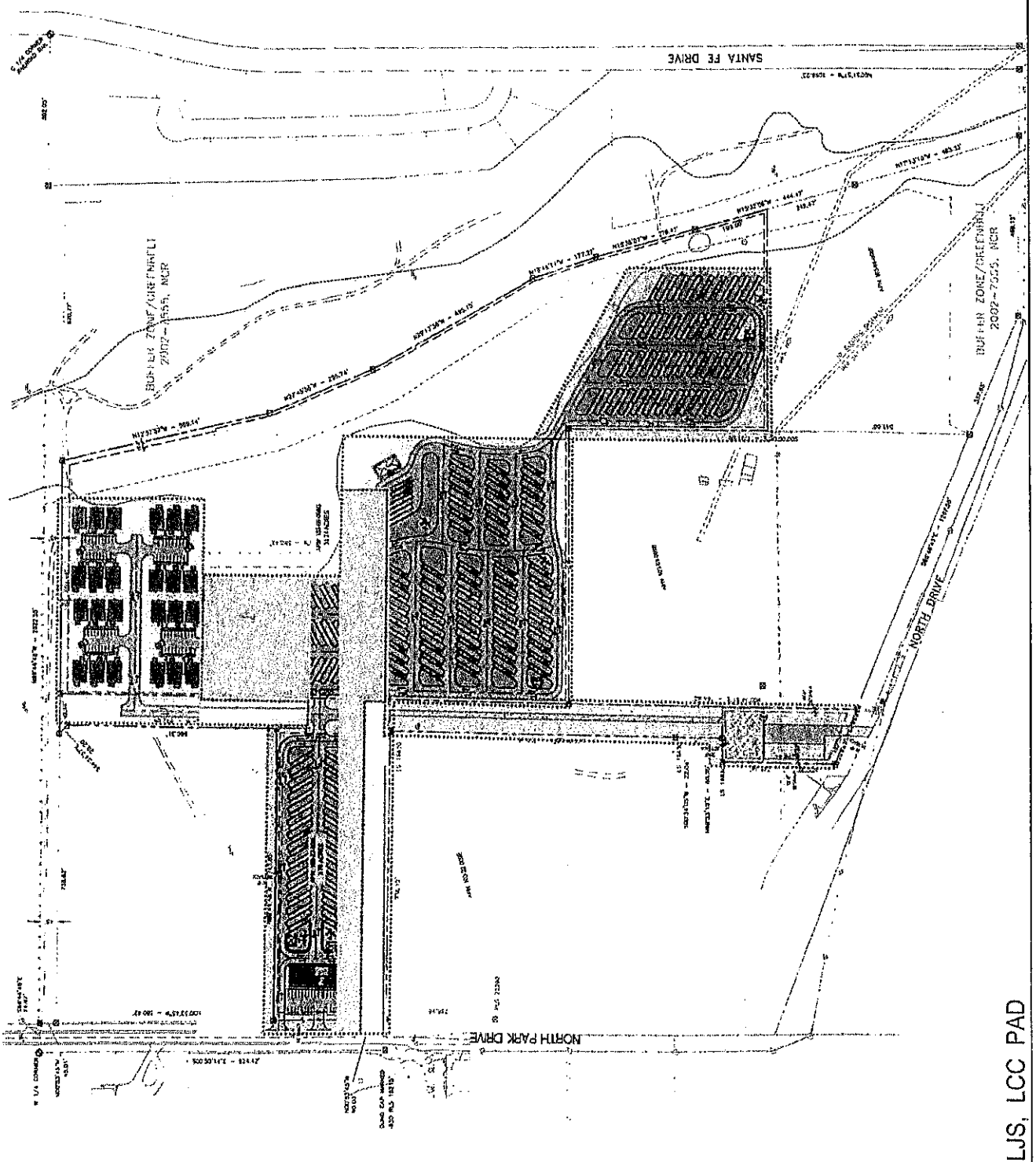




- LEGEND:**
- Proposed Road
 - Proposed Right-of-Way
 - Proposed Lot Lines
 - Proposed Building Footprints
 - Proposed Driveways
 - Proposed Parking Areas
 - Proposed Stormwater Management Features
 - Proposed Utilities
 - Proposed Landscaping
 - Proposed Fencing
 - Proposed Signage
 - Proposed Other Features
- NOTES:**
- 1. All dimensions are in feet and inches.
 - 2. All areas are in square feet.
 - 3. All areas are to be verified by a professional surveyor.
 - 4. All areas are to be verified by a professional engineer.
 - 5. All areas are to be verified by a professional architect.



BartonARCHITECTURE
 1000 W. WILLOW AVE. | TULSA, OKLAHOMA 74104 | 918.438.1234



LJS, LLC PAD
 WINSLOW, ARIZONA