



Town of Chino Valley

MEETING NOTICE TOWN COUNCIL

**STUDY SESSION
TUESDAY, AUGUST 15, 2017
6:00 P.M.**

**Council Chambers
202 N. State Route 89
Chino Valley, Arizona**

AGENDA

- 1) CALL TO ORDER; ROLL CALL
- 2) Presentation and discussion regarding West Meadows Planned Area Development (PAD), located east of Road 1 West and half a mile north of Road 4 North . (Jason Sanks, Acting Development Service Director)
- 3) Presentation and discussion regarding Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection. (Jason Sanks, Acting Development Service Director)
- 4) ADJOURNMENT

Dated this 10th day of August, 2017.

By: **Jami C. Lewis, Town Clerk**

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request a reasonable accommodation to participate in this meeting.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at <http://www.chinoaz.net/agendacenter>, and in the Public Library and Town Clerk's Office.

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: _____ Time: _____ By: _____
Jami C. Lewis, Town Clerk



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

2)

Meeting Date: 08/15/2017

Contact Person: Alex Lerma, Associate Planner

Phone: 928-626-4427 x-1295

Department: Development Services

Estimated length 10 minutes

of Staff Presentation:

Physical location of item: East of Road 1 West and half a mile north of Road 4 North

Information

AGENDA ITEM TITLE:

Presentation and discussion regarding West Meadows Planned Area Development (PAD), located east of Road 1 West and half a mile north of Road 4 North . (Jason Sanks, Acting Development Service Director)

SITUATION & ANALYSIS:

Applicant is in the middle of the Public Review Process to amend Ordinance No. 07-690 pertaining to the West Meadows Planned Area Development (PAD) by amending the development plan and changing the conditions of development. See attached memo.

Attachments

WestMeadows Memo

WestMeadows Revised DP



MEMORANDUM

To: Planning and Zoning Commissioners
From: Jason Sanks, Acting Development Service Director
Re: Chino Valley Town Center Planned Area Development (PAD)
Date: 26 July 2017

In advance of a future Town Council Meeting, Staff wanted to provide you with general information regarding this project. The intent of this discussion item is to afford Staff an opportunity to briefly introduce the item and allow the Council to discuss initial thoughts on the proposal in a more informal way without opening a public hearing or having an applicant presentation.

The property owner, Mr. Jim Fletcher, is in the process of finalizing his project proposal to PZ after completing the Feasibility Meeting held on February 22, 2017 and the Technical Review Meeting held on July 12, 2017 with Town Staff. The applicant intends to utilize the underlying Light Commercial zoning on the property while seeking a PAD Overlay to allow development of the property as an active adult community comprised of an RV park, park model development, and assisted living facility.

The project is located northeast of SR 89 and Road 1 South intersection. The 25.63+acre project is comprised of parcels 306-29-061, 062, 063, 064, 065, 066, 067, 068, 069 & 070. The Project generally includes a 55+ active adult community with ancillary land uses including an RV Park, assisted living facilities and recreational amenities. Spaces will be available for rent to RV's or manufactured housing for a duration of up to 12 months. Additionally, park models will be available for purchase based on specific needs and requests. Applicant is proposing amenities that include a community center with small meeting rooms and crafts shops, a swimming pool, tennis and/or pickle ball courts, outdoor picnic and seating areas, raised gardens, dog parks, etc...

Staff has no recommendation at this time as this item is being presented for informational and discussion purposes only. No recommendation is requested from PZ until which time in the future this item is publicly noticed and placed on a hearing agenda.





TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

3)

Meeting Date: 08/15/2017
Contact Person: Alex Lerma, Associate Planner
 Phone: 928-626-4427 x-1295
Department: Development Services
Estimated length 10 minutes
of Staff Presentation:
Physical location of item: Northeast of SR 89 and Road 1 South intersection

Information

AGENDA ITEM TITLE:

Presentation and discussion regarding Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection. (Jason Sanks, Acting Development Service Director)

SITUATION & ANALYSIS:

The applicant's intentions are to obtain a PAD Overlay to allow development of the property as an active adult community with ancillary land uses. See attached Memo.

Attachments

Town Center Memo
 Town Center DP



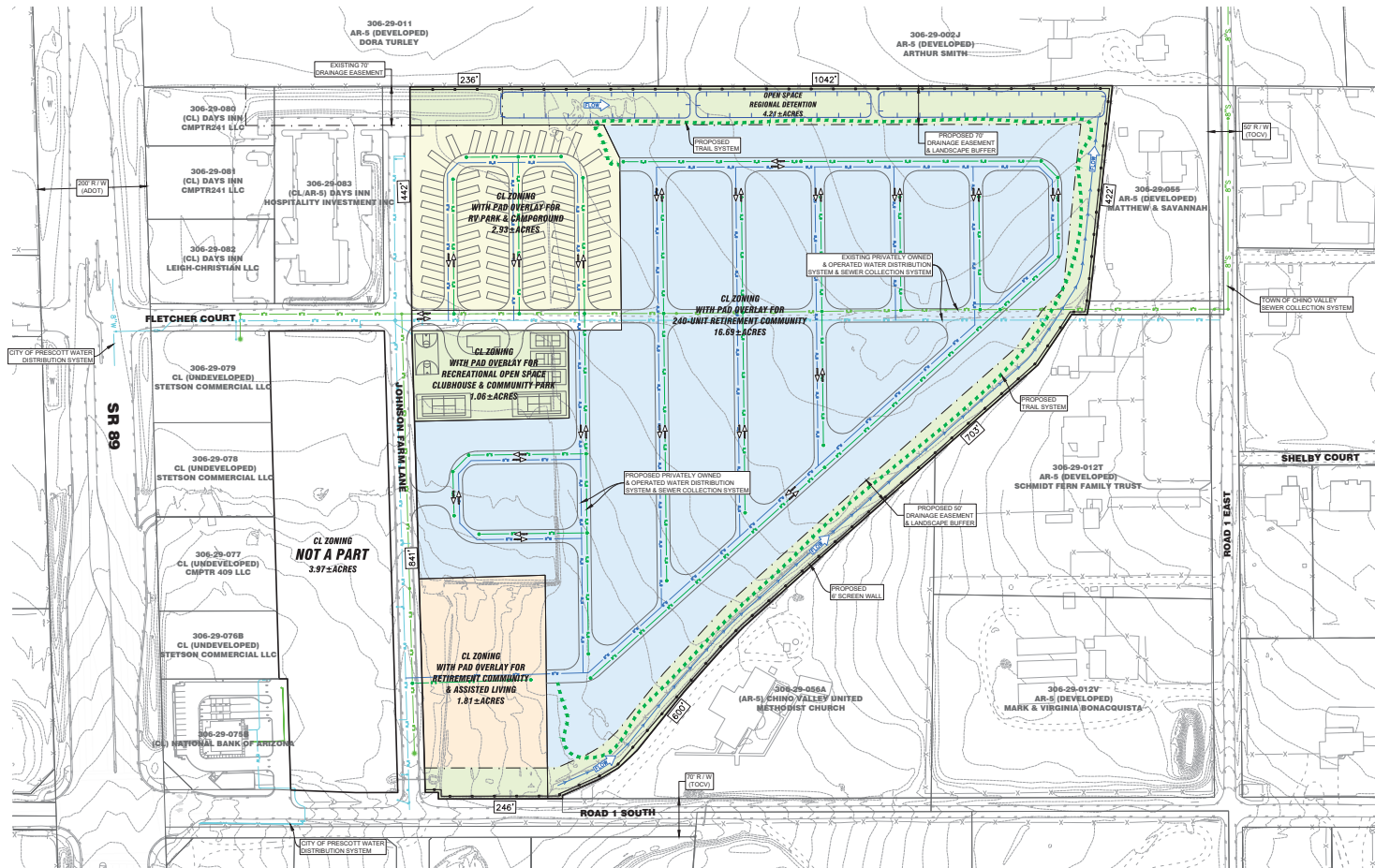
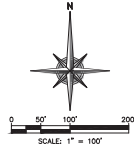
MEMORANDUM

To: Town Council
From: Jason Sanks, Acting Development Service Director
Re: Chino Valley Town Center Planned Area Development (PAD)
Date: 15 August 2017

In advance of a future Town Council hearing, Staff wanted to provide the Council with general information regarding this project. The intent of this discussion item is to afford Staff an opportunity to briefly introduce an item of development significance to the Town and allow the Council to discuss initial thoughts on the proposal in a more informal way without opening a public hearing or having an applicant presentation. The applicant may attend and take notes on Staff and Council's discussion. This will also allow Staff and the applicant time to address the Council's concerns prior to hearing action on the item. Staff has no recommendation at this time and no recommendation is sought from the Town Council until the item is publicly noticed as a hearing item.

The project is located northeast of SR 89 and Road 1 South intersection. The nearly 26 acre project is comprised of multiple parcels and generally located on the property behind the Days Inn and National Bank of Arizona. The property owner, Mr. Jim Fletcher, is in the process of finalizing his project proposal to PZ after completing the Feasibility Meeting held on February 22, 2017 and the Technical Review Meeting held on July 12, 2017 with Town Staff. Staff also presented this item as a Discussion Item to PZ on their August 1, 2017 agenda. Discussion items at that time included utility improvements on the property, the development of the Days Inn and bank properties, and Mr. Fletcher's difficulty during the recession in getting more development of the commercial property completed.

The applicant intends to utilize the underlying Light Commercial zoning on the property while seeking a PAD Overlay to allow development of the property as an active adult community comprised of an RV park, park model development, and assisted living facility. As shown on the Development Plan, Mr. Fletcher intends to keep the remaining parcels along SR-89 for future commercial development. RV and park model spaces will be available for rent for a duration of up to 12 months. Residents that intend to live long term may renew their leases for up to another 12 months after each lease expiration. Additionally, park models will be available for purchase based on the specific needs of the owner. The applicant is proposing a centralized amenity area that includes a community center with small meeting rooms and crafts shops, a swimming pool, tennis and/or pickle ball courts, outdoor picnic and seating areas, raised gardens and dog park.



NO.	FOR INSURANCE ONLY	REVISIONS			DATE	BY
		NAME	DESCRIPTION			
	☐ FOR BID ONLY		☐ FOR APPROVAL ONLY			
			☐ FOR RECORDING ONLY			
			☐ FOR CONSTRUCTION ONLY			
	☐ FOR AS-BUILT ONLY					



PIECO, LLC
3105 NORTH STATE ROUTE 89,
CHINO VALLEY, ARIZONA 86323

CHINO VALLEY TOWN CENTER
PLANNED AREA DEVELOPMENT (PAD) OVERLAY
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE:	7/17/2017
SCALE:	1"=100'
DRAWN:	TS
DESIGNED:	TS
CHECKED:	DB

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