

1. Planning & Zoning Commission - Agenda

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2. Planning & Zoning Commission -Packet

Documents:

[2016_12_06_PZ_RG_PK .PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
Tuesday, December 6, 2016
6:00 P.M.**

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

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - a.** Consideration and possible action to approve the November 1, 2016, meeting minutes.
- 5. STAFF REPORTS**
 - a.** Report regarding Commission term expirations and vacancies.
- 6. PUBLIC HEARING**
 - 0.** Consideration and possible recommendation to forward the Development Plan for Hawksnest at Chino Valley to Council for initial approval.
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
- 9. PUBLIC COMMENTS**
- 10. ADJOURN**

Dated this 30th day of November, 2016.

By: Ruth Mayday, Director of Development Services

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request an accommodation to participate in this meeting.



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- 5. STAFF REPORTS**
 - a.** Staff will present an overview of the purpose, intent, and use of the Planned Area Development (PAD) overlay district. Staff will also discuss the process for review and approval of Development Plans.
 - b.** Report regarding Commission term expirations and vacancies.
- 6. PUBLIC HEARING**
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- 8. DISCUSSION ITEMS**
- 9. PUBLIC COMMENTS**
- 10. ADJOURN**

Dated this 29th day of November, 2016.

By: **Ruth Mayday, Director of Development Services**

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Planning and Zoning Commission Regular

4. a.

Meeting Date: 12/06/2016

November 1, 2016 - Regular Meeting minutes

CASE DESCRIPTION:

Consideration and possible action to approve the November 1, 2016, meeting minutes.

ANALYSIS:

RECOMMENDATION

Attachments

November 1, 2016 Meeting Minutes

DRAFT

MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

NOVEMBER 1, 2016
6:00 P.M.

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Chair Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Michael Bacon;
Commissioner Claude Baker; Commissioner Annie Lane; Commissioner Julie Van Wuffen

Absent: Commissioner Florence Sloan

Staff Development Services Director Ruth Mayday; Town Clerk Assistant Amy

Present: Pyeatt-Lansa; GIS/CAD/Web Technician Jan Mazy

4) MINUTES

- a) Consideration and possible action to approve the September 6, 2016, regular meeting minutes.

MOVED by Commissioner Annie Lane, seconded by Commissioner Claude Baker

Vote: 5 - 0 PASSED

5) STAFF REPORTS

There were no staff reports.

6) PUBLIC HEARING

- a) Consideration and possible action to hold a public hearing and to recommend to the Town Council adoption of Ordinance 16-824 to rezone approximately 2.49 acres of real property, located approximately 448 feet north of Road 4 1/2 North and approximately 1000 feet west of State Route 89, and also known as Yavapai County Assessor's Parcel No. 306-05-095M, located within the Northwest quarter of Section 4, Township 16N, Range 02W, Gila and Salt River Base and Meridian from Single family residential, 1.6-acre minimum (SR 1.6) to Single family

residential, 1-acre minimum (SR-1) zoning district. (Applicant: Jose Granillo. Staff: Ruth Mayday, Development Services Director)

Ruth Mayday presented the following information:

- The applicant has requested a rezone of the subject parcel from Single Family Residential, 5-acre minimum (SR1.6) to Single Family Residential, 1-acre minimum (SR-1).
- The applicant's intent is to rezone and split the property.
- The following is what is allowed under both the current and proposed zoning:
 - Single family residences and customary accessory uses
 - 800 SF guesthouse
- The land is currently vacant.
- Applicant mailed letters and posted the site in conformance with state statute & the UDO.
- Applicant held an on-site neighborhood meeting on 8/22/16. Six members of the public were in attendance, including one representative of the applicant.
- No opposition to this application has been received at this time.
- The rezone is in compliance with the General Plan.

Commissioner Van Wuffen clarified that the zoning map shows an easement that would allow access to the property.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon that Ordinance 16-824 be forwarded to Town Council with the recommendation of approval.

Vote: 6 - 0 PASSED - Unanimously

- b) Consideration and possible action to recommend to Town Council approval of a Conditional Use Permit for approximately 5 acres of real property located at 1151 E. Road 4 North (Yavapai County Assessors Parcel No. 306-17-00) to permit storage of up to 6 pieces of heavy equipment (tractors, backhoes, etc.) in the AR-5 (Agricultural/Residential - 5 Acre Minimum) zoning district. (Ruth Mayday, Development Services Director)

Ruth Mayday, Director of Development Services, presented on this item:

- The applicant has requested the storage of heavy equipment on their AR-5 zoned parcel.
- The equipment has been located onsite for approximately 6 years without complaint.
- Applicant mailed letters and posted the site in conformance with state statute & the UDO.
- A neighborhood meeting was held on-site by the applicant on 8/29/16. No members of the public were in attendance – only one representative of the applicant.
- No opposition to this application has been received at this time.
- The CUP is in compliance with the General Plan.

Applicant Susie Cuka

- They store 2 backhoes, 1 backhoe trailer, 1 dump truck, and 1 Skid Steer and trailer.
- The backhoes are usually stored at the job site.
- The Cukas own the adjoining property which is all livestock.
- The closest house is separated by the livestock parcel.
- To date they have received no complaints.
- The equipment is fueled at Bennetts.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen recommend to Town Council that it approve a Conditional Use Permit for storage of up to six pieces of heavy equipment at 1151 E. Road 4 North, as stated in the application.

Vote: 6 - 0 PASSED - Unanimously

- c) Consideration and possible action to recommend that the Town Council approve a Conditional Use Permit (CUP 16-002) to allow for retail propane sales in the CL (Commercial Light) zoning district. (Ruth Mayday, Development Services Director)

Ruth Mayday, Director of Development Services presented on this matter:

- Olsen's Grain applied for a Conditional Use Permit to enable them to sell Liquefied Petroleum gas to the public
- Such sales are allowed in a commercial light zoning districts as an accessory use.
- The CUP would be in conformance with the UDO.
- The applicant has complied with the Fire Marshall requirements.
- The current installation is in compliance with the Fuel Gas Code.

The Commission invited Mike Olsen, President of Olsen Grain to speak.

- Applicant intends to improve access to the fueling station to accommodate RVs and horse trailers.
- Depending on which direction they are going, customers can exit from the front entrance or the south entrance.
- He was unsure of the tank size, but estimated it to be 1000 gallons, 5' ft. tall and anchored on cement. APS installed an electrical switch next to the tank.
- The Fire Marshall requested that barricades be installed and that will be done soon.
- Olsen's buys the gas from vendor, Yavapai Bottled Gas.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen forward Condition Use Permit 16-002 to allow for liquid propane gas sales in a Commercial Light zoning District for applicant to Town Council with a recommendation for approval.

Vote: 6 - 0 PASSED - Unanimously

- d) Consideration and possible action to rezone approximately 61.03 acres from CL Commercial Light to I Industrial. (Ruth Mayday, Development Services Director)

Director Mayday presented the following information:

- The applicant requested to rezone approximately 61 acres along Tree Farm Lane from CL (Commercial Light) to I (Industrial) to avail himself to higher and better uses, given the extension of municipal services along Tree Farm/Jerome Junction Road.
- The subject property is located immediately west of approximately 800 acres owned by the Town of Chino Valley;
- The westernmost 200 acres has been designated for an industrial park. The Town has obtained grant funding to extend sewer and water to the eastern boundary of the subject parcels.
- Applicant now desires to expand his development opportunities to include those in the Industrial zoning district.
- Because the majority of the surrounding properties are owned by Mr. Wells, the Zoning Administrator waived the need for a neighborhood meeting and instead required Mr. Wells to contact the four (4) property owners via first class mail to inform them of the zone change.

- The letters were mailed on October 4, 2016. To date there have been no objections or responses to the mailing.
- The property was posted as required.
- The subject parcels are located adjacent to an industrial park and are in an area that has long been designated for such purposes.
- The request to rezone will not be detrimental to persons residing or working in the vicinity adjacent to the property, neighborhood or public welfare.
- The request to rezone is in general conformance with the zoning classifications in the immediate area.
- Industrial zoning potential uses include:
 - Medical marijuana greenhouses
 - Slaughter house
 - Sand and gravel operation
 - Manufacturing
 - Motor sports

Comments from the commissioners included the following:

- Concerned about the possibility of the property being developed into medical marijuana grow facility.
- Concerned that the Council previously indicated to the public that there was a limited amount of property that was zoned industrial within the Town on which a medical marijuana facility could be located.
- There was a suggestion to table the matter until after the election.
- The Commission cannot deny the rezone based on moral grounds.

John Kuzicki from Realty Executive represented the property owner/applicant.

- A portion of the property is listed for \$1.75 million.
- There is no purchase agreement regarding the property.
- The property abuts parcels that are zoned industrial.

Director Mayday clarified:

- Town Council can consider some, all or none of the recommendations made by the Planning & Zoning Commission.
- Town Council has the final say on whether the rezone is approved.
- There is currently no plan on the table to develop the property.
- There is no basis to deny request.
- Private property rights apply in this matter.
- If the applicant was denied the rezone he could take action against the Town.
- It is not within the purview of the Planning & Zoning Commission whether the applicant would make more money if the property was rezoned to industrial.
- There was no reason to expand the 300 ft radius for sending the letters.
- Letters were sent to surrounding landowners including the Wilkersons, Town of Chino Valley, JT's and the Wells.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Claude Baker to forward Zone Change 16-006, rezoning approximately 16 acres from CL (Commercial Light) to I (Industrial), to Town Council with recommendation for approval.

Vote: 5 - 1 PASSED

NAY: Commissioner Michael Bacon

7) NON-PUBLIC HEARING ACTION ITEMS

There were no non-public hearing action items.

8) DISCUSSION ITEMS

There were no discussion items.

9) PUBLIC COMMENTS

John Kuzicki thanked the Commission for their time in considering the Wells property rezone.

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Annie Lane to adjourn the meeting.

Vote: 6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

5. a.

Meeting Date: 12/06/2016

Overview of Planned Area Development (PAD) Overlay Districts

CASE DESCRIPTION:

Staff will present an overview of the purpose, intent, and use of the Planned Area Development (PAD) overlay district. Staff will also discuss the process for review and approval of Development Plans.

FACTS:

1. Applicant:.....
2. Owner:.....
3. Parcel Number.....
4. Site Area.....
5. Existing zoning:.....
6. Intended Use.....

ANALYSIS:

RECOMMENDATION

Attachments

Overview Memo

PAD text amendments



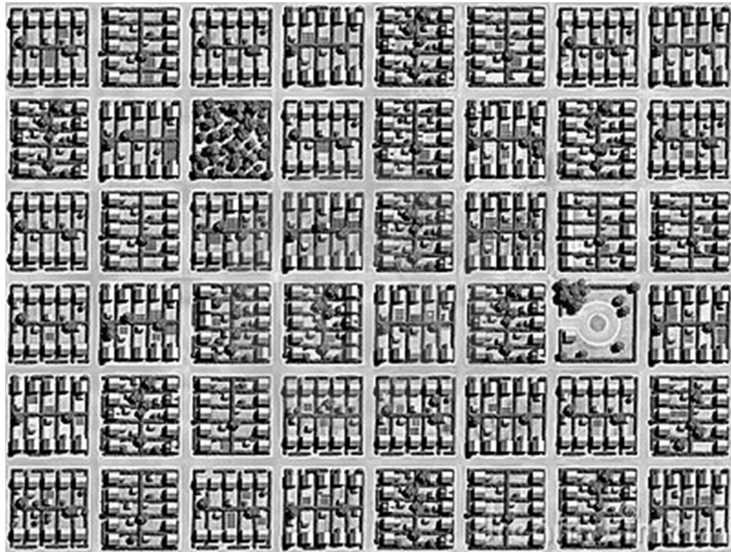
MEMORANDUM

To: Planning & Zoning Commission
From: Ruth Mayday, Development Services Director
Re: Planned Area Development Overlay District
Date: November 29, 2016

The purpose of the Planned Area Development (PAD) Overlay district is to allow flexibility in the design process while maintaining consistent application of zoning regulations. Many communities across Arizona (and the United States) use PAD overlay districts to accommodate unique or unusual conditions that allow customization of standardized regulations to fit specific projects and communities.

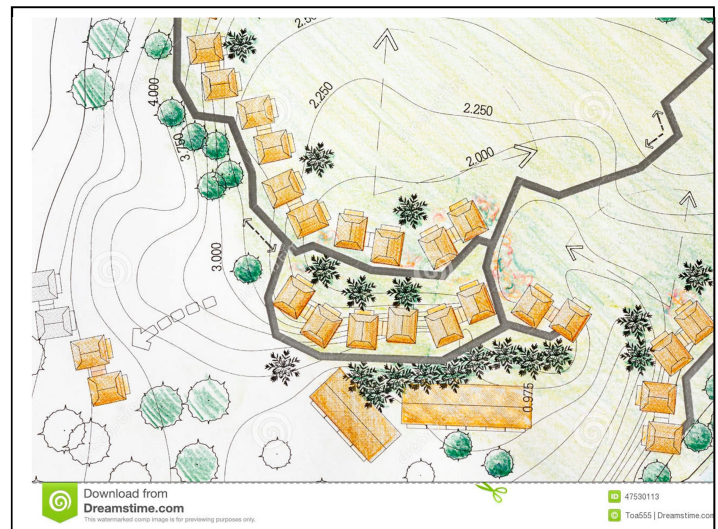
While Chino Valley has used PAD's in past projects, their use has been limited in scope and impact, and long in process. The text amendments enacted upon the adoption of Ordinance 14-786 streamlined the approval process and created an overlay that could be used for commercial and industrial development, in addition to the residential development the prior version contemplated.

"Hard zoning" is a term used when strict adherence to the code is required. There are no modifications made to underlying requirements such as setbacks, minimum lot size, landscaping, or other development standards that must be met. The only modification to the requirements is issued through the Board of Adjustment, and then only if the request meets the standards set forth in ARS 9-462.05. For instance, if a developer were to create a development through hard zoning, it may look like this:



The same 40 lots, through a PAD, could look like this:

- Higher density/smaller lot
- Greater amount of open space





MEMORANDUM

Process

Because a Planned Area Development Overlay is considered a change in zoning, it must follow the same process as an applicant would if they were changing zoning from AR-5 to Commercial Light.

- 1) After Feasibility and Technical Reviews (staff and applicant), project is scheduled for neighborhood meeting and Public Hearing.
- 2) Applicants will be required to hold a neighborhood meeting and discuss the proposal with those within the statutory notification boundary.
- 3) After neighborhood meeting, project advances to Public Hearing before Planning and Zoning Commission.
 - a) Take public comment
 - b) Send project back for further modification or advance to Town Council with recommendation for approval, denial, or further modification
- 4) Public hearing/presentation at Town Council. Council can approve as recommended by P & Z, modify the Development Plan or Stipulations of Approval, or refer it back to staff for further modification.

Attached is Ordinance 14-786 for your review.

ORDINANCE NO. 14-786

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF CHINO VALLEY, ARIZONA CHAPTER 1 ADMINISTRATION AND PROCEDURES, SECTION 1.9 REVIEW AND APPROVAL PROCESSES, BY AMENDING SUBSECTION 1.9.2 AMENDMENT TO INCLUDE PADS IN THE AMENDMENT PROCESSES; BY AMENDING SUBSECTION 1.9.4 PLANNED AREA DEVELOPMENT OVERLAY DISTRICT: PAD RELATED TO REVISING THE PROCEDURE AND REQUIREMENTS FOR ESTABLISHING A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General

The Unified Development Ordinance of Chino Valley, Arizona, Chapter 1 Administration and Procedures, Section 1.9 Review and Approval Process, Subsection 1.9.4 Amendments is hereby amended to read as follows (additions shown in ALL CAPS; deletions in ~~strikeout~~):

1.9.2 Amendment

B. Review. Upon receipt of an application for an amendment, including requests for PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICTS, Use Permits and Conditional use permits, the Development Services Director, or his/her designee, shall review the application for completeness and applicability to this Ordinance and the General Plan, comment on the proposal, and shall adhere to the posting and publication requirements required by Arizona law, including compliance with the Citizen Review Process provided in Section 1.9.5, prior to the public hearing before the Planning and Zoning Commission. Requests for amendments or change of zoning shall be considered by the Planning and Zoning Commission for the purpose of making a written recommendation, which shall, after holding a public hearing at which parties of interest and citizens have been heard, include the reasons for such recommendations, to the Mayor and Council. Council may adopt the recommendation of the Commission without holding a second public hearing if there is no objection, request for public hearing, or other protest.

* * *

The Unified Development Ordinance of Chino Valley, Arizona, Chapter 1 Administration and Procedures, Section 1.9 Review and Approval Process, Section 1.9.4 Planned Area Development Overlay District: PAD, Subsection 1.9.4.1 Purpose and

Subsection 1.9.4.2 Permitted Uses are hereby amended to read as follows (additions shown in ALL CAPS; deletions in ~~strikeout~~):

1.9.4.1. Purpose

The purposeS of the pPlanned aArea dDevelopment overlay district ("padPAD OVERLAY DISTRICT") isARE:

- A. ~~to~~ Provide for the orderly development of land consistent with the Unified Development Ordinance of the Town of Chino Valley while TO permitting maximum flexibility in the design and development of residential, commercial and/or industrial environments DEVELOPMENTS IN CONFORMITY WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN AND UNIFIED DEVELOPMENT ORDINANCE. ~~of a quality which could not be achieved by traditional lot by lot development under conventional zoning concepts. It is recognized that while the conventional zoning districts and the requirements of these districts set forth in the Unified Development Ordinance of the town are reasonable, there may be circumstances in which it is in the best interests of the town to permit modifications in some of the requirements of the zoning districts where a property owner develops land in the town utilizing unique and/or creative designs and techniques in such a manner as to promote its most appropriate use, economical provision of streets and utilities, to preserve and utilize open space, to offer recreational opportunities close to residential use, to enhance the appearance of neighborhoods, to counteract adverse effects of urbanization and to provide for the unified control of development of land.~~
- B. MODIFY UNDERLYING ZONING DISTRICT REGULATIONS TO PERMIT FLEXIBILITY AND INNOVATION IN DEVELOPMENTAL DESIGN AND PROVIDE OPPORTUINITIES FOR UNIQUE OR MIXED-USE DEVELOPMENT.
- C. PROMOTE ECONOMICAL CONSTRUCTION AND MAINTENANCE OF STREETS AND UTILITIES WITHOUT COMPROMISING PUBLIC SAFETY AND WELFARE.
- D. PRESERVE AND UTILITZE OPEN SPACE AND OFFER RECREATIONAL OPPORTUNITIES CLOSE TO RESIDENTIAL USE.
- E. ENCOURAGE THE PRESERVATION OF COMMUNITY CHARACTER AND STABILIZATION OF SURROUNDING NEIGHBORHOODS.

1.9.4.2 Permitted Uses

- A. A SINGLE PAD OVERLAY district may OVERLAY ~~consist of one or more underlying zoning districts, as permitted by the Unified Development Ordinance of the town. The uses permitted in the PAD district shall be governed by the permitted uses in the underlying district or combination of underlying districts, as approved by the Council. An "underlying zoning district" shall mean those zoning districts set forth in 3.1 through 3.27 of the Unified Development Ordinance of the town.~~

B. ~~USE AND DEVELOPMENT OF LAND WITHIN A~~THE PAD OVERLAY district shall CONFORM TO AND comply with the requirements of the underlying zoning district(s) REGULATIONS AND OTHER REQUIREMENTS SET FORTH ~~except as otherwise set forth in this article and in the specific Unified Development Ordinance, EXCEPT AS MODIFIED BY THE PAD ZONING ORDINANCE.~~ ~~establishing the specific pad district. A pad district may be approved with modifications of the requirements of the underlying zoning district so long as the intent of this Unified Development Ordinance is met and the resulting land use will be of a quality comparable to or exceeding the quality which would otherwise result from use solely of the underlying zoning district(s).~~

C. A PAD OVERLAY district may allow for onsite density transfer within a residential development, permitting the density regulations of the underlying zoning districts to be applied to the total area of the padPAD OVERLAY district rather than separately to individual lots or underlying zoning districts.

~~G. Notwithstanding the above, no modifications of the requirements of the underlying zones with respect to use shall be approved by virtue of approval of the pad application.~~

D. Applications for changes in the underlying zoning district(s) ~~uses to include, for example, a change from sr-1 to sr-0-16, which would end up designated sr-0-16 pad.~~ May be submitted and processed concurrently with an application requesting approval of a planned area development overlay district.

E. THE MINIMUM AREA FOR A PAD OVERLAY DISTRICT SHALL BE TWO (2) ACRES. ~~There is no minimum size for a planned area development. However, the size of the area included in the pad must be such that it accommodates the requirements of this pad ordinance.~~

F. PAD OVERLAY DISTRICT MODIFICATIONS TO USES PERMITTED IN THE UNDERLYING ZONING DISTRICT[S] SHALL BE REASONABLY COMPATIBLE WITH AND NOT AVERSE TO THE USES PERMITTED IN THE UNDERLYING ZONING DISTRICT[S].

The Unified Development Ordinance of Chino Valley, Arizona, Chapter 1 Administration and Procedures, Section 1.9 Review and Approval Process, Section 1.9.4 Planned Area Development Overlay District: PAD, Subsection 1.9.4.3 Modifications of Standards and PAD Procedures and Subsection 1.9.4.4 PAD Procedures are hereby deleted in their entirety.

The Unified Development Ordinance of Chino Valley, Arizona, Chapter 1 Administration and Procedures, Section 1.9 Review and Approval Process, Section 1.9.4 Planned Area Development Overlay District: PAD, new Subsection 1.9.4.3 PAD Procedures is hereby added to read as follows (additions shown in ALL CAPS; deletions in ~~strikeout~~):

1.9.4.3 PAD PROCEDURES

A. CREATION OF A PAD OVERLAY DISTRICT SHALL BE CONSIDERED AND TREATED AS A CHANGE IN ZONING AND SHALL BE SUBJECT TO THE

PROCEDURES REQUIRED FOR CHANGES IN ZONING, INCLUDING CITIZEN REVIEW, PUBLIC HEARING BY THE PLANNING COMMISSION AND APPROVAL BY THE TOWN COUNCIL.

B. DEVELOPMENT PLAN REQUIREMENTS.

1. *DEVELOPMENT PLAN.* A PAD APPLICATION AND APPROVAL SHALL INCLUDE A DEVELOPMENT PLAN CONSISTING, AT A MINIMUM, OF A SITE PLAN SHOWING THE LOCATIONS OF BUILDINGS AND STREET LAYOUT PLANS. WHERE A MODIFICATION OF THE UNDERLYING ZONING REGULATIONS RELATED TO BUILDING SETBACKS, HEIGHT, DESIGN, OPEN SPACE OR OTHER SITE REGULATION IS REQUESTED, THE APPLICANT SHALL PROVIDE BUILDING ELEVATIONS, BUILDING HEIGHTS, DESIGN GUIDELINES, RESIDENTIAL LOT LAYOUT, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE REQUEST AND AS DETERMINED BY THE PLANNING DEPARTMENT.
2. USE AND DEVELOPMENT OF THE PROPERTY LOCATED WITHIN THE PAD OVERLAY DISTRICT SHALL SUBSTANTIALLY CONFORM TO THE DEVELOPMENT PLAN WHICH SHALL BE APPROVED BY THE TOWN COUNCIL AS AN EXHIBIT TO THE PAD OVERLAY DISTRICT ZONING ORDINANCE.

C. ZONING CONDITIONS. THE PLANNING COMMISSION MAY RECOMMEND AND THE TOWN COUNCIL MAY IMPOSE CONDITIONS OF APPROVAL INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. TIMING OR PHASING OF DEVELOPMENT;
2. OFF-SITE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENT;
3. DEVELOPMENT STANDARDS;
4. DESIGN GUIDELINES;
5. CONDITIONS OF USE;
6. DEDICATION OF LAND FOR PUBLIC PURPOSES;
7. DEDICATION TO THE TOWN OF RIGHTS-OF-WAY AS STREETS, ALLEYS, PUBLIC WAYS, DRAINAGE AND PUBLIC UTILITIES AS ARE REASONABLY REQUIRED BY OR RELATED TO THE EFFECT OF THE REZONING;
8. DEDICATION OF EASEMENTS FOR PUBLIC USE OF TRAILS AND OPEN SPACE AREAS;
9. ESTABLISHMENT BY THE DEVELOPER OF A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION TO ASSURE CONTINUED MAINTENANCE AND OWNERSHIP OF OPEN SPACE AND LANDSCAPED AREAS WITHIN THE PAD OVERLAY DISTRICT;
10. RESERVATION OF LAND FOR FUTURE PUBLIC ACQUISITION.

D. THE PLANNING COMMISSION SHALL HOLD A PUBLIC HEARING ON THE PAD OVERLAY DISTRICT AND REZONING REQUEST PURSUANT TO THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE AND ARIZONA STATE LAW.

E. AFTER THE PUBLIC HEARING, THE PLANNING COMMISSION SHALL MAKE A WRITTEN RECOMMENDATION TO THE TOWN COUNCIL THAT THE COUNCIL APPROVE, APPROVE WITH MODIFICATIONS AND/OR CONDITIONS, OR DENY THE PROPOSED CHANGE IN ZONING AND CREATION OF A PAD OVERLAY DISTRICT. THE RECOMMENDATION SHALL INCLUDE THE REASONS FOR THE RECOMMENDATION AND SHALL BE TRANSMITTED TO THE TOWN COUNCIL IN SUCH FORM AND MANNER AS MAY BE SPECIFIED BY THE COUNCIL.

F. THE PLANNING COMMISSION SHALL RECOMMEND APPROVAL ONLY AFTER MAKING THE FOLLOWING FINDINGS:

1. THAT THE REZONING AS PROPOSED OR MODIFIED IS CONSISTENT WITH AND CONFORMS TO THE GENERAL PLAN; AND
2. THAT ALL PROPERTIES WITHIN THE PROPOSED PAD OVERLAY DISTRICT WILL HAVE ADEQUATE ACCESS TO PUBLIC OR PRIVATE STREETS APPROPRIATE TO THEIR USE.

G. THE COUNCIL MAY APPROVE THE REZONING AND CREATION OF A PAD OVERLAY DISTRICT WITHOUT A PUBLIC HEARING IF THERE IS NO OBJECTION, REQUEST FOR A PUBLIC HEARING, OR OTHER PROTEST. IF AN OBJECTION, REQUEST FOR A PUBLIC HEARING OR OTHER PROTEST IS RECEIVED, THE COUNCIL SHALL HOLD A PUBLIC HEARING. THE COUNCIL MAY ADOPT THE RECOMMENDATIONS OF THE PLANNING COMMISSION OR IT MAY APPROVE WITH MODIFICATIONS OR DENY THE REQUESTED CHANGE IN ZONING AND PAD OVERLAY DISTRICT.

H. AMENDMENTS TO THE PAD OVERLAY ZONING DISTRICT. AMENDMENTS TO A PAD OVERLAY ZONING DISTRICT ARE CHANGES IN ZONING AND SHALL BE TREATED AS SUCH FOR ALL PURPOSES INCLUDING BUT NOT LIMITED TO SUBMISSION OF APPLICATIONS, FEES, PUBLIC NOTICE REQUIREMENTS, CITIZEN REVIEW, PUBLIC HEARINGS, PLANNING COMMISSION RECOMMENDATION AND APPROVAL BY THE TOWN COUNCIL.

I. MODIFICATIONS TO THE APPROVED DEVELOPMENT PLAN.

1. NOTWITHSTANDING SUBSECTION H, ABOVE, THE FOLLOWING MODIFICATIONS TO THE APPROVED DEVELOPMENT PLAN ARE NOT CONSIDERED TO BE AMENDMENTS TO THE PAD AND MAY BE ADMINISTRATIVELY APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR UPON SUBMISSION OF A COMPLETE

APPLICATION AND IF, IN THE DISCRETION OF THE DEVELOPMENT SERVICES DIRECTOR, THE MODIFICATIONS ARE CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, THE PURPOSES OF THE PAD, AND ARE THE MINIMUM REQUIRED TO IMPLEMENT THE PURPOSES OF THE UDO AND IMPROVE THE QUALITY OF DEVELOPMENT:

- a. LESS THAN 10% CHANGE IN THE NUMBER OF SQUARE FEET OF A BUILDING OR NUMBER OF UNITS PERMITTED TO BE DEVELOPED; OR
 - b. LESS THAN 10% CHANGE IN BUILDING HEIGHT OR PERMITTED NUMBER OF STORIES; OR
 - c. REARRANGEMENT OF THE PROPOSED STRUCTURES AS LONG AS THERE IS NO CHANGE IN HEIGHT, SQUARE FEET, OR NUMBER OF UNITS TO BE DEVELOPED; OR
 - d. LESS THAN 10% INCREASE OR DECREASE IN SETBACK OR OPEN SPACE REQUIREMENTS WITHIN THE PAD.
2. APPEALS FROM DECISIONS OF THE DEVELOPMENT SERVICES DIRECTOR PURSUANT TO THIS SECTION SHALL BE HEARD BY THE PLANNING COMMISSION AT A PUBLIC HEARING AFTER NOTICE, AS SET FORTH ABOVE FOR CHANGES IN ZONING.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section 3. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. Providing for Penalties

Any person found responsible for violating any provision of this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Unified Development Ordinance of the Town of Chino Valley, Arizona.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 22nd day of July, 2014 by the following vote:

AYES: 5

ABSENT: 1

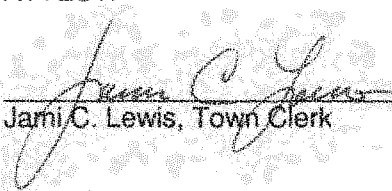
NAYS: 1

ABSTAINED: 0

APPROVED this 22nd day of July, 2014.


Chris Marley, Mayor

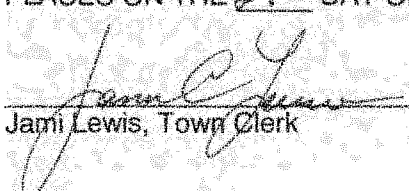
ATTEST:


Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:


Curtis, Goodwin, Sullivan, Udall & Schwab, PLC
Town Attorneys
By: Phyllis L.N. Smiley

I, JAMI LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 14-786 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 22nd DAY OF JULY, 2014, WAS POSTED IN THREE PLACES ON THE 24th DAY OF JULY, 2014.


Jami Lewis, Town Clerk

Planning and Zoning Commission Regular

5. b.

Meeting Date: 12/06/2016

Commissioner terms

CASE DESCRIPTION:

Report regarding Commission term expirations and vacancies.

FACTS:

Staff would like to remind Commissioners that the following persons' terms will expire or be vacated on or before January 31, 2017:

- Chuck Merritt
- Florence Sloan
- Gary Pasciak
- Annie Lane (vacated due to being elected to Council)
- Gwen Rowitsch (alternate)

The Clerk's Office reports that any current Commissioner who desires to be re-appointed, and has not yet done so, needs to submit an application for re-appointment, preferably before December 8. As the Town has not received any applications from new candidates, staff encourages interested members of the public to apply.

ANALYSIS:

RECOMMENDATION

Planning and Zoning Commission Regular

6. a.

Meeting Date: 12/06/2016

Hawksnest at Chino Valley Planned Area Development

CASE DESCRIPTION:

Consideration and possible recommendation to forward the Development Plan for Hawksnest at Chino Valley to Council for initial approval.

LOCATION:

3922 W. Road 2 North approximately 730 feet west of the intersection of Road 2 North and State Route 89.

FACTS:

1. Applicant:.....Bill Watson
2. Owner:.....Hawksnest at Chino Valley LLC
3. Parcel Number.....306-20-016
4. Site Area.....15 acres +/-
5. Existing zoning:.....SR0.16
6. Intended Use.....Multi-Family Residential

ANALYSIS:

See attached memo.

RECOMMENDATION

This meeting is the first review of the proposed project by the Planning and Zoning Commission. Staff recommends forwarding the proposal to Town Council for consideration, comment, and referral back to P & Z to finalize Development Plan.

MOTION: I move to forward the Development Plan for Hawksnest at Chino Valley to Town Council for consideration, comment, and referral back to the Planning & Zoning Commission to finalize Development Plan.

Attachments

Hawksnest Memo
Preliminary Site Plan
Renderings
Landscaping Plan



MEMORANDUM

To: Planning & Zoning Commission
From: Ruth Mayday, Development Services Director
Re: Hawksnest at Chino Valley
Date: November 28, 2016

Project Overview

This project proposes 224 apartments in two phases over fifteen acres of a larger ninety-acre parcel generally located west of the intersection of State Route 89 and Road 2 North, on the north side of West Road 2 North. Of the 224 units, a total of 64 one bedroom/one bath and 160 two bedroom/2 bath units will be constructed. The frontage on West Road 2 North will provide access/egress to the development, with the primary access slightly east of center and secondary access adjacent to the west boundary of the subject parcel.

The Commission will consider the following at the December 6, 2016 meeting:

- 1) Rezoning 15 acres from SR.016 (Single Family Residential, 0.16-acre lot) to MR-PAD (Multi-family residential; Planned Area Development overlay)
- 2) Review, comment, and possible recommendation with regards to the initial Development Plan and stipulations

History

Upon adoption of Ordinance 06-663 by Town Council on July 13, 2006, the subject parcel was zoned SR 0.16 (Single Family Residential, 7,000 sf minimum) with a Planned Area Development (PAD) overlay to allow for a 150-lot single family residential development. Prior to the zoning action, the parcel had been zoned AR-5 (Agricultural/Residential, 5-acre minimum). Subsequent to that, a Preliminary Plat was approved by Council on September 14, 2016 upon the approval of Resolution 06-803, setting forth the arrangement of lots and streets for the proposed Hawksnest Estate residential subdivision; a Certificate of Assured Water Supply (CAWS) was issued for the project by the Arizona Department of Water Resources (ADWR) on December 19, 2007. Due to poor economic conditions, the project stalled at the conclusion of the preliminary plat stage.

The property was acquired in 2010 and resold to the current developer in 2015. Staff has been working with the developer in the design/pre-development phase to ensure a project that meets the needs of the community as well as the intent of the Unified Development Ordinance and General Plan.

Project Detail

The development contemplates 224 multi-family dwelling units in two nearly identical phases. Phase One calls for 32 one br/1ba and 80 2 br/2ba units for a total of 112 apartments on 8.60 acres. A total of fifteen buildings are planned: four (4) 1/1 8-plex buildings, ten (10) 2/2 8-plex buildings, and a reception/club building. Phase One also includes 248 parking stalls and a landscaped courtyard adjacent to and immediately north of the reception/club building, as well as a small dog park in close proximity to the courtyard. In accordance with the submitted landscaping plan, all plants will be low water users selected from the ADWR drought-tolerant plant list. Pedestrian links between buildings will provide an alternative pathway through the central portion of the project, connecting Phase 1 with Phase 2.

Phase 2 includes 112 units on 6.313 acres. Again, 32 1/1 units and 80 2/2 units would be constructed in 14 separate buildings, five (5) of which would be 1/1 units in an 8-plex configuration and nine (9) of which would be 2/2 units in similar 8-plex structures. A secondary courtyard is identified, along with an additional dog park. The preliminary plan also provides 226 parking stalls, continuation of the pedestrian linkage from Phase 1, and connectivity to future expansion to the west and north.



MEMORANDUM

The matrix below sets forth the proposed project's compliance with the MR (Multi-family Residential) zoning district and required development standards for the parking, landscaping, and related standards.

Development Standard Matrix: Hawksnest Apartments				
Phase 1	Required/ Maximum		Proposed	+/-
Dwelling Unit Density	375,000 sf/3,000:	125	112	-13
DU/Acre	14.52		13.01	-1.51
Parking	1 br: 1.5; 2 br: 2; guest 1:10	220	248	28
Lot Coverage	40%		21%	-19%
Phase 2	Required/ Maximum		Proposed	+/-
Dwelling Unit Density	275,000 sf/3,000:	92	112	20
DU/Acre	14.52		17.74	3.22
Parking	1 br: 1.5; 2 br: 2; guest 1:10	220	248	28
Lot Coverage	40%		25%	-15%
Phases 1 & 2	Required/ Maximum		Proposed	+/-
Landscaping	Frontage (10' deep x 500)	5,000	25,000	20,000
	Sides (5' x 1300)X2	13,000	39,000	26,000
	Rear (5 x 500)	2,500	4,400	1,900
Additional		0	49,000	49,000
Total landscaping	sf	20,500	117,400	96,900
(perimeter)	acre	0.47	2.70	2.22

Signage and Lighting each require a separate permit. Permitted signage includes two (2) monument signs (NTE 32 sf in aggregate), other signage (directional, building identification) is approved as illustrated on the Development Plan. Lighting must be shielded to reflect downward and is also approved as indicated on the Development Plan.

While a CAWS was issued with the prior zoning district, ARS 32-210 (56) (c) (iii) specifically excludes apartments and other commercial residential uses from subdivision regulations. "The leasing of agricultural lands or apartments, offices, stores, hotels, motels...rental recreational vehicle community, rental manufactured home community, rental mobile home park or commercial building." Therefore, a CAWS is not required for this project.

Planned Area Development Overlay District (PAD)

Standards for the Planned Area Development (PAD) were amended upon the adoption of Ordinance No. 14-786 by Town Council on July 22, 2014. The purpose of the text amendments was to streamline the regulations and approval process, and provide a clarified purpose for the zoning district. The purpose of the Planned Area Development (PAD) is fivefold:

- A) Provide for the orderly development of land consistent with the Unified Development Ordinance of the Town of Chino Valley to permit flexibility in the design of residential, commercial, and/or industrial developments in conformity with the intent and purpose of the General Plan and Unified Development Ordinance.
- B) Modify underlying zoning district regulations to permit flexibility and innovation in developmental design and provide opportunities for unique or mixed-use development.



MEMORANDUM

- C) Promote economical construction and maintenance of streets and utilities without compromising public safety and welfare.
- D) Preserve and utilize open space and offer recreational opportunities close to residential use.
- E) Encourage the preservation of community character and stabilization of surrounding neighborhoods.

Density

UDO Chapter 3.13 Multiple Family Residential, Subsection 3.13.2 Permitted Uses allows one (1) dwelling unit for each 3,000 square feet of land, or 14.52 dwelling units/acre. Phase 1 proposes a density of 13 du/acre, or 1.5 units less than the maximum allowed, for a total of 13 units. These excess units would be transferred to Phase 2 to allow a higher density in that phase, (density transfer) which is commonly found in multiple family developments.

Phase 2 proposes a density that exceeds the allowed 14.52 du/a by 3.2 du/a. The du/a rate is reduced by 13 units as a result of the density transfer from Phase 1 from 3.2 to 1.2 du/a. Thus, $(92+13)-112 = 7$ ($7/6.313$) = 1.1/du/a for Phase 2, or an increased density of .46 du/a for the entirety of the 15+/- acres encumbered by the subject project.

Increasing the density of the proposed project by approximately one-half dwelling unit per acre is justified for the following reasons:

- 1) Connection to municipal sewer and water eliminates the need for land set aside for an adequate on-site septic system and to meet separation requirements between the septic system and well.
- 2) The proposed increase represents a 3% increase in the number of units, while remaining well under the maximum lot coverage (40% vs. 23%) and within the maximum building height of 35'.
- 3) Increased density reduces sprawl – by concentrating the number of dwelling units over a smaller area, less surface area is consumed by buildings, parking lots, and drive lanes or streets.

Landscaping

UDO Chapter 4.26 Landscaping Subsections 4.26.3 Landscaping Requirements Generally and 4.26.4 Determination of Requirements, unless Modified by the Zoning Administrator, Subsections 4.26.4 B Multiple Family, Office, Commercial, and Industrial Districts, D Minimum Landscaping Pattern, and E Parking Lots sets forth the minimum landscape requirements for projects such as the one proffered by the developer in this case. As illustrated in the development standard matrix above, the required area for perimeter landscaping is 20,500 square feet; the landscape plan calls for a total of 117,400 square feet. A total of 180 trees and 229 shrubs are required for the perimeter landscaping; the preliminary plan calls for 98 trees and 184 shrubs, a difference of 82 and 45 respectively. This deficit is largely offset by the number of trees and shrubs distributed throughout the interior of the project – an additional 56 trees and 105 shrubs in Phase 1 and 53 trees and 93 shrubs in Phase 2, for a total of 109 additional trees and 198 additional shrubs. (this total does not include plantings in the required landscape islands in the parking areas).

Clustering the landscaping in the interior of the project is justified for the following reasons:

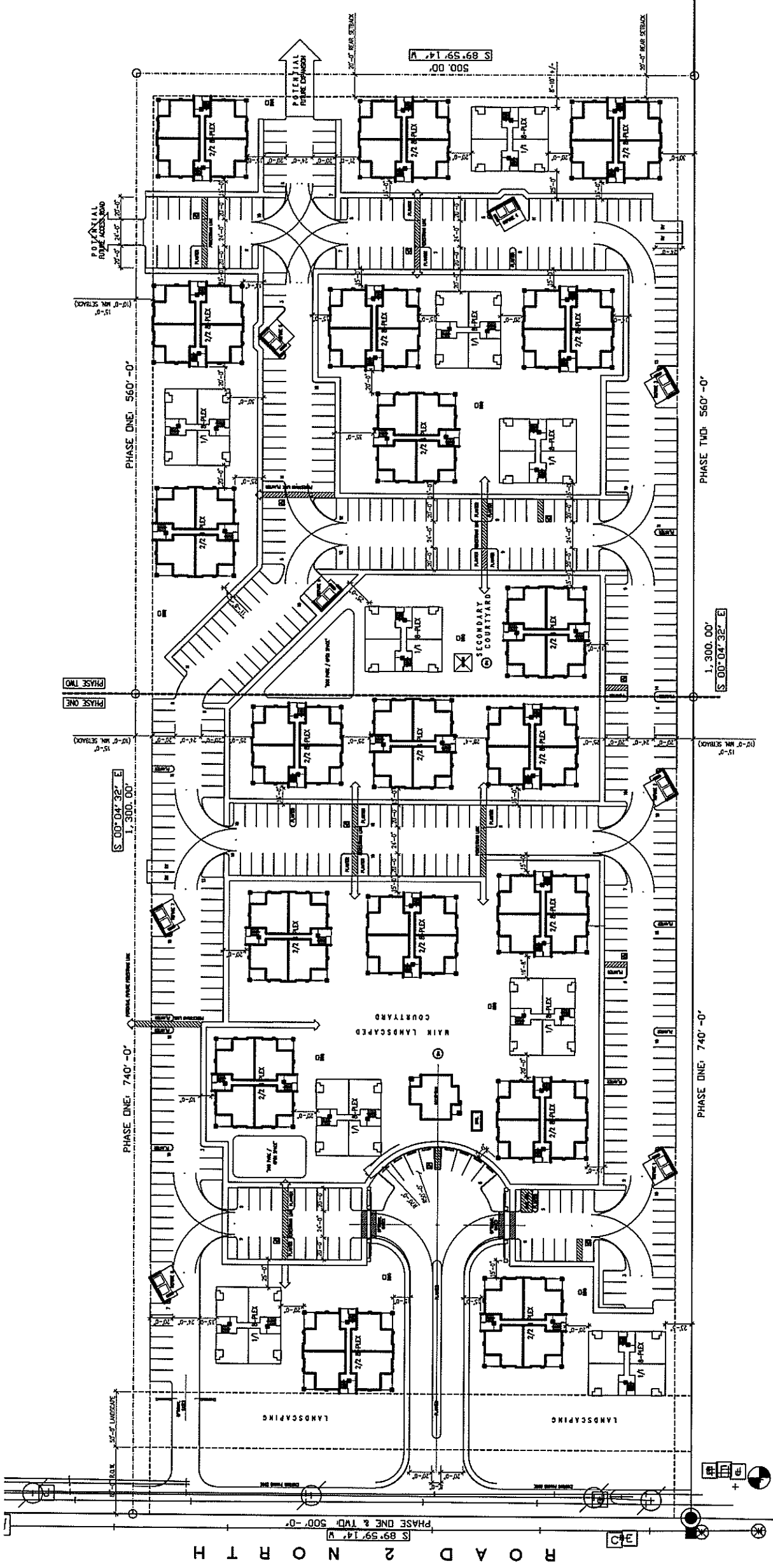
- 1) Concentrating trees and shrubs in close proximity to buildings and parking areas helps break up the mass of the structures and minimizes the visual impact of the parking areas.
- 2) Clustering landscaping also provides natural shade for sidewalks and interior pedestrian circulation paths, increasing the likelihood of use.
- 3) Use of drought tolerant/low water use plantings reduces the demand on water and provides a more natural setting, allowing the project to better blend into the existing viewscape.



MEMORANDUM

Stipulations of Approval

Development Agreements (DA) are the typical vehicle for approval of additional requirements for developments such as the project under consideration when certain conditions justify their implementation: reimbursement agreements, significant off-site improvements, or reservation of lands for future public acquisition, among other things. In this case, there are only two (2) off-site improvements required: continuation of the sidewalk along the West Road 2 North frontage, and improvements resulting from a Traffic Impact Analysis (TIA) that mitigate the impact increased traffic may have on the existing street/road system. Rather than implement a Development Agreement, Stipulations of Approval will be employed. Staff and the applicant are working through the details and will provide an update when terms and conditions are finalized.



SITE PLAN

SCALE 1" = 50'

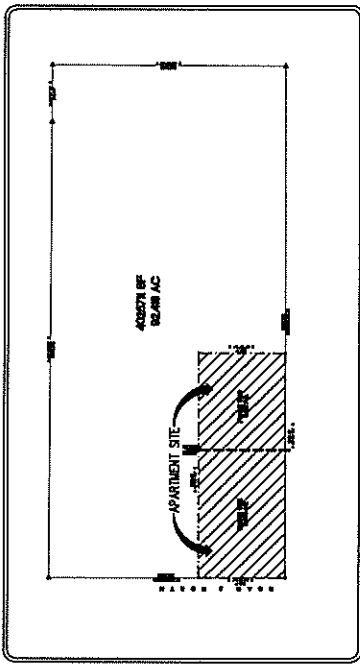
PROJECT DATA - PHASE ONE

UNIT MIX:	1 BEDROOM / 1 BATH (4) 8-PLEX: 32 (28.0%)	PROPOSED ZONING:	MR - MULTI-FAMILY RESIDENTIAL
	2 BEDROOM / 2 BATH (10) 8-PLEX: 80 (72.0%)	SITE AREA:	374,982.0 S.F. (8.608 AC)
	TOTAL NO. OF UNITS: 112 UNITS	SITE DENSITY:	112 UNITS / 8,608 = 13.01 UNITS / AC
RECEPTION BUILDING:	1 BUILDING	LOT COVERAGE: (ALL AREAS ARE GROSS - EXCLUDES 60' R.O.W.)	
PARKING:		BUILDING FOOTPRINTS:	73,694.0 S.F. 21.4%
	REQUIRED: 1.5 SPACES X 32 = 48	LANDSCAPE:	PROVIDED: 158,186.0 S.F. OR 46.1%
	REQUIRED: 2.0 X 80 SPACES = 160		
	GUEST: 1 / 10 SPACES (112 / 10 = 11.2) = 12		
	TOTAL REQUIRED: 2.0 X 80 SPACES = 220		
	PROVIDED: 246		
	(ACCESSIBLE SPACES REQUIRED: 28 248 X .02 = 4.96)		
	(ACCESSIBLE SPACES PROVIDED: 5 OF THE 246 TOTAL)		
	(10' X 24' RV PARKING SPACES PROVIDED: 2 OF THE TOTAL)		

PROJECT DATA - PHASE TWO

UNIT MIX:	1 BEDROOM / 1 BATH (4) 8-PLEX: 32 (28.0%)	PROPOSED ZONING:	MR - MULTI-FAMILY RESIDENTIAL
	2 BEDROOM / 2 BATH (10) 8-PLEX: 80 (72.0%)	SITE AREA:	275,028.0 S.F. (6.313 AC)
	TOTAL NO. OF UNITS: 112 UNITS	SITE DENSITY:	112 UNITS / 6.313 = 17.74 UNITS / AC
PARKING:		LOT COVERAGE:	
	REQUIRED: 1.5 SPACES X 32 = 48	BUILDING FOOTPRINTS:	73,172.0 S.F. 26.6%
	REQUIRED: 2.0 X 80 SPACES = 160	LANDSCAPE:	PROVIDED: 117,297.0 OR 42.6%
	GUEST: 1 / 10 SPACES (112 / 10 = 11.2) = 12		
	TOTAL REQUIRED: 2.0 X 80 SPACES = 220		
	PROVIDED: 226		
	(ACCESSIBLE SPACES REQUIRED: 28 226 X .02 = 4.52)		
	(ACCESSIBLE SPACES PROVIDED: 5 OF THE 226 TOTAL)		
	(10' X 24' RV PARKING SPACES PROVIDED: 2 OF THE TOTAL)		

OVERALL SITE PLAN

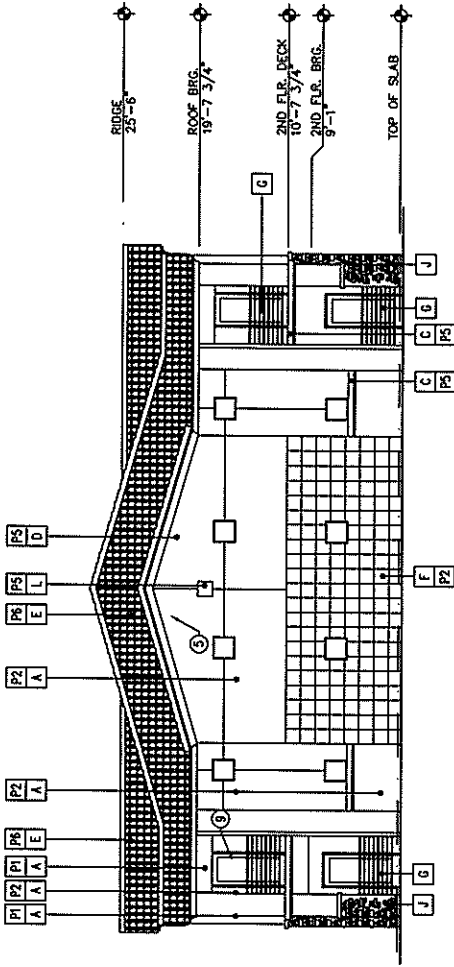


ARCHITECTURAL
A1.0
SITE PLAN

Town of Chino Valley
Chino Valley Apartments
Arizona

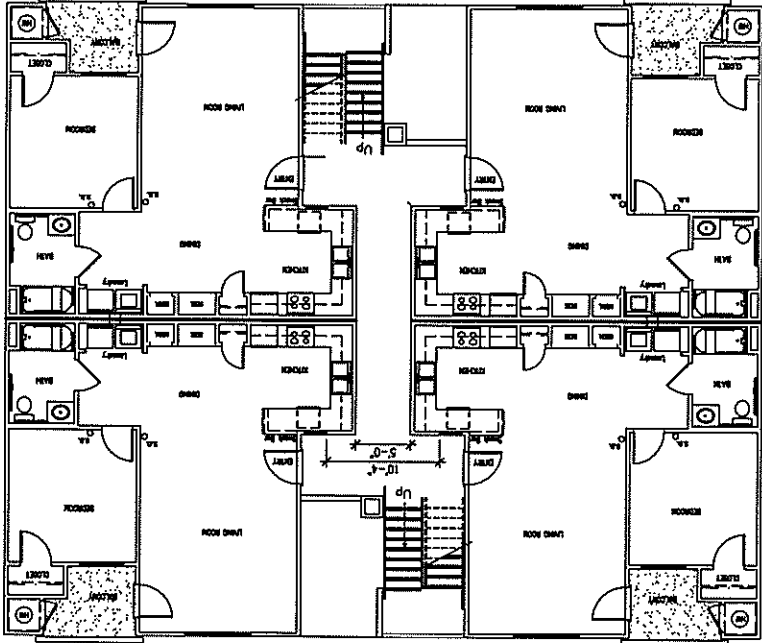
ERIC MILLER • ARCHITECT
3820 WYOMING BLVD., NE, SUITE 203
ALBUQUERQUE, NM 87111
(505) 764-8550

DRAWN BY: AM
DATE: 8-9-16
REVISIONS:



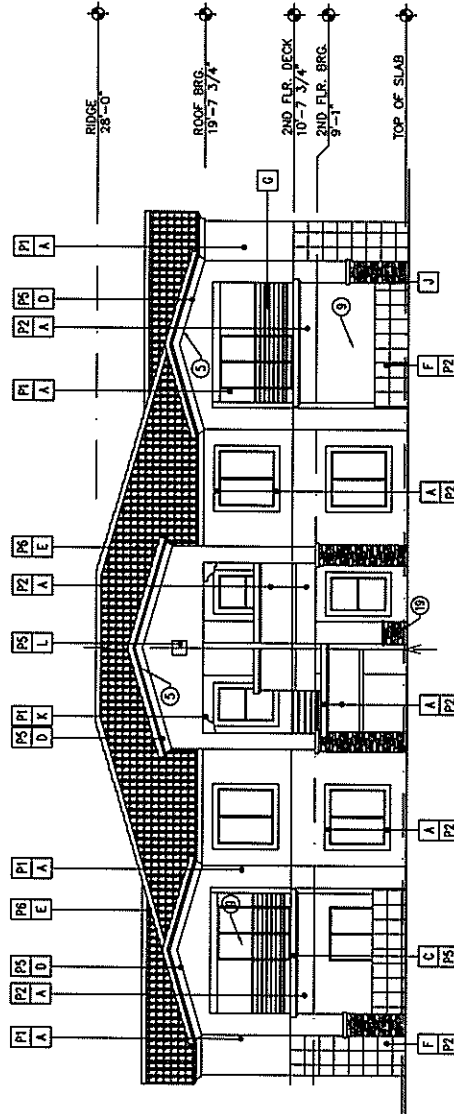
BUILDING A END ELEVATION (8 plex - 1/1)

(TYPICAL BOTH ENDS) COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE 1/8" = 1'-0"



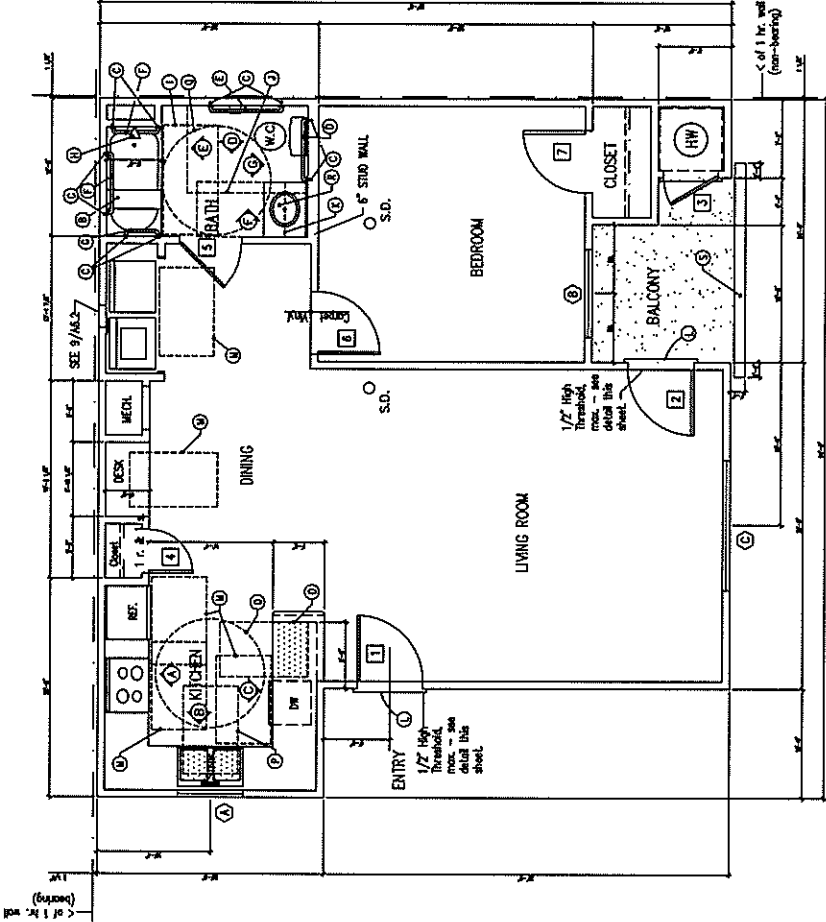
FLOOR PLAN - BUILDING A (4 plex - 1/1)

HEATED AREA: 4,664.0 S.F. 1/8" = 1'-0"



BUILDING A FRONT ELEVATION (8 plex - 1/1)

(TYPICAL BOTH FRONTS) COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE 1/8" = 1'-0"



UNIT 1/1 FLOOR PLAN - TYPE A (GROUND FLOOR)

771 SF - HEATED 60 SF - BALCONY 12 SF - HW 1/4" = 1'-0"

FINISH LEGEND

- A. STUCCO FINISH
- B. TRIM AT WINDOW UNIT - STUCCO ON FOAM SHAPE
- C. HORIZONTAL BAND - STUCCO ON FOAM SHAPE
- D. EAVE DETAIL - STUCCO ON FOAM SHAPE
- E. CONCRETE ROOF TILE
- F. 12" X 12" STUCCO REVEAL PATTERN
- G. WROUGHT IRON RAILING- PAINT COLOR "JET" DE 6378
- H. STEEL STAIR UNIT- PAINT COLOR "JET" DE 6378
- I. METAL ENTRY DOOR
- J. STONE VENEER (ROUGH COURSE)
- K. FOAM CORREL - STUCCO
- L. 16" X 16" RECESSED STUCCO MOULD

COLOR LEGEND

- P1 BASE COLOR STENSH BEGE (REC 716)
- P2 BASE COLOR BECON BEGE (REC 730)
- P3 BASE COLOR SHADY (REC 774)
- P4 DOOR XXX XXXX (DE XXX)
- P5 FACIA TRIM FORMAL GREY (DE 6382)
- P6 ROOFING EAGLE CASTRANO (5581 CANYON BROWN)

KEYED NOTES

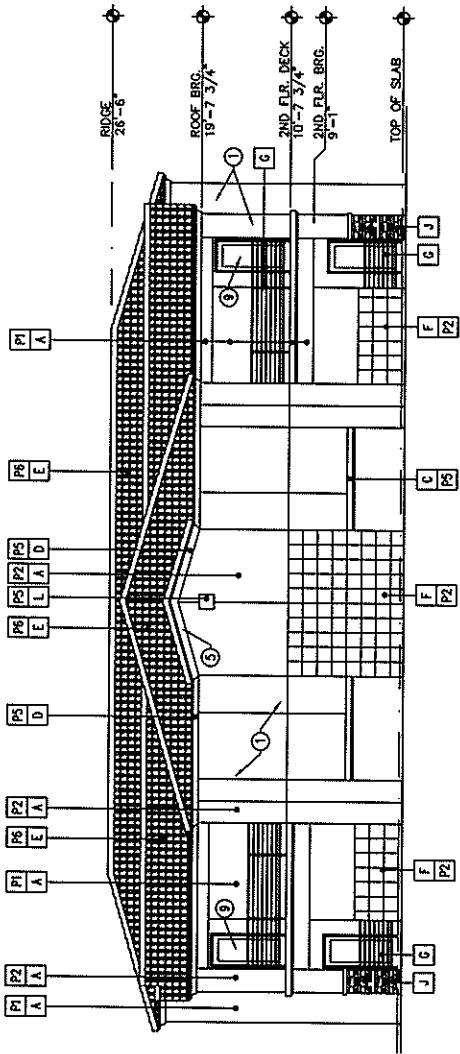
- 1. STUCCO SYSTEM
- 2. CONCRETE ROOF TILES, TYPICAL
- 3. STUCCO POP-OUT
- 4. FACIA DETAIL AT EAVE
- 5. FACIA DETAIL AT GABLE END
- 6. NOT USED
- 7. ROOF RAIL 42" A/E
- 8. WINDOW UNIT, REF. UNIT PLANS
- 9. DOOR, REF. UNIT PLANS
- 10. SINKING GLASS DOOR, REF. UNIT PLANS
- 11. STAIRS, REF. BLDG. PLANS & STAIR PLANS
- 12. NOT USED
- 13. LOW STUCCO WALL AT PATIO
- 14. PROVISION AT BALCONY AS SHOWN
- 15. TRIM FINISHING
- 16. STUCCO INCLUDING BALCONY DOORS AND WINDOWS
- 17. DOOR MAY OCCUR FOR FIRE RISER ROOM, SEE SITE PLAN AND BUILDING PLAN
- 18. LOW STUCCO FRAMED WALL TO 2" ABOVE HIGHEST MECHANICAL EQUIPMENT UNIT
- 19. 24" HIGH PLANTER WITH STONE VENEER WRAP

ERIC MILLER • ARCHITECT
9820 WYOMING BLVD., NE SUITE 215
ALBUQUERQUE, NM 87117
(505) 764-8550

Chino Valley Apartments
Town of Chino Valley
Arizona

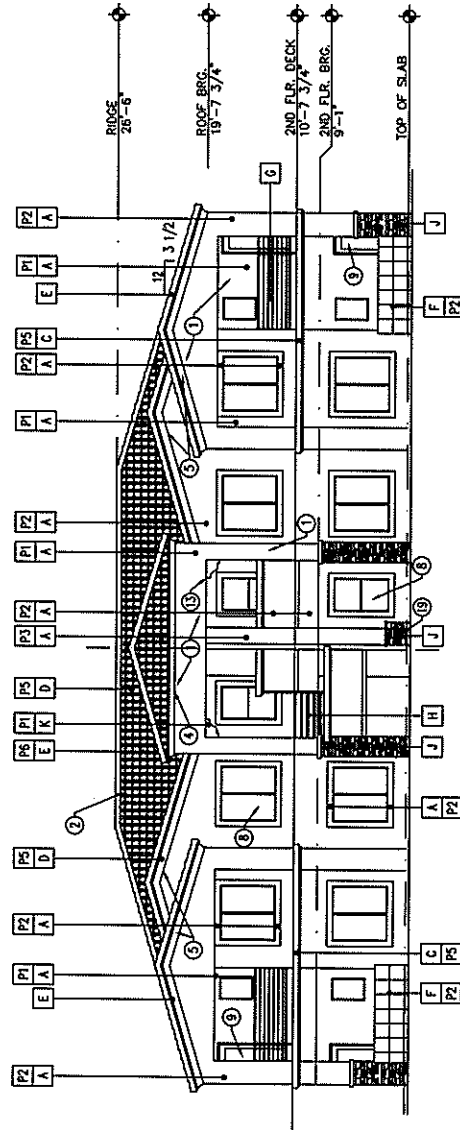
DRAWN BY: AM
DATE: 8-5-16
REVISIONS:

ARCHITECTURAL
A2.1
BUILDING A
PLANS



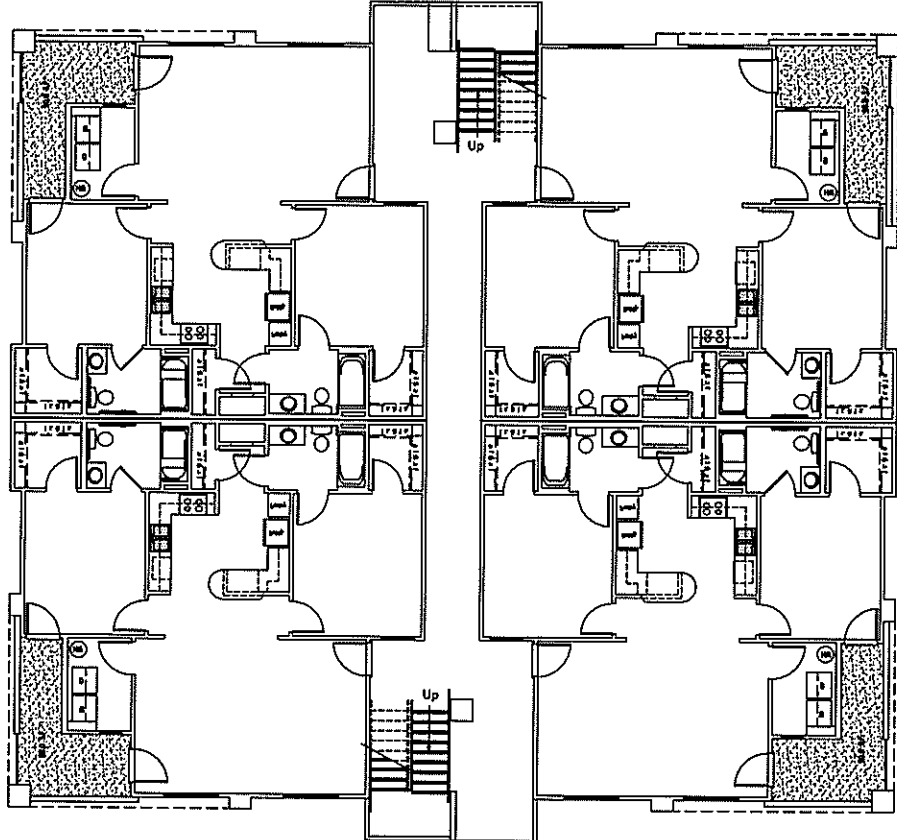
BUILDING B FRONT ELEVATION (8 plex - 2/2)

(TYPICAL BOTH FRONTS)
COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE



BUILDING B FRONT ELEVATION (8 plex - 2/2)

(TYPICAL BOTH FRONTS)
COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE



FLOOR PLAN - BUILDING B (8 plex - 2/2)

HEATED AREA: 4,664.0 S.F.

HEATED AREA: 1,166.0 S.F. PATIO AREA: 90.0 S.F.

1/4" = 1'-0"

Chino Valley Apartments

Town of Chino Valley

Arizona

ERIC MILLER • ARCHITECT
3620 WYOMING BLVD. NE, SUITE 213
ALBUQUERQUE, NM 87111
(505) 764-8550

ARCHITECTURAL

A2.2

**BUILDING B
PLANS**

DRAWN BY: AM
DATE: 8-5-16
REVISIONS:

FINISH LEGEND

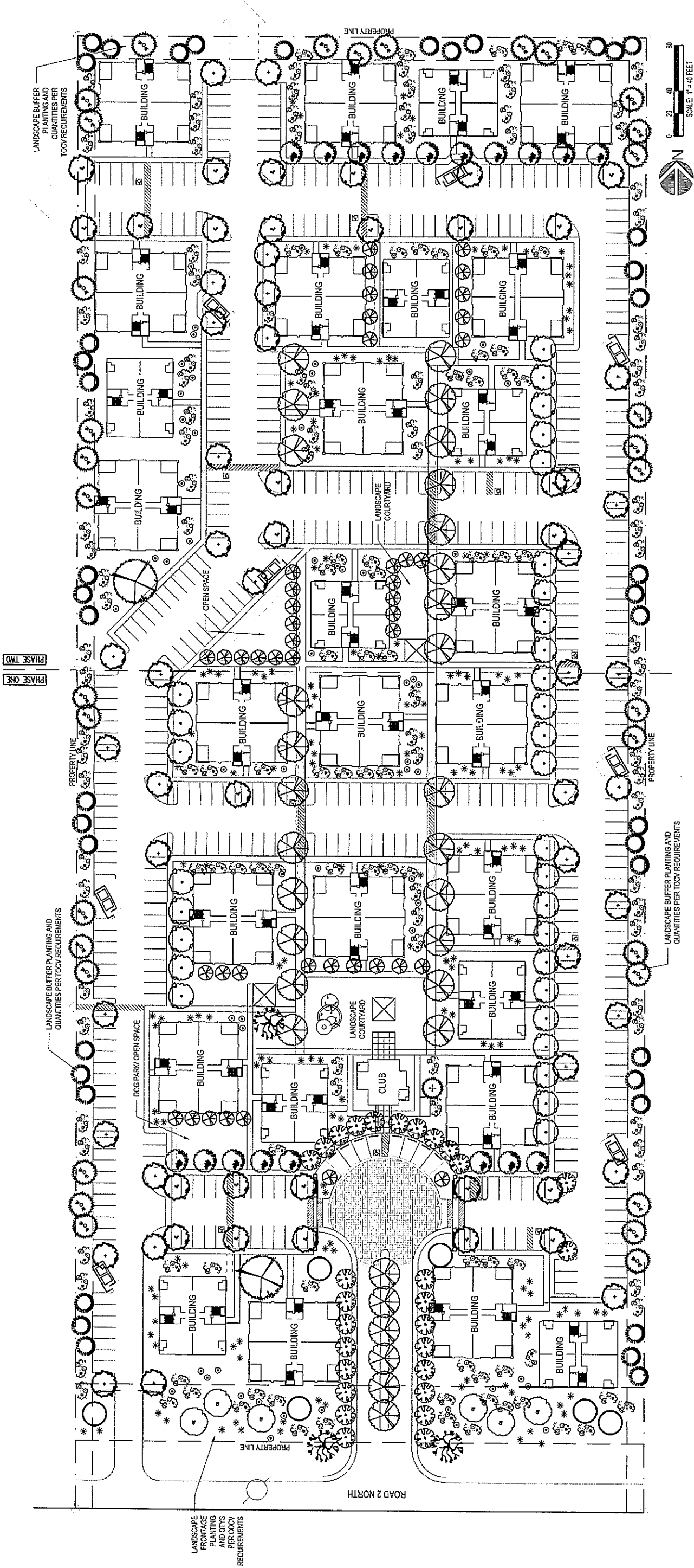
- A. STUCCO FINISH
- B. TRIM AT WINDOW UNIT - STUCCO ON FOAM SHAPE
- C. HORIZONTAL BAND - STUCCO ON FOAM SHAPE
- D. EAVE DETAIL - STUCCO ON FOAM SHAPE
- E. CONCRETE ROOF TILE
- F. 12" X 12" STUCCO REVEAL PATTERN
- G. WROUGHT IRON RAILING- PAINT COLOR "ET" DE 6376
- H. STEEL STAIR UNIT- PAINT COLOR "ET" DE 6376
- I. METAL ENTRY DOOR
- J. STONE VENEER (ROUGH COURSE)
- K. FOAM CORBEL - STUCCO
- L. 16" X 16" RECESSED STUCCO MOPE

COLOR LEGEND

- P1 BASE COLOR
STONISH BEDE
(DEC 716)
- P2 BASE COLOR
BROWN BEDE
(DEC 750)
- P3 BASE COLOR
SHADY
(DEC 714)
- P4 DOOR
XXX XXXX
(DE XXX)
- P5 FACIA TRIM
FORMAL GREY
(DE 6362)
- P6 ROOFING
EAGLE CARSTRANO
(3601 CANYON BROWN)

KEYED NOTES

1. STUCCO SYSTEM
2. CONCRETE ROOF TILES, TYPICAL
3. STUCCO POP-OUT
4. FACIA DETAIL AT EAVE
5. FACIA DETAIL AT GABLE END
6. NOT USED RAIL, 42" LATE
7. WINDOW UNIT, SEE UNIT PLANS
8. DOOR, REF. UNIT PLANS
9. SLIDING GLASS DOOR, REF. UNIT PLANS
10. STAIRS, REF. BLDG. PLANS & STAIR PLANS
11. NOT USED
12. LOW STUCCO WALL AT PATIO
13. 4" PROJECTION AT BALCONY AS SHOWN
14. TRIM AROUND WINDOW UNIT, PROVIDES AT ALL DOORS AND WINDOWS INCLUDING BALCONY DOORS AND WINDOWS
15. DOOR MAY OCCUR FOR FIRE RISER ROOM, SEE SITE PLAN AND BUILDING PLAN
16. LOW STUCCO FRAMED WALL TO 2" ABOVE HIGHEST MECHANICAL EQUIPMENT UNIT.
17. 24" HIGH PLANTER WITH STONE VENEER WRAP



NOTE:
-ALL PLANTING TO BE IN COMPLIANCE WITH THE TOWN OF CHINO VALLEY UDO
LANDSCAPE AND QUANTITY REQUIREMENTS

-ALL PLANT MATERIAL WILL BE LOW WATER USE AND SELECTED FROM THE ADWR
DROUGHT TOLERANT/LOW WATER USE PLANT LIST FOR YAVAPAI COUNTY

TOTAL LANDSCAPE AREA: 117,297 S.F., OR 42.6%

SKETCH
LANDSCAPE ARCHITECTURE STUDIO

212 S MONTZUMA STREET #14
PRESCOTT, AZ 86303
928-277-7336
INFO@SKETCH-LA.COM

DATE	10-10-2016
SHEET CONTENTS	PRELIMINARY LANDSCAPE PLAN
SHEET NO.	L1 OF 1
SKETCH JOB NO.	SN1522

CHINO VALLEY APARTMENTS

PRELIMINARY LANDSCAPE PLAN

ROAD 2 NORTH
CHINO VALLEY, ARIZONA 86323



REV	DATE	DESCRIPTION