

1. Planning & Zoning Commission - Agenda

Documents:

[2017_04_04_PZ_RG_AG.PDF](#)

2. Planning & Zoning Commission - Packet

Documents:

[2017_04_04_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
April 4, 2017
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 accept the February 7, 2017, meeting minutes.
- 5. STAFF REPORTS**
 - a. Report on current status of proposed Motor Sports Facility at Old Home Manor.
- 6. PUBLIC HEARING**
 - a. Consideration and possible action regarding the final Development Plan for Village North Apartments.
 - b. Consideration and possible action regarding an application by Mike O'Conner-Masse for a proposed change in zoning of his property from AR-5 (Agricultural/Residential- 5 Acre Minimum) to CL (Commercial Light).
 - c. Consideration and possible action regarding an application by Corey and Robin Mendoza for a conditional use permit to allow the use of a medical marijuana research and development facility on site.
- 7. NON-PUBLIC HEARING ACTION ITEMS**
 - a. Consideration and possible action to initiate text amendments to Unified Development Ordinance Chapter 154, Section 5 Subdivision Regulations, Subsection 5.5 Modifications, Appeals, and Enforcement.

- b. Consideration and possible action to initiate text amendments adding clarifying language to Unified Development Ordinance Chapter 1 Administration, Section 1.9.4 Planned Area Development Overlay District: PAD to include the abbreviation "PAD" in the zoning district title for those properties that have approved Development Plans.

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

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10. ADJOURN

Dated this 29 day of March, 2017.

By: Ruth Mayday, Development Services Director

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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Planning and Zoning Commission Regular

4.a.

Meeting Date: 04/04/2017

February 7, 2017 Meeting minutes

CASE DESCRIPTION:

Consideration and possible action to accept the February 7, 2017, meeting minutes.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Attachments

February 7 2017 minutes

DRAFT

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

**FEBRUARY 7, 2017
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 6:01 p.m.

2) PLEDGE OF ALLEGIANCE

Claude Baker led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong; Commissioner Michael Bacon; Commissioner Claude Baker; Commissioner William Welker; Commissioner Julie Van Wuffen

Staff Development Services Director Ruth Mayday; Associate Planner Vacant; IT Specialist
Present: Spencer Guest; GIS/CAD/Web Technician Jan Mazy (videographer); Town Clerk
Assistant Amy Pyeatt-Lansa

4) MINUTES

- a)** Consideration and possible action to accept the December 6, 2016, meeting minutes.

MOVED by Commissioner Claude Baker, seconded by Vice-Chair Gary Pasciak to accept the December 6, 2016 meeting minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

Development Services Director, Ruth Mayday introduced Alex Lerma, as the new Associate Planner. Mr. Lerma detailed his education and experience.

- Bachelors and Masters degree from Arizona State University in Urban and Environmental Planning. He worked in the private sector for 2 years and in South America doing community development.

6) PUBLIC HEARING

- a) Public Hearing and possible action to recommend to Council approval of ZC-PAD 16-001 Hawksnest at Chino Valley, rezoning approximately 15 acres of real property located approximately 800 linear feet west of the intersection of State Route 89 and West Road 2 North from SR-0.16 PAD (Single Family Residential - 1.6 Acre Minimum with a Planned Area Development Overlay zoning district) to MR-1 PAD (Multi-family Residential - 1 acre Minimum with a Planned Area Development Overlay zoning district). (Ruth Mayday, Development Services Director)

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. 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.

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.

1. Traffic Impact Analysis shall be completed, reviewed, and accepted by the Town Engineer/PW Director.

A. All required improvements shall be constructed by the developer.

B. Improvements shall be constructed to YAG/MAG standard and dedicated to the Town upon approval and acceptance of the TE/PWD.

C. Dedication of a 45' Right of Way to the Town of Chino Valley along the entirety of the West Road 2 North frontage.

D. No Certificate of Occupancy to be issued until improvements are complete and accepted.

2. Electrical lines serving the site shall be buried and extend across the frontage of the subject parcel.

3. The sidewalk that terminates on the adjacent parcel to the east shall be continued along the entire frontage of the subject parcel.

4. The proposed residential units shall be connected to and served by municipal sewer and water. Service lines for sewer and water will be extended across the entire frontage of the subject property. Any/all recharge credits inure to the benefit of the Town of Chino Valley.

5. Minimum 25' half-street ROW dedication adjacent to the east boundary of the subject parcel along its entirety.
6. Adequate turn radii to accommodate school buses (minimum 55' outside).
7. If both phases of the project are not completed within ten (10) years of the effective date of this Ordinance, Council may take action to revert the zoning to SR-0.16.
8. Applicant will submit an Alternative Landscape Plan as set forth in UDO Chapter 4.26 Landscaping Subsection 4.26.5 Alternative Landscape Plan showing a reduction of at least 25%.

Director Mayday responded to Commissioner Pasciak inquiry about the right of way on the east boundary. She confirmed that the entire project will shift 25 feet to the west to account for the 25 half-street right of way dedication. This change will be shown on the final site plan.

Developer representative, Bill Watson provided the following information:

- There will be 1-2 Americans with Disabilities Act (ADA) compliant apartments in several of the buildings.
- The ADA apartments will be available in both 1 & 2 bedrooms.

The Public Hearing was opened at 6:26 pm.

Comments were made by John Meurs, owner of Country West Mobile Home Park.

- He moved to Chino Valley in 1996 from California where high density apartments were built and resulted in increased traffic and crime rate.
- He would prefer to see single family homes built on 1/4 acre lots.
- He hoped not too many apartments were built in Chino Valley.

Mark Vucich made the following comments:

- Once both complexes are built there will be 350 plus apartments and potentially 700 residents all egressing on Road 2 North.
- The stores will be overwhelmed.
- There will be increased traffic, crime and chaos.
- He wondered whether the Traffic Impact Studies would be done together.

The Public Hearing was closed at 6:33 pm.

Director Mayday responded to the public comments and Commissioner's questions:

- The Traffic Impact Analysis level of service will be at a B or C.
- The Traffic Impact Analysis (TIA) will be completed after the PAD plan is approved.
- Nationally standardized formulas will be used by any engineering firms that complete the TIA so they should reach the same results.
- There was discussion whether the TIA will be combined for both projects.
- The Town Engineer needs to approve the TIA and will not accept the results if there are mistakes.
- The TIA will take into account other projects that are expected or anticipated for the area.
- Commissioners had the following comments and concerns:
 - Concern about kids walking to/from school along Road 2 North.
 - The sidewalk will not be extended until that property west of Hawksnest is developed.
 - The school bus turning radius is address in the stipulations

List of amenities includes:

- Clubhouse

- Playground & equipment
- Open space
- Dog areas

Commissioner Bacon stated his concern that increased traffic will create a bottleneck at this intersection.

Director Mayday responded:

- Staff is speaking with several planning engineering consultants to create a specific area plan for the area and intersection.
- The Great Western Road between Prescott Valley, Prescott and Chino Valley would ease congestion on State Route 89. CYMPO is discussing whether to move this project up for consideration.
- There is discussion to extend Center Street to Williamson Valley Road.
- These projects would relieve congestion on State Route 89.

MOVED by Commissioner Julie Van Wuffen, seconded by Vice-Chair Gary Pasciak to recommend to Council approval of ZC-PAD 16-001 Hawksnest at Chino Valley rezoning approximately 15 acres of real property generally located west of the intersection of State Route 89 and West Road 2 North from SR-0.16 PAD (Single Family Residential - 1.6 Acre Minimum with a Planned Area Development Overlay zoning district) to MR-1 PAD (Multi-family Residential - 1 acre Minimum with a Planned Area Development Overlay zoning district), subject to the conditions recommended by Staff. In addition Condition 9. that the applicant has agree to provide a dog area and playground for the children.

Vote: 7 - 0 PASSED - Unanimously

- b) Request to rezone approximately 2 acres of real property located immediately south of the intersection of N. Georgia Avenue and Granite Creek Lane from SR-2 (Single Family Residential, 2 acre minimum) to SR-1 (Single Family Residential, 1 acre minimum).(Ruth Mayday, Development Services Director)

The subject property is generally located near the Southwest corner of Granite Creek Road and Hayward Lane, the lot size is approximately 87,120 square feet. There is no existing us on the property and is currently vacant. The property is current zoned SR-2 Single Family Residential under the Town of Chino Valley Unified Development Ordinance

Project Description

The applicant is proposing to divide the subject property from (1) 2 acre parcel to (2) 1 acre parcels.

The applicant meets the following requirements:

- All lots will meet minimum parcel size applicable under the proposed zoning district.
- As the property is vacant, the proposed land split will not create any new non-conforming structures related to building setbacks or increase the non-conformance of an already non-conforming structure relating to buildings setbacks.
- The lots will have permanent legal access to Granite Creek Lane.
- The applicant shall submit a Record of Survey which reflects the lots or parcels and legal access.
- The applicant shall provide for dedication of 25' of row adjoining Granite Creek Lane.

Director Mayday noted that the only comment made at the neighborhood meeting was surprise

that the parcel had not been split before now. Staff supports the rezone.

Commissioner Baker confirmed that the only access to the property was from Road 4 North. In an emergency all local traffic would evacuate on Road 4 North which would create chokepoint. This seems to create a public safety issue. There are other areas around town with a similar problems.

Director Mayday stated that the Town is looking at ways to provide secondary access/alternative routes in several different locations around Town.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak to recommend to Town Council rezone of approximately 2 acres of real property located immediately south of the intersection of N. Georgia Avenue and Granite Creek Lane from SR-2 (Single Family Residential, 2 acre minimum) to SR-1 (Single Family Residential, 1 acre minimum).

Vote: 7 - 0 PASSED - Unanimously

- c) Rezone approximately 9.22 acres of real property generally located approximately 1,200 feet east of State Route 82 and 2 North and 600 feet west of Roads 1 East and 2 North from MR-1/MHP-4 (Multi-Family Residential - 1 acre minimum/Mobile Home Parks - Residential) to MR-1/MHP-4 Multi-Family Residential - 1 acre minimum/Mobile Home Parks - Residential) with a Planned Area Development (PAD) Overlay zoning district. (Ruth Mayday, Development Services Director)

Project Description

The applicant is submitting an application for approval of a (PAD) Planned Area Development Overlay on site to allow the proper density for project proposal of an apartment complex. The property is currently zoned (MR-1 / MHP-4) Multi-Family Residential / Mobile Home Parks-Residential. The applicant is proposing 156 one-, two-, and three-bedroom units on 9.22 acres. Phase 1 consists of 72 units; Phase 2 will add another 28 units, while Phase 3 will add 56 units.

Section 1.9.4.A. of the Town of Chino Valley (UDO) Unified Development Ordinance states that a PAD Overlay District will “permit flexibility in the design of residential,” furthermore Section 1.9.4.B. states the modification of “underlying zoning district regulation to permit flexibility and innovation in development design and provide opportunities for unique or mixed-use development.”

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, offsite improvements required will be limited to 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.

1. Traffic Impact Analysis shall be completed, reviewed, and accepted by the Town

Engineer/PW Director.

- A. All required improvements shall be constructed by the developer.
- B. Improvements shall be constructed to YAG/MAG standard and dedicated to the Town upon approval and acceptance of the TE/PWD.
- C. Dedication of a 25' Right of Way to the Town of Chino Valley along the entirety of the East Road 2 North frontage.
- D. No Certificate of Occupancy to be issued until improvements are complete and accepted.

- 2) Electrical lines serving the site shall be buried and extend across the frontage of the subject parcel.
- 3) The sidewalk that terminates on the 306-20-031X parcel to the west shall be continued along the entire frontage of the subject parcel.
- 4) The proposed residential units shall be connected to and served by municipal sewer and water. Service lines for sewer and water will be extended across the entire frontage of the subject property. Any/all recharge credits inure to the benefit of the Town of Chino Valley.
- 5) A 50' wide ROW dedication adjacent to the east boundary of the subject parcel along its entirety. Dedication will be accepted by the Town of Chino Valley upon completion of road to 50' YAG/MAG standard.
- 6) Adequate turn radii to accommodate school buses (minimum 55' outside).
- 7) If both phases of the project are not completed within ten (10) years of the effective date of this Ordinance, Council may take action to revert the zoning to SR-0.16.
- 8) Applicant will submit an Alternative Landscape Plan as set forth in UDO Chapter 4.26 Landscaping Subsection 4.26.5 Alternative Landscape Plan showing a reduction of at least 25%.
- 9) Secondary (emergency) access/egress established prior to issuance of building permit. Applicant shall provide a conformed copy of a shared access agreement to confirm legal availability of secondary (emergency) access/egress.

Developer Don Karcie provided the following information:

Amenities will include:

- Courtyards with grass and BBQ
- Playground
- Grassy areas for dogs with disposal bags available
- Basketball hoops
- The builder will meet all ADA requirements.
- There is no requirement to build a block wall around the project.
- There will be 3 dumpsters.

Public Hearing opened at 7:37 pm.

Comments were made by John Meurs, owner of Country West Mobile Home Park.

- The development is not as attractive as Hawksnest.
- Opposed to higher density.
- Increased traffic.
- This development is located across the street and kids will come into the Mobile Home Park. There will be kids running around without adult supervision.

Mark Vucich had the same comments as before and made the following additional comments:

- Water is a concern.
- There will be 350 apartments with grass.
- There should be another way in/out of development to avoid congestion.
- Kids will wander through the Mobile Home Park.
- There is nothing for kids to do in Chino Valley.

The public hearing closed at 7:50pm.

Commissioners made the following comments:

- Chino Valley is a bedroom community for Prescott and Prescott Valley
- Adding apartments is a necessity for the Town to grow.
- It is necessary to address traffic issues and emergency access/egress now.
- The school bus turning radius has been addressed in Stipulation 6.
- The dead-end road should be chained off so cars cannot go beyond the end of the road.
- The open space in the northeast corner will be a water retention area. The diagram of the intersection shows 2 left turn lanes & one thru lane. The curb lane was removed so right turning traffic would have to wait to turn onto SR89.
- The phased site plan could leave the property landlocked if the project is not completely developed.
- The developer will dedicate the roadway which will be asphalt and better than most roads in Chino Valley
- The development is short on parking spaces.
- Emergency access would be into the rear of the Safeway parking lot.

Director Mayday responded:

- There are soccer field, baseball fields, basketball courts and a pool just down the street from this project. There is a possibility that the Boys and Girls club will move into the Community Center as well as a skate park when funding is available.
- The developer will provide 1000' of improved street with asphalt which is more than the Town has now.
- The ultimate width of the East Road 2 North is 50 ft. The Road will eventually be expansion of Road 2 north to the Peavine Trail which will provide additional relief for traffic congestion
- This matter will go to Town Council on 2-28-2017 and then return to the Planning & Zoning Commission.

Chair Merritt stated that the developer needs to find practical solutions to address the Commission's concerns.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Claude Baker to forward to Town Council for review and consideration of this request to rezone approximately 9.22 acres of real property generally located approximately 1,200 feet east of State Route 82 and 2 North and 600 feet west of Roads 1 East and 2 North from MR-1/MHP-4 (Multi-Family Residential - 1 acre minimum/ Mobile Home Parks - Residential) to MR-1/MHP-4 Multi-Family Residential - 1 acre minimum/Mobile Home Parks - Residential) with a Planned Area Development (PAD) Overlay zoning district, subject to the conditions recommended by Staff, along with the Planning and Zoning Commissions comments and concerns as well as a narrative of amenities included in the project.

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

There were no non-public action items.

8) DISCUSSION ITEMS

There were no discussion items.

- a)** Discussion and instruction regarding the Unified Development Ordinance update/supplement process. (Jami Lewis, Town Clerk)

Town Clerk, Jami Lewis provided instructions regarding the process to insert, replace and update supplements of the Unified Development Ordinance. If anyone has a problem they can bring the their UDO to the Clerk's office for assistance.

The online UDO will be the most up to date available. When Council passes new codes the online UDO will be updated within 2 weeks.

9) PUBLIC COMMENTS

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There were no public comments.

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 7:56 p.m.

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

5.a.

Meeting Date: 04/04/2017

Motor Sports Facility Report

CASE DESCRIPTION:

Report on current status of proposed Motor Sports Facility at Old Home Manor.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Planning and Zoning Commission Regular

6.a.

Meeting Date: 04/04/2017

Zone Change and Planned Area Development Recommendation, Village North

CASE DESCRIPTION:

Consideration and possible action regarding the final Development Plan for Village North Apartments.

FACTS:

1. Applicant:.....Don Karcie/Sam Malouff
2. Owner:.....John DeJong
3. Parcel Number.....306-20-032H
4. Site Area.....9.22 acres
5. Existing zoning:.....Mobile Home Park/Multi Family Housing
6. Intended Use.....Multi Family Housing with Planned Area Development (PAD) overlay

ANALYSIS:

See attached staff brief.

SITE PLAN

See Exhibit C of Ordinance

RECOMMENDATION

The applicant has agreed to the Stipulations of Zoning, all of which will be met prior to the issuance of a Certificate of Occupancy. Therefore, Staff recommends forwarding the application and Ordinance to Town Council with a recommendation for approval.

Motion: I move to forward to Council a recommendation to approve Ordinance No.17-830 approving the Development Plan for the Village North Planned Area Development and changing the zoning from MR/MHP-4 (Multi-Family Residential/Mobile Home Park, 4 Acre Minimum) zoning district to MR/MHP-4 (Multi-Family Residential/Mobile Home Park, 4 Acre Minimum) zoning district with a Planned Area Development Overlay Zoning District, subject to the conditions set forth in the Ordinance.

Attachments

Ordinance 17-830 Village North

Staff Report

ORDINANCE NO. 17-830

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, APPROVING THE DEVELOPMENT PLAN FOR THE VILLAGE NORTH PLANNED AREA DEVELOPMENT AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CHINO VALLEY BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONSISTING OF APPROXIMATELY 9.22 ACRES LOCATED APPROXIMATELY ONE THOUSAND TWO HUNDRED FEET EAST OF THE INTERSECTION OF STATE ROUTE 89 AND ROAD 2 NORTH, FROM MR/MHP-4 (MULTI-FAMILY RESIDENTIAL/MOBILE HOME PARK, 4 ACRE MINIMUM) ZONING DISTRICT TO MR/MHP-4 (MULTI-FAMILY RESIDENTIAL/MOBILE HOME PARK, 4 ACRE MINIMUM) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR NON-SEVERABILITY; AND PROVIDING PENALTIES.

WHEREAS, by adoption of this Ordinance, the Town Council desires to 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; modify underlying zoning district regulations to permit flexibility and innovation in developmental design and provide opportunities for unique or mixed-use development; and promote economical construction and maintenance of streets and utilities without compromising public safety and welfare; and

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Chino Valley General Plan and any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Planning and Zoning Commission, by unanimous vote recommends approval of the rezoning;

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

Section 1. In General.

1. The Village North Planned Area Development Plan, defined in Paragraph 3 herein and attached hereto as Exhibit C, is hereby approved.

2. The Official Zoning Map of the Town of Chino Valley is hereby amended by changing the zoning classification of property consisting of approximately 9.22 acres, described in the legal description, Exhibit A and shown on the Zoning Exhibit (map) in Exhibit B (the "Property"), both of which are attached hereto and incorporated herein by this reference, from MR/MHP-4 (Multi-family Residential/Mobile Home Park, 4 acre minimum) zoning district to MR/MHP-4 (Multi-family Residential/Mobile Home Park, 4 acre minimum) zoning district with a Planned Area Development Overlay (PAD) zoning district, in accordance with the Development Plan, as defined in Paragraph 3, herein.

3. The following definitions shall apply:

- a. "Project" shall mean the "Village North PAD" containing approximately 9.22 acres, located approximately 1,200 feet east of the intersection of State Route 89 and Road 2 North;
- b. "Development Plan" shall mean that certain document submitted pursuant to Section 1.9.4.3 of the Unified Development Ordinance, as follows:

Exhibit C: Development Plan (Site Plan) Exhibit of the Village North Planned Area Development, dated February 17, 2017.

4. The Property described in Paragraph 2 of this Section shall be used and developed in accordance with the Development Plan and the Town of Chino Valley Unified Development Ordinance. In addition to conformance with the Development Plan, development of the Property shall be subject to the following conditions:

- a. Dedication to Chino Valley for right-of-way from East Road 2 North and continuing along the eastern boundary of the Property shall be completed prior to issuance of a building permit for any building in the Project, or sooner, as required by the Town Engineer. Failure to complete dedication as required by this ordinance may result in reversion of the zoning to the prior zoning classification.
- b. Dedication of the right-of-way described above in paragraph a shall extend 50 feet in width from Road 2 North and continuing along the eastern boundary of the Property.
- c. Developer shall construct improvements to the right-of-way (a street), which shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property, or at the time requested by Chino Valley, whichever is earlier. Improvements shall be constructed in compliance with YAG/MAG standards, including curbs, gutters, and sidewalk on one

(1) side and dedicated to the Town upon approval and acceptance of the Town Engineer.

- d. Developer shall provide Chino Valley with a Traffic Impact Analysis (TIA) for review and acceptance by the Town Engineer/Public Works Director. Developer shall construct off-site improvements as recommended by the TIA. All such improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Chino Valley, whichever is earlier. Improvements shall be constructed to YAG/MAG standards and dedicated to the Town upon approval and acceptance by the Town Engineer.
- e. Emergency access/egress shall be provided as illustrated on the Development Plan (Site Plan). Developer shall provide a copy of the recorded deed or easement establishing said emergency access/egress.
- f. At the written request of Chino Valley, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Chino Valley's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- g. All residential units shall be connected to and served by the Town of Chino Valley water and sewer. Developer shall install service lines for sewer and water along the entire frontage of the Property. Any and all recharge credits shall inure to the benefit of the Town of Chino Valley.
- h. The Project shall be developed in conformance with Chino Valley's zoning requirements for the zoning districts and all development shall comply with the Unified Development Ordinance, except as modified by the following:
 - 1. Overall density shall be increased to 17 dwelling units per acre.
 - 2. Required landscaping shall be reduced by at least 25% but not more than 40%. Prior to installation of any landscaping, Developer shall submit an Alternative Landscape Plan for approval by the Zoning Administrator.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and this ordinance shall have no force or effect.

Section 4. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Town of Chino Valley Unified Development Ordinance. Each day a violation continues, or the failure to perform any act or duty required by this zoning ordinance, the Unified Development Ordinance or by the Town of Chino Valley Town Code continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this ____ day of _____, 2017 by the following vote:

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAINED: _____

APPROVED this ____ day of _____, 2017.

Darryl Croft, Mayor

ATTEST:

APPROVED AS TO FORM:

Jami C. Lewis, Town Clerk

Phyllis L.N. Smiley, Town Attorney
Gust Rosenfeld, PLC

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE ____ DAY OF

_____, 2017, WAS POSTED IN THREE PLACES ON THE _____ DAY OF
_____, 2017.

Jami C. Lewis, Town Clerk

The following exhibits are attached hereto and incorporated herein:

- A. Legal Description
- B. Zoning Exhibit (map)
- C. Development Plan

EXHIBIT A

LEGAL DESCRIPTION

Parcel C, of Record of Survey recorded in Book 172 of Surveys, page 59, records of Yavapai County, Arizona, being a portion of Section 15, Township 16 North, Range 2 West, of the Gila Salt River Base and Meridian, Yavapai County, Arizona.

EXHIBIT B
ZONING EXHIBIT (MAP)

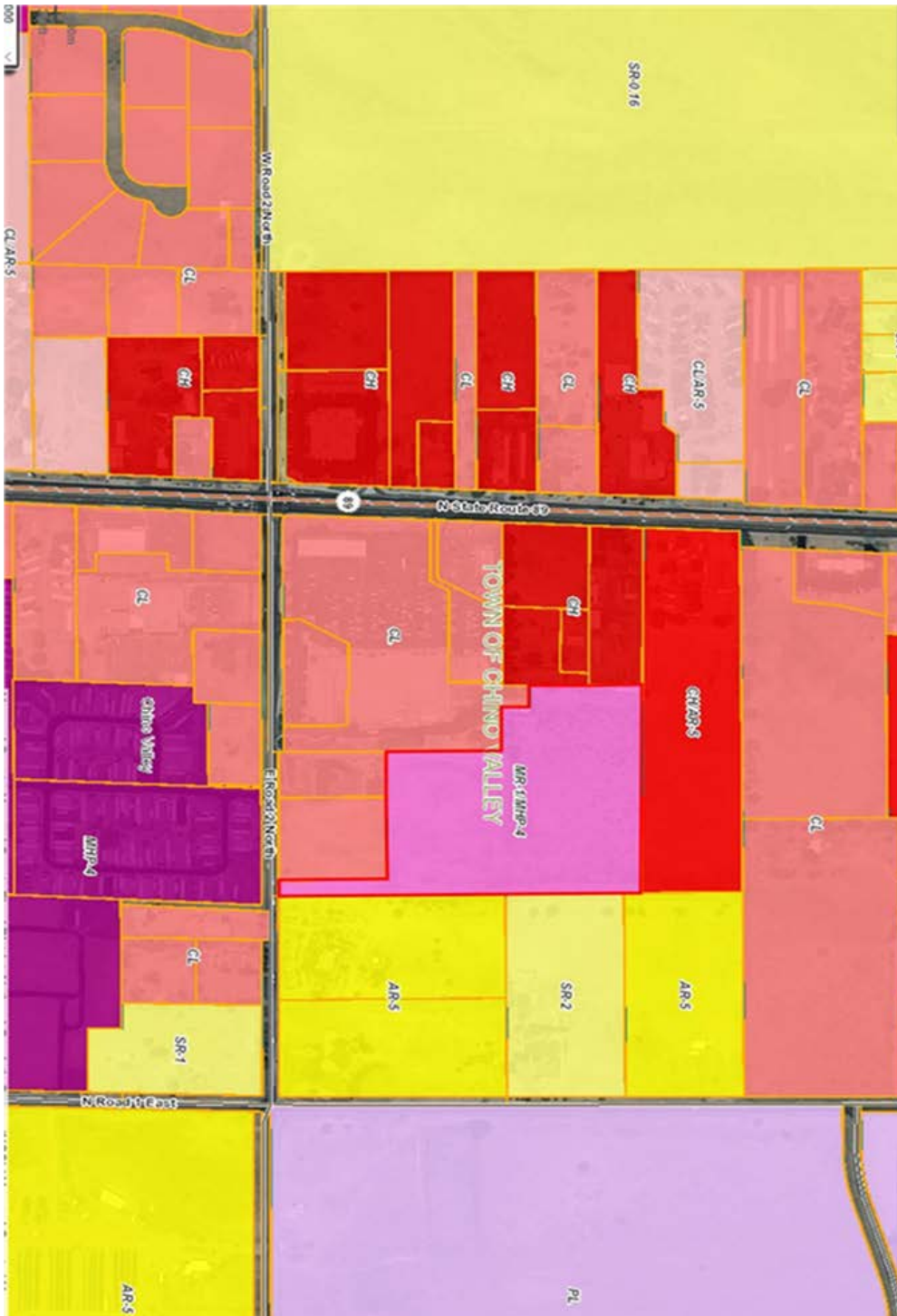


EXHIBIT C
DEVELOPMENT PLAN



Staff Report – (PAD) Planned Area Development Overlay District

APPLICATION SUMMARY

File Number:

Assessors Parcel Number: 306-20-031Q

Site Location: Located approximately 1,200 feet east of State Route 82 and 2 North and 600 feet west of 1 East and 2 North.

Applicant: Don Karcie/ Sam Malouff

Property Owner: John A. Dejong

Request: Request for PAD Overlay District in order to allowed the required density for project proposal.

SITE DATA

Existing Zoning	(MR-1 / MHP-4) Multi-Family Residential / Mobile Home Parks-Residential
Lot Size	9.22 Acres (approx. 401,623 sq. ft.)
Designated General Plan Land Use	Commercial / Multi- Family Residential
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject property is generally located approximately 1,200 feet east of State Route 82 and 2 North and 600 feet west of 1 East and 2 North. (See Appendix A) The property is current zoned (MR-1 / MHP-4) Multi-Family Residential / Mobile Home Parks-Residential under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use Designation of Commercial / Multi-Family Residential under the Town of Chino Valley General Plan Potential Land Use Map. The site is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Directly east of the site, properties are zoned (AR-5) Agricultural/Residential and (SR-2) Single Family Residential. South of the lot, properties are zoned (MR-1 / MHP-4) Multi-Family Residential / Mobile Home Parks-Residential and (CL) Light Commercial. Directly west of the, lots are zoned (CL) Light Commercial and (CH) Heavy Commercial. To the north properties are zoned (CH/AR-5) Heavy Commercial / Agricultural Residential and (CL) Light Residential. (See Appendix B)

PROJECT DESCRIPTION

The applicant is submitting an application for approval of a (PAD) Planned Area Development Overlay on site to allow the proper density for project proposal of an apartment complex. The applicant recently rezoned the property to (MR-1 / MHP-4) Multi-Family Residential / Mobile Home Parks-Residential to meet Town requirements.

Section 1.9.4.A. of the Town of Chino Valley (UDO) Unified Development Ordinance states that a PAD Overlay District will “permit flexibility in the design of residential,” furthermore Section 1.9.4.B. states the modification of “underlying zoning district regulation to permit flexibility and innovation in development design and provide opportunities for unique or mixed-use development.”

A Neighborhood Meeting was held on January 23, 2017, with seven (7) neighbors present. Concerns expressed by neighbors included traffic, noise, decreased property values, increased crime, and desire for lower density (Bright Star) development.

The application was first reviewed by the Planning & Zoning Commission during its regular meeting on February 7, 2017. A Public Hearing was held during that meeting after notice in compliance with ARS9-462.0-4. As with the neighborhood meeting, the concerns expressed by those in attendance included traffic, noise, decreased property values, increased crime, overwhelming existing stores, and desire for lower density (Bright Star) development.

The Commissioners also discussed the proposal at length, requesting additional details with respect to landscape, amenities, building elevations, walls, and other similar issues. The commission then voted 7-0 to forward the application to Town Council for review and comment.

Town Council reviewed the proposed zone change and development plan during their regular meeting on February 28, 2017. After a presentation by Director Mayday, questions were taken from Council regarding traffic loading on local streets, site circulation, parking, and other development matters. The Mayor then opened the floor to questions and comments from the public. As with previous public comments, questions and statements were related to increased traffic, crime, impact on schools, and overcrowding of retail amenities.

Council then voted 7-0 to direct staff to forward this application to the next available Town Council meeting for consideration and possible approval. As the motion by the Planning and Zoning Commission was to forward the application to Town Council for review and consideration, it must come back to the Commission to be forwarded to Council with a recommendation for approval.

ANALYSIS

Section 1.9.4.3 of the Town of Chino Valley UDO addresses that PAD overlay district will be considered and treated as a change in zoning and will be subject to the procedures required for changes in zoning, including citizen review, public hearing by the Planning Commission and approval by Town Council.

The applicant will meet the following requirements:

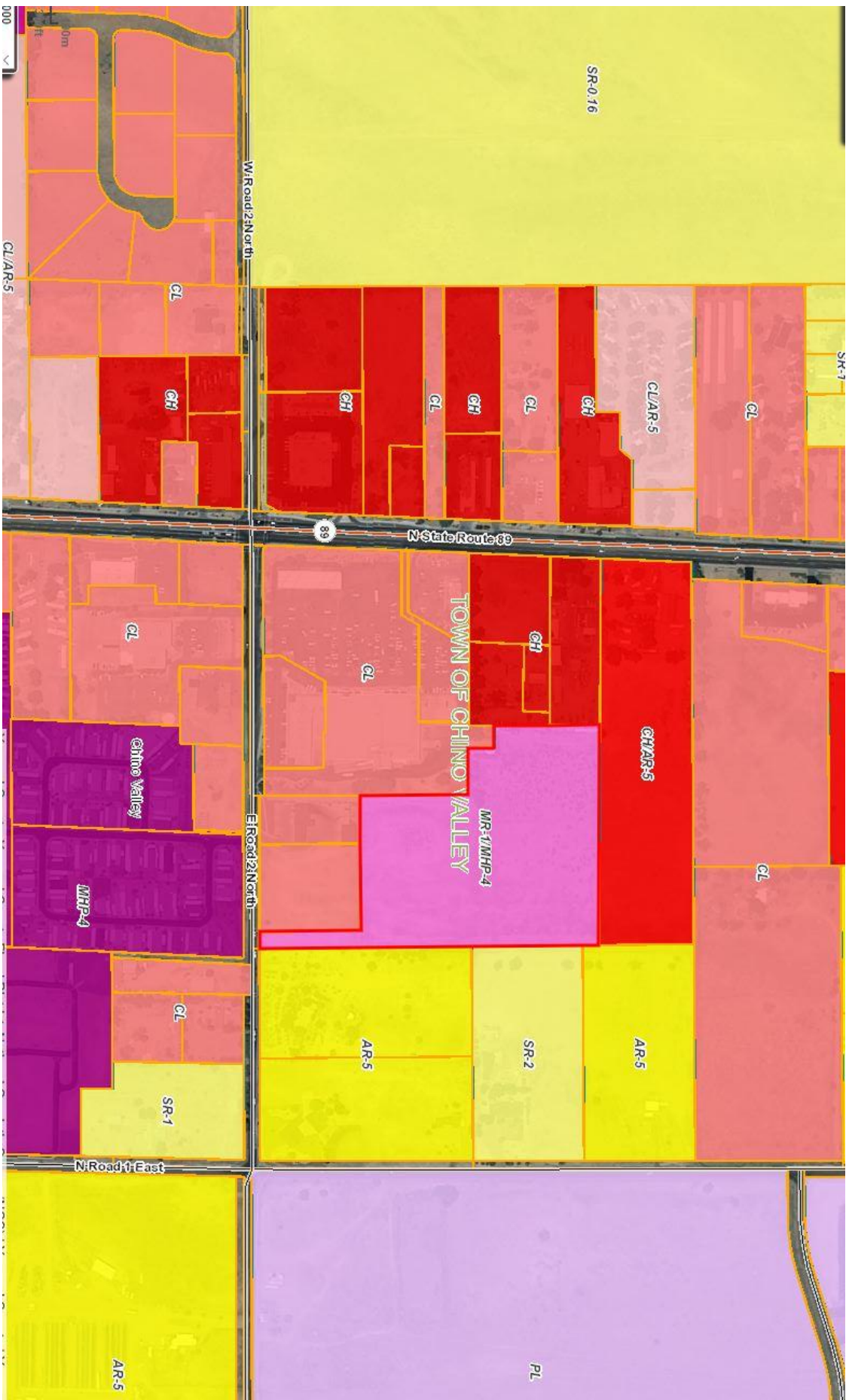
- A. Applicant will submit Development Plan consisting of site plan showing the locations of buildings and street layout plans. Applicant will provide building elevation, building heights, design guidelines, residential lots layout and any additional information relevant to the request.
- B. Use and development of the property will conform to the development plan which will be approved by the Town Council as an exhibit to the PAD overlay district zoning ordinance.
- C. Applicant will comply with recommendations and conditions set by Planning Commission and Town Council.

- D. Applicant will dedicate the required land for public use.
- E. The applicant shall provide dedication right-of-way as streets, alleys, public ways, drainage and public utilities and easements as required.

APPENDIX

A



B

APPENDIX

Planning and Zoning Commission Regular

6.b.

Meeting Date: 04/04/2017

Zone Change for approximately 2.5 acres from AR-5 (Agricultural/Residential, 5 Acre minimum) to CL (Commercial Light) Mike O'Conner-Masse

CASE DESCRIPTION:

Consideration and possible action regarding an application by Mike O'Conner-Masse for a proposed change in zoning of his property from AR-5 (Agricultural/Residential- 5 Acre Minimum) to CL (Commercial Light).

LOCATION:

The subject property is generally located approximately 396 feet west of North Road 1 East with Assessors Parcel Numbe: 306-14-001N.

The property is a 2 acre parcel (approx. 87,120 sq. ft.). The property is currently zoned AR-5 (Agricultural/Residential five-acre minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a land use designation of Commercial/ Multi-Family Residential under the Town of Chino Valley General Plan Potential Land Use Map. The site is currently vacant.

FACTS:

1. Applicant: Mike O'Connor Masse
2. Owner: Mike O'Connor Masse
3. Parcel Number 306-14-001N
4. Site Area: 2 acres (approx. 87,120 sq. ft.)
5. Existing zoning: AR-5 (Agricultural/ Residential five-acre minimum)
6. Intended Use: Request to rezone to CL (Light Commercial)

ANALYSIS:

See attached Staff Report for Planning & Zoning

RECOMMENDATION

RECOMMENDED MOTION: I move to forward to Town Council for approval of a zone change of Parcel: 306-14-001N for AR-5 (Agricultural/ Residential five-acre minimum) to CL (Commercial Light) with a condition of 25 feet of right of way dedication on East Road 3 1/2 North.

Attachments

MasseStaffReport

Staff Report – Proposed Zoning Change

APPLICATION SUMMARY

File Number:	ZC17-001
Assessors Parcel Number:	306-14-001N
Site Location:	Located approximately 396 feet west of North Road 1 East.
Applicant:	Mike O'Connor-Masse
Property Owner:	Mike O'connor-Masse
Request:	Request for proposed zoning change from AR-5 (Agricultural/Residential five-acre minimum) to CL (Commercial Light)

SITE DATA

Existing Zoning	AR-5 (Agricultural/ Residential five-acre minimum)
Lot Size	2 Acres (approx. 87,120 sq. ft.)
Designated General Plan Land Use	Commercial / Multi- Family Residential
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject property is generally located approximately 396 feet west of North Road 1 East and 2 North. (See Appendix A) The property is current zoned AR-5 (Agricultural/ Residential five-acre minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use Designation of Commercial / Multi-Family Residential under the Town of Chino Valley General Plan Potential Land Use Map. The site is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Directly west of the site, the property is zoned AR-5 (Agricultural/Residential 5 acre minimum), further west properties are zoned CH (Heavy Commercial). South of the lot, properties are zoned CL/AR-5 (Light Commercial/ Agricultural/Residential 5 acre minimum) and CH (Heavy Commercial). Directly east, lots are zoned CL (Light Commercial) and AR-5 (Agricultural/Residential 5 acre minimum). To the north properties are zoned CL (Light Commercial). (See Appendix B)

PROJECT DESCRIPTION

The applicant is submitting an application for approval of a zoning change from AR-5 (Agricultural/Residential five-acre minimum) to CL (Commercial Light) in order to have consistency with the General Plan designation of Commercial / Multi-Family Residential. The applicant will also like to rezone the property to make it consistent with the current zoning of adjacent properties to the north and east, also owned by applicant.

Section 3.15.A of the Town of Chino Valley (UDO) Unified Development Ordinance states that Light Commercial will “provide neighborhood amenity and some general commercial uses.”

STAFF ANALYSIS AND RECOMMENDATION

PUBLIC REVIEW & HEARING PROCESS

Arizona Revised Statutes (ARS) requires that the rezoning of land and other activities that change the manner in which a property is used undergo a public review and hearing process by the Planning Commission and approval by Town Council.

The applicant either met or will meet the following requirements:

- A. Applicant submitted Zone Change Application, copy of deed and legal description. Applicant also submitted a site plan showing the current characteristics and layout of site. Plan including dimensions and setbacks of property.
- B. Neighbors within a 300’ radius were notified of Neighborhood Meeting on March 8, 2017 at Town Chambers through letters and newspaper publishing on February 17, 2017.
- C. Neighborhood Meeting was held in Town Chambers on March 8, 2017. One neighbor, residing directly west of subject property attended. She wanted to know what future uses the property would have after zoning change.
- D. Neighbors within 300’ radius were notified on March 19, 2017 about upcoming Planning and Zoning public hearing on April 4, 2017 through letters and newspaper publishing.
- E. Staff will present applicant's proposal to Planning and Zoning Commission on April 4, 2017.

STAFF ANALYSIS

The subject property is currently zoned AR-5 (Agricultural/Residential 5 acre minimum). Section 3.6.A of the (UDO) Unified Development Ordinance states that the “district is intended to promote and preserve low-density single-family residential and agricultural development. Regulations and property development standards are designed to protect the single-family residential and agricultural character of the district and to prohibit all incompatible activities.”

The proposed CL (Commercial Light) zone change will be a better fit to parcel based on the surrounding zoning. The zone change will allow the area to stay consistent with the commercial and light manufacturing usage in the sector. The Light Commercial zoning will also be more in conformance with the General Plan designation of Commercial/ Multi-family Residential.

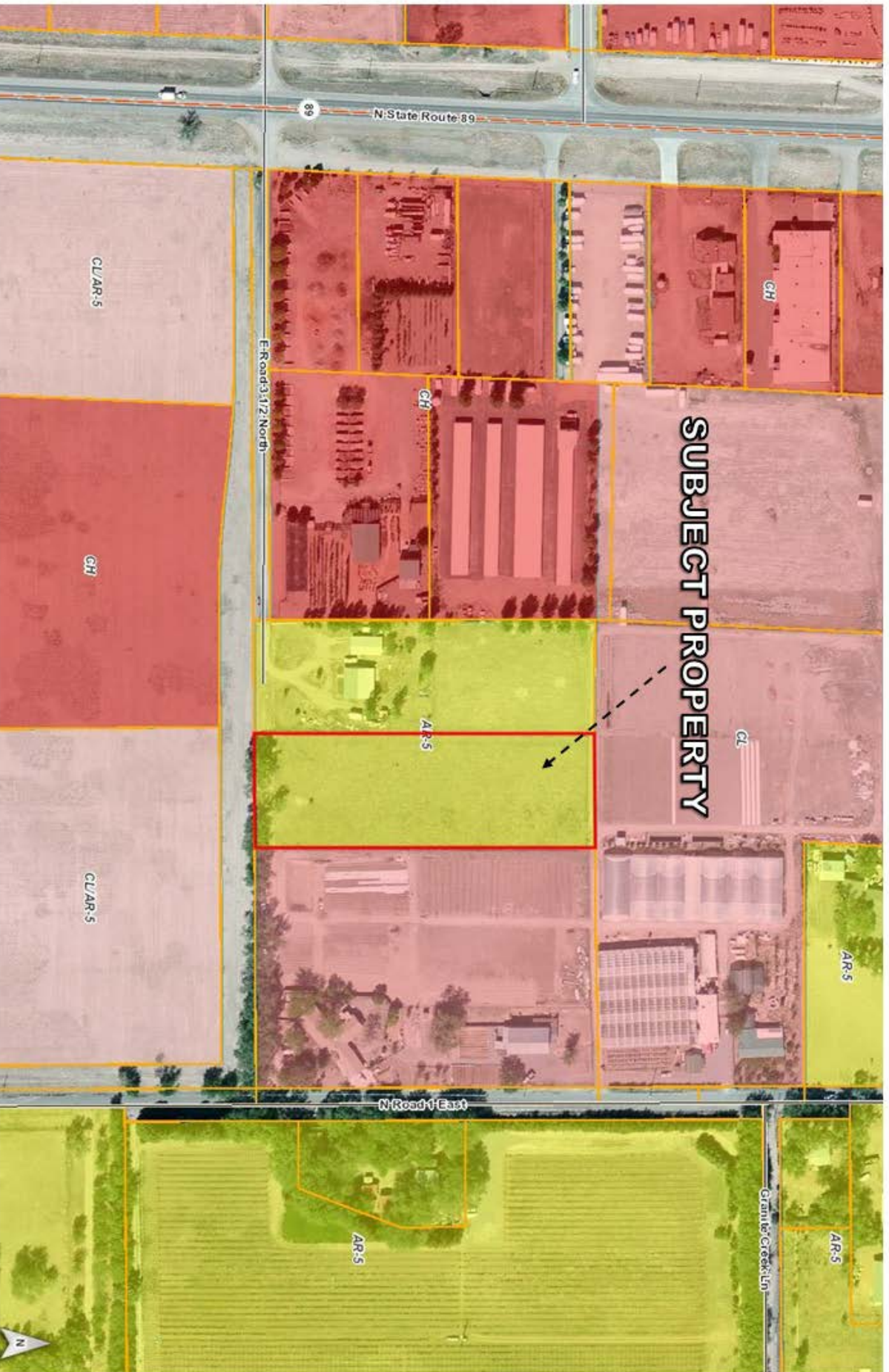
STAFF RECOMMENDATION

Staff recommends forward to Town Council with approval of a zone change of parcel 306-14-001N from AR-5 (Agricultural/Residential five-acre minimum) to CL (Commercial Light) with a condition of 25 feet dedication of right of way on E Road 3 ½ North.

APPENDIX A



APPENDIX B



Planning and Zoning Commission Regular

6.c.

Meeting Date: 04/04/2017

Conditional Use Permit- Corey & Robin Mendoza

CASE DESCRIPTION:

Consideration and possible action regarding an application by Corey and Robin Mendoza for a conditional use permit to allow the use of a medical marijuana research and development facility on site.

LOCATION:

The subject property is generally located approximately 375 feet east of State Route 89 and Road 4 North intersection at 868 East Road 4 North, Chino Valley, AZ.

FACTS:

1. Applicant: Corey & Robin Mendoza
2. Owner: Corey & Robin Mendoza
3. Parcel Number: 306-14-010U
4. Site Area: 2.71 acres (approx. 118,047 sq. ft.)
5. Existing zoning: CH (Heavy Commercial)
6. Intended Use: Conditional Use Permit for the use of medical marijuana research and development facility.

ANALYSIS:

See attached Staff Report from Planning & Zoning Meeting.

RECOMMENDATION

RECOMMENDED MOTION: I move to forward to Town Council with recommendation of approval of conditional use permit for the use of a medical marijuana and development facility.

Attachments

MendozaStaffReport

Staff Report – Conditional Use Permit

APPLICATION SUMMARY

File Number:	C17-001
Assessors Parcel Number:	306-14-010U
Site Location:	Located approximately 375 feet east of State Route 89 and Road 4 North intersection at 868 East Road 4 North, Chino Valley, AZ.
Applicant:	Corey & Robin Mendoza
Property Owner:	Corey & Robin Mendoza
Request:	Request for conditional use permit in order to allow the use of a medical marijuana research and development facility on site.

SITE DATA

Existing Zoning	CH (Heavy Commercial)
Lot Size	2.71 Acres (approx. 118,047 sq. ft.)
Designated General Plan Land Use	Potential Community Core
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject property is generally located approximately 375 feet east of State Route 89 and Road 4 North intersection, **see Appendix A**. The property is current zoned CH (Heavy Commercial) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use Designation of Potential Community Core under the Town of Chino Valley General Plan Potential Land Use Map. The site is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Directly west of the site, the properties are zoned CH (Heavy Commercial), further west properties are zoned CL (Light Commercial). South of the lot, properties are zoned CL (Light Commercial) and AR-5 (Agricultural/Residential 5 acre minimum). Directly east, lots are zoned CH (Heavy Commercial) and AR-5 (Agricultural/Residential 5 acre minimum). To the north properties are zoned CL (Light Commercial) and CH (Heavy Commercial), **see Appendix B**.

PROJECT DESCRIPTION

The applicant is submitting a use permit application for consideration of a conditional use permit in order to allow the use of a medical marijuana research and development facility on site. The marijuana research will be done on an existing build located on the southeast portion of the parcel, **see Appendix C**. The facility will only be using medical marijuana to conduct their research. It will not be a retail building and therefore will not have the sale or wholesale of medical marijuana. The building will not have any exterior identification noting that the facility conducts marijuana research & development inside.

Section 3.16.A of the Town of Chino Valley (UDO) Unified Development Ordinance states that Heavy Commercial will “provide for and encourage commercial and light manufacturing facilities that are not appropriately located next to residential zoning.”

STAFF ANALYSIS AND RECOMMENDATION

PUBLIC REVIEW & HEARING PROCESS

Arizona Revised Statutes (ARS) requires that the rezoning of land and other activates that change the manner in which a property is used undergo a public review and hearing process by the Planning Commission and approval by Town Council.

The applicant either met or will meet the following requirements:

- A. Applicant submitted a Conditional Use Application with the required additional documentation including; a copy of deed and legal description. Applicant also submitted a site plan showing the current characteristics and layout of the site including dimensions and setbacks of property.
- B. Neighbors within a 300’ radius were notified of Neighborhood Meeting on March 8, 2017 at Town Chambers through letters and newspaper publishing on February 17, 2017.
- C. A Neighborhood Meeting will be held on site Monday March27, 2017.
- D. Neighbors within 300’ radius were notified on March 21, 2017 about upcoming Planning and Zoning public hearing on April 4, 2017 through letters and newspaper publishing.
- E. Staff will present applicants proposal to Planning and Zoning Commission on April 4, 2017.

STAFF ANALYSIS

The (UDO) Unified Development Ordinance does not specifically mention medical research or agricultural research in any zoning district. The Light Commercial zoning district allows for the following uses that are similar in nature and impact on adjoining properties: mortuaries, veterinary clinic and animal hospitals when in a closed building, farming and agriculture, and commercial greenhouses. These uses are also permitted uses in Heavy Commercial zoning district; as such the Zoning Administrator has determined that Commercial Heavy district is appropriate. Since medical marijuana is involved, Zoning Administrator determined that a conditional use permit will be necessary.

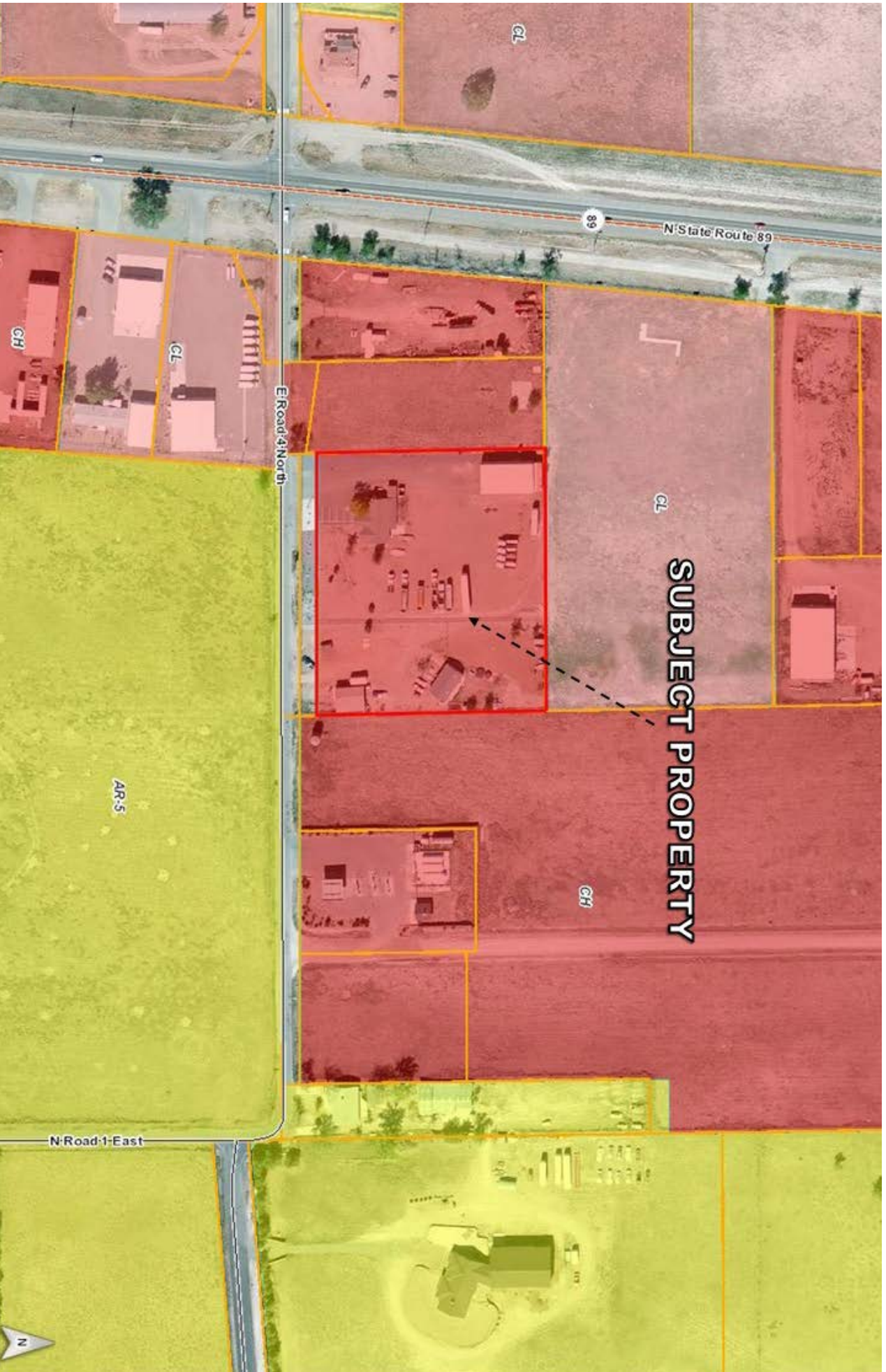
STAFF RECOMMENDATION

Staff recommends forward to Town Council with recommendation of approval of conditional use permit for the use of a medical marijuana and development facility.

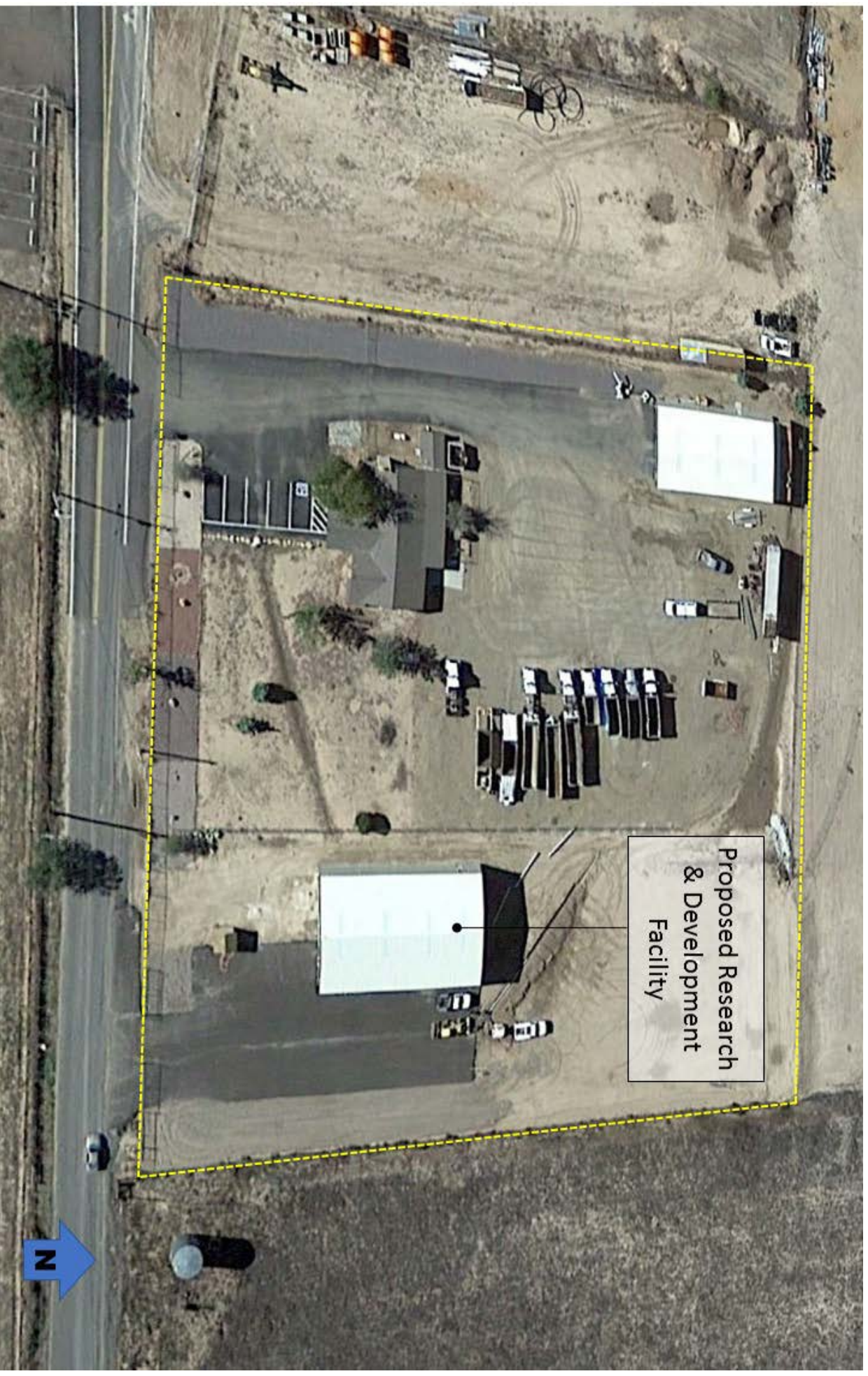
APPENDIX A



APPENDIX B



APPENDIX C



Meeting Date: 04/04/2017

Reversionary Plat Process

CASE DESCRIPTION:

Consideration and possible action to initiate text amendments to Unified Development Ordinance Chapter 154, Section 5 Subdivision Regulations, Subsection 5.5 Modifications, Appeals, and Enforcement.

FACTS:

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

ANALYSIS:

With the rebound of the economy and the housing market, staff have received numerous requests to amend, revise, or otherwise alter plats that were previously finalized. The existing UDO Section 5.5 Modifications, Appeals, and Enforcement is not consistent with the requirements set forth in Arizona Revised Statutes, and basically cobbles together language from Board of Adjustment ((5.5.1 (A)) (5.5.2 (C))). While 5.5.1 (B) allows for modification of final plat, it does not identify a specific process for doing so.

Staff proposes initiating the Text Amendment process to consider changes to the above referenced portion of the UDO for the following purposes:

1. Resolve inconsistencies with Arizona Revised Statutes
2. Establish a Reversionary Plat process, setting forth specific requirements for public review and notification.
3. Make other adjustments deemed necessary

RECOMMENDATION

Staff recommends initiating text amendments to the Unified Development Ordinance, Unified Development Ordinance Chapter 154 , Section 5 Subdivisions; Subsection 5.5 Modifications, Appeals, and Enforcement at its next regularly scheduled meeting.

MOTION: I move to initiate text amendments to Unified Development Ordinance Chapter 154 Section 5 Subdivisions; Subsection 5.5 Modifications, Appeals, and Enforcement, and hold a Citizen Review meeting (Neighborhood Meeting) at the May 2, 2017 regular meeting of the Planning and Zoning Commission.

Planning and Zoning Commission Regular

7.b.

Meeting Date: 04/04/2017

Initiate Text Amendment to add clarifying language to Chapter 1, Administration, Section 1.9.4 Planned Area Development Overlay District: PAD

CASE DESCRIPTION:

Consideration and possible action to initiate text amendments adding clarifying language to Unified Development Ordinance Chapter 1 Administration, Section 1.9.4 Planned Area Development Overlay District: PAD to include the abbreviation "PAD" in the zoning district title for those properties that have approved Development Plans.

FACTS:

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

ANALYSIS:

When Development Plans are approved by Town Council, there is no change to the title of the zoning to indicate that there may be additional development stipulations or requirements tied to the specific parcel or lot. Staff recommends adding the abbreviation -PAD to the title of the zoning district to indicate this situation. For instance, a commercial parcel or lot that is part of an approved Development Plan would be titled "CL-PAD" as an abbreviation of "Commercial Light, Planned Area Development".

RECOMMENDATION

Staff recommends initiating text amendments to Chapter 1 Administration, Section 1.9.4 Planned Area Development, to include the extension "-PAD" to the name of the zoning district for those lots and parcels that are governed by approved Development Plans.

MOTION: I move to initiate text amendments to Chapter 1 Administration, Section 1.9.4 Planned Area Development, and hold a Citizen Review meeting (neighborhood meeting) during the regular meeting of the Planning and Zoning Commission on May 2, 2017.
