

1. 5-2-17 Planning & Zonning Agenda

Documents:

[2017_05_02_PZ_RG_AG.PDF](#)

2. 5-2-17 Planning & Zonning Packet

Documents:

[2017_05_02_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
May 2, 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 approve the April 4, 2017 regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Applicant is requesting a zone change to the subject property from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum). The subject property is within the Shadow Meadows Unit 1 subdivision and is generally located approximately 560 feet south of the southeast corner of West Road 4 North and North Reed Road. The property is currently SR-2.5 (Single Family Residential- 2.5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. Currently the site has a residential use.
 - b.** The applicant is requesting a conditional use permit in order to allow the use of horse boarding, horse shows and equine events. The property is currently zoned AR-5 (Agricultural/ Residential- 5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. The site currently being used as a residential and hay field.
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**

9. PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. ADJOURN

Dated this 26th day of April, 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: 05/02/2017

April 4, 2017 minutes

CASE DESCRIPTION:

Consideration and possible action to approve the April 4, 2017 regular meeting minutes.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Approve the April 4, 2017 regular meeting minutes.

Attachments

April 4, 2017 minutes

DRAFT

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

**APRIL 4, 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

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

2) PLEDGE OF ALLEGIANCE

Commissioner Armstrong 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; GIS/CAD/Web Technician Jan Mazy
Present: (videographer)

4) MINUTES

- a)** Consideration and possible action to accept the February 7, 2017, meeting minutes.

MOVED by Commissioner Claude Baker, seconded by Commissioner Michael Bacon to
approve the February 7 meeting minutes with correction State Route 82 should read State Route
89.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

- a)** Report on current status of proposed Motor Sports Facility at Old Home Manor.

Development Services Director Mayday advised she gave a report to Town Council on the
motor sports facility and is waiting for an application from motor sports facility.

6) PUBLIC HEARING

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

Development Services Director Mayday reported on Village North Apartments' zoning, land use designation and changes to the site plan. She presented a design map showing emergency access, units' scale and color, landscape plan.

The commission advised that the site plan documentation shows a 40-foot Right Of Way (ROW) on top of a 60 foot Public Utility Easement (PUE). Development Services Director Mayday advised she would bring Council the changes to the ROW and PUE.

The commissioners discussed the following items:

- Suggested a basketball court.
- A playground.
- Emergency exit change instead of through Safeway parking lot.
- Handicap parking lots in the corner.
- Grass courtyard area separation between buildings.(Approximately 30 feet.)

Commissioner Bacon expressed concern regarding by granting the 27 additional units the Planned Area Development (PAD) design layout and quality of amenities affecting water, foot and auto traffic impact.

Vice-Chair Pasciak regarding State Route 89 it is the State who will want to review impact on intersection and may have comments on the development, those improvements are the onus of the developer to construct.

Commissioner Baker previous review addressed needs

Development Services Director Mayday advised the developer is constructing a 40-foot street with PUE built to, Central Yavapai County Governments Unified Construction (YAG) / Uniform Standard

Specifications and Details for Public Works Construction (MAG) Yag/Mag standard providing interior circulation to adjoining streets.

Mr. Karsie advised the following

- It is not the commission's job to redraw plans.
- He is dedicating road to the Town providing access to the parcels to the north.
- Three extra units per acre is not an enormous high-density project.
- If the State requires the developer to improve Road 2 North from the highway to project would kill deal due to cost effectiveness.

Public comments open

Bill Hitt, Chino Valley, advised his property is directly east of proposed project is currently trespassed by people. He expressed concerns regarding the roadway, telephone poles on corner need moving, and additional trespassing on his property.

Public comments closed.

Commissioner Bacon requested clarification on the YAG requirements for widening the street. Development Services Director Mayday clarified 1000 feet of roadway is built it would be dedicated to the Town.

Vice-Chair Pasciak requested clarification on the development of Road 2 North to the highway. Development Services Director Mayday advised currently Road 2 North from the car wash to the highway is built out to its full width and any improvement would be road striping.

Commissioner Merritt asked about additional development east of proposed project. Development Services Director Mayday presented information of current development and it effect on the roadways.

Commissioner Merritt asked developer Mr. Karsie about the trespassing issue and installing a fence directing people back to property.

Mr. Karsie advised with the changes they have made the economics of the project is affected the additional expense of block fence is not feasible and a property owner concerned with trespassing can put up their own fence.

Development Services Director Mayday presented market feasibility in Chino Valley housing.

Commissioner Van Wuffen asked what could be done to help the problem. Development Services Director Mayday advised block wall would block view. Field fence wire fence is something to investigate.

MOVED by Commissioner Claude Baker, seconded by Commissioner William Welker to forward to the Council to recommendation to approve ordinance # 17-830 approving the development plan for the Village North planned area development and changing the zoning from mr/mhp-4 (mobile 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.

Vote: 7 - 0 PASSED - Unanimously

- 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).

Development Services Director Mayday presented the request for change of property zoning, which is in conformance with the General Plan. She further add that the rezoning action does not join the property to protected development rights plans properties.

Mr. O'Conner-Masse advised his property change request make it easier if he tried to sell a portion of his property, as other properties surrounding are Commercial Light.

Commissioner Merritt confirmed Mr. O'Conner-Masse was giving the Town a Right of Way enabling extension of Road 3 ½ North.

Public portion opened and closed without comments.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Tom Armstrong 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.

Vote: 7 - 0 PASSED - Unanimously

- 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.

Development Services Director Mayday presented the request for a Conditional Use Permit (CUP) property, which complies with the General Plan.

The commissioners questioned the possibility of hazmat materials and the public visiting the site. Mr. Mendoza advised there should not be hazmat materials on site and the fire department inspects for compliance. He stated that the security surrounding the facility is treated the same as a growing facility with fencing and cameras, the public is not allowed on the property, and no objections were raised at the neighborhood meeting.

Public comment portion:

Mr. O'Conner-Masse asked if an exception was being made on zoning requirements for facilities that are housing medical marijuana. As it is still cultivation and are we expanding to allow commercial (property) for cultivation purposes and distinguishing cultivation for sale vs cultivation for research.

Development Services Director Mayday advised that State regulations deal with cultivation and distribution of Marijuana, nothing regarding research. This request is for a research facility and as the Town does not have zoning designation or district, which deals with any type of research this item is being put forward as a CUP, which is revocable for non-compliance.

The Commissioners discussed stipulations to add to the CUP.

- The site would have same security requirements as any other marijuana growing facility.
- Limited facility of an existing building.
- Destroy Non-pharmaceutical portions of the product before leaving the site.
- No advertising on building reference use of building.
- Short time limit on this CUP use (10 year).
- Research purposes only.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen to forward to Town Council with recommendation of approval of conditional use permit for the use of a medical marijuana and development facility according to the four conditions we just discussed.

Vote: 7 - 0 PASSED - Unanimously

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.

Development Services Director Mayday reported on request to initiate text amendment, as currently there are no regulations for reversion, amending or revising of a plat.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Claude Baker 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.

Vote: 7 - 0 PASSED - Unanimously

- 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.

Development Services Director Mayday explained the reasoning for adding the PAD abbreviation.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Claude Baker 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.

Vote: 7 - 0 PASSED - Unanimously

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

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No response at call to the public.

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to adjourn the meeting at 7:27 p.m.

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Meeting Date: 05/02/2017

Zone Change Ryan A. Metchis

CASE DESCRIPTION:

Applicant is requesting a zone change to the subject property from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum). The subject property is within the Shadow Meadows Unit 1 subdivision and is generally located approximately 560 feet south of the southeast corner of West Road 4 North and North Reed Road. The property is currently SR-2.5 (Single Family Residential- 2.5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. Currently the site has a residential use.

LOCATION:

Located approximately 560 feet south of the southeast corner of West Road 4 North and North Reed Road at 2895 North Reed Road, Chino Valley, AZ.

FACTS:

1. Applicant: Ryan A. Metchis
2. Owner: Ryan A. Metchis
3. Parcel Number: 306-08-202
4. Site Area: 1.16 Acres (approx. 50,529 sq. ft.)
5. Existing zoning: SR-2.5 (Single Family Residential- 2.5 Acre Minimum)
6. Intended Use: Zone Change to SR-1 (Single Family Residential-1 Acre Minimum), will continue being a residence.

ANALYSIS:

The proposed SR-1 zoning district will better reflect the current character and conditions of said property. The area immediately surrounding the subject property consist of primarily residential uses on approximately 2.5 acre lots within a SR-2.5 zoning district. The proposed rezone will not negatively affect the character of the area. Based on the density, the minimum one acre parcel size of the SR-1 zoning designation would not negatively impact the area. The uses in the immediate vicinity are residential in nature and reflect that of said property. The proposed zone change will still be in conformance with the General Plan designation of Medium Density Residential (2 acres or less).

TECHNICAL REVIEW:

See attached Staff Report.

RECOMMENDATION

Staff recommends forward to Town Council with recommendation of approval of a zone change from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum) with a stipulation of dedication of 25 feet of right-of-way on North Reed Road to the Town of Chino Valley.

Attachments

MetchisStaffReport



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: CZ17-000002

Assessors Parcel Number: 306-08-202

Site Location: Located approximately 560 feet south of the southeast corner of West Road 4 North and North Reed Road at 2895 North Reed Road, Chino Valley, AZ.

Applicant: Ryan A. Metchis

Request: Proposed zone change from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum).

SITE DATA

Existing Zoning	SR-2.5 (Single Family Residential-2.5 Acre Minimum)
Lot Size	1.16 Acres (approx. 50,529 sq. ft.)
Designated General Plan Land Use	Medium Density Residential (2 acres or less)
Existing Land Use	Residential

BACKGROUND & HISTORY

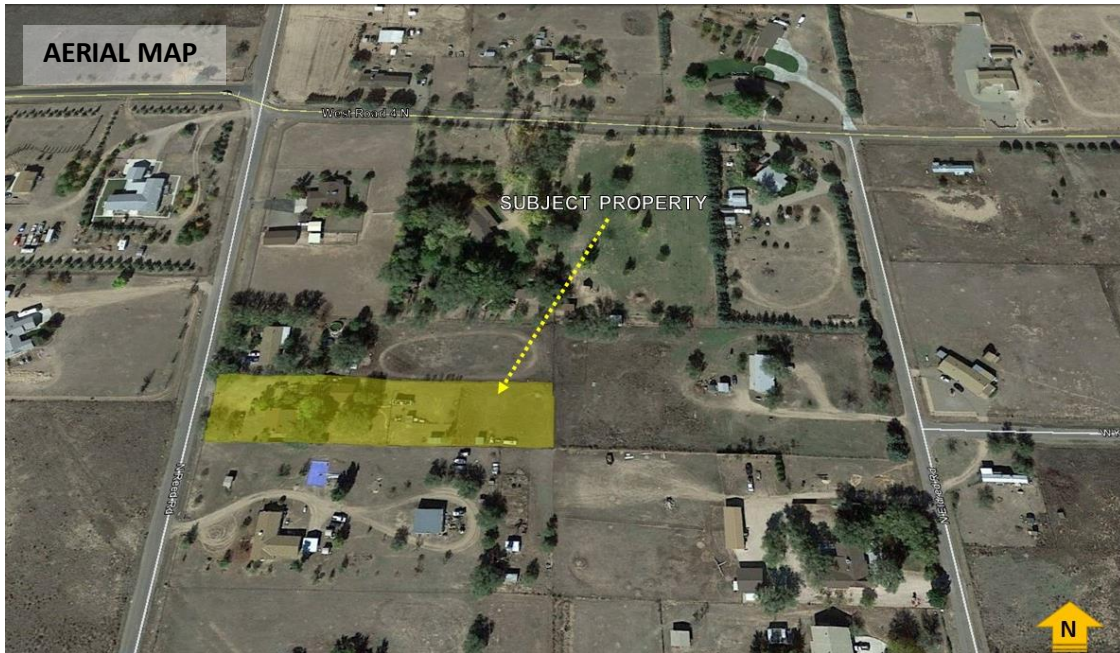
SITE DESCRIPTION

The subject property is within the Shadow Meadows Unit 1 subdivision and is generally located approximately 560 feet south of the southeast corner of West Road 4 North and North Reed Road, **see Figure 1**. The property is currently zoned SR-2.5 (Single Family Residential-2.5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. Currently the site has a residential use.

HISTORY

The final plat for Shadow Meadows Unit 1 subdivision was approved by Mayor and Chino Valley Town Council on February 16, 1972. The property was originally a two (2) acre lot, in 1974 the property was divided into two 1 acre parcels. The subject property stayed as APN 306-08-202 and the other parcel became APN 306-08-202A. Prior to 2006, the property was zoned R-1 (Low Density Single Family Residential 2 ½ Acre Minimum). After the adaptation of the current zoning districts in 2006 (Ord. 06-678, passed 11-2-1006; Ord. 10-742, passed 11-9-2010), the property was designated with SR-2.5 (Single Family Residential-2.5 Acre Minimum) zoning district.

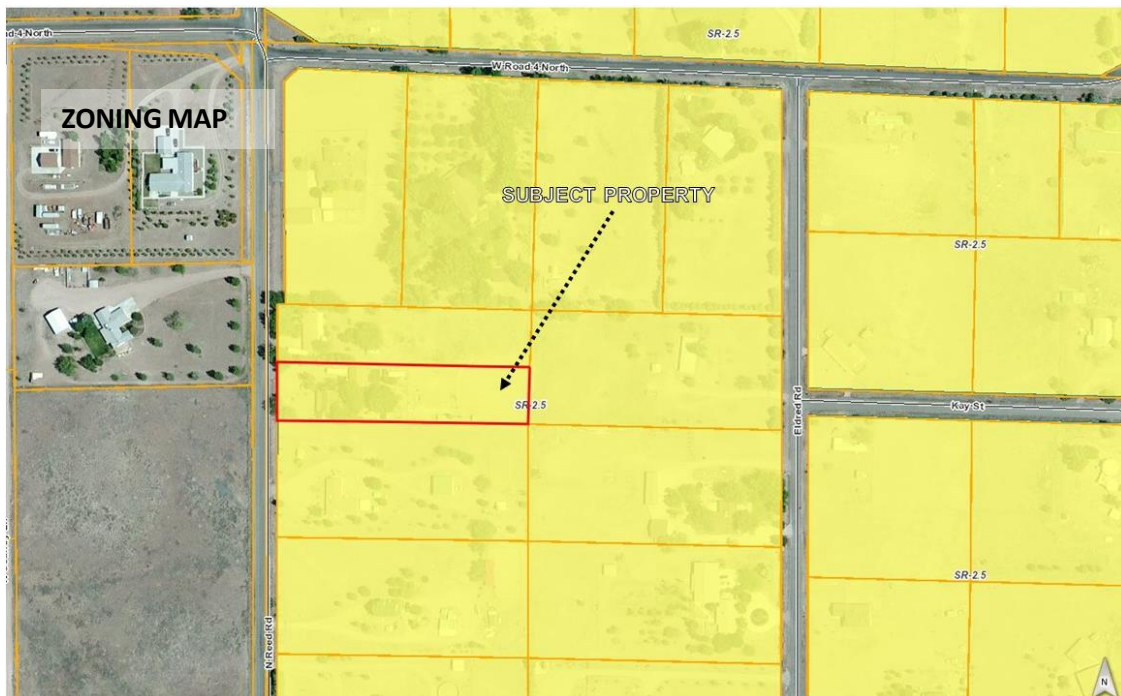
Figure 1



EXISTING SURROUNDING CONDITIONS & ZONING

The subject property is located directly east of Chino Valley town limits, exactly west of the site, properties are within Yavapai County jurisdiction. To the north, east and south of the property, lots are zoned SR-2.5 (Single Family Residentail-2.5 Acre Minimum), **see Figure 2.**

Figure 2



PROJECT DESCRIPTION

The applicant, Ryan A. Metchis, is requesting to rezone his property from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum). Section 3.11.A of the Town of Chino Valley (UDO) Unified Development Ordinance states that the purpose of SR-1 (Single Family Residential) "is intended to promote and preserve medium-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities." Since property owner desires to maintain the current status of the property, the proposed SR-1 zoning district will better reflect the current character and conditions of said property.

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 Rezone Change Permit 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 scheduled for April 10, 2017 at site. The notification was also placed in front of the subject property and publishing in the newspaper on March 26, 2017.
- C. A Neighborhood Meeting was held at site on April 10, 2017.
- D. Neighbors within 300' radius were notified on April 16, 2017 regarding applicants Planning and Zoning Commission public hearing for May 2, 2017. . The notification was also placed in front of the subject property and publishing in the newspaper on April 16, 2017.
- E. Staff will present applicants proposal to Planning and Zoning Commission on May 2, 2017.

STAFF ANALYSIS

The SR-1 (Single Family Residential-1 Acre Minimum) zoning district is more appropriate based on the subject property existing conditions. The area immediately surrounding the subject property consists of primarily residential uses on approximately 2.5 acre lots within a SR-2.5 zoning district. The proposed rezone will not negatively affect the character of the area. Based on the density, the minimum one acre parcel size of the SR-1 zoning designation would not negatively impact the area. The uses in the immediate vicinity are residential in nature and reflect that of said property. The proposed zone change will still be in conformance with the General Plan designation of Medium Density Residential (2 acres or less).

STAFF RECOMMENDATION

Staff recommends forward to Town Council with recommendation of approval of a zone change from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum) with a stipulation of dedication of 25 feet of right-of-way on North Reed Road to the Town of Chino Valley.

Meeting Date: 05/02/2017

Conditional Use Permit - Traesa Santori

CASE DESCRIPTION:

The applicant is requesting a conditional use permit in order to allow the use of horse boarding, horse shows and equine events. The property is currently zoned AR-5 (Agricultural/ Residential- 5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. The site currently being used as a residential and hay field.

LOCATION:

Located on the Southeast corner of West Road 2 North and North Road 1 West at 915 North Road 1 West, Chino Valley, AZ.

FACTS:

Applicant: Treasa Santori

1. Owner: Joey Santori & James Leneve
2. Parcel Number: 306-23-027
3. Site Area: 14.76 Acres (approx. 642,945 sq. ft.)
4. Existing zoning: AR-5 (Agricultural/ Residential- 5 Acre Minimum)
5. Intended Use: Conditional Use Permit to allow the use of horse boarding, horse shows and equine events.

ANALYSIS:

The property owners proposed use falls within the intentions and purpose of the Agricultural/ Residential district and will therefore not request a zone change. The (UDO) Unified Development Ordinance does not specifically list the proposed uses of horse boarding, horse shows and equine events as permitted or conditional uses under the properties current zoning. The AR-5 zoning district allows for uses that are similar in nature and impact on adjoining properties such as farming and agriculture, including the keeping of farm animals. The current zoning also allows the following uses as a conditional use; rodeos, livestock actions, fairgrounds, riding academies and commercial stables. As such the Zoning Administrator has determined that AR-5 district is appropriate for the proposed uses, furthermore the Zoning Administrator determined that a conditional use permit will be required.

TECHNICAL REVIEW:

See Staff Report Memo

RECOMMENDATION

Staff recommends forward to Town Council with recommendation of approval for a conditional use permit in order to allow the use of horse boarding, horse shows and equine events on said property with a stipulation of dedication of 25 feet of right-of-way on the north portion of the property along West Road 2 North and a 25 feet of right-of-way on the west portion of the property along North Road 1 West to the Town of Chino Valley and other stipulations included herein.

Attachments

SantoriStaffReport



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: C17-000002

Assessors Parcel Number: 306-23-027

Site Location: Located on the southeast corner of West Road 2 North and North Road 1 West at 915 North Road 1 West, Chino Valley, AZ.

Applicant: Traesa Santori

Request: Request for conditional use permit in order to allow the use of horse boarding, horse shows and equine events.

SITE DATA

Existing Zoning	AR-5 (Agricultural/ Residential- 5 Acre Minimum)
Lot Size	14.76 Acres (approx. 642,945 sq. ft.)
Designated General Plan Land Use	Medium Density Residential (2 acres or less)
Existing Land Use	Residential

BACKGROUND

SITE DESCRIPTION

The subject property is generally located on the southeast corner of West Road 2 North and North Road 1 West at 915 North Road 1 West, Chino Valley, AZ., **See Figure 1**. The property is current zoned AR-5 (Agricultural/Residential- 5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. The site currently has a residential use.

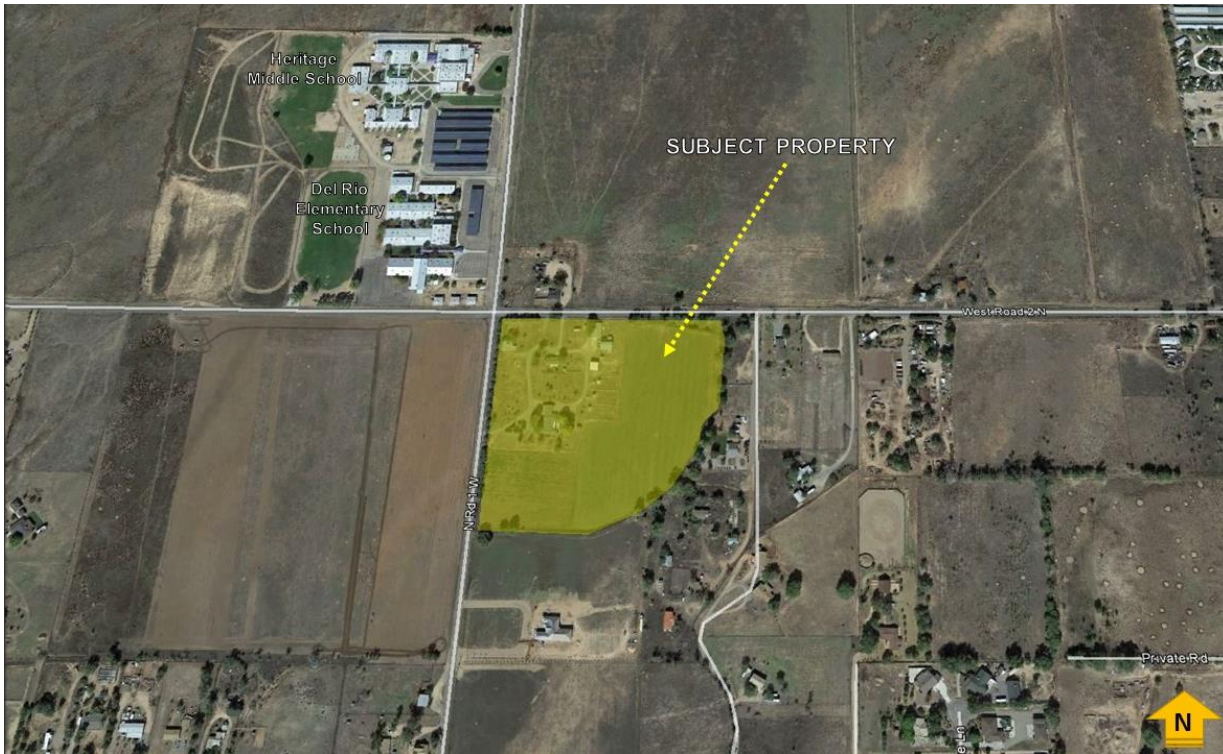
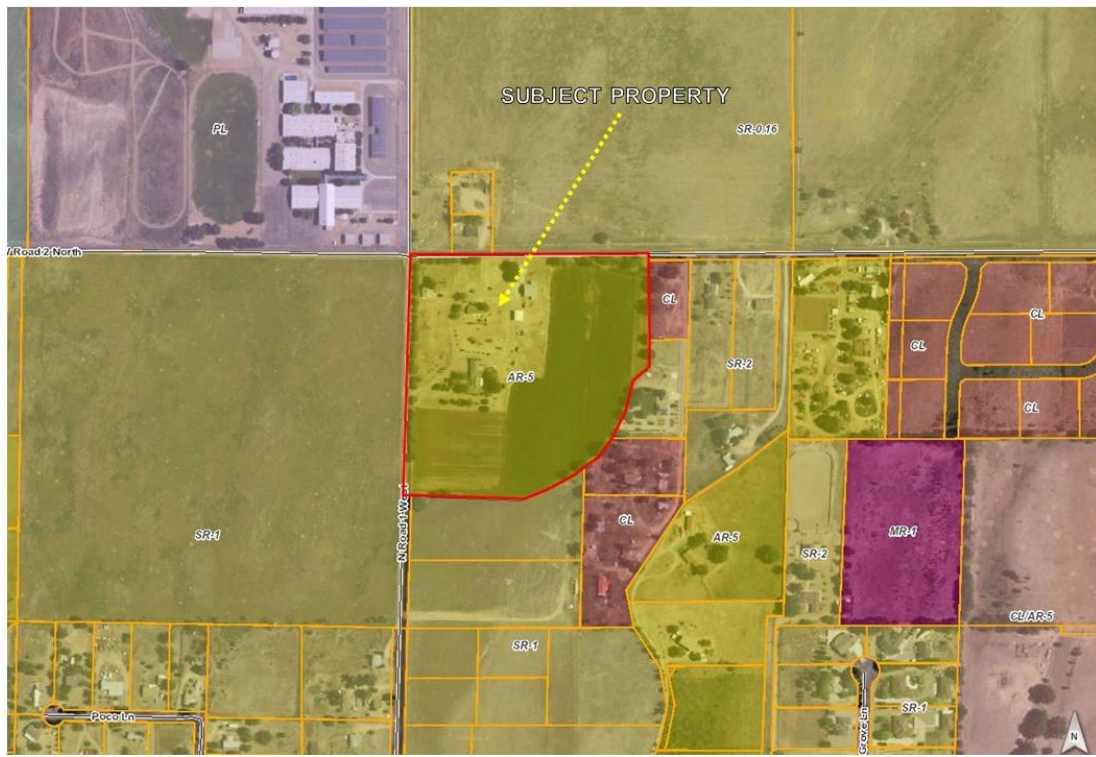


Figure 1:
AIRIAL MAP

EXISTING SURROUNDING LAND USES

Land uses in the vicinity of the subject site vary in zoning districts. Located directly west is a 41.63 vacant parcel zoned SR-1 (Single Family Residential- 1 Acre Minimum) under the Unified Development District. Northwest of the property are Del Rio Elementary School and Heritage Middle School, the site is zoned PL (Public Land). To the north, land is zoned SR-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot) with residential use and vacant land. East of the subject property, parcels are SR-2 (Single Family Residential- 2 Acre Minimum), CL (Light Commercial) and AR-5 (Agricultural/ Residential- 5 Acre Minimum) with residential uses. To the south, the vacant land is zoned SR-1 (Single Family Residential- 1 Acre Minimum). **See Figure 2.**

Figure 2:
ZONING MAP



PROJECT DESCRIPTION

The applicant, Traesa Santori, is requesting approval of a conditional use permit in order to allow the use of horse boarding, horse shows and equine events. The property is currently being used as a residence and hay field.

Section 3.6.A of the Town of Chino Valley (UDO) Unified Development Ordinance states that the Agricultural/Residential district intention is “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 property owners proposed uses fall within the intentions and purpose of the Agricultural/Residential district and will therefore not need to request a zone change.

STAFF ANALYSIS AND RECOMMENDATION

CONDITIONAL USE PERMIT

The (UDO) Unified Development Ordinance does not specifically list the proposed uses of horse boarding, horse shows and equine events as permitted or conditional uses under the properties current AR-5 (Agricultural/ Residential- 5 Acre Minimum) zoning district. The AR-5 zoning district allows for uses that are similar in nature and impact on adjoining properties such as farming and agriculture including the keeping of farm animals. The current zoning also allows the following uses as a conditional use; rodeos, livestock auctions, fairgrounds, riding academies and commercial stables. As such the Zoning Administrator has determined that AR-5 district is appropriate for the proposed uses, furthermore the Zoning Administrator determined that a conditional use permit will be required.

Staff deems that the proposed uses will have a small to no direct impact on surrounding properties based on applicant's desire to have such shows and events on a weekly to monthly bases and attracting smaller crowds.

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 Permit 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 scheduled for April 10, 2017 at Town Council Chambers. The notification was also placed in front of the subject property and publishing in the newspaper on March 26, 2017.
- C. A Neighborhood Meeting was held at Chino Valley Town Chambers on April 10, 2017.
- D. Neighbors within 300' radius were notified on April 16, 2017 regarding applicants Planning and Zoning Commission public hearing for May 2, 2017. . The notification was also placed in front of the subject property and publishing in the newspaper on April 16, 2017.

E. Staff will present applicants proposal to Planning and Zoning Commission on May 2, 2017.

RIGHT-OF-WAY DEDICATION

The parcels property lines to the north and west of the lot currently encroaches the presumed dedication of twenty-five (25) feet of the street center line on West Road 2 North and North Road 1 West respectively. **See Figure 3.** Section 4.23.E.1. of the UDO (Unified Development Ordinance) state that right-of-way dedication “as required by this Ordinance, or otherwise offered to or solicited by the Town, are for the purpose of acquiring full public ownership for the public street system. Recording of such right-of-way dedication s in no way implies acceptance of any roadway for maintenance.” Section 4.23.E.5 states “In no case shall right-of-way or public street of the public use access system, as required by this UDO, be considered as creating non-conforming lots or prevent such lots form legally being split as otherwise governed in this UDO due to loss of area as a result of such requirements.



STIPULATIONS

- No lighted arenas
- No horse shows/events after dark
- Adequate dust control
- Comply w/ all other Ordinances
- Will not confer any other privileges other than specified herein

Staff recommends forward to Town Council with recommendation of approval for a conditional use permit in order to allow the use of horse boarding, horse shows and equine events on said property with a stipulation of dedication of 25 feet of right-of-way on the north portion of the property along West Road 2 North and 25 feet of right-of-way on the west portion of the property along North Road 1 West to the Town of Chino Valley and other stipulations included

STAFF RECOMMENDATION