

1. June 6, 2017 - Planning & Zoning Commission - Regular Meeting Agenda

Documents:

[2017\\_06\\_06\\_PZ\\_RG\\_AG.PDF](#)

2. Planning & Zoning Commission - Regular Meeting Packet

Documents:

[2017\\_06\\_06\\_PZ\\_RG\\_PK.PDF](#)



## **Town of Chino Valley**

### **MEETING NOTICE PLANNING AND ZONING COMMISSION**

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**REGULAR MEETING  
June 6, 2017  
6:00 P.M.**

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

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### **AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
  - a.** Consideration and possible action to approve the May 2, 2017 regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
  - a.** Consideration and possible action regarding a proposal for a zone change from existing CL/SR-1 (Commercial Light/Single Family Residential- 1 Acre Minimum) to CL/SR-1 (Commercial Light/Single Family Residential- 1 Acre Minimum) with a Planned Area Development (PAD) Overlay for Perkinsville Estates Active Adult Community and the approval of a Development Plan for parcels APN:306-18-011N and APN:306-18-011P.
  - b.** Consideration and possible action regarding a proposal to Abandon Preliminary Plat and approve Development Plan for West Meadows Active Adult Community, 54.50 combined acres located east of Road 1 West and half a mile north of Road 4 North- defined as APN:306-04-008J, APN: 306-04-005Y, and APN: 306-04-005X.
- 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 1st day of June, 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.



## **Town of Chino Valley**

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

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**Planning and Zoning Commission Regular**

**4.a.**

**Meeting Date:** 06/06/2017

May 2, 2017 Minutes

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**CASE DESCRIPTION:**

Consideration and possible action to approve the May 2, 2017 regular meeting minutes.

**ANALYSIS:**

**RECOMMENDATION**

Approve the May 2, 2017 regular meeting minutes.

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**Attachments**

May 2, 2017 Minutes

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# DRAFT

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

**MAY 2, 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 Chuck Merritt called the meeting to order at 6:00 p.m.

**2) PLEDGE OF ALLEGIANCE**

Commissioner Welker 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 Alex Lerma;  
Present: GIS/CAD/Web Technician Jan Mazy (videographer)

**4) MINUTES**

- a)** Consideration and possible action to approve the April 4, 2017 regular meeting minutes.

MOVED by Commissioner Claude Baker, seconded by Commissioner Michael Bacon to  
approve the April 4, 2017 regular meeting minutes.

**Vote:** 7 - 0 PASSED - Unanimously

**5) STAFF REPORTS**

Development Services Director Mayday announced it was Jan Mazy's last day and thanked her  
for her hard work in recording and producing for the Town's recordings.

**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.

Associate Planner Lerma presented Metchis zone change application including a history of subdivision. He advised there were no attendees at the public meeting, prior to the meeting the applicants notified the neighbors of the proposal and did not receive concerns. Staff recommends forward to Town council with a stipulation of a 25-foot Right of Way (ROW) dedication on Reed Road for future growth.

Vice-Chair Gary Pasciak asked for clarification of a replatting from 2 ½ acre to 1 acre as the Records office does not show a replat.

Development Services Director Mayday advised the split was created in 1974 under a previous owner who did not replat the property. Development Services is working on a program to prevent this from happening in the future.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak that the Planning Commission 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.

**Vote: 7 - 0 PASSED - Unanimously**

- 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.

Associate Planner Lerma presented the Santori Conditional Use Permit (CUP) at 915 N Road 1 West. The proposed uses are included in the allowed uses under AR-5 (Agricultural/ Residential- 5 Acre Minimum). No issues were raised during public review and hearing process. Staff recommendations for approval are 25-foot ROW on both Road 2 North and Road 1 West, no lighted arenas, no events after dark, adequate dust control, comply with all other ordinances.

The commissioners confirmed site plan information proposed uses and complemented Staff on the aerial display.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen that the commission 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 as noted in the staff report.

**Vote:** 7 - 0 PASSED - Unanimously

**7) NON-PUBLIC HEARING ACTION ITEMS**

No non-public hearing action items at this time.

**8) DISCUSSION ITEMS**

No discussion items at this time.

**Vote:** 7 - 0 PASSED - Unanimously

**9) PUBLIC COMMENTS**

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No public comments at this time.

**Vote:** 7 - 0 PASSED - Unanimously

**10) ADJOURN**

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 6:35 p.m.

**Vote:** 7 - 0 PASSED - Unanimously

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Chair Charles Merritt

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Date

**Planning and Zoning Commission Regular**

**6.a.**

**Meeting Date:** 06/06/2017

Zone Change & Development Plan Kevan Larson

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**CASE DESCRIPTION:**

Consideration and possible action regarding a proposal for a zone change from existing CL/SR-1 (Commercial Light/Single Family Residential- 1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) with a Planned Area Development (PAD) Overlay for Perkinsville Estates Active Adult Community and the approval of a Development Plan for parcels APN:306-18-011N and APN:306-18-011P.

**LOCATION:**

Located on the south side of Perkinsville Road, approximately 0.8 miles east of State Route 89 with no physical address for both parcels.

**FACTS:**

Applicant: Granite Basin Engineering, Inc.

1. Owner: Kevan Larson
2. Parcel Number: 306-18-011N, 306-18-011P
3. Site Area; 23.31 Acres combined parcels
4. Existing zoning: CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum)
5. Intended Use: Medium Density Residential (2 acres or less)

**ANALYSIS:**

The PAD Overlay will allow the applicant to include the desired 48 units on site. Request complies with the 2014 General Plan Target Strategy 4 which states "Strive for development that fulfill the Community Vision while allowing flexibility and encouraging innovation." The development design will uphold the communities vision of having a variety in housing while maintaining its valued farming heritage, recreation and environmental assets and its small town image. The development will cater to the demand of many within the community of retirement age who are looking to downgrade their homes. Currently approximately a quarter of the population are within the age group of 65 years old and over.

**SITE PLAN**

See attached Staff Report

**RECOMMENDATION**

Staff recommends the approval of a zone change from CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) with a PAD (Planned Area Development) overlay and approval of a development plan for Perkinsville Estates Active Adult Community, and forwarding to Town Council.

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**Attachments**

Larson Staff Report

Perkinsville Project Description

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## PLANNING AND ZONING COMMISSION STAFF REPORT

### APPLICATION SUMMARY

|                                 |                                                                                                                                                                                                                                                    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File Number:</b>             | 17-000354                                                                                                                                                                                                                                          |
| <b>Assessors Parcel Number:</b> | 306-18-011N, 306-18-011P                                                                                                                                                                                                                           |
| <b>Site Location:</b>           | Located on the south side of Perkinsville Road approximately 0.8 miles east of State Route 89.                                                                                                                                                     |
| <b>Applicant:</b>               | Granite Basin Engineering                                                                                                                                                                                                                          |
| <b>Property Owner:</b>          | Kevan Larson                                                                                                                                                                                                                                       |
| <b>Request:</b>                 | Proposed zone change from CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) with a PAD (Planned Area Development) Overlay. Approval of Development Plan |

### SITE DATA

|                                         |                                                                      |
|-----------------------------------------|----------------------------------------------------------------------|
| <b>Existing Zoning</b>                  | CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) |
| <b>Lot Size</b>                         | 23.31 Acres combined parcels (approx. 1,015,383 sq. ft.)             |
| <b>Designated General Plan Land Use</b> | Medium Density Residential ( 2 acres or less)                        |
| <b>Existing Use</b>                     | Vacant                                                               |

### BACKGROUND & HISTORY

#### SITE DESCRIPTION

The subject parcels are located south of Perkinsville Road approximately 1/2 east of SR 89 and Perkinsville Road intersection, directly east of Chino Meadows Unit 1, **See Figure 1**. The properties are currently zoned CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The properties 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 and is in conformance with the current zoning district. Currently the sites are vacant. Combined, the parcels lot size is 23.31 acres of vacant land. There are currently three separate parcels within parcel 306-18-011N, these parcel are not part of the request proposal and are not owned by the applicant.

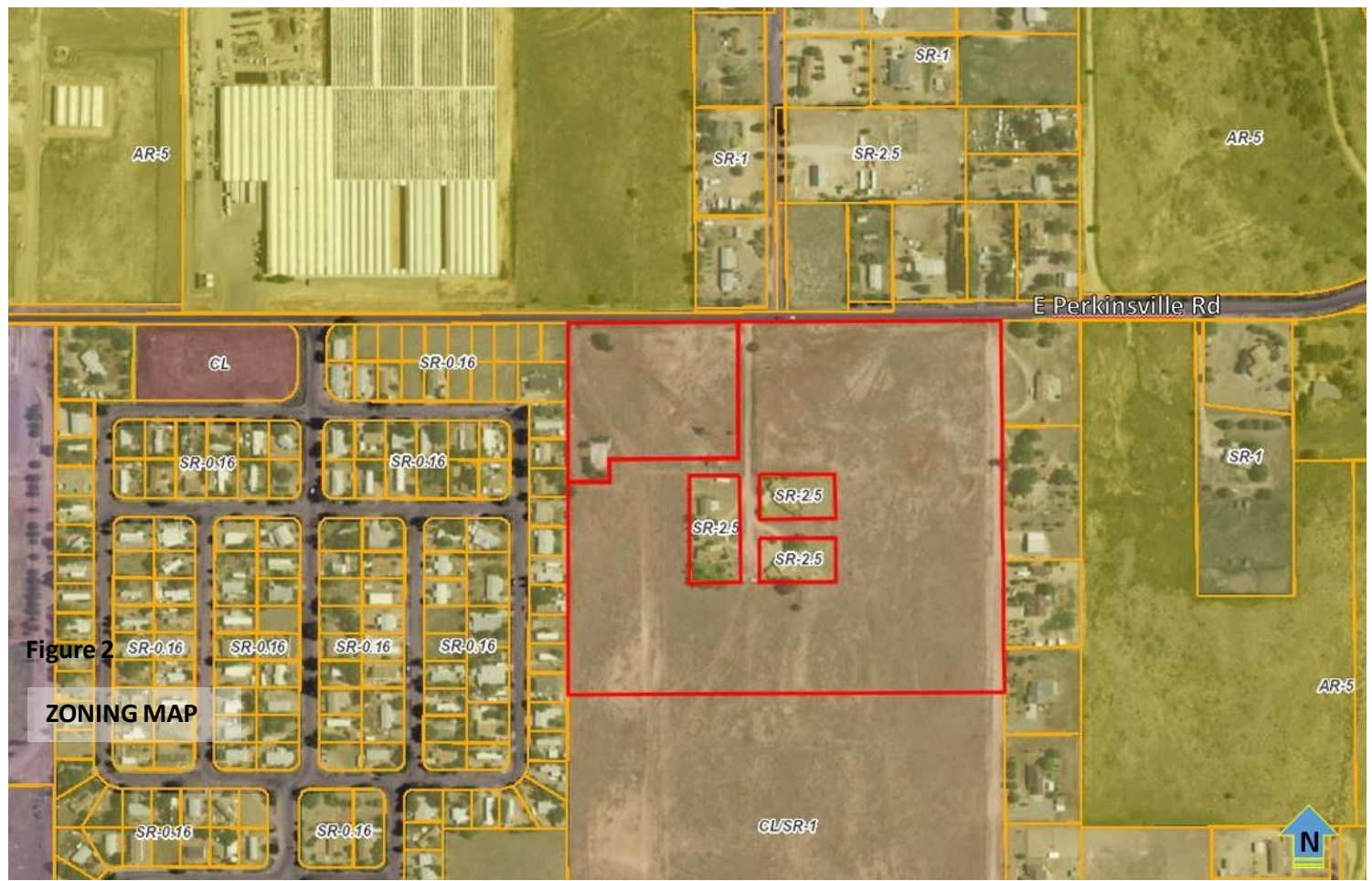
**AERIAL MAP**

E Perkinsville Rd

Chino Meadows Unit 1

SUBJECT PROPERTIES

N



## EXISTING SURROUNDING CONDITIONS & ZONING

The subject properties are located directly south of East Perkinsville Road. To the north of the site, properties are zoned AR-5 (Agricultural/Residential- 5 Acre Minimum), SR-2.5 (Single Family Residential-2.5 Acre Minimum) and SR-1 (Single Family Residential- 1 Acre Minimum). To the east properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and SR-1 (Single Family Residential- 1 Acre Minimum). To the south, the parcel is zoned to CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum). West of the subject parcel, properties are zoned SR-0.16 (Single Family Residential- 7,000 Square foot Minimum Lot area) and CL (Commercial Light). **See Figure 2.**

| AREA  | ZONING             | LAND USE                                 |
|-------|--------------------|------------------------------------------|
| North | AR-5, SR-2.5, SR-1 | Single Family Residence, Nursery, Vacant |
| West  | CL, SR-0.16        | Vacant, Chino Meadows Unit 1 Subdivision |
| South | CL/SR-1            | Vacant                                   |
| East  | SR-1, AR-5         | Single Family Residence, Vacant          |

## PROJECT DESCRIPTION

The applicant, is requesting to rezone the subject parcels from CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) with a PAD (Planned Area Development) Overlay. Section 3.11.A of the Town of Chino Valley (UDO) Unified Development Ordinance states that the purpose of the PAD (Planned Area Development) is 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 development in conformity with the intent and purpose of the General Plan and Unified Development Ordinance.” Furthermore it is to “modify underlying zoning district regulations to permit flexibility and innovation in developmental design and provide opportunities for unique or mixed-used development.”

The proposed project will included an active adult community with a park model units located on designated spaces throughout the site. Various affordable park models will be available for purchase based on specific needs and requests. Spaces will be available to rent for a duration of no more than 12 months. Community amenities are expected to be available to residents. There are no specific plans for the location of these amenities within the community.

The overall project will be developed in phases, this application only encompasses the first phase. The project’s first phase includes 48 units on 4.32 acres (11.1 units/acre), located on parcel 306-18-011P and a portion of 306-18-011N. Street improvements for the initial phase include realignment of Camino Del Sol to create a 4-way intersection with Perkinsville Road and Pinot Lane to the north. The realigned section of Camino Del Sol includes a 50-ft public right-of-way that will be dedicated to the Town of Chino Valley. The easement along current alignment will be abandoned to augment the site layout of Perkinsville Estates.

An extension of the Town’s existing water distribution system and sewer collection system, both currently located in Perkinsville Road, are being proposed along the realigned section of Camino Del Sol. The proposed water distribution system will include a main extension from the Town’s existing 12-inch line in Perkinsville Road. The minimum diameter of the line extension is 8-inches, as required for the 1,000-gpm fire flow mandated by CAFMA. The system will be development in a looped configuration for redundancy and to enhance water quality.

The sewer collection system is able to flow by gravity to a angle outfall point connection along the Town’s existing 12-inch sewer main in Perkinsville Road. All sewer collection mains will be at least 8-inch diameter, or at least 6-inch diameter

with no potential for extension. All horizontal angle points, changes in slope and intersecting mains will be designed with sewer manholes. Every piece will have a separate residential sewer service connection.

Drainage design generally includes perimeter collector channels, curbed streets sections, regional detention provisions near the northeast property corner and the primary outfall from the property, and a number of smaller natural outfalls along the east property line. Along the west, the collector channel will intercept offsite runoff from Chino Meadows, and combined flows will be conveyed to the primary outfall. **See Figure 3**

## **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 May 5, 2017 at the senior center. The notification was also placed in front of the subject property and publishing in the newspaper on April 27, 2017.
- C. A Neighborhood Meeting was held at the senior center on June 12, 2017.
- D. Neighbors within 300' radius were notified on May 21, 2017 regarding applicants Planning and Zoning Commission public hearing for June 6, 2017. . The notification was also placed in front of the subject property and publishing in the newspaper on April 21, 2017.
- E. Staff will present applicants proposal to Planning and Zoning Commission on June 6, 2017.

### **STAFF ANALYSIS**

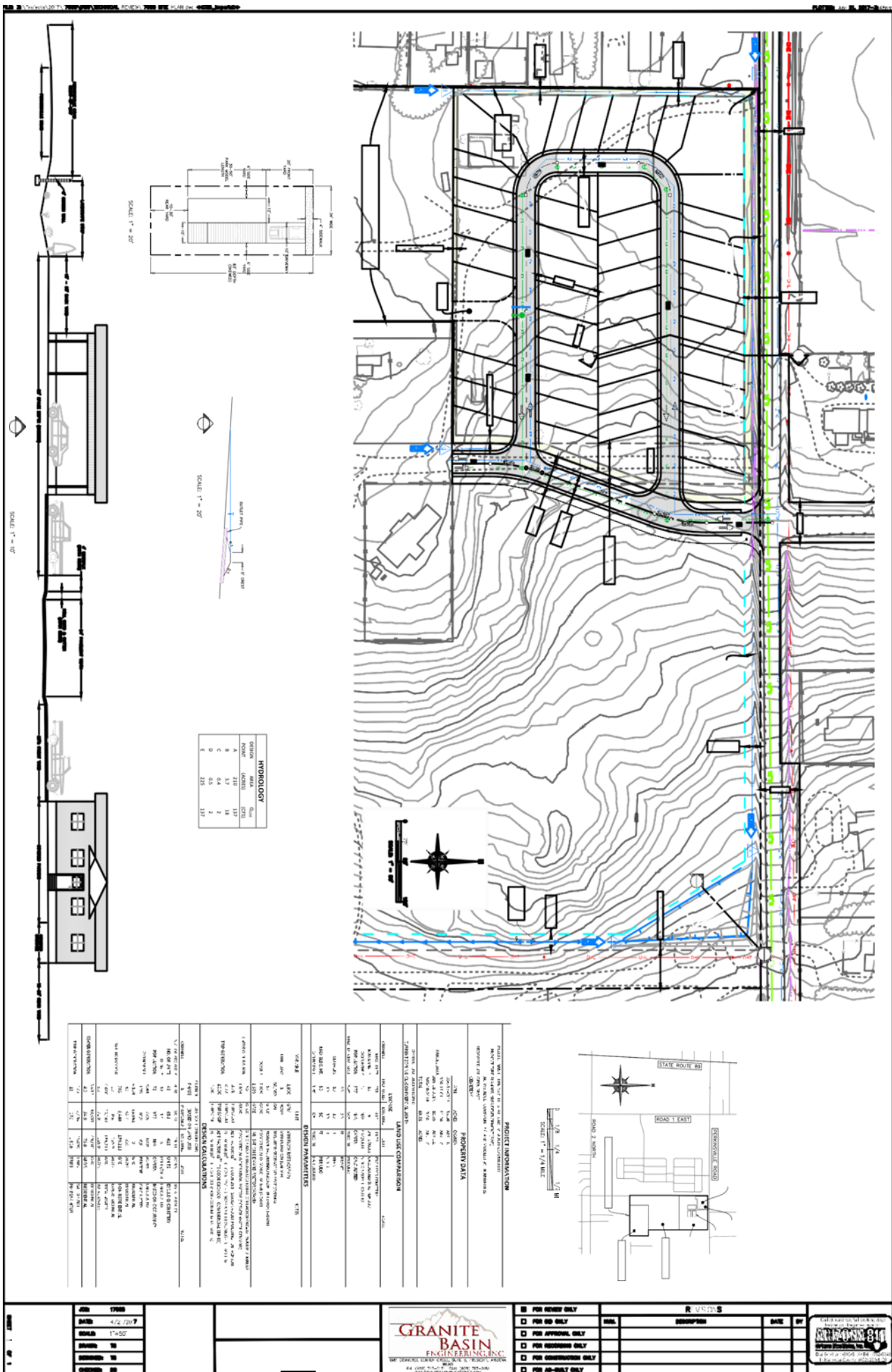
Section 1.9.4.A. of the Town of Chino Valley (UDO) Unified Development Ordinance states that a PAD Overlay District will "permit flexibility in the design of residential, " furthermore Section 1.9.4.B. states the modification of "underlying zoning district regulation to permit flexibility and innovation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

The PAD Overlay will allow the applicant to include the desired 48 units on site. The request complies with the 2014 General Plan Target Strategy 4 which states "Strive for development that fulfill the Community Vision while allowing flexibility and encouraging innovation." The community envisions varieties in housing while maintain its valued farming heritage, recreation and environmental assets and its small town image. The development will cater to the demand of many within the community of retirement age that are looking to downgrade their homes and surround themselves with people of the same age group. Currently approximately a quarter of the population are within the age group of 65 year old and over.

## **STAFF RECOMMENDATION**

Staff recommends forward to Town Council with recommendation of approval of a zone change from CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential-1 Acre Minimum) with a PAD (Planned Area Development) Overlay and approval of a development plan for Perkinsville Estates Active Adult Community.

### Figure 3: Development Plan





April 21, 2017

Ms. Ruth Mayday  
Development Services Director  
Town of Chino Valley  
1982 Voss Drive  
Chino Valley, Arizona 86323

**Re: Perkinsville Estates Active Adult Community, a Planned Area Development (PAD)**

Dear Ruth;

Enclosed herewith please find the Technical Review Meeting request for the referenced project. The Feasibility Review Meeting for the Perkinsville Estates Active Adult Community was held on Wednesday, March 22, 2017. The enclosed Planned Area Development (PAD) plan has been updated in response to staff comments provided at that meeting.

The 23.7±acre property is comprised of parcels 306-18-011J, 011L, 011N and 011P on the south side of Perkinsville Road approximately ½ mile east of SR 89. The property is currently zoned CL/SR-1, and since the proposed land use is not specifically defined within the Town's Unified Development Ordinance (UDO), land entitlement is proposed by means of a Planned Area Development (PAD). Site infrastructure improvements will be developed in accordance with Town of Chino Valley requirements; including roadway development standards, service requirements of applicable utility providers and fire safety mandates from the Central Arizona Fire & Medical Authority (CAFMA).

The project generally includes an active adult community with park model units located on designated spaces throughout the site. Various affordable park models will be available for purchase based on specific needs and requests. Spaces will be available to rent for a duration of no more than 12 months. Community amenities are expected to be available to residents of Perkinsville Estates. Possible amenities include snack bars, pool and lounge areas, tennis and/or pickle ball courts, BBQ areas, raised gardens, dog parks, gazebos, etc. There are no specific plans for the location of these amenities within the community, but we respectfully request these uses, and comparable ancillary uses, be permissible within the PAD without having to return for land use amendments.

A cemetery is contemplated on parcel 306-18-011J at the southeast corner of the project. Though there are no immediate plan to develop this parcel as a cemetery, we respectfully request that this additional use be allowed for this parcel only, as a condition of PAD approval. Currently, cemeteries are only allowed as a conditional use within the Agricultural/Residential zoning districts of the UDO.



Due to the overall size and density of the project, and unpredictable market conditions, it is the intent of the property owner to develop the project in phases. The first phase of the project includes 48 units on 4.31 acres (11.1 units/acre), located on parcel 306-18-011P and a portion of 306-18-011N. Street improvements for the initial phase include realignment of Camino Del Sol to create a 4-way intersection with Perkinsville Road and Pinto Lane to the north. The realigned section of Camino Del Sol includes a 50-ft public right-of-way that will be dedicated to the Town of Chino Valley. The easement along current alignment will be abandoned to augment the site layout of Perkinsville Estates. A private loop road configuration will have two (2) access points to Camino Del Sol.

Extension of the Town's existing water distribution system and sewer collection system, both currently located in Perkinsville Road, is proposed along the realigned section of Camino Del Sol. It is our understanding that the Town's water system has sufficient capacity is sufficient to serve the project, including fire flow requirements, and that there is sufficient capacity in the Town's sewer system to accept additional sewer flows generated from this project.

The proposed water distribution system will include a main extension from the Town's existing 12-inch line in Perkinsville Road. The minimum diameter of the line extension is 8-inches, as required for the 1,000-gpm fire flow mandated by CAFMA. The system will be developed in a looped configuration for redundancy and to enhance water quality. Water meters we be set at the maximum interval with the most economical meter size to adequately serve the project based on projected water use.

The sewer collection system is able to flow by gravity to a single outfall point connection along the Town's existing 12-inch sewer main in Perkinsville Road. All sewer collection mains will be at least 8-inch diameter, or at least 6-inch diameter with no potential for extension. All horizontal angle points, changes in slope and intersecting mains will be designed with sewer manholes. Every space will have a separate residential sewer service connection.

We recommend that a flow meter be installed just upstream from the sewer outfall point connection to ensure all water consumption is accounted for, excluding landscape irrigation. This will enable the property owner to establish realistic operating expenses since utilities are expected to be included in lease rate for each space. Metering sewer flows will also provide a basis for water credits, since the Town is credited for recharged effluent from the wastewater treatment plant (WWTP). The property owner understandably anticipates that the Town will grant a commensurate volume of water credits that can be applied to other development projects.

Drainage design generally includes perimeter collector channels, curbed streets sections, regional detention provisions near the northeast property corner at the primary outfall from the property, and a number of smaller natural outfalls along the east property line. The collector channel along the west property line will intercept offsite runoff from Chino Meadows, and combined flows will be conveyed to the primary outfall. The collector channel along the east property line would require substantial amounts of excavation to maintain a positive gradient to the primary outfall. This is due to a number of smaller

outflow channels that discharge onto the adjoining properties to the east. Naturally, these areas are expected to be developed with supplemental storage capacity that will contribute to overall detention provisions for Perkinsville Estates.

There is already a substantial amount of concentrated offsite runoff that flows along the south side of Perkinsville Road, and we recommend combining these flows with onsite runoff to be routed through the regional detention basin at the primary outfall. This would make the basin function as an online facility to the benefit downstream properties. As an online facility, the volume required at full build-out of Perkinsville Estates wouldn't be increased, but the size of the outflow structure would need to be sufficient for all contributing runoff. We understand that the Town may consider operation and maintenance of this regional detention basin, assuming it provides a community benefit. Easements will be dedicated to facilitate perpetual operation and maintenance of all proposed drainage improvements, irrespective of the responsible party.

In summary, our objective is to entitle the entire property as a PAD with the uses noted herein. Although the proposal represents an increase in density, it reflects a decrease in impact on development infrastructure. The following table shows projected impacts of the project for ultimate conditions, with proposed versus existing land use.

| VARIABLE         | ULTIMATE CONDITIONS<br>(BASED ON LAND USE) |          | UNIT       | NOTES              |
|------------------|--------------------------------------------|----------|------------|--------------------|
|                  | PROPOSED                                   | EXISTING |            |                    |
| SIZE OF PROPERTY | 69.31                                      | 69.31    | ACRES      | TOTAL PROJECT      |
| NO. OF UNITS     | 651                                        | 415      | UNITS      | EXCLUDES CEMETERY  |
| DENSITY          | 12                                         | 6        | UNITS/ACRE | CALCULATED         |
| POPULATION       | 977                                        | N/A      | CAPITA     | BASED ON OCCUPANCY |
| OPEN SPACE       | 7.05                                       | 0.00     | ACRES      | CALCULATED         |
|                  | 10%                                        | 0%       | PERCENT    | CALCULATED         |
| WATER DEMAND     | 62.4                                       | 0.0      | AF/YR      | RESIDENTIAL        |
|                  | 10.6                                       | 155.9    | AF/YR      | NON-RESIDENTIAL    |
|                  | 72.9                                       | 155.9    | AF/YR      | TOTAL WATER        |
| SEWER GENERATION | 54.9                                       | 78.0     | AF/YR      | RESIDENTIAL        |
| TRIP GENERATION  | 2,416                                      | 15,096   | TRIPS      | WEEKLY ADT         |
|                  | 176                                        | 1,510    | TRIPS      | PM PEAK HOUR       |

As evidenced by the table, proposed land use has a higher density and a larger population based on occupancy, but the impacts on development infrastructure, including water, sewer and streets, is considerably less than the existing light commercial zoning.



Our intent is to prepare construction plans for the initial phase during the public review process of the PAD so that development permits can be issued shortly after approval of the PAD by Town Council. Our project design team has invested extensive site development and forward planning efforts to ensure proposed land uses and site improvements are developed in conformance with applicable sections of the UDO and current design standards. We believe this project will be a successful endeavor for the property owner and the Town of Chino Valley. The Town will benefit from utility revenues generated by new water and sewer connections, and increases in sales tax from the community residents that will frequent local retail and commercial establishments.

Thank you for the opportunity for our design team to solicit additional feedback from pertinent staff at the next available Technical Review Meeting. Our hope is to schedule the meeting in the afternoon on Wednesday, May 3, 2017. Your prompt confirmation is greatly appreciated.

Sincerely,

Davin Benner, P.E.

Enclosures:

1. Technical Review Meeting Request Form
2. Technical Review Submittal Checklist
3. Planned Area Development Plan



**Meeting Date:** 06/06/2017

Development Plan Jim Fletcher

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**CASE DESCRIPTION:**

Consideration and possible action regarding a proposal to Abandon Preliminary Plat and approve Development Plan for West Meadows Active Adult Community, 54.50 combined acres located east of Road 1 West and half a mile north of Road 4 North- defined as APN:306-04-008J, APN: 306-04-005Y, and APN: 306-04-005X.

**LOCATION:**

Located approximately east of Road 1 West and half a mile north of Road 4 North with a physical address of Road 1 West ( APN: 306-04-008J), 3310 North Road 1 West (APN: 306-04-005Y) and 3329 North Road 1 West (APN: 306-04-005X).

**FACTS:**

1. Applicant: Granite Basin
2. Owner: James and Kimberly Fletcher
3. Parcel Number: 306-04-005X, 306-04-005Y, 306-04-008J
4. Site Area: 54.50 acres combined
5. Existing zoning:SR-0.16 (Single Family Residential- 7,000 square foot minimum lot area) with a PAD (Planned Area Development) Overlay District
6. Intended Use: Adult Active Community

**ANALYSIS:**

The request complies with the 2014 General Plan Target Strategy 4, which states "Strive for development that fulfill the Community Vision while allowing flexibility and encouraging innovation." The community envisions varieties in housing while maintaining its valued farming heritage, recreation and environmental assets and its small town image. The development will cater to the demand of many within the community of retirement age that are looking to downgrade their homes. According to the U.S. Census approximately 31% of the population in Chino Valley are within the population of 65 year and older. This type of development will be targeting that percentage of who are looking for alternative housing offered within the Town limits.

**SITE PLAN**

See Attached Development Plan

**RECOMMENDATION**

Staff recommends the approval of West Meadows Active Community Development Plan and forwarding to the Town Council.

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**Attachments**

FletcherStaffReport

FletcherProjectDescription

FletcherDevelopmentPlan

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## PLANNING AND ZONING COMMISSION STAFF REPORT

### APPLICATION SUMMARY

**File Number:** 17-000359

**Assessors Parcel Number:** 306-04-005X, 306-04-005Y, 306-04-008J

**Site Location:** Located east of Road 1 West and half a mile north of Road 4 North.

**Applicant:** James & Kimberly Fletcher

**Request:** Abandon Preliminary Plat and approval of Development Plan.

### SITE DATA

|                                         |                                                                                                                                |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Zoning</b>                  | SR-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) with a PAD (Planned Area Development) Overlay District |
| <b>Lot Size</b>                         | 54.50 acres combined (approx. 2,374,020 sq. ft.)                                                                               |
| <b>Designated General Plan Land Use</b> | Medium Density Residential ( 2 acres or less)                                                                                  |
| <b>Existing Land Use</b>                | Residential, Vacant                                                                                                            |

### BACKGROUND & HISTORY

#### SITE DESCRIPTION

The subject properties are generally located approximately .33 miles north of the northeast corner of West Road 4 North and North Road 1 West, **see Figure 1**. The property is currently zoned SR-0.16 (Single Family Residential-7,000 sq. ft. Minimum Lot Area) with a PAD (Planned Area Development) Overlay under the Town of Chino Valley Unified Development Ordinance. The properties 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 two of the parcels have a residence and the other is vacant.

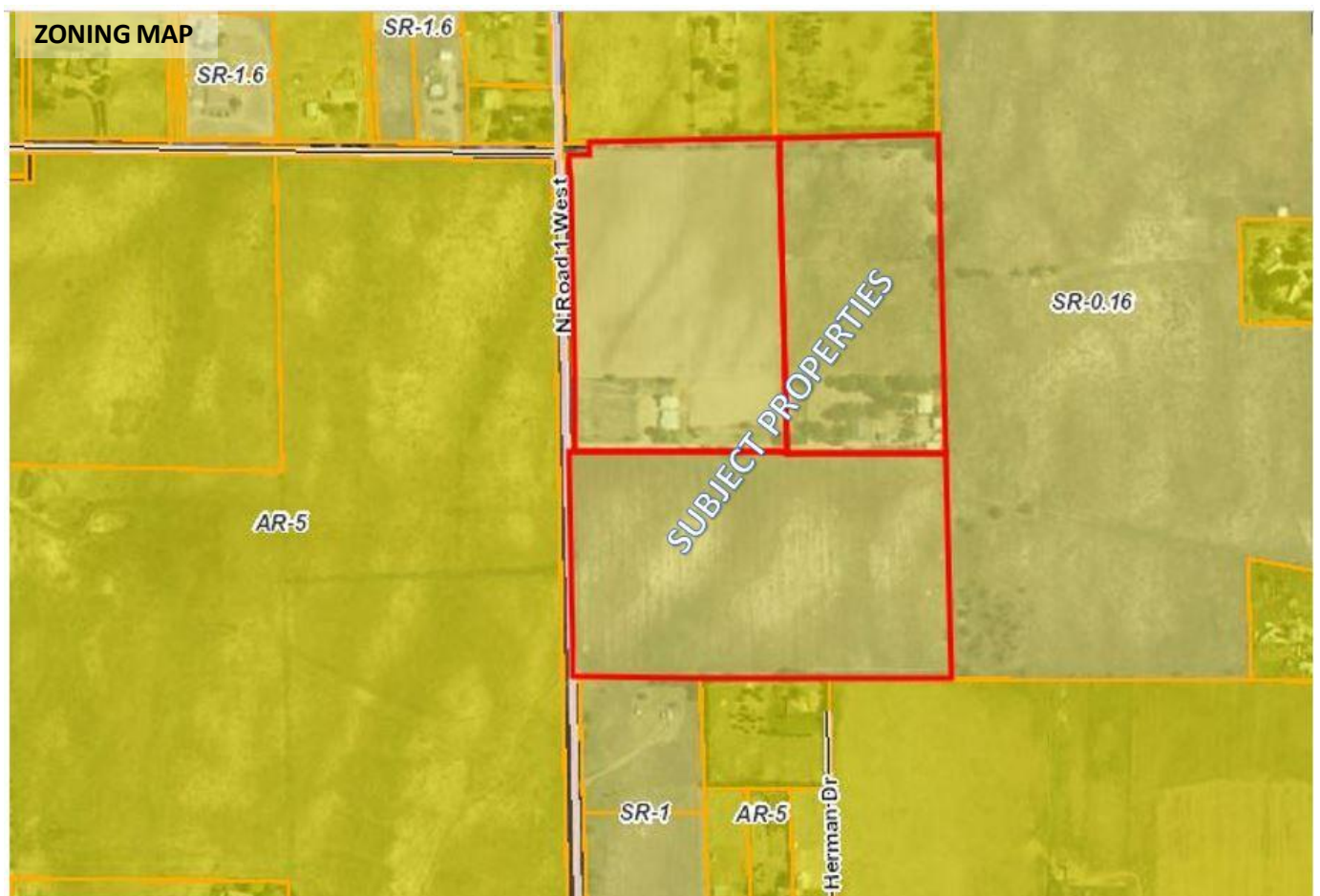
#### HISTORY

On May 24, 2007, the Town council sustained the Commission's recommendation by electing to adopt Ordinance 07-690 and thereby approve the requested rezone of Parcel Number 306-04-005X, 306-04-005Y, 306-04-006H, and 008J, consisting of 132.81 Acres, from AR-5 (Agricultural/ Residential- 5 Acres Minimum) to SR-0.16 PAD (Single Family Residential 7,000 square foot minimum Planned Area Development).

Figure 1



Figure 2



## EXISTING SURROUNDING CONDITIONS & ZONING

The properties are located within residential and vacant land, north of the subject parcels, properties are zoned AR-5 (Agricultural/Residential- 5 Acre Minimum), to the northwest properties are zoned AR-5 (Agriculture/Residential- 5 Acre Minimum) and SR-1.6 (Single Family Residential- 1.6 Acres Minimum). Exactly east of the sites, the property is zoned SR-0.16 (Single Family Residential- 7,000 sq. ft. Minimum Lot Area). Directly west, properties are zoned AR-5 (Agricultural/Residential – 5 Acre Minimum) and SR-1.6 (Single Family Residential- 1.6 Acre Minimum). South of the subject properties, Lots are zoned AR-5 (Agricultural/Residential- 5 Acre Minimum) and SR-1 (Single Family Residential- 1 Acre Minimum). **See Figure 2.**

| AREA  | ZONING       | LAND USE                        |
|-------|--------------|---------------------------------|
| North | AR-5, SR-1.6 | Single Family Residence, Vacant |
| West  | AR-5         | Vacant                          |
| South | AR-5, SR-1   | Single Family Residence, Vacant |
| East  | SR-1, AR-5   | Vacant                          |

## PROJECT DESCRIPTION

The applicant, Jim Fletcher, is requesting approval of a development plan in order to build a project generally including an active adult community with park model units located on designated spaces throughout the site. Various affordable park models will be available for purchase based on specific needs and requests. Spaces will be available to rent for a duration of no more than 12 months. Community amenities in future phases are expected to be available to residents of West Meadows Active. The project will be conducted in 2 phases, Phase one will include 220 Units on 23.22 acres, Phase 2 include 207 units on 22.15 acres. Street improvements for the initial phase include private loop roads with two (2) access points to Road 1 East.

Water supply will include a centralized water distribution system. The onsite water distribution system will be developed in a looped configuration for redundancy and to enhance water quality. The minimum diameter of the line extension is 8-inches, as required for the 1,000-gpm fire flow mandated by CAFMA. Water meters will be set at the maximum interval with the most economical meter size to adequately serve the project based on projected water use.

The developer is prepared to install onsite sewer collection and treatment systems in order to start construction on the project as soon as practicable. Drainage design generally includes perimeter collector channels, curbed streets sections and regional detention provisions near the northeast property corner and primary outfall from each phase. The collector channels along the south property lines will intercept offsite runoff, and combined flows will be conveyed to the primary outfalls. **See Figure 3**

## 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 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 May 5, 2017 at the senior center. The notification was also placed in front of the subject property and publishing in the newspaper on April 27, 2017.
- C. A Neighborhood Meeting was held at the senior center on June 12, 2017.
- D. Neighbors within 300' radius were notified on May 21, 2017 regarding applicants Planning and Zoning Commission public hearing for June 6, 2017. . The notification was also placed in front of the subject property and publishing in the newspaper on April 21, 2017.
- E. Staff will present applicants proposal to Planning and Zoning Commission on June 6, 2017.

#### **STAFF ANALYSIS**

The request complies with the 2014 General Plan Target Strategy 4 which states "Strive for development that fulfill the Community Vision while allowing flexibility and encouraging innovation." The community envisions varieties in housing while maintain its valued farming heritage, recreation and environmental assets and its small town image. The development will cater to the demand of many within the community of retirement age that are looking to downgrade their homes and surround themselves with people of the same age group. According to the U.S. Census approximately 31% of the population in Chino Valley are within the population of 65 years and older. This type of development will be targeting that percentage of who are looking for alternative housing offered within the town limits.

#### **STAFF RECOMMENDATION**

Staff recommends forward to Town Council with a recommendation of approval of a West Meadows Active Adult Community Development Plan.



April 21, 2017

Ms. Ruth Mayday  
Development Services Director  
Town of Chino Valley  
1982 Voss Drive  
Chino Valley, Arizona 86323

***Re: West Meadows Active Adult Community, a Planned Area Development (PAD)***

Dear Ruth;

Enclosed herewith please find the Technical Review Meeting request for the referenced project. The Feasibility Review Meeting for the *West Meadows Active Adult Community* was held on Wednesday, March 22, 2017. The enclosed Planned Area Development (PAD) plan has been updated in response to staff comments provided at that meeting.

The 174.16±acre property is comprised of parcels 306-04-005X, 005Y, 006G, 006H and 008J east of Road 1 West approximately ¼ mile north of Road 4 North. The property is currently zoned SR-0.16, and since the proposed land use is not specifically defined within the Town's Unified Development Ordinance (UDO), land entitlement is proposed by means of a Planned Area Development (PAD). Site infrastructure improvements will be developed in accordance with Town of Chino Valley requirements; including roadway development standards, service requirements of applicable utility providers and fire safety mandates from the Central Arizona Fire & Medical Authority (CAFMA).

The project generally includes an active adult community with park model units located on designated spaces throughout the site. Various affordable park models will be available for purchase based on specific needs and requests. Spaces will be available to rent for a duration of no more than 12 months. Community amenities in future phases are expected to be available to residents of *West Meadows Active*. Possible amenities include snack bars, pool and lounge areas, tennis and/or pickle ball courts, BBQ areas, raised gardens, dog parks, gazebos, etc.

Due to the overall size and density of the project, and unpredictable market conditions, it is the intent of the property owner to develop the project in phases. Phase 1 includes 220 Units on 23.22 acres, located on a portion of parcels 306-04-005X and 005Y. Phase 2 includes 207 Units on 22.15 acres, located on parcel 306-04-008J. Street improvements for the initial phases include private loop roads with two (2) access points to Road 1 East.

Water supply will include a centralized water distribution system, although there at least three (3) options for the source of water, including 1) extension of the Town water distribution system, 2) extension of the Appaloosa Water Company (AWC) water distribution system, or 3) developed on site.

Extension of the Town system would require installation of  $\pm 2.6$  miles of 12-in water main at a cost of approximately \$800,000. Extension from the AWC system would require installation of only 0.5 miles of 8-in water main at a cost of approximately \$150,000, and it is likely that there would be additional costs required for capacity development. Furthermore, the fee structure proposed by AWC is cost prohibitive. Onsite water source development would cost approximately \$300,000. Given the possibilities, onsite water source development appears to be the most prospective option. Extension of the Town water system is possible, but the Town would need to finance a portion of the cost since it would provide a community-wide benefit. It is also possible that surrounding land owners, or developers, would be agreeable to sharing in the cost to extend the Town water system to serve their property(s) or project(s).

The onsite water distribution system will be developed in a looped configuration for redundancy and to enhance water quality. The minimum diameter of the line extension is 8-inches, as required for the 1,000-gpm fire flow mandated by CAFMA. Water meters will be set at the maximum interval with the most economical meter size to adequately serve the project based on projected water use.

The Town sewer collection system is not in close proximity to the project, and the Town wastewater treatment plant (WWTP) is located at a higher elevation than the project site. Consequently, sewer flows would need to be conveyed to a lift station in order to reach the WWTP, rendering this option financially unbearable. The developer is prepared to install onsite sewer collection and treatment systems in order to start construction on the project as soon as practicable. The sewer collection system would be designed to facilitate future extension through subsequent phases of the project and ultimately conveyance to the Town WWTP. The sewer treatment system would include two (2) nitrogen removal WWTP's located in the low-lying, northeast corner of each phase. All sewer collection mains will be at least 8-inch diameter, or at least 6-inch diameter with no potential for extension. All horizontal angle points, changes in slope and intersecting mains will be designed with sewer manholes. Every space will have a separate residential sewer service connection.

When the onsite sewer collection system connects to the Town sewer system, we recommend that a flow meter be installed just upstream from the sewer outfall to ensure all water consumption is accounted for, excluding landscape irrigation. This will enable the property owner to establish realistic operating expenses since utilities are expected to be included in lease rate for each space. Metering sewer flows will also provide a basis for water credits, since the Town is credited for recharged effluent from the WWTP. The property owner understandably anticipates that the Town will grant a commensurate volume of water credits that can be applied to other development projects.

Drainage design generally includes perimeter collector channels, curbed streets sections and regional detention provisions near the northeast property corner at the primary outfall from each phase. The collector channels along the south property lines will intercept offsite runoff, and combined flows will be conveyed to the primary outfalls.

In summary, our objective is to entitle only the first two (2) phases as a PAD with the uses noted herein. Although the proposal represents an increase in density, it reflects a decrease in impact on development infrastructure. The following table shows projected impacts of the project for ultimate conditions, with proposed versus existing land use.

| VARIABLE         | ULTIMATE CONDITIONS<br>(BASED ON LAND USE) |          | UNIT       | NOTES              |
|------------------|--------------------------------------------|----------|------------|--------------------|
|                  | PROPOSED                                   | EXISTING |            |                    |
| SIZE OF PROPERTY | 174.16                                     | 174.16   | ACRES      | TOTAL PROJECT      |
| NO. OF UNITS     | 1,741                                      | 1,219    | UNITS      | TOTAL PROJECT      |
| DENSITY          | 10                                         | 7        | UNITS/ACRE | CALCULATED         |
| POPULATION       | 2,612                                      | 3,048    | CAPITA     | BASED ON OCCUPANCY |
| OPEN SPACE       | 26.84                                      | 0.00     | ACRES      | CALCULATED         |
|                  | 15%                                        | 0%       | PERCENT    | CALCULATED         |
| WATER DEMAND     | 166.8                                      | 256.1    | AF/YR      | RESIDENTIAL        |
|                  | 40.3                                       | 0.0      | AF/YR      | NON-RESIDENTIAL    |
|                  | 207.0                                      | 256.1    | AF/YR      | TOTAL WATER        |
| SEWER GENERATION | 146.7                                      | 192.0    | AF/YR      | RESIDENTIAL        |
| TRIP GENERATION  | 6,460                                      | 11,666   | TRIPS      | WEEKLY ADT         |
|                  | 471                                        | 1,232    | TRIPS      | PM PEAK HOUR       |

As evidenced by the table, proposed land use has a higher density but a smaller population based on occupancy, and the impacts on development infrastructure, including water, sewer and streets, are considerably less than the existing SF-0.16 zoning.

Our intent is to prepare construction plans for the initial phase during the public review process of the PAD so that development permits can be issued shortly after approval of the PAD by Town Council. Our project design team has invested extensive site development and forward planning efforts to ensure proposed land uses and site improvements are developed in conformance with applicable sections of the UDO and current design standards. We believe this project will be a successful endeavor for the property owner and the Town of Chino Valley. The Town will benefit from utility revenues generated by new water and sewer connections, and increases in sales tax from the community residents that will frequent local retail and commercial establishments.



Thank you for the opportunity for our design team to solicit additional feedback from pertinent staff at the next available Technical Review Meeting. Our hope is to schedule the meeting in the afternoon on Wednesday, May 3, 2017. Your prompt confirmation is greatly appreciated.

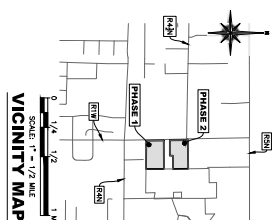
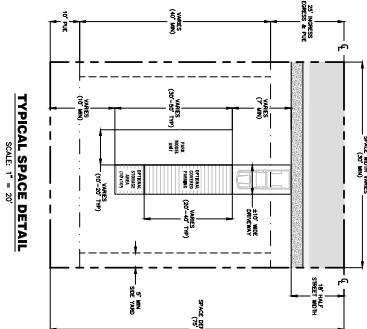
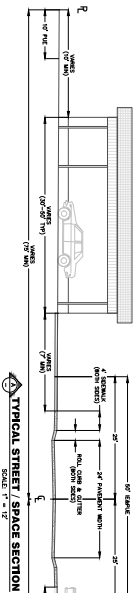
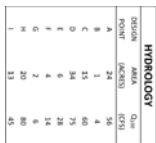
Sincerely,

Davin Benner, P.E.

Enclosures:

1. Technical Review Meeting Request Form
2. Technical Review Submittal Checklist
3. Planned Area Development Plan

Cc: Jim Fletcher, Owner



PARCEL 306-04-0081 AND PORTIONS OF PARCELS 306-04-0053 & 306-04-0057  
PHASE 1 - 141 PARK MODEL SPACES ON 23.42 ACRES  
PHASE 2 - 135 PARK MODEL SPACES ON 22.55 ACRES  
TOTAL PROJECT - 276 PARK MODEL SPACES ON 45.96 ACRES

[illegible]