

1. August 1, 2017 - Planning & Zoning Regular Meeting Agenda

Documents:

[2017_08_01_PZ_RG_AG.PDF](#)

2. August 1, 2017 - Planning & Zoning Regular Meeting Packet

Documents:

[2017_08_01_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
August 1, 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**
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action regarding a proposal for a zone change for property located approximately 353 feet northwest of East Center Street and North Road 1 East intersection, from existing CL (Commercial Light) to SR-1 (Single Family Residential- 1 acre minimum) and a Minor General Plan Map Amendment from Commercial/ Multi- Family Residential to Medium Density Residential (2 ac or less) for APN: 306-23-063R and 306-23-063S. (Alex Lerma, Associate Planner)
 - b.** Consideration and possible action regarding a proposal for a zone change for property located approximately .25 miles northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North, from existing AR-5 (Agricultural Residential 5 acres minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acres minimum) for APN: 306-21-165. (Alex Lerma, Associate Planner)
 - c.** Consideration and possible action regarding a request to amend Ordinance No. 07-690 pertaining to the West Meadows Planned Area Development (PAD) by amending the development plan and changing the conditions of development for approximately 46 acres of real property generally located within the 133 acre West Meadows Planned Area Development with the Sr-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development overlay zoning district (PAD) to provide for an age restricted development with required community amenities and open spaces, modify landscaping, lot coverage, rear setback, and building height requirements, and to allow approved development plan. (Jason Sanks, Acting Development Services Director)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

- a. Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection, is being developed to present to the Planning and Zoning Commission at a future date. The applicant's intentions are to obtain a PAD Overlay to allow development of the property as an active adult community with ancillary land uses. See attached Memo. (Jason Sanks, Acting Development Services Director)

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 27th day of July, 2017.

By: Jason Sanks, Acting 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

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
August 1, 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**
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action regarding a proposal for a zone change for property located approximately 353 feet northwest of East Center Street and North Road 1 East intersection, from existing CL (Commercial Light) to SR-1 (Single Family Residential- 1 acre minimum) and a Minor General Plan Map Amendment from Commercial/ Multi- Family Residential to Medium Density Residential (2 ac or less) for APN: 306-23-063R and 306-23-063S. (Alex Lerma, Associate Planner)
 - b.** Consideration and possible action regarding a proposal for a zone change for property located approximately .25 miles northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North, from existing AR-5 (Agricultural Residential 5 acres minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acres minimum) for APN: 306-21-165. (Alex Lerma, Associate Planner)
 - c.** Consideration and possible action regarding a request to amend Ordinance No. 07-690 pertaining to the West Meadows Planned Area Development (PAD) by amending the development plan and changing the conditions of development for approximately 46 acres of real property generally located within the 133 acre West Meadows Planned Area Development with the Sr-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development overlay zoning district (PAD) to provide for an age restricted development with required community amenities and open spaces, modify landscaping, lot coverage, rear setback, and building height requirements, and to allow approved development plan. (Jason Sanks, Acting Development Services Director)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

- a. Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection, is being developed to present to the Planning and Zoning Commission at a future date. The applicant's intentions are to obtain a PAD Overlay to allow development of the property as an active adult community with ancillary land uses. See attached Memo. (Jason Sanks, Acting Development Services Director)

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 27th day of July, 2017.

By: Jason Sanks, Acting 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.

Planning and Zoning Commission Regular

6.a.

Meeting Date: 08/01/2017

Mary Dewitt Zone Change & Minor General Plan Amendment

CASE DESCRIPTION:

Consideration and possible action regarding a proposal for a zone change for property located approximately 353 feet northwest of East Center Street and North Road 1 East intersection, from existing CL (Commercial Light) to SR-1 (Single Family Residential- 1 acre minimum) and a Minor General Plan Map Amendment from Commercial/ Multi- Family Residential to Medium Density Residential (2 ac or less) for APN: 306-23-063R and 306-23-063S. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 353 feet northwest of East Center Street and North Road 1 East intersection. With APN 306-23-063S with a physical address of 90 North 1 East and APN: 306-23-063R with no physical address.

FACTS:

Applicant: Mary Dewitt

1. Owner: Mary Dewitt
2. Parcel Number 306-23-063R, 306-23-063S
3. Site Area. 2 acres (combined)
4. Existing zoning: CL (Commercial Light)
5. Intended Use. Single Family Residence

ANALYSIS:

The proposed zone change to the desired SR-1 (Single Family Residential- 1 Acre minimum) is better suited with a residential district. The single family residential district will support the other surrounding land uses in the area.

See attached Staff Report for full analysis.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council with approval of a zone change of parcel 306-23-063R and 306-23-063S from the current zoning of CL (Commercial Light) to the proposed SR-1 (Single Family Residential 1 Acre Minimum) and a minor General Plan map amendment for the land use designation of Commercial/ Multi- Family Residential to Medium Density Residential (2 Acres or less).

Attachments

Staff Report Dewitt



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC17-00005/6

Assessor's Parcel Number: 306-23-063R and 306-23-063S

Site Location: Located approximately 353 feet northwest of East Center Street and North Road 1 East intersection. With APN 306-23-063S with a physical address of 90 North 1 East and APN: 306-23-063R with no physical address.

Applicant: Mary DeWitt

Property Owner: Mary DeWitt

Request: Request for zone change from CL (Commercial Light) to SR-1 (Single Family Residential 1 acre minimum) and Minor General Plan Map Amendment to amend the land use designation from Commercial/ Multi- Family Residential to Medium density Residential (2 acres or less).

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	2 acres combined
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject properties are generally located approximately 353 feet northwest of East Center Street and North Road 1 East intersection. The properties are currently zoned CL (Commercial Light) under the Town of Chino Valley Unified Development Ordinance. They have 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 is currently vacant. **See Figure 1**



SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject parcels are located directly east of Chino Valley High School. The area is predominantly zoned residential. The property directly north is zoned SR-1 (Single Family Residential), further north properties are zoned CL/AR-5 (Commercial Light/Agricultural Residential-5 acres minimum) and AR-5 (Agricultural Residential-5 acres minimum). To the west properties are zoned CL/AR-5 (Commercial Light/Agricultural Residential-5 acres minimum), PL (Public Land) and CL (Commercial Light). Directly south, properties are zoned SR-1 (Single Family Residential- 1 acre minimum) and further south AR-5 (Agricultural Residential- 5 acres minimum) and SR-2.5 (Single Family Residential- 2.5 acres minimum). East of the subject parcels, properties are zoned AR-5 (Agricultural Residential- 5 Acre minimum). **See Figure 2**

AREA	ZONING	LAND USE
North	SR-1, CL/AR-5	Single Family Residence, Town of Prescott Land
West	CL/AR-5, PL	Chino Valley High School
South	SR-1, AR-5, SR-2.5	Single Family Residence, Vacant Land

East	AR-5	Single Family Residence, Agricultural Land
------	------	--



PROJECT DESCRIPTION

The applicant is requesting approval of a zoning change from CL (Commercial Light) to SR-1 (Single Family Residential 1 acre minimum) in order to have the proper underlying zoning to build a residence on each lot. Although the UDO (Unified Development Ordinance) allows for single-family residence as a conditional use within the CL (Commercial Light) District, the applicant desires to have the proper zoning to reflect that of future residential development. Section 3.11.1 of the Town of Chino Valley (UDO) Unified Development Ordinance states that a SR-1 (Single Family Residential 1 acre minimum) “is intended to promote and preserve medium-density single-family residential development” and that “regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities.” The SR-1 (Single Family Residential) district will be in conformance and reflect that of the surrounding land uses to the north, east and south of the subject parcels.

The applicant is also applying for a minor General Plan Amendment. The subject property currently has a land use designation of Commercial/ Multi- Family Residential. The applicant is requesting that the property designation be changed to Medium Density Residential (2 acres or less) to support the rezoning request to SR-1. The requested change in land use designation is deemed as a minor change to the map, has no major impact on the balance of the land uses in the immediate area, and is more compatible with existing adjacent residential 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 completed and submitted Zone Change Application and a Minor General Plan Amendment Application with required documentation.
- B. Neighbors within a 300' radius received letter notifying them of and upcoming Neighborhood Meeting to discuss the applicant's intentions to rezone properties and change land use designation. .
- C. Neighborhood Meeting was conducted on June 26, 2017 in Town Hall. There were no attendees at said meeting.
- D. Public was notified about upcoming Planning and Zoning public hearing on August 1, 2017.

STAFF ANALYSIS

The applicant request for a zone change to parcels 306-23-063R and 306-23-063S are better suited with a residential district. The Single Family Residential- 1 Acre Minimum district will better identify the character of the parcels. The zoning will better support the land use of the area which is that of a residential district. The request zoning change will have a small to no impact to the surrounding properties and will regulate future development based on the district intentions.

The current zoning of CL (Light Commercial) could have a greater potential negative impact on surrounding residential properties if commercial activities were to develop. The CL district is intended to provide general commercial uses such as retail and service businesses, offices and apartments. These types of uses are better suited adjacent to other non-residential uses along major intersections and not immediately adjacent to large lot residential properties.

A companion minor General Plan amendment is needed to ensure conformance of the proposed zoning district with the land use designation. The General Plan states on page 7 of the introduction that minor amendments are "...corrections or minor changes to the text or map having no major impact on the balance of land uses. Although the general plan designation for the properties are identified as commercial/ multi-family residential, the reality is that the current surrounding land uses to the north and south of the subject properties do not reflect that of commercial or multi-family residential. These land uses are single family residential lots of 2.5 acres or less.

One of the goals of the General Plan is to focus on development of Community Cores and on Lifestyle Choices in Land Use. In order to reach this goal Target Strategy 2 encourages the protection of existing residences in large-lot neighborhoods as new lifestyle choices develop. Although most of the area has a Land Use designation of Commercial/ Multi- Family Residential, the reality is that the area has a medium density land use and will maintain that for the foreseeable future. Furthermore, Target Strategy 3 suggests the idea of avoiding proximity of incompatible land uses. The two subject parcels with the CL (Commercial Light) zoning districts might become an incompatible land use if future commercial were to be developed on said parcels. The High School also separates the property from any other commercially developed parcels.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council with approval of a zone change of parcels 306-23-063R and 306-23-063S from the current zoning of CL (Commercial Light) to the proposed SR-1 (Single Family Residential 1 acre minimum) and a minor General Plan map amendment from the land use designation of Commercial/ Multi- Family Residential to Medium Density Residential (2 acres or less).
--

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 2 acres of real property located approximately 353 feet northwest of East Center Street and North Road 1 East intersection from CL (Commercial Light) to SR-1 (Single Family Residential-1 acres minimum) and a minor General Plan map amendment from the land use designation of Commercial/ Multi- Family Residential to Medium Density Residential (2 acres or less).

Chairman: Do we have a second?

Commissioner: I'll second

Chairman: All in favor

Commission: I (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

Meeting Date: 08/01/2017

Jay Parnell Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding a proposal for a zone change for property located approximately .25 miles northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North, from existing AR-5 (Agricultural Residential 5 acres minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acres minimum) for APN: 306-21-165. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately .25 miles northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North.

FACTS:

Applicant: Jay Parnell

1. Owner: Jay Parnell
2. Parcel Number. 306-21-165 Site
3. Area: 5 acres
4. Existing zoning: AR-5 (Agricultural Residential 5 acre minimum)
5. Intended Use. Single Family Residential

ANALYSIS:

The proposed SR-2.5 zoning is better suited based on the zoning districts directly east and west of the subject property. The zone change will have a small to no impact and will keep that land use of a single family residence. See full Staff Report Attached.

SITE PLAN

See attached.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council with approval for a zone change of parcel 306-21-165 from the current zoning of AR-5 (Agricultural Residential- 5 acres minimum) to the proposed SR-2.5 (Single Family Residential- 2.5 acres minimum). (Alex Lerma, Associate Planner)

Attachments

Staff Report Parnell



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC17-000008

Assessor's Parcel Number: 306-21-165

Site Location: Located approximately .25 mile northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North.

Applicant: Jay Parnell

Property Owner: Jay Parnell

Request: Request for zone change from AR-5 (Agricultural Residential- 5 acres minimum) to SR-2.5 (Single Family Residential 2.5 acre minimum).

SITE DATA

Existing Zoning	AR-5 (Agricultural Residential 5 acres minimum)
Lot Size	5 acres
General Plan Land Use Designation	Medium Density Residential
Existing Land Use	Residence

BACKGROUND

SITE DESCRIPTION

The subject parcel is generally located approximately .25 miles northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North. The property is currently zoned AR-5 (Agricultural Residential- 5 acres minimum) under the Town of Chino Valley Unified Development Ordinance. The parcel has a Land Use Designation of Medium Density Residential under the Town of Chino Valley General Plan Potential Land Use Map. The site currently has a residence. **See Figure 1**

Figure 1: Zoning Map

The map displays an aerial view of a residential area. A horizontal road runs across the middle, with 'WRd 2N' zoning labels repeated along its length. Two vertical roads, 'N Shore Vista Dr' and 'N Scammon Vista Dr', intersect this road. A yellow dashed rectangle highlights two small, light-colored buildings on a large, mostly empty lot. A blue arrow points from the text 'SUBJECT PROPERTIES' to these buildings. To the right of the highlighted area, two schools are marked with orange dots: 'Heritage Middle School' and 'Del Rio Elementary School'. A north arrow is located in the bottom right corner.

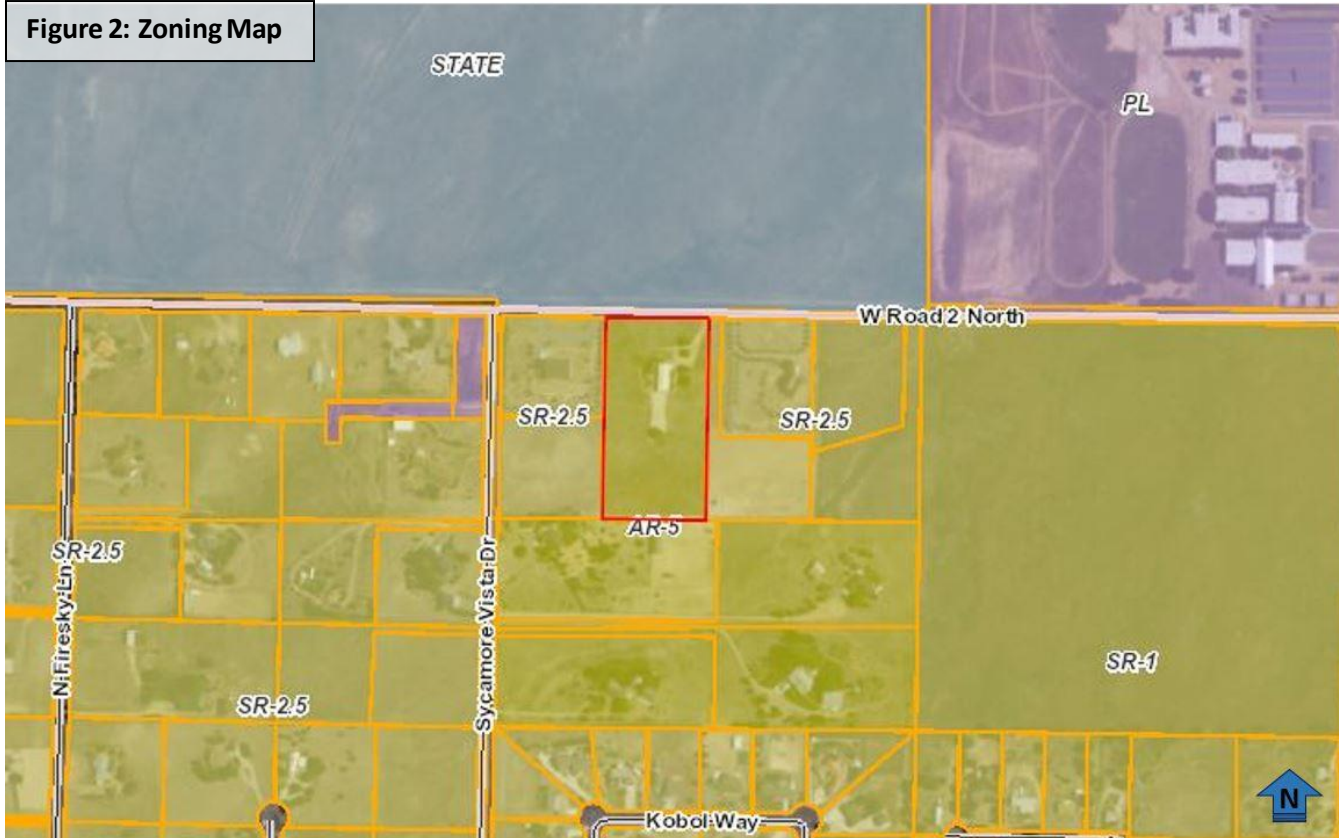
SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject parcel is located directly south of a large piece of State owned land and Heritage Middle School and Del Rio Elementary School further northeast of the property. The area is made up of residential land uses with parcels varying from 1, 2.5 and 5 acres lots. Further south are two subdivisions identified as Meza View Estates and Vista Bonita Subdivision.

North of the subject property, parcels are zoned as STATE (State Land) and PL (Public Land). To the west, properties are zoned SR-2.5 (Single Family Residential- 2.5 acres minimum) and PL (Public Land) own by the Town of Chino Valley. To the South properties have a zoning of 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 SR-2.5 (Single Family Residence- 2.5 acres minimum) and SR-1 (Single Family Residential- 1 acre minimum). **See Figure 2**

AREA	ZONING	LAND USE
North	STATE, PL	State Land, Heritage Middle School and Del Rio Elementary School
West	AR-2.5, PL	Single Family Residential, Town of Chino Valley Well
South	SR-1, AR-5, SR-2.5	Single Family Residence, Meza View Estates Subdivision and Vista Bonita Subdivision
East	AR-5	Single Family Residence, Vacant

Figure 2: Zoning Map



PROJECT DESCRIPTION

The applicant is requesting approval of a zoning change for the current AR-5 (Agricultural Residential-5 acre minimum) to SR-2.5 (Single Family Residential-2.5 acre minimum) in order split the current parcel into two (2) 2.5 acre parcels. The applicant's proposal of the split will create a flag lot in the rear. **See Figure 3**

Staff has discussed the limitations of a lot split with the applicant and directed him to the UDO (Unified Development Ordinance) for the provision of creating a flag shaped or panhandle lot by a lot split. Section 4.5.10.b. states "the entire flagpole/panhandle portion of the lot shall be at least fifty (50) feet in with," furthermore Section 4.5.10.d. states "the length of the flagpole or panhandle shall not exceed three hundred thirty (330) feet as measured from the right-of-way line or street chord upon which the flagpole/panhandle fronts on a public street or final platted private street or public way to the front line of

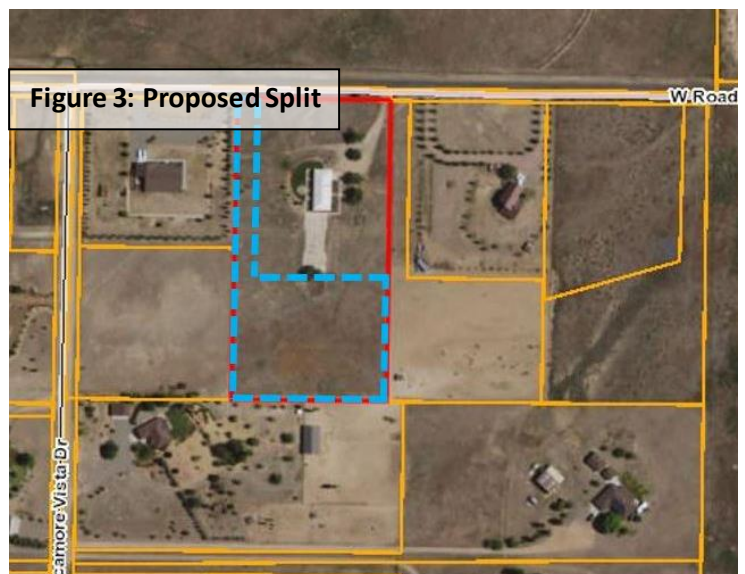


Figure 3: Proposed Split

the body of the lot.”

STAFF ANALYSIS AND RECOMMENDATION

PUBLIC REVIEW & HEARING PROCESS

The applicant notified all property owners within a 300’ radius by letter and signage was placed on the property notifying the general public of a neighborhood meeting in order to discuss the applicant’s intentions to rezone. The neighborhood meeting was held on July 5, 2017. At said meeting both neighbors directly east and west of the property attended. Both neighbors were curious to know in what way the applicant was intending to split the parcel if the requested zoning was approved. A sketch plane was presented to both neighbors indicating the proposed lot split. The neighbor to the east of the property had concerns about dust control since access to the proposed back lot would be fronting on his property. The neighbor suggested that gravel or some alternative be applied to the access road in order to control the dust.

STAFF ANALYSIS

The applicant’s request for a zone change is better suited with SR-2.5 residential district. The Single Family Residential-2.5 Acre Minimum district will reflect the same zoning as its surrounding to the east and west. The requested zoning change will have minimal impact on the surrounding properties and will keep the land use of a single family residences.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council with approval of a zone change of parcels 306-21-165 from the current zoning of AR-5 (Agricultural Residential- 5 acres minimum) to the proposed SR-2.5 (Single Family Residential- 2.5 acres minimum).
--

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 5 acres of real property located approximately .25 mile northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North from AR-5 (Agricultural Residential- 5 Acre Minimum) to SR-2.5 (Single Family Residential-2.5 acres minimum).

Chairman: Do we have a second?

Commissioner: I’ll second

Chairman: All in favor

Commission: I (or nay)

Chairman: Anybody opposed

Chairman: Motion is carried (or denied)

Meeting Date: 08/01/2017

West Meadows Planned Area Development (PAD) Ordinance Amendment

CASE DESCRIPTION:

Consideration and possible action regarding a request to amend Ordinance No. 07-690 pertaining to the West Meadows Planned Area Development (PAD) by amending the development plan and changing the conditions of development for approximately 46 acres of real property generally located within the 133 acre West Meadows Planned Area Development with the Sr-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development overlay zoning district (PAD) to provide for an age restricted development with required community amenities and open spaces, modify landscaping, lot coverage, rear setback, and building height requirements, and to allow approved development plan. (Jason Sanks, Acting Development Services Director)

LOCATION:

Approximately 46 acres of the 133 acres West Meadows Planned Area Development located east of Road 1 West and half a mile north of Road 4 North, Chino Valley, AZ 86323

FACTS:

Applicant: Granite Basin Engineering, Inc.

1. Owner: Jim Fletcher
2. Parcel Number: 306-04-008J; 306-04-006H; and portions of 306-04-005X and 306-04-005Y
3. Site Area: Approx 46 acres of the 133 acres
4. Existing zoning: SR-0.16 PAD
5. Intended Use: 55+ Active Adult Community

ANALYSIS:

See attached staff report.

SITE PLAN

See attached Development Plan.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward to Town Council a recommendation of approval for an amendment of a portion of the West Meadows Planned Area Development with its associated new Development Plan. (Jason Sanks, Acting Development Services Director)

Attachments

Staff Report West Meadows

Map Westmeadows



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: 17-000359

Assessor's Parcel Number: 306-04-008J; 306-04-006H; and portions of 306-04-005X and 306-04-005Y

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

Applicant: Granite Basin Engineering, Inc.

Request: Abandon Preliminary Plat and amendment to a portion of the West Meadows Planned Area Development (PAD) for the adoption of a revised Development Plan

SITE DATA

Existing Zoning	SR-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) with a PAD (Planned Area Development) Overlay District
Lot Size	Approximately 46 acres of the 133 acres
Designated General Plan Land Use	Medium Density Residential (2 acres or less)
Existing Land Use	Residential, Vacant

BACKGROUND & HISTORY

SITE DESCRIPTION

The subject property is 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-7,000sq. ft. Minimum Lot Area) with a PAD Overlay 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 two of the parcels have residences and the other is vacant.

HISTORY

On May 24, 2007, the Town Council (TC) adopted a modified version of the Planning and Zoning Commission (PZ) recommendation by adopting Ordinance 07-690, thereby rezoning parcels 306-04-005X, 306-04-005Y, 306-04-006H, and 008J, consisting of 132.8 Acres, from AR-5 (Agricultural/ Residential- 5 Acres Minimum) to SR-0.16 PAD (Single Family Residential, but with a 9,000 square foot minimum lot area requirement through the use of the Planned Area Development overlay). The Council at that time cited concerns with the 7,000 SF lot size being too small and Mr. Fletcher subsequently agreed to "oversize" the lots above the minimum size of the base zoning district.

On June 6, 2017, PZ reviewed this request to amend a portion of the original West Meadows PAD (54.5 of the 132.8 acres). At that time, PZ was presented with a somewhat modified version of the Development Plan from the one

presented with this report and recommended approval at that time following significant discussion about the project that included concerns about project quality and ensuring amenities would be provided to residents.

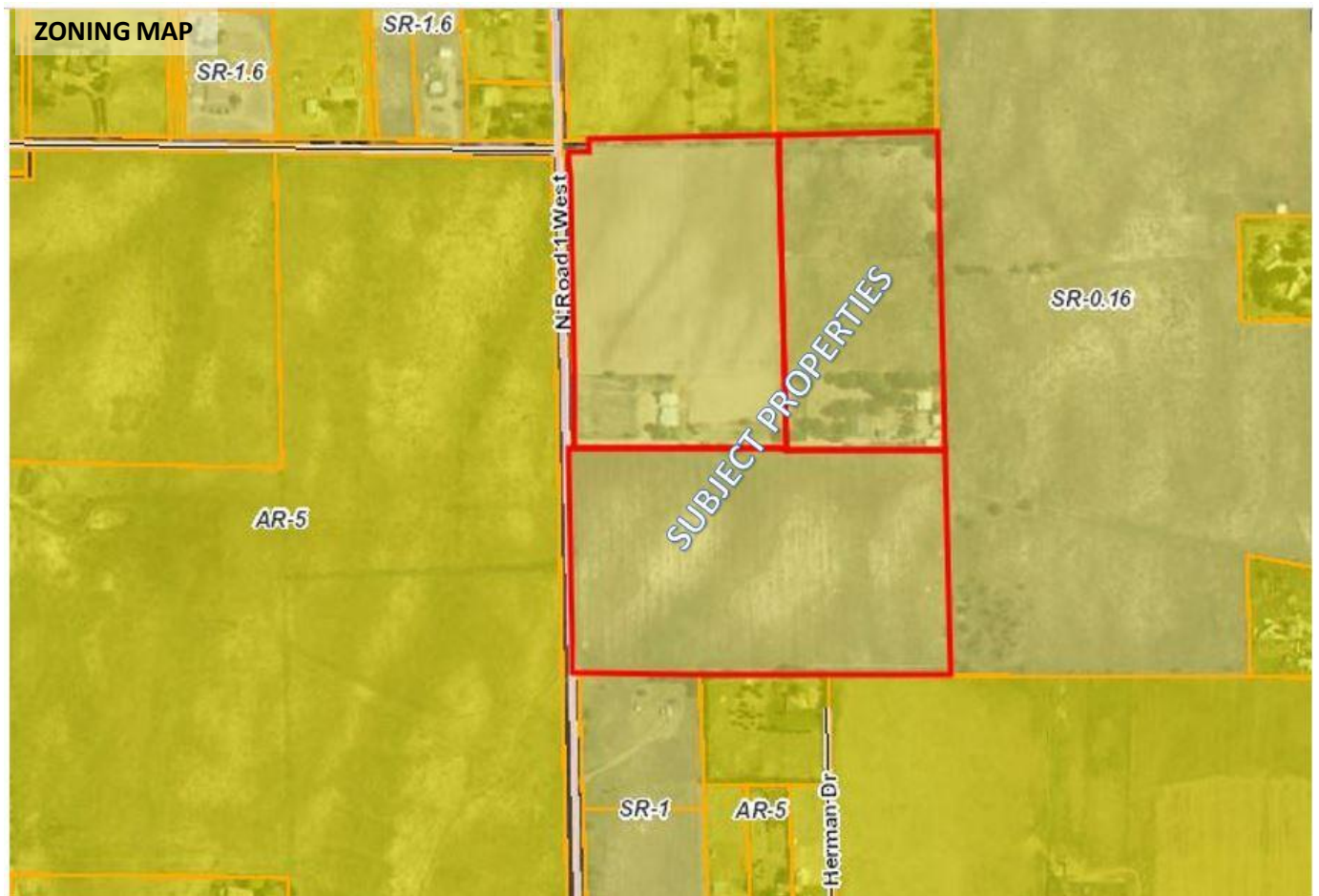
Following this prior PZ recommendation for approval, the Town's legal counsel recognized that the notice of public hearing that was advertised was not written correctly. The notice needed to include language referring to the age restricted nature of the community as well as to specify that the new Development Plan represented an amendment to a portion of the originally approved Development Plan. This triggered the need for a re-hearing of this item by PZ before being forwarded on to TC for final decision.

Over the last thirty days, staff has worked closely with Mr. Fletcher and his engineer to improve the Development Plan by including a more developed amenity area that features a clubhouse, pool, and sport courts at the primary entry to the development where they can be most visible and enjoyed. Furthermore, staff ensured that the amenities would be provided in Phase I of the development in the event Phase 2 were to never materialize. Future Phase 2 residents will have some of their own amenities while also being able to enjoy the clubhouse complex in Phase I. The project may eventually relocate these amenities to the eastern portion of these phases if Phase 3 and beyond are developed on the eastern remainder of the West Meadows PAD that is not currently a part of this application. The relocation of these amenities can be addressed through a future PAD amendment that would be required to allow development of the east half of the West Meadows PAD with the same park model concept proposed on this western portion.

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 new development plan in order to build an active adult community (55+) with park model units located on designated spaces throughout the site. Rather than subdivide the property into individual lots like a typical neighborhood, Mr. Fletcher intends to retain ownership of the entire parcel and site design the property which includes “typical space” details on the Development Plan that illustrate how the park model units with optional carports and storage areas would be placed. 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. The project will be constructed in 2 phases, with Phase one which include 141 Units on 23.22 acres, Phase 2 include 135 units on 22.15 acres. Street improvements for the initial phase include private loop roads with two (2) access points to Road 1 West. The number of dwelling units (park models) matches the approved density for this portion of the project as approved under the old Development Plan.

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 documentation. 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 properties and publishing in the newspaper on April 27, 2017.
- C. A Neighborhood Meeting was held at the Senior Center on June 12, 2017. Two property owners directly west of the subject project attended. One resident was not pleased with the density of the project.
- D. The notification of public hearing were placed in front of the subject properties and publishing in the newspaper on April 21, 2017.
- E. Staff presented applicant's proposal to Planning and Zoning Commission on June 6, 2017.

During PZ Commission meeting there were two property owners to the east of the subject properties who opposed the proposed development. Both property owners stating that they didn't want the type of density in the area and preferred more of an agricultural use. The Planning and Zoning Commission suggested that the project have adequate amenities:

- Community center, small meeting rooms and craft shops (now in Phase I)
- At least one noninvasive tree for each unit
- Connect between two developments so that both units may use community center
- Outdoor picnic and seating areas
- One or other or both tennis courts and swimming pool
- Age restriction 55 plus

- Border wall in phase 1 and phase 2

STAFF ANALYSIS

The applicant already has the underlining zoning of SR-0.16 (Single Family Residential- 7,000 Square Foot Minimum) which will allow close to the density proposed. 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 alterative housing offered within the town limits.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for an amendment of a portion of the West Meadows Planned Area Development with its associated new Development Plan.
--

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to amend a portion of the West Meadows Planned Area Development for approximately 54.5 of its 132.8 acres of real property located .33 miles north of the northeast corner of West Road 4 North and North Road 1 West, along with its associated new Development Plan.

Chairman: Do we have a second?

Commissioner: I'll second

Chairman: All in favor

Commission: I (or nay)

Chairman: Anybody opposed

Chairman: Motion is carried (or denied)

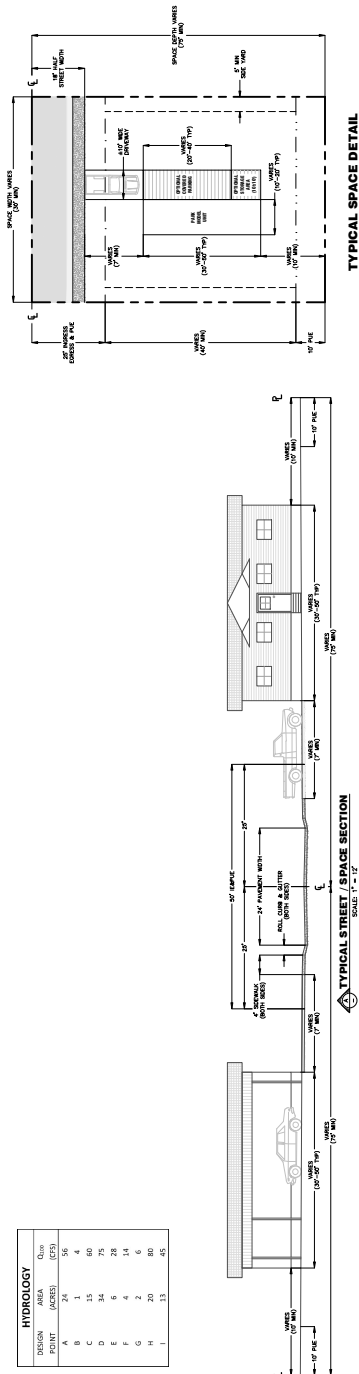
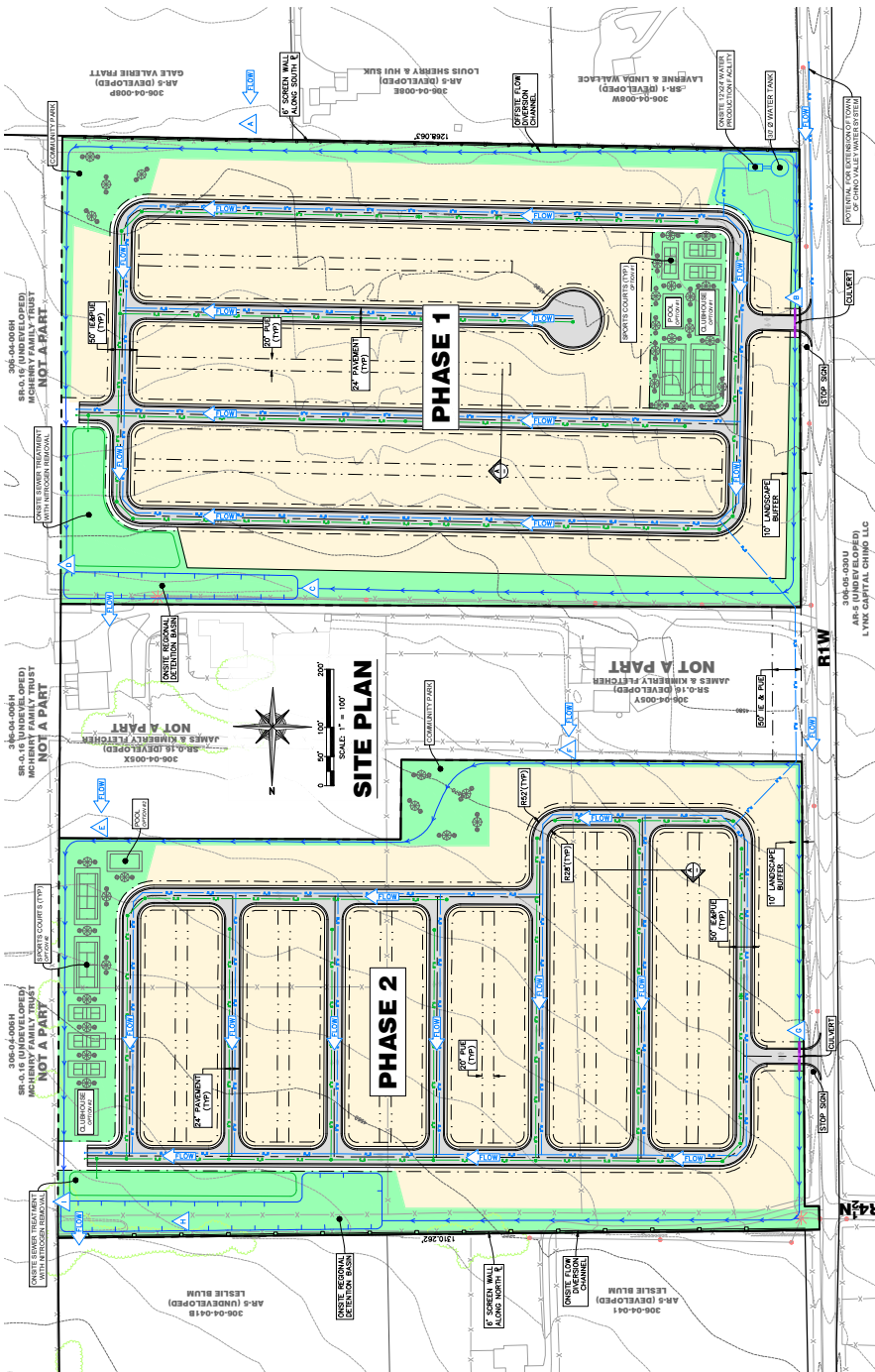
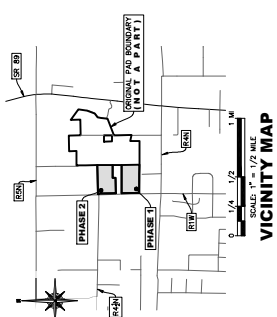
DEVELOPMENT PLAN

LAND ON PRELIMINARY PLAT & SUBSTITUTE WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY WITH MINIMUM 7,000-SF DENSITY NOT TO EXCEED 276 UNITS PER ACRE. PARK MODEL UNITS ON RENTED SPACES FOR MAXIMUM 12 MONTH DURATION) WITH OPPORTUNITY FOR OPEN SPACE DEVELOPMENT.

WEST MEADOWS

ACTIVE ADULT COMMUNITY
PLANNED AREA DEVELOPMENT
(PAD) OVERLAY

PARCEL 306-04-008) AND PORTIONS OF PARCELS 306-04-005X & 306-04-005Y
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 45.98 ACRES



HYDROLOGY			
DESIGN POINT	AREA (ACRES)	Q ₁₀₀ (CFS)	
A	24	56	
B	1	4	
C	15	60	
D	34	75	
E	6	28	
F	4	14	
G	2	6	
H	20	80	
I	13	45	

[illegible]

Planning and Zoning Commission Regular

8.a.

Meeting Date: 08/01/2017

Chino Valley Town Center PAD

CASE DESCRIPTION:

Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection, is being developed to present to the Planning and Zoning Commission at a future date. The applicant's intentions are to obtain a PAD Overlay to allow development of the property as an active adult community with ancillary land uses. See attached Memo. (Jason Sanks, Acting Development Services Director)

LOCATION:

The project is located northeast of SR 89 and Road 1 South intersection.

FACTS:

Applicant: Granite Basin

1. Owner: Jim Fletcher
2. Parcel Number: 306-29-061, 306-29-062, 306-29-063, 306-29-064, 306-29-065, 306-29-066, 306-29-067, 306-29-068, 306-29-069, 306-29-070.
3. Site Area: 25+ Acres
4. Existing zoning: CL (Commercial Light)
5. Intended Use: 55+ active adult community with ancillary land uses including an RV Park, assisted living facilities and recreational amenities.

ANALYSIS:

SITE PLAN

See attached Development Plan.

RECOMMENDATION

Attachments

Memo Town Center

The Town Center



MEMORANDUM

To: Planning and Zoning Commissioners
From: Alex Lerma, Associate Planner
Re: Chino Valley Town Center Planned Area Development (PAD)
Date: 26 July 2017

In advance of a future Planning and Zoning Commission (PZ) meeting, Staff wanted to provide you with general information regarding this project. The intent of this discussion item is to afford Staff an opportunity to briefly introduce the item and allow the Commissioners to discuss initial thoughts on the proposal in a more informal way without opening a public hearing or having an applicant presentation. Moving forward for forthcoming development projects, staff anticipates utilizing this "study session" approach for larger, more complex projects so that PZ has more time to consider project details prior to the public hearing at which time they are anticipated to make a recommendation to the Town Council.

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

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

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

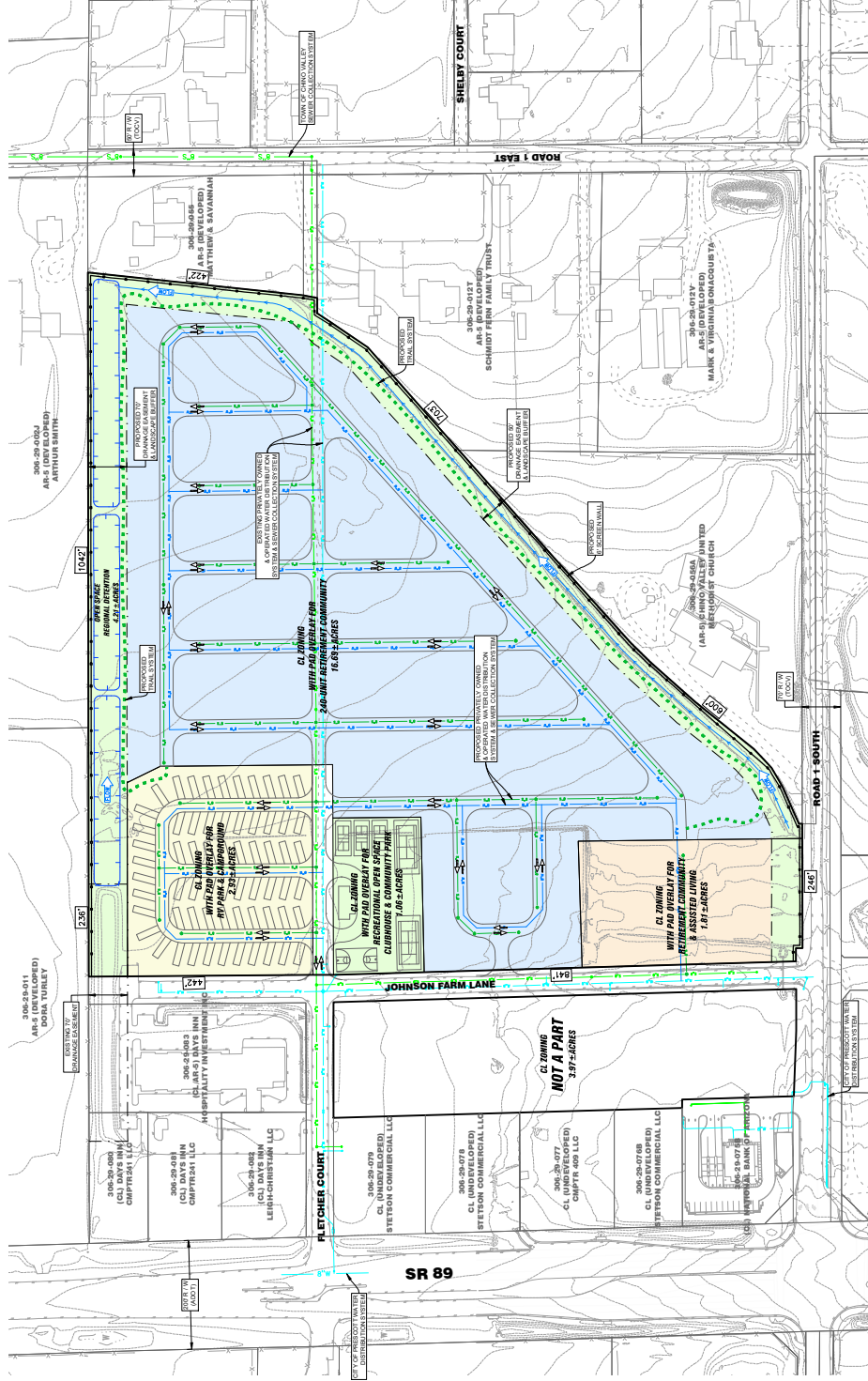
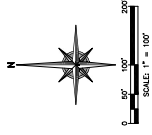
DEVELOPMENT PLAN

CHINO VALLEY TOWN CENTER

COMMERCIAL LIGHT (CL) PLANNED AREA DEVELOPMENT (PAD) OVERLAY

PARCELS 306-29-061, 062, 063, 064, 065, 066, 067, 068, 069 & 070

CONTAINING 25.63± ACRES MORE OR LESS



1

1 of 2

SHEET

JOB:	17010
DATE:	7/17/2017
SCALE:	1"=100'
DRAWN:	TS
CHECKED:	DB

PRELIMINARY
NOT FOR
CONSTRUCTION

PIPECO, LLC
3105 NORTH STATE ROUTE 89,
CHINO VALLEY, ARIZONA 86323
PLANNED AREA DEVELOPMENT (PAD) OVERLAY
DEVELOPMENT PLAN

GRANITE BASIN
ENGINEERING, INC.
1980 Commercial
Chino Valley, AZ 86301
Phone: 928.259.1234
Fax: 928.259.1235
Email: info@granitebasin.com

☐	FOR REVIEW ONLY
☐	FOR REVISION ONLY
☐	FOR APPROVAL ONLY
☐	FOR RECORDING ONLY
☐	FOR CONSTRUCTION ONLY
☐	FOR AS-BUILT ONLY

NO.	DATE	DESCRIPTION
1	07/17/2017	REVISIONS

