

1. Planning And Zoning Commission - Agenda

Documents:

[2017_09_05_PZ_RM_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2017_09_05_PZ_RM_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
September 5, 2017
6:00 P.M.**

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

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - a. Consideration and possible action to approve the June 6, 2017 minutes.
 - b. Consideration and possible action to approve the August 1, 2017 minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a. Consideration and possible action regarding a proposal for a zone change for a property located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane. The proposed zone change is from the existing AR-5 (Agricultural Residential 5 acre minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acre minimum) for Assessor's Parcel No. 306-04-009R. (Alex Lerma, Associate Planner).
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**

9. PUBLIC COMMENTS

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10. ADJOURN

Dated this 31st day of August, 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
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Planning and Zoning Commission Regular

4.a.

Meeting Date: 09/05/2017

June 6, 2017 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve the June 6, 2017 minutes.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Attachments

June 6, 2017 Minutes

DRAFT

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

**JUNE 6, 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 Van Wuffen 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 Associate Planner Alex Lerma; Town Clerk Jami Lewis; IT Specialist Spencer Guest
Present:

4) MINUTES

- a)** Consideration and possible action to approve the May 2, 2017 regular meeting minutes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Julie Van Wuffen to
approve the the May 2, 2017 regular meeting minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

Associate Planner Larma stated there was no staff report this meeting.

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.

Associate Planner Lerma provided a presentation that would incorporate both agenda items due to the similarities in the projects and referenced like properties in the area - Orchard Ranch and Village at Lynx Creek Retirement Community. Lerma explained that applicant Larson is applying for approval of a zone change from a CL/SR-1 to CL/SR-1 with a PAD. Land uses in the area are single-family residence, commercial light and agricultural. Proposed land use designation conforms to zoning regulations. Applicant Larson proposes to develop a retirement community that consists of 48-units on 4.32 acres with approximately 11.1 units per acre and connect to the Town of Chino Valley's water and sewer system. Larma explained that this is Phase 1 with additional phases planned in the future, but the site description and plan is covering all phases for the PAD development plan. Applicant has completed the citizen review process, with a neighborhood meeting held May 12, 2017 with approximately six residents attending. One resident provided a letter the morning of the June 6th Planning & Zoning meeting with concerns that the project is too dense, but she did not raise this issue at the neighborhood meeting.

Commissioners discussed in detail, voiced concern and requested clarification on the following issues: vagueness of project design and development of future phases including the inability to control upcoming development, inconsistencies in the submitted plan, cemetery development, amenities, age restrictions, and sewer line size. Commissioners also discussed whether this development qualified as affordable long-term housing and if this is the best use of the property. Lerma explained that immediate approval is not necessary and Commissioners could make suggestions to the applicant.

Applicant's representative David Benner presented details and provided comments to statements and questions presented by Commissioners, including size of sewer lines in conformance with Administrative Code and further explained that the amenities type and location are currently unknown but are part of a future phase. He explained the zoning is not changing with the overlay. Mr. Benner clarified issues brought up by Commissioner's and explained the demographic they want to appeal to are the Baby Boomer's. The developer is requesting the Town of Chino credit the developer for recharge credits charged for sewer, which would be invested into another development project. The developer does not have expectations that the Town would maintain a regional basin, but if it became an online structure that was a community benefit, it would make sense that the Town maintained it. Benner stated he appreciated the criticism but would appreciate input for better ideas from Commissioners.

Commissioners discussed approving the project now would approve the whole project, not just phase one. Commissioners also discussed whether the cemetery would be included in the approval of the application. Applicant explained that the approval would not include all the parcels, only parcels APN:306-18-011N and APN:306-18-011P. Lerma explained that the PAD only included the parcels or portion of the parcels as stated; the 2nd phase must come back for comments and approval from the Commission to amend the PAD. The Commission opened the hearing up for public comment.

- Carol Diamond shares a property line with the proposed development project and supports the project and the concept.
- Dave Vincent asked if phase one does not have the amenities, will it be advertised to

include the amenities and if phase two is not approved, will people believe the amenities are part of the community but not actually get the amenities advertised.

Commission further discussed the lack of information in the application and PAD regulations. Commissioners voiced concern about the application missing items such as innovation development design and preserving open space for recreational use. Density increases for submitted PADs is also a growing concern as well as concerns about the additional property owner deciding not to provide open recreational space for future phases. Commissioners agreed that there are too many loose ends and unanswered questions to approve at this meeting. Application be should be sent back to applicant for clarification on the phasing, amenities, development on site plan and detailed insight to the business plan. Commissioners stated it is not their job to design the project.

MOVED by Commissioner Claude Baker, seconded by Commissioner Julie Van Wuffen that this project be returned to presenter to clarify the comments of the Commission as they have been heard and that it not be sent to City Council at this time.

Vote: 7 - 0 PASSED - Unanimously

- 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.

Associate Planner Lerma presented further details on the application for an active adult community with park model homes. A zone change from the approved Agricultural Residential with a 5-acre minimum to the current zoning Single Family Residential with a 7000 s.f. minimum was approved in Ordinance No. 07-690 along with Resolution No. 07-839, which approved a preliminary plat for 406 lots and 133 acres, a portion of which is subject to the current project. The applicant would like to incorporate a new development plan, but Resolution No. 07-839 needs to be abandoned because it encompasses 55 acres of project property.

Commissioners discussed open space proposed for the project. Applicant gave an overview of possible amenities, which included pathways, golf course, club house, pool, tennis, pickle ball, snack bars, raised gardens, dog parks and lounges. Applicant is asking the Commission for the opportunity for open space development. The lot space provided for each unit will be 7000 s.f. Phase 2 will included irrigated open space, golf course and trees. Applicant stated he will lose some lots for development of open space. Applicant is not asking for zone change, but asking to abandon preliminary plat and incorporate a PAD.

Commission discussed project stipulations: community center with meeting and craft rooms (applicant agreed), one non-evasive tree for each lot (400 trees planned), tie project together with pathways to community center (applicant stated project will be tied together), outdoor picnic and seating area (applicant said will be provided in both units), active areas for tennis or swimming pool (applicant placing in unit 2), at least one person in each unit will be 55-years or older (applicant agreed). Commissioners questioned park models and wanting the flexibility of larger models, which applicant said was possible with such large lots.

The Commission opened the hearing up for public comment.

- Bill Michael owns property 600' from north side of the project property line and shares a property line for back portion of phase 3. He farms his property and has loud equipment and animals. He feels his rights would be infringed upon with this project and worries about property values dropping. Feels there should be a buffer between zoning areas.
- Dean Metherell moved from Williamson Valley because of a similar issue. He owns many animals and is worried about complaints about animal noise. He is worried this will destroy his property and wants to continue country living.
- Leslie Bloom stated her property boundaries border phase 2. She bought the property for horses and dogs and animals. She does not want this type of density next door to her property.
- Ryan Roberts sees big projects like this turned down and subsequently end up being split and not maintained. This appears to be a nice project and they already have a prelim plat approved for this density.

Lerma and Commissioners discussed zoning allowances, density, community mapping and allowable uses for this property. Project buffers and perimeter walls were also discussed. Applicant agreed to a wall on the north side in phase one and a wall on the south side during phase two if stipulated. Commissioners discussed sewage requirements, property owner rights and individual property owners concerns.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Claude Baker to recommend abandonment of existing preliminary plat for parcels APN: 306-04-005X APN, 306-04-005Y, and APN:306-04-008J and approve the development plan presented for West Meadows Active Adult Community and forward to Town Council with a recommendation of approval, with the following stipulations: Community Center with small meeting and craft rooms, provide at least 1 non-evasive tree per rented unit, provide a community center (unit 2) with a connection between the two communities, outdoor seating and picnic areas, and either a tennis court or swimming pool available at the community center, development restricted to age 55 or older, and a border wall be included on phase one and two.

Vote: 7 - 0 PASSED - Unanimously

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

Commissioners requested that Lerma include the number of people that attend neighborhood meetings and their comments in the Commissioner's packet notes.

8) **DISCUSSION ITEMS**

No discussion items at this time.

9) **PUBLIC COMMENTS**

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- Dave Vincent stated that a number people were attending the meeting to talk about a zoning request from Robert Galloway. Lerma explained that Galloway has work to do before the application can come before the Commission and the how the approval process works.
- Commissioners explained that Development Services Director Ruth Mayday has left the Town and complimented Associate Planner Lerma for his work.

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 8:05 p.m.

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

4.b.

Meeting Date: 09/05/2017

August 1, 2017 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve the August 1, 2017 minutes.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Attachments

August 1, 2017 Minutes

DRAFT

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

**AUGUST 1, 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 Armstrong lead 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 Present: Acting Development Services Director Jason Sanks; Associate Planner Alex Lerma; Town Clerk Jami Lewis; Deputy Town Clerk Michelle Greenstreet; IT Specialist Spencer Guest

4) MINUTES

There were no minutes to approve.

5) STAFF REPORTS

STAFF REPORTS Associate Planner Lerma introduced Jason Sanks, Acting Development Services Director. Sanks addressed the Commission and explained his background and plans for the department.

- He has a strong 15-year relationship with the town attorney's office. He works with the City of Litchfield Park and his experience includes: 20 years of urban planning, public planner, private planning for developers and contractors and self employed as a consultant.
- Understands the growth pressures facing Chino Valley and will work on improving department processes such as lot splits, file management systems, and the site plan

review process.

- Explained new upcoming town development projects: restaurant, drive up coffee shop, and an assisted living project.
- Introduced Discussion Item or Study Session – provide an opportunity to review upcoming complicated projects. It will provide an opportunity for Commission Members to ask questions to staff members. The applicant and the public will not join the discussion.

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)

Associate Planner Lerma presented Applicant Dewitt's request for a zone change and minor general plan map amendment for the two 1-acre properties that are currently vacant. Lerma explained the land use and designation surrounding the property included commercial light, agricultural, residential and public land. Lerma stated the zone change would provide a residential buffer around the Chino Valley High School. Since the request would not be in conformance with the surrounding general plan land use, the applicant is asking for a minor general plan map change. With the current Commercial Light designation, cannot predict future activity which could negatively affect the school. Staff supports approval because this would protect the surrounding land areas by changing the zoning to residential.

The public comment opened and closed without comments.

Commissioners commended staff for the report changes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Julie Van Wuffen 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).

Vote: 7 - 0 PASSED - Unanimously

- 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)

Associate Planner Lerma explained there was an error in the description of the property location. The correct description should state "Southwest of North Road 1 West". The applicant, Jay Parnell, would like to rezone from AR-5 to SR 2.5 to allow for subdivision of the land into 2 lots, one with a flag shaped lot with a 50' ingress/egress road as required for the rear property. The land use of the surrounding property is state and public land, AR 2.5 and agricultural and residential 1-5 acre single family lots. The application underwent the citizen review process, with neighbors to the west having no issues but the neighbors to the east were concerned about dust control for the ingress/egress to the rear property with the flag shaped property. The zone change request conforms to the land use and size surrounding the subject property.

Commissioners discussed:

- Applicants responsibility for dust control
- 50' UDO (Unified Development Ordinance) road requirements for the flag pole section of the property being onerous

Sanks explained that any change to the UDO 50' requirement would need to happen at a different date with a code change.

Mary Schuster, representative for Parnell explained that the applicant has agreed to dust control for the property if the property is put to use, but does not want to set a standard. Commissioners discussed the overall issue of dust control for the area.

Commissioners were concerned that dust control requirements could be cost prohibited for future buyers.

The public comment opened and closed without comments.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon 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).

Vote: 7 - 0 PASSED - Unanimously

- 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)

Acting Development Services Director Sanks explained this was being brought back to the Commission with improved plans and information. Sanks clarified several items concerning the project including that the project site will not change, the project is a small part of a larger PUD and it is to be age restricted to active adults age 55 and older. Sanks explained that the amenities have been moved to Phase 1 of the project and that although the number of units will remain the same, the units have been allocated in a different manner. The homes are similar to modular homes that can have added porches, decks, etc. The spaces would be owned by the applicant but rented out to tenants for 1-year leases. The rental lot size are bigger than what is needed for the park model homes. Sanks stated that the amenities have been moved to the entrance and green space was added to the the outskirts of the property.

Commission members discussed:

- Green space amenities connecting phase one and two.
- Square foot lot requirements for the zoned area, the 7000 sf lot size requested by applicant and the desire of older tenants to have a smaller lot size
- Length of lease and option to renew
- Age restrictions, families and what is allowed by law
- Monthly cost of rental space
- Water runoff allowances and possible flood issues

Commission opened item to public comment:

- Karen Friend, Chino Valley, concerned development does not fit in the area, and that rental units may become a low income ghetto. Stated park models, trailers, manufactured homes don't increase in value and concerned how Chino Valley will handle the influx of people and that Chino does not have adequate stores, water, doctors, etc.
- Gene Van Horn, Chino Valley, requested developer address issues of water and sewer on project.
- Darren Mahoney, Chino Valley, asked if all residents must be 55 or older and asked about the water and sewer provisions for development. Developer Jim Fletcher explained the sewer would be addressed by county standards. It will be onsite until phase four, then a lift station would be required. The water would be provided through two onsite converted domestic wells.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Tom Armstrong to recommend approval to Town Council of this request to amend a portion of the West Meadows Planned Area Development for approximately 54.5 acres 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.

Vote: 6 - 0 PASSED

Other: Commissioner Claude Baker (ABSTAIN)

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

There were no 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)

Sanks explained that this was not a public hearing item, but discussion between staff and Planning and Zoning to preview upcoming projects.

Mr. Fletcher received a sales tax rebate for the Days Inn as partial reimbursement for a \$500,000 invested into infrastructure (sewer and water) of which he received \$150,000 before the recession stopped the project. Fletcher has decided to pursue a park model concept that would include 25-RV sites, 250+ park model resident sites, centralized park amenities for both RV and park model tenants and an onsite assisted living facility.

This project would generate rental taxes, benefitting the town. Sanks explained the benefit of single ownership of a development such as this project. The project includes green space on the perimeter and at the clubhouse.

Commission stated they liked the study session idea.

Commission discussed:

- Density for commercial light multi-family developments
- Multi Family zoning districts zoning caps
- Open space requirements for PAD's
- Town sewer and water connections
- Space size and details

This will be an action item within the next couple of months.

9) PUBLIC COMMENTS

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- Darrin Mahoney, Chino Valley, new resident of 6 months voiced concerns about the development in the area. Would like to know how to find out about future development in the area. He is concerned about the type of development.

10) ADJOURN

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 7:19 p.m.

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular**6.a.****Meeting Date:** 09/05/2017

Zone Change Carol Osterman

CASE DESCRIPTION:

Consideration and possible action regarding a proposal for a zone change for a property located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane. The proposed zone change is from the existing AR-5 (Agricultural Residential 5 acre minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acre minimum) for Assessor's Parcel No. 306-04-009R. (Alex Lerma, Associate Planner).

LOCATION:

Located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane.

FACTS:

1. Applicant: Jack Miller
2. Owner: Carol Osterman
3. Parcel Number: 306-04-009R
4. Site Area: 7 Acres
5. Existing zoning: AR-5
6. Intended Use: Residential

ANALYSIS:

The applicant's request for a zone change will be well suited for the area and will remain a residential district. (See attached full staff report analysis)

SITE PLAN

See attached Staff Report

RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward to Town Council with approval of a zone change for parcel 306-04-009R from the current AR-5 (Agricultural Residential - 5 acre minimum) zoning to the proposed SR-2.5 (Single Family Residential - 2.5 acre minimum) zoning district. (Alex Lerma, Associate Planner)

Attachments

Osterman Staff Report

Osterman Land Survey



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC17-000009

Assessor's Parcel Number: 306-04-009R

Site Location: Located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane.

Property Owner: Carol Osterman

Applicant: Jack Miller

Request: Request for zone change from AR-5 (Agricultural Residential- 5 Acre Minimum) to SR-2.5 (Single Family Residential- 2.5 Arce Minimum).

SITE DATA

Existing Zoning	AR-5 (Agricultural Residential- 5 Acre Minimum)
Lot Size	7 acres (approximately 304,920 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Vacant Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane. The property is currently zoned AR-5 (Agricultural Residential-5 Acre Minimum under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Commercial/ Multi-Family Residential under the Town of Chino Valley General Plan Potential Land Use Map. There is currently a shop, barn and vacant home on the property. **See Figure 1.**

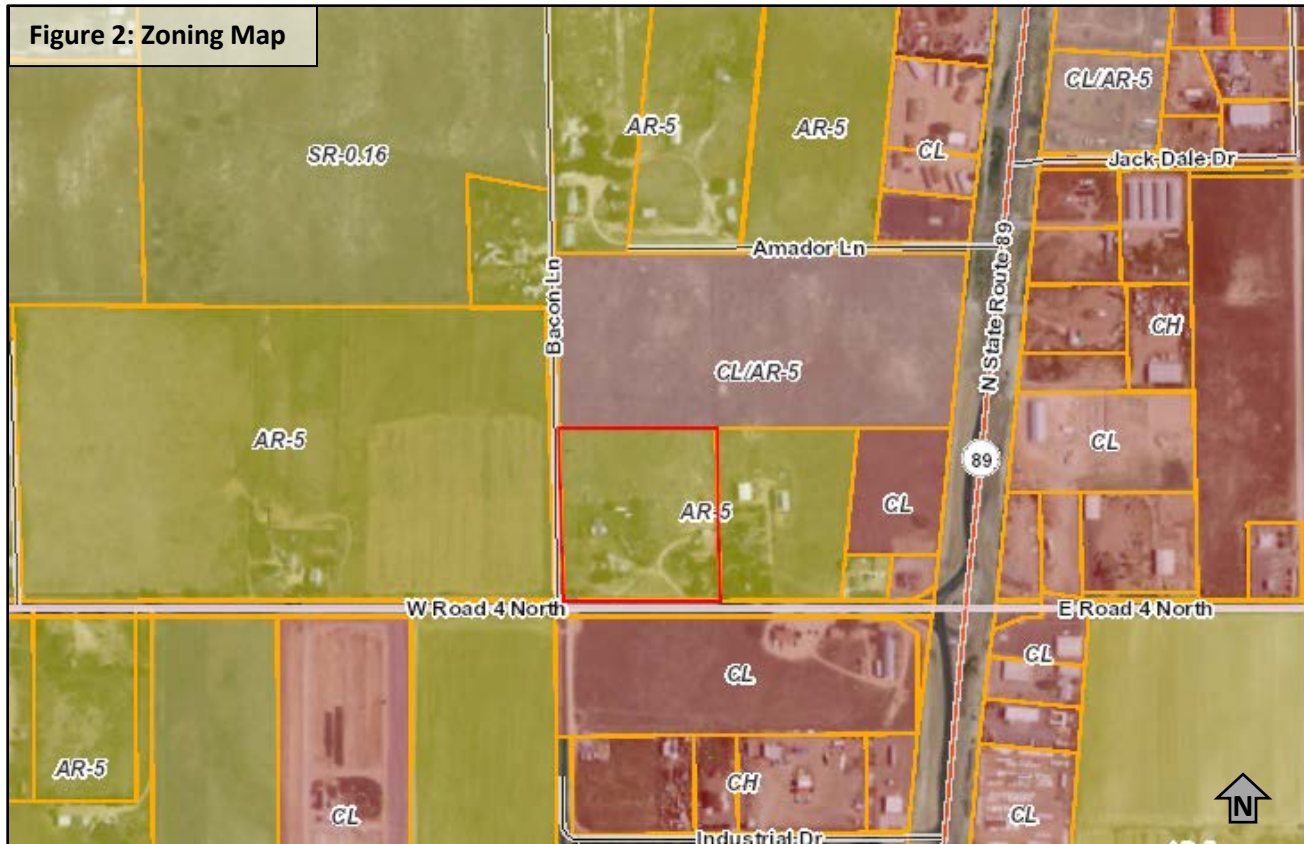
Figure 1: Zoning Map



SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject parcel is located approximately 750 feet west of State Route 89. The area is predominantly Agricultural/Residential and Commercial zoned. The property directly north is zoned CL/AR-5 (Commercial Light/Agricultural Residential- 5 Acre Minimum). Further north, properties are zoned AR-5 (Agricultural Residential-5 acres minimum) and CL (Commercial Light). To the west, properties are zoned AR-5 (Agricultural Residential-5 acres minimum) and SR-0.16 (Single Family Residential- 7,000 sq. ft. Minimum Lot Area). Directly south, properties are zoned CL (Commercial Light) and CH (Commercial Heavy). East of the subject parcel, properties are zoned AR-5 (Agricultural Residential- 5 Acre minimum), CL (Commercial Light) and SR-0.16 (Single Family Residential- 7000 sq. ft. Minimum Lot Area). **See Figure 2.**

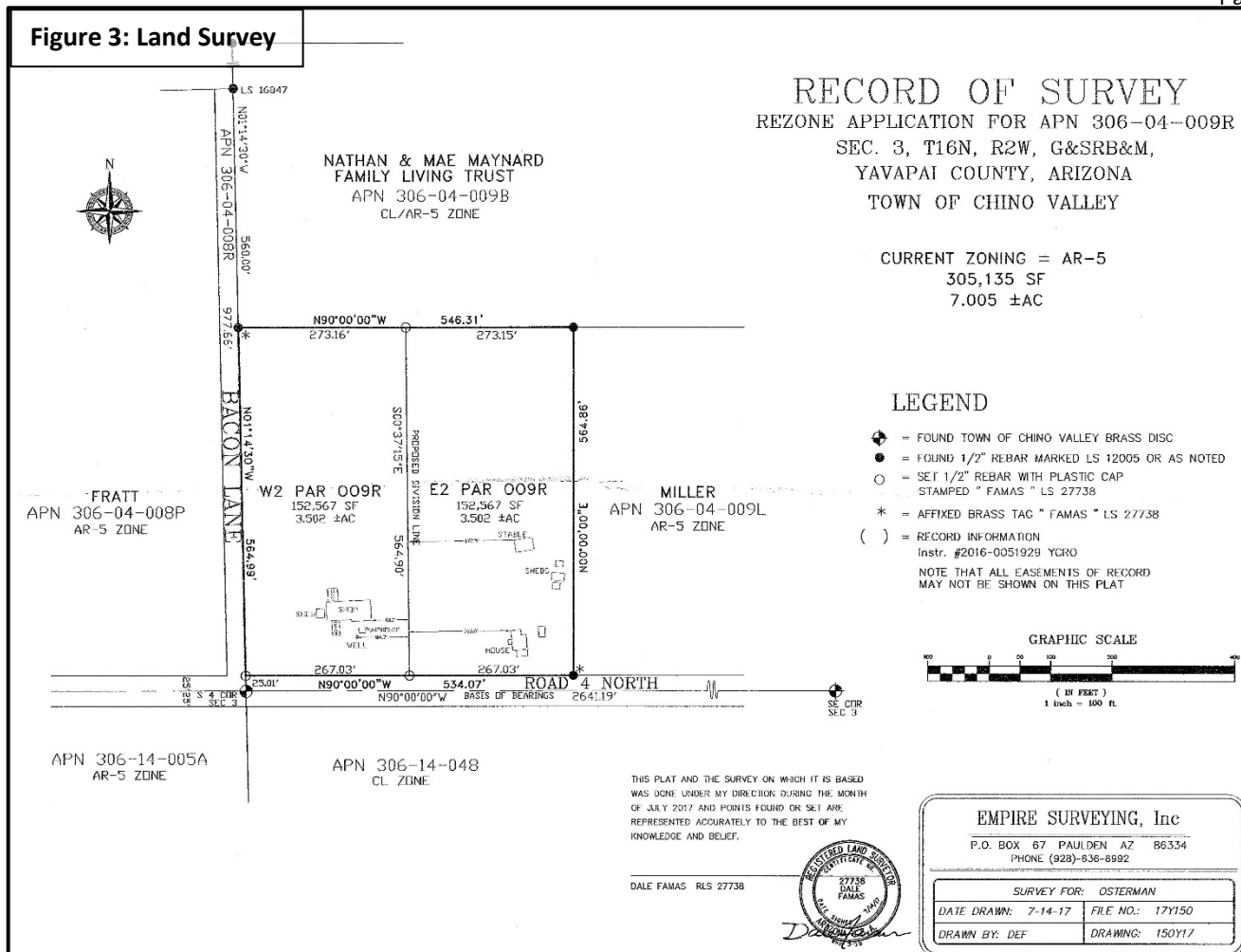
AREA	ZONING	LAND USE
North	CL/AR-5, AR-5, CL	Vacant, Single Family Residence, Jehovah's Witnesses Church, Drill-Tech Inc.
West	AR-5, SR-0.16	Vacant, Residential
South	CL	Residential, AmeriGas, Del Rio Drilling & Pump, Clayton Homes, Vastco,
East	AR-5, CL, SR-0.16	Residential, Vacant, Lucy's Bar & Grill



PROJECT DESCRIPTION

The applicant is requesting approval of a zoning change from AR-5 (Agricultural Residential-5 Acres Minimum) to SR-2.5 (Single Family Residential 2.5 acre minimum). With the approved zone change, the applicant proposes to divide the subject property into two (2) parcels in order to allow residential development in the newly created parcel. The current 7-acre (approximately 304,920 sq. ft.) parcel will be divided into two (2) 3.5 acre (152,460 sq. ft.) parcels. Without approval of a zone change, the applicant could not proceed with the lot split. **See Figure 3.**

Section 5.2.6.A. of the UDO states that all parcels or lots created in a land split must meet the minimum parcel size applicable under the current zoning of lots or parcels created by the land split. Section 5.2.6.C states that parcels or lots created by the land split shall have permanent legal access by connecting to a public street, a street which is part of the public access system, a private street created by a properly recorded plat, or a public way. The applicant's proposed land split will meet all requirements set forth by Unified Development Ordinance. Both lots will meet the frontage requirement set forth by SR-2.5 Zoning District of 100 feet. Both parcels will be fronting on Road 4 North and will use the public road for legal access. The parcel created by the division will not create any new non-conforming structures and all existing structures will meet building setbacks set forth by the SR-2.5 zoning district.



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 31, 2017. At said meeting there was no surrounding property owners or general public who attended.

STAFF ANALYSIS

The applicant's request for a zone change will be well-suited for the area as the property will remain as a lower density residential district. The requested SR-2.5 zoning district (Single Family Residential- 2.5 acre minimum) will allow the property to preserve low density single-family development and will serve as a transition to less dense agricultural districts in the area. The lot size standard will reinforce the predominate character of low density residential development.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of a zone change of parcels 306-04-009R from the current zoning of AR-5 (Agricultural Residential 5 Acre Minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acre minimum).
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Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 7 acres of real property located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane 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: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)



RECORD OF SURVEY

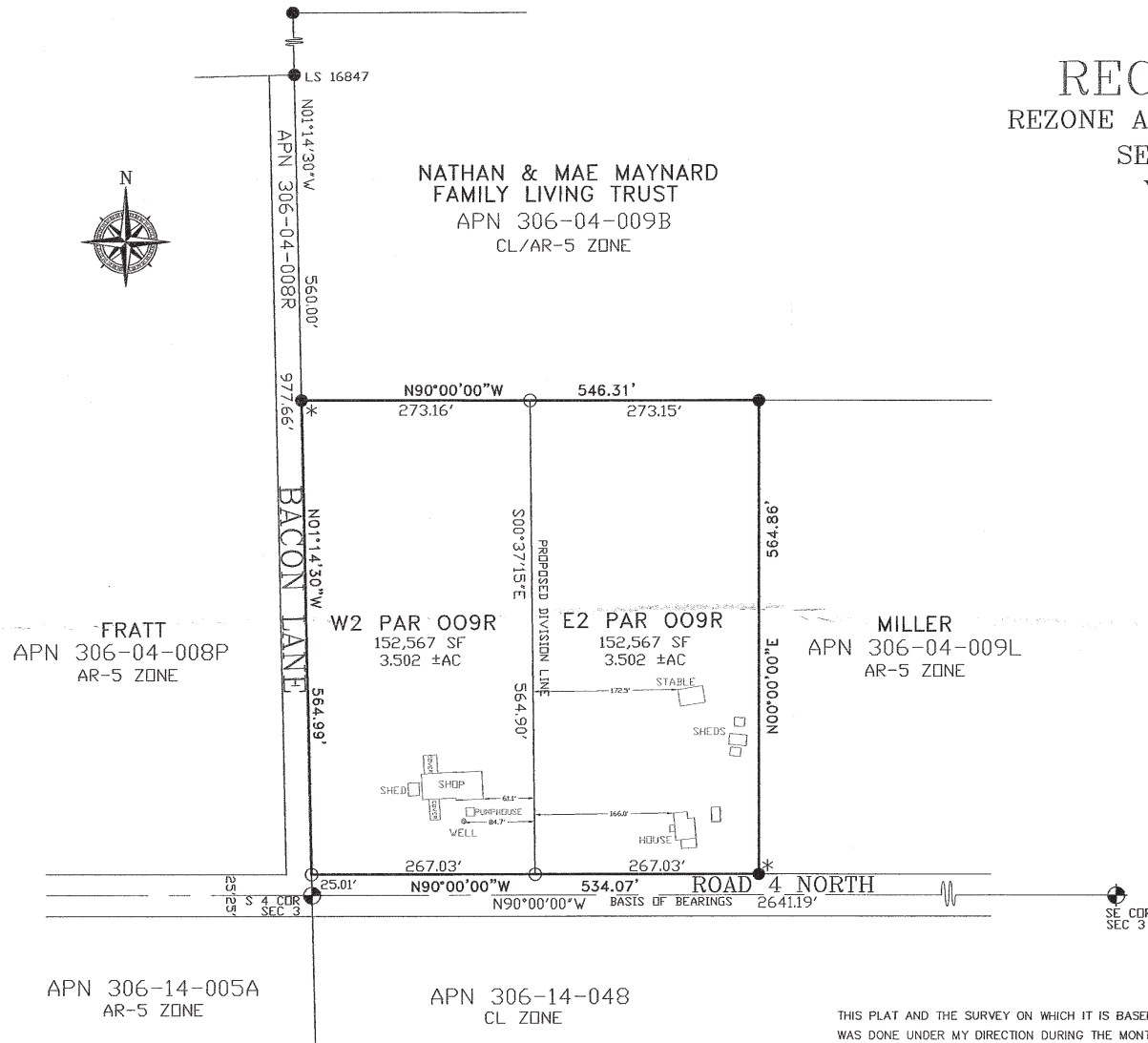
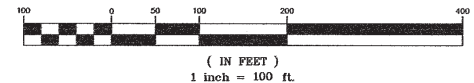
REZONE APPLICATION FOR APN 306-04-009R
SEC. 3, T16N, R2W, G&SRB&M,
YAVAPAI COUNTY, ARIZONA
TOWN OF CHINO VALLEY

CURRENT ZONING = AR-5
305,135 SF
7.005 ±AC

LEGEND

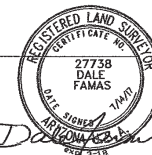
- = FOUND TOWN OF CHINO VALLEY BRASS DISC
 - = FOUND 1/2" REBAR MARKED LS 12005 OR AS NOTED
 - = SET 1/2" REBAR WITH PLASTIC CAP
STAMPED "FAMAS" LS 27738
 - * = AFFIXED BRASS TAG "FAMAS" LS 27738
 - () = RECORD INFORMATION
Instr. #2016-0051929 YCRO
- NOTE THAT ALL EASEMENTS OF RECORD
MAY NOT BE SHOWN ON THIS PLAT

GRAPHIC SCALE



THIS PLAT AND THE SURVEY ON WHICH IT IS BASED
WAS DONE UNDER MY DIRECTION DURING THE MONTH
OF JULY 2017 AND POINTS FOUND OR SET ARE
REPRESENTED ACCURATELY TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

DALE FAMAS RLS 27738



EMPIRE SURVEYING, Inc

P.O. BOX 67 PAULDEN AZ 86334
PHONE (928)-636-6992

SURVEY FOR: OSTERMAN

DATE DRAWN: 7-14-17 FILE NO.: 17Y150

DRAWN BY: DEF DRAWING: 150Y17