

1. Planning And Zoning Commission October 3, 2017 Agenda

Documents:

[2017_10_03_PZ_RM_AG.PDF](#)

2. Planning And Zoning Commission October 3, 2017 Meeting Packet

Documents:

[2017_10_03_PZ_RM_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
October 3, 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 reconsider approval of the August 1, 2017 minutes.
 - b. Consideration and possible action to approve September 5, 2017 minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a. Consideration and possible action regarding an application from Granite Basin Engineering, Inc./owner Jim Fletcher for a zone change from the existing CL (Commercial Light) zoning to CL PAD (Commercial Light Planned Area Development Overlay) zoning with its associated Development Plan. The PAD Overlay will allow development of the property as an active adult community comprised of an RV park, (55+) park model development, and assisted living facility, for property located at northeast of State Route 89 and Road 1 South intersection, and defined as APN 306-29-061 through APN 306-29-070. (Jason Sanks, Acting Development Services Director)
 - b. Consideration and possible action regarding an application from Mayday Consulting, PLLC/owner Jeffry D. Wilson for a zone change from the existing AR-5 (Agricultural Residential-5 Acre Minimum) to SR-2 (Single Family Residential-2 Acres Minimum), for property located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East, addressed 185 South Road 1 East, and defined as APN 306-25-002S. (Alex Lerma, Associate Planner)
- 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 27th day of September, 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.



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Meeting Date: 10/03/2017

Reconsideration of August 1, 2017 minutes

CASE DESCRIPTION:

Consideration and possible action to reconsider approval of the August 1, 2017 minutes.

FACTS:

On September 5, 2017, the Commission voted to approve the August 1, 2017 minutes with two amendments: (i) the word "neighbors" (to the east) should be "neighbor;" and (ii) clarify that the Commission did not want to set a standard for dust control on flag lots.

In reviewing the audio file from the August 1, 2017 minutes, Town Clerk staff found that no specific or definitive statement was made to that effect. Two commissioners agreed that requiring dust control could be cost prohibitive for the property owner; another stated that he was not suggesting approval be conditioned upon requiring dust control; he only asked about it since a neighbor had brought it up. The applicant's representative added that she did not want the Commission to set a precedent by such a requirement.

ANALYSIS:

While these statements and the vote to amend the minutes may indicate the *possibility* that the entire Commission would have this view, staff's opinion is that the comments actually made did not constitute agreement of the entire Commission, and thus, amending the minutes to state that would be in error. As the minutes takers, we need to ensure that minute amendments do not "change history," so we tend to error on the side of caution.

Procedurally, if the Commission agrees with this assessment, the motion to amend the August 1 minutes will need to be rescinded and the minutes approved with a different motion for the amendment related to standards for dust control. Staff recommends: "Some commissioners preferred to not set standards for dust control on flag lots."

RECOMMENDATION

Move to (i) Rescind approval of the amended August 1, 2017 minutes; and (ii) Approve the August 1, 2017 minutes, amended as follows: (i) the word "neighbors" (to the east), should be "neighbor;" and (ii) add the statement that "some commissioners preferred to not set standards for dust control on flag lots."

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 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

4.b.

Meeting Date: 10/03/2017

September 5, 2017 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve September 5, 2017 minutes.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Attachments

September 5, 2017 Minutes

DRAFT

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

SEPTEMBER 5, 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

3) ROLL CALL

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

Absent: Commissioner Michael Bacon

Staff Acting Development Services Director Jason Sanks; Associate Planner Alex

Present: Lerma; Town Clerk Jami Lewis; Deputy Town Clerk Vickie Nipper

Attendees: Alternate Commissioner Welles Geary

4) MINUTES

- a)** Consideration and possible action to approve the June 6, 2017 minutes.

MOVED by Commissioner Claude Baker, seconded by Vice-Chair Gary Pasciak to approve the June 6, 2017 minutes.

Vote: 6 - 0 PASSED - Unanimously

- b)** Consideration and possible action to approve the August 1, 2017 minutes.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Claude Baker to approve the August 1, 2017 minutes with two amendments: (i) the word "neighbors" (to the east) should be "neighbor;" and (ii) clarify that the Commission did not want to set a standard for dust control on flag lots.

Vote: 6 - 0 PASSED - Unanimously

5) STAFF REPORTS

Jason Sanks introduced the new Alternate Commissioner, Welles Geary, and stated that if any Commissioner were to be absent, inform the clerk's office, Mr. Lerma, or himself.

Mr. Sanks reported that the department was getting busier with many projects and gave an update on the following developments:

- Town center PAD
- Hawk's Nest subdivision
- Whispering Winds Phase 2
- Center Street duplexes
- Rilibertos
- Food truck court
- Perkinsville 40

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).

Mr. Lerma reported that:

- *Purpose:* Applicant Carol Osterman was applying for the zone change to divide the parcel into two 3.5 acre parcels.
- *Current condition:* The seven-acre property was currently vacant and its General Plan designation was commercial/multi-family residential. Surrounding areas were predominately commercial, agricultural/residential, and large lots, with some smaller SR-0.16 lots. West Meadows was a little to the west.
- *Public review process:* No surrounding property owners attended the July 31 neighborhood meeting and staff received no calls.
- *Staff recommendation:* Staff supported the proposal, as the zone change will keep the property and surrounding area as low-density residential; it will identify the property as transitional zoning from AR-5 to AR-2.5; the lot size will reinforce low density residential development; and it will have no negative impacts on surrounding properties.

Jack Miller, representing the property owner, stated that his property was directly to the east and the subject property was owned by two other family members. As one of the members intended to sell her half of the subject property, he desired to purchase it.

Chair Merritt opened and closed the public hearing, as no public was present.

MOVED by Commissioner Tom Armstrong, seconded by Vice-Chair Gary Pasciak 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 acre minimum.

Vote: 6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 6:20 p.m.

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6.a.

Meeting Date: 10/03/2017

Zone Change Chino Valley Town Center

CASE DESCRIPTION:

Consideration and possible action regarding an application from Granite Basin Engineering, Inc./owner Jim Fletcher for a zone change from the existing CL (Commercial Light) zoning to CL PAD (Commercial Light Planned Area Development Overlay) zoning with its associated Development Plan. The PAD Overlay will allow development of the property as an active adult community comprised of an RV park, (55+) park model development, and assisted living facility, for property located at northeast of State Route 89 and Road 1 South intersection, and defined as APN 306-29-061 through APN 306-29-070. (Jason Sanks, Acting Development Services Director)

LOCATION:

Located northeast of State Route 89 and Road 1 South intersection.

FACTS:

1. Applicant: Granite Basin Engineering, Inc.
2. Owner: Jim Fletcher
3. 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
4. Site Area: 25.63±
5. Existing zoning: CL (Commercial Light)
6. Intended Use: Active adult community comprised of an RV park, (55+) park model development, and assisted living facility.

ANALYSIS:

See attached staff report.

SITE PLAN

See attached Development Plan.

RECOMMENDATION

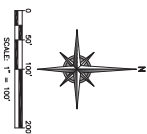
Staff recommend the Planning and Zoning Commission forward to Town Council a recommendation of approval for a zone change from the current CL to CL PAD with its associated Development Plan.

Attachments

Chino Valley Town Center Development Plan

Chino Valley Town Center Staff Report

PARCELS 306-29-061, 062, 063, 064, 065, 066, 067, 068, 069 & 070
CONTAINING 25.63± ACRES MORE OR LESS



FOR REVIEW ONLY		REVISIONS			
	NUM.	DESCRIPTION	DATE	BY	
☐ FOR BID ONLY					Call about two (2) working days before you begin construction. ARIZONA 811 Emergency Service 800-480-8811 www.arizona811.com 800-480-8811 1-800-874-7247 (TOLL-FREE) In Maricopa County (602) 263-1100
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PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: CZ17-000010

Assessor's 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

Site Location: Located northeast of State Route 89 and Road 1 South intersection.

Applicant: Granite Basin Engineering, Inc.

Property Owner: Jim Fletcher

Request: Zone change from existing CL (Commercial Light) to CL PAD (Commercial Light Planned Area Development Overlay) with its associated Development Plan.

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	Approximately 25.63+ Acres more or less
Designated General Plan Land Use	Commercial/ Multi- Family Residential
Existing Land Use	Vacant

BACKGROUND & HISTORY

SITE DESCRIPTION

The subject property is generally located approximately 545 feet east of the northeast corner of East Road 1 South and State Route 89, **see Figure 1**. The property is currently zoned CL (Commercial Light). The Chino Valley General Plan identifies the property with a Land Use designation of Commercial/ Multi- Family Residential under the Potential Land Use Map. Currently all ten of the parcels are vacant.

HISTORY

The project, along adjacent parcels not included in the Development Plan, were rezoned for AR-5/CL (Agricultural Residential- 5 acre minimum/ Commercial Light) to CL (Commercial Light) through Ordinance No. 04-573 and existing lots were created with approval of the Preliminary Plat through Resolution No. 07-841 and subsequent recordation of the Final Plat on September 13, 2007. After that, Mr. Fletcher successfully completed construction of the Days Inn and National Bank abutting State Route 89. At the time Mr. Fletcher also committed to an improvement plan to bring utilities, improve streets, and provide curb and drainage in return for a partial sales tax rebate. Mr. Fletcher kept true to his commitment

and extended infrastructure, but due to the recession, further commercial interest in his property did not develop as hoped.

The original commercial rezoning of the property was supported by the Town Council with the intent of generating additional services to residents as well as additional sales tax and employment opportunities. At this time, the applicant is finding that the back portion of the property does not have the same visibility as the parcels along 89, becoming more difficult to develop as commercial property.

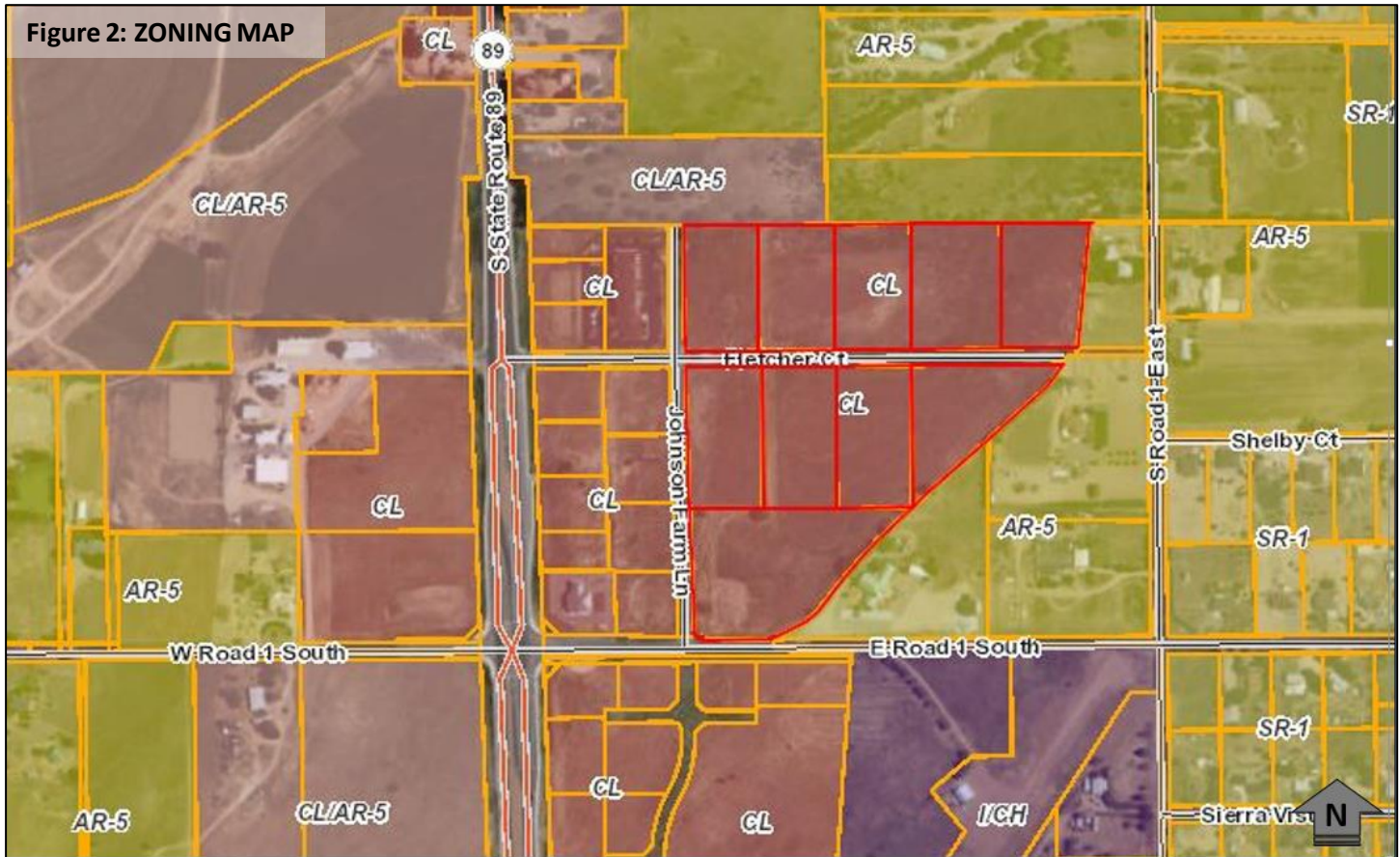


EXISTING SURROUNDING CONDITIONS & ZONING

The project is located within residential, commercial and vacant land uses. North of the subject parcels, properties are zoned AR-5 (Agricultural/Residential- 5 Acre Minimum), CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum) and CL (Commercial Heavy). To the west, properties are zoned AR-5 (Agriculture/Residential- 5 Acre Minimum), SR-1 (Single Family Residential- 1 Acres Minimum). Exactly east of the site, the property is zoned SR-0.16 (Single Family Residential- 7,000 sq. ft. Minimum Lot Area). Directly west, properties are zoned CL (Commercial Light), further west properties are zoned CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum). South of the subject properties, Lots are zoned CL (Commercial Light) and I/CH (Industrial/ Commercial Heavy) and SR-1 (Single Family Residential- 1 Acre Minimum). **See Figure 2.**

AREA	ZONING	LAND USE
North	CL/AR-5, AR-5, CL	Residential, Vacant
West	AR-5, SR-1	Residential, Chino Valley United Methodist, Chino Valley Food Bank
South	CL, I/CH, SR-1	Vacant, Chino Valley Air Park (private landing strip), Mountain View Acres Subdivision
East	CL, CL/AR-5	Vacant, National Bank of Arizona, Days Inn, Olsen’s Grain

Figure 2: ZONING MAP



PROJECT DESCRIPTION

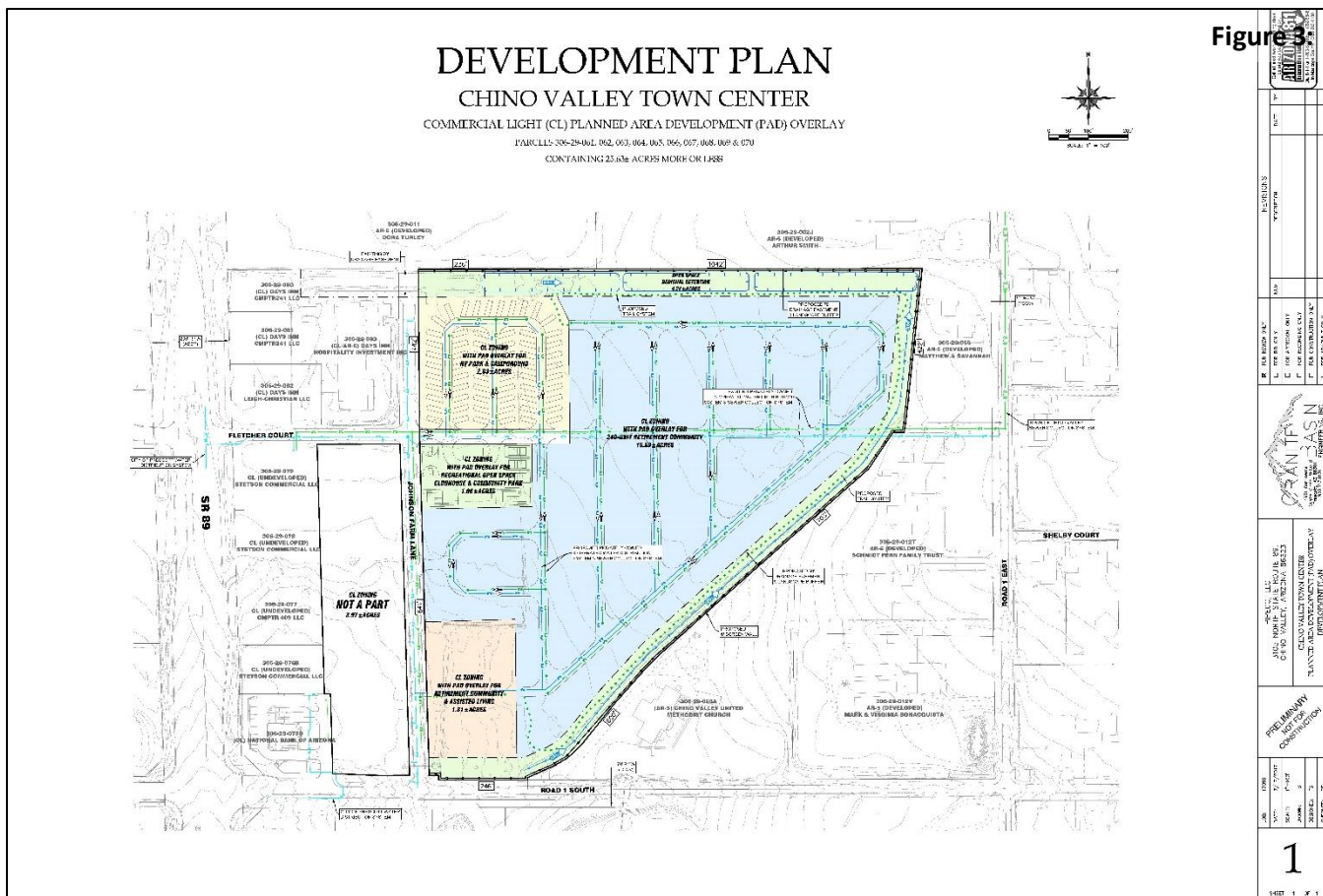
The applicant, Jim Fletcher, is requesting approval of a Planned Area Development Overlay on the existing underlying CL zoning with its associated development plan in order to build an active adult community (55+) with park model units, RV Park, assisted living facilities and recreational amenities (**See Figure 3**). Rather than subdivide the property into individual lots like a typical neighborhood, Mr. Fletcher intends to retain ownership of all parcels and site design the property which includes available spaces for rent to RV's or Park Model units. Prospective renters of the spaces would purchase their own Park Models and subsequently rent the space with utility hook ups. The park model portion of the project will consist of 240 units in 16.69± Acres, and the area designated to the RV Park will up to 25 spaces within 3± Acres. Proposed amenities include a community center and park.

Project infrastructure will be developed in accordance with the Town of Chino Valley Unified Development Ordinance (UDO). This includes roadway development standards, ADOT access requirements for SR89, service requirements of applicable utility providers, and fire safety mandates for the Central Arizona Fire & Medical Authority (CAFMA).

Primary infrastructure improvements have already been completed for the project both onsite and offsite. This includes a private water distribution system fed by the City of Prescott transmission main in SR 89, a private sewer collection system that flows to the Town's sewer main in Road 1 East, turn lane improvements along SR 89 and a signalized intersection at Road 1 East. Utilities will be extended from existing on-site infrastructure as required to provide sufficient capacity for the project.

Landscaping will be a prominent feature within the Chino Valley Town Center and will include at least one (1) non-invasive tree for each unit. A 50-ft landscape buffer is proposed along the perimeter of the project, together with a 6-ft screen wall to mitigate impacts on dissimilar land uses surrounding the property.

Figure 3:



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 item was initially introduced to the Planning and Zoning Commission on August 1, 2017 as a Discussion item. Issues regarding density, open space and amenities were discussed. On August 15, 2017 the item was presented to Council during a Town Council Study Session. At said meeting, Council members had questions about the RV Park and time limit of stay and utility providers. The neighborhood meeting was held on September 13, 2017. At said meeting about 12 surrounding property owners attended. Property owners discussed the impact the project would bring to the area. They suggested that a wall be built east of the project to mitigate the noise and access into their properties.

STAFF ANALYSIS

Although the proposed project will be losing prospective retail tax dollars, the rental units proposed by the applicant will generate rental tax dollars. The Town will still benefit if the project forgoes commercial development which may not be viable in such an interior portion of the property being away from SR 89 were the traffic and visibility is. The applicant's proposal becomes an alternative development type that will still generate revenue and provide housing choice in a town

where flexible housing is limited. By having single ownership of a facility of this kind, there is a single point of contact and responsible party for the upkeep and maintenance of the entire project, whether it be perimeter landscaping or amenities.

With the predominance of growth and age restricted communities, in the planning perspective it is logical to cluster the assisted living facility in and around a 55+ community. In a situation where someone were to age in place and fall ill and need additional care, they could do so in the nearby assisted living facility. Additionally, other family members from out of town would have the opportunity to visit their loved ones and stay on site in the RV Park on a temporary bases. The centralized location of the community park surrounded by the applicant's three concepts gives the project a centralized meeting/recreational point. Furthermore, as visitors/residents drive into the project along Fletcher Court, the first thing they will see is the clubhouse and other amenities provided by the development.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a zone change to the above referenced parcel numbers from the existing CL (Commercial Light) to CL PAD (Commercial Light with a Planned Area Development Overlay) and its associated Development Plan.
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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 Chino Valley Town Center for the existing CL (Commercial Light) zoning to CL PAD (Commercial Light Planned Area Development Overlay) for approximately 25.63± acres of real property located approximately 545 feet east from the northeast corner of East Road 1 South and State Route, along with its associated 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)

Meeting Date: 10/03/2017

Wilson Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding an application from Mayday Consulting, PLLC/owner Jeffry D. Wilson for a zone change from the existing AR-5 (Agricultural Residential-5 Acre Minimum) to SR-2 (Single Family Residential-2 Acres Minimum), for property located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East, addressed 185 South Road 1 East, and defined as APN 306-25-002S. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East at 185 South Road 1 East.

FACTS:

1. Applicant: Mayday Consulting, PLLC
2. Owner: Jeffry D. Wilson
3. Parcel Number: 306-25-002S
4. Site Area: 5.78 Acres
5. Existing zoning: AR-5
6. Intended Use: Property owner would like to split parcel into one (1) two (2) acre parcel and one (1) three (3) acre parcel.

ANALYSIS:

See attached staff report.

SITE PLAN

See attached Land Survey.

RECOMMENDATION

Staff recommend the Planning and Zoning Commission forward to Town Council a recommendation of approval for a zone change of APN 306-25-002S from the current zoning of AR-5 to the proposed SR-2. (Alex Lerma, Associate Planner)

Attachments

Wilson Land Survey

Wilson Staff Report

(BOOK 4603 O.R. PAGE 318, Y.C.R.O.)



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC17-000011

Assessor's Parcel Number: 306-25-002S

Site Location: Located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East at 185 South Road 1 East.

Applicant: Mayday Consulting, PLLC

Property Owner: Jeffry D. Wilson

Request: Request for zone change from AR-5 (Agricultural Residential-5 acre minimum) to SR-2 (Single Family Residential 2 acre minimum).

SITE DATA

Existing Zoning	AR-5 (Agricultural Residential 5 acre minimum)
Lot Size	5.78 acres
General Plan Land Use Designation	Medium Density Residential
Existing Land Use	Residence

BACKGROUND

SITE DESCRIPTION

The subject parcel is generally located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East at 185 South Road 1 East. 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**

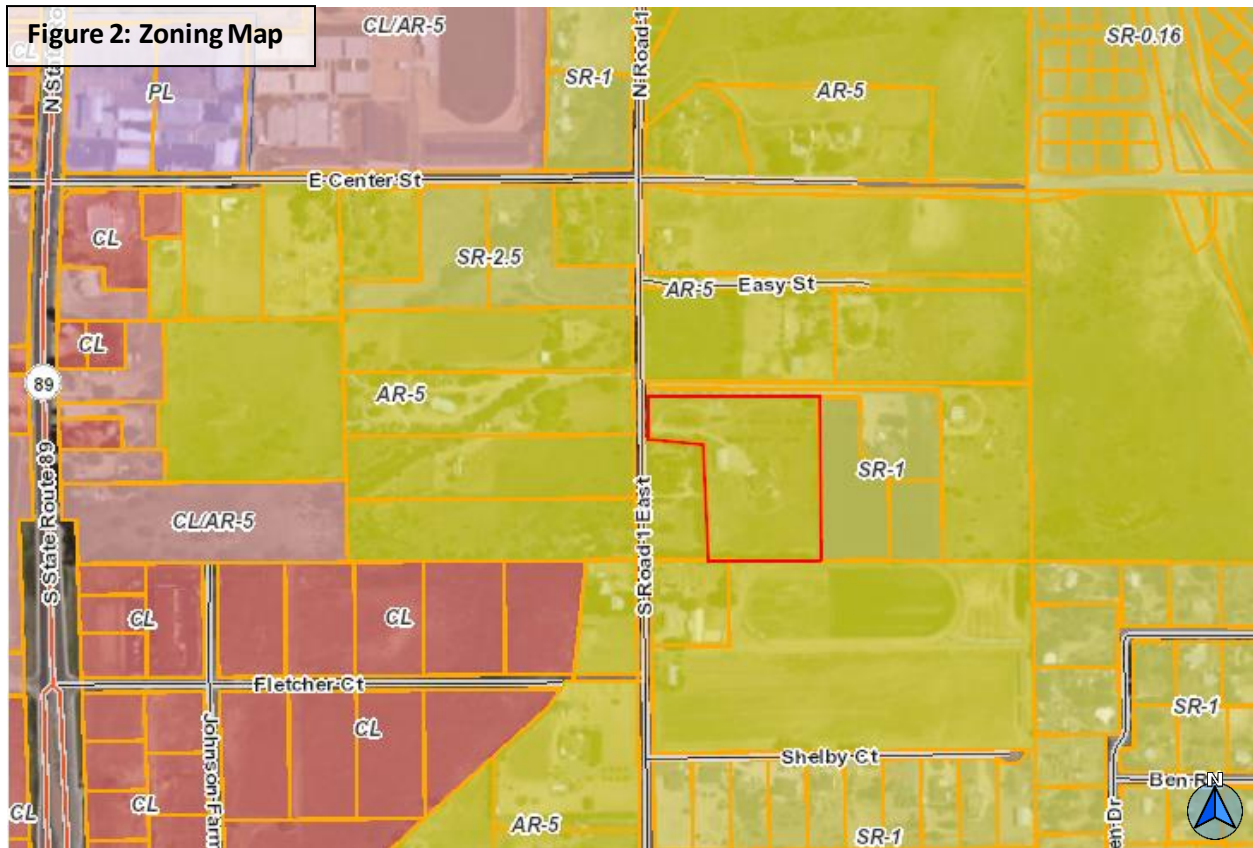


SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject parcel is located south of Chino Valley High School in an area predominately made up of low density single family residence. Lots in the area varying from 1, 1.5, 2.5 and 5+ acres lots. Southwest of the subject property is Chino Valley Town Center proposed project.

North of the subject property, parcels are identified with an AR-5 (Agricultural Residential- 5 Acre Minimum) zoned district. To the west, there are a mix of residential zoned parcel, AR-5 (Agricultural Residential- 5 Acre Minimum), CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum), SR-2.5 (Single Family Residential- 2.5 acres minimum) and SR- 1 (Single Family Residential- 1 acres minimum). To the South properties have a zoning of AR-5 (Agricultural Residential-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 Residence- 1 acres minimum). **See Figure 2**

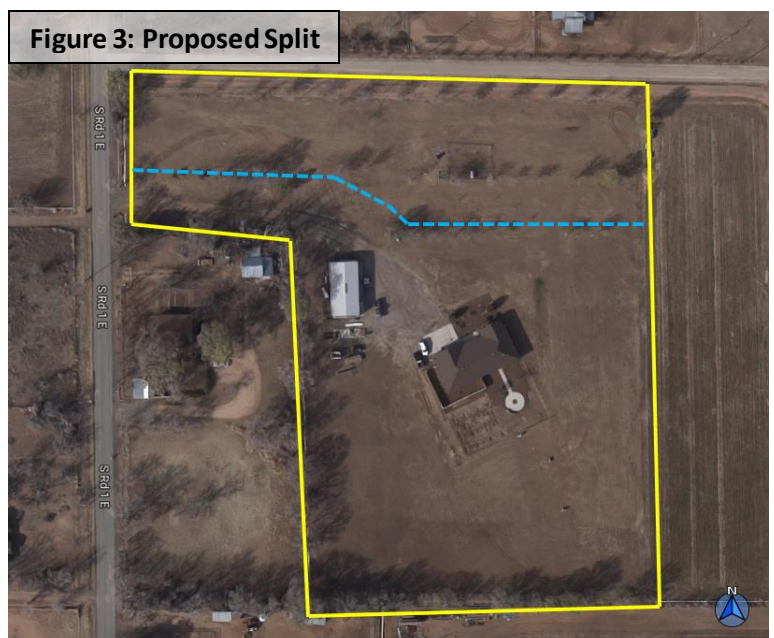
AREA	ZONING	LAND USE
North	AR-5	Residential, Vacant
West	AR-5, CL/AR-5, CL, SR-2.5, SR-1	Chino Valley High School, Residential, Vacant
South	AR-5, SR-1	Residential,
East	SR-1, AR-5	Residential, Vacant, Karen Acres Subdivision



PROJECT DESCRIPTION

The applicant is requesting approval of a zoning change for the current AR-5 (Agricultural Residential-5 acre minimum) to SR-2 (Single Family Residential-2 acre minimum). With the new zoning, the applicant will split the current parcel into one (1) two (2) acre parcel and one (1) three (3) acre parcel and enable the construction of a new residence on the smaller parcel and sell the existing home. The applicant is proposing to split the current parcel in a horizontal manner. **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 lot split will meet all requirements set forth by Unified Development Ordinance. The proposed lot to the north will meet the frontage requirement set forth by SR-2 Zoning



District of 100 feet. The parcel to the south will be in the shape of

a flag lot. Section 4.5.10.A of the UDO states that a flag lot must have at least fifty (50) feet of frontage on a dedicated public street, in this case. Section 4.5.10.D states that the flagpole cannot exceed three hundred thirty (330) feet. Both parcels will be fronting on Road 1 East 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 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 August 28, 2017 on site. At said meeting three surrounding property owners attended said meeting. The 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 neighbors indicating the proposed lot split. The neighbors had no issues or concerns with the proposal of the lot split.

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 zoning district (Single Family Residential- 2 acre minimum) will allow the property to preserve a low density single-family development and will serve as a transitionally district between the AR-5 to the west and the SR-1 to the east of the subject parcel. The lot size standard will reinforce the predominate character of low density residential development. It is also important to note that even though most of the surrounding parcel are AR-5, there are three continuous lots directly southwest of the subject parcel who's lot size don't meet the AR-5 zoning criteria even though they are identified with the AR-5 zoning.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council with approval of a zone change of parcels 306-25-002S from the current zoning of AR-5 (Agricultural Residential- 5 acres minimum) to the proposed SR-2 (Single Family Residential- 2 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 5.78 acres of real property located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East at 185 South Road 1 East from AR-5 (Agricultural Residential- 5 Acre Minimum) to SR-2 (Single Family Residential-2 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)