

1. Planning And Zoning Commission - Agenda

Documents:

[2017_11_07_PZ_RG_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2017_11_07_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
NOVEMBER 7, 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 October 3, 2017 regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action regarding an application from Donald Roskopf for a zone change from the existing CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum), for a property located approximately 1/4 mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 North Road 1 West, and defined as APN 306-23-045W. (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 1st day of November, 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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Planning and Zoning Commission Regular

4.a.

Meeting Date: 11/07/2017

October 3, 2017 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve October 3, 2017 regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve October 3, 2017 regular meeting minutes.

Attachments

October 3, 2017 Minutes

DRAFT

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

OCTOBER 3, 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

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 Michael Bacon; Commissioner Julie Van Wuffen

Staff Associate Planner Alex Lerma; Deputy Town Clerk Michelle Greenstreet
Present: (videographer); Deputy Town Clerk Vickie Nipper (recorder); Town Clerk Jami Lewis

4) MINUTES

- a)** Consideration and possible action to reconsider approval of the August 1, 2017 minutes.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen to rescind approval of the amended August 1, 2017 minutes; and re-approve the August 1, 2017 minutes, amended as follows: (i) the word “neighbors” (to the east), should be “neighbor;” and add the statement that “some commissioners preferred to not set standards for dust control on flag lots.”

Vote: 6 - 0 PASSED - Unanimously

(Claude Baker arrived at 6:04 p.m.)

- b)** Consideration and possible action to approve September 5, 2017 minutes.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Tom Armstrong to approve the September 5, 2017 minutes.

Vote: 7 - 0 PASSED - Unanimously

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)

Mr. Sanks reported that:

- **Purpose:** Owner Jim Fletcher was applying for the zone change to allow development of the property as an active adult community comprised of an RV park, (55+) park model development, and assisted living facility.
- **History:** In the mid-2000s, the applicant had intentions of developing a shopping center, hotel and a 300-unit apartment complex. The applicant was successful with Days Inn and the National Bank facility. The remainder of the property was vacant.
- **Proposal:** There would be approximately 240 park model units and the RV park portion had an additional 25 units. This would be 35 units less from the existing apartment approval that was already on the property. In addition, the applicant was proposing to identify community resources such as park space and small meeting rooms, craft shop, swimming pool, tennis and pickleball courts, outdoor picnic seating, gardens and dog park.
- **Current condition:** The project was located within residential, commercial and vacant land uses. The original commercial rezoning of the property was supported by the Town Council with the intent of generating additional services to residents. There were existing utilities with City of Prescott water, Chino Valley sewer, loop roads were in place, drainage, and fire hydrants.
- **Public review process:** There was a neighborhood meeting on September 11, 2017 and 12 property owners attended. Some had questions on the time frame for completion and some had questions about a buffering wall. Staff had confirmed that there would be a 6' screen wall along the eastern property line.
- **Staff recommendation:** Staff supported the zone change with its associated Development Plan, as the rental units will generate rental tax dollars and provide a housing choice that the town did not currently have, such as a smaller turn-key housing and assisted living on-site.

The commission had questions and discussion regarding the following:

- **Traffic impact analysis:** Mr. Sanks stated that it was not required for the zoning efforts, but once it went into the site plan process it may be required. With a reduction of units, the traffic should be less, but the Town Engineer would evaluate that consideration.
- **Assisted living facility beds:** Mr. Sanks stated he did not have that information at this time.

- Location of amenities: Mr. Sanks stated that the location was moved to a more centralized portion of the development to be more visible to the residents.
- Park unit and RV unit rates: Mr. Fletcher, property owner, stated the park unit rental would be approximately \$400 per month, whereas the RV unit rental would be by day, week, or month, so the rate would vary accordingly.

Mr. Fletcher added that the development would bring smaller living units and allow spouses to be nearby if a spouse should need the assisted living facility. The 50' access in the public utility easement would be just for public utilities and privately maintained.

Davin Benner, site plan developer, stated there would be a 70' buffer on the north property line to serve as retention and trail corridor. The east and south property line would have a 50' drainage and landscape buffer and the RV park would be in the northwest corner. He reviewed the unit occupancy, unit size, water, sewer and traffic and how the design calculation took all this into account.

Chair Merritt opened the public hearing:

- Karen Freund, resident, asked about the property selling at a later date and the new owner being able to change the 55+ community to something else. Mr. Sanks stated that any changes would have to be brought before the Planning and Zoning Commission, and the Ordinance would need to be amended.
- Donna Armstrong, resident, inquired about the lot size and how many homes would be put there. Mr. Sanks stated the living minimum was 30'x70' and the number of units will be 240 park models and 86 recreation vehicle spaces as reflected on the site plan.
- Judy Powell, resident, had traffic concerns in regards to lack of site visibility and the radius of Road 1 South. She stated that with no left turn going by Days Inn and the the 6' wall, it would be difficult to see another vehicle coming. Mr. Benner suggested identifying a site triangle. He would encourage pulling the wall back to allow better visibility, and perhaps in some point in the future, Road 1 South would be widened.
- Daryl Mahoney, resident, had concerns about what he felt was inconsistency with the number of RVs given on the plan and what he heard at the meeting. He wanted to know how to get a copy of the Town's Master Plan. Mr. Sanks said that the Master Plan can be obtained off the Chino Valley Website. Regarding this development, there was more design work to be done, but the overall unit counts will not be changed unless the Council wanted to approve a change.
- Pete Mensing, resident, representing the Methodist Church, had questions about the east side irrigation and where the wall would be in relation to the irrigation ditch. Mr. Benner stated that there were two irrigation ditches: one was through the extreme east side of the park, and the one by the Church side was on Mr. Fletcher's property. The ditches would be an underground pipe with landscape over them.

Commission Armstrong stated that he would prefer to reduce the RV spaces from 240 to 200. Mr. Fletcher related that if they reduced the RV park, it would slow down the other part of the development. He also stated that the 6' wall could be pulled back to allow for a site vision triangle.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen 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 89, along with its associated Development Plan, with the following conditions: (i) the Developer shall provide a 6' wall on the eastern property line of the project; (ii) the reduction in density of park units from 240 units to 200 units; and (iii) that the 6' wall shall be reduced accordingly to a site vision triangle as approved by city ordinance.

Vote: 7 - 0 PASSED - Unanimously

- 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)

Mr. Lerma reported that:

- *Purpose:* Applicant Mayday Consulting, PLLC, for Owner Jeffry Wilson, was applying for the zone change to split the parcel into one 2-acre parcel and one 3-acre parcel.
- *Current condition:* The lot size was 5.78 acres; the general plan designation was medium density residential; and the existing land use was single family residential.
- *Staff recommendation:* Staff supported the zone change as it would not cause any negative impact to the surrounding area.

Mr. Lerma reviewed the current regulations for a land split and presented the land survey to show how the split would be. The parcel to the south would create a flag lot that would meet the required minimum 50' width and not exceed the 330' maximum. The parcels or lots created by the land split shall have permanent legal access by connecting to a public street.

Chair Merritt opened the public hearing:

- Ruth Mayday, applicant, stated that the request was to split the land to essentially build another home.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Tom Armstrong to recommend approval to Town Council of this request to re-zone 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, addressed at 185 South Road 1 East, from AR-5 (Agricultural Residential-5 Acre Minimum) to SR-2 (Single Family Residential-2 Acres Minimum).

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

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Frank Marbury, the new Public Works Director, introduced himself to the Commission.

Robert Schoon, resident, asked whether there were any plans for hospitals or medical facilities coming to Chino Valley. Mr. Sanks commented that currently there were no applications pending for a medical facility.

10) ADJOURN

MOVED by Commissioner Tom Armstrong, seconded by Vice-Chair Gary Pasciak 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: 11/07/2017

Roskopf Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding an application from Donald Roskopf for a zone change from the existing CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum), for a property located approximately 1/4 mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 North Road 1 West, and defined as APN 306-23-045W. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 1/4 mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 North Road 1 West

FACTS:

1. Applicant: Donald Roskopf
2. Owner: Donald Roskopf
3. Parcel Number 306-23-045W
4. Site Area: 8.33 acres
5. Existing zoning: CL/AR-5 (Commercial Light/ Agricultural Residential-5 Acre Minimum)
6. Intended Use: With the approved zone change, the applicant proposes to divide the subject property into three (3) parcels in order to sell the two existing residences and develop the other newly created parcel.

ANALYSIS:

See attached Staff Report

SITE PLAN

See Attached Staff Report

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of a zone change of APN 306-23-045W from the current zoning of CL/AR-5 (Commercial Light/Agricultural Residential 5-Acre Minimum) to the proposed SR-1 (Single Family Residential-1 Acre Minimum). (Alex Lerma, Associate Planner)

Attachments

Roskopf Staff Report



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC17-000011

Assessor's Parcel Number: 306-23-045W

Site Location: Located approximately ¼ mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 N Road 1 West.

Property Owner: Donald Roskopf

Applicant: Donald Roskopf

Request: Request for a zone change from CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum) to SR-1 (Single Family Residential- 1.0 Acre Minimum).

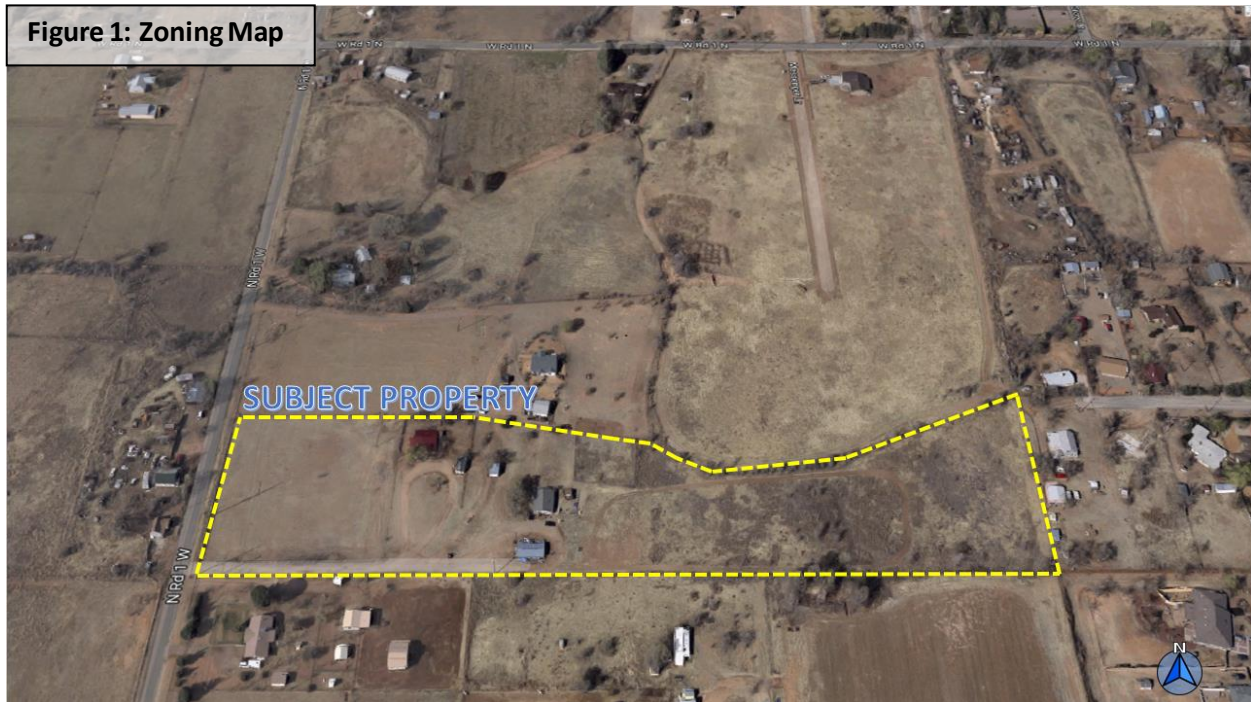
SITE DATA

Existing Zoning	CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum)
Lot Size	8.33 acres (approximately 362,854 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 acres or less)
Existing Land Use	Residence

BACKGROUND

SITE DESCRIPTION

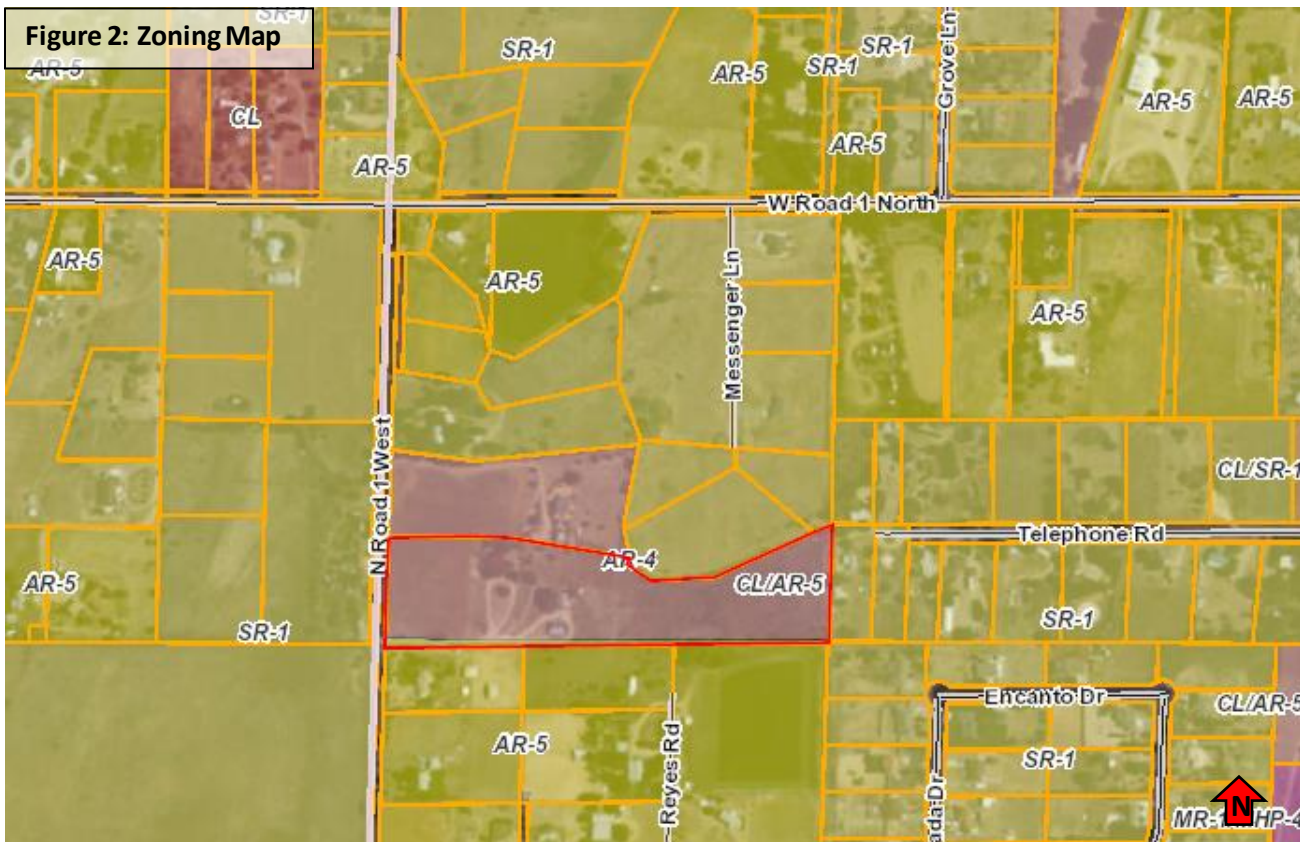
The subject property is Located approximately ¼ mile south of the southeast corner of W Road 1 North and North Road 1 West at 295 N Road 1 West. The property is currently zoned CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. There are currently two separate residences and three sheds on the property. **See Figure 1.**



SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area is predominantly a low/medium density single family residence. The properties directly north are zoned CL/AR-5 (Commercial Light/Agricultural Residential- 5 Acre Minimum), AR-5 (Agricultural Residential- 5 Acre Minimum). To the west, properties are zoned AR-5 (Agricultural Residential-5 acres minimum) and SR-1 (Single Family Residential- 1 Acre Minimum). Directly south, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum). To the east of the subject parcel, properties are zoned AR-5 (Agricultural Residential- 5 Acre minimum) and SR-1 (Single Family Residential- 1 Acre Minimum Lot Area). **See Figure 2**

AREA	ZONING	LAND USE
North	CL/AR-5, AR-5, SR-1	Medium Density Single Family Residential, Low Density Single Family, Vacant
West	AR-5, SR-1	Medium Density Single Family Residential, Low Density Single Family, Vacant
South	AR-5	Low density Single Family Residential
East	AR-5, SR-1	Medium density Single Family Residential, Granadas Estates Subdivision



PROJECT DESCRIPTION

The applicant is requesting approval of a zoning change from CL/AR-5 (Commercial Light/ Agricultural Residential-5 Acres Minimum) to SR-1 (Single Family Residential 1 Acre Minimum). With the approved zone change, the applicant proposes to divide the subject property into three (3) parcels in order to sell the two existing residences and develop the other newly created parcel. Without approval of a zone change, the applicant could not proceed with the lot split. The applicant has not decided in what way he will divide the parcel. When Mr. Roskopf does decide to proceed forward with the lot split, he will need to sit down with staff and complete the provision of legal access to the newly created back lots not fronting North Road 1 West.

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 October 2, 2017. At said meeting, there was no surrounding property owners or general public who attended.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The current CL/AR-5 (Commercial Light/ Agricultural Residential - 5 Acre Minimum), with its commercial component, is not in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in a Medium Density Residential (2 acres or less). The proposed zoning of SR-1 (Single Family Residential- 1 Acre Minimum) will allow the property's zoning to be in conformance with General Plan Medium Density Residential (2 acres or less) land use designation.

ZONING

The parcels current zoning district of CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum) is referred to as a blended district and is not clearly defined in the Town of Chino Unified Development Ordinance. These types of blended districts become a challenge for staff when defining basic use restrictions and regulations such as permitted uses and building setbacks. In situations where a zoning district is not specifically defined, an interpretation must be rendered. The proposed zoning district of SR-1 (Single Family Residential- 1 Acre Minimum) is clearly defined in the UDO and as such the property will be able to abide by a single zoning districts development standards.

The applicant's request for a zone change will be well-suited for the area and limited to larger lot residential development. The requested SR-1 zoning district (Single Family Residential- 1 Acre Minimum) will complement and reflect the same zoning of those properties to the north, east and west of the subject parcel. The lot size standard will reinforce the predominate character of low/medium density residential development.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of a zone change of parcel 306-23-045W from the current zoning of CL/AR-5 (Commercial Light/ Agricultural Residential 5-Acre Minimum) to SR-1 (Single Family Residential 1-Acre Minimum).

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 8.33 acres of real property located approximately ¼ mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 N Road 1 West from CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum) to SR-1 (Single Family Residential-1 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)