

1. Planning And Zoning Commission - Agenda

Documents:

2018_03_06_PZ_RM_AG.PDF

2. Planning And Zoning Commission - Packet

Documents:

2018_03_06_PZ_RM_PK.PDF



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, MARCH 6, 2018
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 November 7, 2017 regular meeting minutes.
 - b. Consideration and possible action to approve December 5, 2017 regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
 - a. Perkinsville Road 40, located on the northeast corner of East Perkinsville Road and North Road 1 East intersection is a 44.3 acre project that is scheduled to go before the Planning and Zoning Commission on April 3, 2018. The applicant is proposing to rezone the property from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-0.16 PAD) Single Family Residential-7,000 Square Foot Minimum with a Planned Area Development Overlay. (Jason Sanks, Development Services Director)

- b. JC Estates, located approximately .25 mile north of the northwest corner of North Road 1 West and West Road 4 North intersection, is in preparation to present to Planning and Zoning Commission at a future date. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. The applicant is requesting to rezone 6.4 acres of parcel 306-05-031V to (SR-1) Single Family Residential-1 Acre Minimum and the remaining 12.5 acres to (CL) Commercial Light. The applicant has also requested to rezone parcel 306-05-030R and 306-05-031T from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-1) Single Family Residential-1 Acre Minimum.

All together, the project will consist of the residential portion of the project made up of 52 proposed one (1) acre single family residential lots with the existing Windmill House. (Jason Sanks, Development Service Director)

- c. Center Street Duplex, located .25 mile east of the southeast corner of West Center Street and South State Route 89 intersection, is in preparation to present to Planning and Zoning Commission at a future date. The applicant is proposing to rezone the property to (MR-1) Multi-Family Residential-1 Acre Minimum to allow development for nine (9) duplex properties or eighteen (18) individual residences. (Jason Sanks, Development Services Director)

9. PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. ADJOURN

Dated this 1st day of March, 2018.

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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- b. JC Estates, located approximately .25 mile north of the northwest corner of North Road 1 West and West Road 4 North intersection, is in preparation to present to Planning and Zoning Commission at a future date. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. The applicant is requesting to rezone 6.4 acres of parcel 306-05-031V to (SR-1) Single Family Residential-1 Acre Minimum and the remaining 12.5 acres to (CL) Commercial Light. The applicant has also requested to rezone parcel 306-05-030R and 306-05-031T from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-1) Single Family Residential-1 Acre Minimum.

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By: Jason Sanks, Acting Development Services Director

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Planning and Zoning Commission Regular

4.a.

Meeting Date: 03/06/2018

November 7, 2017 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve November 7, 2017 regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve November 7, 2017 regular meeting minutes.

Attachments

November 7, 2017 Minutes

DRAFT

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

NOVEMBER 7, 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 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 Michael Bacon; Commissioner Julie Van Wuffen; Alternate Welles Geary

Staff Development Services Director Jason Sanks; Associate Planner Alex Lerma; IT Present: Manager Spencer Guest (videographer); Town Clerk Jami Lewis (recorder)

4) MINUTES

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

Chair Merritt stated that there was an apparent discrepancy in the minutes under item 6a with regard to a reduction in RV spaces versus park model spaces. Mr. Sanks explained that the recommended reduction was for park model, not RV, spaces.

Town Clerk Lewis stated that she would listen to the audio file to determine if the minutes were in error or if those discussing the matter misspoke. The Commission could vote to approve the minutes tonight, as corrected, if she found that the minutes contained the error.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Tom Armstrong to accept the minutes of October 3 with the correction noted on page 3 and 4 regarding the number of park units versus RV units if indeed it was a typo rather than someone that misspoke.

Vote: 7 - 0 PASSED - Unanimously

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)

Associate Planner Lerma presented this item:

- *Purpose:* The applicant proposed to split the parcel. While he had not yet decided how to split the property, staff would review the plan for compliance when the time came.
- *Current uses:* Two single family residences, a barn, and accessory structures existed on the property.
- *Conformance:* The property's current zoning was not in conformance with the General Plan land use designation of medium density residential, and the rezoning will bring it into conformance. Surrounding uses included low to medium density residential, and commercial light.
- *Public comment:* No neighboring property owners attended the neighborhood meeting.
- *Recommendation:* Staff supported the request as the character of the area would remain the same and the two homes would be on separate properties.

Chair Merritt opened the public portion of the hearing, and as no one spoke, he closed the public portion.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to recommended approval to the Town Council of this request to rezone approximately 8.33 acres of real 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 from CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum).

Vote: 7 - 0 PASSED - Unanimously

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.

Haryaksha Knauer, county resident, questioned the Town not imposing impact fees for growth, and what the Town was doing to reach safe yield. Chair Merritt that staff had noted his questions and they could bring back a response at the next meeting. He also suggested that Mr. Knauer visit Development Services and speak with staff if he wanted an answer sooner.

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 6:19 p.m.

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

4.b.

Meeting Date: 03/06/2018

December 5, 2017 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve December 5, 2017 regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve December 5, 2017 regular meeting minutes.

Attachments

December 5, 2017 Minutes

DRAFT

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

**DECEMBER 5, 2017
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, 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

Vice-Chair Pasciak called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

Present: Vice-Chair Gary Pasciak; Commissioner Tom Armstrong; Commissioner William Welker; Commissioner Michael Bacon; Commissioner Julie Van Wuffen; Alternate Welles Geary

Absent: Chair Chuck Merritt; Commissioner Claude Baker

Staff Development Services Director Jason Sanks; Associate Planner Alex Lerma;

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

4) MINUTES

- a)** Consideration and possible action to approve November 7, 2017 regular meeting minutes.

Vice-Chair Pasciak reported that the approval of the November 7, 2017 regular meeting minutes will be deferred to the next meeting.

5) STAFF REPORTS

Mr. Sanks reported on:

- Single family home permits - 38 were issued this fiscal year, with 4 being in this month.
- Departmental structure of Development Services - All development functions had been brought back together under his administration; and with Frank Marbury overseeing Roads and the engineering team, both departments will run more efficiently.
- New projects – Brooks Apartments with 174 proposed units; several single family

inquiries for primarily one acre lots; and one inquiry for 160 smaller single family lots on Perkinsville Road and Road 1 East.

- a) Report on corrections made to October 3, 2017 meeting minutes.

Town Clerk Jami Lewis reported that there had been an error in the draft minutes with regard to reducing park model, not RV, spaces. Staff has corrected the minutes.

- b) Response to the public comment heard at the November 7, 2017 meeting, regarding the Town not imposing impact fees for growth, and what the Town was doing to reach safe yield.

Mr. Sanks reported that the Town did not impose impact fees but it did charge construction sales tax, plan review fees, and inspection fees. With regard to water resources, ADWR controlled water permitting and they would ensure that water supply be provided for any new developments.

6) PUBLIC HEARING

- a) Consideration and possible action regarding an application for Primrose Inn & RV for a Conditional Use Permit in order to allow a 22-unit RV Park for a property located approximately 1/4 mile north of the ~~northeast~~ NORTHWEST corner of West Road 2 North and State Route 89 intersection at 1304 North Sate Route 89. (Alex Lerma, Associate Planner)

Mr. Lerma noted the correction above regarding the property location. The parcel was approximately three acres, zoned commercial light, and being used as an RV park with two residences and a hotel.

Reported history:

- Originally built in 1942, Primrose was initially an inn/hotel.
- During the 1980s, building permits were issued for the two mobile homes.
- December 1994, the property was rezoned from R-2 to C-1.
- March 2000, the property owner applied for and was issued a Conditional Use Permit (CUP) to allow ten RV spaces with a stipulation that the applicant would apply for a new CUP in five years. There were four RVs that existed outside the boundaries of the RV portion but were allowed to remain as legal non-conforming uses, since they had been there since the 1970s and prior to the 1984 Zoning Code.
- March 2005, the property owner again applied for and was issued a CUP to allow for ten RV spaces with a stipulation the applicant would apply for a new CUP in ten years.
- March 2015, the CUP expired. Because of a change of ownership and miscommunication, the new owners never applied for a new CUP.
- Staff started working with the new owners and gave guidance toward a new CUP. The property owners now desired a CUP for 22 RV spaces.

Mr. Lerma reviewed the proposed site plan.

Reported facts:

- A neighborhood meeting was held November 6, 2017 and the neighbors had no issues. A neighbor to the north of the property requested that the back fence going along the northwest portion of the property be continued to the end as a buffer between the Primrose property and her property. Applicant Tim Henrickson stated they would extend the fence to the back.
- Feasibility and technical review. ADOT indicated that due to the change of ownership, the applicant needed an encroachment permit; and to bring the driveway to the current code and be ADA compliant. Yavapai County Environmental Health indicated that the property would need an upgraded septic system.
- The request was in compliance with the zoning district and General Plan.
- Staff recommended approval subject to certain stipulations, and noted that staff will not approve electrical and building permits until all stipulations are met.

Mr. Henrickson reported that both driveways would remain, but the driveway to the south needed to be reduced to 40 feet, obstructions in the middle entrance area needed to be removed, and sidewalks needed to be redone. He asked about receiving a perpetual use permit for the property.

Mr. Lerma related that currently, the property's zoning district only allowed it as a CUP and CUPs usually provided a time limit because it was a type of use that changed over time. The only way to make it permanent would be to rezone it. Mr. Sanks commented that due to the longevity of the use, staff was not recommending a time limit, but if ownership changed or violations occurred, the Town could revoke the CUP.

Commissioner Bacon recommended another stipulation with regard to buffering against future residential development to the west.

Vice-Chair Pasciak opened the public portion of the hearing, and as no one spoke, he closed the public portion.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen to forward to Town Council approval of the Conditional Use Permit for property located approximately ¼ mile north of the northwest corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89. This CUP would allow a 22-unit RV Park with the following conditions:

1. An Encroachment Permit will be submitted to ADOT.
2. Driveway will be brought up to ADOT's current standards.
3. Septic system will be upgraded to support 8 additional RV spaces.
4. Fencing to the northwest portion of the property will be extended to serve as a buffer between adjacent properties.

5. If property develops as residential to the west, fencing will be provided along the west property line.

Vote: 6 - 0 PASSED - Unanimously

- b) Consideration and possible action regarding an application from Olsen's Grain for a Conditional Use Permit in order to install an electrical information sign for a property located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89, and defined as APN 306-29-029C. (Alex Lerma, Associate Planner)

Mr. Sanks reported that Olsen's Grain had been on the property since 1979 and was located off State Route 89 across from Days Inn. He reviewed the property's site plan.

Reported facts:

- The site was about 2.8 acres, zoned Commercial Light.
- The sign was 15 feet, and while height limit was 12 feet, the additional height was allowed due to development standards which measured from the nearest adjacent roadway (SR 89) and the site was three feet below grade.
- As there had been concern about white translucent signage at night, the sign company consultant for Olsen's Grain was willing to install blackout translucent film on the back of the white panel. This was in the conditions of approval.
- There will be no animation and staff added a condition that if the brightness is too bright, they will modify it.
- The sign plan conformed to all development standards and code.
- Staff recommended approval subject to certain conditions.

Commissioner Bacon suggested a new condition regarding opacity and to modify condition #1 to add that the applicant will modify the static and transition times should the Town develop a code requirement for electric signs.

Vice-Chair Pasciak opened the public portion of the hearing, and as no one spoke, he closed the public portion.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Tom Armstrong to recommend approval to Town Council of this request for a Conditional Use Permit to allow electrical display for parcel 306-29-029C located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89 subject to the following conditions:

1. The electronic sign will not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds. The applicant will modify the static and transition times should the Town Council and/or ADOT develop a code requirement for electronic signs.
2. In the event the sign receives community complaints due to excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensures brightness

- and glare are reduced to satisfactory levels.
3. That information displayed on the electronic sign shall be exclusive to the property's activities and events.
 4. The white background of the sign shall be made opaque to omit night time illumination.

Vice-Chair Pasciak noted a correction that the location was the northwest corner.

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 Commissioner Julie Van Wuffen, seconded by Commissioner William Welker to adjourn the meeting at 6:55 p.m.

Vote: 6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

8.a.

Meeting Date: 03/06/2018

Perkinsville Road 40 PAD

CASE DESCRIPTION:

Perkinsville Road 40, located on the northeast corner of East Perkinsville Road and North Road 1 East intersection is a 44.3 acre project that is scheduled to go before the Planning and Zoning Commission on April 3, 2018. The applicant is proposing to rezone the property from Agricultural Residential-5 Acre Minimum (AR-5) to Single Family Residential-7,000 Square Foot Minimum with a Planned Area Development Overlay (SR-0.16 PAD). (Jason Sanks, Development Services Director)

LOCATION:

Located on the northeast corner of East Perkinsville Road and North Road 1 East intersection.

FACTS:

1. Applicant: Lindsay Schube/ Gammage & Burnham PLC
2. Owner: PerkAZ LLC,
3. Parcel Number: 306-18-009H
4. Site Area: 44.3
5. Existing zoning: (AR-5) Agricultural Residential-5 Acre Minimum
6. Intended Use: 159 (minimum 56' x 125') single-family lots

ANALYSIS:

SITE PLAN

See attached Conceptual Plan and Preliminary Landscape Plan

RECOMMENDATION

Attachments

PerkinsvilleRoad40_ConceptPlan

PerkinsvilleRoad40_PreLandscapePlan

PerkinsvilleRoad40_Memo

Site Data Chart

General Plan Designation: Medium Density Residential
(2 Acres or Less)
Existing Zoning: AR-5 (Agricultural / Residential)
Proposed Zoning: SR-0.16 (Single Family Residential)
with PAD Overlay
Gross Acreage: +/- 44.3 Acres Total
Net Acreage: +/- 41.9 Acres
Total Yield: 159 Dwelling Units (56x125' Minimum)
Proposed Density: 3.6 DU/ Gross Acre
Open Space: +/- 6.4 Acres (14.4%)



Note: This drawing is conceptual in nature. The lot layout is subject to change through the design and development process.

PERKINSVILLE ROAD 40 | CONCEPTUAL SITE PLAN

NOVEMBER 29, 2017



Note: This drawing is conceptual in nature. The lot layout is subject to change through the design and development process.



STUDY SESSION STAFF REPORT

To: Planning and Zoning Commissioners
From: Jason Sanks, Development Services Director
Re: Perkinsville Road 40 PAD
Date: February 28, 2018

In advance of a future Planning and Zoning Commission (PZ) meeting, Staff wanted to provide the Commission with general information regarding this project. The intent of this Study Session item is to afford Staff and the Commission an advance review of the project prior to next month's public hearing on the case. No recommendation on this item is requested at this time.

The project is located on the northeast corner of East Perkinsville Road and North Road 1 East intersection. The 44.3 acre project is generally located north of Chino Valley Community Center and Chino Meadows Unit 1. The applicant, Gammage & Burnham PLC, is tentatively scheduled to come back before the Planning and Zoning Commission as a hearing item on April 3, 2017.

The applicant requests to rezone the property from (AR-5) Agricultural Residential- 5 Acre Minimum to (SR-0.16 PAD) Single Family Residential- 7,000 Square Foot Minimum with a Planned Area Development Overlay. The site is accessed via Perkinsville Road and is currently vacant with a single family residence and accessory structures. The SR-0.16 PAD will allow the applicant to develop a new single-family residential community currently referred to as Perkinsville Road 40. Proposed zoning of SR-0.16 is in conformance with the (MDR) Medium Density Residential General Plan Land Use Designation.

The Conceptual Site Plan proposes 159 (minimum 56' x 125') single-family lots for individual ownership with a corresponding density of approximately 3.6 dwelling units per gross acre. The applicant has thoughtfully designed Perkinsville Road 40 to meet current and future housing demands. The project's proximity to Old Home Manor Industrial Park and transportation corridors makes it uniquely suited to accommodate the proposed density. Moreover, building new housing on smaller lots in an area served by public sewer and water results in a more efficient use of land and allows for more diverse housing opportunities.

With the PAD overlay, the applicant modified development standards are supported by the provision of meaningful open space amenities and landscape tracts. This includes landscaped buffers at the project perimeter adjoining existing roadways. The minor deviations from standard requirements are reasonable considering the overall quality of the project.

The project will connect to the Town's water and sewer systems which are both available in E. Perkinsville Road. The water system will be designed per the Town's Water Facilities Design standards (Section 5.3.3). Perkinsville Road 40 will dedicate additional right-of-way along the three abutting roads (East Road 3 North, North Road 1 East and East Perkinsville Road), as well as dedication of internal public roads constructed to the Town's Local Access Street standards. A Traffic Impact Statement has been prepared for the proposed Perkinsville Road 40 concept plan. Based on the current site plan, the site is expected to generate 1,502 daily trips, of which 118 trips would occur during the AM peak hour and 157 trips would occur during the PM peak hour.

Meeting Date: 03/06/2018

JC Estates Zone Change

CASE DESCRIPTION:

JC Estates, located approximately .25 mile north of the northwest corner of North Road 1 West and West Road 4 North intersection, is in preparation to present to Planning and Zoning Commission at a future date. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. The applicant is requesting to rezone 6.4 acres of parcel 306-05-031V to (SR-1) Single Family Residential-1 Acre Minimum and the remaining 12.5 acres to (CL) Commercial Light. The applicant has also requested to rezone parcel 306-05-030R and 306-05-031T from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-1) Single Family Residential-1 Acre Minimum.

All together, the project will consist of the residential portion of the project made up of 52 proposed one (1) acre single family residential lots with the existing Windmill House. (Jason Sanks, Development Service Director)

LOCATION:

Located approximately .25 mile north of the northwest corner of North Road 1 West and West Road 4 North intersection.

FACTS:

1. Applicant: La Vacara Trust
2. Owner: La Vacara Trust
3. Parcel Number. 306-05-031V, 306-05-030R, 306-05-031T
4. Site Area: 75 acres
5. Existing zoning: MR/CL PAD (306-05-031V), AR-5 (306-05-030R), AR-5 (306-05-031T)
6. Intended Use. 52 proposed one (1) acre single family residential lots

ANALYSIS:

See attached memo and site plan

SITE PLAN

see attached site plan

RECOMMENDATION

no recommendation at this time.

Attachments

JC Estates Plat Memo

JC Estates Site Plan

Ord15_805DevelopmentPlan



MEMORANDUM

To: Planning and Zoning Commissioners
From: Jason Sanks, Development Services Director
Re: JC Estates/ Windmill House
Date: February 28, 2018

In advance of a future Planning and Zoning Commission (PZ) meeting, Staff wanted to provide the Commission with general information regarding this project. The intent of this Study Session item is to afford Staff and the Commission an advance review of the project prior to next month's public hearing on the case. No recommendation on this item is requested at this time.

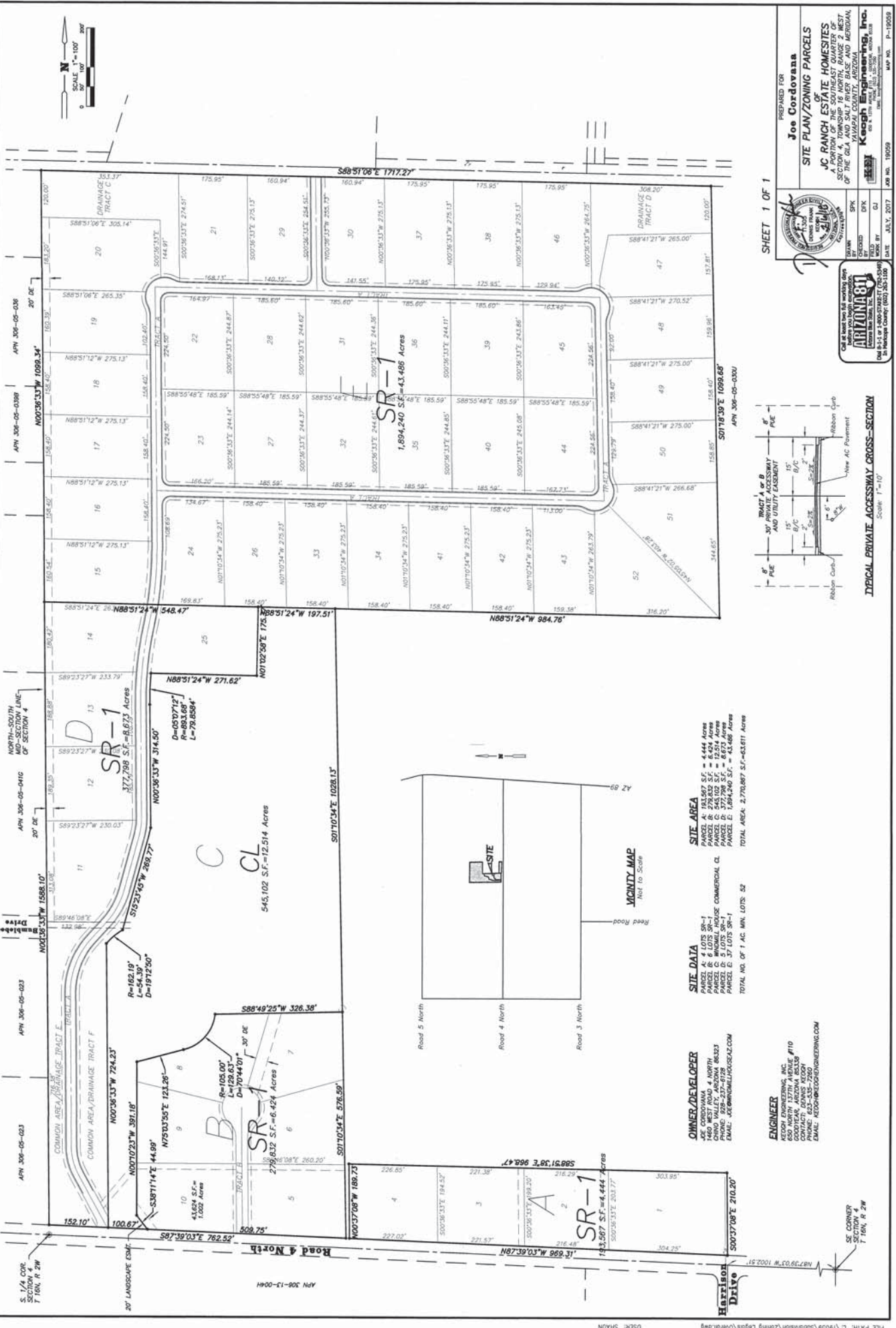
The project is located approximately .25 mile north of the northwest corner of North Road 1 West and West Road 4 North intersection. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. It is generally located north of Appaloosa Meadows Phase 2 Subdivision. The applicant has met with staff on several occasions through Feasibility and Technical Review prior to formally submitting the rezoning application.

On December 8, 2015, through Ordinance 15-805 Council approved the applicant's request to rezone approximately 6.55 acres of what is now parcel 306-05-031V from AR-5 to (MR-PAD) Multi-family Residential Planned Area Development Overlay and approximate 9.7 acres from AR-5 to (CL-PAD) Commercial Light Planned Area Development. (See attached approved Development Plan) In the past few years, the property has been operating as the Windmill House with its associated events building and cottage for weddings and other special events. The applicant no longer has plans to develop the now remaining 6.4 acres of the parcel into Multi-Family Residential units and is requesting to rezone the property to eliminate the MR zoning. A request to rezone 6.4 acres of the parcel to SR-1 has been proposed, furthermore the applicant has requested to rezone the remainder of 12.5 acres of the parcel to CL.

The applicant is also requesting to rezone parcel 306-05-030R and parcel 306-05-031T from (AR-5) Agricultural Residential- 5 Acre Minimum to (SR-1) Single Family Residential- 1 Acre Minimum. All together, the project will consist of the residential portion of the project made up of 52 proposed one (1) acre single family residential lots with the existing Windmill House. (See attached Site Plan).

Site infrastructure will consist of the Appaloosa Water Company providing water through an 8-inch main along Road 4 North and extending north through the site. Applicant has proposed the 52 proposed lots will all have individual septic tanks.

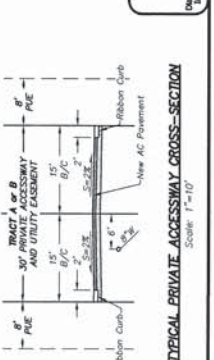
Staff has no recommendation at this time as this item is being presented for informational and discussion purposes only. No recommendation is requested from PZ until which time in the future this item is publicly noticed and placed on a hearing agenda.



SHEET 1 OF 1

PREPARED FOR
Joe Cordovana
SITE PLAN/ZONING PARCELS
JC RANCH ESTATE HOMESITES
SECTION 4, TOWNSHIP 18 NORTH, RANGE 2 WEST
OF THE GLA AND SALT RIVER BASIN AND MENDOTA
VALLEY, MARICOPA COUNTY, ARIZONA
Keogh Engineering, Inc.
600 N. 17TH AVENUE, SUITE 100, PHOENIX, AZ 85016
TEL: 602.433.7000 FAX: 602.433.7001
WWW.KEOGENEERING.COM

APR 306-05-038
APR 306-05-039
APR 306-05-040
APR 306-05-041
APR 306-05-042
APR 306-05-043
APR 306-05-044
APR 306-05-045
APR 306-05-046
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APR 306-05-100



SITE DATA	SITE AREA
PARCEL A: 4 LOTS SR-1	PARCEL A: 191,567 SF = 4.444 Acres
PARCEL B: 6 LOTS SR-1	PARCEL B: 278,832 SF = 6.424 Acres
PARCEL C: 6 LOTS SR-1	PARCEL C: 278,832 SF = 6.424 Acres
PARCEL D: 5 LOTS SR-1	PARCEL D: 278,832 SF = 6.424 Acres
PARCEL E: 37 LOTS SR-1	PARCEL E: 1,894,240 SF = 43.486 Acres
TOTAL NO. OF 1 AC MIN. LOTS: 52	TOTAL AREA: 2,770,867 SF = 63.611 Acres

OWNER/DEVELOPER
JOE CORDOVANA
1460 WEST ROAD 4 NORTH
PHOENIX, ARIZONA 85033
PHONE: 602-433-7000
FAX: 602-433-7001
EMAIL: JEC@JCMHSEAL.COM

ENGINEER
KEOGENEERING, INC.
600 N. 17TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85016
TEL: 602.433.7000 FAX: 602.433.7001
WWW.KEOGENEERING.COM

NEIGHBORLY MAP
NOT TO SCALE

SE CORNER
7' 10N, 6' 2W

DEVELOPMENT PLAN J C RANCH GATED RESORT

SURVEY OF A PORTION OF THE SE 1/4, SECTION 4, T16N-R2W,
G.&S.R.M., YAVAPAI COUNTY, ARIZONA

APN 306-05-030Z

OWNER La VacaraTrust

CERTIFICATION

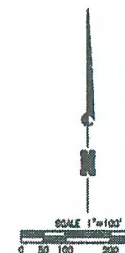
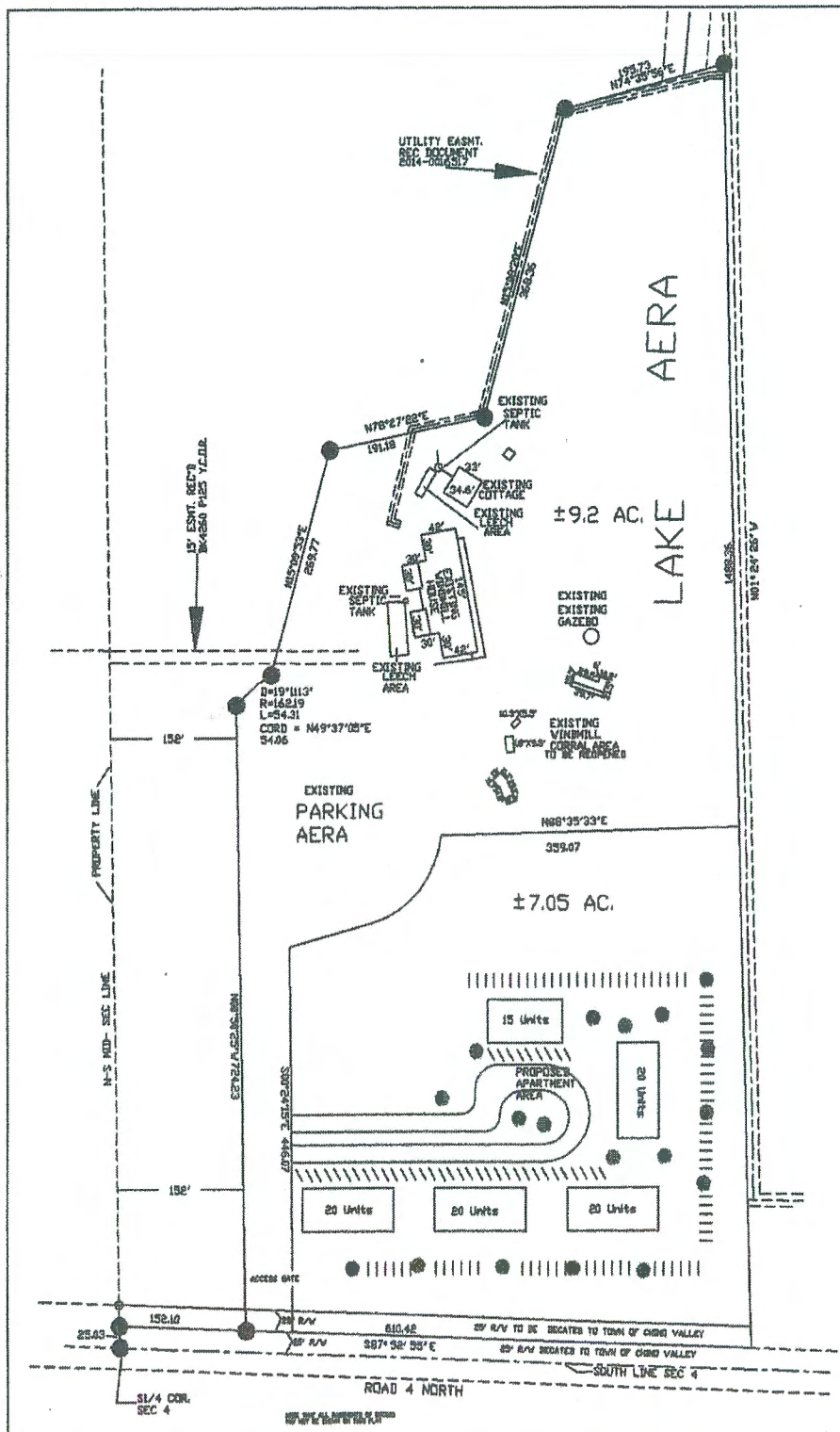
I, HENRY R. WELKER, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR WITHIN THE STATE OF ARIZONA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, COMPLETED IN AUGUST 2015.



Exp. 12/31/2016
HENRY R. WELKER, AZ. R.L.S. NO. 19353

EXHIBIT 3:

WINDMILL HOUSE DEVELOPMENT PLAN



Planning and Zoning Commission Regular

8.c.

Meeting Date: 03/06/2018

Center Street Duplex

CASE DESCRIPTION:

Center Street Duplex, located .25 mile east of the southeast corner of West Center Street and South State Route 89 intersection, is in preparation to present to Planning and Zoning Commission at a future date. The applicant is proposing to rezone the property to Multi-Family Residential-1 Acre Minimum (MR-1) to allow development for nine (9) duplex properties or eighteen (18) individual residences. (Jason Sanks, Development Services Director)

LOCATION:

The project is located .25 mile east of the southeast corner of West Center Street and South State Route 89 intersection.

FACTS:

1. Applicant: Granite Basin Engineering, Inc.
2. Owner: Jared Clatterbuck
3. Parcel Number. 306-29-002N
4. Site Area: 2.85 Acres
5. Existing zoning:.....(SR-2.5) Single Family Residential- 2.5 Acres Minimum
6. Intended Use: Nine (9) duplex properties or 18 individual residences.

ANALYSIS:

SITE PLAN

See attached Site Plan

RECOMMENDATION

Attachments

Center Street Duplex Memo

Center Street Duplex Site Plan



MEMORANDUM

To: Planning and Zoning Commissioners
From: Jason Sanks, Development Services Director
Re: Center Street Duplexes
Date: February 28, 2018

In advance of a future Planning and Zoning Commission (PZ) meeting, Staff wanted to provide the Commission with general information regarding this project. The intent of this Study Session item is to afford Staff and the Commission an advance review of the project prior to next month's public hearing on the case. No recommendation on this item is requested at this time.

The project is located .25 miles east of the southeast corner of West Center Street and South State Route 89 intersection. The 2.85 acre project is generally located south of Chino Valley High School. The applicant, Granite Basin Engineering, Inc. has completed its pre-application meetings with Staff (Feasibility Review meeting on December 7, 2016 and Technical Review Meeting on October 11, 2017).

The applicant is intending to rezone the property from (SR-2.5) Single Family Residential- 2.5 Acre Minimum to (MR-1) Multi-Family Residential. The site is accessed via East Center Street and is currently vacant with no existing structures. The proposed MR-1 zoning will allow the applicant to develop nine (9) duplex properties resulting in eighteen (18) individual residences. Proposed zoning of MR-1 is in conformance with the Commercial/ Multi- Family Residential Chino Valley General Plan Land Use Designation.

Site infrastructure will consist of underground utilities, a 24' wide private drive with rolled curb & gutter (no on-street parking), sidewalk and a CAFMA approved turnaround at the end of the private drive. Each duplex unit includes four parking spaces, two in each individual garage and two in each driveway.

The property has rights to 0.71 A.F. (Acre/Feet) of Assured Water Supply per year from the City of Prescott (CVID) Chino Valley Irrigation District (IGA) Inter Governmental Agreement supplies, which would adequately service two single family residences. In addition, the extension of and connection to the City of Prescott's water distribution system is cost prohibitive as this portion of Center Street is not currently serviced. Due to these factors, the applicant is proposing an on-site water distribution system served by an on-site water production facility consisting of a well, pump and water storage tank. Each unit will have individual water services.

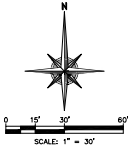
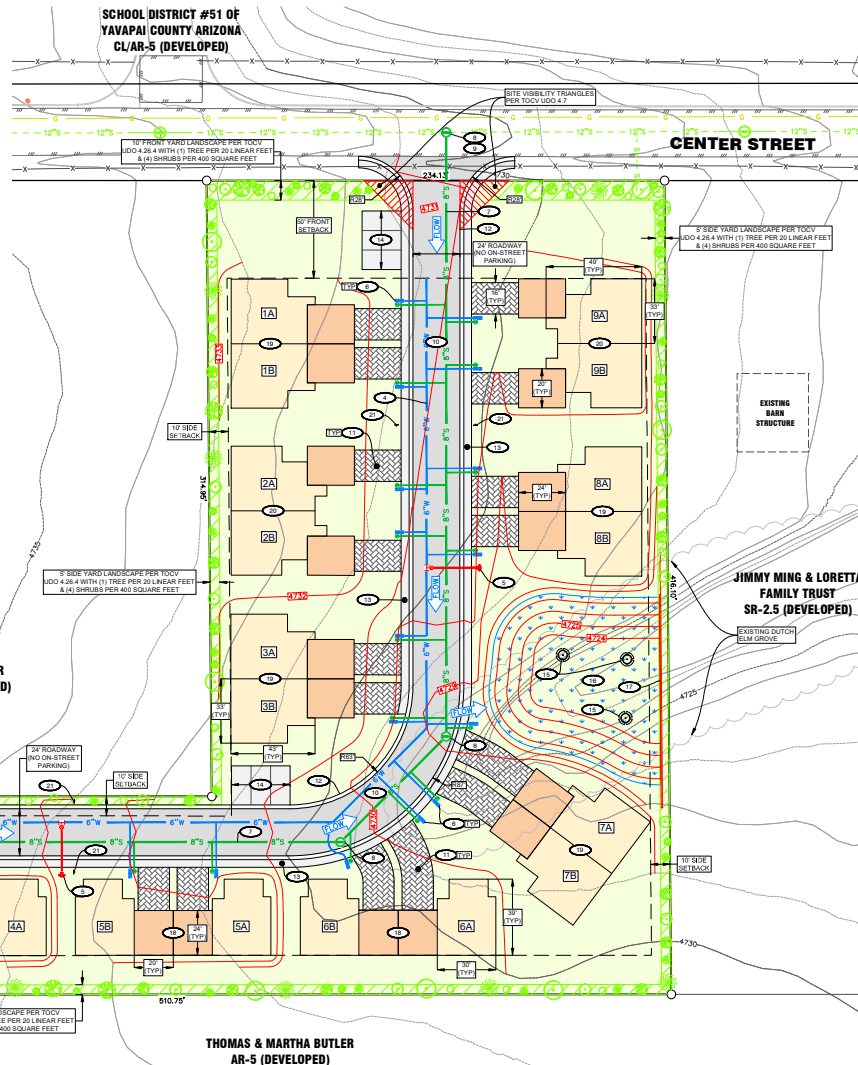
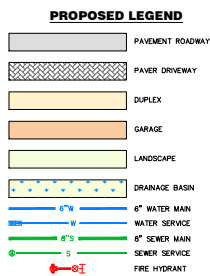
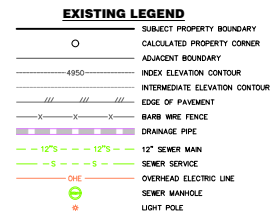
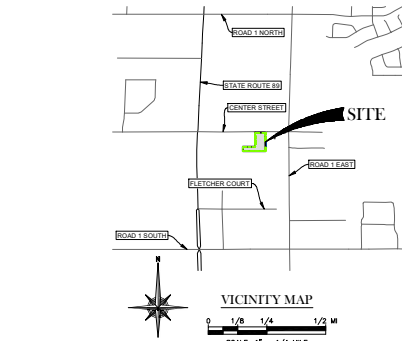
An existing 12-inch sewer main located in the Center Street frontage of this property will be the project's connection point to the Town's sewer collection system. The on-site sewer system, consisting of new main line, manholes and services, will connect to the existing Town main via a new manhole installed in Center Street.

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

SITE PLAN

CENTER STREET DUPLEX APARTMENTS

2.85 ACRE MULTI-FAMILY DEVELOPMENT



CIVIL/GEOTECHNICAL

ANDREW LUTHERHEAD

880 SOUTH HAVEN DRIVE

CHANDL VILLAGE ARIZONA 86323

(928) 778-0075

CIVIL ENGINEER

GRANITE MARK ENGINEERING, INC.

1981 COMMERCIAL CENTER CIRCLE #9

PHOENIX, ARIZONA 85015

(602) 272-0275

DESIGN NOTES

1) TOPOGRAPHY BASED ON AERIAL MAPPIING PROVIDED ON BEHALF OF THE TOWN OF CHANDL VILLAGE IN 2016.

2) HYDROLOGICAL CONDITIONS BASED ON USGS ARIZONA STATE FLOOD MAPS. FLOOD ZONE: 100 YEAR FLOOD BASED ON NATIONAL GEOTECHNICAL CENTER (N.G.C.) 1973 100-YEAR FLOOD ZONE.

3) SITE PLAN DEVELOPMENT BY GRANITE MARK ENGINEERING, INC.

PROPERTY INFORMATION

ADDRESS: 1001 EAST CENTER STREET

APN: 306-29-0026

SITE: 2.65 ± ACRES

CURRENT USE: THE SITE IS ADJACENT WITH SURROUNDING INFRASTRUCTURE

ZONING		EXISTING		PROPOSED			
ZONING: SINGLE FAMILY RESIDENTIAL 2.5-ACRE MINIMUM		CODE REFERENCE: U.D.O. SECTION 8.8.0		MR :		CODE REFERENCE: U.D.O. SECTION 8.3.3	
DENSITY/FAMILY: 2.5 ACRES / UNIT		3.0,0.0		3000 SF / UNIT		3.3, 3.1	
MAX LOT COVERAGE: 40%		3.6,0.0		3.0,0.0		3.3,0.0	
MIN BUILDING FOOTPRINT: 9' x 9'		6,0.0		6,0.0		6,0.0	
MEAN BUILDING HEIGHT: 35'		42.0		35'		33.0,0.7	
FRONT: 50' (CENTER STREET)		4.2,8		50' (CENTER STREET)		4.2,8	
REAR: 20'		3.6,0.6		20'		3.3,0.0	
INTERIOR: 20'		3.0,0.6		20'		3.3,0.0	
EXTENSION: 20'		4.2,8		20'		4.2,8	

PROJECT INFORMATION

PROJECT NAME: LOTTER STREET DUPLEX APARTMENTS

PROJECT TYPE: MULTI-FAMILY RESIDENTIAL

PROPOSED DENSITY: 18 UNITS ON 2.65 ACRES | 6.3 UNITS / ACRE |

BLINDING TIME

(IN HOURS)

FIRE SPRINKLER:

NOT REQUIRED FOR BUILDINGS THAT ARE UNDER 3.0 SF UNDER ROOF IF PROJECT PROVIDES A WATER SUPPLY WATER SUPPLY TANK

MEAN BUILDING HEIGHT:

1.35' (EST. MAX. FR. MR. 1)

LOT COVERAGE:

24.0% (40% MAX. FR. MR. 1)

BUILDING/UNIT MR:

(B) 1,074.9 ± 2.2 BEDROOM UNITS = 12 BEDROOMS

BUILDING/UNIT MR:

(B) 1,213.2 ± 2.2 BEDROOM UNITS = 12 BEDROOMS

BUILDING/UNIT MR:

(B) 1,269.9 ± 2.2 BEDROOM UNITS = 12 BEDROOMS

PARKING SPACES:

(6) PER UNIT (2 DRIVEWAYS & 4 GARAGES) = 12 PARKING SPACES

PARKING SPACES PER BEDROOM:

(72) PARKING SPACES / 600 BEDROOMS = 12 PARKING SPACES/BEDROOM

EXPECTED OCCUPANCY:

(24) OCCUPANTS PER BEDROOM = 288 OCCUPANTS

GROSS BUILDING AREA:

21,240 SF

CHANGING ROOM AREA:

2,127.9 SF

LANDSCAPE AREA / PERCENTAGE:

50% / 50.4 %

SITE PLAN NOTES

1 60,000 GALLON WATER STORAGE TANK

12 CLUB & GUTTER

2 WATER PUMP HOUSE

13 SEWERWALK

3 SCREEN FENCING

14 GUEST PARKING (10-20?)

4 WATER MAIN

15 SEWER PIPES

5 PER WASTEWATER

16 TOWNHALL WATER DISTRIBUTION / FENCE AREA

6 WATER & SEWER SERVICES

17 EXTENSION POND WALLS WITH OUTLET

7 SEWER MAIN

18 1-UNIT 1 STORY BLDG 2,436 SF (2 BEDROOMS)

8 SEWER MANHOLE

19 1-UNIT 1 STORY BLDG 2,436 SF (2 BEDROOMS)

9 SEWER CONNECTION TO T.O.C. SEWER SYSTEM

20 1-UNIT 1 STORY BLDG 2,436 SF (3 BEDROOMS)

10 AC PAVEMENT

21 NO PARKING ANY TIME ZONE

11 DRIVEWAY

22 SEARS FORT SONS & MARRIOTT

LANDSCAPE NOTES

(35) TREES REQUIRED PER TCVY UDO 4.26.4.4.4 - (46) 15 GALLON & (23) 24" B.O.

(24) SHRUBS REQUIRED PER TCVY UDO 4.26.4.4.4 - (24) 5 GALLON.

SYMBOL	COUNT	SIZE	COMMON NAME	BOTANICAL NAME
	22	15 GALLON	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS
	7	24" BOX	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS
	22	15 GALLON	DESERT WILLOW	CHILIPDS LINARIS
	8	24" BOX	DESERT WILLOW	CHILIPDS LINARIS
	22	15 GALLON	PAID VERDE	PARKERSONIA SPP. (CERDOPHILA SPP.)
	6	24" BOX	PAID VERDE	PARKERSONIA SPP. (CERDOPHILA SPP.)
	2	5 GALLON	MANGUE DALE	MAYTENSUS PHYLLODENDRON
	5	5 GALLON	PROMISSE ASSAMINE	JASMIMUM PLANTAINS

1 SHEET 1 OF 1 DATE: 2/7/2018 SCALE: 1" = 30' DRAWN: TS DESIGNED: TS CHECKED: DB		PRELIMINARY NOT FOR CONSTRUCTION		CENTER STREET DUPLEX APARTMENTS TECHNICAL REVIEW SITE PLAN		GRANITE BASIN ENGINEERING, INC. 1801 Commerce Cincinnati, TN 38001 TEL: 615.451.1101		800 SOUTH PRESLEY LANE, CHINO VALLEY, ARIZONA, 85323		DESCRIPTION DATE BY		FOR RD ONLY FOR APPROVAL ONLY FOR RECORD ONLY FOR CONSTRUCTION ONLY FOR AS-BUILT ONLY		ALL RIGHTS RESERVED FOR THE PROJECT SHOWN amazon © 2017 Amazon.com, Inc. or its affiliates. All rights reserved. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	
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