

1. Planning And Zoning Special Meeting - Agenda

Documents:

[2018_03_20_PZ_SP_AG.PDF](#)

2. Planning And Zoning Special Meeting - Packet

Documents:

[2018_03_20_PZ_SP_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**SPECIAL MEETING
March 20, 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 March 6, 2018 meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Hawksnest PAD Amendment - This Applicant has withdrawn the application as of March 14, 2018.
 - b.** Consideration and possible action regarding a request for a zone change for a property generally located east, off State Route 89, east of the corner of Staley Lane and Durham Drive at 3845 Durham Drive, Chino Valley, Arizona, 86323. The applicant is requesting to rezone the 2.5 acre property from (CL) Commercial Light to (CH) Commercial Heavy. (Alex Lerma, Associate Planner)
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
 - a.** Brook Apartments, a 6.85 acre project generally located approximately 1,400 feet west of State Route 89 and 620 feet south of West Road 2 North at 740 West Road 1 North is scheduled to go before the Planning and Zoning Commission on May 1, 2018. The applicant is proposing to rezone the property from (MR-1) Multi-Family Residential-1 Acre Minimum to (MR-1) Multi-Family Residential-1 Acre Minimum with a Planned Area Development Overlay. (Jason Sank, 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 15th day of March, 2018.

By: Jason Sanks, 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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DRAFT

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

**MARCH 6, 2018
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

Chair Chuck Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Vice-Chair Gary Pasciak led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong;
Commissioner Michael Bacon; Commissioner William Welker

Absent: Commissioner Claude Baker

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

Present: Manager Cecilia Grittman; Deputy Town Clerk, Recorder Vickie Nipper

4) MINUTES

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

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner William Welker to approve the November 7, 2017 regular meeting minutes.

Vote: 5 - 0 PASSED - Unanimously

- b)** Consideration and possible action to approve December 5, 2017 regular meeting minutes.

Chair Merritt stated that he would abstain since he did not attend that meeting.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak to approve the December 5, 2017 regular meeting minutes.

Vote: 4 - 0 PASSED

Other: Chair Chuck Merritt (ABSTAIN)

5) STAFF REPORTS

Development Services Director Sanks reported on the following:

- There was a significant increase in zoning applications, with 9 active cases.
- Development Services has begun a rewrite and restructuring of the zoning code which will create a new user-friendly format.
- A Sub-committee meeting was scheduled to discuss how to work with constituents on specific sections of the code, i.e. signs, zoning districts, etc.
- A Special Meeting was scheduled for March 20th addressing affordable housing for seniors.

6) PUBLIC HEARING

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

Development Services Director Sanks explained that the three discussion items are on the agenda as a study session opportunity, providing the commission a chance to review and discuss projects before a public hearing.

Commissioners asked about the Department's policy for implementing staff changes on an application after the commission has already made a recommendation. Mr. Sanks commented that if the changes are of large significance they would be itemized and conveyed back to the Planning and Zoning Commission.

- 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)

Mr. Sanks' presentation and discussion with the Commission included the following:

- The property owner's request for a land use change from agricultural cultivation type of zoning to Single Family Residential-7,000 Square Foot Minimum lots, which would total 159 lots with a density of approximately 3.6 dwelling units per acre.
- Planned deviations from base code standards that would cover parking, open spaces, and landscaping, and in return the developer would provide for upgraded open space, parks and landscaping.
- Setbacks, staggered side setbacks, lot coverage (55%), privacy walls, sidewalks, landscaping, subdivision entrances and rights-of-way for lot developments on various streets.
- The approval process for Planning & Zoning and Council and the requirements of the owner/developers to conform with the approved design.
- The Commissioner's desire to see recreational amenities specified before the public hearing.
- The traffic study currently under review to determine turn lanes to the development.

- 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)

Mr. Sanks' presentation and discussion with the Commission included the following:

- The application consisting of three separate projects: (i) 40 one-acre lots subdivision; (ii) Windmill House; and (iii) Road 4 North lots.
- Mr. Sanks' request that zoning for the Windmill House be straightforward and zoned for commercial light with no multi-family dwellings.
- Home sites to be served by private water service and individual septic tanks on each lot.
- Right of way, access points, cul-de-sac density restrictions, and utility and drainage easements for the development.
- Zoning conformance, general plan conformity and compatible uses.
- Traffic studies for the development area.

- c) Center Street Duplex, located .25 mile east of the southeast corner of ~~West~~ EAST 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)

Mr. Sanks' presentation and discussion with the Commission included the following:

- Project density of 6.3 units per acre.
- General plan conformity and the project being on the line between commercial multifamily and medium density residential.
- Access points, open space, four-space per unit parking (two for garage and two for driveway), guest parking, lot coverage and turnarounds for the development.
- Address correction from West Center Street to East Center Street.

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Tom Armstrong to adjourn the meeting at 6:55 p.m.

Vote: 5 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Special

6.b.

Meeting Date: 03/20/2018

Mendoza Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding a request for a zone change for a property generally located east, off State Route 89, east of the corner of Staley Lane and Durham Drive at 3845 Durham Drive, Chino Valley, Arizona, 86323. The applicant is requesting to rezone the 2.5 acre property from (CL) Commercial Light to (CH) Commercial Heavy. (Alex Lerma, Associate Planner)

LOCATION:

Located east, off State Route 89, east of the corner of Staley Lane and Durham Drive at 3845 Durham Drive, Chino Valley, Arizona, 86323.

FACTS:

1. Applicant: Corey Mendoza
2. Owner: Cory Mendoza
3. Parcel Number: 306-04-047B
4. Site Area: 2.5 acres
5. Existing zoning: (CL) Commercial Light
6. Intended Use: Vacant

ANALYSIS:

See attached Staff Report.

SITE PLAN

See Attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of a zone change of parcel 306-04-047B property located at 3845 Durham Drive, Chino Valley, from the current zoning of (CL) Commercial Light to (CH) Commercial Heavy.

Attachments

Mendoza ZC Staff Report

Mendoza Site Plan



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC18-000004

Assessor's Parcel Number: 306-04-047B

Site Location: Located off the corner of Staley Lane and Durham Drive, east off State Route 89 at 3845 Durham Drive, Chino Valley, AZ 86323

Property Owner: Corey Mendoza

Applicant: Corey Mendoza

Request: Request for a zone change from (CL) Commercial Light to (CH) Commercial Heavy

SITE DATA

Existing Zoning	(CL) Commercial Light
Lot Size	2.5 acres (approximately 108,900 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject property is located off the corner of Staley Lane and Durham Drive, east of State Route 89 at 3845 Durham Drive. The site is currently zoned (CL) (Commercial Light under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Commercial/ Multi-Family Residential under the Town of Chino Valley General Plan Potential Land Use Map. The property is currently vacant. **See Figure 1.**

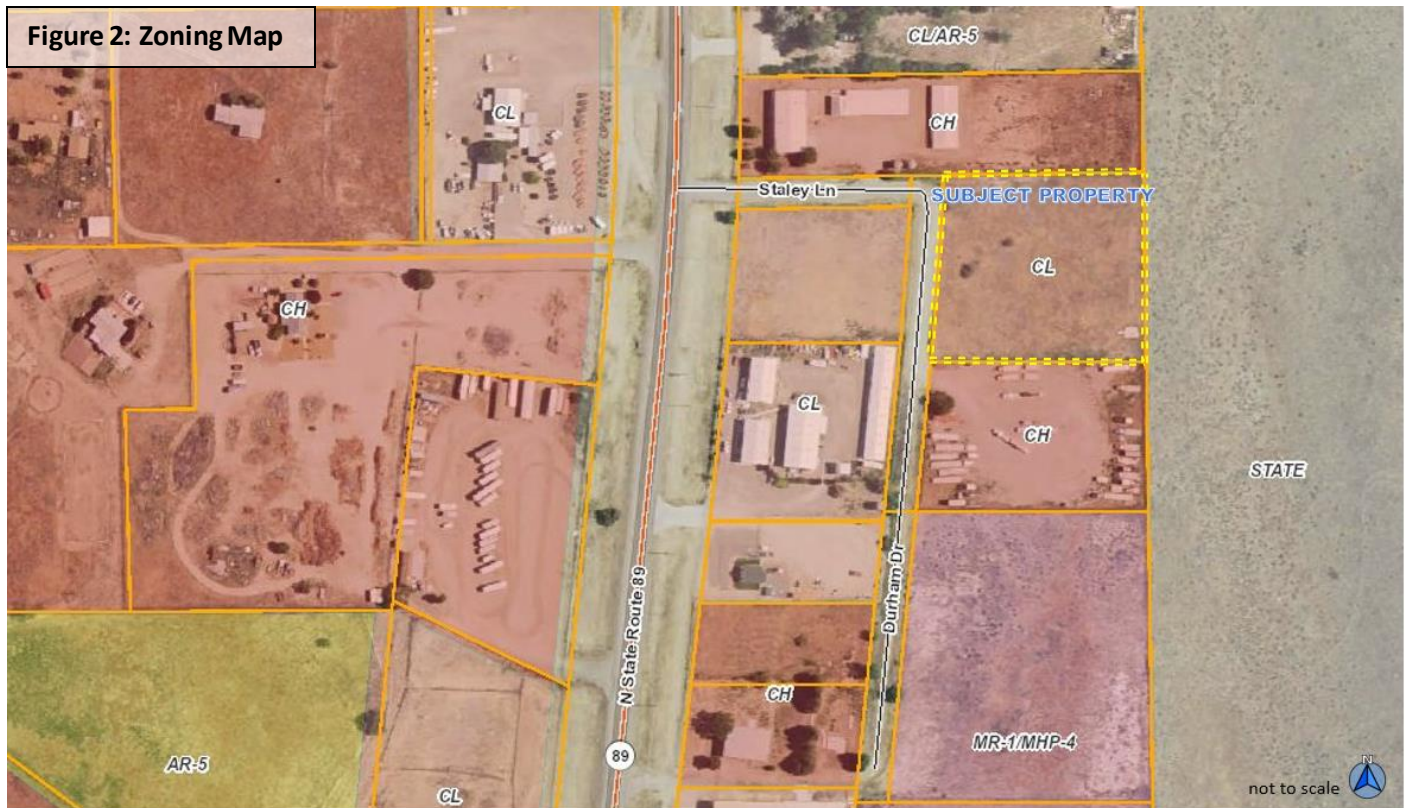


SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area is predominantly comprised of commercial uses. The property directly north is zoned (CH) Commercial Heavy. To the west, properties are zoned (CL) Commercial Light and further along, adjacent State Route 89, (CH) Commercial Heavy. Directly south, properties are zoned CH, CL, and (MR-1/MHP-4) Multi-Family Residential- 1 Acre Minimum/ Mobile Home Park-Residential –4 Acre Minimum. To the east of the subject parcel, the property is zoned (STATE) State Land. **See Figure 2**

AREA	ZONING	LAND USE
North	CH	Mini Storage
West	CL, CH	Vacant, Manufacturing, Storage Yard
South	CH, MR-1/MHP-4	Storage Yard, Vacant
East	STATE	Vacant

Figure 2: Zoning Map



PROJECT DESCRIPTION

The applicant is requesting a change in zoning district from (CL) Commercial Light to (CH) Commercial Heavy to allow commercial trucking use. With the approved zone change, the applicant proposes to move his commercial trucking business, C&R Trucking to the site. Once developed, the site will consist of two buildings. One of the buildings will be used as an office and a maintenance facility and the second building will be used for storage and a caretaker residence.

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. A neighborhood meeting is scheduled for March 14, 2018. Staff will provide an update on the Citizen Review process at the public hearing.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The requested Commercial Heavy zoning district is in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in the Commercial/ Multi-Family Residential land use designation.

ZONING

The parcel's current zoning district of (CL) Commercial Light is intended to provide for neighborhood amenities and some general commercial uses. Land uses is composed chiefly of retail and service businesses, offices, and apartments. The uses allowed in the CL zoning district are light in nature and their impact on surrounding properties are minimal.

The applicant intends to relocate his commercial trucking business on site. The (UDO) Unified Development Ordinance does not specifically list the proposed use of commercial trucking in either CL or CH zoning districts. The (CH) Commercial Heavy zoning district is intended to provide for and encourage commercial and light manufacturing facilities that are not appropriately located next to residential zoning. Those uses in CH are heavier in nature and tend to have a higher impact on surrounding properties opposed to uses allowed in the CL zoning district.

Staff supports the applicant's request to rezone the property to the CH zoning district. The property directly to the north is zoned CH and operates as a mini storage. The property to the south is also zoned CH and operates as a contractors yard with the storage commercial trucks. The property to the west operates as a manufacturing business. The type of uses of the surrounding subject property are similar in nature of the type of use the applicant will be locating on site. A commercial trucking use will not have a negative impact on surrounding businesses based on the current intense uses of adjacent properties.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a zone change of parcel 306-04-047B from the current zoning of (CL) Commercial Light to (CH) Commercial Heavy.
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Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 2.5 acres of real property located off the corner of Staley Lane and Durham Drive, east off State Route 89 at 3845 Durham Drive, Chino Valley, AZ 86323 from (CL) Commercial Light to (CH) Commercial Heavy.

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)

Storage Units 306-04-021 CH

300 ft

Staley

3845 Durham

306-04-047 B

Vacant

306-04-019X CL

Parking

Well

50' x 80'

Office/Maintenance Shop

Q

Landscaped

State Land

300 ft

50' x 99'

Storage/Caretaker Residence

300 ft

Landscaped

Bunker Trucking Yard

300 ft

306-04-047 ECH

Planning and Zoning Commission Special

8.a.

Meeting Date: 03/20/2018

Brook Apartments PAD

CASE DESCRIPTION:

Brook Apartments, a 6.85 acre project generally located approximately 1,400 feet west of State Route 89 and 620 feet south of West Road 2 North at 740 West Road 1 North is scheduled to go before the Planning and Zoning Commission on May 1, 2018. The applicant is proposing to rezone the property from (MR-1) Multi-Family Residential-1 Acre Minimum to (MR-1) Multi-Family Residential-1 Acre Minimum with a Planned Area Development Overlay. (Jason Sank, Development Services Director)

LOCATION:

Generally located approximately 1,400 feet west of State Route 89 and 620 feet south of West Road 2 North at 740 West Road 1 East.

FACTS:

1. Applicant: Tim Emberlin, Developer Representative
2. Owner: Brook Assisted Living LLC
3. Parcel Number: 306-23-024C
4. Site Area: 6.85 Acres (approx. 283,140 square feet)
5. Existing zoning: (MR-1) Multi-Family Residential- 1 Acre Minimum
6. Intended Use: Multi-Family Residential consisting of 192 units in four (4) three (3) story structures.

ANALYSIS:

SITE PLAN

See attached Development Plan

RECOMMENDATION

No recommendation at this time.

Attachments

Brook Apartments Memo

Brook Apartments Development Plan

Brook Apartments Concept Landscape Plan



MEMORANDUM

To: Planning and Zoning Commissioners
From: Jason Sanks, Development Services Director
Re: Brook Apartments
Date: March 20, 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 6.85 acre parcel is generally located approximately 1,400 feet west of State Route 89 and 620 feet south of West Road 2 North at 740 West Road 1 North. Access to the site is via Hawksnest Trail, which extends southerly from West Road 2 North and terminates at the north boundary of the subject property. Hawksnest Trail was dedicated to the Town of Chino Valley in November of 2007 as part of the plat approval for Heritage Place subdivision, immediately north of the subject property. The applicant, Tim Emberlin, has completed its pre-application meetings with Staff (Feasibility Review meeting on July 24, 2017 and Technical Review Meeting on February 14, 2018).

The applicant is intending to rezone the property from (MR-1) Multi-Family Residential- 1 Acre Minimum to (MR-1 PAD) Multi-Family Residential Planned Area Development Overlay. The site is currently vacant with no existing structures. The proposed MR-1 PAD zoning will allow the applicant to develop the site into a multi-family units consisting of 192 units in four (4) three (3) story structures. The subject property is located in the Major Community Core/ Downtown Core and the Commercial/ Multi-Family Residential Land Use designation under the Chino Valley General Plan Potential Land Use Map.

With a proposal of 192 units in four (4) structures, each three (3) stories in height, the development will be considered the tallest and the largest multi-family residential development in Chino Valley. Each building will contain 48- one- and two-bedroom units in three floors, with a footprint of approximately 14,100 square feet.

Lot Coverage and Floor Area						
Building	Ground Floor Sq. Ft.	Second Floor Sq. Ft.	Third Floor Sq. Ft.	Total Square Footage	Lot Coverage	Floor Area Ratio
1	14,100	14,100	14,100	42,300	4.7%	14%
2	14,100	14,100	14,100	42,300	4.7%	14%
3	14,100	14,100	14,100	42,300	4.7%	14%
4	14,100	14,100	14,100	42,300	4.7%	14%
TOTAL	56,400	56,400	56,400	169,200	18.9%	57%

The project as proposed is requesting relief from three (3) standards of the (UDO) Unified Development Ordinance: density, parking requirements, and setbacks. The impact of the requested adjustment will be mitigated by increase in the density of landscaping and careful use of outdoor lighting.



MEMORANDUM

Density

In respect to density, the project is proposing 28 dwelling units per acre or one (1) unit per 1,400 square feet of area; the UDO currently allows for only 14.5 units per acre, or one (1) unit per 3,000 square feet. On-site recreational facilities are provided in the "Triangle Park" near the entrance of the project, which contains space for a dog park, lawn games, and community gardens. The proposed density will also provide much-needed temporary and transitional housing options that do not currently exist in Chino Valley.

Parking

Accommodating the parking requirements in the UDO would require an additional nine (9) guest parking stalls. Rather than provide additional parking, we propose additional landscaping islands within the parking areas to minimize the impact of the project on adjoining residential properties, reduce the long uninterrupted stretches of asphalt, and soften the appearance of the project as a whole.

Setbacks

Setbacks and buffer yard requires in the MR-1 zoning district require a 20' setback for the projects front and rear setback. However, capturing sheet flow and engineering a drainage system that will work with both the residential subdivision to the south yet function with the drainage system approved for the Heritage Place subdivision to the north has proven to be a challenge, and required a large amount of area to be dedicated to the use.

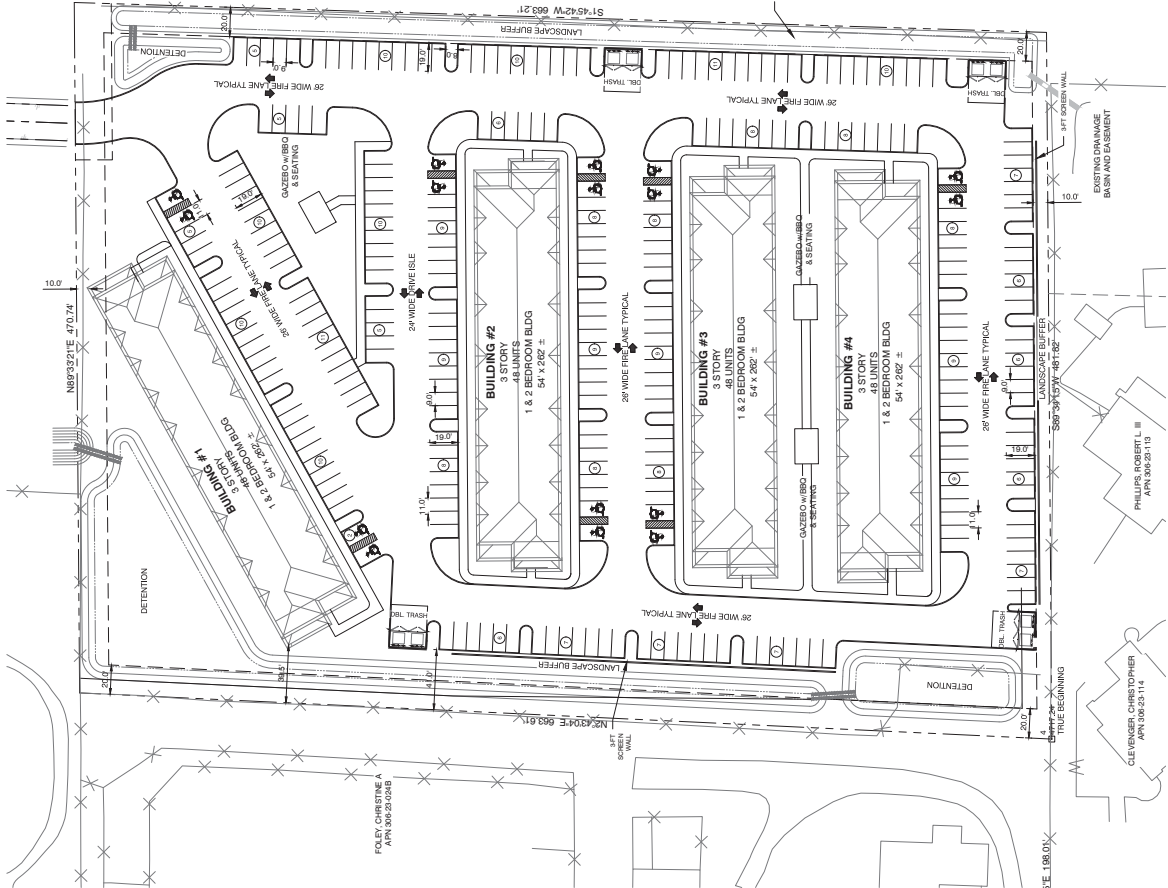
There is a 41' separation between the west boundary of the property and the concomitant parking, which is necessary to construct the required detention basins and channels to conduct water to the front/ north of the property. Similarly, the size of the detention basin at the front of the property and drainage channel on the west side has necessitated a 10' encroachment of the northeast corner of Building 1 into the front setback and buffer yard. The impact will be minimal in the long run due to the fact that two-thirds of the front boundary adjoins CL zoned land.

The rear setback and buffer yard had been reduced to 10', but proposed much greater density in landscaping than required by the UDO for both the buffer yard/landscape area, as well as an increased number of landscape islands in the parking area.

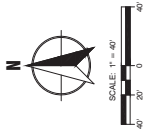
The project will be anticipating to connect to Town water and sewer. Staff is currently working with the applicant and adjoining property owners to develop a potential cost sharing agreement for utility line and roadway improvement solutions that will serve the larger area. This includes considerations for the platted commercial subdivision, Hawksnest, and future development to the west. The applicant is engaging a Traffic Engineer to develop a Traffic Impact Analysis that will help us to understand specifically what roadway improvements will be necessary to serve this develop.

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.

PLANNED AREA DEVELOPMENT



VICINITY MAP
MRL



PROJECT DATA

PROJECT NAME: BROOK APARTMENTS
PR17-00024, APN: 300-23-024C

PROJECT ADDRESSES: CHINO VALLEY, AZ

SITE AREA: 6.85 ACRES / 298,386 SF

BUILDING AREA: 14,100 SF EX x 4 = 56,400 SF

LOT COVERAGE: 18.9%

FLOOR AREA: 18,9169,300 SF

PROPOSED PROJECT DESCRIPTION: NEW CONSTRUCTION FOR A 192 UNIT 1 & 2 BED MULTI FAMILY APARTMENT COMPLEX

ARCHITECT: FERDIS AND ASSOCIATES, INC.
7227 N. 18th ST. #212 PHOENIX, AZ 85020
(602) 278-1893 FAX (602) 284-2383

ZONING: MR-1, PAD

UNIT MIX: BUILDING 1, 2, 3 & 4
48 UNITS EACH BUILDING
1-BED 24
2-BED 24
TOTAL 2-BED: 96, 1-BED: 96 = 192 UNITS

PARKING REQUIRED/PROVIDED: 1 & 2 SPACES PER 1 & 2 BED UNIT
1 PER 10 UNITS GUEST PARKING REQUIRED
TOTAL SPACES REQUIRED = 288 + 19 = 307
TOTAL SPACE PROVIDED = 288
TYPICAL STANDARD PARKING STALL 19'-0" X 9'-0"
TYPICAL ADA PARKING STALL 19'-0" X 11'-0" W/ 5' ISLE
TOTAL ADA SPACES PROVIDED = 25 EACH
ADDITIONAL UNIT INCLUDED IN COUNT

PLANNED AREA DEVELOPMENT

BROOK APARTMENTS
PR17-00024
APN: 300-23-024C

DATE: 02/27/18
DRAWN BY: DBS
CHECKED BY: MRL
SCALE: 1" = 40'

SHEET

1 OF 4



MRL CONSULTING, LLC
P.O. BOX 642
CHINO VALLEY, AZ 86323
928.925.7543
MICHAEL.LOPEZ.FE@GMAIL.COM

REVISIONS
DATE

