

1. Planning And Zoning Commission - Agenda

Documents:

[2018_04_03_PZ_RG_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2018_04_03_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, APRIL 3, 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 the March 20, 2018 special meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a. Consideration and possible action regarding a request for a zone change for approximately 2 acres of real property generally located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district. (Alex Lerma, Associate Planner)
 - b. Consideration and possible action regarding a request for a zone change for approximately 5 acres of real property generally located west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district. (Alex Lerma, Associate Planner)

- c. Consideration and possible action regarding a request to rezone approximately 44 acres of real property generally located on the northeast corner of North Road 1 East and East Perkinsville Road at 1204 East Perkinsville Road, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-0.16 PAD (Single Family Residential – 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay zoning district to modify the SR-0.16 zoning district development standards. (Jason Sanks, Development Service Director)
- d. Consideration and possible action regarding a request for a Conditional Use Permit for approximately 120 acres of real property located northwest of North Jasper Trail at 4820 East Perkinsville Road to allow a hot mix asphalt plant in the I (Industrial) zoning district. (Jason Sanks, Development Services Director)
- e. Consideration and possible action regarding a request to amend the CUP (Conditional Use Permit) for approximately 2.82 acres of real property generally located 274 feet north of the northwest corner of West Road 3 North and State Route 89 at 2062 North State Route 89 to allow the installation and replacement of an electronic sign in the CL (Commercial Light) zoning district. (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 28th 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.



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, APRIL 3, 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 the March 20, 2018 special meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a. Consideration and possible action regarding a request for a zone change for approximately 2 acres of real property generally located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district. (Alex Lerma, Associate Planner)
 - b. Consideration and possible action regarding a request for a zone change for approximately 5 acres of real property generally located west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district. (Alex Lerma, Associate Planner)

- c. Consideration and possible action regarding a request to rezone approximately 44 acres of real property generally located on the northeast corner of North Road 1 East and East Perkinsville Road at 1204 East Perkinsville Road, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-0.16 PAD (Single Family Residential – 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay zoning district to modify the SR-0.16 zoning district development standards. (Jason Sanks, Development Service Director)
- d. Consideration and possible action regarding a request for a Conditional Use Permit for approximately 120 acres of real property located northwest of North Jasper Trail at 4820 East Perkinsville Road to allow a hot mix asphalt plant in the I (Industrial) zoning district. (Jason Sanks, Development Services Director)
- e. Consideration and possible action regarding a request to amend the CUP (Conditional Use Permit) for approximately 2.82 acres of real property generally located 274 feet north of the northwest corner of West Road 3 North and State Route 89 at 2062 North State Route 89 to allow the installation and replacement of an electronic sign in the CL (Commercial Light) zoning district. (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 28th 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.

Planning and Zoning Commission Regular

4.a.

Meeting Date: 04/03/2018

March 20, 2018 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve the March 20, 2018 special meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve the March 20, 2018 special meeting minutes.

Attachments

March 20, 2018 Minutes

DRAFT

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

**MARCH 20, 2018
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, met for a Special 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 Tom Armstrong led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong; Commissioner Michael Bacon; Commissioner John McCafferty; Commissioner William Welker; Alternate Welles Geary

Absent: Commissioner Claude Baker

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

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

4) MINUTES

- a)** Consideration and possible action to approve March 6, 2018 meeting minutes.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Tom Armstrong to approve the March 6, 2018 regular meeting minutes.

Vote: 6 - 0 PASSED - Unanimously

5) STAFF REPORTS

Development Services Director Sanks reported on the following:

- The Hawksnest PAD amendment application has been withdrawn.
- Internal department improvements, including record keeping, case processing, form document upgrades, updating and correcting the zoning map, updating the public notices, and creating official zoning exhibits for Commission cases.
- Staff has updated and restructured a draft Unified Development Ordinance (UDO) which will be reviewed by the UDO Subcommittee and constituents in small sections.

- Staff is working on an enhanced General Plan land use map. The enhanced General Plan map will have an underlay of the parcel map so that parcel locations are showing underneath the General Plan map and land use designation for parcels are clear.
- Staff is rebuilding zoning case files, conditional use permit files, and preliminary and final plat files, beginning with current year's files and working back to the year 2000.
- There are as many case files for the first two months of the current year as the Department had in 2017. There are also six cases to initiate rezoning and General Plan amendments. There will also be two preliminary subdivision plats for approximately 300 lots, which will include development agreements, water rights, etc.

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)

Associate Planner Lerma presented the following information to the Commission:

- The surrounding properties are zoned Commercial Heavy to the North and South, Commercial Light to the West and Commercial Heavy for parcels adjacent to State Rt. 89.
- The subject property is currently vacant.
- The adjacent properties are being used as contractor's yard and storage areas. The owners of the adjacent Commercial Light parcels are working on requesting a zoning change because the property's current use is Commercial Heavy.
- The proposed designation is in conformance with the current land use designation of Commercial/Multifamily Residential.
- The applicant would like to move CNR Trucking from another location in town to this location. The business activities consist of heavy vehicle and equipment maintenance.
- The applicant has proposed two buildings: a storage area with a caretaker residence and a maintenance shop. The area on the front of the property will be landscaped.
- A neighborhood meeting was held March 14, 2018 with only one property owner in attendance, and there was no objection to the application for the zone change.

Commissioners questioned if the fencing around the property would be improved. Associate Planner Lerma explained that the UDO requires that the designated area have a six- to eight-foot fence. If the applicant considers the whole property as a storage area, then the entire property would need to be fenced off completely. As the rear of the property is adjacent to State land, staff should consider if that area should be fenced off. Screened chain-link fences would satisfy the fence requirements.

Chair Merritt opened the hearing to public comment. No public comments were made.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner William Welker 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.

Vote: 6 - 0 PASSED - Unanimously

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 Sanks, Development Services Director)

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

- The project location is South of Heritage Place Commercial Subdivision. Heritage Place has the final plat and the roads have been dedicated to the Town.
- The applicants want to do a Planned Area Development (PAD) Overlay that will significantly increase the parcel density. The current density requirements are 14.5 units per acre with a 3,000 square foot land area per unit requirement. The equivalent density for the PAD request would equate to nearly 10 units per acre more than what is currently allowed.
- Zoning in the surrounding area is mixed and buffer zones should be considered to mitigate the impact to the surrounding properties.
- The project is located in the future community core, and the General Plan allows for larger density projects in the core areas.
- This project would be the third proposed apartment complex in the core area. This project would be comprised of 192 units spread across four three-story identical buildings.
- Open space, parking, and pedestrian circulation should be considered.
- A conceptual landscape plan is required as part of the application for a PAD. Staff can request more exhibits detailing plans when an applicant has deviated from the standard requirements. The applicant has provided permanent landscaping and a double row of trees between residential areas on the south.
- The project is complex with a significant increase to land density. It would eliminate access to an undeveloped commercial subdivision, which requires significant offset improvements to provide the necessary access. Utility extensions are also necessary.
- Staff met with the applicant and other associated property owners to discuss working with developers for a possible agreement regarding infrastructure extensions such as streets and sidewalks, any necessary changes to Road 2 North, and the future development for the commercial subdivision street.
- Development Agreements do not go to P&Z for review but go directly to Council for consideration.

Applicant's agent, Ruth Maydays' presentation and discussion with the Commission included the following:

- An overview of the overall project that was provided to the Commission;
- A description of the one and two-bedroom apartment units and the associated unit parking areas;
- A review of the landscaping and building design plans;
- Names of key figures in the design and development of the project; and

- Details for the neighborhood meeting scheduled for the last week of March.

Mr. Sanks added that the public meeting was not yet scheduled. He reviewed the notification process and explained this would not come to P&Z until a traffic study was conducted.

Commissioners discussed traffic analysis and impacts. Mr. Sanks explained that the town will be working on a dual scope contract that will include the Traffic Study Impact of another apartment complex project as well as a larger-scoped town traffic impact study that will address the surrounding area of Road 1 West and the Road 2 North intersection at State Highway 89.

Commissioners and staff also discussed:

- Water and sewer main line distances to the project.
- Possible access road improvements to the development project to the North.
- Project detention basin drainage issues that are being reviewed and resolved by the project engineer.
- The necessity of a second access point because of the number of units. Mr. Sanks explained that the applicant and the Fire Marshall are researching emergency access, and that the buildings will be sprinklered. The Town does not have a zoning district to accommodate this project, so the PAD overlay is necessary and he suggested that the Town should consider introducing districts that can accommodate large development projects. Comments from the Chino Valley Irrigation District which had an easement on the right side of the property that appears will be landscaped. Mr. Sanks stated that the Town has not received any formal comments but the applicant has met with them.

Commissioners had concerns regarding the following:

- The lack of recreational facilities presented at the development stage: Ms. Mayday reviewed the open space and recreational areas.
- The lack of sidewalks: Ms. Mayday explained that the plan includes interior sidewalks and they are working with the other developers on the inclusion of exterior sidewalks during the development phase
- Screening/buffering: Ms. Mayday explained that the only wall was a 3' wall for the parking area. Mr. Sanks advised that if the Commission wanted a 6' screen wall, they could request one.
- Chair Merritt did not want to open the discussion to the public since the matter had not had any advertised public meetings, but he allowed one question by Crystal Foley, resident and owner of the adjoining property to the west of the project who was concerned that her address was listed for this project. Commissioners stated that Mr. Sanks would address that issue.

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

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner John McCafferty to adjourn the meeting at 6:57 p.m.

Vote: 6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6.a.

Meeting Date: 04/03/2018

Parsons Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding a request for a zone change for approximately 2 acres of real property generally located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district. (Alex Lerma, Associate Planner)

LOCATION:

Located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 North State Route 89, Chino Valley, AZ 86323.

FACTS:

1. Applicant: Carolyn Thibault/ Robert Parsons
2. Owner: Carolyn Thibault/ Robert Parsons
3. Parcel Number: 306-04-019H
4. Site Area: 2 acres
5. Existing zoning: CL (Commercial Heavy)
6. Intended Use. Existing Manufacturing Use

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Forward to Town Council approval of a zone change of parcel 306-04-019H from the current zoning of (CL) Commercial Light to (CH) Commercial Heavy on property located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Attachments

Parsons Staff Report

Parsons AerialMap

Parsons_ZoningCaseExhibit



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC18-000001

Assessor's Parcel Number: 306-04-019H

Site Location: Located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 North State Route 89, Chino Valley, AZ 86323

Property Owner: Carolyn Thibault/ Robert Parsons

Applicant: Carolyn Thibault/ Robert Parsons

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

SITE DATA

Existing Zoning	(CL) Commercial Light
Lot Size	2 acres (approximately 87,120 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Five (5) existing buildings

BACKGROUND

SITE DESCRIPTION

The subject property is 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 North State Route 89. 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. Existing improvements on the property include five (5) steel buildings on site. **See Figure 1.**

Figure 1: Aerial Map



SURROUNDING PROPERTIES AND LAND USES

The area is predominantly comprised of commercial uses. The property directly north is zoned CL (Commercial Light) and is currently vacant. Further north the property is zoned CH (Commercial Heavy) with a mini storage use. To the east, properties are zoned CL (Commercial Light), CH (Commercial Heavy), and State Land. Directly east, the property has a contractors yard use with the storing of heavy vehicles, the other properties are currently vacant. Directly south, properties are zoned CL (Commercial Light), CH (Commercial Heavy) and MR-1/MHP-4 (Multi-Family Residential- 1 Acre Minimum/ Mobile Home Park- Residential –4 Acre Minimum). The property to the south is currently uses for the commercial whole sale of sod and other services, further south properties are vacant. To the west, adjacent State Route 89, properties are zoned CL (Commercial Light), and CH (Commercial Heavy). Land uses to the west include RV storage, towing company and impound yard. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	CH, CL	Commercial/ Multi- Family Residential	Mini Storage Units, Vacant
East	CL, CH, STATE	Commercial/ Multi- Family Residential	Vacant, Contractors Storage Yard
South	CL, CH, MR-1/MHP-4	Commercial/ Multi- Family Residential	Whole Sale Sod & Services, Vacant
West	CL, CH	Commercial/ Multi- Family Residential	Vacant, RV Storage, Towing Company Impound Yard



PROJECT DESCRIPTION

The applicant is requesting a change in zoning district from (CL (Commercial Light) to CH (Commercial Heavy) to allow a current manufacturing use on site. The manufacturing business has been on site for the past ten (10) year. With the approved zone change, the applicants tenant will be able to continue running his manufacturing business on site under the proper zoning district.

PUBLIC REVIEW & HEARING PROCESS

The Town Staff notified property owners within a 300' radius, resulting in twelve (12) letters to surrounding property owners. Property received information regarding the applicant request for a zone change. To date, no responses to those letters have been received by the Town.

The neighborhood meeting was held on March 12, 2018. At said meeting, there were two property owners who attended the meeting. One of the property owners simply wanted to know the reasoning for the zone change. A representative for the property own to north of the subject property had concerns of the increase of traffic and traffic backing up on Staley Lane due to the applicants zone change. The applicant cleared the concern by stating that all access to the subject property was done through State Route 89 and not Staley Lane and that any traffic generated by the site would be done from and to State Route 89. Both property owners approved the applicants request for a zone change.

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 amenity 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 has a tenant (Torro Manufacturing) that has been running a manufacturing business for the past ten (10) years onsite with an active business license. Manufacturing is not a permitted use under the CL list of permitted uses. The tenant cannot renew his business license based on the conflict of the current use and the permitted uses allowed in the current zoning district.

Prior land use and business history of this property include cabinet manufacturing, upholstery and automotive repair and services. This indicates that the site has historically been the location for businesses that would generally be considered allowed only in the CH or Industrial zoning districts. The CH 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 applicants request to rezone the property to the CH zoning district. The property to the north is zoned CH and operates as a mini storage. The property to the west is also zoned CH and operates as a contractors yard with the storage commercial trucks. The properties adjacent State Route 89 are also zoned CH with used of an RV storage yard and towing and impound yard. The type of uses surrounding the subject property are similar in nature, due to the fact that the manufacturing business has been in operation for the past 10 with no public complaints, negative impact on surrounding businesses and properties will be minimal.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of approval for a zone change of parcel 306-04-019H from the current zoning of (CL) Commercial Light to (CH) Commercial Heavy.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 2 acres of real property located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 North State Route 89, 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)

34°48'9"N
112°27'4"W

34°48'9"N
112°26'52"W

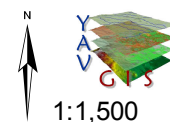
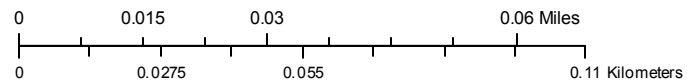


34°48'3"N
112°27'4"W

34°48'3"N
112°26'52"W

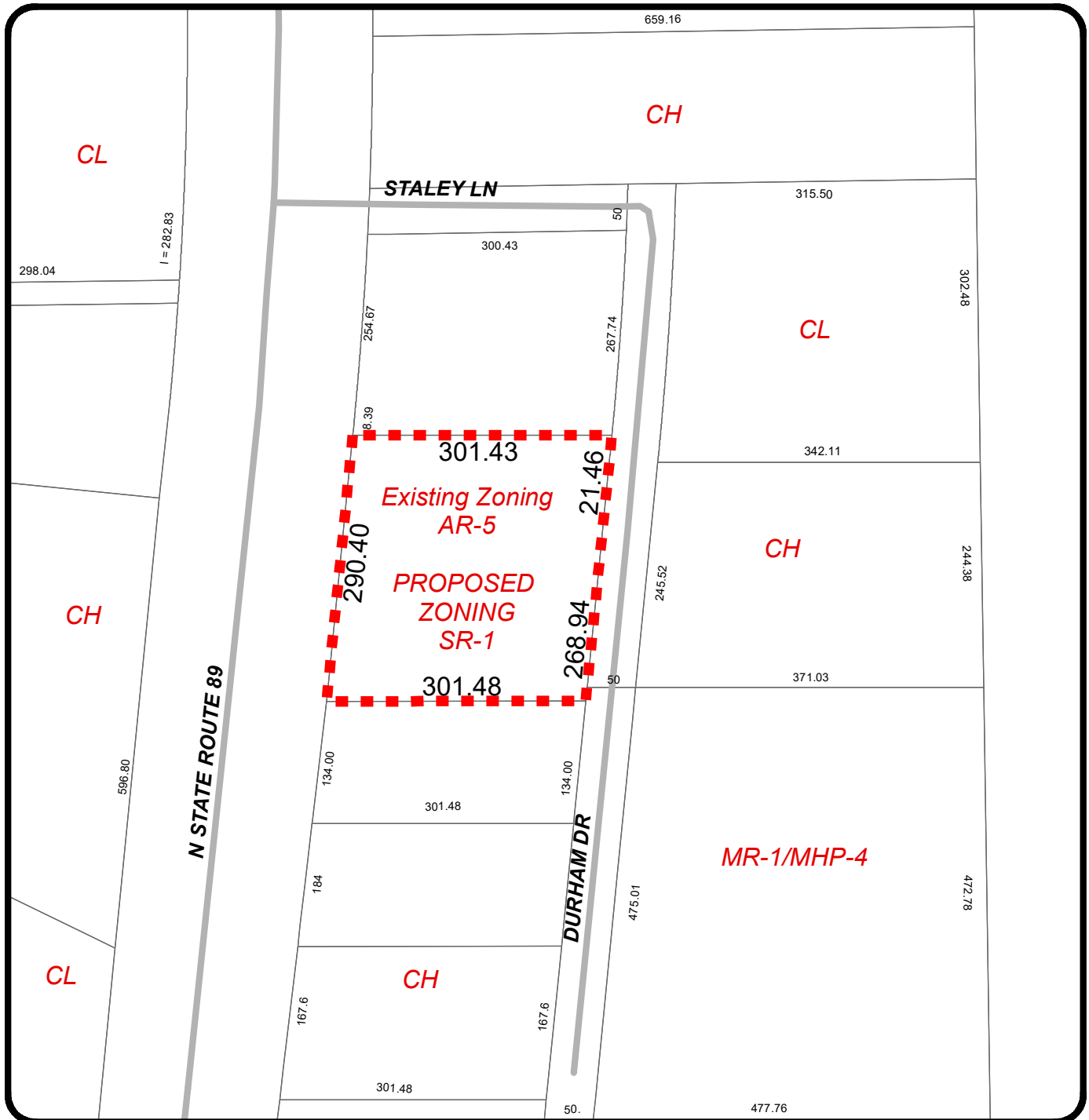


Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.



1:1,500

Zoning Exhibit A



Z18-000001: Parsons

■ ■ ■ Subject Property

Applicant: Robert W. Parsons/ Carolyn Thibault

Request: Commercial Light (CL) to
Commercial Heavy (CH)

Location: 3795 N State Route 89 Chino Valley, AZ, 86323
APN- 306-04-019H



Not to Scale

Planning and Zoning Commission Regular

6.b.

Meeting Date: 04/03/2018

Nanke Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding a request for a zone change for approximately 5 acres of real property generally located west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 912 feet west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West.

FACTS:

1. Applicant: North Blue, LLC
2. Owner: Chad Nanke
3. Parcel Number: 306-31-005C
4. Site Area: 5 acres
5. Existing zoning: AR-5 (Agricultural Residential- 5 Acre Minimum)
6. Intended Use: Vacant

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Forward to Town Council approval of a change in zoning district for parcel 306-31-005C from the current zoning of (AR-5) Agricultural Residential 5-Acre Minimum to (SR-1) Single Family Residential 1-Acre Minimum for property located west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West.

Attachments

Nanke Staff Report

Nanke Record of Survey

Nanke_ZoningMap



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: ZC18-000005

Assessor's Parcel Number: 306-31-005C

Site Location: Located approximately 912 feet west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West.

Property Owner: North Blue, LLC

Applicant: Chad Nanke

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

SITE DATA

Existing Zoning	AR-5 (Agricultural Residential- 5 Acre Minimum)
Lot Size	5 acres (approximately 217,800 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 acres or less)
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

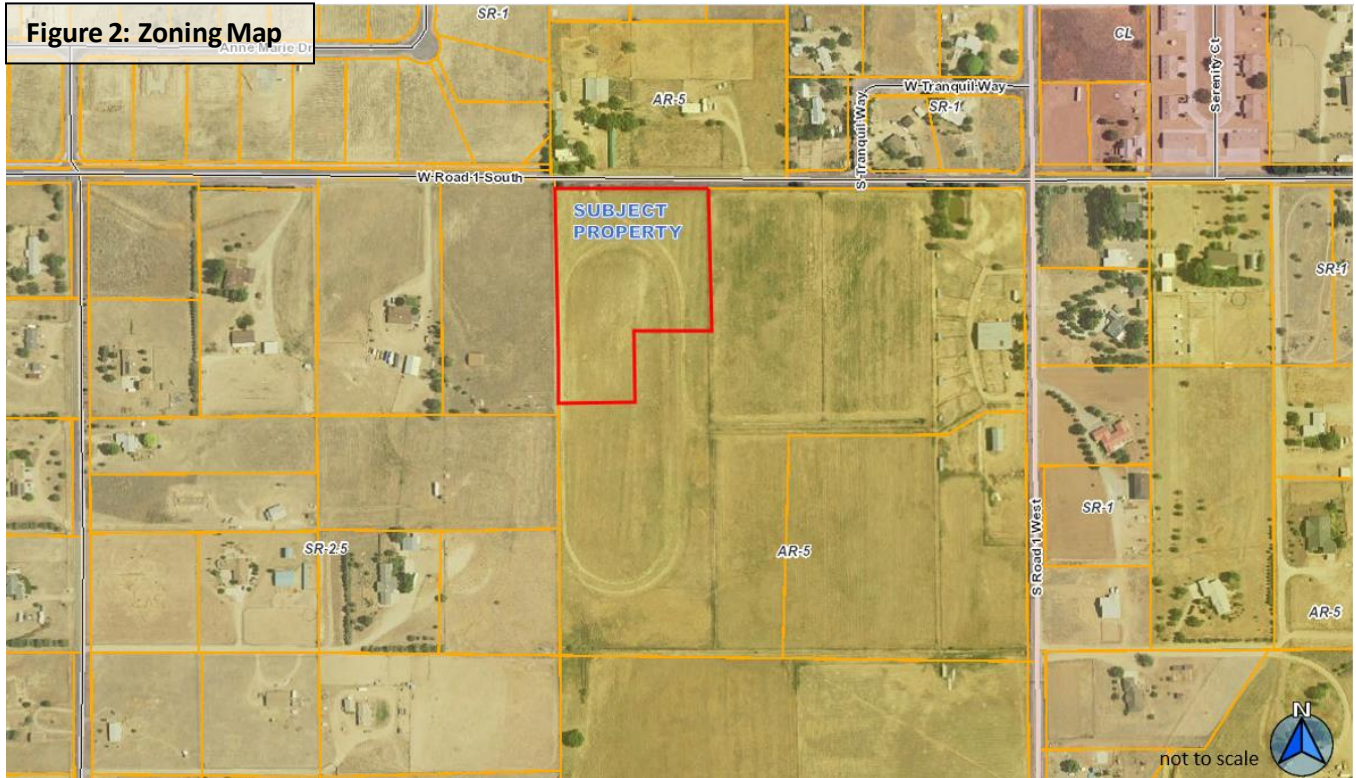
The subject property is located approximately 912 feet west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West. The property is currently zoned Agricultural Residential- 5 Acre Minimum under the Town of Chino Valley Unified Development Ordinance. The parcel is 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. The parcel is currently vacant. **See Figure 1.**



SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly a low/medium density single family residential. The properties directly north are zoned AR-5 (Agricultural Residential- 5 Acre Minimum and SR-1 (Signal Family Residential- 1 Acre Minimum). To the west, properties are zoned SR-2.5 (Signal Family Residential- 2.5 Acre Minimum). Directly south, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum). To the east of the subject parcel, properties are zoned (SR-1) Signal Family Residential- 1 Acre Minimum, (CL) Commercial Light and (AR-5) Agricultural Residential- 5 Acre minimum. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5, SR-1	Medium Density Residential (2 ac or less)	Low Density Single Family Home, Vacant Lots, Mollie Rae Estates Subdivision, Harmony Acres Subdivision
West	SR-2.5	Medium Density Residential (2 ac or less)	Angus Acres Subdivision
South	AR-5	Medium Density Residential (2 ac or less)	Low Density Single Family Homes
East	SR-1, CL, AR-5	Medium Density Residential (2 ac or less)	Medium Density Single Family Homes, Low Density Single Family Homes



PROJECT DESCRIPTION

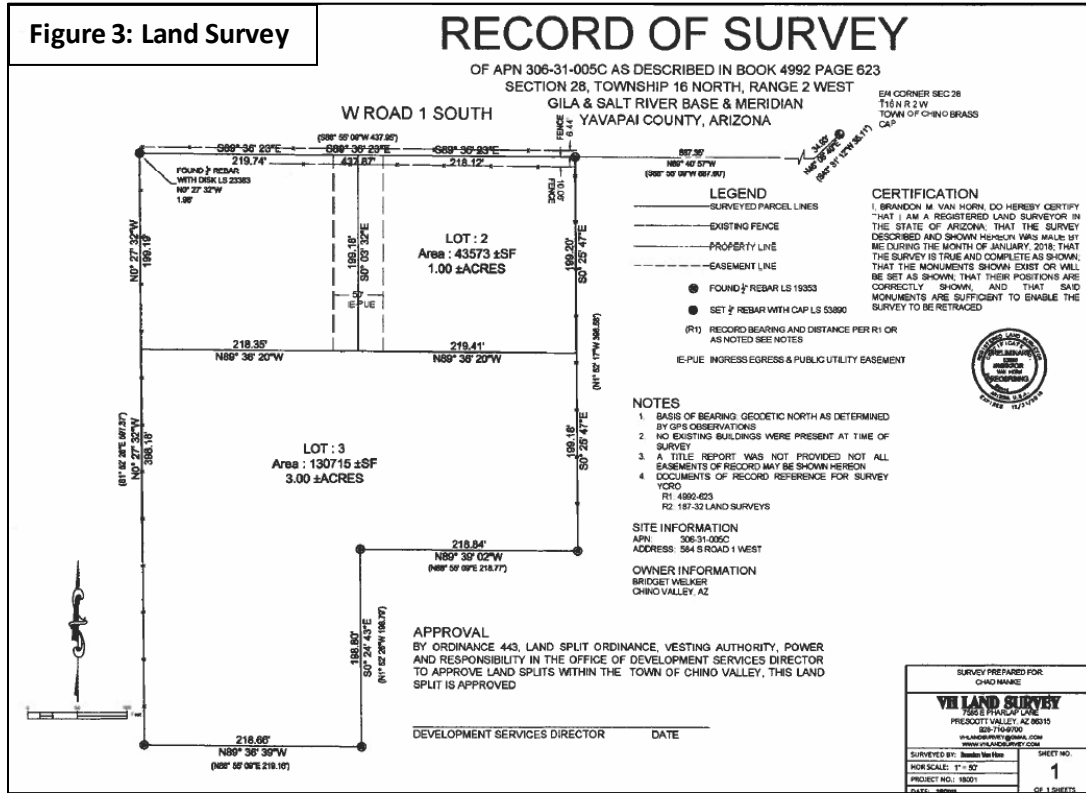
The applicant is requesting approval of a change from Agricultural Residential-5 Acres Minimum to Single Family Residential 1 Acre Minimum. If the applicant is successful in receiving the approval of the rezoning, they intend to subdivide the property into three (3) parcels and build 1,600SF minimum single-level homes on each newly created parcels. The applicant is intending to deed restrict the homes to site-built homes only. Without approval of a zone change, the applicant could not proceed with the lot split. Mr. Nanke is intending to create legal access to the lot by providing a 50' public way/easement across future lots 1 and 2. **See Figure 3.**

PUBLIC REVIEW & HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in ten (10) notices of the neighborhood meeting and public hearings. Property owners received information regarding the applicant request for a zone change. To date, no responses to those letters have been received by the Town.

The neighborhood meeting was held on March 12, 2018 on site. Three surrounding property owners attended the meeting. Since Mr. Nanke is intending to connect the three (3) future homes to Town water and sewer, one of the property owners was concerned that that Town would force them too to connect to the Town's utility lines. Property owners were also pleased to hear that Mr. Nanke would deed restrict the properties to site-built homes to add value and appeal to the surrounding neighborhoods.

Figure 3: Land Survey



STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The current (AR-5) Agricultural Residential- 5 Acre Minimum is 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) land use. The proposed zoning of (SR-1) Single Family Residential- 1 Acre Minimum will continue to be in conformance with the Medium Density Residential (2 acres or less) land use designation.

ZONING

The parcel's current AR-5 zoning is intended to promote and preserve low-density single-family residential and agricultural development. The district's regulations and development standards are designed to protect the single-family residential and agricultural character of the district and to prohibit all incompatible activities. Development patterns in the general surrounding area show that properties that were once low-density single-family residential and agricultural have transitioned into medium-density single-family residential properties—including the nearby Mollie Rae and Harmony Acres Subdivision. The applicant's request for a SR-1 zone change will be supported by the same zoning district identified to the north and further east of the subject property. The regulations and property development standards of the SR-1 zoning district will protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a change in the zoning district for parcel 306-31-005C from the current zoning of (AR-5) 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 5 acres of real property located approximately 912 feet west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West from (AR-5) 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)

RECORD OF SURVEY

OF APN 306-31-005C AS DESCRIBED IN BOOK 4992 PAGE 623

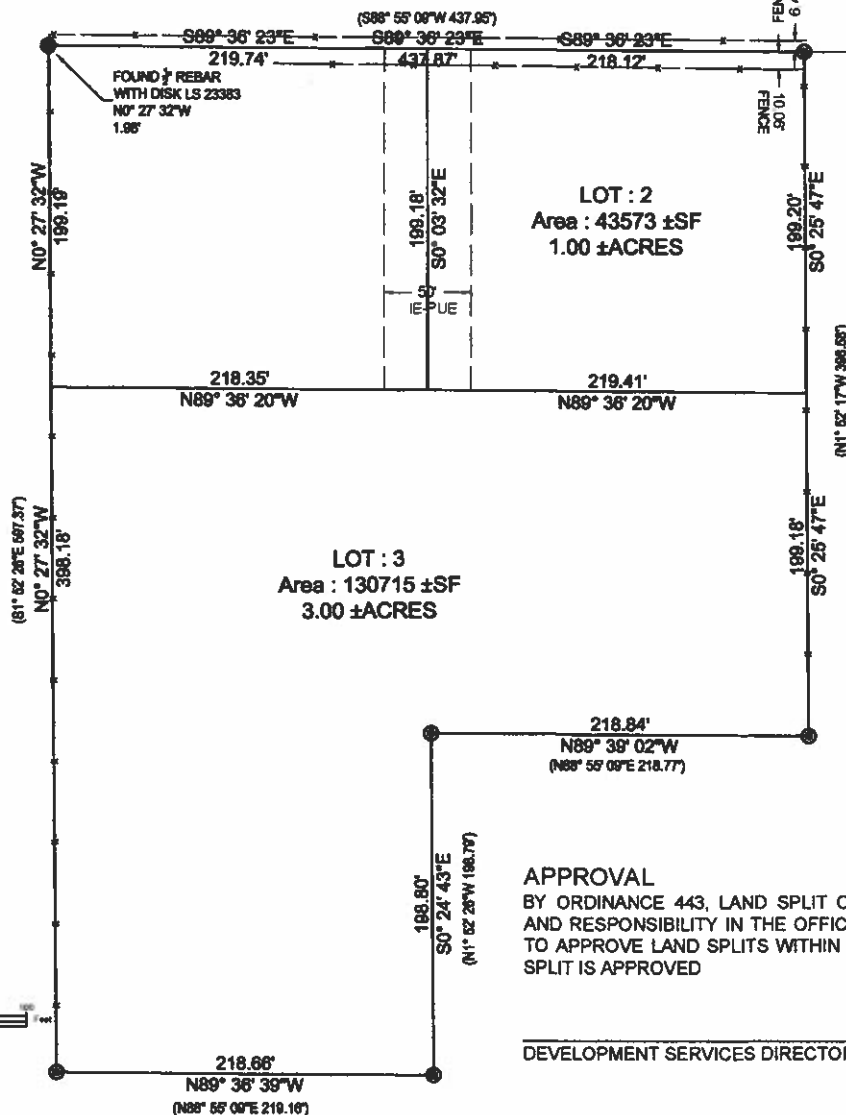
SECTION 28, TOWNSHIP 16 NORTH, RANGE 2 WEST

GILA & SALT RIVER BASE & MERIDIAN

YAVAPAI COUNTY, ARIZONA

E/4 CORNER SEC 28
T 16 N R 2 W
TOWN OF CHINO BRASS
CAP

W ROAD 1 SOUTH



LEGEND

— SURVEYED PARCEL LINES

- - - EXISTING FENCE

- - - PROPERTY LINE

- - - EASEMENT LINE

● FOUND 1/2 REBAR LS 19353

● SET 1/2 REBAR WITH CAP LS 53890

(R1) RECORD BEARING AND DISTANCE PER R1 OR
AS NOTED SEE NOTES

IE-PUE INGRESS EGRESS & PUBLIC UTILITY EASEMENT

CERTIFICATION

I, BRANDON M. VAN HORN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE BY ME DURING THE MONTH OF JANUARY, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED



NOTES

1. BASIS OF BEARING: GEODETIC NORTH AS DETERMINED BY GPS OBSERVATIONS
2. NO EXISTING BUILDINGS WERE PRESENT AT TIME OF SURVEY
3. A TITLE REPORT WAS NOT PROVIDED NOT ALL EASEMENTS OF RECORD MAY BE SHOWN HEREON
4. DOCUMENTS OF RECORD REFERENCE FOR SURVEY YCRO
R1. 4992-623
R2. 187-32 LAND SURVEYS

SITE INFORMATION

APN: 306-31-005C
ADDRESS: 584 S ROAD 1 WEST

OWNER INFORMATION

BRIDGET WELKER
CHINO VALLEY, AZ

APPROVAL

BY ORDINANCE 443, LAND SPLIT ORDINANCE, VESTING AUTHORITY, POWER AND RESPONSIBILITY IN THE OFFICE OF DEVELOPMENT SERVICES DIRECTOR TO APPROVE LAND SPLITS WITHIN THE TOWN OF CHINO VALLEY, THIS LAND SPLIT IS APPROVED

DEVELOPMENT SERVICES DIRECTOR

DATE

SURVEY PREPARED FOR:
CHAD NANK

VH LAND SURVEY

7585 E PHARLAP LANE
PRESCOTT VALLEY, AZ 86315
928-710-9700

VH.LANDSURVEY@GMAIL.COM
WWW.VH.LANDSURVEY.COM

SURVEYED BY: Brandon Van Horn

HOR SCALE: 1" = 50'

PROJECT NO.: 18001

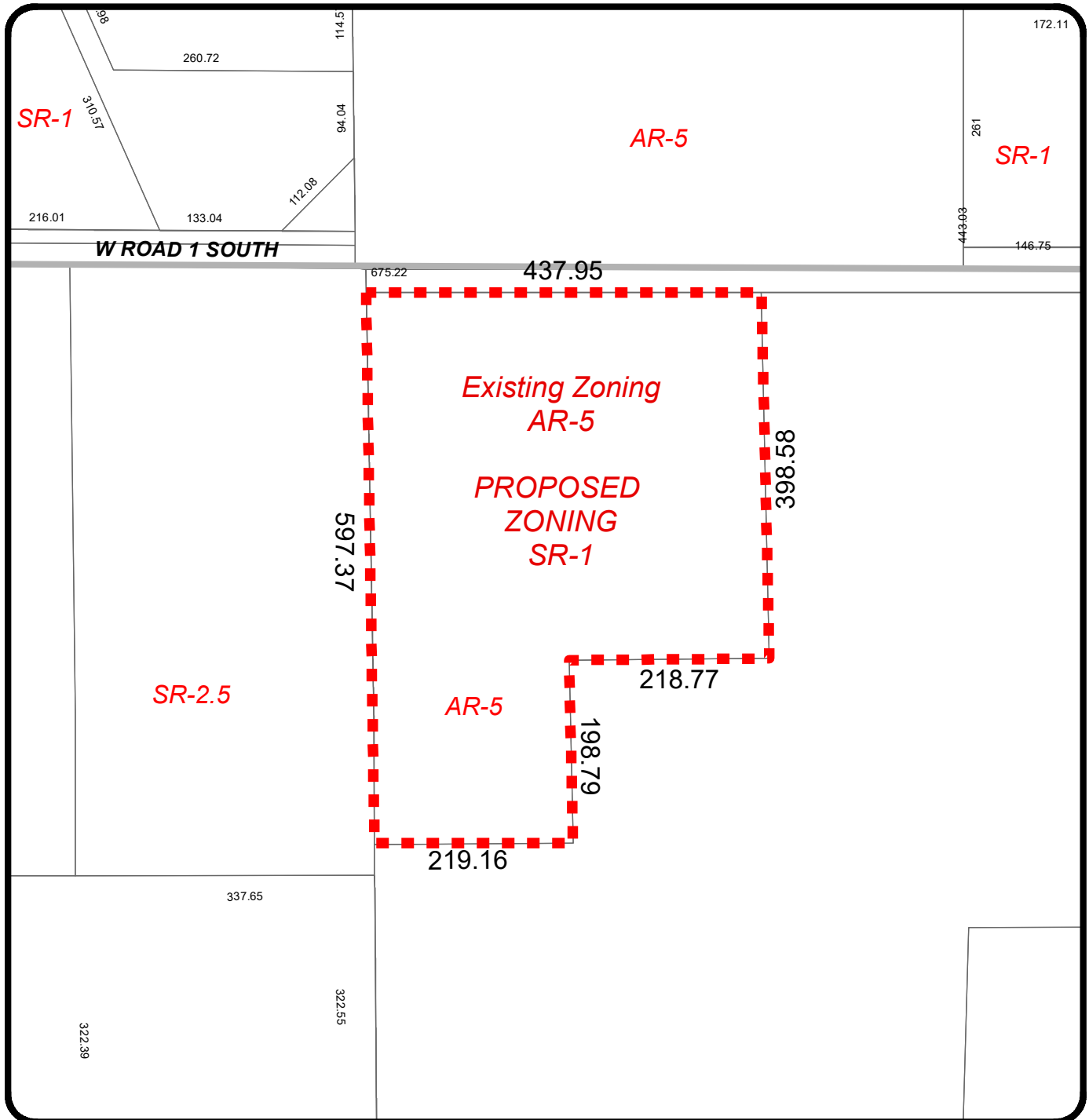
DATE: 3/8/2018

SHEET NO.

1

OF 1 SHEETS

Zoning Exhibit A



Z18-000005: Nanke

■ ■ ■ Subject Property

Applicant: North Blue, LLC

Request: Agriculture Residential (AR-5) to
Single Family Residential (SR-1)

Location: 584 S Road 1 West Chino Valley, AZ,
APN- 306-31-005C



Not to Scale

Planning and Zoning Commission Regular

6.c.

Meeting Date: 04/03/2018

Perkinsville Road 40 PAD

CASE DESCRIPTION:

Consideration and possible action regarding a request to rezone approximately 44 acres of real property generally located on the northeast corner of North Road 1 East and East Perkinsville Road at 1204 East Perkinsville Road, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-0.16 PAD (Single Family Residential – 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay zoning district to modify the SR-0.16 zoning district development standards. (Jason Sanks, Development Service Director)

LOCATION:

Generally located on the northeast corner of North Road 1 East and East Perkinsville Road at 1204 East Perkinsville Road.

FACTS:

1. Applicant: Gammage & Burnham PLC, Lindsay Schube
2. Owner: PerkAZ Property LLC
3. Parcel Number: 306-18-009H
4. Site Area: 44.3 Acres
5. Existing zoning: AR-5 (Agricultural Residential- 5 Acre Minimum)
6. Intended Use: Single Family Residential Subdivision

ANALYSIS:

See Attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Forward to Town Council a recommendation of approval for a zone change of parcel 306-18-009H from the current zoning of AR-5 (Agricultural Residential-5 Acre Minimum) to SR-0.16 (Single Family Residential-7,000 Square Foot Minimum Lot Area) with a PAD (Planned Area Development) Overlay with the following conditions:

1. The development shall be in general conformance with the Conceptual Site Plan, Perimeter Wall Plans and Landscape Plan, as approved or modified by the Town's Development Services Director, with specific regard to the following:
 - a) Location of pedestrian multi-use trail providing connectivity to Perkinsville Road;
 - b) Perimeter landscaping along Perkinsville Road and Road 1 East; and
 - c) Location of park including that two (2) picnic tables, one (1) tot lot, and one (1) Ramada shall be provided.

Attachments

Perkinsville40 Staff Report

PerkinsvilleRoad40_ConseptPlan

PerkinsvilleRoad40_LandscapePlan

Perkinsville40_Con_Wall_Plan

Perkinville40_Character_Images

Perkinsvile40_ZoningCaseExhibit



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number:	ZC17-000014
Assessor's Parcel Number:	306-18-009H
Site Location:	Located on the northeast corner of East Perkinsville Road and North Road 1 East intersection at 1204 East Perkinsville Road, Chino Valley, AZ 86323
Property Owner:	PerkAZ Property LLC
Applicant:	Gammage & Burnham PLC, Lindsay Schube
Request:	Request for a zone change from AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district to SR-0.16 (Single Family Residential – 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development overlay

SITE DATA

Existing Zoning	(AR-5) Agricultural Residential- 5 Acre Minimum
Lot Size	44.3 acres (approximately 1,929,708 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 ac or less)
Existing Land Use	Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located on the northeast corner of East Perkinsville Road and North Road 1 East intersection at 1204 East Perkinsville Road. The site is currently zoned AR-5 (Agricultural Residential- 5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Medium Density Residential (2 ac or less under the Town of Chino Valley General Plan Potential Land Use Map. The site is accessed via a private driveway from East Perkinsville Road. Existing improvements on the property include a vacant residence, accessory structures, vacant greenhouse structures on a concrete pad, and livestock fencing. **See Figure 1.**



SURROUNDING PROPERTIES AND LAND USES

The area is predominantly comprised of medium and low density single family residential properties. The subject property is bounded on the south by East Perkinsville Road, on the west by North Road 1 East, on the north by East Road 3 North, and on the east by the Chino Valley Nursery.

The properties to the north are zoned AR-5 (Agricultural Residential- 5 Acre Minimum), SR-1 (Single Family Residential- 1 Acre Minimum) and CL (Commercial Light) with vacant land and single family residential properties. To the west properties are zoned SR-1 (Single Family Residential- 1 Acre Minimum), CL (Commercial Light) and PL (Public Land). Those properties to the west are identified as single family residential properties and a storage mill. To the south parcels are zoned AR-5 (Agricultural Residential- 5 Acre Minimum), SR-2.5 (Single Family Residential- 2.5 Acre Minimum) and PL (Public Land), CL (Commercial Light) and SR-0.16 (Single Family Residential – 7,000 Square Foot Minimum Lot Area). The south area is comprised of single family residence, vacant land and the Towns recreational center. To the east, the property is zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and is identified as the Chino Valley Nursery, currently vacant. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5, SR-1, and CL	Medium Density Residential (2ac or less)	Single Family Residence, Vacant
West	SR-1, CL, PL	Medium Density Residential (2ac or less)	Single Family Residence, Vacant, Storage Mill
South	CL, CH, MR-1/MHP-4	Medium Density Residential (2ac or less)	Single Family Residence, Vacant, Town Recreational Center
West	AR-5	Medium Density Residential (2ac or less)	Vacant Nursery

Figure 2: Zoning Map

PROJECT DESCRIPTION

The applicant requests to rezone the property from AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district to SR-0.16 PAD (Single Family Residential- 7,000 Square Foot Minimum) zoning district with a Planned Area Development Overlay to create a new single-family residential community known currently as **Perkinsville Road 40**. The proposed SR-0.16 zoning district is consistent with the Medium Density Residential (2 ac or less) 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. **(See Exhibit A- Concept Plan)** Primary access to the community will be provided from North Road 1 East and East Perkinsville Road. The majority of the lots in the Conceptual Site Plan are oriented in a north-south direction around four (4) east-west streets. The north-south spine street and large open space amenity areas split the two grids of lots.

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.

Landscape/ Open Space/ Amenities

The project's location, adjacent to the Chino Valley Community Center Park (Town Park), will provide future residents of this community with easy access to an aquatic center, baseball and softball fields, playgrounds, soccer fields, and sand volleyball courts. The open space within the Project will provide both passive and active amenities and will provide pedestrian connection to the vast indoor and outdoor recreational opportunities offered at the Town Park.

Perkinsville Road 40 is plans to include 6.4 acres of open space, making up 14% of the gross project area. **(See Exhibit B- Landscape Plan)** These common open spaces will include several passive open spaces areas, located in the middle of the Project will be located a central park with active recreational amenities, and a multi-use pedestrian trail that forms the backbone of the community by creating connectivity and opportunities for interaction among residents.

The centrally located neighborhood park consists of approximately 1.3 acres and is directly accessible from multi-use trails and sidewalks. In addition to the recreational opportunities offered at the Town Park south of the Project, amenities in the central park will include two (2) picnic tables, one (1) tot lot, one (1) Ramada, seating areas, and shade trees.

The project design will include multi-use trails and will serve as the social backbone of the neighborhood and will connect to the sidewalks along adjacent public roadways, as well as the Town Park. The multi-use trail corridor will be designed as a tree-lined, detached path with landscaping and shade.

The Project design will provide future residents with a heightened sense of place and arrival with tree-lined boulevard-style entry from both East Perkinsville Road and north Road 1 East. The entrance from Road 1 East will open up to a larger open space tract with passive recreational opportunities that will create an open and inviting community environment. These open spaces will provide enhanced landscaping, shade trees, and seating areas to emphasize the social importance of passive open spaces as a gathering spot for community residents.

The open spaces will serve as dual purpose facilities. Retention areas will be incorporated in the open space tracts, generally in the turf area, while sidewalks, trails, play equipment, and other active recreational amenities will be located outside of designated retention areas. Apart from the abundant amount of common area provided at the entrances and the central park, a landscaped buffer is planned along the north and south property line adjacent roadways.

Decorative masonry perimeter theme walls will be used throughout the community, along adjacent public streets, open space areas, and the neighborhood perimeter to enhance the streetscape and visual presence of the community. Further, the perimeter walls/fencing is strategically planned along the perimeters of the Project to promote security and minimize impact from adjacent properties and roadways. **(See Exhibit C- Conceptual Perimeter Wall Plan)** The Conceptual Perimeter Wall Plan depicts where the following two types of 6-foot perimeter walls are proposed.

- Articulated, decorative themed walls abutting public roadways; and
- Standard block walls abutting adjacent private properties.

The applicant has provided images to conceptually illustrate the design intent for amenity features and perimeter walls. These exhibits and images are conceptual only and intended to be illustrative of the character and quality of the community. **(See Exhibit D- Character Images)**

PLANNED AREA DEVELOPMENT PROPOSED MODIFICATIONS

The SR-0.16 zoning classification will facilitate development at a density that is consistent with existing development in the immediate vicinity while allowing flexibility in lot area, dimensions, and other development standards. The applicants proposed SR-0.16 PAD standards are provided below.

SR-0.16 PAD Development Standards

	SR-0.16 Standards	Proposed SR-0.16 PAD Standards
Minimum Lot Area	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Frontage	50 ft.	50 ft.
Minimum Building Setback from Arterial – E. Perkinsville Rd. (Ref. Section 4.28)	50 ft.	25 ft. *
Minimum Building Setback from Arterial- Road 1 East (Ref. Section 4.28)	50 ft.	50 ft.
Minimum Building Setback from Arterial- Road 3 North (Ref. Section 4.28)	50 ft.	20 ft. *
Minimum Front Yard Setback (Section 4.28)	25 ft.	15 ft. * to livable 20 ft. * to garage (driveway)
Minimum Side Yard Setback	10 ft.	5 ft. /10 ft. (15 ft. total)*
Minimum Side Street Yard Setback from Local Street (Section 4.28)	20 ft.	10 ft. *
Minimum Rear Yard Setback	10 ft.	10 ft.
Maximum Building Height	25 ft.	2 stories/ 30 ft. *
Accessory Building	5 ft. side / 10 ft. rear	5 ft. side / 5 ft. rear*
Maximum Lot Coverage	50 %	55%*
*INDICATES A PROPOSED MODIFICATION TO THE STANDARD		

In exchange for modified development standards, the project is able to provide additional, meaningful, open space amenities and landscape tracts, including landscaped buffers along the project perimeter and adjoining existing roadways. Approval of the proposed modifications to the development standards will result in a residential community with varying housing types and an overall higher quality of design.

PUBLIC REVIEW & HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in twenty-six (26) letters to surrounding property owners. Property received information regarding the applicant request for a zone change. To date, no responses to those letters have been received by the Town.

The Firm representing the applicant revived the following two calls inquiries prior to the Neighborhood Meeting:

1. Feb. 14, 2018 – A phone call was received from a real estate agent representing the owner of the 4-acre parcel adjacent to the northwest of the subject property. The owner is in

support of the applicants request for a zone change, but is elderly and lives out of town, so she will not be able to attend any of the public meetings.

2. Feb. 15, 2018 – A phone call was received from Joyce Ford. She owns two parcels (one home) northeast of the property off of E. Red Cinder Road. She wanted to know what the proposal is and if it would utilize ground water that could potentially impact her well. It was explained to her that the project currently is requesting a zone change from agriculture to residential; a future subdivision application would be processed later; and that all residential units would hook up to public Town sewer and water, available in Perkinsville Road. She wanted to know if the Town would require her to dedicate land for public road. She was informed that the Town cannot make another property dedicate land; only the project site would be required to dedicate adjacent road frontage right-of-way.

The neighborhood meeting was held on February 28, 2018. Approximately 10 property owners attended the meeting. An introduction was given by the applicant giving an overview of the development proposal. The applicant introduced the project exhibits, including a conceptual landscaping plan, conceptual development plan and design concepts.

One of the property owners simply wanted to know the timing for the subdivision to be constructed. The Applicant stated that there is currently no developer or buyer for the property, so the time frame was unknown. Property owners wanted to know how tall the homes would be. The applicant stated that they would propose a modification through the PAD Overlay to increase the building height for SR-0.16 development standards from 25' to 30'. Property owners asked if the project would be served with Town water and raised the issues if the Town would require existing homes in the area to connect to public water and/or sewer. The applicant responded that the Town would be providing water to the project and that the Town would not require surrounding property owner to hook up to Town water/sewer. Overall the property owners who attended the meeting were in support of the zone change and were pleased with the design concepts the applicant provided.

STAFF ANALYSIS AND RECOMMENDATION

The property has a General Plan land use designation of MDR (Medium Density Residential). The application is to request a Zone Change from AR-5 to SR-0.16 with a PAD overlay, remain under the General Plan Medium Density Residential land use designation. The Applicant proposes residential development at a density that meets the intent of the MDR designation with a minimum lot size of 7,000 square feet.

The Land Use Element section of the General Plan discusses the prevailing land use patterns in Chino Valley reflecting large residential-use lots spreading out long distances from each other and from shopping, schools, parks, series and other uses. This requires residents to drive long distances and does not promote a walkable community. The small residential lots proposed by the applicant will meet the need for smaller lots and higher density residential development.

Through the General Plan, the Town has identified key areas for Community Cores within the Town of Chino Valley that provide convenience to neighborhood residents by concentrating various uses. The "Recreation/ Employment/ Gateway Core" is located at the intersection of Perkinsville Road and State Route 89, approximately 1,700 feet to the east of the subject property. The development will facilitate higher residential density near a Community Core as envisioned by the Town.

Furthermore the Land Use Element Section of the General Plan, when discussing future possibilities for land uses, the Plan encourage future subdivisions to be “planned so that homes were located within an area offering options for waling, biking, or short-distance driving...the subdivision might be considered to be part of a Community Core.” The development will create a smooth transition from large lot residential and agricultural uses of the east to the more intense development envisioned at the Community Core to the west. The location of greater residential development to close proximity to services of the Community Core and the Chino Valley Community Center will facilitate the goal of ensuring a safe and walkable community. The project will also provide more affordable “work force” housing as needed for the long term development of the nearby Old Home Manor Industrial Park.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a zone change of parcel 306-18-009H from the current zoning of AR-5 (Agricultural Residential- 5 Acre Minimum) to SR-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) with a PAD (Planned Area Development) Overlay with the following conditions:

1. The development shall be in general conformance with the Conceptual Site Plan, Perimeter Wall Plans and Landscape Plan, as approved or modified by the Town’s Development Services Director, with specific regard to the following:
 - a) Location of pedestrian multi-use trail providing connectivity to Perkinsville Road;
 - b) Perimeter landscaping along Perkinsville Road and Road 1 East; and
 - c) Location of park including that two (2) picnic tables, one (1) tot lot, and one (1) Ramada shall be provided.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request to rezone approximately 44.3 acres of real property located on the northeast corner of East Perkinsville Road and North Road 1 East intersection at 1204 East Perkinsville Road form the current zoning district of AR-5 (Agricultural Residential- 5 Acre Minimum) to SR-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) with a PAD (Planned Area Development) Overlay with the following conditions:

1. The development shall be in general conformance with the Conceptual Site Plan, Perimeter Wall Plans and Landscape Plan, as approved or modified by the Town’s Development Services Director, with specific regard to the following:
 - a) Location of pedestrian multi-use trail providing connectivity to Perkinsville Road;
 - b) Perimeter landscaping along Perkinsville Road and Road 1 East; and
 - c) Location of park including that two (2) picnic tables, one (1) tot lot, and one (1) Ramada shall be provided.

Chairman: Do we have a second?

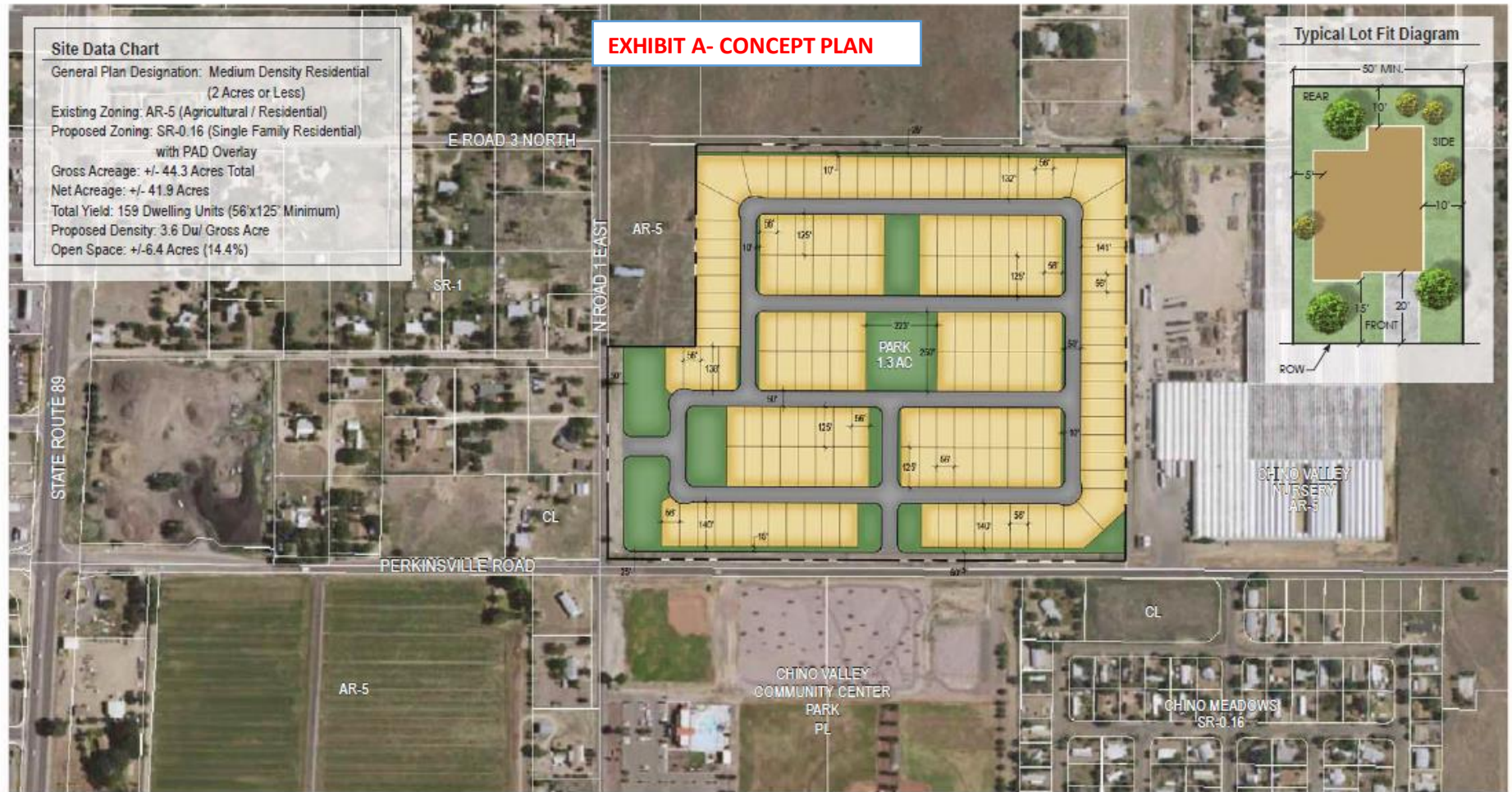
Commissioner: I’ll second

Chairman: All in favor

Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)



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

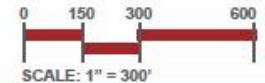
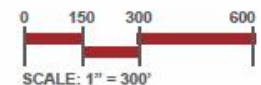


EXHIBIT B- LANDSCAPE PLAN



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



PERKINSVILLE ROAD 40 | CONCEPTUAL LANDSCAPE PLAN
NOVEMBER 29, 2017

NORRIS DESIGN
Planning | Landscape Architecture | Branding

EXHIBIT C- PERIMETER WALL PLAN

Conceptual Perimeter Wall Plan Perkinsville Road 40



-  Proposed 6-foot perimeter block wall
-  Proposed 6-foot articulated decorative perimeter wall

EXHIBIT D - CHARACTER IMAGES

ENTRY SIGNAGE



WALLS



AMENITY & SITE LANDSCAPE



Note: Images shown are meant to illustrate design intent and character.
Further detail will be provided through the design and development process

EXHIBIT 3

PERKINSVILLE ROAD 40 | CHARACTER IMAGES
NOVEMBER 27, 2017

NORRIS DESIGN
Planning | Landscape Architecture | Interiors

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 (56'x125' 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.

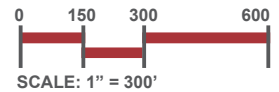
PERKINSVILLE ROAD 40 | CONCEPTUAL SITE PLAN

NOVEMBER 29, 2017



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

EXHIBIT 1



Conceptual Perimeter Wall Plan Perkinsville Road 40



-  Proposed 6-foot perimeter block wall
-  Proposed 6-foot articulated decorative perimeter wall

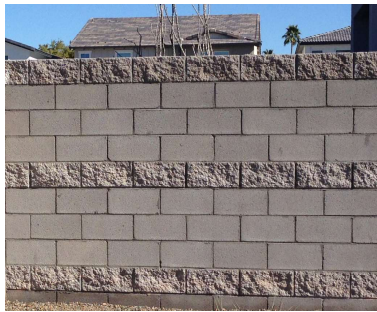
March 20, 2018

EXHIBIT 2

ENTRY SIGNAGE



WALLS



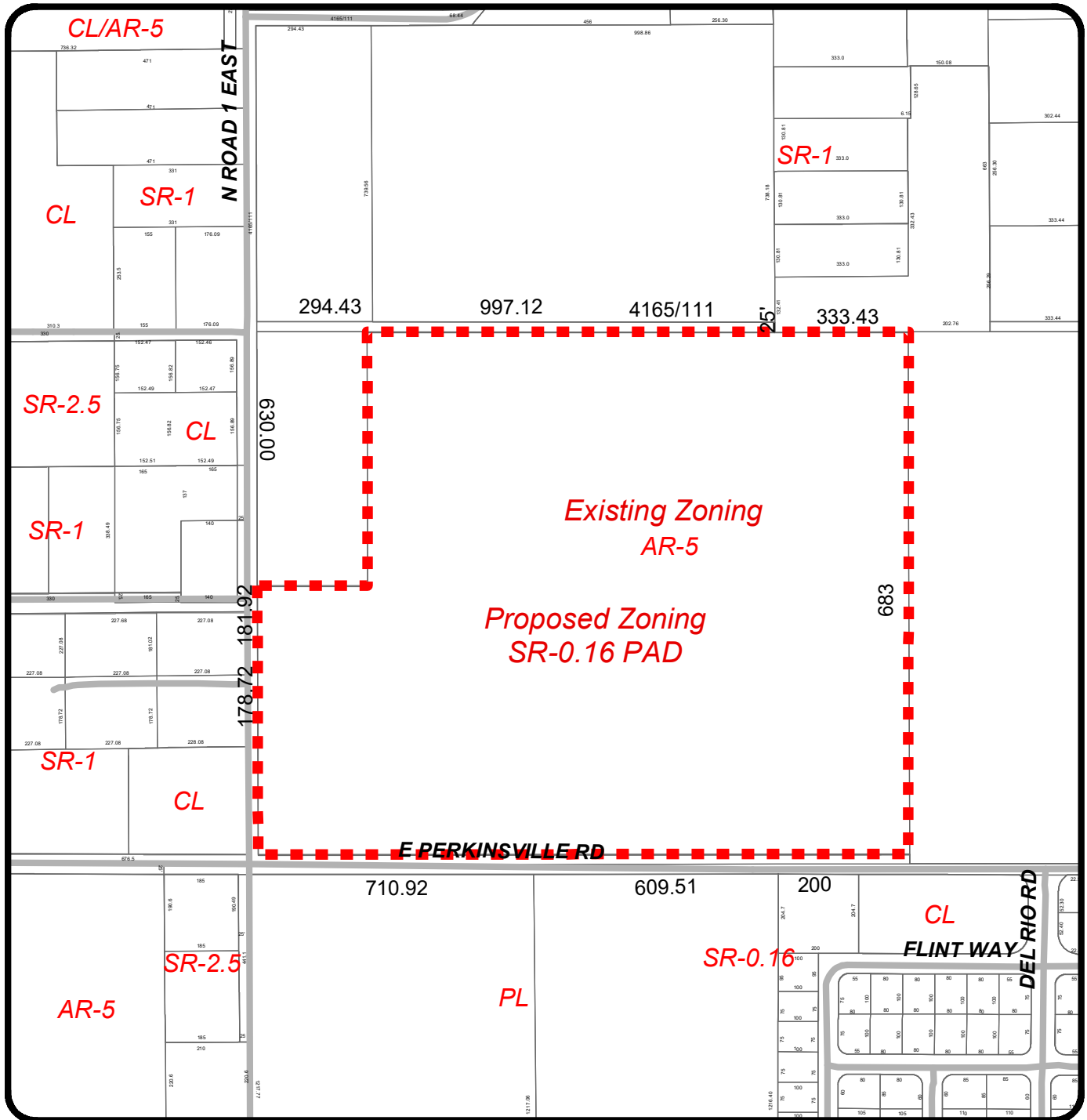
AMENITY & SITE LANDSCAPE



Note: Images shown are meant to illustrate design intent and character. Further detail will be provided through the design and development process

EXHIBIT 3

Zoning Exhibit A



Z17-000014: Perkinsville Road 40

■ ■ ■ Subject Property

Applicant: Lindsay Schube/ Gammage & Burnham PLC

Request: Agriculture Residential (AR-5) to
Single Family Residential SR-0.16 PAD

Location: 1204 E Perkinsville Road Chino Valley, AZ, APN- 306-18-009H



Not to Scale

Planning and Zoning Commission Regular

6.d.

Meeting Date: 04/03/2018

Fletcher Industrail CUP

CASE DESCRIPTION:

Consideration and possible action regarding a request for a Conditional Use Permit for approximately 120 acres of real property located northwest of North Jasper Trail at 4820 East Perkinsville Road to allow a hot mix asphalt plant in the I (Industrial) zoning district. (Jason Sanks, Development Services Director)

LOCATION:

Located northwest of North Jasper Trail at 4820 East Perkinsville Road.

FACTS:

1. Applicant: James Fletcher
2. Owner: James Fletcher
3. Parcel Number: 306-01-001
4. Site Area: 120 Acres
5. Existing zoning: I (Industrial)
6. Intended Use: Mining/ Crushing Hard Rock

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Forward to the Town Council a recommendation of approval for a Conditional Use Permit for 306-01-001 to allow a hot mix/ asphalt plant in the I (Industrial) zoning district on property located northwest of North Jasper Trail at 4820 East Perkinsville Road subject to the following conditions:

- 1.) The hot mix facility will be developed in accordance with the exhibits provided by the applicant.
- 2.) Applicant will comply with all federal, state and local regulations.
- 3.) All required permits by State and Federal authorities will be completed before the start of the plant.

Attachments

Fletcher CUP Staff Report

Fletcher CUP Site Plan

Fletchers_ZoningCaseExhibit



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: C18-000001

Assessor's Parcel Number: 306-01-001

Site Location: Located northwest of North Jasper Trail at 4820 East Perkinsville Road

Property Owner: James Fletcher

Applicant: James Fletcher

Request: Request to approve a Conditional Use Permit to allow a hot mix asphalt plant in the I (Industrial) zoning district.

SITE DATA

Existing Zoning	I (Industrial)
Lot Size	120 acres (approximately 5, 227,200 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community
Existing Land Use	Mining / crushing hard rock

BACKGROUND

SITE DESCRIPTION

The subject property is located northwest of North Jasper Trail at 4820 East Perkinsville Road. The property is currently accessed by going east on East Perkinsville Road, turning north on East Haystack Road and merging onto North Jasper Trail. The site is identified with an I (Industrial) zoning district under the Town of Chino Valley UDO (Unified Development Ordinance). The parcel is identified with a Land Use Designation of Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community under the Town of Chino Valley General Plan Potential Land Use Map. The site currently has heavy machinery and portable structures. The parcel is located directly west of the Chino Valley town limits. (**See Figure 1.**)

PROJECT DESCRIPTION & HISTORY

During the 1990's, the applicant leased the subject site (Red Rock pit) out to United Metro Materials. United Metro Materials crushed and screened gravel for highway projects and concrete products. During the 2000's, the applicant continued using the site to crush asphalt products for local contractors and other rock products.

In December of 2001, the Town of Chino Valley Annexed the property into the Town limits and through a development agreement the parties agreed that the zoning designation to be adopted by the Town of Chino Valley after the annexation would be I (Industrial) zoning to allow the historical uses of the property.

As the need for asphalt products have increased in the area surrounding Chino Valley, the applicant has decided to install a plant on site. It is proposed that the asphalt plan will use the rock that is crushed on site to blend with oil to produce the asphalt products. There will be a bag house to catch the dust out of the plant, which is monitored and regulated by ADEQ (Arizona Department of Environmental Quality). (See Figure 2)

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly made up of undeveloped land and rural single family residences within Yavapai County. The properties directly north have a zoning district of State (State Land) and is currently vacant. To the west, properties are zoned I (Industrial), State, and AR-4 (Agricultural Residential- 4 Acres Minimum). Directly west of the parcel is currently vacant, further west properties are vacant. To the south properties are zoned SR-1 (Single-Family Residential- 1 Acre Minimum) and STATE, these areas are currently vacant and undeveloped. To the east, properties are within Yavapai County's jurisdiction and have a County zoning of RCU-2A (Residential, Single-Family, Rural). Directly east of the subject property the parcel is vacant and further along in a southeast direction is the Haystack Ranches Subdivision.

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	EXISTING LAND USE
North	STATE	Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community	Vacant Land
West	I, STATE, AR-4	Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community	Vacant Land
South	SR-1, STATE	Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community	Vacant Land
East	RCU-2A (Yavapai County Zoning District)	Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community	Haystack Ranches Subdivision, Vacant Land (Yavapai County Area)

PUBLIC REVIEW PARTICIPATION

The Town Staff notified property owners within a 600' radius, resulting in twelve (6) letters to surrounding property owners. Property owners received information regarding the applicant's request for a CUP to allow a hot mix asphalt plant in the I (Industrial) zoning district. To date, no responses to those letters have been received by the Town.

The neighborhood meeting was held on March 12, 2018. At said meeting, there were one property owner who attended the meeting. One of the property owners was concerned with the odors and emissions of the site. The applicant assured the property owner that the site will be regulated through the state and federal authorities and that the site would be receiving frequent inspections.

STAFF ANALYSIS AND RECOMMENDATION

SIGNIFICANT IMPACT

To reduce admissions, the applicant will install a bag house to catch the dust from the plant and will be monitored by ADEQ and the state mining inspector. The applicant currently has an ADEQ Air Quality Class 1 permit. Class 1 permits are issued to any source that meets the requirements of Arizona Administrative Code (A.A.C.) Title 18, Chapter 2, Article 302 (B) (1). Such sources include:

Any Major Source- any source that has the potential to emit 100 tons per year of any criteria air pollutant. A source is also considered major if it has the potential to emit 10 tons per year of any signal Hazardous Air Pollutant or 25 tons per year of any combination of Hazardous Air Pollutants.

Any Affected Source- is a source that includes one or more units which are subject to emission reduction requirements or limitations under Title IV of the Clean Air Act.

Solid Waste Incinerations Units- Subject to Section 129(e) of the Clean Air Act.

The site will also have water trucks for dust control from the loaders and trucks. The state has already permitted the applicant 279 acre feet of water for the site, under permit # 59-217097.0000 for production and dust control.

The following are permits the applicants has for the site:

State Mining Permits

ADWR (Arizona Department of Water Resource) Water Rights Permit

MSHA (Mine Safety and Health Administration) Federal Mining Permit

ADEQ (Arizona Department of Environmental Quality) Air Quality Class 1 Permit

ADOT (Arizona Department of Transportation) Contractors-Furnished Material Sources Permit

The current or any future operator must meet all federal, state, and local permitting requirements for the proposed uses on the property including mineral extraction, crushing operations and batch plant operations. Dust, noise, and odor are of primary concern as well as potential environmental contamination from vehicles and multiple fuel and oil sources.

GENERAL PLAN CONFORMANCE

The current I (Industrial) zoning is already in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in a Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community. The property's existing mining and crushing rock operation, along with its location on the very eastern edge of town, make it an excellent location for the proposed hot mix facility.

CONSISTANCY WITH THE ZONING ORDINANCE

The parcel's current zoning district is I (Industrial). Historically the land use of the property has been that of a mining and crushing rock site since the 1990s, since annexing into the Town the property has abide by the development standards set forth by the Industrial zoning district. The purpose of the Industrial zoning district is:

"Intended to provide to for and encourage industrial development within the Town, while insuring that such activities will have minimal impact on the surrounding districts."

The existing land use of a mining and crushing rock operation is already permitted within the Industrial zoning district and is listed in Section 3.17 of the UDO as mining and associated batch plant, concrete plants and similar uses. The proposed Hot Mix/Asphalt Plan is also an allowable use subject to CUP approval.

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of approval for a Conditional Use Permit for 306-01-001 to allow a hot mix/ asphalt plant in the I (Industrial) zoning district, subject to the following conditions:

- 1.) The hot mix facility will be developed in accordance with the exhibits provided by the applicant.
- 2.) Applicant will comply with all federal, state and local regulations.
- 3.) All required permits by State and Federal authorities will be completed before the start of the plant.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to the Town Council of this request to for a Conditional Use Permit for approximately 120 acres of real property located northwest of North Jasper Trail at 4820 East Perkinsville Road to allow a hot mix asphalt plant in the I (Industrial) zoning district, subject to the following conditions:

- 1.) The hot mix facility will be developed in accordance with the exhibits provided by the applicant.
- 2.) Applicant will comply with all federal, state and local regulations.
- 3.) All required permits by State and Federal authorities will be completed before the start of the plant.

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)

FIGURE 1. AERIAL MAP

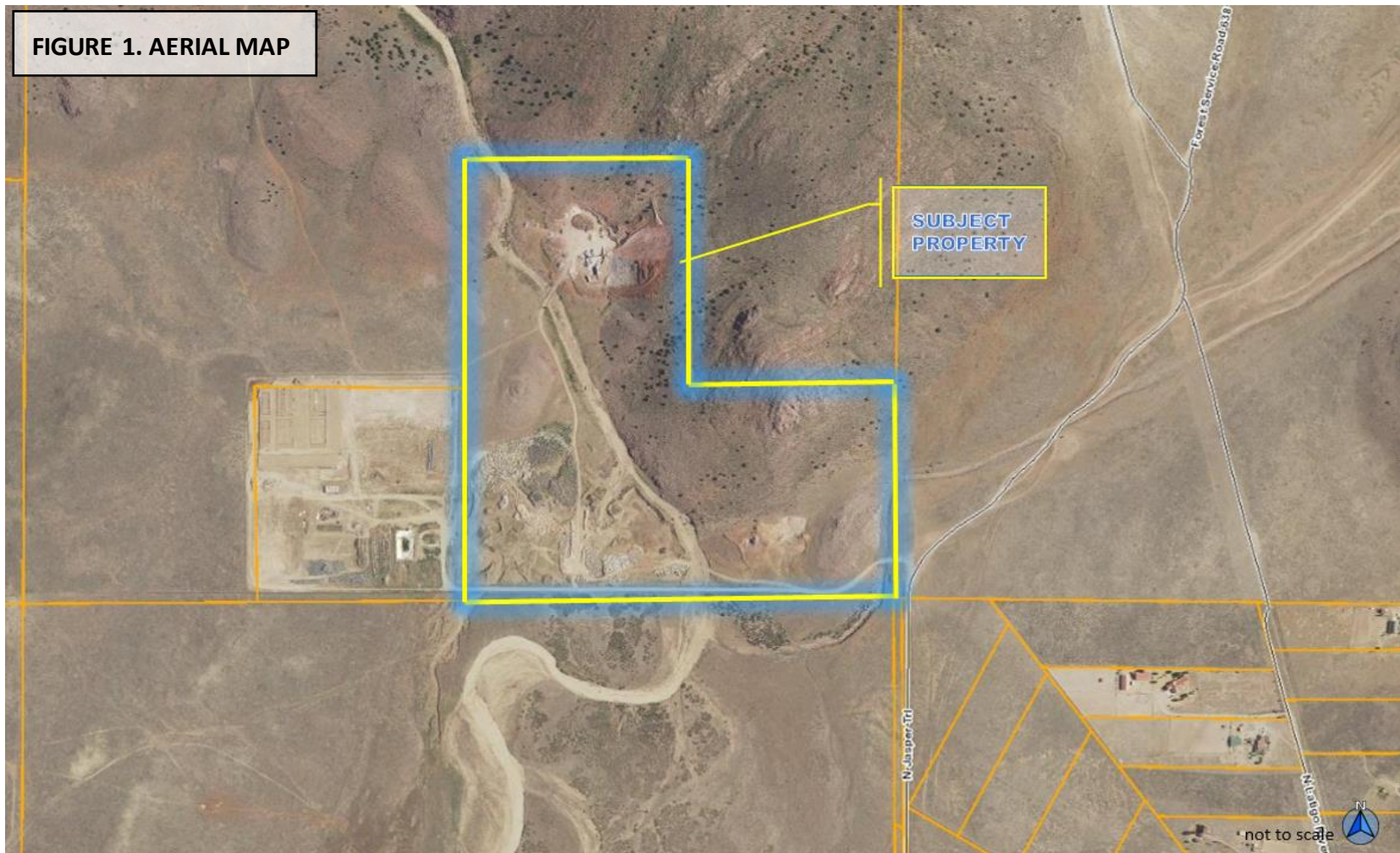


FIGURE 2. Zoning Map

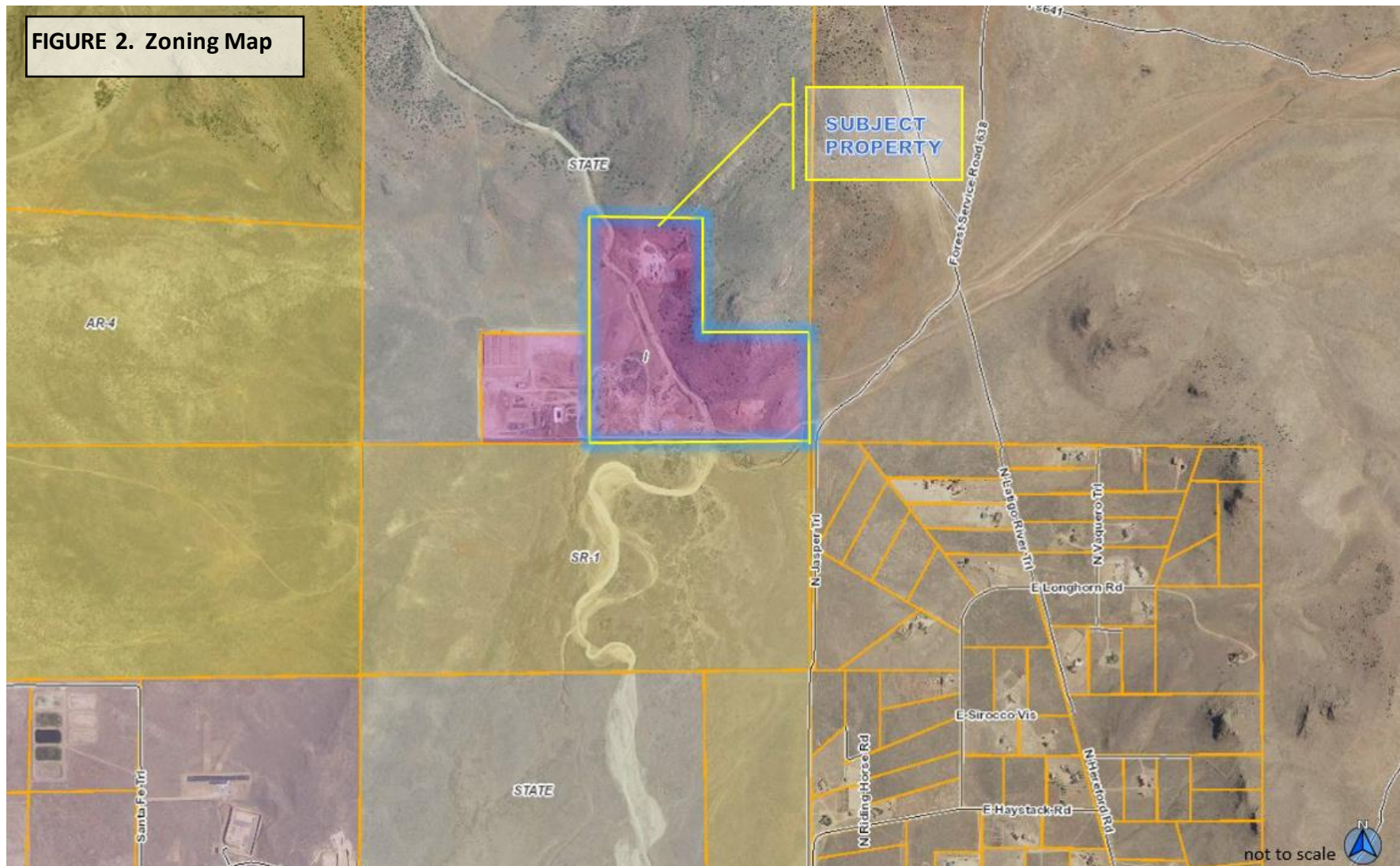
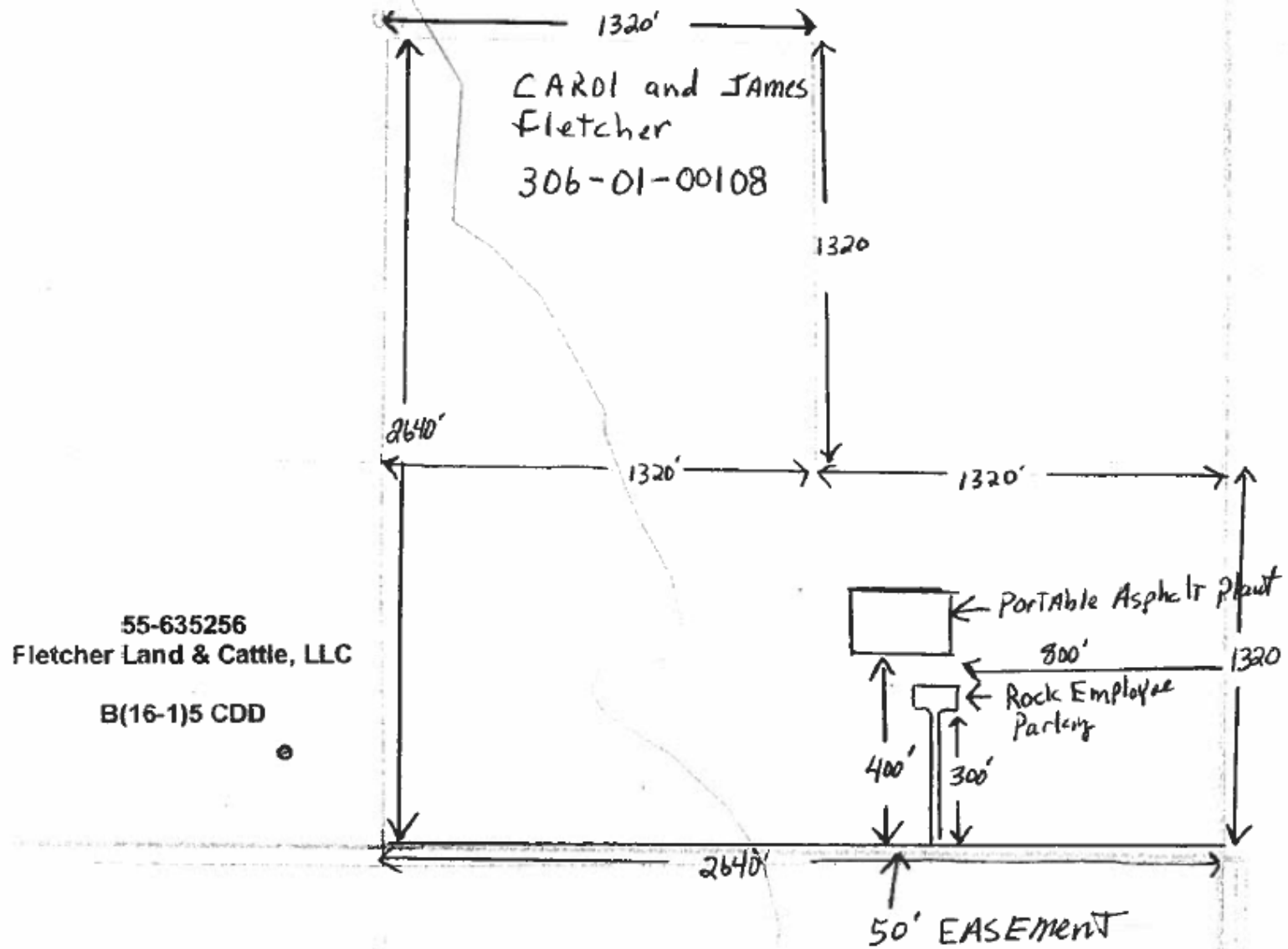


FIGURE 3. Site Plan



not to scale



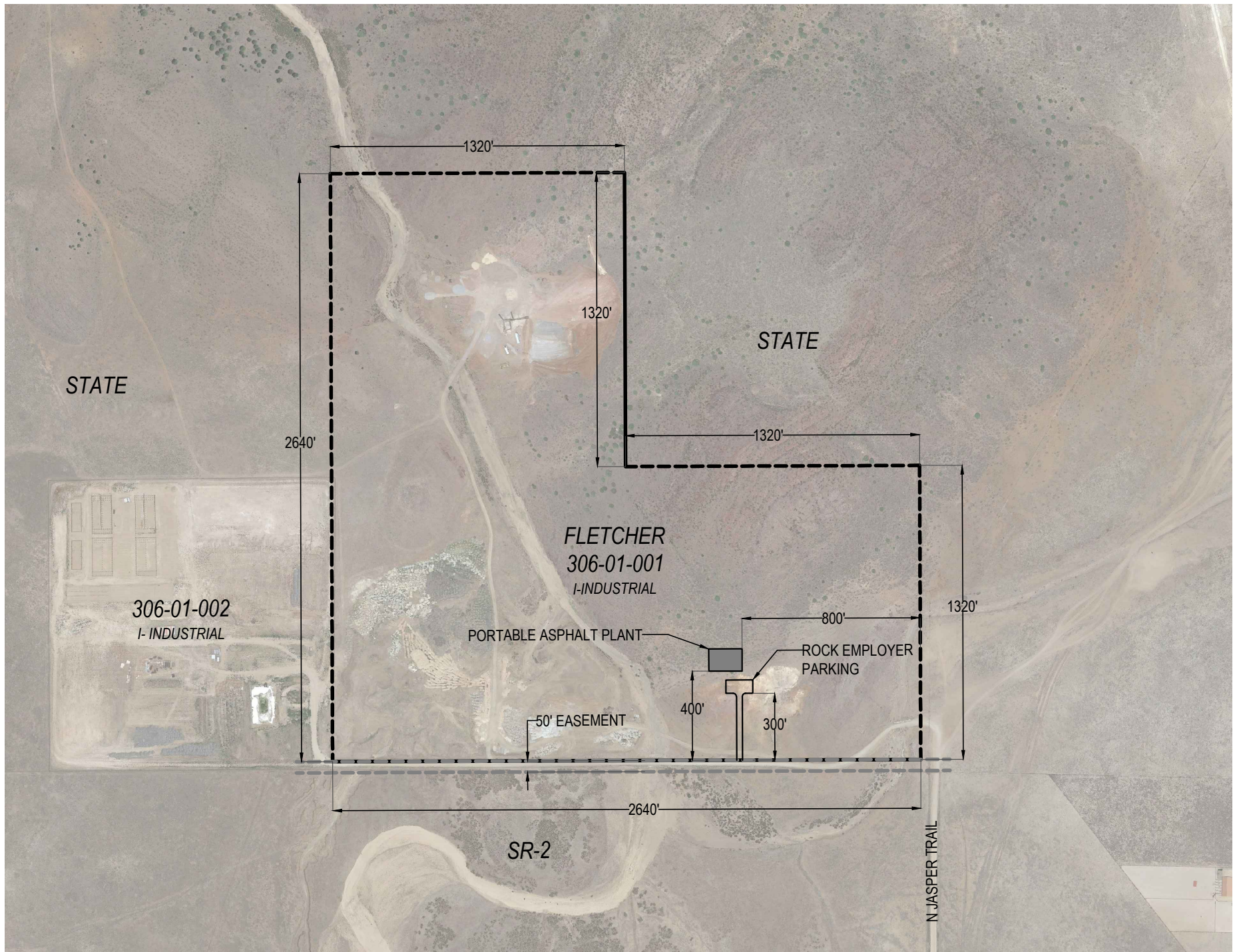
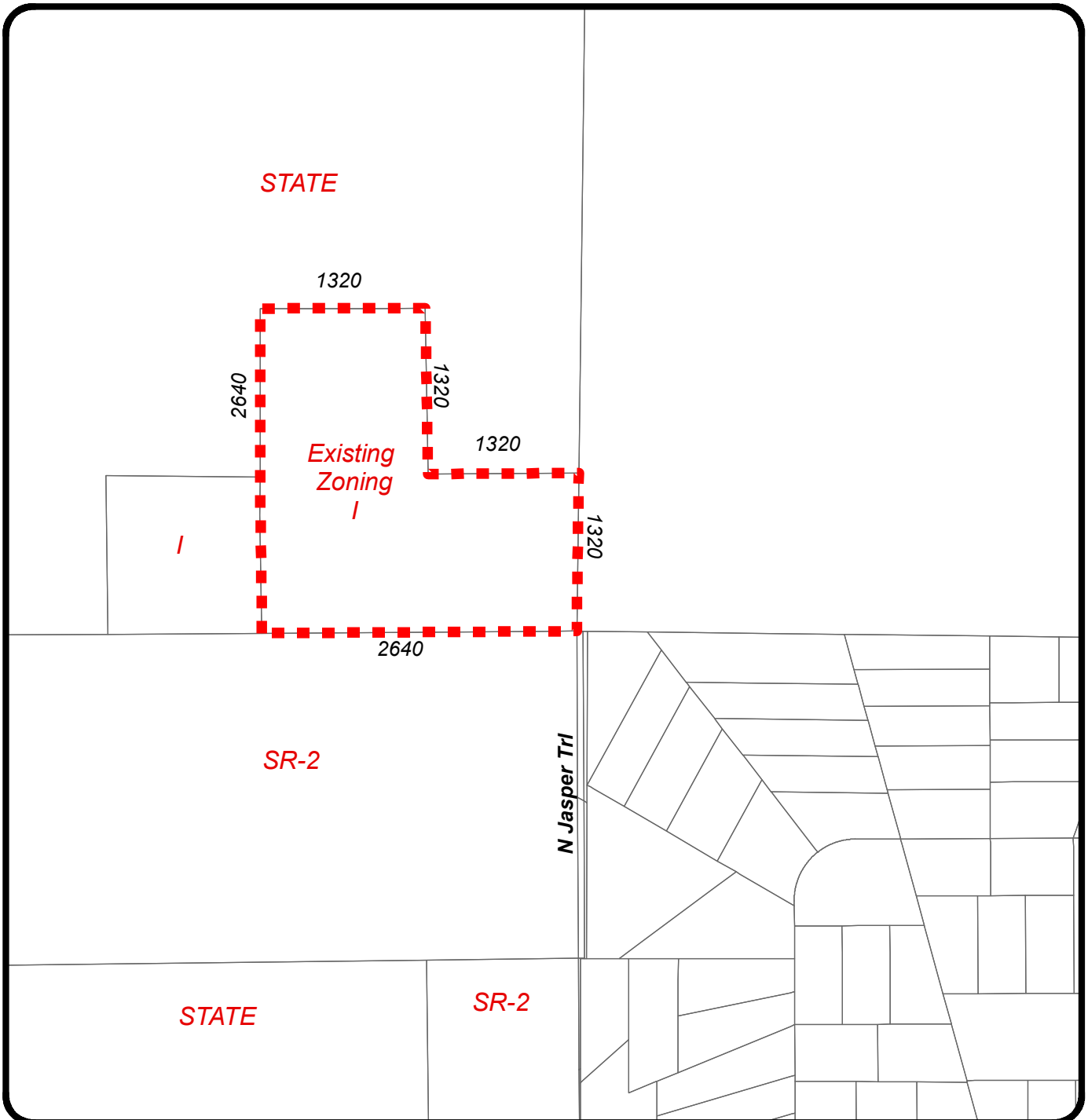


Exhibit A



CUP-000001: Fletcher

■ ■ ■ Subject Property

Applicant: Carol A. Fletcher & James Fletcher

Request: Asphalt Plant

Location: 4820 Perkinsville, Chino Valley, AZ, 86323
APN- 306-01-001



Not to Scale

Planning and Zoning Commission Regular

6.e.

Meeting Date: 04/03/2018

St. Catherine Laboure Catholic Church CUP

CASE DESCRIPTION:

Consideration and possible action regarding a request to amend the CUP (Conditional Use Permit) for approximately 2.82 acres of real property generally located 274 feet north of the northwest corner of West Road 3 North and State Route 89 at 2062 North State Route 89 to allow the installation and replacement of an electronic sign in the CL (Commercial Light) zoning district. (Alex Lerma, Associate Planner)

LOCATION:

Generally located 274 feet north of the northwest corner of West Road 3 North and State Route 89 at 2062 North State Route 89.

FACTS:

1. Applicant: A &B Signs Co. Inc. (Bryan Wieweck)
2. Owner: St. Catherine Laboure Church
3. Parcel Number. 306-14-007E
4. Site Area: 2.82 Acres
5. Existing zoning: CL (Commercial Light)
6. Intended Use: Community Church

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Design Plan

RECOMMENDATION

Forward to Town Council approval of a conditional use permit for the proposed electrical display for St. Catherine Laboure Catholic Church on property located 274 feet north of the northwest corner of West Road 3 North and State Route 89 at 2062 North State Route 89 subject to the following conditions:

- 1) The electronic sign shall 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. If the Town and/or Arizona Department of Transportation (“ADOT”) develop more stringent requirements for static and transition time code for electronic signs, the sign that is subject to this Use Permit shall be modified to comply.
 - 2) If the Town receives complaints from community residents of excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensure brightness and glare are reduced to satisfactory levels.
 - 3) Information displayed on the electronic sign shall be exclusive to activities and events that occur only on the premises, in compliance with ADOT regulations (A.R.S. §§ 28-2901 through 28-2915 and A.A.C. §§ R17-3-701 and R17-3-701.01) and the Town’s prohibition of off-site commercial signs.
-

Attachments

St. Catherine_Staff Report
St. Catherine Design Plan
St. Catherine ZoningCaseExhibit



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: C18-000002

Assessor's Parcel Number: 306-14-007E

Site Location: Located approximately 270 feet north of the northwest corner of West Road 3 North and State Route 89 intersection at 2062 North State Route 89.

Property Owner: St. Catherine Laboure Church

Applicant: A & B Signs Co. Inc. (Bryan Wieweck)

Request: Request for to amend the Conditional Use Permit (CUP) to allow the installation and replacement of an electrical sign.

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	2.82 acres (approximately 122,839 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Community Church

BACKGROUND

SITE DESCRIPTION

The subject property is approximately 270 feet north of the northwest corner of West Road 3 North and State Route 89 intersection at 2062 North State Route. The property currently accessed via North State Route 89. The site is identified with the CL (Commercial Light) zoning district under the Town of Chino Valley UDO (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 site is accessed going north on State Route 89. Existing improvements on the property include a 9038 sq. ft. Church building, a modular classrooms, and a mobile home. **(See Figure 1.)**

PROJECT DESCRIPTION & HISTORY

With its close proximity to State Route 89, St. Catherine Laboure Church would like to replace its previous sign with a freestanding monument sign with a digital display. The double-sided digital display portion of

the freestanding monument sign will be approximately 15 sq. ft. in area (28.3" X75.5") and the LED reader panels will be in 16mm hi-resolution RGB (red-green-blue) with wireless communication. The electronic information centers will have a light sensor built in to them to automatically dim as the ambient light decreases. The new free standing monument sign will be located at least 6 feet from property line and will conform to the development standards set forth by the Commercial Light zoning district. **(See Figure 2)**

Originally the applicate was granted a CUP to allow a free standing monument sign which included a light emitting diode (LED) Message reader board through Ordinance No 13-770 and passed on June 25th, 2013. **(See Figure 3)** The LED message reader board that was approved was 32 sq. ft. in area and was approximately 3' above ground level. With damages to the sign caused by a car accident, the property owners decided to completely remove the approved sign.

The property owners submitted plans for the construction of a new sign at the beginning of this year. The proposed sign substantially differed from the one previously approved by council in 2013. Although the electronic display portion of the proposed sign abides by requirements set forth by the sign standards in the UDO, Staff believes that the increase in high from the three (3) feet above ground level that was approved originally in 2013, to the now proposed six (6) feet in the new design plan merits review and approval by Council in addition to the signs being location long a major thoroughfare along State Route 89.

APPLICABLE STATUTES/ ORDINANCES

4.21.3 GENERAL SIGN REGULATIONS

- A. The regulations, requirements, and provisions set forth in this Chapter shall apply to all signs erected, placed, or constructed within the Town.
 - B. All signs shall be structurally designed, constructed, erected, and maintained in conformance with all applicable Technical Codes and regulations.
 - C. Signs shall not be constructed or located in a manner that interferes with pedestrian or vehicular travel, obstructs free and clear vision of traffic, poses a hazard to either pedestrians or vehicles, or in such a manner to confuse, distract, or interfere with traffic and/or pedestrians.
 - D. Signs shall be located a minimum of six feet (6') from property lines.
 - E. All signs and sign structures, conforming and non-conforming, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create visual blight as determined by the Zoning Administrator or his/her designee.
 - F. All illuminated signs shall comply with Section [4.24](#) Outdoor Lighting including, but not limited to, Subsection 4.24.4 General Requirements, Subsection (P).
 - G. A non-commercial sign may be located in any location that a commercial sign is permitted and shall comply with the regulations set forth in this Chapter for that location.
- (Ord. 17-819, passed 3-14-2017)

4.21.5 SIGN STANDARDS

B. Freestanding Signs

USE	ZONING DISTRICT	MAXIMUM AREA	MAXIMUM HEIGHT	STANDARDS
Shopping Centers or Commercial Centers	CL, CH, I, PL and OS	See Speed Limit Table 4.21.5.B-2		One sign may be permitted for every 500 ft. of street frontage; Maximum of 2 signs per street frontage. Individual buildings within the development and/or the PAD sites within the commercial center shall not be considered as separate developments for signage purposes. May be illuminated.

Speed Limit Table 4.21.5.B-2	
Speed Limit of Adjacent Roadway	
	> 35 MPH
Maximum Area	96 sq. ft.
Maximum Height	12 ft.

C. Electronic Signs

Uses	Zoning District	Maximum Area	Maximum Height	Standards
	CL, CH, I, PL, and OS	Electronic Signs: Per Use Permit	Electronic Signs: Per Use Permit	Electronic Signs: As conditioned in Use Permit.
	CL, CH, I, PL, and OS	Reader Panel Signs: 32 sq. ft.	Reader Panel Signs: 14 feet	8 foot minimum height to bottom of sign panel.

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly made up of low density single family residences and commercial properties. The properties directly north and west are zoned CL (Commercial Light) and are currently vacant. To the south, properties are zoned CL (Commercial Light), the property directly south is a single family residence and further south is located a commercial center. To the east, adjacent State Route 89, properties are zoned CL (Commercial Light). Land uses include a single family residence, vacant land and an auto shop.

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	EXISTING LAND USE
North	CL	Commercial/ Multi- Family Residential	Vacant Land
West	CL	Commercial/ Multi- Family Residential	Vacant Land
South	CL	Commercial/ Multi- Family Residential	Single Family Residence, Commercial Center
East	CL	Commercial/ Multi- Family Residential	Single Family Residence, Vacant Land, Auto Shop

PUBLIC REVIEW PARTICIPATION

The Town Staff notified property owners within a 300' radius, resulting in fourteen (14) letters to surrounding property owners. Property owners received a copy of the design plan proposed by the applicant. To date, no responses to those letters have been received by the Town.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The current CL (Commercial Light) is in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in a Commercial/Multi-Family Residential Land Use. The property's land use of a community church has been the same in the previous years and will continue to do so in the near future.

CONSISTENCY WITH THE ZONING ORDINANCE

The parcels current zoning district is CL (Commercial Light). Historically the land use of the property has been that of a community church and has abide by the development standards set forth by the Commercial Light zoning district. The purpose of the Commercial Light district is:

"to provide for neighborhood amenity and some general commercial uses. Land use is composed chiefly of retail and service businesses, offices, and apartments, together with necessary accessory uses."

The existing land use of a community church is already permitted within the Commercial Light district. The proposed sign is also an allowable use, subject to CUP approval.

TRAFFIC HAZARD OR CONGESTION:

The lighting of the sign will make the sign more visible to traffic. A concern with electronic/digital display is the fact that the message changes every few seconds and has the potential to distract motorists. The Town's sign regulations do not dictate requirements regarding a time frame between the changing of messages in an effort to minimize the potential for distraction. The applicant has indicated that the

electronic information center will use a light sensor built in to automatically dim as the ambient light decreases.

Arizona Revised Statutes §§ 28-7901, 28-7902, and 28-7903 relate to the regulation and control of electronic outdoor advertising located along Arizona highways. Section 28-9702E1 states that electrical outdoor advertising signs must 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. Since this sign will be located on SR-89, staff has proposed matching this criteria in the conditions of approval for the CUP.

ON-PREMISE VS OFF-PREMISE SIGNS:

Signs abutting ADOT right of way are either categorized as On-Premise or Off-Premise signs. ADOT defines an On-Premise as a “sign that is located on the premises of the activity that the sign advertises. The premises is defined as “that land that is actually used and integral to the activity. If the sign advertises only the activity on the premises, it is exempt from the State’s requirements for size, location, and spacing and does not need an Arizona Outdoor Advertising Permit.”

Furthermore ADOT defines an Off-Premise Sign as “signs that are located on premises other than where the activity, service or production that the sign advertises is located. The State’s regulations control the size, location, spacing, and lighting of billboards that are along the regulated highways. An Arizona Outdoor Advertising Permit is required before erecting or maintaining a billboard along a regulated highway. This is in addition to any permit that is required by the local governing jurisdiction.”

The information displayed on the proposed church sign will need to stay exclusive to the property and its activities to be considered an On-Premise sign. This means that if church wants to advertise sponsored community events, those events will need to be conducted on site. If in the future church wishes to display information not related to the site itself, ADOT will consider it a billboard and an Off-Premise Sign.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of approval for a Conditional Use Permit for the proposed electrical display for St. Catherine Laboure Catholic Church, subject to the following conditions:

- 1) The electronic sign shall 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. If the Town and/or Arizona Department of Transportation (“ADOT”) develop more stringent requirements for static and transition time code for electronic signs, the sign that is subject to this Use Permit shall be modified to comply.
- 2) If the Town receives complaints from community residents of excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensure brightness and glare are reduced to satisfactory levels.
- 3) Information displayed on the electronic sign shall be exclusive to activities and events that occur only on the premises, in compliance with ADOT regulations (A.R.S. §§ 28-2901 through 28-2915 and A.A.C. §§ R17-3-701 and R17-3-701.01) and the Town’s prohibition of off-site commercial signs.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request for of a Conditional Use Permit for the proposed electrical display for parcel 306-14-007E, located approximately 270 feet north of the northwest corner of West Road 3 North and State Route 89 intersection at 2062 North State Route 89 subject to the following conditions:

- 1) The electronic sign shall 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. If the Town and/or Arizona Department of Transportation ("ADOT") develop more stringent requirements for static and transition time code for electronic signs, the sign that is subject to this Use Permit shall be modified to comply.
- 2) If the Town receives complaints from community residents of excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensure brightness and glare are reduced to satisfactory levels.
- 3) Information displayed on the electronic sign shall be exclusive to activities and events that occur only on the premises, in compliance with ADOT regulations (A.R.S. §§ 28-2901 through 28-2915 and A.A.C. §§ R17-3-701 and R17-3-701.01) and the Town's prohibition of off-site commercial signs.

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)

FIGURE 1. AERIAL MAP



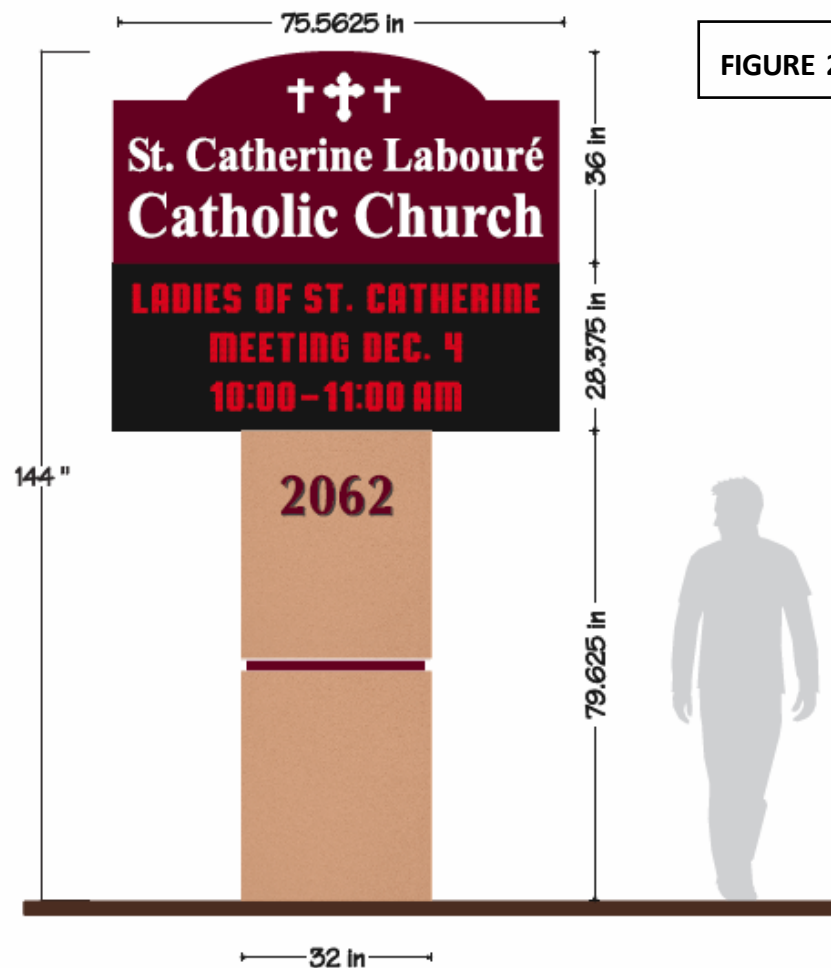


FIGURE 2. Proposed Design Plan

Manufacture and install double sided pylon sign with LED illuminated cabinet.

Faces made from reverse routed 1/8" aluminum and painted to match 220-58 Burgundy, with 3/16" white acrylic backers.

Shroud finished in medium texture Montex and painted Rustic Adobe (SW 7708).

Address numbers routed in 1/4" aluminum painted to match 220-58 Burgundy and flush mounted to shroud.

LED reader panels with wireless communication.



Prescott's Only Full Service Sign Shop
AZ. Licensed Contractor # 070010

Office 928.445.6995
Fax 928.776.4429

www.absignco.com

691 North 6th Street
Prescott, AZ 86301

COMPANY: St. Catherine Labouré

CLIENT: Client

PHONE: 636-4071

CELL: cell

APPROVAL:

EMAIL: stcathlab@cableone.net

FILE: St. Catherine Labouré

Origin DATE: 12-01-17

Revise DATE:

DATE:

Design by JA

This artwork has been created by A&B Sign Company to assist you in visualizing our proposal. Designs are exclusive property of A&B Sign Company and are not to be reproduced, copied, emailed or used in any manner without the written permission of A&B Sign Company. Once approved, you are responsible for the remake cost should any errors be found after production begins. There is no charge for the first 2 revisions, any customer changes after that are subject to a \$20 art charge. Colors portrayed on proof may not match final product due to differences between digital and pigmented colors.

FIGURE 3. Originally Approved Design Plan

**Reviewed
For Code Compliance
Town of Chino Valley**



SITE PHOTO SURVEY - PROPOSED



SITE PHOTO SURVEY - EXISTING



SCOPE OF WORK :

**MFG. & INSTALL (1) ILLUMINATED
DOUBLE-FACED DISPLAY AS FOLLOWS:**

METAL FAB:

ALUMINUM METAL CABINETS

ILLUMINATION:

H.O. 800 M.A. FLUORESCENT LAMPS - 5 AMPS REQ.
AMBER MONOCHROME COLOR MESSAGE UNIT

PAINT :

CABINETS PAINTED PMS #4655c OR TO CUSTOMER SPECS
FACES PAINTED PMS #209c OR TO CUSTOMER SPECS

FACES :

.125" ROUTED ALUMINUM BACKED WITH WHITE ACRYLIC

INSTALLATION :

DIRECT BURIAL AS REQUIRED
5" x 5" x 3/16" SQ. TUBE METAL PIPE INTO
A 2'-0" X 7'-0" DEEP CONCRETE
CASSION FOOTING AS REQUIRED PER ASA SPECS.

SQUARE FOOTAGE :
32 SQUARE FEET

NOTES :

CUSTOMER TO SUPPLY ELECTRICAL POWER TO SIGN
LOCATION - ONE (1) DEDICATED 120V 20 AMP CIRCUIT
REQUIRED WITHIN 5 FEET OF SIGN.

CONCRETE SLAB AND MASONRY BASE TO BE PROVIDED
BY OTHERS.

DISPLAY SPECIFICATIONS

Display Specification	
Color Processing:	Amber 256 Grayscale
Character Size:	6 inches
Pixel Matrix:	24 x 80
Resolution:	1920 pixels per sign face
Cabinet Size:	2' 2 5/16" x 6' 2 13/16" x 7 7/8"
Display Area:	1' 8 13/16" x 5' 9 5/16"
Display Net Weight:	203.43 lbs. per face (+/- 10%)
Maintenance:	Front
Cabinet Design:	Factory Specify
Plastic Cover:	No

Electrical Requirement	
Regular Operating Watts / Pixel:	0.051975
Estimated Total Regular Operating Watts:	199.6
Boot Up Watts / Pixel:	0.1155
ESTIMATED TOTAL BOOT UP WATTS:	443.8
Regular Operating Amps:	1.81
BOOT UP AMPS:	4.03
AC Power Required:	110V

SCALE: 1/2" = 1'-0"

CUSTOMER APPROVAL

BY: _____

DATE: _____

☐ W/8 CHDS ☐ W/1 CHDS

PROJECT: St. Catherine Labouré Catholic Church

LOCATION: 9200 Valley Rd.
Chino Valley, Arizona 86301
800-257-5895

SIGNS PLUS

Account Executive:
BILL MAYO

Designer:
MLF

Design Number:
09.06.2013-002

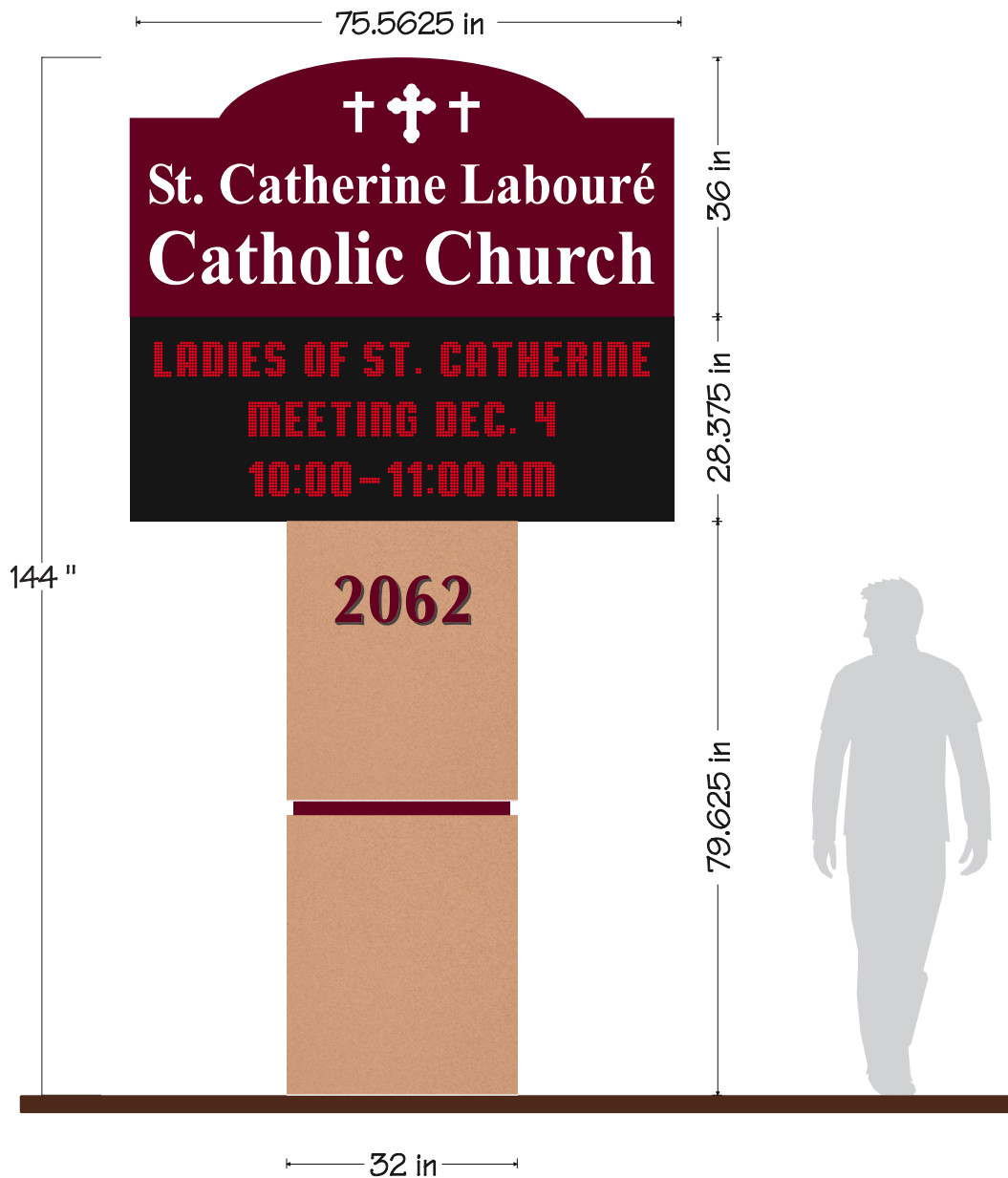
DATE:
9/6/2013

SCALE:
AS NOTED

REVISIONS:
10/3/2013

SHEET:
1 OF 1

This document is the property of SIGNS PLUS. It may not be reproduced, copied, or exhibited in any fashion to anyone outside of your organization without the written permission of an authorized agent of SIGNS PLUS.



Manufacture and install double sided pylon sign with LED illuminated cabinet.

Faces made from reverse routed 1/8" aluminum and painted to match 220-58 Burgundy, with 3/16" white acrylic backers.

Shroud finished in medium texture Montex and painted Rustic Adobe (SW 7708).

Address numbers routed in 1/4" aluminum painted to match 220-58 Burgundy and flush mounted to shroud.

LED reader panels with wireless communication.



Prescott's Only Full Service Sign Shop
AZ. Licensed Contractor # 070010

Office 928.445.6995
Fax 928.776.4429

www.absignco.com

691 North 6th Street
Prescott, AZ 86301

COMPANY: St. Catherine Labouré

CLIENT: Client

PHONE: 636-4071

CELL: cell

APPROVAL:

EMAIL: stcathlab@cableone.net

FILE: St. Catherine Laboure

Origin
DATE: 12-01-17

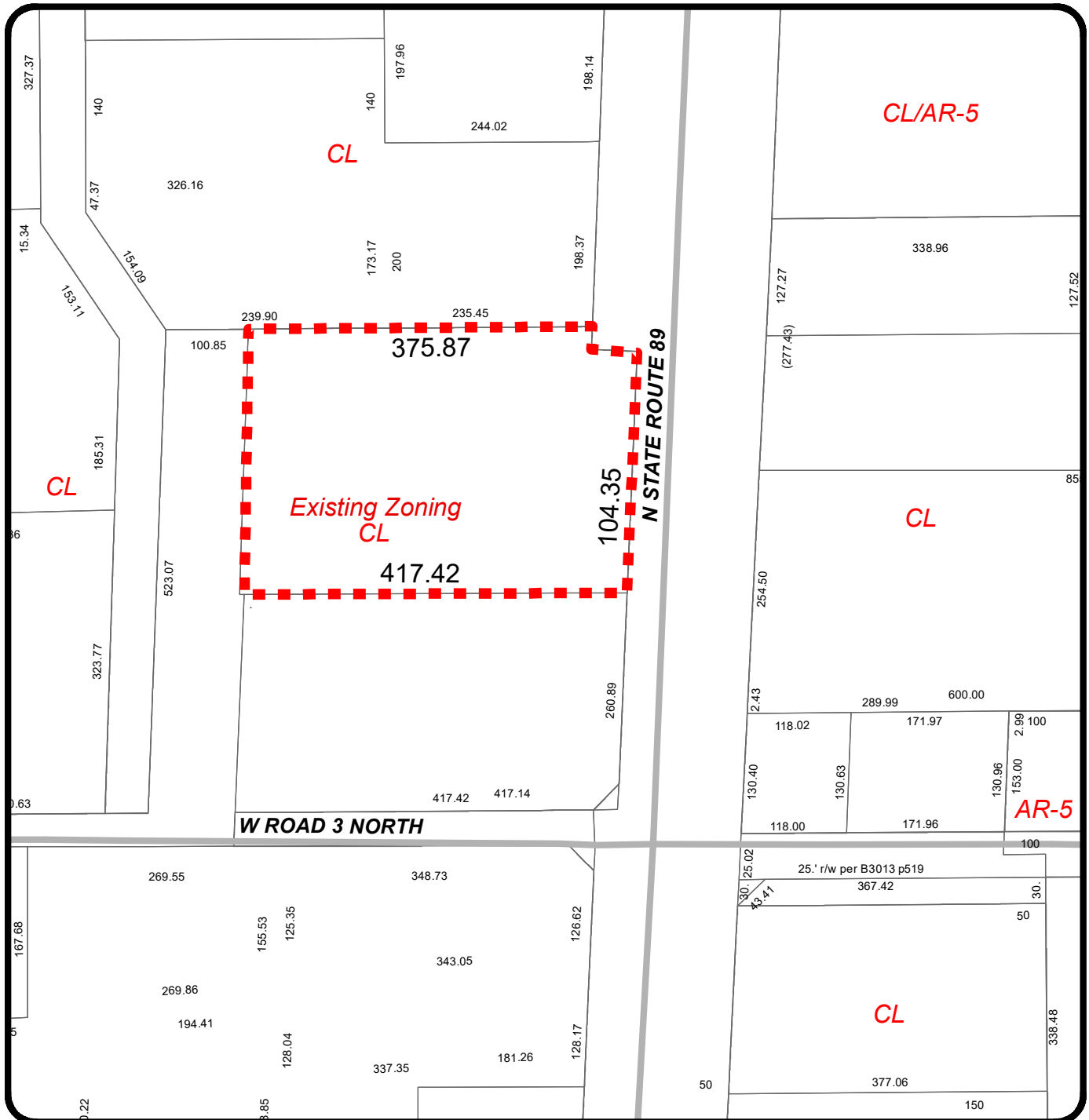
Revise
DATE:

DATE:

Design by JA

This artwork has been created by A&B Sign Company to assist you in visualizing our proposal. Designs are exclusive property of A&B Sign Company and are not to be reproduced, copied, emailed or used in any manner without the written permission of A&B Sign Company. Once approved, you are responsible for the remake cost should any errors be found after production begins. There is no charge for the first 2 revisions, any customer changes after that are subject to a \$20 art charge. Colors portrayed on proof may not match final product due to differences between digital and pigmented colors.

Exhibit A



CUP-000002: St. Catherine Labure

■ ■ ■ Subject Property

Applicant: St. Catherine Labure Church

Request: New Sign - 12' Height

Location: 2060 N State Route 89 Chino Valley, AZ, 86323
APN- 306-14-007E



Not to Scale