

1. Planning And Zoning Commission - Agenda

Documents:

[2018_05_01_PZ_RG_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2018_05_01_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, MAY 1, 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 April 3, 2018 regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action regarding a request for a zone change for approximately 5.71 acres of real property generally located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North, 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)
 - b.** Consideration and possible action regarding a request for a Conditional Use Permit for approximately 4.55 acres of real property located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East. Approval of the Conditional Use Permit will allow the applicant to continue the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 zoning district. (Alex Lerma, Associate Planner)

- c. Consideration and possible action regarding a request for a Minor General Plan Amendment to change the land use designation for approximately 9.49 of 15.9 acres of real property generally located at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/Multi-Family Residential land use designation.

Consideration and possible action regarding a request to rezone approximately 75 acres of real property generally located .25 miles west of the northwest corner of West Road 4 North and North Road 1 West. The applicant has requested to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1. (Jason Sanks, Development Service Director)

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 25th day of April, 2018.

By: Jason Sanks, Development Services Director

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request an accommodation to participate in this meeting.



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By: Jason Sanks, Development Services Director

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Planning and Zoning Commission Regular

4.a.

Meeting Date: 05/01/2018

April 3, 2018 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve April 3, 2018 regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve April 3, 2018 regular meeting minutes.

Attachments

April 3, 2018 Minutes

DRAFT

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

**APRIL 3, 2018
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

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

2) PLEDGE OF ALLEGIANCE

Commissioner William Welker led the Pledge of Allegiance.

3) ROLL CALL

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

Absent: Vice-Chair Gary Pasciak

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

Present: Works Director/Town Engineer Frank Marbury; Deputy Town Clerk/Recorder Vickie Nipper

4) MINUTES

- a)** Consideration and possible action to approve the March 20, 2018 special meeting minutes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner John McCafferty to approve the March 20, 2018 regular meeting minutes.

Vote: 6 - 0 PASSED - Unanimously

5) STAFF REPORTS

Development Services Director Sanks reported on the following:

- The Unified Development Ordinance (UDO) Rewrite Committee met to review Version One of the restructured zoning ordinance and subdivision regulations.
- Staff met to discuss the next phase of the Economic Development Subcommittee's contract with the EPS Group for renderings of the entrance way at Old Home Manor Industrial Park as well as an extended scope on the traffic impact analysis.

- A technical review meeting was held to discuss the Century Ranch Phase One, for 126 one acre lots located south of Perkinsville Road.
- Staff met with Red Arsenal Manufacturing about relocating to Chino Valley.

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)

Associate Planner Lerma presented the following on this item:

- There was an error on the zoning exhibit. The exhibit should state Rezoning from Commercial Light zoning district to Commercial Heavy zoning district, not Agricultural Residential to Single Family Residential.
- This Application was initiated and recommended by staff. Since the current zoning is Commercial Light, there was a conflict with the business license renewal because the type of business being conducted was not in compliance with the zoning requirements. The business license cannot be renewed until the zoning issue is resolved.
- The land use designation through the General Plan is Commercial/Multi-Family Residential.
- The property has one steel building that is used for manufacturing small airplane parts; the other four buildings are vacant.
- The surrounding property zoning is made up of Commercial Light and Commercial Heavy districts and one vacant parcel to the southeast is zoned Multi-Family/Mobile Home Park.
- Historically, the property uses have been commercial heavy, including cabinet manufacturing, an upholstery shop and an auto repair and services shop.
- The current manufacturing business has been onsite for ten years.

Owner Robert Parsons explained that the property had been purchased several years ago and the aircraft parts manufacturer has had a license from the Town for years. It wasn't discovered that the zoning was incorrect until the business license was being renewed. He would like to be able to rezone the property and sell a small number of automobiles, have storage, and have a fabrication, welding and machine shop and the ability to rent 12 storage buildings located on the property.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Tom Armstrong 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.

Vote: 6 - 0 PASSED - Unanimously

- 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)

Associate Planner Lerma presented the following on this item:

- The property is currently vacant.
- The zoning change would be in conformance with the general plan land use designation and would change from a low density residential designation to a medium density residential designation.
- The surrounding properties are zoned as follows: Agricultural Residential five acre minimum to the north and south; Single Family Residential one acre minimum to the northeast and east; Single Family Residential 2.5 acre minimum to the west; and Single Family Residential one acre minimum to the northwest.
- The Applicant would like the ability to split the property into three separate parcels, two parcels of one acre and one of three acres.
- The Applicant held a neighborhood meeting onsite on March 12, 2018. Three surrounding property owners attended the meeting and supported the zone change. One property owner had concerns that because the applicant would be hooking up to town water and sewer, the surrounding neighbors would be forced to do the same. The applicant assured the neighbors that was not the case and that only new property development that had utilities abutting the street would be required to hook to town water and sewer.
- The surrounding property owners were supportive of the applicant applying a deed restriction that would allow only site-built homes on the property.
- There would be a required 50' access/utility easement along the properties abutting West Road 1 South.

Commissioners asked about or commented on:

- A loop on the property as seen in an aerial photo: The owner explained it had been a race/training track.
- The access easement being a city street: Mr. Lerma explained that all applicants that create a lot split that do not have legal access to a road are required to create an access easement and sign a perpetual offer of dedication (POD), meaning that they are dedicating it to the town and the town will take ownership if they need it.
- Liability for the road: Commissioners voiced concerns about the Town taking liability for the road but understood that it was necessary for access to town water and sewer.

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

Vote: 6 - 0 PASSED - Unanimously

- 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)

Development Service Director Sanks presented the following on this item:

- During a previous study session, Commissioners had commented that they wanted more detail on the open space, amenities provided, and the perimeter wall plan. The applicant provided further details on those items.
- The applicant wants to develop the 44 acres into a residential development area with 159 lots at approximately 7,000 square feet each. He would like to modify some of the development standards in the PAD overlay and in return, he will provide more detailed design documents for the open space plan, the community wall plan, and a list of the amenities. The proposed modifications are reasonable and in keeping with other residential developments of this lot size.
- The open space is centralized and designed in a useful and visually appealing way. When pulling into the community, open space would always be seen first.
- The General Plan that was updated in 2014 calls for a diverse mix of housing types and densities throughout the town, especially for those related to the community core or SR89 corridor, which this project is located near.
- The applicant proposed to modify the 50' setback off Perkinsville, which worked because the lots are flipped and are backed to the road. There would be a landscaped tract, a wall and then a home.
- There were modified development standards off Road 3 North. He was not sure if the road would ever go through. The Town Engineer could request a dedication if needed.
- The middle and front yard setbacks requirement are 25', and the applicant requested 15' to the living area and 20' to the garage, which is standard in contemporary new development.
- The side yard setback request was proposed at 5' and 10', which is typical in new design and would provide a staggered layout.
- An overview of the open space, recreational and wall plan.
- A condition of approval will give Staff discretion to move items around in the plan when a builder starts the development process, without making it necessary to go through the zoning amendment process.
- The project would be connected to the Town sewer and water.
- The Public Works Director/Town Engineer would coordinate the designation of all necessary rights-of-way along with improvements at the time the Director sees fit. That condition would be added to the Ordinance that goes before council.

Commissioners asked about the following:

- Sidewalk requirement along Perkinsville Road: Mr. Sanks explained that sidewalks were required as part of the UDO on major road corridors.
- Trend for new developments related to six-foot cement wall around the perimeter of the development: Mr. Sanks explained it was common for the smaller developments to provide a six-foot fence or wall but not necessarily with larger acreage lot developments.

Applicant Lindsay Schube, Gammage & Burnham PLC, complimented staff for their thoroughness and explained that it was not the applicant's intention to develop the property themselves, but they may consider a joint venture.

Public Comment:

Christeen Meadors, future new Planning & Zoning Commissioner, asked if there would be a crosswalk to the park for children to access. Mr. Sanks stated that it could be requested from the Public Works Director and would require enhanced signage and possibly lighting and he would relay it to the Public Works Director.

Gary Young, Chino resident close to the project site, expressed disappointment about the Town

rezoning property to 0.16 acres as Chino is a one acre town.

Ron Romley, Chino Valley resident and Chair of Yavapai Regional Transit (YRT), commented that as the Town develops more large density residential developments, people that needed transportation have been forgotten and that transportation would be necessary. YRT ran approximately 10,000 trips in a year with 70% being Chino Valley residents. He would like transportation issues to be considered without the bus having to enter into a subdivision and would like consideration for a bus pullout on either Perkinsville or preferably, Road 1 East.

Commissioners asked about the following:

- The project meeting the requirements of the General Plan: Mr. Sanks stated that the project conformed to the General Plan and although the density of this project was not suitable throughout the Town of Chino Valley, there were areas in town that were allocated for more density and this area met that requirement.
- Proximity to the Community Center Park warranting a higher density: Mr. Sanks explained that it is generally good practice to place people next to amenities.
- Safe passage to schools and parks: Mr. Sanks explained that with this development, the owner and future developer would be responsible for adjacent street improvements and anything beyond that would be the responsibility of the Town. Frank Marbury, Public Works Director, explained that the traffic impact analysis would look at some of the concerns with crosswalks, sidewalks, and the like. As traffic increased, the Town could look at those areas to determine what needed to be done.
- Pullout for the bus at the Park across the street: Mr. Sanks stated that he spoke with the applicant and the Public Works Director and they would look for a good pullout area. This could be added as a condition.
- Width of the main arterial road and concerns about the number of necessary lanes: Mr. Sanks explained that through the P&Z Ordinance and the final Ordinance, the exact right-of-way dedication widths will be added per the Town standards. The traffic impact study analysis for Perskinsville Road will specify the number of lanes necessary. Mr. Marbury added that the right-of-way width for arterial road is 100 feet.

Chair Merritt commented that this application had been before the Commission as a study session and it was advertised in the paper with numerous opportunities for the public to speak for or against the project and this was the first time any negative comments were received.

MOVED by Commissioner John McCafferty, seconded by Commissioner Michael Bacon 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 from 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.

d) Developer shall work or consult with the Public Works Director or Town's Development Director in establishing a viable pullout for future transit transportation.

Commissioners discussed the appropriate location for the pullout and discussed the need for a pullout going in both directions. Mr. Sanks stated that the town would study where the appropriate spot for a pull out would be and the appropriate details for development.

Commissioners discussed future projects similar to this that are not ready to be developed and that the Commission needed to be cognizant of issues that could arise.

Vote: 6 - 0 PASSED - Unanimously

- 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)

Development Service Director Sanks presented the following on this item:

- The application was for a conditional use permit that was subject to discretionary approval by the Commission and Council.
- The current land use was mining and crushing hard rock and the Applicant was requesting a hot mix asphalt plant.
- There were several discretionary approvals that were required for the business, including a Class One Permit for air quality from ADEQ and water trucks to keep the dust down.
- The area has low density residential housing and should not be a cause for concern as any smell would be carried off towards state lands.
- No negative response was received at the neighborhood meeting and there was no opposition to the project received through email or phone calls.

Applicant Jim Fletcher provided an overview of the asphalt plant. He stated that they have had a rock crushing operation on the property since 1999. When the Town annexed the property in 2001, they agreed in the pre-annexation agreement to allow the uses approved by the county. The nearest asphalt plant was 26-miles away.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Tom Armstrong 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.

Commissioners questioned the timeframe associated with the Conditional Use application. Mr. Sanks explained that if the Commission does not state a timeframe, the permit could be in perpetuity and that there was a revocation process or they could provide a recommendation date

such as 10-years. The Commission did not implement a timeframe.

Vote: 6 - 0 PASSED - Unanimously

- 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)

Associate Planner Lerma presented the following on this item:

- In 2013 the applicant received a CUP for an LED message board sign, but the sign is no longer onsite, and they were reapplying for a new sign with different specifications and locations.
- The proposed sign would be smaller at 15 square feet instead of 32 square feet, would be at least six feet from the property line, and it would not exceed the size requirements.
- The brightness of the sign can be reduced if necessary.
- No comments have been received regarding the application.

MOVED by Commissioner John McCafferty, seconded by Commissioner Michael Bacon to 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.

Vote: 6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

The Commission discussed sign trends and reasonable conditions for LED signs.

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Commissioner Michael Bacon, seconded by Commissioner Tom Armstrong to adjourn the meeting at 7:30 p.m.

Vote: 6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

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Planning and Zoning Commission Regular

6.a.

Meeting Date: 05/01/2018

Harper Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding a request for a zone change for approximately 5.71 acres of real property generally located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North, 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 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North.

FACTS:

1. Applicant: Charles & Debbie Harper
2. Owner: Charles & Debbie Harper
3. Parcel Number: 306-21-004C
4. Site Area: 5.71 acres (approx. 248,727 sq. sf.)
5. Existing zoning: AR-5 (Agricultural Residential- 5 Acre Minimum)
6. Intended Use: Rezone for lot split

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Site Plan

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 306-21-004C from the current zoning of (AR-5) Agricultural Residential 5-Acre Minimum to (SR-1) Single Family Residential 1-Acre Minimum.

Attachments

Harper Staff Report

Harper Land Survey



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: Z18-000008

Assessor's Parcel Number: 306-21-004C

Site Location: Located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North.

Property Owner: Charles & Debbie Harper

Applicant: Charles & Debbie Harper

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	5.71 acres (approximately 248,727 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 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North. The property is currently accessed through West Road 1 North. The site is currently zoned district of 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 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. Existing improvements on the property include a single family residence, a guest home, work shop and shed. **See Figure 1.**



SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly low/medium density single family residential. The properties directly north are zoned SR-1 (Signal Family Residential- 1 Acre Minimum) and are a part of the Vista Bonita Subdivision. To the west, properties are zoned SR-1 (Signal Family Residential- 1 Acre Minimum) and are within Mesa View Estates subdivision. Directly south, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and SR-1 (Signal Family Residential- 1 Acre Minimum) with single family residential homes. To the east of the subject parcel, properties are zoned (SR-1) Signal Family Residential- 1 Acre Minimum and (CL) Commercial Light with single family residences. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	SR-1	Medium Density Residential (2 ac or less)	Vista Bonita Subdivision
West	SR-1	Medium Density Residential (2 ac or less)	Mesa View Estates Subdivision
South	AR-5, SR-1	Medium Density Residential (2 ac or less)	Medium Density Single Family Homes
East	SR-1, CL	Medium Density Residential (2 ac or less)	Medium Density Single Family Homes



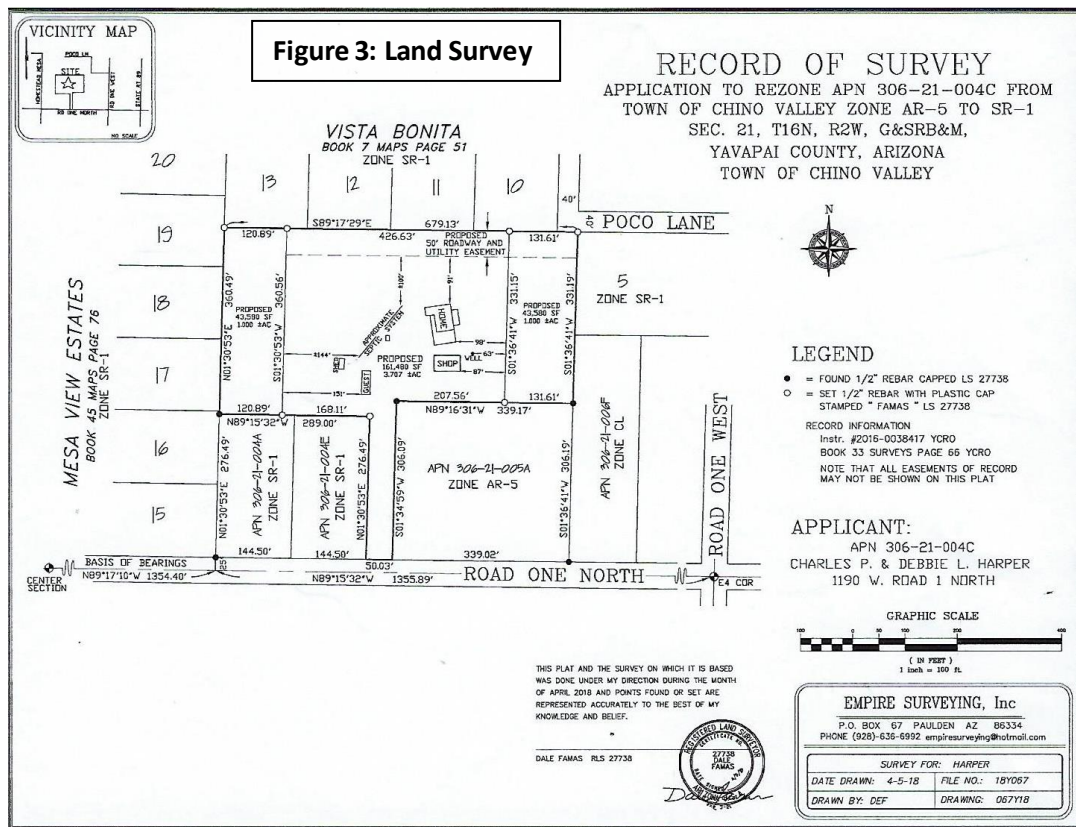
PROJECT DESCRIPTION

The applicant is requesting approval of a change in zoning from (AR-5) Agricultural Residential-5 Acres Minimum to (SR-1) Single Family Residential 1 Acre Minimum. If the applicant is successful in receiving the approval of the request zone change, they intend to subdivide the property into three (3) parcels, with two (2) parcel resulting in 1 acre lots and the remaining one resulting in 3.7 acres. **See Figure 3.**

PUBLIC REVIEW & HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in thirty (30) notices of the neighborhood meeting and public hearings. Property owners received information regarding the applicant request for a zone change. To date, Staff has received one call from a neighbor regarding the project. The neighbor was concerned about where the project would have access to the site. She indicated that on Poco Lane there are some power lines fronting the subject property. Staff notified the property owner that Staff would further review the matter with the Public Works Director.

The neighborhood meeting was held on March 18, 2018. Five (5) surrounding property owners attended the meeting. Mr. Harper made a brief introduction about the project and brought up the concern about access through Poco Lane. He notified the property owners that they work working closely with APS on the issue. Neighbors inquired about the proposed newly created lots once Mr. Harper went forward with the lot split. Neighbors also wanted assurance that no apartment complexes would be developed on Mr. Harper's property.



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 Vista Bonita and Mesa View Estates Subdivision. The applicant's request for a SR-1 zone change will be supported by the same zoning district identified to the north, south, east and west 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 306-21-004C 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 5.7 acres of real property located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North from (AR-5) Agricultural Residential- 5 Acre Minimum to (SR-1) Single Family Residential-1 Acres Minimum.

Chairman: Do we have a second?

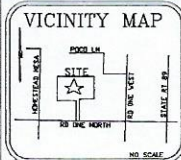
Commissioner: I'll second

Chairman: All in favor

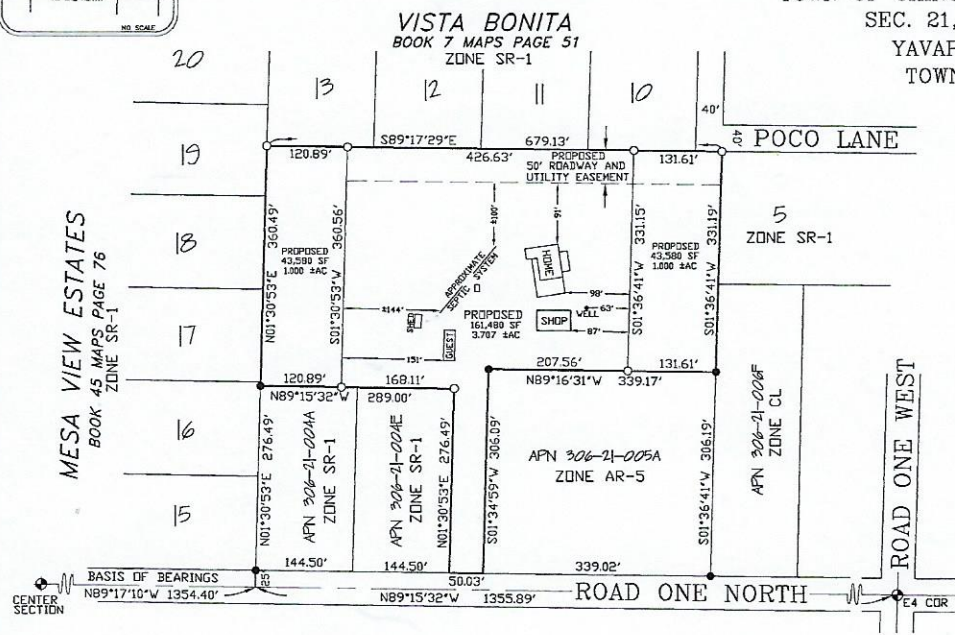
Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)



RECORD OF SURVEY APPLICATION TO REZONE APN 306-21-004C FROM TOWN OF CHINO VALLEY ZONE AR-5 TO SR-1 SEC. 21, T16N, R2W, G&SRB&M, YAVAPAI COUNTY, ARIZONA TOWN OF CHINO VALLEY

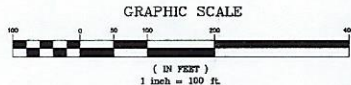


LEGEND

- = FOUND 1/2" REBAR CAPPED LS 27738
 - = SET 1/2" REBAR WITH PLASTIC CAP STAMPED "FAMAS" LS 27738
- RECORD INFORMATION
Instr. #2016-0038417 YCRO
BOOK 33 SURVEYS PAGE 66 YCRO
NOTE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT

APPLICANT:

APN 306-21-004C
CHARLES P. & DEBBIE L. HARPER
1190 W. ROAD 1 NORTH



THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2018 AND POINTS FOUND OR SET ARE REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DALE FAMAS RLS 27738



EMPIRE SURVEYING, Inc

P.O. BOX 67 PAULDEN AZ 86334
PHONE (928)-636-6992 empiresurveying@hotmail.com

SURVEY FOR: HARPER	
DATE DRAWN: 4-5-18	FILE NO.: 18Y067
DRAWN BY: DEF	DRAWING: 067Y18

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Planning and Zoning Commission Regular

6.b.

Meeting Date: 05/01/2018

McGee Conditional Use Permit

CASE DESCRIPTION:

Consideration and possible action regarding a request for a Conditional Use Permit for approximately 4.55 acres of real property located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East. Approval of the Conditional Use Permit will allow the applicant to continue the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 zoning district. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East.

FACTS:

1. Applicant: Mayday Consulting PLLC
2. Owner: Mitchell McGee
3. Parcel Number: 306-23-007B
4. Site Area: 4.55 acres
5. Existing zoning: AR-5 (Agricultural Residential- 5 Acre Minimum)
6. Intended Use: Continuation of operation of well drilling business on AR-5 zoning district.

ANALYSIS:

See attached Staff Report

TECHNICAL REVIEW:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of approval for a Conditional Use Permit for APN 306-23-007B to allow the continuation of the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district, subject to the following condition:

- 1) The Conditional Use Permit does not include an expiration date as the business has operated continuously for 22 years and has not generated any known neighborhood complaints.

Attachments

McGee Staff Report

McGee Site Plan



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: C18-000003

Assessor's Parcel Number: 306-23-007B

Site Location: Located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East.

Property Owner: Mitchell McGee

Applicant: Mayday Consulting PLLC

Request: Request to approve a Conditional Use Permit for the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 zoning district.

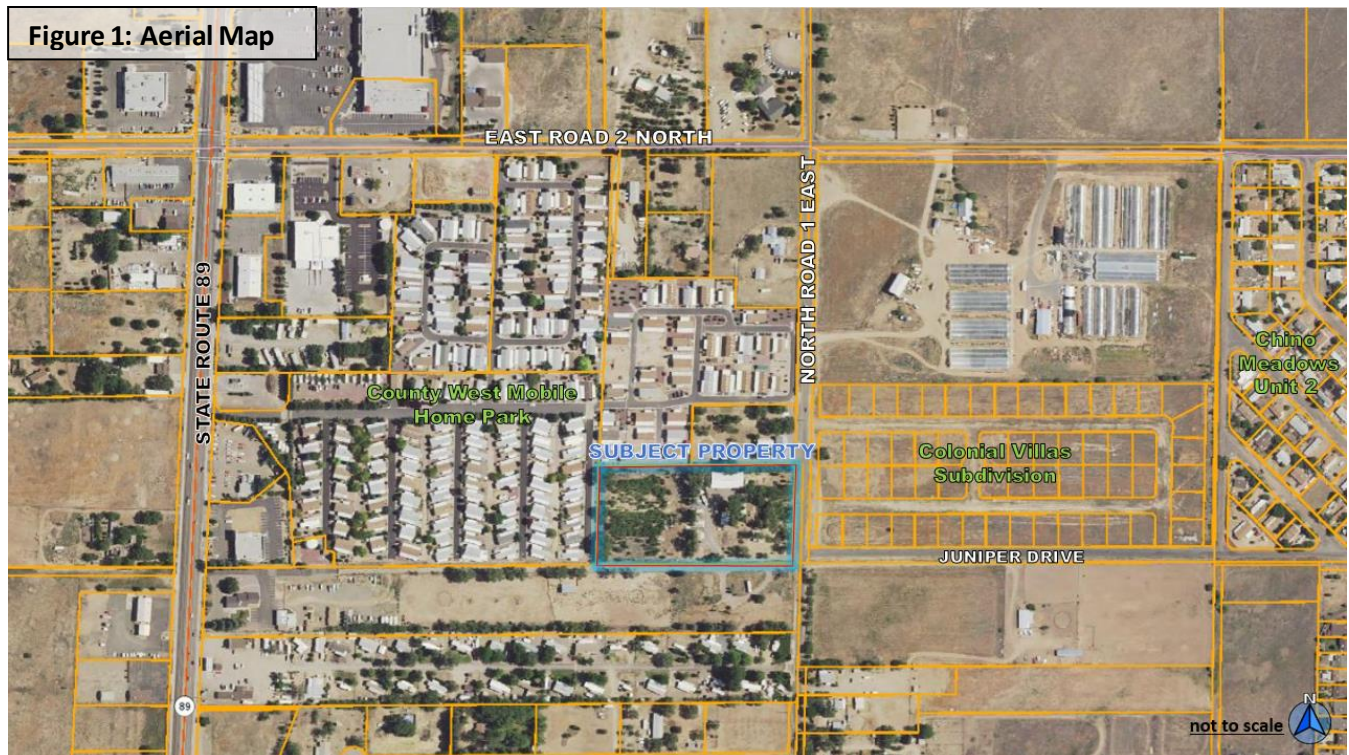
SITE DATA

Existing Zoning	AR-5 (Agricultural Residential- 5 Acre Minimum)
Lot Size	4.55 acres (approximately 196,020 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Major Community/ Downtown Core
Existing Land Use	Single family residence and well drilling business

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East. The property is accessed by North Road 1 East. The site is identified with an AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district under the Town of Chino Valley UDO (Unified Development Ordinance). The parcel has a General Plan Land Use Designation of Commercial/ Medium Density Residential and Major Community/ Downtown Core under the Town of Chino Valley General Plan Potential Land Use Map. Existing improvements on the property include a 1802 sq. ft. single family residence, 5,000 sq. ft. work shop and three (3) accessory structures. (See Figure 1. Aerial Map)



HISTORY

In 1996, Daniel L McGee applied for a change in zoning on Assessor's Parcel Number 306-23-007B from the then zoning district of AR (Agricultural/ Residential) to CM-1 (Commercial/Light Manufacturing) to allow for the operation of a water well drilling and pump service business, to include the maintenance of equipment, as allowed in conjunction with the residential use of the property. The intention was to locate his water well drilling business and his personal residence on the same site. The business at the time would consist of the storing of vehicles, machinery and supplies needed to conduct business and also allowing for their maintenance.

The CM-1 zoning district at the time was intended to provide for and encourage, commercial and manufacturing facilities that would be attractive in appearance and not cause an inconvenience to adjacent districts. The majority of the CM-1 zoned properties were abutting State Route 89 and were bound by C-1 zoned properties. Staff at the time concluded that the CM-1 zoning was not considered a favorable zoning district in the immediate area although the General Plan at the time designated the area for high intensity uses.

Although surrounding property owners were in favor of the request, the Commission expressed reservations regarding any potential future uses of the property once the rezoning was in place. To lessen the impact the CM-1 zoning would have on surrounding properties the attorney at the time recommended the applicant apply for a CUP on the AR zoning district.

On December 2, 1996 Town Council approved Ordinance No. 297 granting a conditional use permit for the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR zoning district with the condition that the use permit would be granted for a five (5) year period effective upon adoption of the Ordinance.

PROJECT DESCRIPTION

The purpose of the application is to renew an expired Conditional Use Permit (CUP) issued by the Town of Chino Valley upon the approval of Ordinance No. 297 on December 2, 1996. Since that time, McGee Well Drilling has been operating at this location without incident.

McGee Well Drilling is a family-owned and operated well drilling and pump repair service. The site includes a 50 X 100 structure that houses the administrative office, parts and equipment storage, and their work consist of repairing pumps, pipe, and related materials. Vehicles are stored on-site in close proximity to the building and are generally naturally screened from public view by native vegetation; they are parked behind the single family residential dwelling to lessen any visual impact they may have on surrounding properties. **(See Exhibit A: Site Plan)**

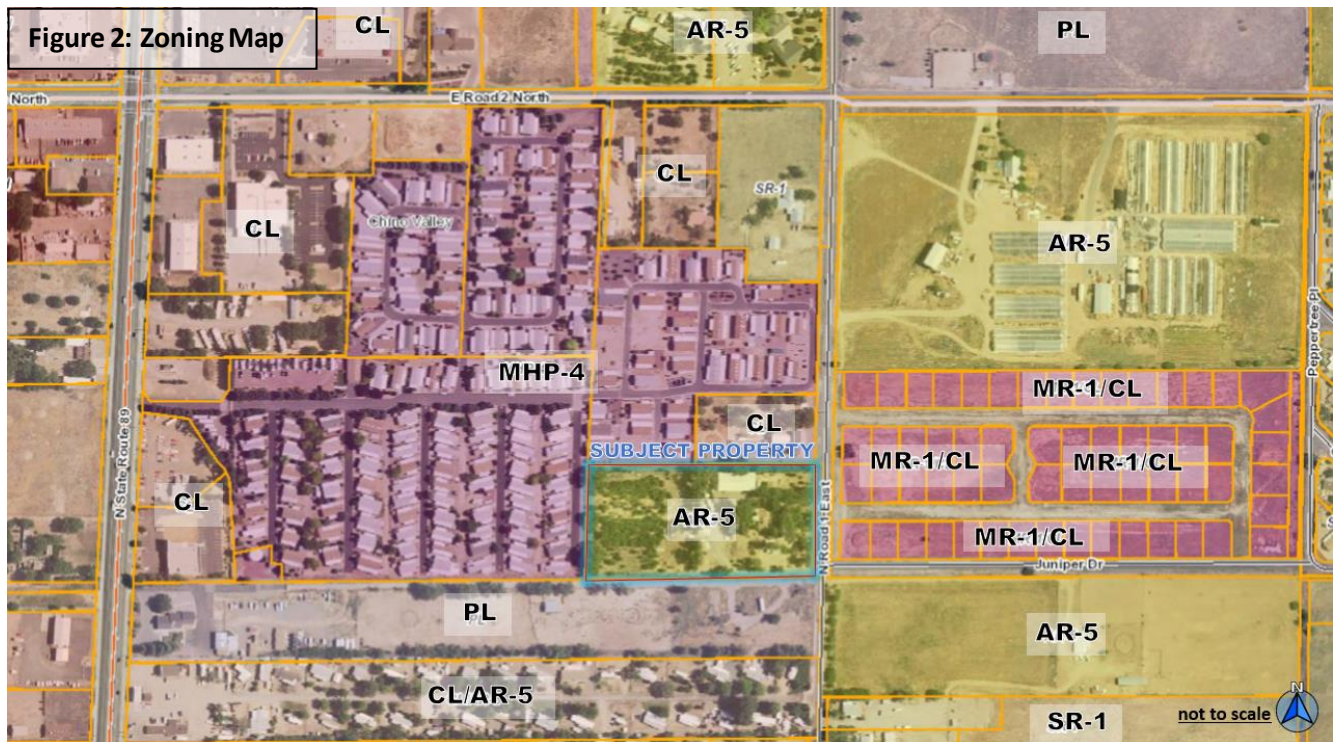
Outdoor storage includes pipe/well casings and other related materials. These items are kept neatly stacked and, as with the trucks, screened from public view by structures on the site and natural vegetation found along the periphery of the property.

Mr. McGee recently inherited the property from his father and was unaware that the business was operating under an expired CUP. It is his intent to continue to operate the business as it has been since 1996.

SURROUNDING PROERTIES ZONING AND LAND USES

The area is predominantly made up of a mix of commercial and residential areas. 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. **(See Figure 2: Zoning Map)**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	EXISITING LAND USE
North	CL, MHP-4	Commercial/ Multi-Family Residential and Major Community/ Downtown Core	Single Family Residence Country West Mobile Home Park
West	MR-1/CL, AR-5	Medium Density Residential (2 ac or less)	Colonial Villas Subdivision (undeveloped) Bonnie Plants greenhouses
South	PL, AR-5, CL/AR-5	Commercial/ Multi-Family Residential Medium Density Residential (2 ac or less)	Chino Valley Ranger Station Mobile Home Park
East	MHP-4	Commercial/ Multi-Family Residential and Major Community/ Downtown Core	Country West Mobile Home Park



PUBLIC REVIEW PARTICIPATION

The Town Staff notified property owners within a 300' radius, resulting in twelve (9) letters to surrounding property owners. Property owners received information regarding the applicant's request to renew an expired CUP on the AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district. To date, no responses to those letters have been received by the Town.

The neighborhood meeting was held on April 16, 2018. At said meeting, there were no property owners who attended.

STAFF ANALYSIS AND RECOMMENDATION

Approval of a conditional use permit will allow the current well drilling business to continue on site and provide flexibility within the AR-5 zoning district. The business activities on site might have a negative impact on surrounding properties as far as noise and aesthetics if the business was a new proposed use, but being that it has been in operation for the past twenty two (22) years, the site has maintained the businesses impact as minimal as possible on surrounding properties. The business activities are conducted within the 5,000 sq. ft. work shop and all storage is screened from public view by structures on the site and natural vegetation found along the periphery of the property. Furthermore, staff has reviewed the site parcel file and has found no prior code enforcement complaint in regards to the well drilling business on site. Based on the type of business that is on site and its location, the conditional use permit will allow the Staff to continue monitoring the site.

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of approval for a Conditional Use Permit for APN 306-23-007B to allow the continuation of the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district, subject to the following condition:

- 1) The Conditional Use Permit does not include an expiration date as the business has operated continuously for 22 years and has not generated any known neighborhood complaints.

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 4.55 acres of real property located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East to allow the continuation of the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 (Agricultural Residential- 5 Acre Minimum) zoning district.

Chairman: Do we have a second?

Commissioner: I'll second

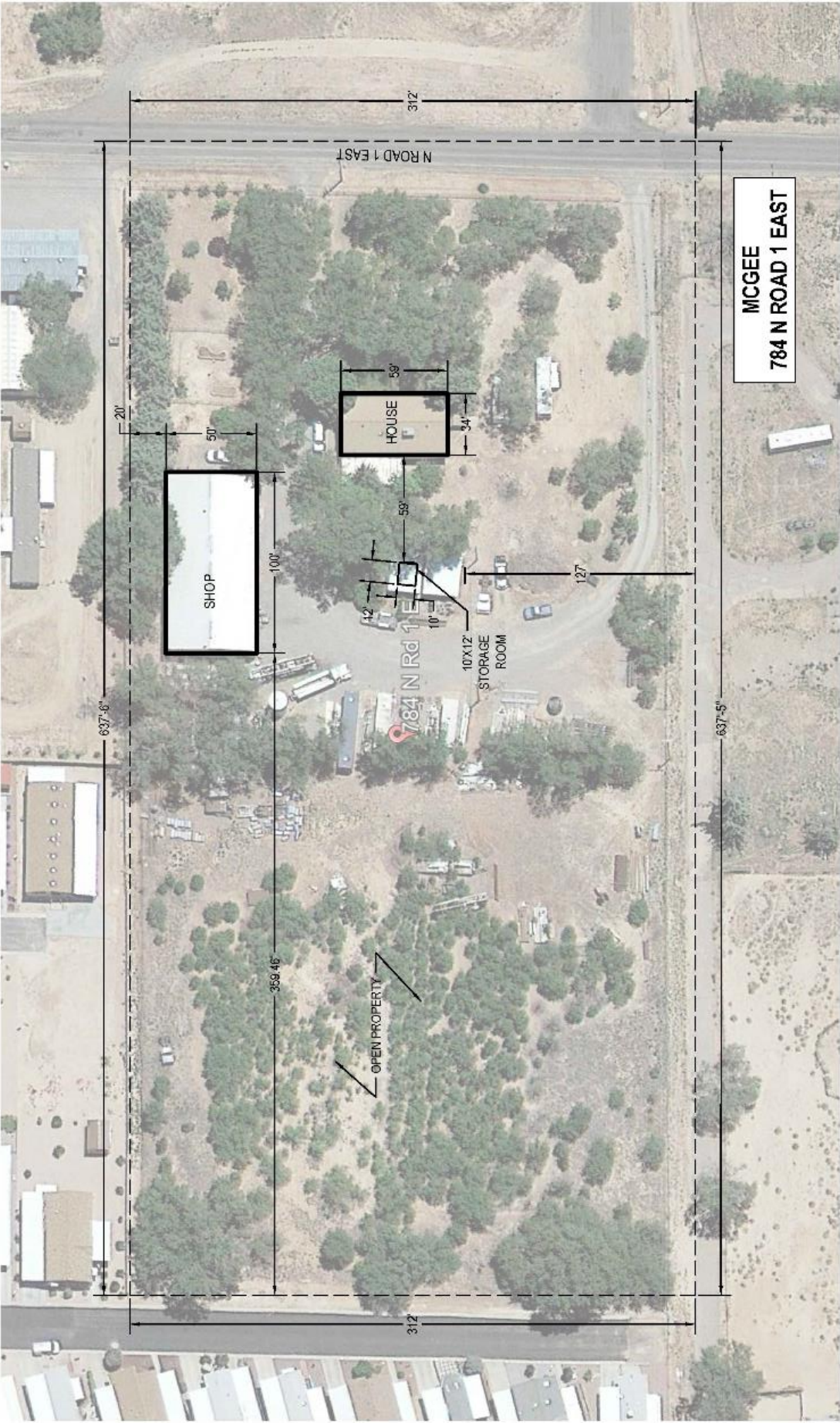
Chairman: All in favor

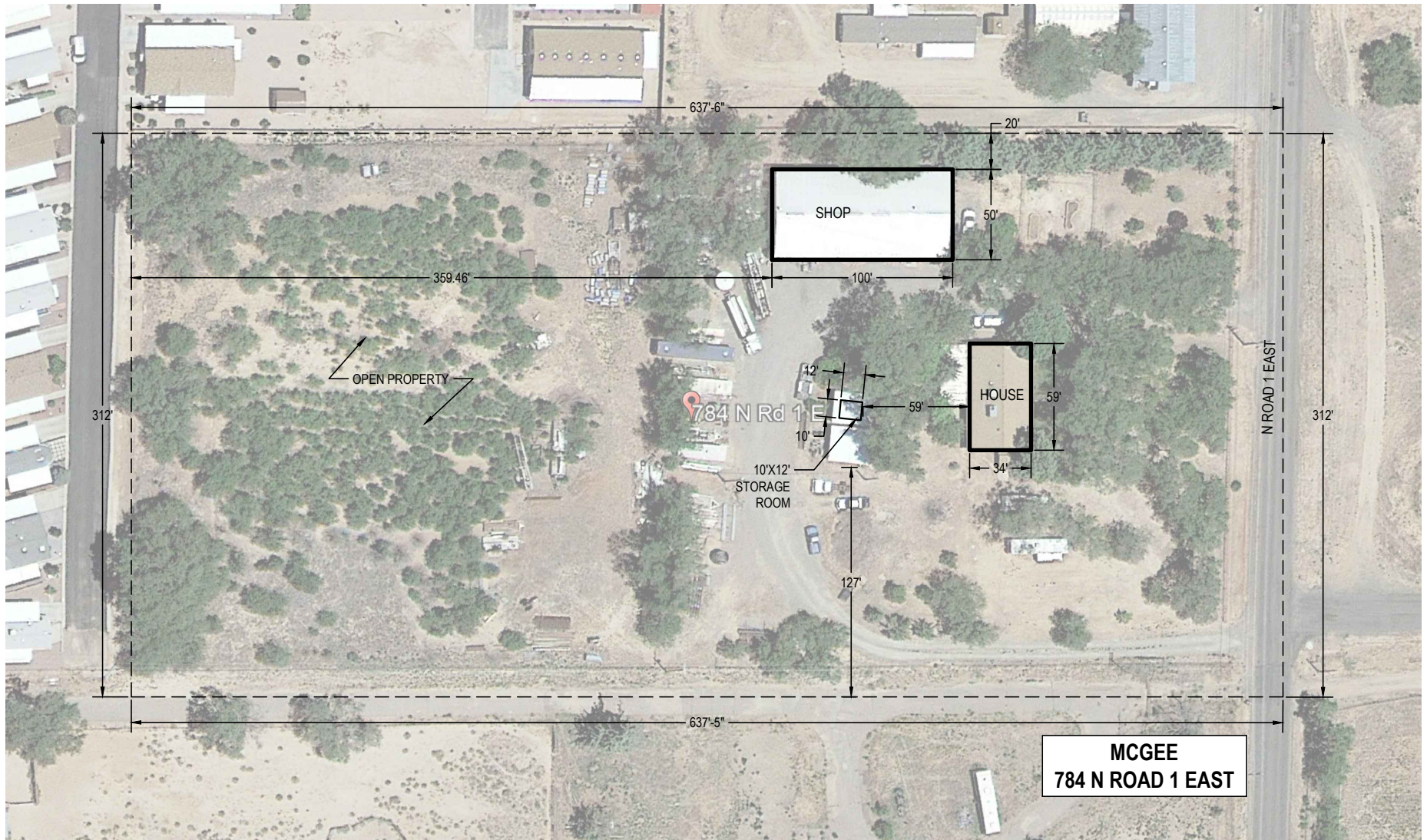
Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

EXHIBIT A: Site Plan





Meeting Date: 05/01/2018

JC Estates GP Map Amend. Zone Change

CASE DESCRIPTION:

Consideration and possible action regarding a request for a Minor General Plan Amendment to change the land use designation for approximately 9.49 of 15.9 acres of real property generally located at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/Multi-Family Residential land use designation.

Consideration and possible action regarding a request to rezone approximately 75 acres of real property generally located .25 miles west of the northwest corner of West Road 4 North and North Road 1 West. The applicant has requested to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1. (Jason Sanks, Development Service Director)

LOCATION:

Generally located .25 miles west of the northwest corner of West Road 4 North and North Road 1 West.

FACTS:

1. Applicant: La Vacara Trust
2. Owner: La Vacara Trust
3. Parcel Number: 306-05-031T, 306-05-031V, 306-05-030R
4. Site Area: 75 acres (combined)
5. Existing zoning: APN: 306-05-031T- (AR-5) Agricultural Residential- 5 Acre Minimum
APN: 306-05-031V- (CL/MR-PAD) Commercial Light/ Multi-Family
Residential Planned Area Development Overlay
APN: 306-05-030R- (AR-5) Agricultural Residential- 5 Acre Minimum
6. Intended Use: The effect of the rezoning will be to create 52 proposed 1 acre residential lots while preserving commercial zoning for the Windmill House Event Center.

ANALYSIS:

See attached Staff Report

TECHNICAL REVIEW:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a request of a Minor General Plan Amendment to change the land use designation of approximately 9.49 acres of the 15.9 acres for parcel 306-05-031V from Medium Density Residential land use designation to Commercial/ Multi- Family Residential land use designation.

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a request to rezone approximately 75 acres of real property (APN: 306-05-030R, 306-05-031V and

306-05-031T). Requesting to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.42 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1.

Attachments

JC Estates Staff Report

JC Estates Site Plan



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: Z18-000002

Assessor's Parcel Number: 306-05-031T, 306-05-031V, 306-05-030R

Site Location: Located approximately .25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection, Chino Valley, AZ 86323

Property Owner: La Vacara Trust

Applicant: La Vacara Trust

Request: Request for Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/ Multi-Family Residential land use designation.

Request to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.42 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1.

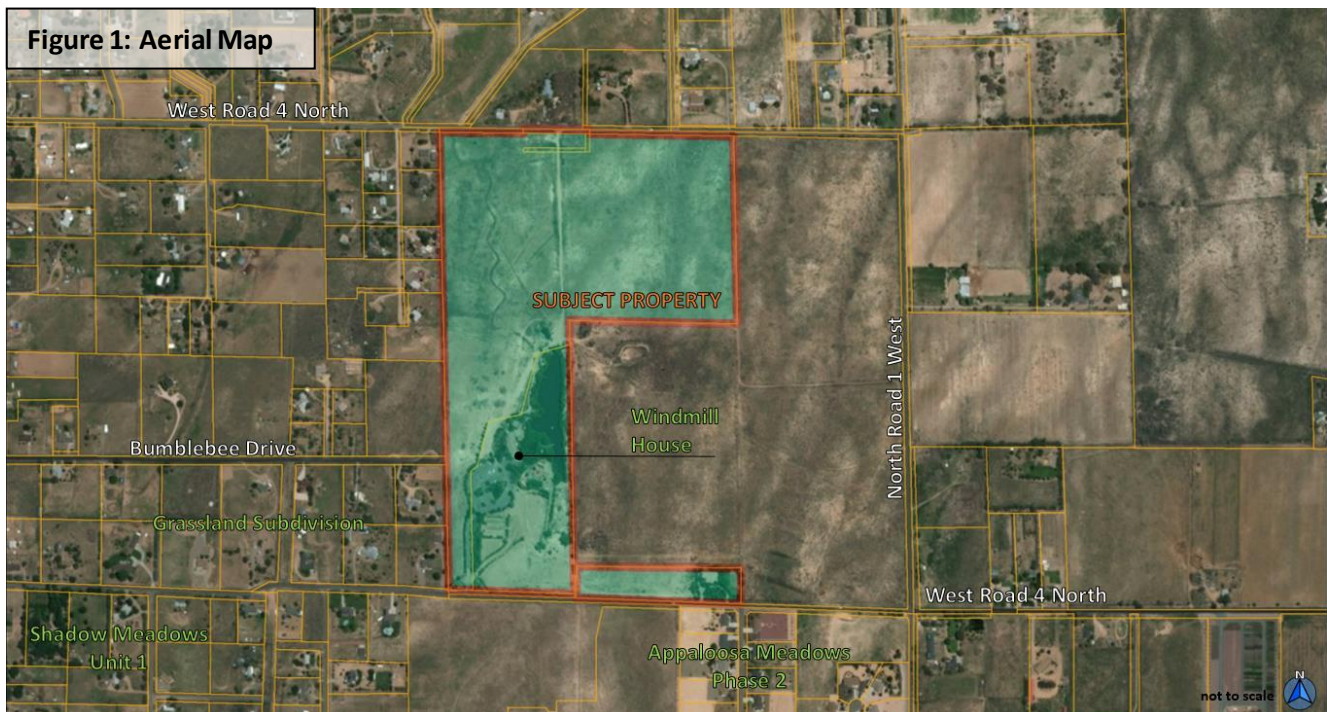
SITE DATA

Existing Zoning	APN: 306-05-031T- (AR-5) Agricultural Residential- 5 Acre Minimum APN: 306-05-031V- (CL/MR-PAD) Commercial Light/ Multi-Family Residential Planned Area Development Overlay APN: 306-05-030R- (AR-5) Agricultural Residential- 5 Acre Minimum
Lot Size	75 acres (approximately 3,267,000 sq. ft.) combined
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 ac or less)

BACKGROUND

SITE DESCRIPTION

The project is located approximately .25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. It is generally located north of Appaloosa Meadows Phase 2 Subdivision. Parcel 306-05-031T and 306-05-030R are currently zoned (AR-5) Agricultural Residential- 5 Acre Minimum. Parcel 306-05-031V has a blended zoning of (CL/MR) Commercial Light/ Multi-Family Residential with a Planned Area Development Overlay district. The site 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 West Road 4 North. Existing improvements on the property include the Windmill House event building and cottage and a single family residence. **See Figure 1.**



PROJECT HISTORY

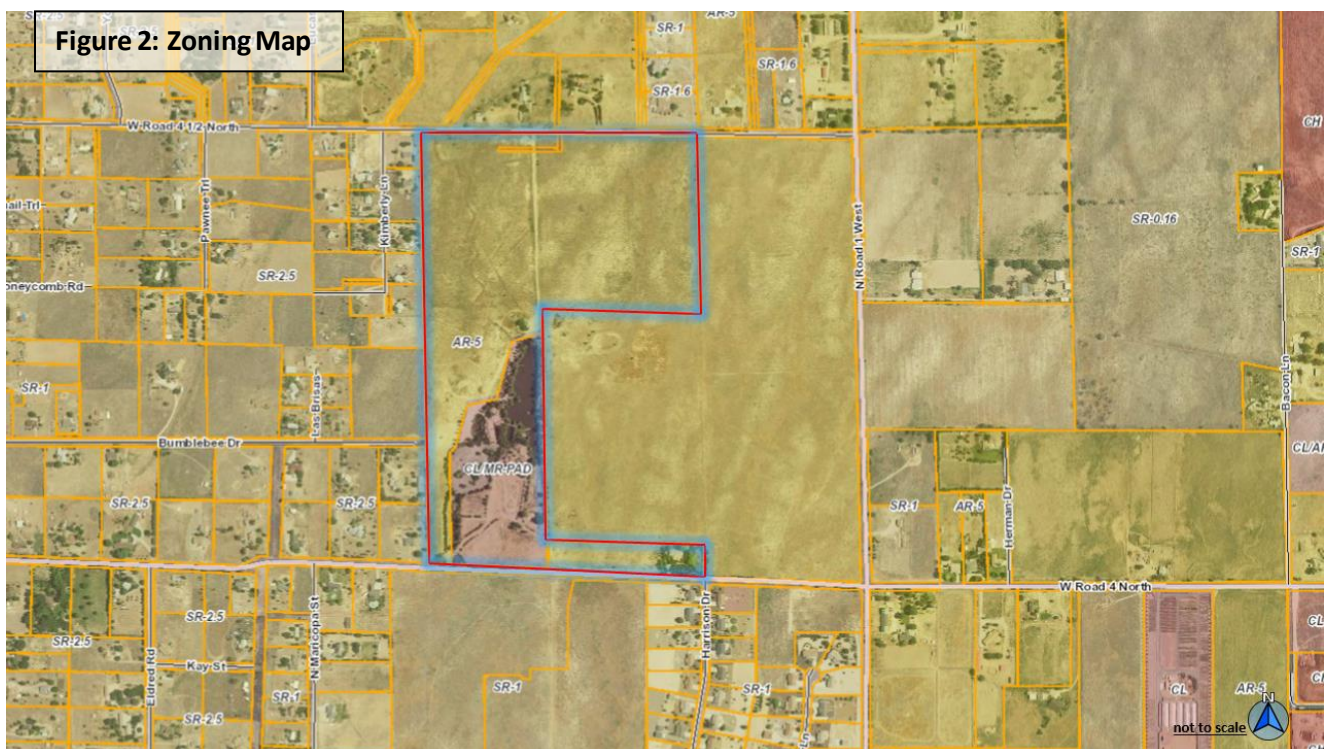
On December 8, 2015, through Ordinance 15-805 Council approved the applicant's request to rezone approximately 6.55 acres of what is now parcel 306-05-031V from AR-5 to (MR-PAD) Multi-Family Residential Planned Area Development Overlay and approximate 9.7 acres from AR-5 to (CL-PAD) Commercial Light Planned Area Development. In the past few years, the property has been operating as the Windmill House with its associated events building and cottage for weddings and other special events. The applicant no longer has plans to develop the now remaining 6.42 acres of the parcel into Multi-Family Residential units and is requesting to rezone the property to eliminate the MR zoning. A request to rezone 6.42 acres of the parcel to SR-1 has been proposed, furthermore the applicant has requested to rezone the remainder of 9.49 acres of the parcel to CL to eliminate the PAD overlay.

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 West Road 4 North, on the west by Grassland Subdivision on the north by West Road 4 ½ North, and on the east by a 92.71 acre vacant private property.

The properties to the north are zoned AR-5 (Agricultural Residential- 5 Acre Minimum), SR-1 (Single Family Residential- 1 Acre Minimum) and SR- 1.6 (Single Family Residential- 1.6 Acre Minimum) with vacant land and single family residential properties. To the west properties are zoned SR-2.5 (Single Family Residential- 2.5 Acre Minimum). Part of those properties to the west are a part of Grassland Subdivision. To the south parcels are zoned SR-1 (Single Family Residential- 1 Acre Minimum). The south area is comprised of single family residence and vacant land. To the east, the property is zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and is currently vacant. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5, SR-1, and SR-1.6	Medium Density Residential (2ac or less)	Single Family Residence, Vacant
West	SR-2.5	Medium Density Residential (2ac or less)	Single Family Residence, Grassland Subdivision, Vacant
South	SR-1	Medium Density Residential (2ac or less)	Single Family Residence, Vacant
West	AR-5	Medium Density Residential (2ac or less)	Vacant Property



PROJECT DESCRIPTION

The applicant is requesting for a Minor General Plan Amendment to change the land use classification of approximately 9.49 of 15.9 acres of real property located at 1460 West Road 4 North from Medium Density Residential land use classification to Commercial/Multi-Family Residential land use classification. The effect of this amendment will be to conform the existing Windmill House Event Center with the General Plan Land Use Map. Since the property already has commercial zoning, Staff considers this request a map "clean up" effort and effectively has no impact on the current zoning request.

The applicant is also requesting to rezone approximately 75 acres of real property. The applicant has requested to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1. The effect of the rezoning will be to create 1 acre residential lots while preserving commercial zoning for the Windmill House Event Center. Altogether, the project will consist of the residential portion of the project made up of 52 proposed one (1) acre single family residential lots with the existing Windmill House. **(See Appendix A: Site Plan).**

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

PUBLIC REVIEW & HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in thirty nine (39) 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. Staff has received no emails or other written correspondence in response to the Neighborhood Notification Letter. Staff has, however, received several phone calls and in person meeting requests regarding the project.

On March 29, 2018 two property owners residing adjacent to the subject property came into Development Services Department front desk. They informed Staff that they had received a letter from the Town informing them of the applicant's request. They wanted some clarification on questions they had. The property owners reside on Bumblebee Lane. Bumblebee Lane dead-ends at the subject project's west property line. The neighbors were concerned that the project would further extend Bumblebee Lane to the project and that extending the road could lead to more traffic in the neighborhood. Staff assured the property owners that Bumblebee Lane would not be connected to the project and that it would remain with a dead-end. The property owners asked for copies of the site plan the applicant submitted.

On April 2, 2018 a property owner residing near the subject property came into the Development Services Department building. He stated that he had received a letter of public notification for the project and wanted more information on the proposed development. He also requested a site plan.

On March 18, 2018 a neighborhood meeting was conducted at Town Hall. There were approximately 25 residents who attended but only 20 signed in. Mr. Tony Cordovana gave a brief introduction on the project proposal and then opened it up to the public for question.

Property owners wanted to know what the source of the water was for the development. They had an issue with Appaloosa Water Company further tapping into the aquifer and questioned whether Appaloosa Water Company could serve an additional 52 lots. Property owners to the west mentioned that they would like to see a wall to serve as a buffer to the development.

The item will go before the Planning and Zoning Commission on May 1, 2018.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

All three properties have a General Plan land use designation of Medium Density Residential (2 acres or less). On December 8, 2015, when the applicant received approval for a request to rezone approximately 6.55 acres of what is now parcel 306-05-031V from AR-5 to (MR-PAD) Multi-family Residential Planned Area Development Overlay and approximate 9.7 acres from AR-5 to (CL-PAD) Commercial Light Planned Area Development, the applicant failed to concurrently request for a Minor General Plan Map Amendment to change the property's land use designation. The property's portion of the CL zoning district is not in conformance with the General Plan Land Use Designation of Medium Density Residential. Staff, in collaboration with the applicant, is now processing the request for a Minor General Plan Map Amendment to change the portion of the parcel designated to the Windmill House (9.49 acres) from Medium Density Residential to Commercial/ Multi-Family Residential.

The applicant is requesting to rezone parcel 306-05-031T and 306-05-030R to SR-1 zoning district. The requested zone change will still be in compliance with its land use designation of Medium Density Residential.

ZONING

For the past 12 years, 9.49 acres of parcel 306-05—031V has been operating as the Windmill House with its associated events building and cottage. The remaining 6.4 acres of the parcel are zoned for Multi-Family Residential. The applicant has requested to rezone the 6.4 acres from MR-1 to SR-1. By rezoning that portion of the property, the applicant will be significantly reducing the density of the 6.4 acres. With the MR-1 zoning the applicant is allowed 14.5 units per acre, or one (1) unit per 3000 sq. ft., resulting in 93 units in the 6.4 acres. With the SR-1 zoning, the applicant is proposing to re-plat the 6.4 acres into six (6) one (1) acre lots through the pre-plat stage which would follow any prospective zoning approvals.

Parcel 306-05-030R is currently zoned AR-5 with a lot size of 4.44 acres. The applicant's request to rezone the property to SR-1 will be a clean-up zone change and will designate the property within a zoning district adequate for the property's lot size. The properties to the south are all within the SR-1 zoning district and will support the applicant's request.

Parcel 306-05-081T is a large parcel with a lot size of 54.77 acres. It is surrounded by parcels that are both low density and medium density residential. The applicant's request to rezone the parcel to SR-1 is supported by medium density residential zoning to the south, west and north of the subject property.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a request of a Minor General Plan Amendment to change the land use designation of approximately 9.49 acres of the 15.9 acres for parcel 306-05-031V from Medium Density Residential land use designation to Commercial/ Multi-Family Residential land use designation.

Staff recommends that the Planning and Zoning Commission forward to Town Council a recommendation of approval for a request to rezone approximately 75 acres of real property (APN: 306-05-030R, 306-05-031V and 306-05-031T). Requesting to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request of a Minor General Plan Amendment to change the land use classification of approximately 9.49 acres of the 15.9 acres lot size for parcel 306-05-031V from Medium Density Residential land use classification to Commercial/ Multi-Family Residential land use classification.

I also move to recommend approval to Town Council of this request of a request to rezone approximately 75 acres of real property (APN: 306-05-030R, 306-05-031V and 306-05-031T). Requesting to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1.

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)

EXHIBIT A- SITE PLAN



