1. Planning And Zoning Commission - Agenda

   Documents:

   2018_12_04_PZ_RG_AG.PDF

2. Planning And Zoning Commission - Packet

   Documents:

   2018_12_04_PZ_RG_PK.PDF

Town of Chino Valley

MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
DECEMBER 4, 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 October 2, 2018 regular meeting minutes, with the correction on item 6a motion made by Commissioner McCafferty, not Commissioner Welker.

b. Consideration and possible action to approve November 6, 2018 regular meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING

a. Consideration and possible action to approve a Conditional Use Permit (CUP18-007) for 14.46 acres (approx. 629,877 sq. ft.) of real property located approximately .25 miles south of the southeast corner of East Perkinsville Road and North Road 1 East at 1525 North Road 1 East to rehabilitate the existing well site within the PL (Public Land) zoning district. (Owner of Record: City of Prescott) (Alex Lerma, Planner)

b. Consideration and possible action to approve Ordinance 18-856 to rezone 12.35 acres (approx. 535,788 sq. ft.) of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North from SR-1 (Single Family Residential-1 acre minimum) to CL (Commercial Light) to allow wholesale nursery. (Owner of Record: Donald K. Cox and Catherine Cox) (Alex Lerma, Planner)

c. Consideration and possible action to approve a Conditional Use Permit (CUP18-006) for 12.35 acres (approx. 535,788 sq. ft.) of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North to allow the existing single family residential use within the CL (Commercial Light) zoning district. (Owner of Record: Donald K. Cox and Catherine Cox) (Alex Lerma, Planner)

d. Consideration and possible action to approve Ordinance 18-860 to rezone 1.48 acres of real property generally located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89 from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district. (Owner of Record: Dawn Lee Henrickson) (Alex Lerma, Planner)

e. Consideration and possible action to approve Ordinance 18-861 to rezone 5.62 acres of real property generally located 2,250 feet south of the southwest corner of West Road 2 South and State Route 89 at 1458 South State Route 89 from CL/AR-5 (Commercial Light/Agricultural Residential-5 acre minimum) zoning district to CH (Commercial Heavy) zoning district. (Owner of Record: TDH Investments LLC,) (Alex Lerma, Planner)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

a. Enterprise Lane commercial subdivision is located 207 feet east of State Route 89. Staff will work with the property owners and rezone several properties within Enterprise Lane from (CH) Commercial Heavy to (I) Industrial. Staff will concurrently be requesting a GPA (General Plan Map Amendment) to change the areas land use designation from Commercial/Multi-Family Residential to Employment Park/Commercial Recreation/Education/Public Services. The Industrial zoning district will be the proper classification in the area based on the current land uses. (Alex Lerma, Planner)

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 27th day of November, 2018.

By: *Alex Lerma, Planner*

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

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Dated this 27th day of November, 2018.

By: *Alex Lerma, Planner*

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Planning and Zoning Commission Regular **4.a.**

Meeting Date: 12/04/2018

October 2, 2018 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve October 2, 2018 regular meeting minutes, with the correction on item 6a motion made by Commissioner McCafferty, not Commissioner Welker.

ANALYSIS:

RECOMMENDATION

Approve October 2, 2018 regular meeting minutes.

Attachments

October 2, 2018 Minutes

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

OCTOBER 2, 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

3) ROLL CALL

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

Absent: Commissioner Michael Bacon

Staff Present: Development Services Director Jason Sanks; Planner Alex Lerma; Public Works Director/Town Engineer Frank Marbury; Deputy Town Clerk Vickie Nipper

4) MINUTES

a) Consideration and possible action to approve September 4, 2018 regular meeting minutes.

MOVED by Commissioner Tom Armstrong, seconded by Vice-Chair Gary Pasciak to approve the September 4, 2018 regular meeting minutes.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

5) STAFF REPORTS

Development Services Director Sanks reported on the following:

- Some Subcommittees would be taking a break on meetings through the holidays.
- Current Active Projects:
  - Town Center PV – The first set of construction documents for the park model and RV park for the Fletcher property had been submitted.
  - Century Ranch received the first review documents for their 172 one-acre lots north of Brightstar and the Town was waiting on the second resubmittal so the project could go before the Planning Commission.

6) PUBLIC HEARING

a) Consideration and possible action to approve Ordinance 18-852 to rezone 7.06 acres of real property generally located approximately 900 feet east of Sycamore Vista Drive and 638 feet north of West Center Street, from AR-5 (Agricultural Residential-5 acre minimum) to SR-2 (Single Family Residential-2 acre minimum). (Jason Sanks, Development Service Director)

Development Services Director Sanks presented the following:

- The item was on the previous month's agenda and received several comments from neighboring properties.
- There were three primary concerns:
  - how the property would be developed;
  - the impact to neighboring properties especially those to the west;
  - access issues.
- Since the last meeting, the applicant agreed to change the zoning request from SR1 to SR2, which required the minimum lot size to be two acre lots, which would mean the maximum number of subdivided lots on seven acres would be three.
- The property took access to west Center Street through a 25-foot easement. The Commission had discussed if this easement could be widened to a 50-foot easement, and staff determined through legal counsel that property cannot be taken from another property for a rezone request on this property. The 25-foot easement would remain as it was currently.
- The access for the future requested three lots were not part of the rezone request but Mr. Sanks explained the planned access route for the properties would end in a cul-de-sac. There would not be a road along the eastside of the homes in Mesa View Subdivision.
- The surrounding zoning included SR1 to the East and SR1 to the North and West. The requested zone change would be less dense and impactful from a lot size perspective than the property zoning surrounding it.
- The citizen review process included a neighborhood meeting on August 20th and there were thirteen people in attendance. Their verbal and written concerns included drainage issues, location of the easement, and manufactured housing. Mr. Sanks explained that the commission should not consider the difference between manufactured housing and site-built housing when making their decision on the application because the Town Code did not delineate between the two. A developer could not be forced to build site-built homes. The Commission was tasked with determining if two acre lots were an appropriate residential zoning district for the subject property.
- Drainage and flooding issues should be settled through a separate mechanism and ongoing historic drainage issues should not influence a zoning decision by the Commission. Drainage was dealt with through various other processes such as improvement plans or property development plans. Public Works Director Marbury had offered to meet with neighbors onsite to look at any drainage issues.
- Staff recommended approval of the application request and forwarding it to Town Council.

Commission Members and staff discussed:

- The 25-foot easement would have been sufficient even with the zoning request of SR1. Even though Council decided that 50-foot easements should be used, historically 25-foot easements have been used throughout the Town.
- Commissioners decision should keep in mind that there is no differentiation between

manufactured homes versus site-built homes. Developments that had only site-built homes were done through the development stage and the implementation of CC&R's. The Town Code was willfully less restrictive.

- Drainage issues were solved through the building and engineering department if there ever was development on the property and the Planning and Zoning Commission had no authority over that matter. The issues were historic drainage issues and not a result of the proposed development.
- The applicant stated it would not be possible to dedicate more land to increase the size of the access easement. Mr. Sanks stated that even though the 25-foot easement was nonconforming and the preference was 50 feet, the Town could not force the applicant to dedicate more land. The property owner would have to willfully dedicate the land.

Public Comments:

- Sharon Baker – Was a neighbor to the subject property and had concerns regarding the access road along the back side of her property. She shared photos of her property and stated she had written several letters regarding her concerns about the rezone of the property including utilities, sewers, water and wells, and the traffic going by her fence. The elevation of the road would cause headlights to shine in her home. She opposed the location of the access road as it was designed and hoped the access road would be rerouted before it reached her property.
- Mike Dilla - Was a neighbor to the subject property. He had concerns regarding the access road and the possibility of future lot splits.
- Floyd Dugan - Was a neighbor to the subject property. He only had an issue with the access entrance off Center Street and the narrow 25-foot easement. He stated he was concerned about access for livestock or travel trailer access with that size road because of safety issues.

MOVED by Commissioner William Welker, seconded by Vice-Chair Gary Pasciak to recommend approval to Town Council of this request to rezone approximately 7.06 acres of real property located approximately 900 feet east of Sycamore Vista Drive and 638 feet north of West Center Street from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-2) Single Family Residential-2Acres Minimum.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker

NAY: Commissioner Tom Armstrong, Alternate Welles Geary

PASSED

b) Consideration and possible action to approve Ordinance 18-854 to rezone 5 acres of real property generally located 625 feet south of the southeast corner of West Center Street and South Road 1 West from AR-5 (Agricultural Residential-5 acre minimum) to SR-1 (Single Family Residential-1 acre minimum). (Alex Lerma, Planner)

Development Planner Lerma presented the following:

- Property owner was requesting a rezone from AR-5 to SR-1.
- The surrounding property included the subdivisions of Chino Valley Estates, Harmony Acres, Mountain View Mobile Home Park and Mollie Rae Estates. The surrounding zoning supported the zoning request.
- The applicant would like to subdivide the property into three properties, with two

one-acre properties to the front of the property and one three-acre property to the back where the applicant would reside.

- The Public Works staff was recommending the property owner dedicate additional square footage for the access easement to accommodate the necessary 50-foot easement requirement, which would be determined once a survey of the property was completed.
- Staff believed the rezone request conformed to the General Plan, which identified the area as two acres or less. SR-1 zoning surrounded the property to the East and to the West.
- Staff recommended forwarding a recommendation of approval to the Town Council with the condition regarding the additional ROW (Right-Of-Way) dedications sufficient so that the ultimate ROW line on Road 1 West is 50' west of the section line between sections 27 and 28.

Commission Members and staff discussed:

- The current width of the ROW (Right-Of-Way) must be 25 feet on the applicants' section of property. The only way to acquire the additional footage for the property owners for the ROW, is if they were to request a zone change or subdivision request.
- Mr. Sanks explained that the 50-foot requirement for dedication which should be done at the zoning level had not been properly requested in the past. By correctly requesting the dedication requirements or asking for a non-revocable dedication without actually taking it now, the Town would not have to condemn the property or purchase it at fair market value in the future. The zoning level was where the dedication should be requested.
- Each property would give 25-foot access to make an overall 50-foot access road.
- Applicant Jeff Lira introduced himself and explained he had not heard about the 75-foot easement on Road 1 West. He explained that the 50-foot easement requirement would come out of the three-acre property because the one-acre properties must net one acre. Mr. Sanks explained that from the centerline of Road 1 West there must be a full 50-foot dedicated or partially dedicated (non-revocable dedication) so that if the Town widens the road in the future, they would not be forced to purchase or condemn the property. It was listed in the code and staff did not have the discretion to not request the easement. There would also need to be a turnaround at the end for emergency vehicles. The code did not punish a property owner for dedication of land to the Town so a property owner could dedicate the easement from the once acre lots without penalty and the property owner would still own the land. If it was an easement it stayed on the land, if the property was dedicated, it became the property of the entity or person that the land had been dedicated.

Public Comments:

- Floyd Dugan – Had concerns about the width of the easement that the property owner was required to give up. Mr. Sanks explained that the 50-foot requested was required by code. The property easement was also for the property owner's own use and benefit.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Teena Meadors to recommend approval to Town Council of this request to rezone approximately 5 acres of real property located 625 feet south of the southeast corner of West Center Street and South Road 1 West from AR-5(Agricultural Residential-5 Acre Minimum) to SR-1(Single Family Residential-1 Acres Minimum) with the following conditions: 1. ROW dedications sufficient so that the ultimate ROW line on Road 1 West is 50' west of the section line between sections 27 and 28 (approximately 25 additional feet in width).

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

Development Services Director Sanks spoke on the following:

- Staff was looking at using the Planning and Zoning and Town Council Consent Agenda for the nondescript zoning cases so that the Commissioner's and Council's time was used as wisely as possible. Items that had public interest or that staff or commissioners had concerns with, would always go on the Action Item Agenda. Staff would add this topic to a future agenda for Commission discussion.

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 Commissioner Teena Meadors, seconded by Commissioner John McCafferty to adjourn the meeting at 6:55 p.m.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

_____

Chair Charles Merritt

_____

Date

Planning and Zoning Commission Regular **4.b.**

Meeting Date: 12/04/2018

November 6, 2018 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve November 6, 2018 regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve November 6, 2018 regular meeting minutes.

Attachments

November 6, 2018 Minutes

D R A F T

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

NOVEMBER 6, 2018
6:00 P.M.

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

1) CALL TO ORDER

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

2) PLEDGE OF ALLEGIANCE

Vice-Chair Gary Pasciak led the Pledge of Allegiance.

3) ROLL CALL

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

Absent: Commissioner John McCafferty

Staff Present: Planner Alex Lerma; Public Works Director/Town Engineer Frank Marbury; Deputy Town Clerk/Recorder Vickie Nipper

4) MINUTES

a) Consideration and possible action to approve October 2, 2018 regular meeting minutes.

Commissioners requested clarification on who made the original motion on Item 6a, McCafferty or Commissioner Welker. Approval of the minutes was tabled until the next meeting pending verification and correction.

5) STAFF REPORTS

Town Planner Lerma reported on the following:

- The December meeting would have three items, one of which would be from the City of Prescott for a wellsite south of Perkinsville. They would be expanding the building but not changing any of the equipment. There would also be two rezoning requests along State Route 89.
- The applicants for the construction of 9 duplexes with 18 units on Center Street that had been reviewed by the Commission earlier in the year, would be coming back before the

Commission in February.
- Jason Sanks would no longer be offering his services as the Development Services Director.

6) PUBLIC HEARING

a) Consideration and possible action to approve Ordinance 18-855 to rezone 1.74 acres of real property generally located on the northeast corner of North Road 1 West and Reyes Road at 920 Reyes Road from AR-5 (Agricultural Residential-5 Acre Minimum) zoning district to SR-1.6 (Single Family Residential-1.6 Acre Minimum) zoning district. (Owner of Record: Fillebrown Living Trust & Fillebrown Roger & Sharon Trustees) (Alex Lerma, Planner)

Chair Merritt recused himself from any action on this item and left the room at 6:08 and returned at 6:13 p.m. after the item was voted on.

Town Planner Lerma presented the following:

- The applicant wanted to rezone from AR-5 to SR-1.6 zoning district.
- The subject property was not located within a plotted subdivision.
- The properties to the North and Northeast were considered legal non-conforming lots due to the size of the lots. There was no record to show the lots had been subdivided and staff believed the lots were like that when the Town was incorporated in the 1970's.
- The applicant wanted the correct zoning classification for the actual size of the property. Staff determined that the closest zoning district to fit the property was SR-1.6.
- The rezone would not have a negative impact on surrounding properties.
- Staff recommended forwarding the application to the Council for approval.
- Other legal non-conforming property owners had not requested nor had been asked by the Town to rezone their property.
- Mr. Lerma explained how legal non-conforming properties were handled by the Town. Property owners had to abide by the zone their property was located within.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Teena Meadors to recommend approval to Town Council of this request to rezone approximately 1.7 acres of real property located on the northeast corner of North Road 1 West and Reyes Road at 920 Reyes Road from AR-5 (Agricultural Residential-5 Acre Minimum) to SR-1.6 (Single Family Residential-1.6 Acres Minimum).

AYE: Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner Michael Bacon, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

Other: Chair Chuck Merritt (RECUSE)

PASSED

b) Consideration and possible action to approve Ordinance 18-857 to rezone 2 acres of real property located approximately 612 feet north of the northeast corner of Red Cinder Road and Kachina from AR-5 (Agricultural Residential-5 Acre Minimum) zoning district to SR-2 (Single Family Residential-2 Acre Minimum) zoning district. (Owner of Record: Thomas G. Romanek and Princess C. Romanek) (Alex Lerma, Planner)

Town Planner Lerma presented the following:

- This property was similar to the previous item and was not located in a plotted subdivision.
- Records showed that the surrounding properties had been subdivided in the past and were legal non-conforming.
- The applicant wanted the correct zoning classification for the actual size of the property.
- The rezone would not have a negative impact on surrounding properties.
- Staff recommended forwarding the application to the Council for approval.

Commission Members and staff discussed:

- The property was supposed to be subdivided in 2007 but was never recorded until a change of ownership took place. The subdivision was not done through a Town application. The subdivision was not done legally.
- There was not a way for staff to track recorded County documents unless it went through the proper Town procedures. The County did not notify the Town.
- Any property less than 2.5 acres was required to come to the Town for review and approval. Any Town review for subdivided property 2.5 acres or more was only a recommendation.
- The property to the North was 3 acres that had been divided into one-acre parcels.

MOVED by Commissioner Teena Meadors, seconded by Vice-Chair Gary Pasciak to recommend approval to Town Council of this request to rezone 2 acres of real property located approximately 612 feet north of the northeast corner of Red Cinder Road and Kachina from AR-5 (Agricultural Residential-5 Acre Minimum) zoning district to SR-2 (Single Family Residential-2 Acres Minimum) zoning district.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner Michael Bacon, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

c) Consideration and possible action to approve Ordinance 18-858 to rezone 2.71 acres of real property located approximately 375 feet east of the northeast corner of State Route 89 and Road 4 North intersection at 868 East Road 4 North from CH (Commercial Heavy) zoning district to CL (Commercial Light) zoning district. (Owner of Record: Corey and Robin Mendoza) (Alex Lerma, Planner)

Town Planner Lerma presented the following:

- The application had gone before the Commission previously.
- In 2010 the property was zoned AR-5 and Council adopted an ordinance that changed the zone to Commercial Heavy. The owner used the property for his business, C&R Trucking, cleaning and maintaining trucks onsite. Last year a conditional use permit (CUP) that allowed a medical marijuana research facility onsite with conditions was approved. The applicant would be moving his C&R Trucking business to another approved location and the CH zoning district was no longer necessary. The CUP would remain the same if the zoning changed and the conditions attached to the permit would still need to be abided by.
- Properties within the 300-foot radius were notified and there were no comments received and no one attended the neighborhood meeting.

Commission Members and staff discussed:

- Staff clarified that the trucking company would be moved and the medical marijuana facility would take over the entire property. The applicant could still store his trucks on the property, but could not do anything more.
- The current medical marijuana CUP was specifically for the current onsite building and any further building expansion would need the approval of the Commission and Council, but the property could be used for any other business-related activities as long as the use was allowed under that zone.
- A medical marijuana grow facility was different than a research facility and had different zoning requirements. Staff had consulted with legal counsel to ensure that the CL zone change request fell within the parameters necessary for a marijuana research facility.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to recommend approval to Town Council of this request to rezone approximately 2.71 acres of real property located approximately 375 feet east of the northeast corner of State Route 89 and Road 4 North intersection at 868 East Road 4 North from CH (Commercial Heavy) zoning district to CL (Commercial Light) zoning district.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner Michael Bacon, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

d) Consideration and possible action to approve Ordinance 18-856 to rezone 12.35 acres (approx. 535,788 sq. ft.) of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North from SR-1 (Single Family Residential-1 acre minimum) to CL (Commercial Light) to allow wholesale nursery. (Owner of Record: Donald K. Cox and Catherine Cox) (Alex Lerma, Planner)

The Commission combined Item 6d and 6e.

Town Planner Lerma presented the following:

- The applicant wanted to rezone from SR-1 to CL which would allow a wholesale nursery and concurrently request a Conditional Use Permit which would allow the current residential use to stay in place.
- The applicant also owned and operated The Prescott Valley Growers and a plant wholesale nursery in the area. The wholesale nursery did not have outside sales or customers coming onsite. All orders to the wholesale nursery were shipped to their store in Prescott Valley.
- The subject property would be a similar use as the applicant's other business, with most of the vacant lot used as a wholesale nursery. There would be greenhouses on the property that would be completely buffered by trees.
- Requested CL zoning district because that was the only zone that identified nurseries. AR5 did allow for greenhouses.
- The properties to the east included Prescott Valley Growers, Chino Nursery, zoned CL and Earthworks, zoned CH.

- CL zoning would allow the opportunity in the future to have outside sales.
- There was currently a residence onsite that was used as a caretaker's unit. The applicant planned to build an additional caretaker's unit onsite. A CUP would allow for the residential unit to remain.
- Requested the CUP concurrent with the zoning to keep the current residence and it allowed a future residence under the CL zone. The applicant did not want to end up with a non-conforming property
- The citizen review process meeting had four residents in attendance. There were concerns regarding the retail portion of the application, including additional traffic and customers coming and going. There was also concern about the commercial area expanding further to the west in the future.
- Staff received a letter from a resident that had concerns with the property becoming a commercial property and did not want their residential property to abut commercial property.
- The General Plan map showed the subject property was part of the Commercial and Multifamily usage area.
- Based on the research and how the applicant handled the other commercial property, staff did not see a negative impact and recommended approval of the rezone request and the CUP.

Commission Members, applicant James Cox and staff discussed:

- Frank Marbury explained that the water retention basin on the west side of the property had been a farm pond or water catchment system and was not designed or engineered for a water detention system. Any future development would need a plan for retention or detention that was engineered and built to current specifications.
- The business trucks that were used were 24' vans for flatbeds with approximately two trucks per week onsite. A couple of times a year there would be shipments coming in from other suppliers.
- Staff recommended CL zoning district to the applicant. The applicant's other property was also zoned CL and was kept up nicely.
- There would be two houses with a one acre minimum.
- The wholesale growing of trees and bushes was an agricultural use. Staff should explore if AR-5 would be a more appropriate zone for a nursery use. Inappropriate zoning could also affect other property owners with Agricultural zoning that wanted to have a nursery.
- Overviewed the property maps used for the application including the General Plan Map and the Town's zoning map. The General Plan Map was very generalized and the zoning map was very specific.

Public Comments:

- William Kid – Opposed the rezone not because of the nursery, but because once the property was rezoned CL, it stayed commercial and if the lot was sold it could become anything. All the properties adjacent to the applicant's other property were residential lots. He would like to see the property zoned AR-5 with a CUP for the nursery.
- Carmin Kid – Was opposed to the zoning change but not opposed to the nursery. Things changed in the future and todays intentions could be different in the future. If the property were zoned CL it opened it up to a variety of uses including retail, restaurants, pawn shops, gas station, hotel, hospital, shooting range, billiard parlor, and other uses. All those uses would be non-conforming uses for the residential neighborhood. The Commissions recent actions had reiterated that it was a residential neighborhood. A

variance or conditional use permit would be the legally acceptable solution and would allow the nursery but would remove the future threat of a non-conforming commercial use. The public speaking implored the Commission to find a solution that would allow for the nursery without changing the zoning to CL.

Commission Members and staff discussed the following:

- Commission requested clarification on how controversial items would be heard in the future and if the study sessions would still be utilized.
- Why the staff recommended zoning the property CL instead of AR-5. Commissioner members wanted more time to research the appropriate zoning for this type of use. Staff apologized for not bringing the item to a study session because it was believed it would be a straightforward simple process and they had not expected as many questions and concerns, but respected the issues that were brought forward by the Commission and members of the community.
- Staff would need to discuss with legal counsel how to handle the zoning issue and the future possibility of outside sales at the nursery.
- A second residence would not be permitted in AR-5 zoning with a square footage over 1200 sf. The CL district did not have a square foot limitation on the residence size. The applicant had planned a guest home that was larger than 1200 sf.

MOVED by Commissioner Teena Meadors, seconded by Commissioner Tom Armstrong to table Items 6d and 6e for further research.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner Michael Bacon, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

e) Consideration and possible action to approve a Conditional Use Permit (CUP18-006) for 12.35 acres (approx. 535,788 sq. ft.) of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North to allow the existing single family residential use within the CL (Commercial Light) zoning district. (Owner of Record: Donald K. Cox and Catherine Cox) (Alex Lerma, Planner)

This item was discussed with Item d.

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

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to adjourn the meeting at 7:20 p.m.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong, Commissioner Michael Bacon, Commissioner Teena Meadors, Commissioner William Welker, Alternate Welles Geary

PASSED - Unanimously

_____
Chair Charles Merritt

_____
Date

Planning and Zoning Commission Regular **6.a.**

Meeting Date: 12/04/2018

City of Prescott CUP

CASE DESCRIPTION:

Consideration and possible action to approve a Conditional Use Permit (CUP18-007) for 14.46 acres (approx. 629,877 sq. ft.) of real property located approximately .25 miles south of the southeast corner of East Perkinsville Road and North Road 1 East at 1525 North Road 1 East to rehabilitate the existing well site within the PL (Public Land) zoning district. (Owner of Record: City of Prescott) (Alex Lerma, Planner)

LOCATION:

Located approximately .25 miles south of of the southeast corner of East Perkinsville Road and North Road 1 East at 1525 North Road 1 East.

FACTS:

1. Applicant: John Kuebrich
2. Owner: City of Prescott
3. Parcel Number: 306-18-010K
4. Site Area: 14.46 acres
5. Existing zoning: PL (Public Land)
6. Intended Use: rehabilitation of exisitng well site

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council for a Conditional Use Permit (CUP18-007) to allow the rehabilitation of the existing well site including removal of the existing building and construction of a new facility within the PL (Public Land) zoning district.

Attachments

City of Prescott Staff Report

City of Prescott Site Plan

City of Prescott Landscape Plan

PLANNING AND ZONING COMMISION
STAFF REPORT

APPLICATION SUMMARY

File Number: C18-000007

Assessor's Parcel Number: 306-18-010K

Site Location: Located approximately .25 mile south of the southeast corner of East Perkinsville Road and North Road 1 East at 1525 North Road 1 East.

Property Owner: City of Prescott

Applicant: John Kuebrich

Request: Request for a CUP (Conditional Use Permit) to rehabilitate the existing well site. This will include removal of the existing building and construction of a new facility.

SITE DATA

Existing Zoning	PL (Public Land)
Lot Size	14.46 acres (approx. 629,877 square feet)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 acres or less)
Existing Land Use	Public Facility

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately .25 mile south of the southeast corner of East Perkinsville Road and North Road 1 East at 1525 North Road 1 East. The property has one main access by North Road 1 East. The site is identified as a PL (Public Land) zoning district. The parcel has a General Plan Land Use Designation of Medium Density Residential (2 ac or less). Existing improvements on the property include a well house with enclosed wall. (**See Figure 1. Aerial Map)**

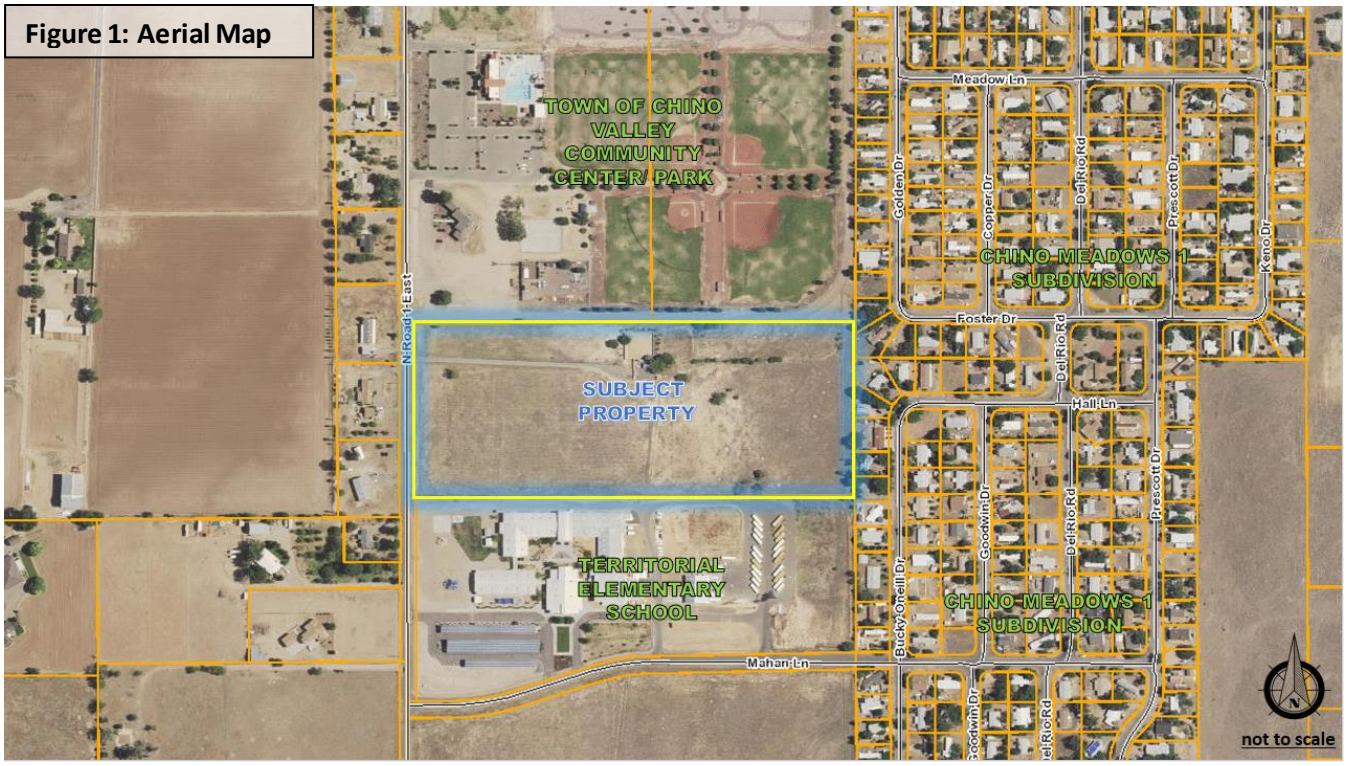


Figure 1: Aerial Map

HISTORY

4/19/2005	Parcel 306-18-010K was split from APN 306-18-010G.
2/14/2008	Town Council adopted Ordinance No. 08-698 approving the issuance of a CUP (Conditional Use Permit) to authorize the installation of arsenic treatment equipment for well sites 3 through 6. The Conditional Use Permit was granted for a period of ten (10) years. One of the conditions of approval stated that that the existing well houses and the proposed arsenic mitigation facilities would be screened on all four (4) sides with masonry walls, landscaping, and chain-link fencing with slats as indicated on the respective site plans.

PROJECT DESCRIPTION

The City of Prescott owns and operates the production Well No. 4 on their 15.25 acre site at 1525 North Road 1 within Town of Chino Valley limits. This water well currently produces 3,300 gpm that pumps directly to their newly renovated 10 million gallon Water Production Pumping Facility at 251 AZ-89. The pump station is housed in an older steel building surrounded with a partial concrete block wall and chain link fence with limited landscaping around its perimeter.

The City of Prescott has proposed to rehabilitate this well. This will entail well casing modifications and installing a new pump and motor with the construction of a new 912sf concrete block building with insulated removable well head enclosure. The new pump and motor will be the same size and horse power as they are currently operating. **(See Exhibit A: Site Plan)**

Demolition will include the existing steel pump building, removal of the chain link fencing, and the east and south portions of the existing block wall. Existing landscaping will be removed if it is in direct conflict with the new building or if it contains trees that are sick or dead.

Site improvements include a 28,270cf retention basin. The basin will not be visible form the outer perimeter of the site. The building will have an 8 foot concrete block wall along the west and north exposure and an 8 foot chain link fence with vertical privacy slats along the east and south exposure. The proposed landscaping selection is based upon the location of the well building compared to the street and neighboring residents. The trees and shrubs when fully mature will have a larger profile and will provide a mix of evergreen and deciduous landscape elements. **(See Exhibit B: Landscaping Plan)**

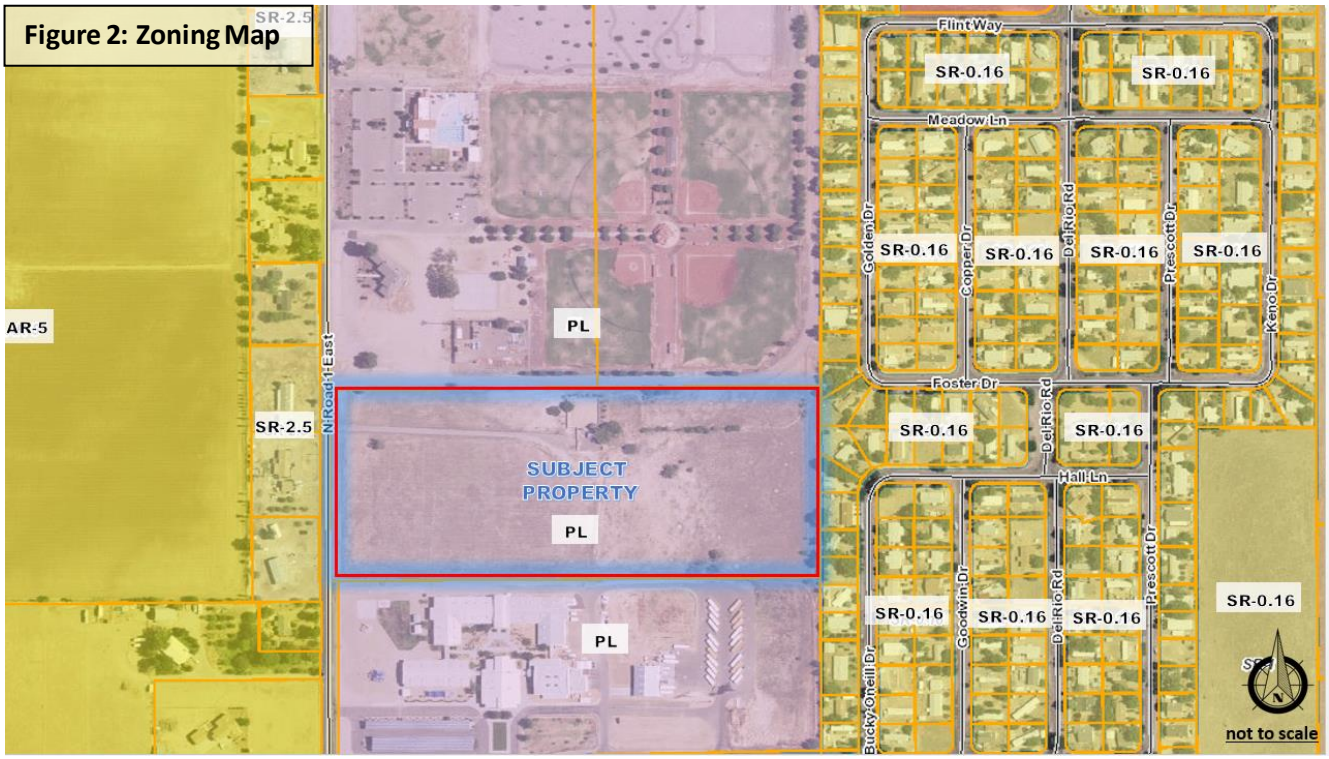
Site lighting will be limited to lower illumination lighting. The site lighting will be mounted inside the concrete block at the entrance only. All building lighting will be soffit mounted fixtures design to illuminate around the perimeter of the building and to avoid a halo effect.

These improvements will increase the functionality of their current facility while providing additional safety and noise reduction to the neighboring residents of Chino Valley.

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly of a mix of public land and residential area. The property directly to the north has a zoning district of PL (Public Land) and is currently the Town of Chino Valley Community Center/ Park. To the west, properties are zoned SR-2.5 (Single Family Residential- 2.5 acre minimum) and AR-5 (Agricultural Residential- 5 acre minimum). Those properties are either residential use or vacant properties. To the south, the parcel has zoning classification of PL (Public Land) and is currently Territorial Elementary School. To the east, properties are zoned SR-0.16 (Single Family Residential- 7,000 square foot minimum lot area), which are a part of Chino Meadows 1 Subdivision. **(See Figure 2: Zoning Map)**

AREA	**ZONING**	**GENERAL PLAN LAND USE DESIGNATION**	**EXISITING LAND USE**
North	PL	Public Parks/ Schools	Town of Chino Valley Community Center/ Park
West	SR-2.5, AR-5	Medium Density Residential (2 ac or less)	Single Family Residence
South	PL	Public Parks/ Schools	Territorial Elementary School
East	SR-0.16	Medium Density Residential (2 ac or less)	Chino Meadows 1 Subdivision



PUBLIC REVIEW PARTICIPATION

The City of Prescott notified property owners within a 300' radius, resulting in fifty (50) letters to surrounding property owners. To date, no responses to those letters have been received by the Town.

The neighborhood meeting was held on November 1st, 2018. At said meeting, there were no property owners in attendance.

STAFF ANALYSIS AND RECOMMENDATION

Section 4.14 of the Unified Development Ordinance title Public Service Facilities states as followed:

"A Conditional Use Permit shall be required by all public service companies in order to establish or substantially expand utility buildings, structures, or appurtenances thereto, in any zoning district. Extension of public service lines in public or private right-of-way is exempt from these requirements. (Ord. 06-678, passed 11-9-2006)"

The onsite building was already in operation when Ord. 06-678 passed. The well site dates to 1947. Predating the ordinance has made the building and use legal-nonconforming. The removal and reconstruction of said building and other improvements will mean the site will need to come into conformance. The construction and improvement to the new facility will require a Conditional Use Permit.

The new well facility will be approximately 590 feet away from the closest neighbor's rear property lines in Chino Meadows 1 subdivision. The distance and the facility enclosed by 8 foot walls will mitigate any additional impact on the neighboring residents. Once fully matured, the landscaping will serve as an additional buffer between the facility and the subdivision to the west. The new pump and motor will be the same size and horse power as is currently operating on site and will not create an increase in noise

pollution. The proposed improvements will provide additional safety and noise reduction to the surrounding area.

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council for a Conditional Use Permit (CUP18-007) to allow the rehabilitation of the existing well site including removal of the existing building and construction of a new facility within the PL (Public Land) zoning district.

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 14.46 acres of real property located approximately .25 mile south of the southeast corner of East Perkinsville Road and North Road 1 East at 1525 North Road 1 East to allow the rehabilitation of the existing well site include removing of the existing building and constructing of a new facility within the PL (Public Land) zoning district.

Chairman: Do we have a second?

Commissioner: I'll second

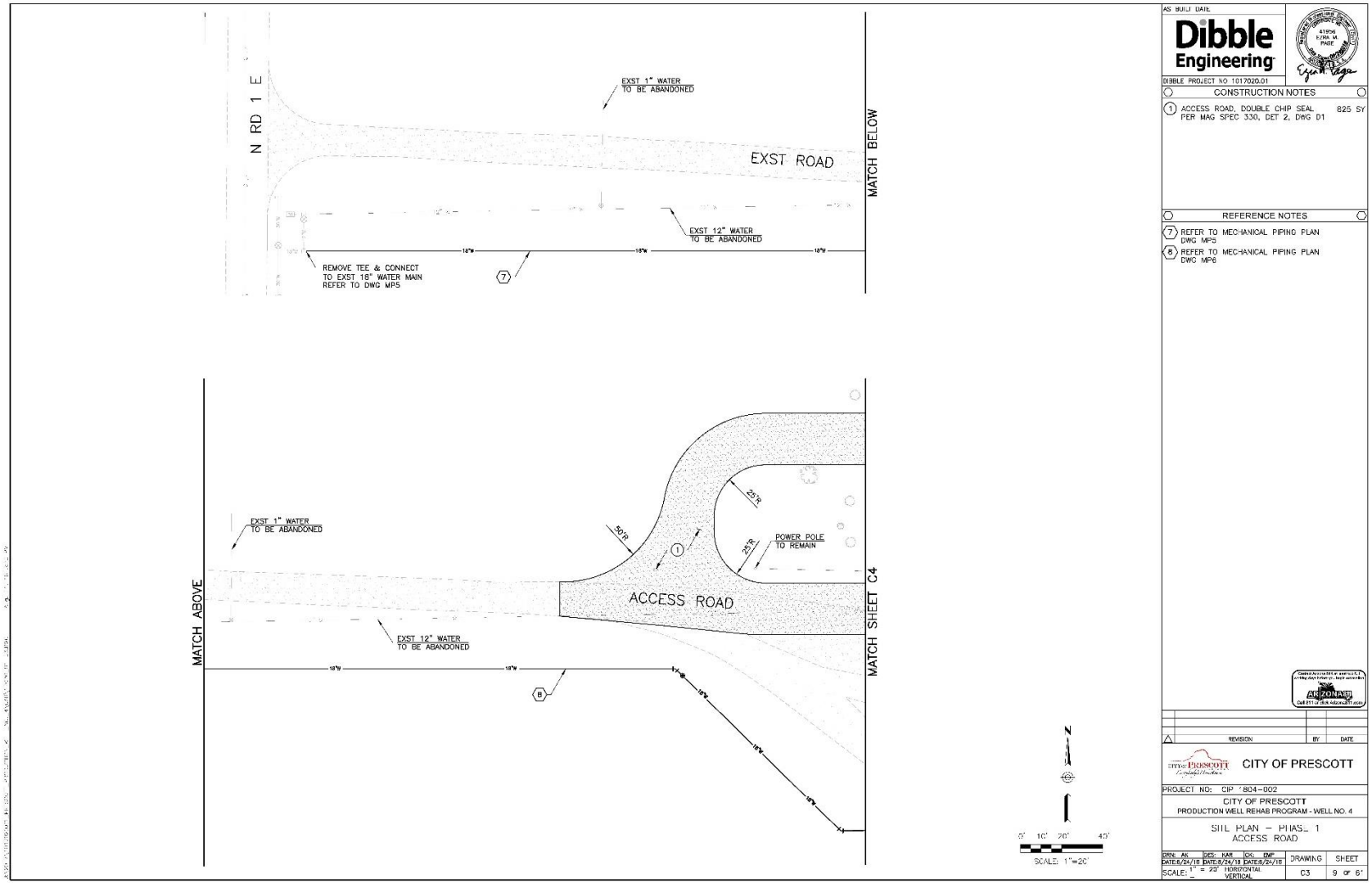
Chairman: All in favor

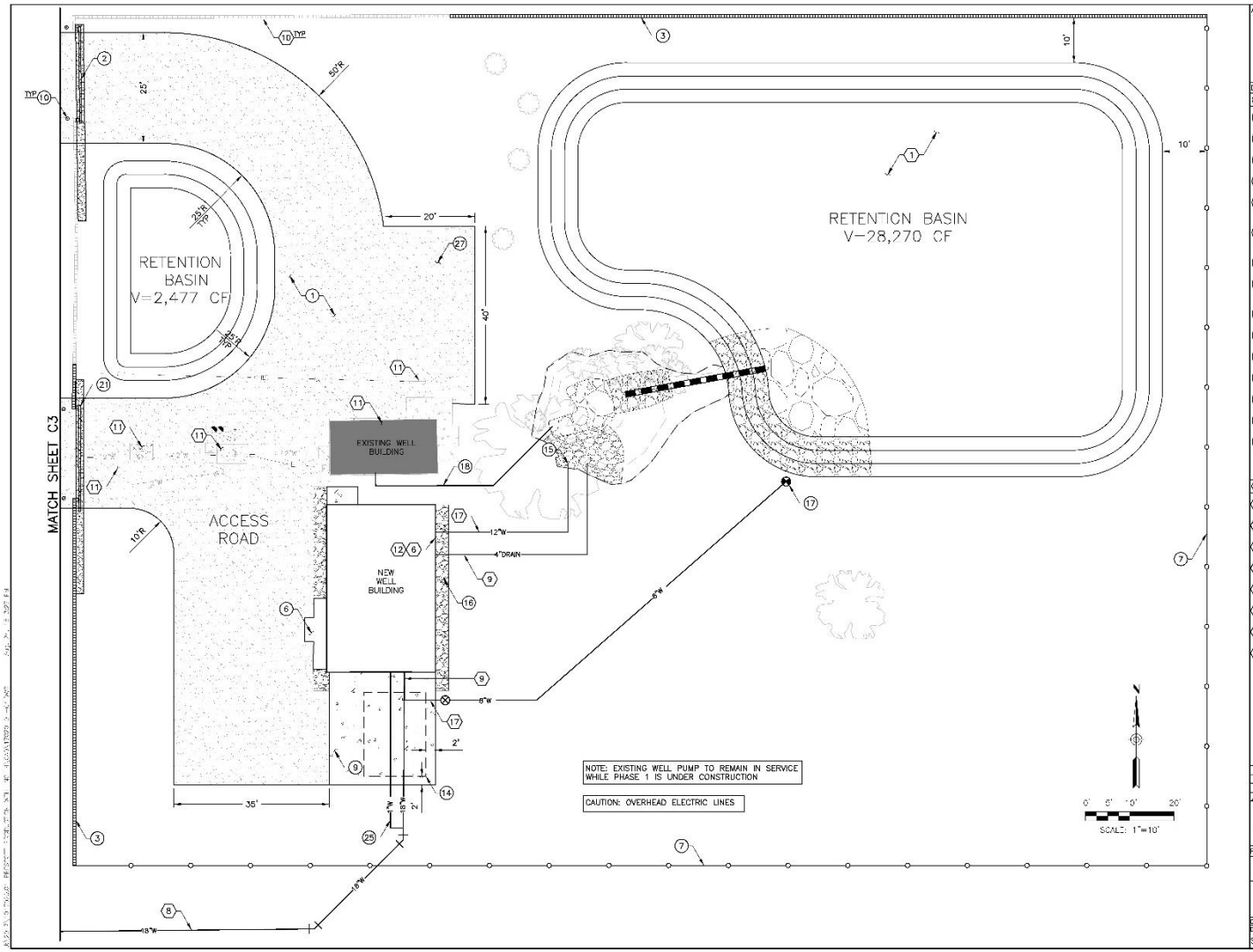
Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

EXHIBIT A: Site Plan Page 2





AS BUILT DATE

Dibble Engineering

DIBBLE PROJECT NO 1017020.01

CONSTRUCTION NOTES

1	INTERIOR ACCESS 8" COMPACTED ABC	735 SY
2	SINGLE ROLLING GATE DET 18, DWG SD4	22 LF
3	8' CMU SITE WALL DET 23 & 24, DWG SD5	264 LF
6	6" CONCRETE PAD DET 19, DWG SD4	59 SF
7	8' CHAIN LINK FENCE W/VERTICAL PRIVACY SLATS DET 10, DWG SD2	448 LF
9	CONCRETE DRIVEWAY DET 19 & 22, DWG SD4	611 SF
10	BOLLARD MAG STD DET 140 TYPE 2	4 EA
14	EMBEDDED ANCHORS FOR REMOVABLE METAL BUILDING DET 20, DWG SD4	4 EA
15	PUMP TO WASTE FLAP GATE & PIPE END, DET 9 SHEET MP9	1 EA
16	1-1/2" ROCK	218 SF
17	FLUSH HYDRANT	1 EA
18	TEMPORARY 12" PVC PUMP TO WASTE	48 LF
21	ROLLING GATES DET 11, DWG SD3	24 LF
25	JOINT TRENCH, DET 1 DWG D1	41 LF
27	COLUMN PIPE LAYDOWN AREA REFER TO CONSTRUCITON NOTE 1	851 SF

REFERENCE NOTES

1. REFER TO GRADING & DRAINAGE PLAN DWG C7
6. REFER TO ARCHITECTURAL PLANS
8. REFER TO MECHANICAL PIPING PLAN DWG MP8
9. REFER TO MECHANICAL PIPING PLAN DWG MP1
10. REFER TO DWG SD2 & SD5
11. REFER TO PHASE 2 DEMOLITION PLAN
12. REFER TO STRUCTURAL PLANS
17. REFER TO MECHANICAL PIPING PLAN DWG MP7

REVISION	BY	DATE

CITY OF PRESCOTT

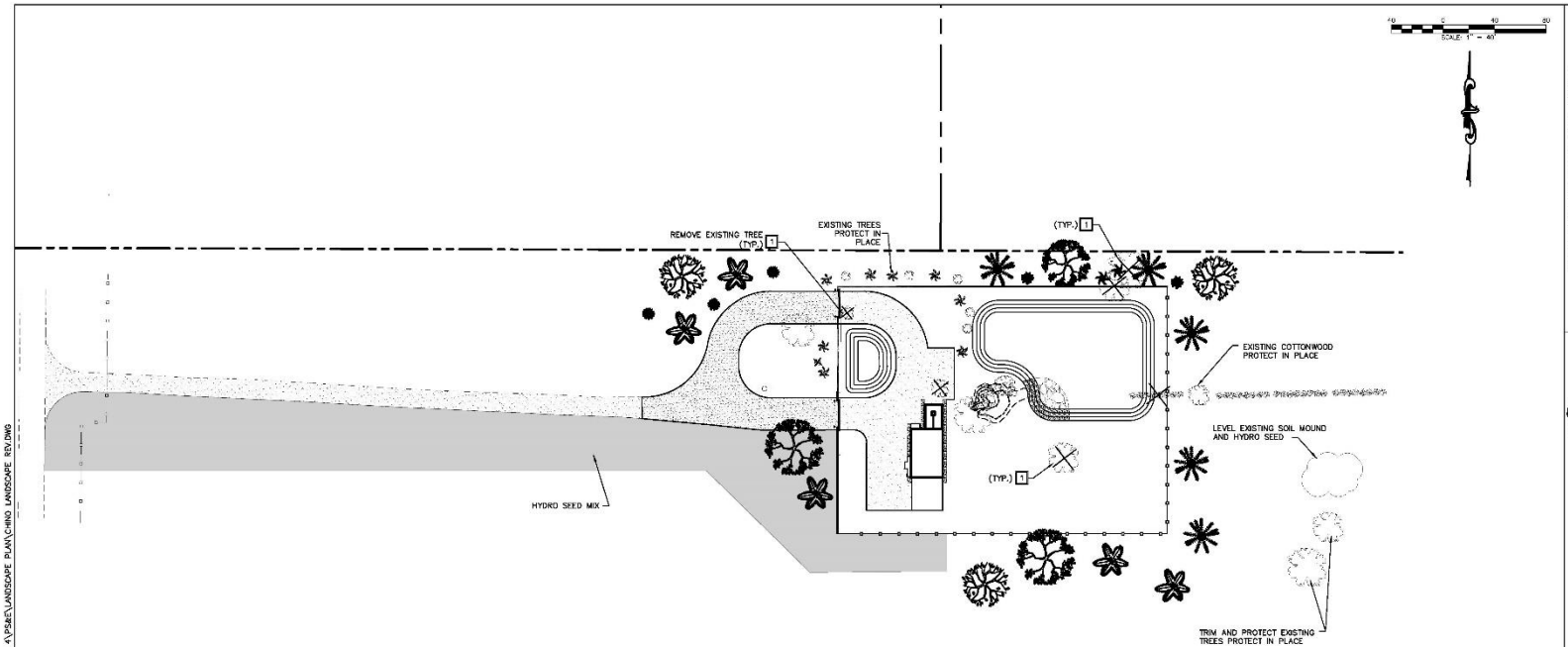
PROJECT NO: CIP 1804-0002

CITY OF PRESCOTT
PRODUCTION WELL REHAB PROGRAM - WELL NO. 4

SITE PLAN – PHASE 1

DRN: AK	DES: KAR	CK: EVT	DRAWING	SHEET
DATE:8/24/18	DATE:8/24/18	DATE:8/24/18	C4	10 OF 61
SCALE: 1" = 10'	HORIZONTAL			
	VERTICAL			

EXHIBIT B: Landscaping Plan



EXISTING LANDSCAPING MIX OF
DEODAR CEDAR
COMMON HACKBERRY
AUSTRIAN PINE
SIBERIAN ELM

REMOVALS			
#	DESCRIPTION	QUANTITY	
1	REMOVE EXISTING TREE	5	EA
	SIBERIAN ELM RUSSIAN OLIVE COMMON HACKBERRY (SICK)		

PROPOSED LANDSCAPING			
TREES			
	DESCRIPTION	QUANTITY	
	PINUS MONOPHYLLA/EDULIS (PINYON PINE)	5	EA
	CUPRESSUS ARIZONICA (ARIZONA CYPRESS)	5	EA
	JUNIPERUS OSTEOSPERMA (UTAH JUNIPER/DVE SEED)	3	A
	CELTIS LAEVIGATA (SOUTHERN HACKBERRY)	3	EA
	MINIMUM TREE CALIPER SHALL BE 3" DIAMETER		
SHRUBS			
	DESCRIPTION	QUANTITY	
	RHUS TRILOBATA (THREE LEAF SUMAC)	3	EA
	FALLUGIA PARADOXA (APACHE PLUME)	2	EA
	ARTEMESIA TRIDENTATA (SAGE BRUSH)	2	EA
	GROUND COVER		
	DESCRIPTION	QUANTITY	
	HYDRO SEED MIX	15,700	SY

LANDSCAPING AND PLANTING

Seed Mix

Botanical Name	Common Name	Seed/Lb	Rate/Acre-PLS (Pure Live Seed)
Aristida purpurea	Purple three-awn	250,000	6.0
Bouteloua gracilis	Blue Gramma	825,000	2 to 3
Koeleria macrantha	Prairie Junegrass	2,315,400	1 to 2
Muhlenbergia wrightii	Spike Muhly	1,000,000	1 to 3
Festuca arizonica	Arizona Fescue	500,000	2.0
Sitnian hystrix	Squirrel Tail	192,000	4.0
Sporobolus cryptandrus	Sand Dropseed	5,296,000	1 to 2
Bouteloua curtipendula	Sideoats grama	191,000	5 to 9
Elymus elymoides	Bottlebrush squirreltail	220,000	6 to 10
Elymus glaucus	Blue wildrye	134,500	12
Pascopyrum smithii	Western wheatgrass	110,000	8 to 16
Poa fendleriana	Muttongrass	880,000	2 to 3
Sporobolus airoides	Alkalia sacaton	1,758,000	2 to 3
Forbs/Herbs (Wildflowers)			
Helomeris multiflora	Showy goldeneye	1,055,000	1 to 2
Lupinus succulentus	Arroyo lupine	15,600	20 to 30
Penstemon eatonii	Eaton's penstemon	400,000	1 to 3
Oenothera elata	Yellow evening primrose	1,300,000	1

CITY OF PRESCOTT PUBLIC WORKS

CHINO VALLEY WELL 4 SITE LANDSCAPE PLAN

DATE 10/16/18 SHEET NO. 1 OF 1

CITY OF PRESCOTT Everything's Handcrafted

PREPARED BY JHK | CHECKED BY --- | FOR: CDP

CHINO VALLEY PRODUCTION WELL #4 REHABILITATION

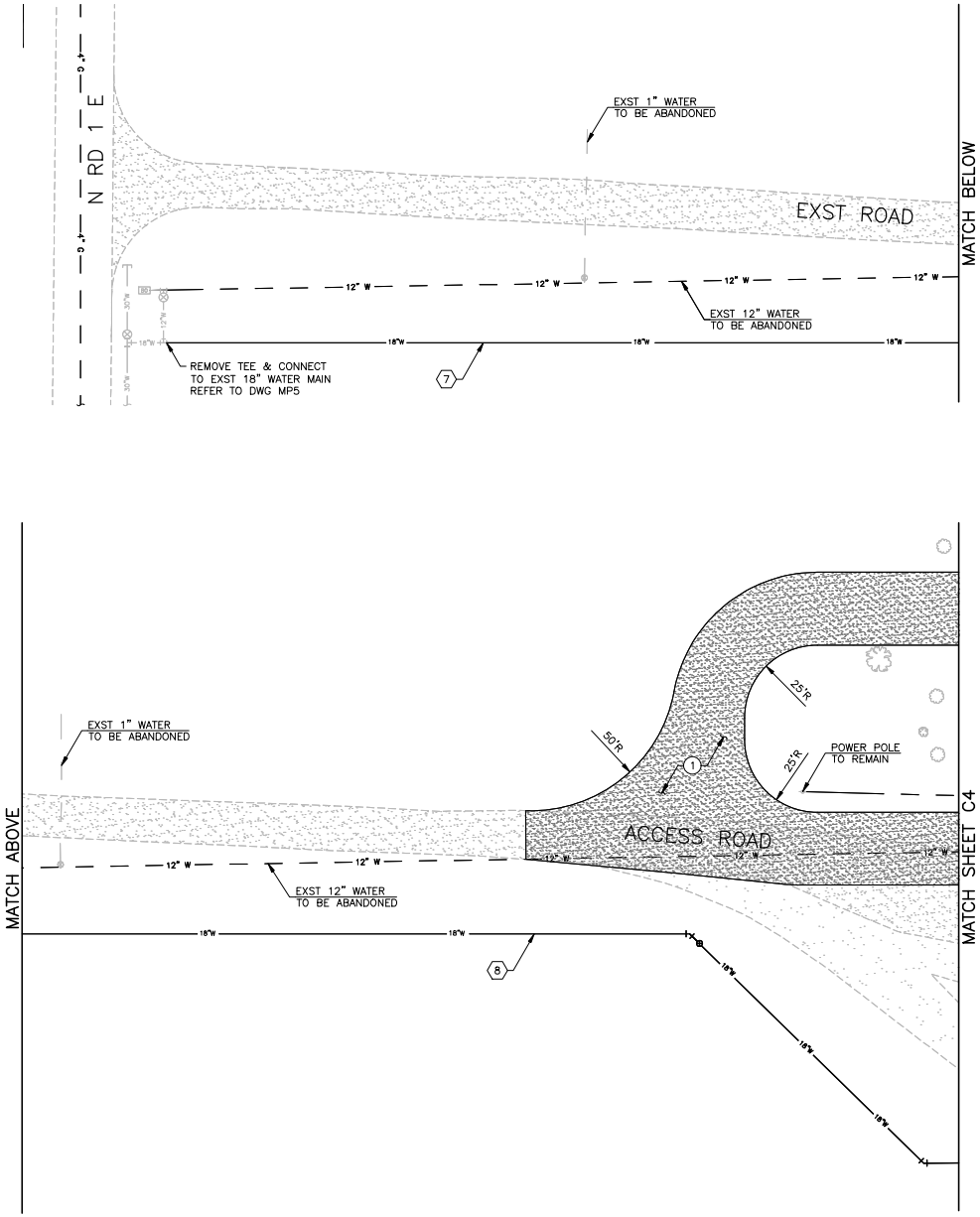
NO. | BY | DATE | REVISIONS | APPRV | DATE

ENGINEER | CITY

REVIEW:

CIP #1804-002

FILE NAME&PATH: K:\CIP\CIP PROJECTS FY2017-FY2020\FY18 CIP PROJECTS\CIP1804-002 CHINO WELL NO. 4\PSet\LANDSCAPE PLAN\CHINO LANDSCAPE REV.DWG



N

0' 10' 20' 40'

SCALE: 1"=20'

AS BUILT DATE

Dibble Engineering

DIBBLE PROJECT NO 1017020.01

41956
EZRA M. PAGE

CONSTRUCTION NOTES

1. ACCESS ROAD, DOUBLE CHIP SEAL PER MAG SPEC 330, DET 2, DWG D1 — 825 SY

REFERENCE NOTES

7. REFER TO MECHANICAL PIPING PLAN DWG MP5
8. REFER TO MECHANICAL PIPING PLAN DWG MP6

REVISION	BY	DATE

CITY OF PRESCOTT

PROJECT NO: CIP 1804-002

CITY OF PRESCOTT
PRODUCTION WELL REHAB PROGRAM - WELL NO. 4

SITE PLAN – PHASE 1
ACCESS ROAD

DRN: AK	DES: KAR	CK: EMP	DRAWING	SHEET
DATE:8/24/18	DATE:8/24/18	DATE:8/24/18		
SCALE: 1" = 20' HORIZONTAL VERTICAL			C3	9 OF 61

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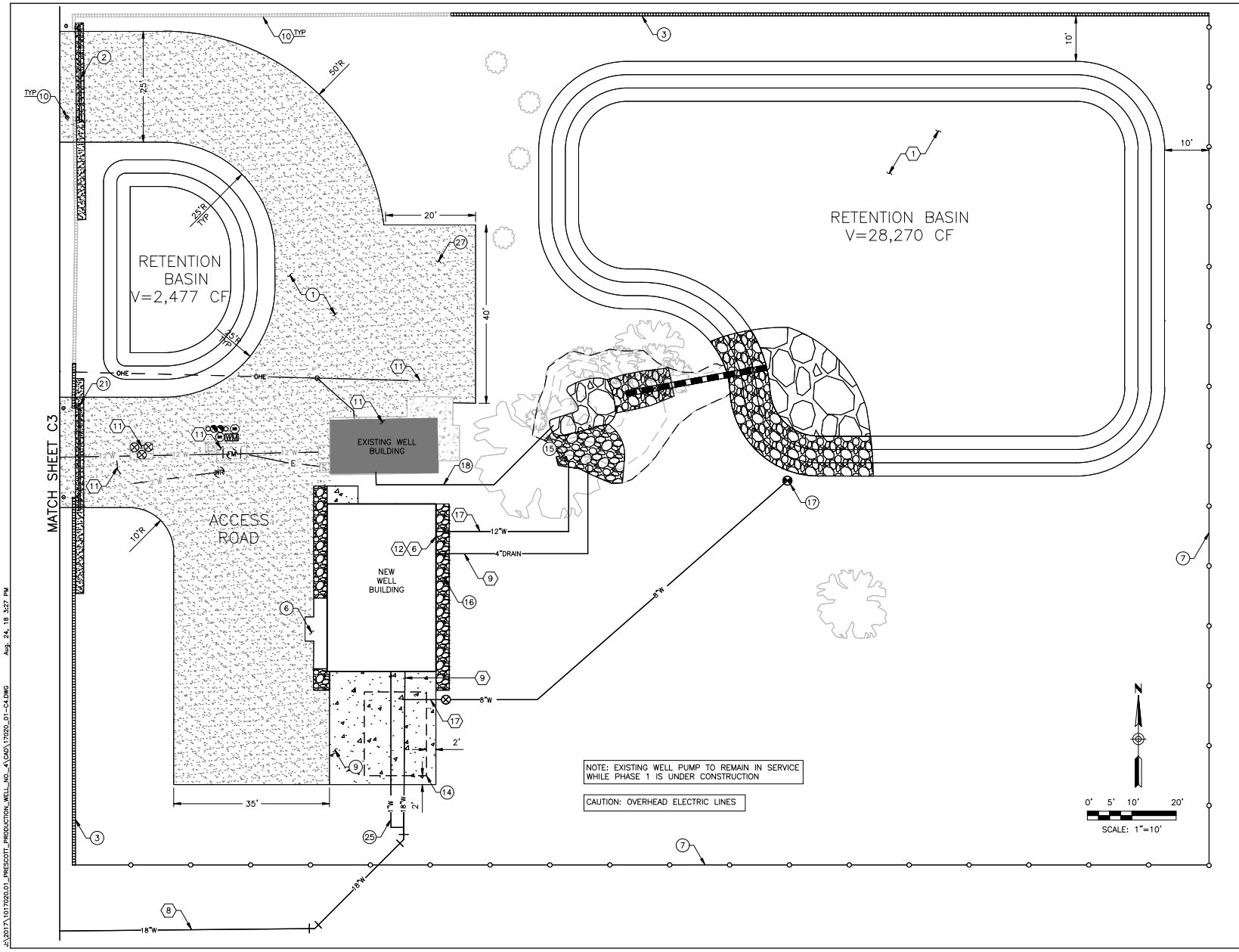

AS BUILT DATE

Dibble Engineering

DIBBLE PROJECT NO 1017020.01

Registered Professional Engineer (Civil) CERTIFICATE NO. 41956 EZRA M. PAGE STATE OF UTAH

CONSTRUCTION NOTES

1	INTERIOR ACCESS 8" COMPACTED ABC	735 SY
2	SINGLE ROLLING GATE DET 18, DWG SD4	22 LF
3	8' CMU SITE WALL DET 23 & 24, DWG SD5	264 LF
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9	CONCRETE DRIVEWAY DET 19 & 22, DWG SD4	611 SF
10	BOLLARD MAG STD DET 140 TYPE 2	4 EA
14	EMBEDDED ANCHORS FOR REMOVABLE METAL BUILDING DET 20, DWG SD4	4 EA
15	PUMP TO WASTE FLAP GATE & PIPE END, DET 9 SHEET MP9	1 EA
16	1-1/2" ROCK	218 SF
17	FLUSH HYDRANT	1 EA
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27	COLUMN PIPE LAYDOWN AREA REFER TO CONSTRUCITON NOTE 1	851 SF

REFERENCE NOTES

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6. REFER TO ARCHITECTURAL PLANS
8. REFER TO MECHANICAL PIPING PLAN DWG MP6
9. REFER TO MECHANICAL PIPING PLAN DWG MP1
10. REFER TO DWG SD2 & SD5
11. REFER TO PHASE 2 DEMOLITION PLAN
12. REFER TO STRUCTURAL PLANS
17. REFER TO MECHANICAL PIPING PLAN DWG MP7

Contractor Advises NOT all Sewer and Gas Utility Depictions are Sufficiently Accurate

AS-BUILT RECORD Civil DWG Advisory Notes

REVISION	BY	DATE

CITY OF PRESCOTT Everybody's Hometown

CITY OF PRESCOTT

PROJECT NO: CIP 1804-002

CITY OF PRESCOTT
PRODUCTION WELL REHAB PROGRAM - WELL NO. 4

SITE PLAN – PHASE 1

DRN: AK	DES: KAR	CK: EMP	DRAWING	SHEET
DATE:8/24/18	DATE:8/24/18	DATE:8/24/18		
SCALE: 1" = 10' HORIZONTAL _ VERTICAL			C4	10 OF 61

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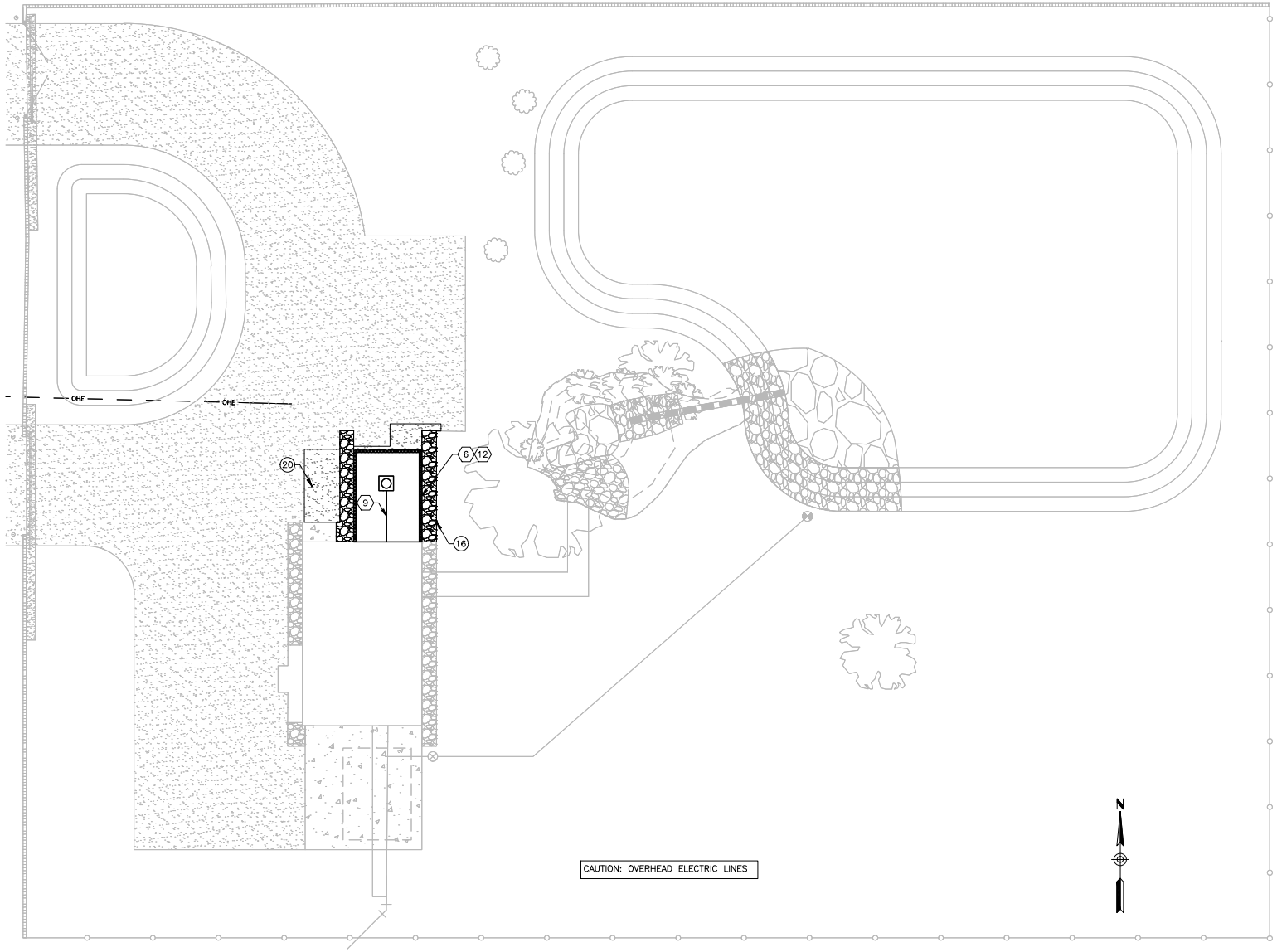

AS BUILT DATE

Dibble Engineering

DIBBLE PROJECT NO 1017020.01

Registered Professional Engineer (Civil) CERTIFICATE NO. 41956 EZRA M. PAGE Date Signed 8/24/18 ARIZONA U.S.A.

CONSTRUCTION NOTES

16	1-1/2" ROCK	15 SY
20	ACCESS ROAD, 6" COMPACTED ABC	26 SY

REFERENCE NOTES

6 REFER TO ARCHITECTURAL PLANS

9 REFER TO MECHANICAL PIPING PLAN DWG MP1

12 REFER TO STRUCTURAL PLANS

Contract Documents not signed and sealed are for working purposes only and are not valid.

AS-BUILT RECORD
Civil DWG Date Reviewed 1 of 1 sheets

REVISION	BY	DATE

CITY OF PRESCOTT Everybody's Hometown — CITY OF PRESCOTT

PROJECT NO: CIP 1804-002

CITY OF PRESCOTT
PRODUCTION WELL REHAB PROGRAM - WELL NO. 4

SITE PLAN – PHASE 2

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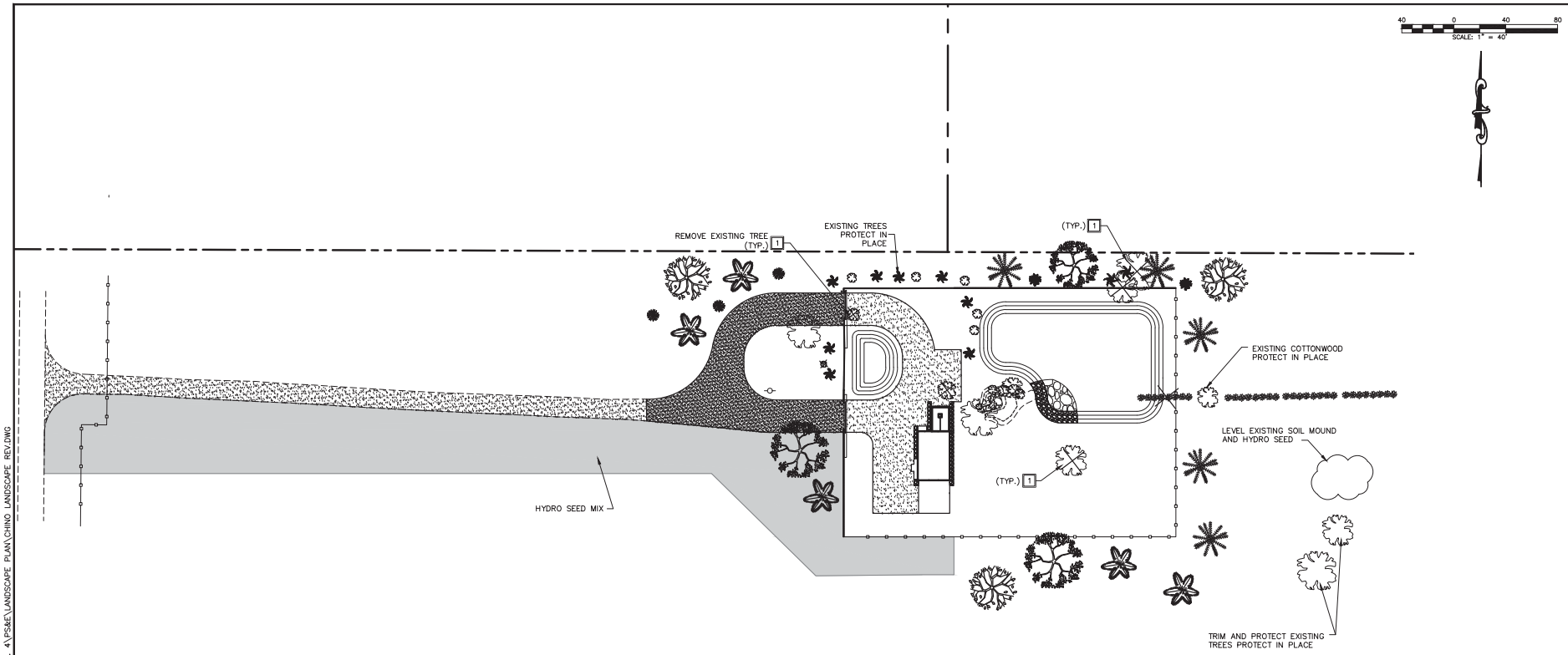

EXISTING LANDSCAPING MIX OF
DEODAR CEDAR
COMMON HACKBERRY
AUSTRIAN PINE
SIBERIAN ELM

REMOVALS			
#	DESCRIPTION	QUANTITY	
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	SIBERIAN ELM RUSSIAN OLIVE COMMON HACKBERRY (SICK)		

PROPOSED LANDSCAPING			
TREES			
	DESCRIPTION	QUANTITY	
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	CUPRESSUS ARIZONICA (ARIZONA CYPRESS)	5	EA
	JUNIPERUS OSTEOSPERMA (UTAH JUNIPER/ONE SEED)	3	EA
	CELTIS LAEUSGATA (NETLEAF HACKBERRY)	3	EA
	MINIMUM TREE CALIPER SHALL BE 3" DIAMETER		
SHRUBS			
	DESCRIPTION	QUANTITY	
	RHUS TRICOBATA (THREE LEAF SUMAC)	3	EA
	FALLUGIA PARADOXA (APACHE PLUME)	2	EA
	ARTEMESIA TRIDENTATA (SAGE BRUSH)	2	EA
GROUND COVER			
	DESCRIPTION	QUANTITY	
	HYDRO SEED MIX	13,200	SY

LANDSCAPING AND PLANTING

Seed Mix

Botanical Name	Common Name	Seed/Lb	Rate/Acre-PLS (Pure Live Seed)
Aristida purpurea	Purple three-awn	250,000	6.0
Bouteloua gracilis	Blue Gramma	825,000	2 to 3
Koeleria macrantha	Prairie Junegrass	2,315,400	1 to 2
Muhlenbergia wrightii	Spike Muhly	1,000,000	1 to 3
Festuca arizonica	Arizona Fescue	500,000	2.0
Sitnian hystrix	Squirrel Tail	192,000	4.0
Sporobolus cryptandrus	Sand Dropseed	5,298,000	1 to 2
Bouteloua curtipendula	Sideoats grama	191,000	5 to 9
Elymus elymoides	Botlebrush squirreltail	220,000	6 to 10
Elymus glaucus	Blue wildrye	134,500	12
Pascopyrum smithii	Western wheatgrass	110,000	8 to 16
Poa fendleriana	Muttongrass	890,000	2 to 3
Sporobolus airoides	Alkalia sacaton	1,758,000	2 to 3
Forbs/Herbs (Wildflowers)			
Heliomeris multiflora	Showy goldeneye	1,055,000	1 to 2
Lupinus succulentus	Arroyo lupine	15,600	20 to 30
Penstemon eatonii	Eaton's penstemon	400,000	1 to 3
Oenothera elata	Yellow evening primrose	1,300,000	1

CITY OF PRESCOTT PUBLIC WORKS

DATE 10/16/18

SHEET NO. 1 OF 1

CHINO VALLEY WELL 4 SITE
LANDSCAPE PLAN

CITY OF PRESCOTT Engineering Division

PREPARED BY JHK | CHECKED BY --- | FOR: COP

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1188

NO.	BY	DATE	REVISIONS	APPRV	DATE
				CITY	

ENGINEER

REVIEW:

CIP #:1804-002

CHINO VALLEY PRODUCTION WELL#4 REHABILITATION

FILE NAME&PATH: N:\CIP\CIP PROJECTS FY2011-FY2020\FY18 CIP PROJECTS\CIP1804-002 CHINO WELL NO. 4\PS&E\LANDSCAPE PLAN\CHINO LANDSCAPE REV.DWG

Planning and Zoning Commission Regular **6.b.**

Meeting Date: 12/04/2018

Cox Rezone

CASE DESCRIPTION:

Consideration and possible action to approve Ordinance 18-856 to rezone 12.35 acres (approx. 535,788 sq. ft.) of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North from SR-1 (Single Family Residential-1 acre minimum) to CL (Commercial Light) to allow wholesale nursery. (Owner of Record: Donald K. Cox and Catherine Cox) (Alex Lerma, Planner)

LOCATION:

Located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North.

FACTS:

1. Applicant: Chino Valley Growers, Catherine Cox
2. Owner: Donald K. Cox and Catherine Cox
3. Parcel Number: 306-14-003S
4. Site Area: 12.35 acres (approx. 535,788 sq. ft.)
5. Existing zoning: SR-1 (Single Family Residential- 1 acre minimum)
6. Intended Use: wholesale nursery

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 to adopt Ordinance 18-856 to rezone 12.35 acres of real property from SR-1 (Single Family Residential-1 acre minimum) zoning district to CL (Commercial Light) zoning district for Assessor Parcel No. 306-14-003S.

Attachments

Cox_Rezone Staff Report

Cox_Rezone Site Plan

PLANNING AND ZONING
STAFF REPORT

APPLICATION SUMMARY

File Number:	Z18-000019
Assessor's Parcel Number:	306-14-003S
Site Location:	Located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North.
Property Owner:	Donald K. Cox and Catherine Cox
Applicant:	Chino Valley Growers, Catherine Cox
Request:	Request to rezone approximately 12.35 acres of real property from SR-1 (Single Family Residential- 1 acre minimum) to CL (Commercial Light) to allow wholesale nursery. Request for a CUP (Conditional Use Permit) to allow the existing residential use within the CL (Commercial Light) zoning district.

SITE DATA

Existing Zoning	SR-1 (Single Family Residential- 1 acre minimum)
Lot Size	12.35 acres (approx. 535,788 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North. The property is accessed by West Road 4 North. The site has a zoning classification of SR-1 (Single Family Residential- 1 acre minimum) and identified with a Land Use Designation of Commercial/ Multi Density Residential. Improvements to the site include a single family residence and an accessory structure. **See Figure 1.**

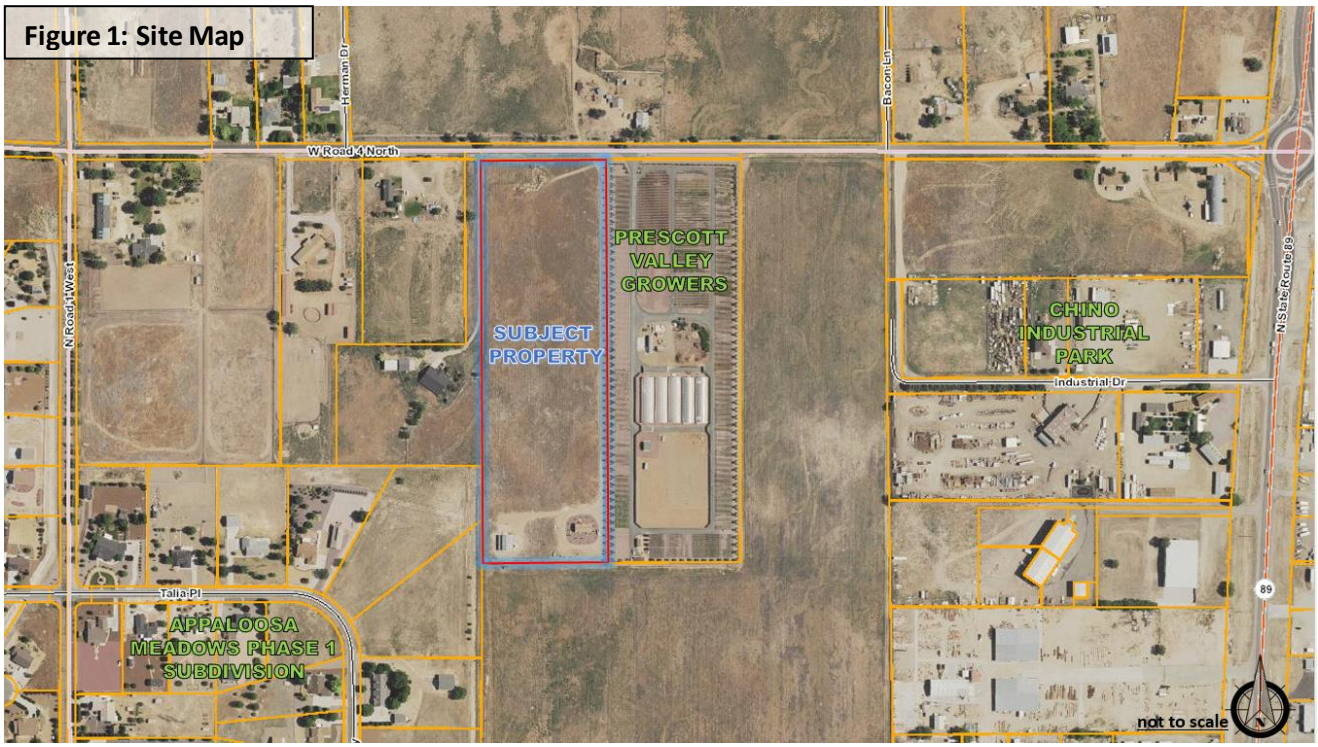
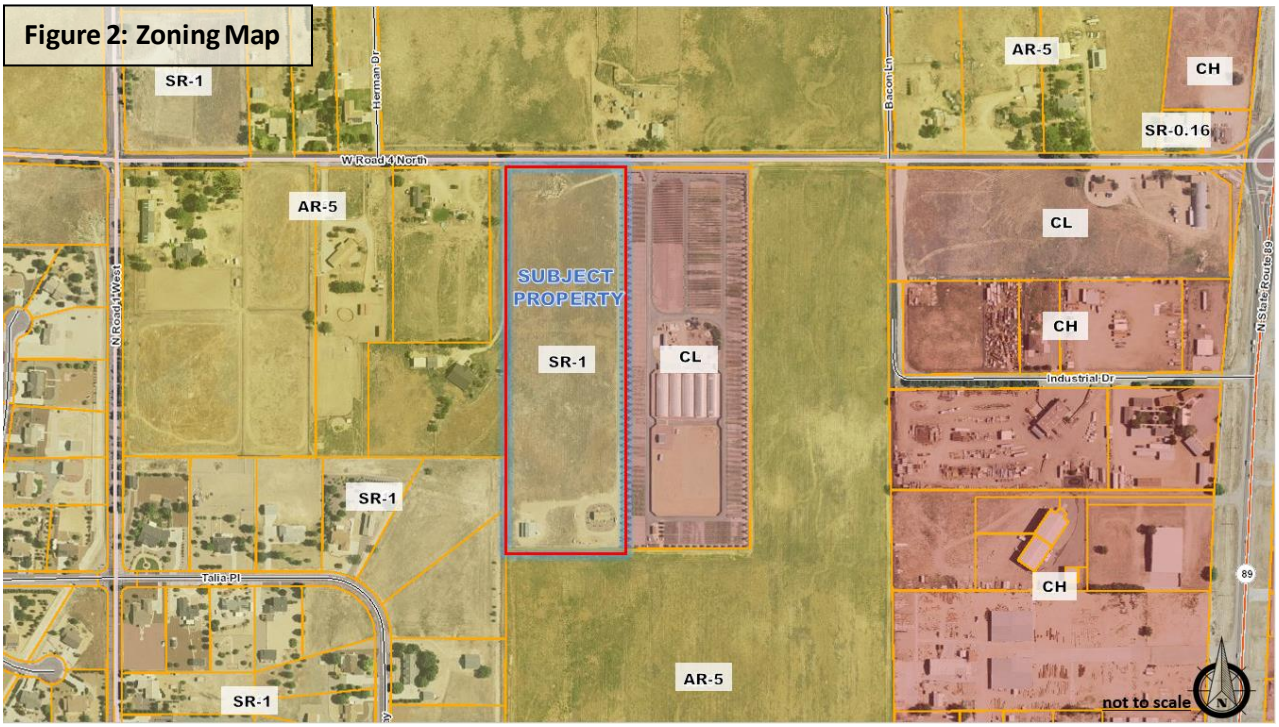


Figure 1: Site Map

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly low/medium density single family residential development and commercial uses further east. The property directly north is zoned AR-5 (Agricultural Residential- 5 Acre Minimum) with a residence and agricultural land. To the east, properties are zoned CL (Commercial Light), AR-5 (Agricultural Residential- 5 Acre Minimum) and CH (Commercial Heavy). The property directly east is Chino Valley Growers nursery further east is vacant land and commercial properties. The south property is zoned AR-5 (Agricultural Residential- 5 acre Minimum) and is currently vacant. To the west, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and SR- 1 (Single Family Residential- 1 Acre Minimum) with vacant land and single family residential development. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5	Medium Density Residential (2 ac or less)	Agricultural Residential
East	CL, AR-5, CH	Medium Density Residential (2 ac or less)	Vacant , Commercial Properties
South	AR-5	Medium Density Residential (2 ac or less)	Single Family Residence, Vacant
West	AR-5, SR-1	Medium Density Residential (2 ac or less) Commercial/Multi-Family Residential	Single Family Residence, Appaloosa Meadows Subdivision



PROJECT DESCRIPTION

Prescott Valley Growers is a family owned tree and shrub wholesale supply company. They have been supplying plants and trees to the wholesale landscape trade since 1991. They currently occupy the property directly east of the subject parcel for their business as well as another location in Prescott Valley.

The applicant is requesting to rezone the property from SR-1 to CL in order to allow wholesale nursery. The applicant plans to install post and wire rows for trees and greenhouses for shrubs and perennials. This will be similar to the tree farm they currently operate to the east of the subject parcel. All four sides of the property will have extensive, permanent landscaping to beautify and shelter the trees.

The applicant is also applying for a CUP (Conditional Use Permit) to allow the existing single-family residential use within the CL (Commercial Light) zoning district. The yard foreman will occupy the existing house and an additional house is planned for development in the near future. The existing barn is being used for storage purposes. **See Appendix A: Site Plan**

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in eight (8) notices for the neighborhood meeting and public hearings. To date staff has received an email from a property owner directly west of the subject property. The concerns he raised dealt with the decrease of property value being next to a commercial business and the risk of negative impact the commercial business might cause. He concluded by requesting a privacy fence or barrier between both properties.

The neighborhood meeting was held on October 15, 2018 at Town Hall. There were four residents who attended the meeting. Those who attended were provided a conceptual site plan of the subject property.

Mrs. Cox explained to them her desire to develop the subject property as a nursery similar to their property to the east.

One property owner was concerned about the nursery being open to the public and becoming similar to retail and by doing so would increase traffic in the area. Mrs. Cox clarified that the intent was to use the property strictly for growing and for wholesale. She explained that all shrubs and trees would be shipped to their Prescott Valley location once orders were placed. Staff informed the residents that if the subject property was to be rezoned to the requested CL (Commercial Light) zoning district, by right the property could develop into any of the land uses allowed within the CL classification.

A property owner also raised the issue that rezoning the subject property to Commercial Light would start a pattern of commercial development further west along West Road 4 North. Staff clarified that when applicants request a change of zoning on their properties, said properties need to be in conformance with the Town of Chino Valley General Plan land use designations. Staff explained that the area west of the subject property has a land use designation of Medium Density Residential (2 acres or less) on the General Plan Map and that the Town did not foresee any commercial development west of the subject property.

PLANNING AND ZONING MEETNG

The item went before the Planning and Zoning Commission on November 6, 2018. Staff gave a brief presentation regarding the applicant's intentions for develop the property into a whole-sale nursery and presented staff findings and analysis. During discussion between the Commission, staff and the applicant, the Commission inquired about the traffic that would be generated by the applicant. The applicant stated that typically there would be two trucks per week onsite and a couple times a year there would be shipments coming in from other suppliers.

One of the Commissioners stated that wholesale growing of trees and bushes was an agricultural use and that staff should explore the AR-5 zoning, which would be a more appropriate zone for a nursery use. Staff stated that the AR-5 zoning would limit the applicant to whole sale use and that the applicant wanted the option of having outside sales in the future. Staff further stated that there are 4 other nurseries in Town. Three of those nurseries are in a commercial zoning district. Bonnie Plants, which is located in the AR-5 zoning district, is a commercial green house where all growing is done within enclosed greenhouses. Staff stated that the General Plan designation of the property was Commercial/Multi-Family Residential and that the CL zoning district was in conformance with its General Plan land use designation.

During public comment, two residents spoke in opposition of the CL zoning request, stating that the zoning district would allow all the permitted uses within the district and that in the future the applicant could sell the property and that the nursery could be converted into another type of commercial use.

The Commission voted on continuing the item to the next scheduled Planning and Zoning Commission meeting give staff some time to do further research and see if limitations of uses could be put on the zoning district.

FOLLOW UP TO PLANNING AND ZONING MEETING

Staff spoke to the applicant after the Planning and Zoning meeting to discuss the options of revising her application and requesting a different zoning district. The applicant desired to leave the application as is with the request of the CL zoning district to give her the option of having outside sales in the future.

Permitted uses within any zoning district are uses that are allowed by right by the Unified Development Ordinance. Since these uses are allowed by right, Staff cannot prohibit any list of uses through a condition of approval or other means. Doing so would violate the uniformity requirements.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

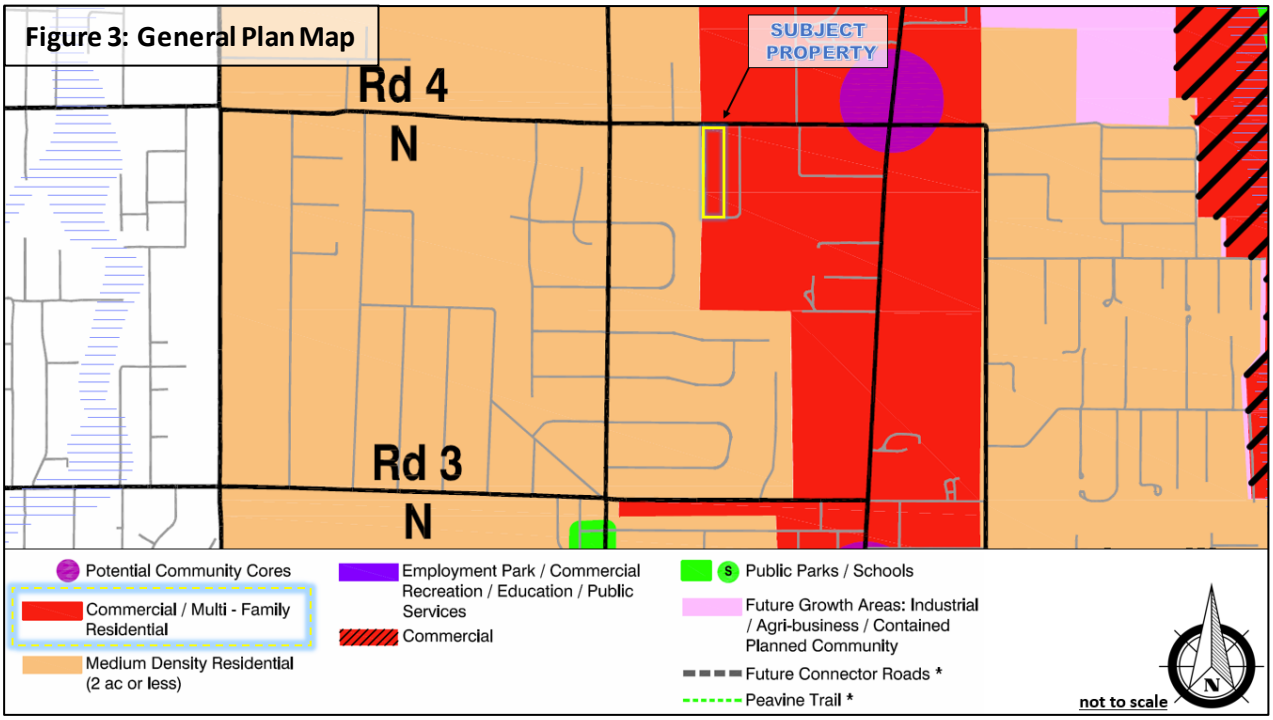
The zoning request of CL (Commercial Light) will be in conformance with the property's Commercial/ Multi- Family Residential General Plan land use designation. Commercial/ Multi- Family Residential designation will continue to focus on the Land Use Goal and Strategies promoting local commercial businesses. **See Figure 3: General Plan Map**

ZONING

Section 3.15.B.14 of the Unified Development Ordinance list "indoor and outdoor sales of nursery stock" as a permitted use in the Commercial Light zoning district. The operation and design of the site will be very similar to the property to the east. The landscaping along the property perimeters will serve not only as a means to beautify the property but will also serve as a natural buffer from the single family residential lots to the west and all other future residential development in the area.

CONDITIONAL USE PERMIT

Section 3.15.C.1 list Single-family residences as a permitted use in the Commercial Light zoning district with a Conditional Use Permit. The Conditional Use Permit is subject to discretionary approval by Council if the location and context of the site is suitable for the requested use. The subject property is located in a residential area with single family residence/agricultural residential zoning to the west and south of the subject property.



STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-856 rezoning 12.35 acres of real property from SR-1 (Single Family Residential- 1 acre minimum) zoning district to CL (Commercial Light) zoning district.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request to rezone approximately rezone 12.35 acres of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North from SR-1 (Single Family Residential-1 Acres Minimum) zoning district to CL (Commercial Light) 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)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council for a Conditional Use Permit (CUP18-006) for APN 306-14-003S to allow the existing single family residential use within the Commercial Light zoning district with the following condition:

1) No more than two (2) residential structures will be allowed on the property.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request for a Conditional Use Permit for 12.35 acres of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North to allow the existing residential use within the Commercial Light 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)

APPENDIX A: SITE PLAN

Owner
Catherine and Donald Cox
6750 North Viewpoint Drive
Prescott Valley, Arizona 86315-4531

Building Classification and Code Analysis Data
Building Codes

Building Code:	2012 International Building Code. 2012 International Residential Code. 2012 Administrative Code. 2012 International Property Maintenance Code. 2012 International Existing Building Code.
Accessibility Code:	ADAGG, 2010 ICC/ANSI.
Mechanical Code:	2012 International Mechanical Code.
Electrical Code:	2011 National Electrical Code.
Plumbing Code:	2012 International Plumbing Code.
Fire Prevention Code:	2012 International Fire Code.
IFGC:	2012 International Fuel Gas Code.

State Office for Manufactured Offices

Design Criteria

Roof Snow Load:	30lb
Wind Speed:	90mph, Exposure C
Seismic Design:	Category C
Frost Line Depth:	18 Inches
Climate Zone:	4

Project Description. New Nursery, New Green Houses, Existing Residence to Remain, Existing Storage Building to remain, New residence. Current Zoning SR-1. Change zoning to GL.

Site Data

APN:	306-04-003S
Address:	683 West Road 4 North
Site Area:	12.35 Acres

Building Data
Floor area:

Future Green Houses:	30,000 to 40,000 sf
Existing Residence:	1,456 sf
Existing Barn:	2,400 sf
New House:	2,000 sf

Occupancy Group: Chapter 3
R, Residential
U, Agriculture

Type of Construction: Section 602
Type 5, B Non-Sprinklered

Maximum travel distance: Table 1016.2
Occupancy: U, Without Sprinklers, Distance: 300 ft

Buildings with one exit: Table 1021.2 N/A

Corridor Width: 1018, Table 1018.2
Occupancy less than 50: 36 Inches

Exterior Wall Fire Resistance: Tables 601 and 602 N/A

Zoning
Zone: AR5 (Current SR-5)

Setbacks

Front	50'
Side	20'
Rear	50'

Height

Actual	20'-0" ft. for Greenhouse
Allowable	35 ft.

Coverage Maximum 50%.

Chino Valley Landscape Requirements

All plant materials required shall be selected from the ADWR drought tolerant/low water use plant lists and meet the following minimum sizes at the time of planting:
i. Trees: 75% of trees must be a minimum of 15 gallon. 25% must be 24" box or larger.
ii. Shrubs: Minimum 5 gallon or better.
d. Mulching, Ground Covers and weed control
i.. All required shrubs and trees shall be mulched and maintained with shredded hardwood bark, cypress, or gravel mulch. Plant groupings shall be mulched in a continuous bed.

2. Multiple-family, Office, Commercial and Industrial Districts
a. Front yard Landscaping. A ten (10) foot wide landscape strip is required along the properties street frontage.

b. Depth of yard.
The buffer yard shall be ten (10) percent of the lot width or depth, whichever is applicable, provided that no buffer yard shall be less than ten (10) feet in width, and no buffer yard shall be required to be more than twenty (20) feet in width
4. Minimum Landscaping Pattern. The minimum landscaping pattern shall include the following frequency:
a. One (1) tree per twenty (20) linear feet.
b. Four (4) shrubs per 400 square feet of required landscaped area. Clustering of trees and shrubs is encouraged.

20' Front Landscape Yard.

Trees: 413'/20 = 21 Trees required
15 Trees-15 Gallon
6 Trees-24" Box

7-Flowering Pear- Pyrus Calleryana, 30' Height 15' Width;	2-24" Box, 5-15 Gallon
7-Arizona Ash - Fraxinus Velutina, 30' Height 20' Width;	2-24" Box, 5-15 Gallon
7-Spartan Juniper - Juniperus Chinensis ' Spartan, 20' Height 5' Width';	2-24" Box, 5-15 Gallon

- Shrubs: 413'x20' = 8,260 sf/400 x 4 = 54 Shrubs required.
21 Shrubs-5 gallon
Shrub Sea green juniper - Juniperus Chinensis 'Sea Green'

Ground Cover: Gravel

20' Sideyard landscape. East Property Line. Trees are Existing.

Trees: 1,243'/20 = 62 Trees required (Deducted 40' front and rear landscape- So as to not count twice)
47 Trees-15 Gallon
15 Trees-24" Box

52-Arizona Ash - Fraxinus Velutina, 30' Height 20' Width; 24'oc.	7-24" Box, 45-15 Gallon
103-Spartan Juniper - Juniperus Chinensis ' Spartan, 20' Height 5' Width';	8-24" Box, 96-15 Gallon
155 Trees Provided	

- Shrubs: The additional trees will offset and replace the shrubs =
12,430 sf/400 x 4 = 124 Shrubs required.

Ground Cover: Gravel

20' Sideyard landscape. West Property Line.

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Ground Cover: Gravel

20' Rear Landscape Yard. South Property Line.

Trees: 413'/20 = 21 Trees required
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6 Trees-24" Box

17-Arizona Ash - Fraxinus Velutina, 30' Height 20' Width; 24'oc	3-24" Box, 6-15 Gallon
34-Spartan Juniper - Juniperus Chinensis ' Spartan, 20' Height 5' Width'; 12'oc	3-24" Box, 31-15 Gallon
51 Trees provided	

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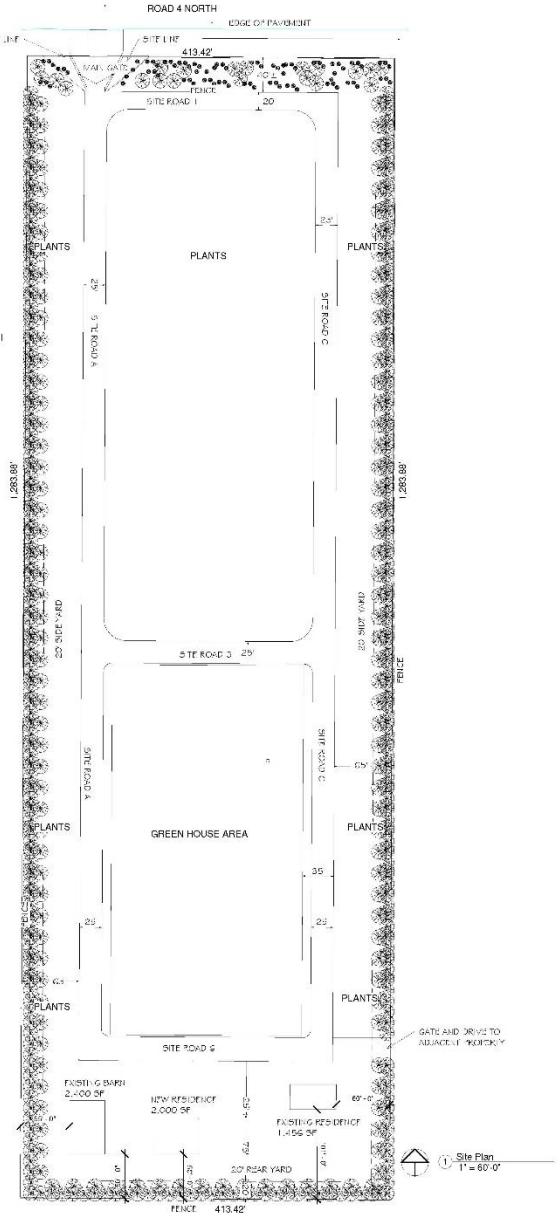

Kenneth Mohn Architect
3915 West Roadrunner Drive
Chino Valley, Arizona 86323

mohnarch@cableone.net
Office 928-710-5530

PV Growers CV Nursery

No.	Description	Date

Site Plan

Project number	2018-21
Date	09 2018
Drawn by	KMA
Checked by	KMA

A0

Scale 1" = 60'-0"

Owner
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Prescott Valley, Arizona 86315-4531

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Occupancy: U, Without Sprinklers, Distance: 300 ft

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Occupancy less than 50: 36 inches

Exterior Wall Fire Resistance: Tables 601 and 602 N/A

Zoning

Zone: AR5 (Current SR-5)

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Rear	50'

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Allowable	35 ft.

Coverage Maximum 50%.

Chino Valley Landscape Requirements

All plant materials required shall be selected from the ADWR drought tolerant/low water use plant lists and meet the following minimum sizes at the time of planting:
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12,430 sf/400 x 4 = 124 Shrubs required.

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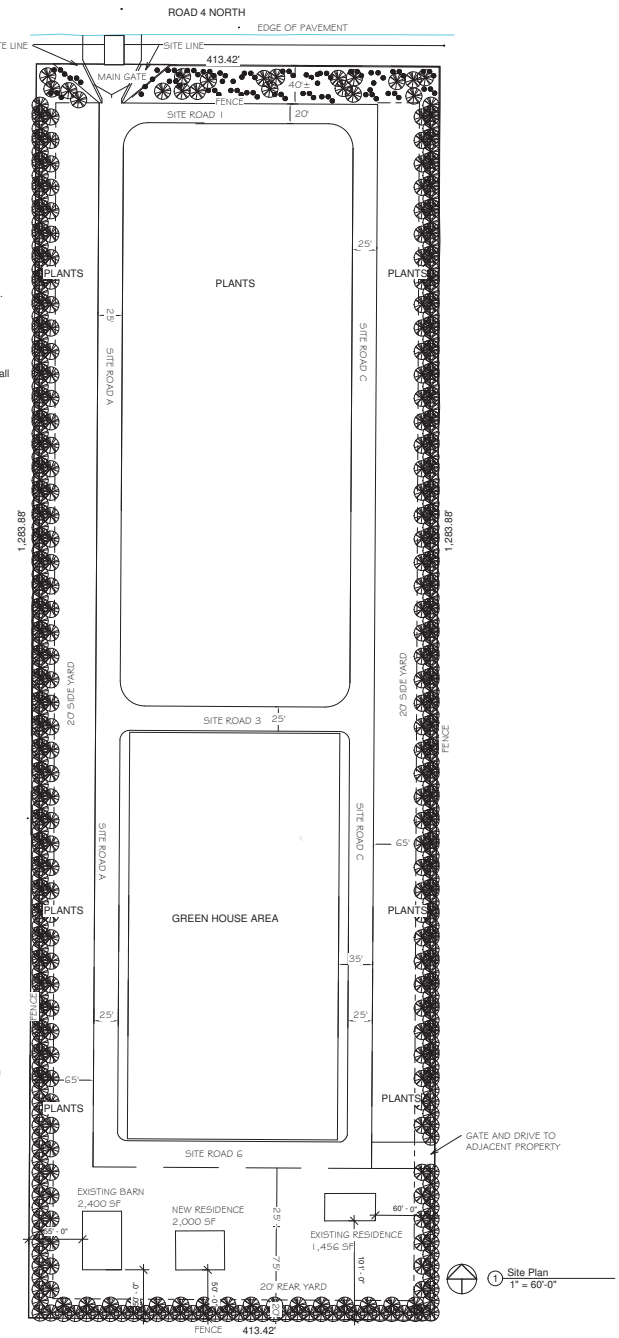
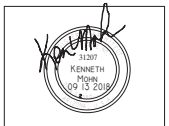


1 Site Plan
1" = 60'-0"



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These plans are for review only unless stamped, dated and signed by the Architect, Engineers and approved by the Building Department

KMA

Kenneth Mohn Architect
3915 West Roadrunner Drive
Chino Valley, Arizona 86323

mohnarch@cableone.net
Office 928-710-5530

PV Growers CV
Nursery

No.	Description	Date

Site Plan

Project number	2018-21
Date	09 2018
Drawn by	KMA
Checked by	KMA

A0

Scale	1" = 60'-0"

9/18/2018 1:10:13 PM

Planning and Zoning Commission Regular **6.c.**

Meeting Date: 12/04/2018

Cox CUP

CASE DESCRIPTION:

Consideration and possible action to approve a Conditional Use Permit (CUP18-006) for 12.35 acres (approx. 535,788 sq. ft.) of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North to allow the existing single family residential use within the CL (Commercial Light) zoning district. (Owner of Record: Donald K. Cox and Catherine Cox) (Alex Lerma, Planner)

LOCATION:

Located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North.

FACTS:

1. Applicant: Chino Valley Growers, Catherine Cox
2. Owner: Donald K. Cox and Catherine Cox
3. Parcel Number: 306-14-003S
4. Site Area: 12.35 acres (approx. 535,788 sq. ft.)
5. Existing zoning: SR-1 (Single Family Residential- 1 acre minimum)
6. Intended Use: wholesale nursery

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 Conditional Use Permit (CUP18-006) for 12.35 acres (approx. 535,788 sq. ft.) to allow the existing single family residential use within the CL (Commercial Light) zoning district for Assessor Parcel No. 306-14-003S.

Attachments

Cox_CUP Staff Report

Cox_CUP Site Plan

PLANNING AND ZONING
STAFF REPORT

APPLICATION SUMMARY

File Number:	Z18-000019
Assessor's Parcel Number:	306-14-003S
Site Location:	Located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North.
Property Owner:	Donald K. Cox and Catherine Cox
Applicant:	Chino Valley Growers, Catherine Cox
Request:	Request to rezone approximately 12.35 acres of real property from SR-1 (Single Family Residential- 1 acre minimum) to CL (Commercial Light) to allow wholesale nursery. Request for a CUP (Conditional Use Permit) to allow the existing residential use within the CL (Commercial Light) zoning district.

SITE DATA

Existing Zoning	SR-1 (Single Family Residential- 1 acre minimum)
Lot Size	12.35 acres (approx. 535,788 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North. The property is accessed by West Road 4 North. The site has a zoning classification of SR-1 (Single Family Residential- 1 acre minimum) and identified with a Land Use Designation of Commercial/ Multi Density Residential. Improvements to the site include a single family residence and an accessory structure. **See Figure 1.**

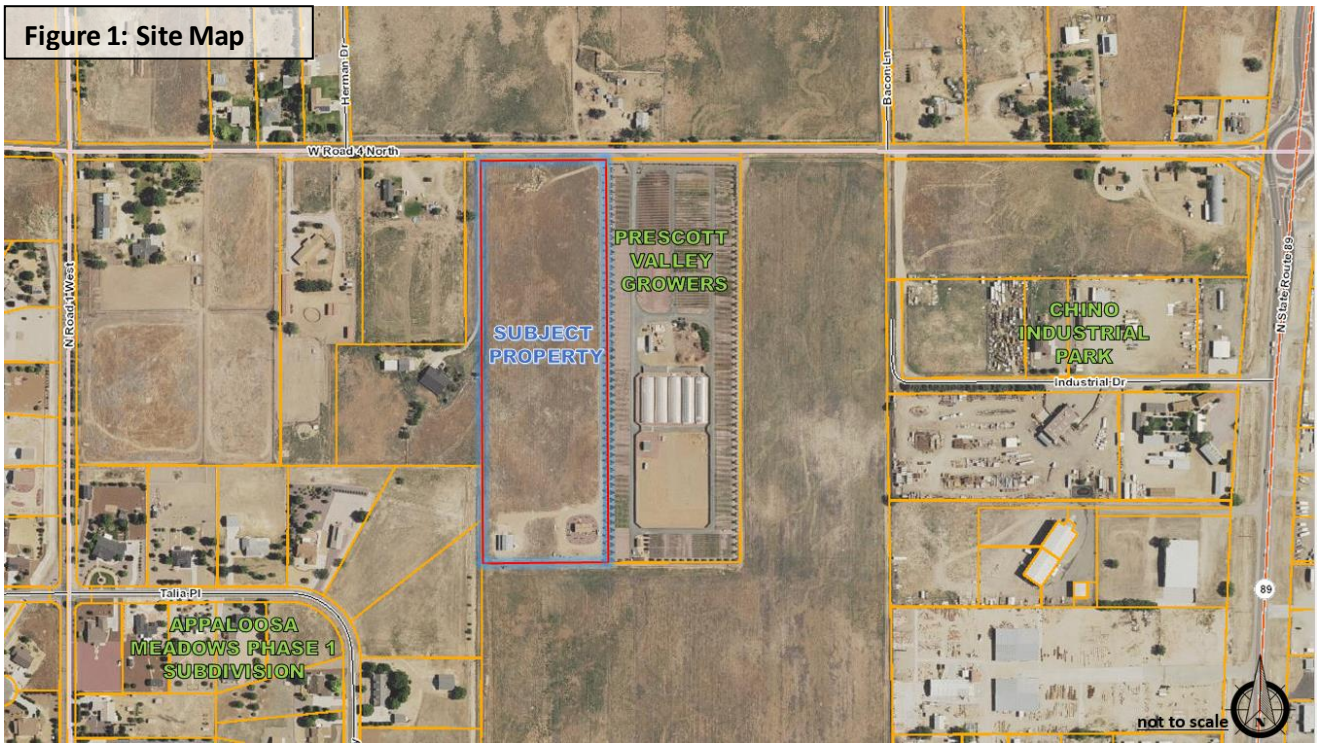
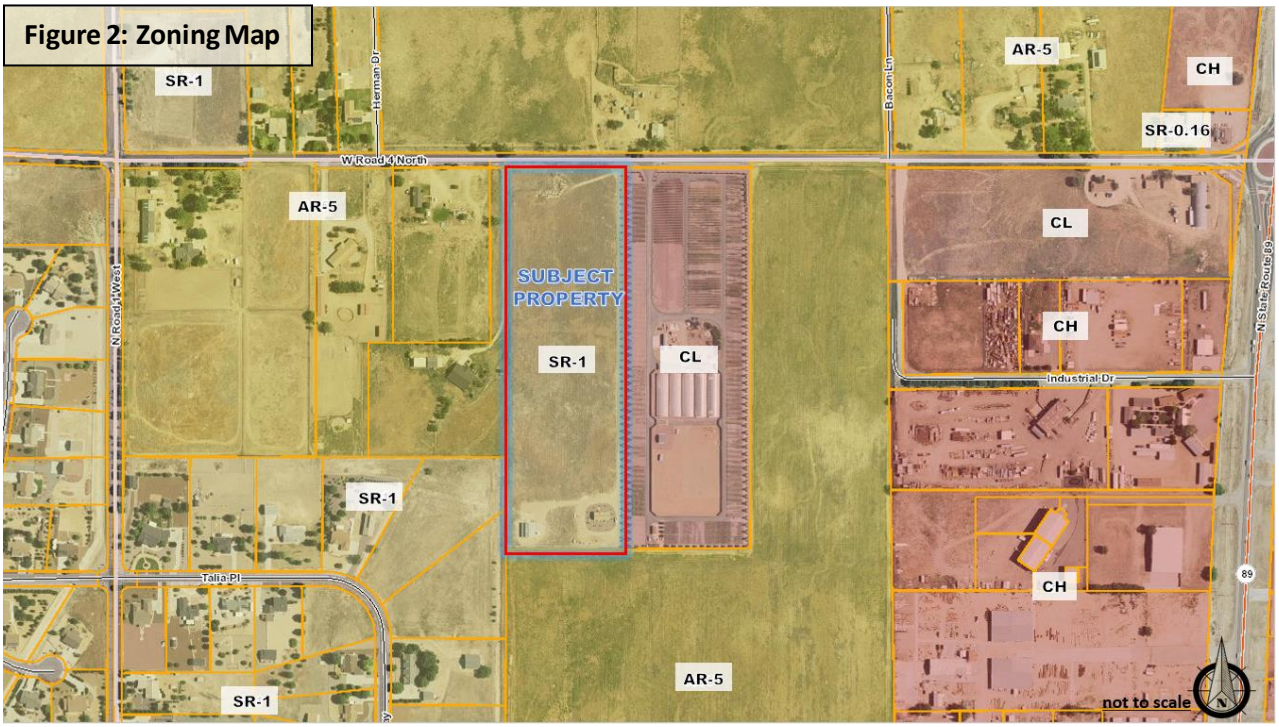


Figure 1: Site Map

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly low/medium density single family residential development and commercial uses further east. The property directly north is zoned AR-5 (Agricultural Residential- 5 Acre Minimum) with a residence and agricultural land. To the east, properties are zoned CL (Commercial Light), AR-5 (Agricultural Residential- 5 Acre Minimum) and CH (Commercial Heavy). The property directly east is Chino Valley Growers nursery further east is vacant land and commercial properties. The south property is zoned AR-5 (Agricultural Residential- 5 acre Minimum) and is currently vacant. To the west, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and SR- 1 (Single Family Residential- 1 Acre Minimum) with vacant land and single family residential development. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5	Medium Density Residential (2 ac or less)	Agricultural Residential
East	CL, AR-5, CH	Medium Density Residential (2 ac or less)	Vacant , Commercial Properties
South	AR-5	Medium Density Residential (2 ac or less)	Single Family Residence, Vacant
West	AR-5, SR-1	Medium Density Residential (2 ac or less) Commercial/Multi-Family Residential	Single Family Residence, Appaloosa Meadows Subdivision



PROJECT DESCRIPTION

Prescott Valley Growers is a family owned tree and shrub wholesale supply company. They have been supplying plants and trees to the wholesale landscape trade since 1991. They currently occupy the property directly east of the subject parcel for their business as well as another location in Prescott Valley.

The applicant is requesting to rezone the property from SR-1 to CL in order to allow wholesale nursery. The applicant plans to install post and wire rows for trees and greenhouses for shrubs and perennials. This will be similar to the tree farm they currently operate to the east of the subject parcel. All four sides of the property will have extensive, permanent landscaping to beautify and shelter the trees.

The applicant is also applying for a CUP (Conditional Use Permit) to allow the existing single-family residential use within the CL (Commercial Light) zoning district. The yard foreman will occupy the existing house and an additional house is planned for development in the near future. The existing barn is being used for storage purposes. **See Appendix A: Site Plan**

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in eight (8) notices for the neighborhood meeting and public hearings. To date staff has received an email from a property owner directly west of the subject property. The concerns he raised dealt with the decrease of property value being next to a commercial business and the risk of negative impact the commercial business might cause. He concluded by requesting a privacy fence or barrier between both properties.

The neighborhood meeting was held on October 15, 2018 at Town Hall. There were four residents who attended the meeting. Those who attended were provided a conceptual site plan of the subject property.

Mrs. Cox explained to them her desire to develop the subject property as a nursery similar to their property to the east.

One property owner was concerned about the nursery being open to the public and becoming similar to retail and by doing so would increase traffic in the area. Mrs. Cox clarified that the intent was to use the property strictly for growing and for wholesale. She explained that all shrubs and trees would be shipped to their Prescott Valley location once orders were placed. Staff informed the residents that if the subject property was to be rezoned to the requested CL (Commercial Light) zoning district, by right the property could develop into any of the land uses allowed within the CL classification.

A property owner also raised the issue that rezoning the subject property to Commercial Light would start a pattern of commercial development further west along West Road 4 North. Staff clarified that when applicants request a change of zoning on their properties, said properties need to be in conformance with the Town of Chino Valley General Plan land use designations. Staff explained that the area west of the subject property has a land use designation of Medium Density Residential (2 acres or less) on the General Plan Map and that the Town did not foresee any commercial development west of the subject property.

PLANNING AND ZONING MEETNG

The item went before the Planning and Zoning Commission on November 6, 2018. Staff gave a brief presentation regarding the applicant's intentions for develop the property into a whole-sale nursery and presented staff findings and analysis. During discussion between the Commission, staff and the applicant, the Commission inquired about the traffic that would be generated by the applicant. The applicant stated that typically there would be two trucks per week onsite and a couple times a year there would be shipments coming in from other suppliers.

One of the Commissioners stated that wholesale growing of trees and bushes was an agricultural use and that staff should explore the AR-5 zoning, which would be a more appropriate zone for a nursery use. Staff stated that the AR-5 zoning would limit the applicant to whole sale use and that the applicant wanted the option of having outside sales in the future. Staff further stated that there are 4 other nurseries in Town. Three of those nurseries are in a commercial zoning district. Bonnie Plants, which is located in the AR-5 zoning district, is a commercial green house where all growing is done within enclosed greenhouses. Staff stated that the General Plan designation of the property was Commercial/Multi-Family Residential and that the CL zoning district was in conformance with its General Plan land use designation.

During public comment, two residents spoke in opposition of the CL zoning request, stating that the zoning district would allow all the permitted uses within the district and that in the future the applicant could sell the property and that the nursery could be converted into another type of commercial use.

The Commission voted on continuing the item to the next scheduled Planning and Zoning Commission meeting give staff some time to do further research and see if limitations of uses could be put on the zoning district.

FOLLOW UP TO PLANNING AND ZONING MEETING

Staff spoke to the applicant after the Planning and Zoning meeting to discuss the options of revising her application and requesting a different zoning district. The applicant desired to leave the application as is with the request of the CL zoning district to give her the option of having outside sales in the future.

Permitted uses within any zoning district are uses that are allowed by right by the Unified Development Ordinance. Since these uses are allowed by right, Staff cannot prohibit any list of uses through a condition of approval or other means. Doing so would violate the uniformity requirements.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

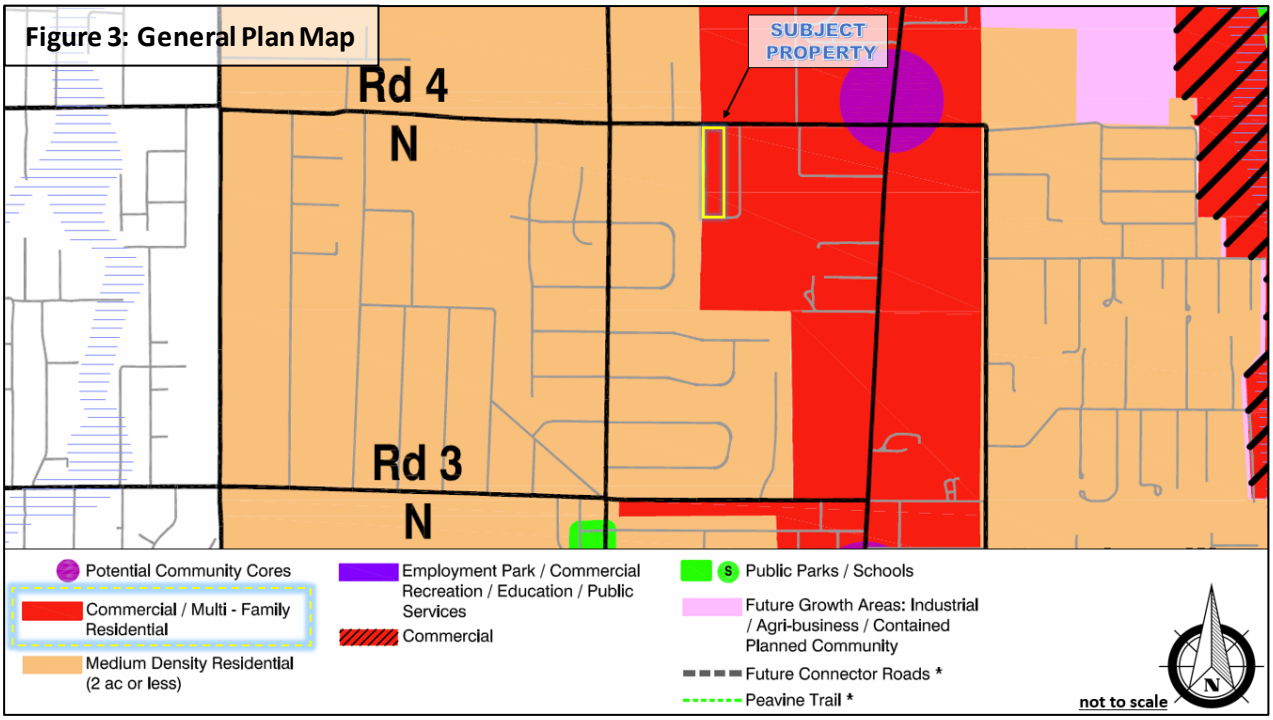
The zoning request of CL (Commercial Light) will be in conformance with the property's Commercial/ Multi- Family Residential General Plan land use designation. Commercial/ Multi- Family Residential designation will continue to focus on the Land Use Goal and Strategies promoting local commercial businesses. **See Figure 3: General Plan Map**

ZONING

Section 3.15.B.14 of the Unified Development Ordinance list "indoor and outdoor sales of nursery stock" as a permitted use in the Commercial Light zoning district. The operation and design of the site will be very similar to the property to the east. The landscaping along the property perimeters will serve not only as a means to beautify the property but will also serve as a natural buffer from the single family residential lots to the west and all other future residential development in the area.

CONDITIONAL USE PERMIT

Section 3.15.C.1 list Single-family residences as a permitted use in the Commercial Light zoning district with a Conditional Use Permit. The Conditional Use Permit is subject to discretionary approval by Council if the location and context of the site is suitable for the requested use. The subject property is located in a residential area with single family residence/agricultural residential zoning to the west and south of the subject property.



STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-856 rezoning 12.35 acres of real property from SR-1 (Single Family Residential- 1 acre minimum) zoning district to CL (Commercial Light) zoning district.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request to rezone approximately rezone 12.35 acres of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North from SR-1 (Single Family Residential-1 Acres Minimum) zoning district to CL (Commercial Light) 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)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council for a Conditional Use Permit (CUP18-006) for APN 306-14-003S to allow the existing single family residential use within the Commercial Light zoning district with the following condition:

1) No more than two (2) residential structures will be allowed on the property.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request for a Conditional Use Permit for 12.35 acres of real property located approximately .25 mile east of the southeast corner of North Road 1 West and West Road 4 North at 683 West Road 4 North to allow the existing residential use within the Commercial Light 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)

APPENDIX A: SITE PLAN

Owner
Catherine and Donald Cox
6750 North Viewpoint Drive
Prescott Valley, Arizona 86315-4531

Building Classification and Code Analysis Data
Building Codes

Building Code:	2012 International Building Code. 2012 International Residential Code. 2012 Administrative Code. 2012 International Property Maintenance Code. 2012 International Existing Building Code.
Accessibility Code:	ADAGG, 2010 ICC/ANSI.
Mechanical Code:	2012 International Mechanical Code.
Electrical Code:	2011 National Electrical Code.
Plumbing Code:	2012 International Plumbing Code.
Fire Prevention Code:	2012 International Fire Code.
IFGC:	2012 International Fuel Gas Code.

State Office for Manufactured Offices

Design Criteria

Roof Snow Load:	30lb
Wind Speed:	90mph, Exposure C
Seismic Design:	Category C
Frost Line Depth:	18 Inches
Climate Zone:	4

Project Description. New Nursery, New Green Houses, Existing Residence to Remain, Existing Storage Building to remain, New residence. Current Zoning SR-1. Change zoning to GL.

Site Data

APN:	306-04-003S
Address:	683 West Road 4 North
Site Area:	12.35 Acres

Building Data
Floor area:

Future Green Houses:	30,000 to 40,000 sf
Existing Residence:	1,456 sf
Existing Barn:	2,400 sf
New House:	2,000 sf

Occupancy Group: Chapter 3
R, Residential
U, Agriculture

Type of Construction: Section 602
Type 5, B Non-Sprinklered

Maximum travel distance: Table 1016.2
Occupancy: U, Without Sprinklers, Distance: 300 ft

Buildings with one exit: Table 1021.2 N/A

Corridor Width: 1018, Table 1018.2
Occupancy less than 50: 36 Inches

Exterior Wall Fire Resistance: Tables 601 and 602 N/A

Zoning
Zone: AR5 (Current SR-5)

Setbacks

Front	50'
Side	20'
Rear	50'

Height

Actual	20'-0" ft. for Greenhouse
Allowable	35 ft.

Coverage Maximum 50%.

Chino Valley Landscape Requirements

All plant materials required shall be selected from the ADWR drought tolerant/low water use plant lists and meet the following minimum sizes at the time of planting:
i. Trees: 75% of trees must be a minimum of 15 gallon. 25% must be 24" box or larger.
ii. Shrubs: Minimum 5 gallon or better.
d. Mulching, Ground Covers and weed control
i.. All required shrubs and trees shall be mulched and maintained with shredded hardwood bark, cypress, or gravel mulch. Plant groupings shall be mulched in a continuous bed.

2. Multiple-family, Office, Commercial and Industrial Districts
a. Front yard Landscaping. A ten (10) foot wide landscape strip is required along the properties street frontage.

b. Depth of yard.
The buffer yard shall be ten (10) percent of the lot width or depth, whichever is applicable, provided that no buffer yard shall be less than ten (10) feet in width, and no buffer yard shall be required to be more than twenty (20) feet in width
4. Minimum Landscaping Pattern. The minimum landscaping pattern shall include the following frequency:
a. One (1) tree per twenty (20) linear feet.
b. Four (4) shrubs per 400 square feet of required landscaped area. Clustering of trees and shrubs is encouraged.

20' Front Landscape Yard.

Trees: 413'/20 = 21 Trees required
15 Trees-15 Gallon
6 Trees-24" Box

7-Flowering Pear- Pyrus Calleryana, 30' Height 15' Width;	2-24" Box, 5-15 Gallon
7-Arizona Ash - Fraxinus Velutina, 30' Height 20' Width;	2-24" Box, 5-15 Gallon
7-Spartan Juniper - Juniperus Chinensis ' Spartan, 20' Height 5' Width';	2-24" Box, 5-15 Gallon

- Shrubs: 413'x20' = 8,260 sf/400 x 4 = 54 Shrubs required.
21 Shrubs-5 gallon
Shrub Sea green juniper - Juniperus Chinensis 'Sea Green'

Ground Cover: Gravel

20' Sideyard landscape. East Property Line. Trees are Existing.

Trees: 1,243'/20 = 62 Trees required (Deducted 40' front and rear landscape- So as to not count twice)
47 Trees-15 Gallon
15 Trees-24" Box

52-Arizona Ash - Fraxinus Velutina, 30' Height 20' Width; 24'oc.	7-24" Box, 45-15 Gallon
103-Spartan Juniper - Juniperus Chinensis ' Spartan, 20' Height 5' Width';	8-24" Box, 96-15 Gallon
155 Trees Provided	

- Shrubs: The additional trees will offset and replace the shrubs =
12,430 sf/400 x 4 = 124 Shrubs required.

Ground Cover: Gravel

20' Sideyard landscape. West Property Line.

Trees: 1,243'/20 = 62 Trees required (Deducted 40' front and rear landscape- So as to not count twice)
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12,430 sf/400 x 4 = 124 Shrubs required.

Ground Cover: Gravel

20' Rear Landscape Yard. South Property Line.

Trees: 413'/20 = 21 Trees required
15 Trees-15 Gallon
6 Trees-24" Box

17-Arizona Ash - Fraxinus Velutina, 30' Height 20' Width; 24'oc	3-24" Box, 6-15 Gallon
34-Spartan Juniper - Juniperus Chinensis ' Spartan, 20' Height 5' Width'; 12'oc	3-24" Box, 31-15 Gallon
51 Trees provided	

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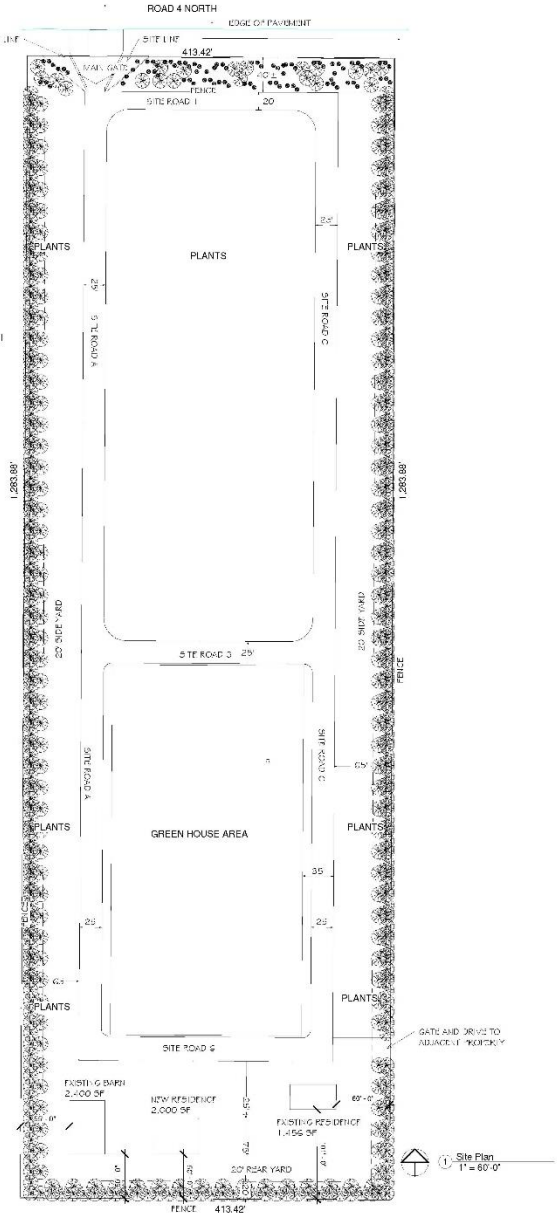
Ground Cover: Gravel



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PV Growers CV Nursery

No.	Description	Date

Site Plan

Project number	2018-21
Date	09 2018
Drawn by	KMA
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Occupancy less than 50: 36 inches

Exterior Wall Fire Resistance: Tables 601 and 602 N/A

Zoning

Zone: AR5 (Current SR-5)

Setbacks

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Rear	50'

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Actual	20'-0" ft. for Greenhouse
Allowable	35 ft.

Coverage Maximum 50%.

Chino Valley Landscape Requirements

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Shrub Sea green juniper - Juniperus Chinensis 'Sea Green'

Ground Cover: Gravel

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155 Trees Provided

- Shrubs: The additional trees will offset and replace the shrubs =
12,430 sf/400 x 4 = 124 Shrubs required.

Ground Cover: Gravel

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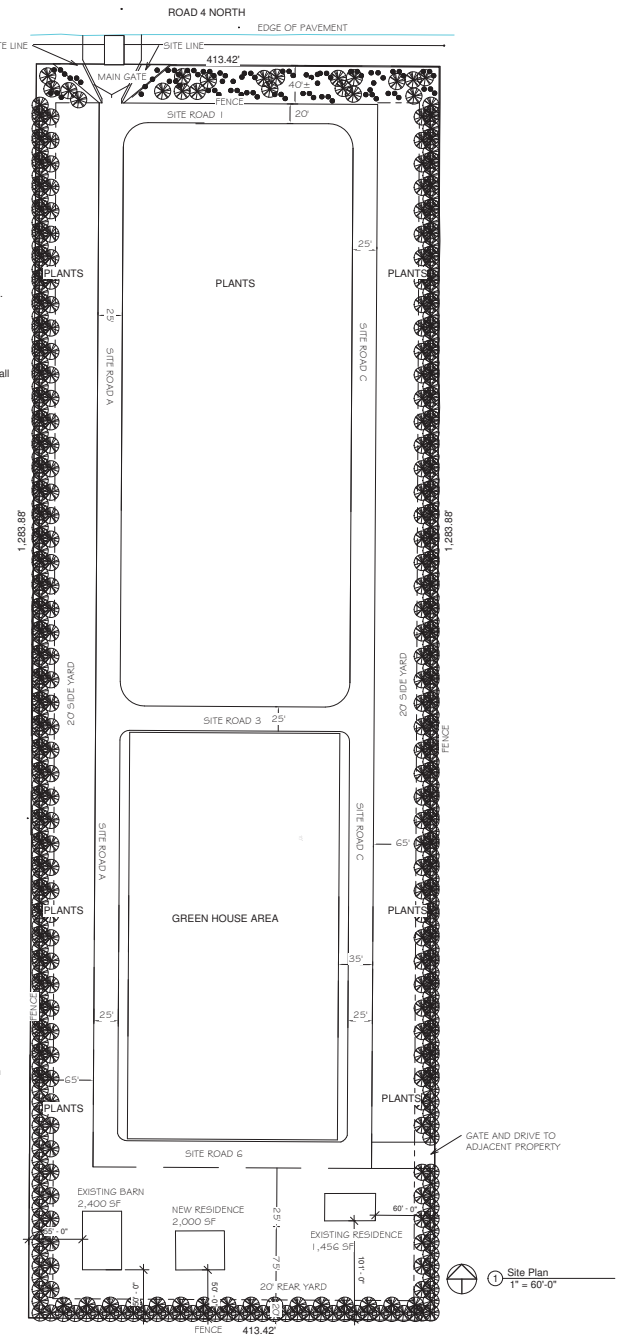

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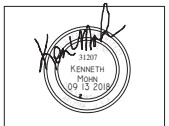

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PV Growers CV
Nursery

No.	Description	Date

Site Plan

Project number	2018-21
Date	09 2018
Drawn by	KMA
Checked by	KMA

A0

Scale	1" = 60'-0"

9/18/2018 1:10:13 PM

Planning and Zoning Commission Regular **6.d.**

Meeting Date: 12/04/2018

Henrickson Lantana Rezone

CASE DESCRIPTION:

Consideration and possible action to approve Ordinance 18-860 to rezone 1.48 acres of real property generally located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89 from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district. (Owner of Record: Dawn Lee Henrickson) (Alex Lerma, Planner)

LOCATION:

Located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89.

FACTS:

1. Applicant: Desert Development & Design Corp.
2. Owner: Dawn Lee Henrickson
3. Parcel Number: 306-33-005K
4. Site Area: 1.48 acres
5. Existing zoning: CL (Commercial Light)
6. Intended Use: Commercial Heavy uses

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-860 rezoning 1.48 acres of real property from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Attachments

Henrickson Lantana Staff Report

Henrickson Lantana Site Plan

PLANNING AND ZONING STAFF REPORT

APPLICATION SUMMARY

File Number:	Z18-000016
Assessor's Parcel Number:	306-33-005K
Site Location:	The subject property is located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89.
Property Owner:	Dawn Lee Henrickson
Applicant:	Desert Development & Design Corp.
Request:	Request to rezone 1.48 acres of real property from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	1.48 acres (approx. 64,468 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located 1,663 feet south and 300 feet west of the southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89. The property is accessed from State Route 89 along a 50 foot easement running east and west along APN 306-33-005L and 306-33-005P. The site has a zoning classification of CL (Commercial Light) and a Land Use Designation of Commercial/ Multi Family Residential. Improvements to the site include an affixed manufactured home. **See Figure 1.**

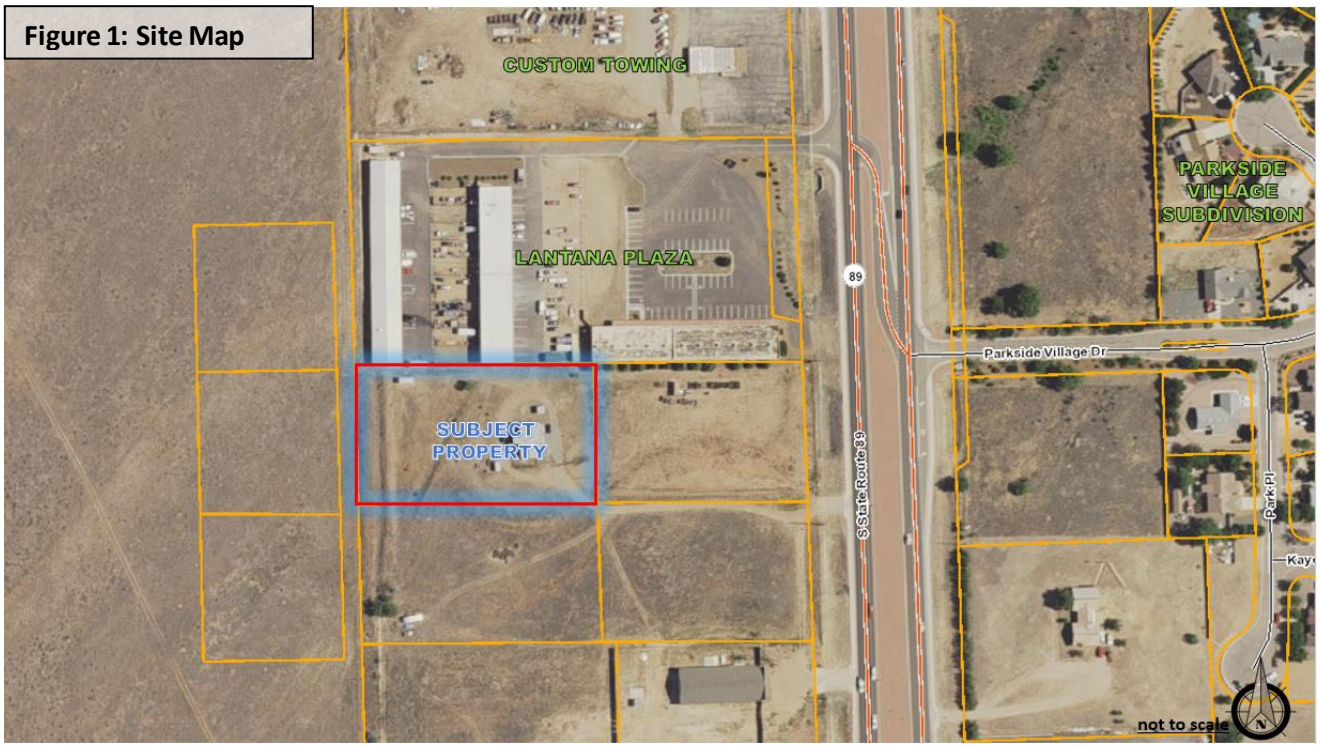


Figure 1: Site Map

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is made up of predominantly developed and undeveloped commercial properties. The property directly to the north is zoned CH (Commercial Heavy) with Lantana Commercial Plaza. To the east, properties are zoned CL (Commercial Light) and are currently vacant. The properties directly to the south are zoned CL (Commercial Light) and are currently vacant. To the west, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) with vacant land. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	CH	Commercial/Multi-Family Residential	Lanatana Commercial Plaza
East	CL	Commercial/Multi-Family Residential	Vacant Commercial Properties
South	AR-5	Commercial/Multi-Family Residential	Vacant Commercial Properties
West	AR-5, SR-1	Commercial/Multi-Family Residential	Vacant Agricultural Land

Figure 2: Zoning Map

PROJECT DESCRIPTION

The applicant is proposing to make improvements to the property which include two 5,040 square foot buildings for fabrication and storage purposes. The applicant is also proposing to convert the existing modular structure into an office building. The applicant is proposing to rezone the property to CH (Commercial Heavy) zoning district in order to permit businesses with heavy uses such as welding, fabrication and manufacturing. **See Appendix A: Site Plan**

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in seven (7) notices for the neighborhood meeting and public hearings. To date staff has not received any requests or comments for this application.

The neighborhood meeting was held on November 19, 2018 at Town Hall. There were no property owners in attendance at the meeting.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The zoning request of CH (Commercial Heavy) will be in conformance with the property's Commercial/ Multi- Family Residential General Plan land use designation. Commercial/ Multi- Family Residential designation will continue to focus on the Land Use Goals and Strategies promoting local commercial businesses.

ZONING

The Commercial Heavy zoning district will be supported by the zoning classification of the 4.86 acre property located to the north of the subject property. The property to the north contains similar commercial uses as the applicant proposes to locate on the subject property. Section 3.16 of the Unified Development Ordinance lists commercial uses such as manufacturing, welding shops and storage spaces as permitted by right in the Commercial Heavy zoning district.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-860 rezoning 1.48 acres of real property from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request to rezone approximately rezone 1.48 acres of real property located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Chairman: Do we have a second?

Commissioner: I'll second

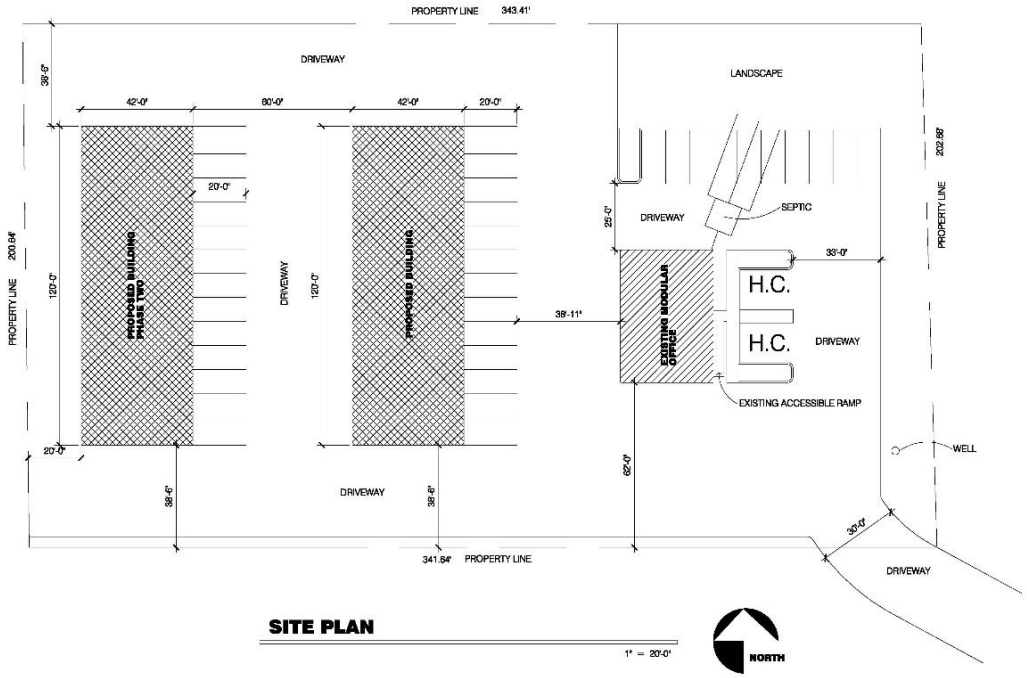
Chairman: All in favor

Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

APPENDIX A: SITE PLAN



SITE PLAN

1" = 20'-0"

PROJECT INFORM.

OWNERSHIP OF INSTRUMENT OF SERVICE

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional retains all common law, statutory and other reserved rights, including the copyright thereto.

KDA

ARCHITECTURE · PLANNING

910 EAST CAREFREE HIGHWAY #680 PHOENIX, ARIZONA 85086

PHONE 602.316.6589 - email - kdaarch@mail.com

300-03-005K

7/30/18

A-1

PLANNING AND ZONING STAFF REPORT

APPLICATION SUMMARY

File Number:	Z18-000016
Assessor's Parcel Number:	306-33-005K
Site Location:	The subject property is located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89.
Property Owner:	Dawn Lee Henrickson
Applicant:	Desert Development & Design Corp.
Request:	Request to rezone 1.48 acres of real property from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	1.48 acres (approx. 64,468 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located 1,663 feet south and 300 feet west of the southwest corner of West Road 2 South and State Route 89 at 1328 South State Route 89. The property is accessed from State Route 89 along a 50 foot easement running east and west along APN 306-33-005L and 306-33-005P. The site has a zoning classification of CL (Commercial Light) and a Land Use Designation of Commercial/ Multi Family Residential. Improvements to the site include an affixed manufactured home. **See Figure 1.**

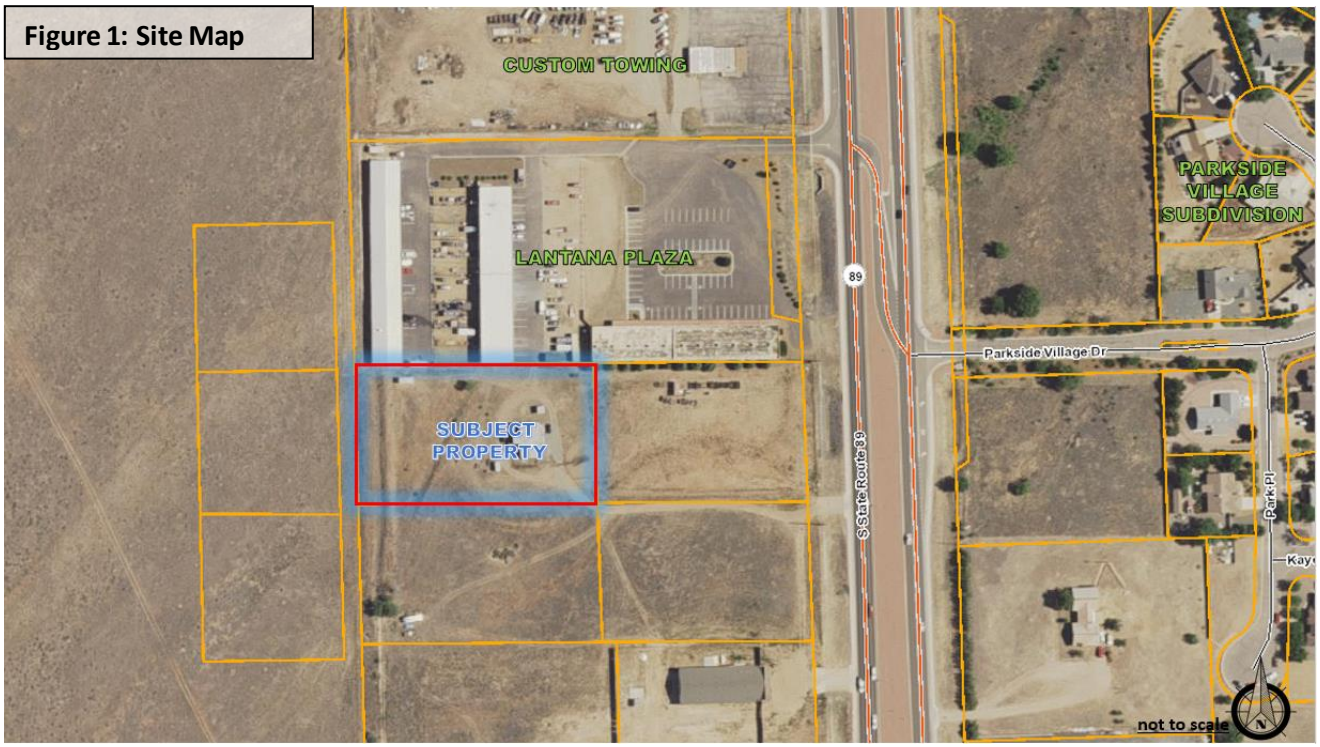


Figure 1: Site Map

SURROUNDING PROPERTIES ZONING AND LAND USES

The area is made up of predominantly developed and undeveloped commercial properties. The property directly to the north is zoned CH (Commercial Heavy) with Lantana Commercial Plaza. To the east, properties are zoned CL (Commercial Light) and are currently vacant. The properties directly to the south are zoned CL (Commercial Light) and are currently vacant. To the west, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) with vacant land. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	CH	Commercial/Multi-Family Residential	Lanatana Commercial Plaza
East	CL	Commercial/Multi-Family Residential	Vacant Commercial Properties
South	AR-5	Commercial/Multi-Family Residential	Vacant Commercial Properties
West	AR-5, SR-1	Commercial/Multi-Family Residential	Vacant Agricultural Land

Figure 2: Zoning Map

PROJECT DESCRIPTION

The applicant is proposing to make improvements to the property which include two 5,040 square foot buildings for fabrication and storage purposes. The applicant is also proposing to convert the existing modular structure into an office building. The applicant is proposing to rezone the property to CH (Commercial Heavy) zoning district in order to permit businesses with heavy uses such as welding, fabrication and manufacturing. **See Appendix A: Site Plan**

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in seven (7) notices for the neighborhood meeting and public hearings. To date staff has not received any requests or comments for this application.

The neighborhood meeting was held on November 19, 2018 at Town Hall. There were no property owners in attendance at the meeting.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The zoning request of CH (Commercial Heavy) will be in conformance with the property's Commercial/ Multi- Family Residential General Plan land use designation. Commercial/ Multi- Family Residential designation will continue to focus on the Land Use Goals and Strategies promoting local commercial businesses.

ZONING

The Commercial Heavy zoning district will be supported by the zoning classification of the 4.86 acre property located to the north of the subject property. The property to the north contains similar commercial uses as the applicant proposes to locate on the subject property. Section 3.16 of the Unified Development Ordinance lists commercial uses such as manufacturing, welding shops and storage spaces as permitted by right in the Commercial Heavy zoning district.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-860 rezoning 1.48 acres of real property from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request to rezone approximately rezone 1.48 acres of real property located 1,663 feet south and 300 feet west of southwest corner of West Road 2 South and State Route 89 from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Chairman: Do we have a second?

Commissioner: I'll second

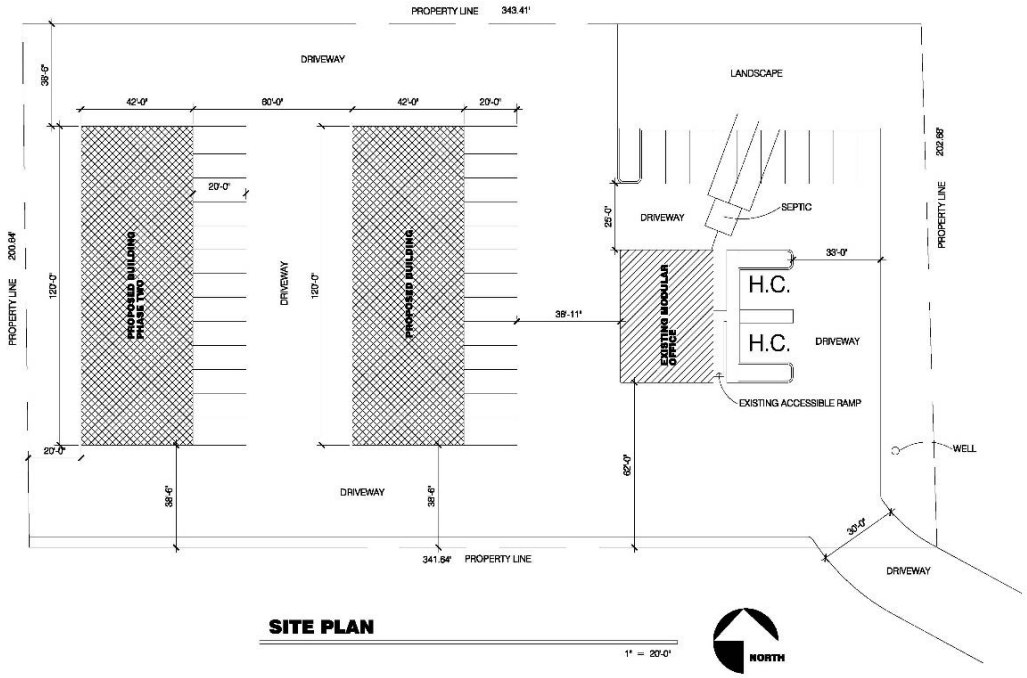
Chairman: All in favor

Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

APPENDIX A: SITE PLAN



SITE PLAN

1" = 20'-0"

PROJECT INFORM.

OWNERSHIP OF INSTRUMENT OF SERVICE

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional retains all common law, statutory and other reserved rights, including the copyright thereto.

KDA

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PHONE 602.316.6589 - email - kdaarch@mail.com

300-03-005K

7/30/18

A-1

Planning and Zoning Commission Regular **6.e.**

Meeting Date: 12/04/2018

Henrickson State Route 89 Rezone

CASE DESCRIPTION:

Consideration and possible action to approve Ordinance 18-861 to rezone 5.62 acres of real property generally located 2,250 feet south of the southwest corner of West Road 2 South and State Route 89 at 1458 South State Route 89 from CL/AR-5 (Commercial Light/Agricultural Residential-5 acre minimum) zoning district to CH (Commercial Heavy) zoning district. (Owner of Record: TDH Investments LLC,) (Alex Lerma, Planner)

LOCATION:

Located 2,250 feet south of the southwest corner of West Road 2 South and State Route 89 at 1458 South State Route 89.

FACTS:

1. Applicant: Desert Development & Design Corp.
2. Owner:TDH Investments LLC
3. Parcel Number: 306-33-005M
4. Site Area: 5.62 acres
5. Existing zoning: CL/AR-5 (Commerical Light/Agricultural Residential- 5 acre minimum)
6. Intended Use: mini-storage/RV storage

ANALYSIS:

See attached Staff Report.

SITE PLAN

See attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-861 rezoning 5.62 acres of real property from CL/AR-5 (Commercial Light/ Agricultural Residential- 5 acre minimum) zoning district to CH (Commercial Heavy) zoning district.

Attachments

Henrickon State Route 89 Staff Report

Henrickon State Route 89 Site Plan

PLANNING AND ZONING STAFF REPORT

APPLICATION SUMMARY

File Number:	Z18-000017
Assessor's Parcel Number:	306-33-005M
Site Location:	Located 2,250 feet south of the southwest corner of West Road 2 South and State Route 89 at 1458 South State Route 89.
Owner of Record:	TDH Investments LLC
Applicant:	Desert Development & Design Corp.
Request:	Request to rezone 5.62 acres of real property from CL/AR-5 (Commercial Light/Agricultural Residential- 5 acre minimum) zoning district to CH (Commercial Heavy) zoning district to allow for mini-storage and RV storage.

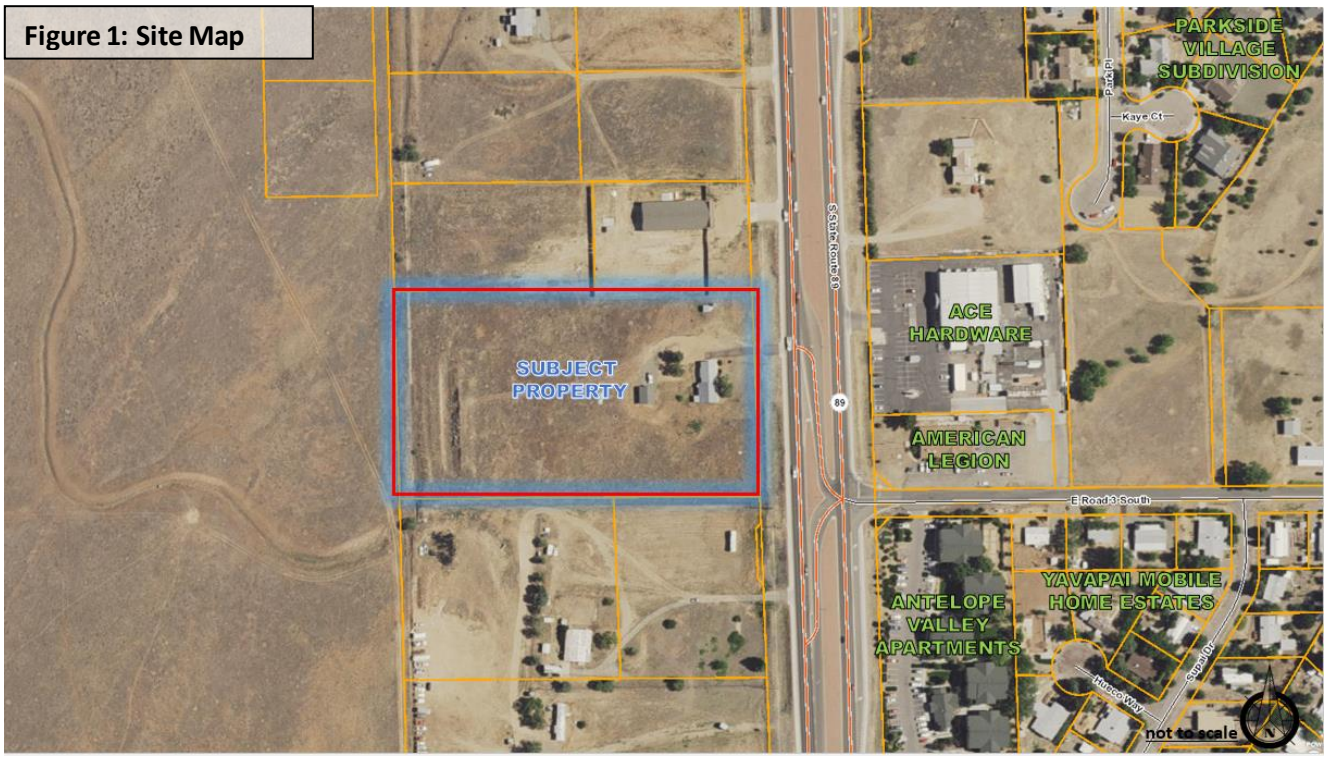
SITE DATA

Existing Zoning	CL/AR-5 (Commercial Light/Agricultural Residential- 5 acre minimum)
Lot Size	5.62 acres (approx. 244,807 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located 2,250 feet south of the southwest corner of West Road 2 South and State Route 89 at 1458 South State Route 89. The property is accessed by State Route 89. The site has a zoning classification of CL/AR-5 (Commercial Light/Agricultural Residential- 5 acre minimum) zoning district and a Land Use Designation of Commercial/ Multi Family Residential. Improvements to the site include a single family residential unit and a guest home. **See Figure 1.**



SURROUNDING PROPERTIES ZONING AND LAND USES

The area is made up of predominantly developed and undeveloped commercial properties. The properties directly to the north are zoned CH (Commercial Heavy) and CL (Commercial Light) with the old NAPA building and vacant commercial properties. To the east, properties are zoned CL (Commercial Light) and CH (Commercial Heavy) with a single family residence, Ace Hardware Store and the American Legion building. The properties directly to the south are zoned CL/AR-5 (Commercial Light/Agricultural Residential-5 acre minimum). These properties are either used as a residence or vacant. To the west, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) with vacant land. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	CH, CL	Commercial/Multi-Family Residential	Old NAPA building, vacant commercial property.
East	CL , CH	Commercial/Multi-Family Residential	Single Family Residence, Ace Hardware, American Legion
South	CL/AR-5 (Commercial Light/Agricultural Residential-5 acre minimum)	Commercial/Multi-Family Residential	Single Family Residence, Vacant
West	AR-5	Commercial/Multi-Family Residential	Vacant Agricultural Land

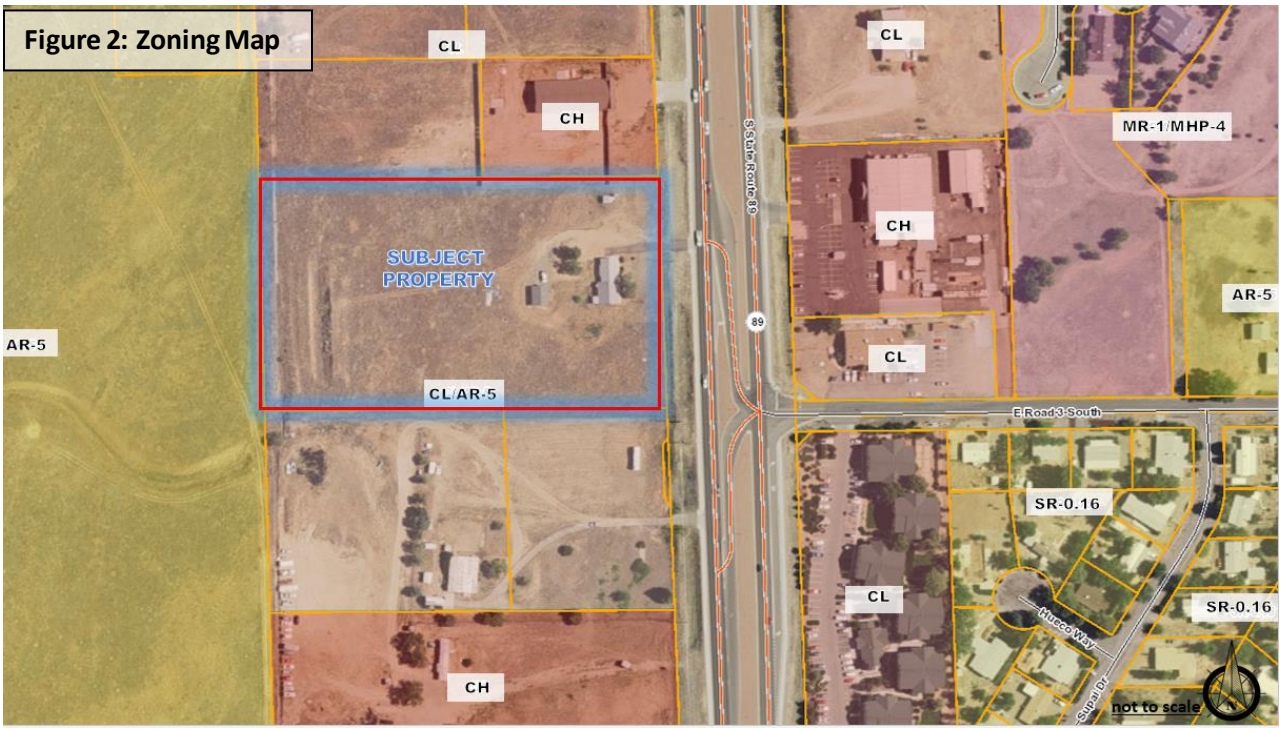


Figure 2: Zoning Map

PROJECT DESCRIPTION

The applicant is proposing to make improvements to the property including two (2) 24,750 square foot buildings, a 9,920 square foot building and an office building converted from the existing residence. The applicant intends to develop approximate 50 covered RV spaces in building B and an additional 50 spaces in building C. Building A will provide approximately 100-120 storage spaces. In addition, there will be approximately 25 uncovered RV spaces in a designated area northwest of the property. **See Appendix A: Site Plan**

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300 foot radius, resulting in ten (10) notices for the neighborhood meeting and public hearings. To date staff has not received any request or comments for this application.

The neighborhood meeting was held on November 19, 2018 at Town Hall. There were no property owners in attendance at the meeting.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The zoning request of CH (Commercial Heavy) will be in conformance with the property's Commercial/ Multi- Family Residential General Plan land use designation. The Commercial/ Multi- Family Residential

designation will continue to focus on the Land Use Goal and Strategies promoting local commercial businesses and high density residential uses.

ZONING

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

The Commercial Heavy zoning district will be supported by the zoning classification of the properties located on the north and east of the subject property. Mini-storage buildings and storage facilities, including the storage of recreational vehicles will be a use allowed by right in the Commercial Heavy classification.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 18-861 rezoning 5.62 acres of real property from CL/AR-5 (Commercial Light/ Agricultural Residential- 5 acre minimum) zoning district to CH (Commercial Heavy) zoning district.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend (approval/denial) to Town Council of this request to rezone approximately rezone 5.62 acres of real property located 2,250 feet south of southwest corner of West Road 2 South and State Route 89 at 1458 South State Route 89 from CL/AR-5 (Commercial Light/ Agricultural Residential- 5 acre minimum) zoning district to CH (Commercial Heavy) zoning district.

Chairman: Do we have a second?

Commissioner: I'll second

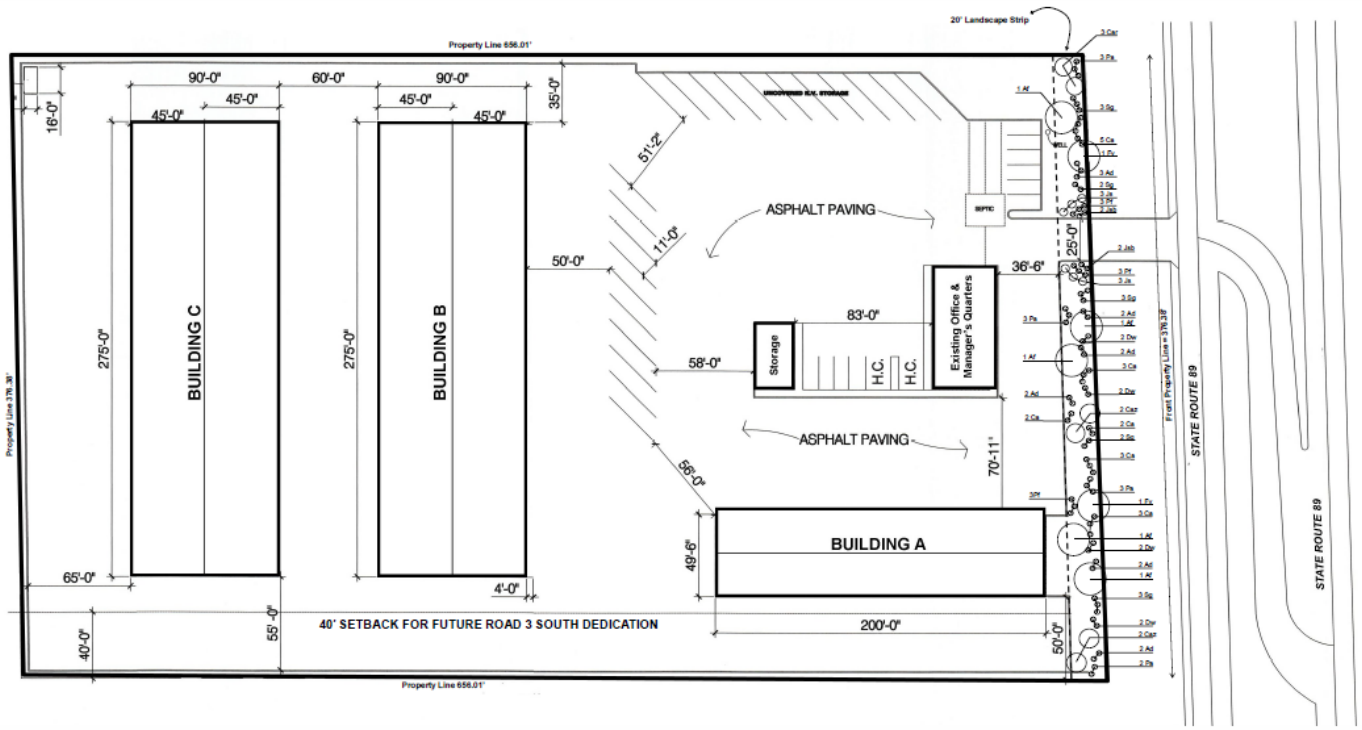
Chairman: All in favor

Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

APPENDIX A: SITE PLAN



Plant Schedule

KEY (Symbol)	Common Name	Botanical Name	Qty	Size at Planting	Mature Height	Mature Width
Trees						
Requirement as per Chino Valley UDC - 1 Tree per 20 LF of Frontage - 376.38' / 20' = 18.8						
19 Trees Required						
Af	Autumn Blaze Maple	Acer freemonti 'Autumn Blaze'	5	24" Box	50	40
Caz	Arizona Cypress	Cupressus arizonica 'Blue Ice'	6	24" Box	40	20
Fv	Arizona Ash	Fraxinus velutina	2	24" Box	40	40
Jk	Wichita Blue Juniper	Juniperus scopulorum 'Wichita Blue'	6	24" Box	15	5
Shrubs, Grasses and Succulents						
Requirement as per Chino Valley UDC - 4 Shrubs per 400 SF of Landscape Strip – 376.38' x 20' / 400 x 4 = 75.3						
76 Shrubs Required						
Ad	Howard McMinn Manzanita	Arctostaphylos densiflora 'Howard McMinn'	13	5 Gallon	6	6
Ca	Karl Foerster Grass	Calamagrostis acutiflora 'Karl Foerster'	18	5 Gallon	2 Flower stalks to 3'	2
Dw	Desert Spoon	Dasylirion wheeleri	5	5 Gallon	5	4
Jsb	Buffalo Juniper	Juniperus Sabina 'Buffalo'	4	5 Gallon	1	6
Pa	Russian Sage	Perovskia atriplicifolia 'Blue Spires'	11	5 Gallon	3	3
Pf	Potentilla	Potentilla fruticosa	9	5 Gallon	4	4
Sg	Autumn Sage	Salvia greggi	13	5 Gallon	3	3

Note: All disturbed areas to be covered with 3/4" decorative stone 2" minimum depth on 3.5 ounce spun landscape fabric.

Location

Landscape Plan
1" = 30'

FEET
0 30 60 120

Peter Bourgois, LEED AP
Landscape Architect
AZ #34510
2015 Rocky Dells Drive
Prescott, AZ 86303
Tel: 928-713-6068

Zoning Application
APN 306-33-005m

Revision Schedule

No.	Description	Date

RV and
Mini-Storage
1458 S. State Route 89
Chino Valley, AZ
APN 306-33-005m

OWNER

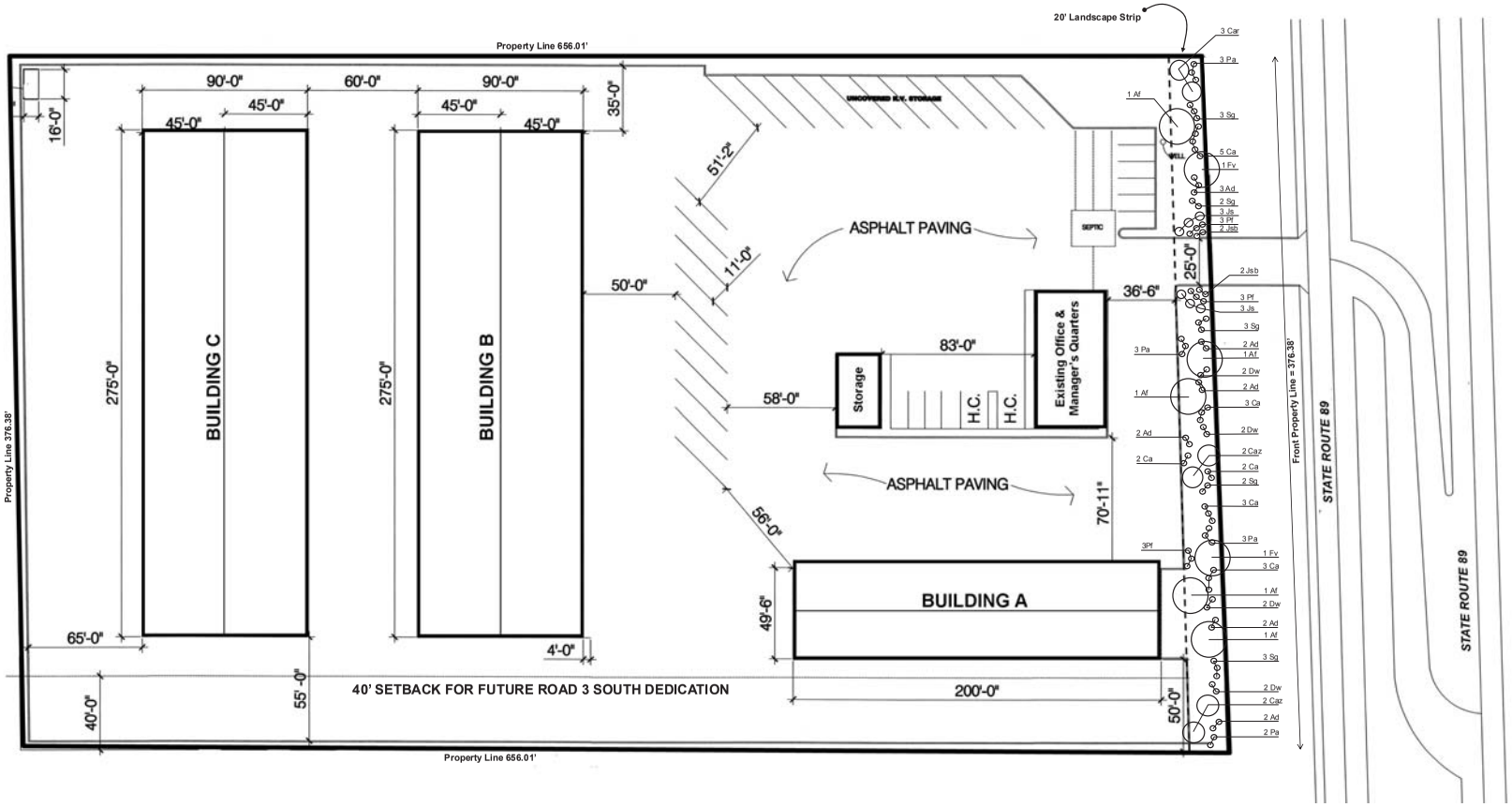
TDH Investments, LLC
Desert Development &
Design Corp.
PO Box 13069
Prescott, AZ 86304

Landscape Plan

NORTH

PROJECT#
DRAWN PDB
CHECKED

L1



Plant Schedule

KEY (Symbol)	Common Name	Botanical Name	Qty	Size at Planting	Mature Height	Mature Width
Trees						
Requirement as per Chino Valley UDC - 1 Tree per 20 LF of Frontage - 376.38' / 20' = 18.8						
19 Trees Required						
Af	Autumn Blaze Maple	Acer freemonti 'Autumn Blaze'	5	24" Box	50	40
Caz	Arizona Cypress	Cupressus arizonica 'Blue Ice'	6	24" Box	40	20
Fv	Arizona Ash	Fraxinus velutina	2	24" Box	40	40
Js	Wichita Blue Juniper	Juniperus scopulorum "Wichita Blue"	6	24" Box	15	6
Shrubs, Grasses and Succulents						
Requirement as per Chino Valley UDC - 4 Shrubs per 400 SF of Landscape Strip – 376.38' x 20' / 400 x 4 = 75.3						
76 Shrubs Required						
Ad	Howard McMinn Manzanita	Arctostaphylos densiflora 'Howard McMinn'	13	5 Gallon	6	6
Ca	Karl Foerster Grass	Calamagrostis acutiflora 'Karl Foerster'	18	5 Gallon	2 Flower stalks to 3'	2
Dw	Desert Spoon	Dasylirion wheeleri	8	5 Gallon	5	4
Jsb	Buffalo Juniper	Juniperus Sabina 'Buffalo'	4	5 Gallon	1	6
Pa	Russian Sage	Perovskia atriplicifolia 'Blue Spires'	11	5 Gallon	3	3
Pf	Potentilla	Potentilla fruticosa	9	5 Gallon	4	4
Sg	Autumn Sage	Salvia gregii	13	5 Gallon	3	3

Note: All disturbed areas to be covered with 3/4" decorative stone 2" minimum depth on 3.5 ounce spun landscape fabric.

Location

Landscape Plan

1" = 30'

FEET

0 30 60 120

Peter Bourgois, LEED AP
Landscape Architect
AZ #34520
2015 Rocky Dells Drive
Prescott, AZ 86303
Tel: 928-713-6068

Zoning Application
APN 306-33-005m

Revision Schedule

No.	Description	Date

RV and Mini-Storage
1458 S. State Route 89
Chino Valley, AZ
APN 306-33-005m

OWNER

TDH Investments, LLC
Desert Development & Design Corp.
PO Box 13069
Prescott, AZ 86304

Landscape Plan

NORTH

PROJECT#

DRAWN PDB

CHECKED

L1

Planning and Zoning Commission Regular **8.a.**

Meeting Date: 12/04/2018

Enterprise Lane Rezone

CASE DESCRIPTION:

Enterprise Lane commercial subdivision is located 207 feet east of State Route 89. Staff will work with the property owners and rezone several properties within Enterprise Lane from (CH) Commercial Heavy to (I) Industrial. Staff will concurrently be requesting a GPA (General Plan Map Amendment) to change the areas land use designation from Commercial/Multi-Family Residential to Employment Park/Commercial Recreation/Education/Public Services. The Industrial zoning district will be the proper classification in the area based on the current land uses. (Alex Lerma, Planner)

LOCATION:

Located 207 feet east of State Route 89, along Enterprise Lane.

FACTS:

1. Applicant: Town of Chino Valley
2. Owner: Multiple Owners
3. Parcel Number: 306-04-042X, 306-04-042Y, 306-04-042T, 306-04-042S, 306-04-042K, 306-04-042J, 306-04-042H, 306-04-042L, 306-04-042M, 306-04-042N, 306-04-402Q, 306-04-042R, 306-04-043B
4. Site Area: 14 acres
5. Existing zoning: CH (Commercial Heavy)
6. Intended Use: Rezone to Industrial zoning district

ANALYSIS:

See attached Memo.

RECOMMENDATION

No recommendation at this time.

Attachments

Enterprise Lane Memo

MEMORANDUM

To: Planning and Zoning Commissioners
From: Alex Lerma, Planner
Re: Enterprise Lane Industrial Park
Date: November 27, 2018

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

The project is located 207 feet east of State Route 89, along Enterprise Lane. The project consists of 13 separate properties either abutting Enterprise Lane or having legal access by Enterprise Lane. The thirteen (13) parcels combined make a site area of approximately 14 acres. Staff has met with Mr. Bloomfield, who owns several properties along Enterprise Lane, about the conflict with the land uses and the zoning within this area. Staff has also discussed with Mr. Bloomfield staff's initiative to give these properties the proper zoning classification.

Through the rezoning application initiated by staff, these thirteen properties will be rezoned from CH (Commercial Heavy) to I (Industrial) based on their current land use and history of land uses.

Concurrently with the rezoning request, staff will also be requesting a GPA (General Plan Amendment) to change the area's land use designation from Commercial/Multi-Family Residential to Future Growth Area: Industrial/Agri-business/ Contained Planned-Community.

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