

1. Planning & Zoning Commission - Agenda

Documents:

[2019_02_05_PZ_RG_AG.PDF](#)

2. Planning & Zoning Commission - Packet

Documents:

[2019_02_05_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
FEBRUARY 5, 2019
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 January 15, 2019 special meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action to approve Ordinance 2019-865 to rezone 2.85 acres of real property located approximately .25 miles east of the southeast corner of East Center Street and South State Route 89 from SR-2.5 (Single Family Residential-2.5 acre minimum) zoning district to MR-1 (Multiple Family Residential-1 acre minimum) zoning district, Assessor's Parcel Number 306-29-002N (Owner of Record: Clatterbuck Jared Shaun) (Alex Lerma, Planner)
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
- 9. PUBLIC COMMENTS**

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public

comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. ADJOURN

Dated this 29th day of January, 2019.

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.



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Planning and Zoning Commission Regular

4.a.

Meeting Date: 02/05/2019

January 15, 2019 Special Meeting

CASE DESCRIPTION:

Consideration and possible action to approve January 15, 2019 special meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve January 15, 2019 special meeting minutes.

Attachments

2019_01_15_SP_MND

DRAFT

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

**JANUARY 15, 2019
6:00 P.M.**

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

1) CALL TO ORDER

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 Human Resource Director Laura Kyriakakis; Finance Director Joe Duffy; Customer

Present: Service Manager JoAnn Brookins; Interim Development Services Director Martin Scribner; Planner Alex Lerma; Community Services Director Scott Bruner; Assistant Community Service Director Cyndi Thomas; Administrative Technician Kathy Frohock (videographer); Deputy Town Clerk/Recorder Vickie Nipper

4) MINUTES

- a)** Consideration and possible action to approve December 4, 2018 regular meeting minutes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Teena Meadors to approve the December 4, 2018 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

Martin Scribner reported on the following:

- There would be staff/commissioner training next week.
- Regular Meeting would be February 5.

6) PUBLIC HEARING

- a) Consideration and possible action to adopt Ordinance 2019-862, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 1, Subsection 1.11, by deleting sub-subsection 1.11.10 in its entirety and amend Subsection 1.6, by amending Subsection 1.6.2 to delete administration of the Town's property maintenance code; and by deleting Section 6 in its entirety, all related to removing property maintenance regulations from the Town's zoning code; providing for repeal of conflicting ordinances; and providing for severability. The content of these deleted sections from the Unified Development Ordinance (UDO) will be reconciled and added to the Chino Valley Town Code so that all of the provisions and requirements related to property maintenance shall remain in full force and effect. (Alex Lerma, Planner)

Martin Scribner discussed the following:

- This section of the code was currently in the Unified Development Ordinance (UDO) and was more operational in nature. Since the Planning Commission did not have jurisdiction over property maintenance, staff recommended it would be appropriate to remove this section of the code from the UDO and put it into a separate ordinance that would become part of the Town code.
- The staff was requesting the Planning Commission forward a recommendation to the Town Council to remove that piece of the code with the condition that it was incorporated into the Town Code.
- The changes to the Code and how it would be handled would be discussed at the upcoming Town Council study session.

Commissioners and Martin Scribner discussed the following:

- The condition that the removed UDO code section be added to the Town code in the Commission's recommendation to the Town Council, there would be no point in time that the code would not be in effect.
- The code would be updated with no portion of the code deleted. Enforcement would be under the jurisdiction of the Town instead of Planning and Zoning.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner John McCafferty

- to forward a recommendation of approval to Town Council to adopt Ordinance 2019-862, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, by Amending Section 1, Subsection 1.11, by deleting subsubsection 1.11.10 in its entirety and amend Subsection 1.6, by amending subsection 1.6.2 to delete administration of the Town's property maintenance code; and by deleting Section 6 in its entirety, all related to removing property maintenance regulations from the Town's zoning code; providing for repeal of conflicting ordinances; and providing for severability; subject to the following condition:
 - The content of these deleted sections from the Unified Development Ordinance (UDO) will be reconciled and added to the Chino Valley Town Code so that all of the provisions and requirements related to property maintenance shall remain in full force and effect.

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**
- 9) **PUBLIC COMMENTS**
- 10) **ADJOURN**

MOVED by Commissioner Tom Armstrong, seconded by Commissioner John McCafferty to adjourn the meeting at 6:08 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

6.a.

Meeting Date: 02/05/2019

Center Street Duplex

CASE DESCRIPTION:

Consideration and possible action to approve Ordinance 2019-865 to rezone 2.85 acres of real property located approximately .25 miles east of the southeast corner of East Center Street and South State Route 89 from SR-2.5 (Single Family Residential-2.5 acre minimum) zoning district to MR-1 (Multiple Family Residential-1 acre minimum) zoning district, Assessor's Parcel Number 306-29-002N (Owner of Record: Clatterbuck Jared Shaun) (Alex Lerma, Planner)

LOCATION:

Located approximately .25 miles east of the southeast corner of East Center Street and South State Route 89.

FACTS:

1. Applicant: Granite Basin Engineering, Inc.
2. Owner: Jared Shaun Clatterbuck
3. Parcel Number: 306-29-002N
4. Site Area: 2.85 acres
5. Existing zoning: SR-2.5 (Single Family Residential- 2.5 acre minimum)
6. Intended Use: Residential Duplex

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 2019-856 rezoning 2.85 acres of real property from SR-2.5 (Single Family Residential-2.5 acre minimum) zoning district to MR-1 (Multi-Family Residential-1 Acre Minimum) zoning district with the following condition:

- 1.) The property shall generally conform to the attached site plan.
- 2.) A block wall shall be located along all property lines except for the front property line.
- 3.) If the project is developed in phases, the block wall shall be completed during the first phase.

Attachments

Center Street Duplex Site Plan

Center Street Duplex Elevation Plan

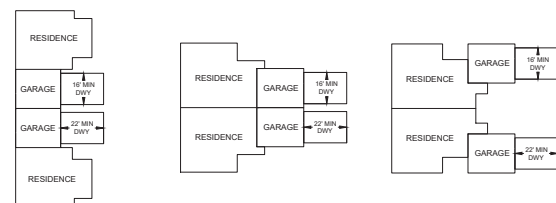
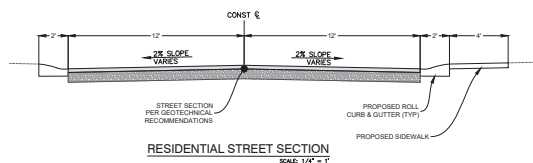
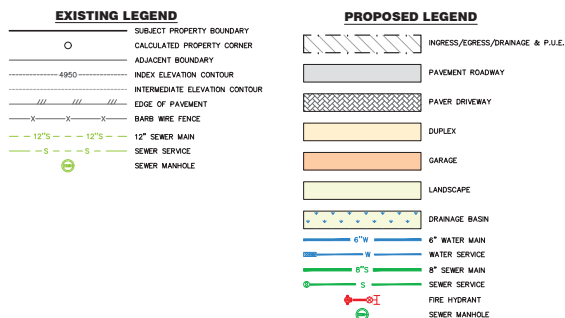
Center Street Duplex Landscaping Plan

Center Street Duplex Staff Report

SITE PLAN

CENTER STREET DUPLEX APARTMENTS

2.85 ACRE MULTI-FAMILY DEVELOPMENT



2,200 SF± BUILDING (KEYNOTE #18)
SCALE: 1" = 30'

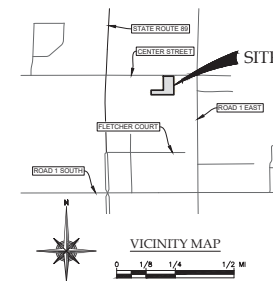
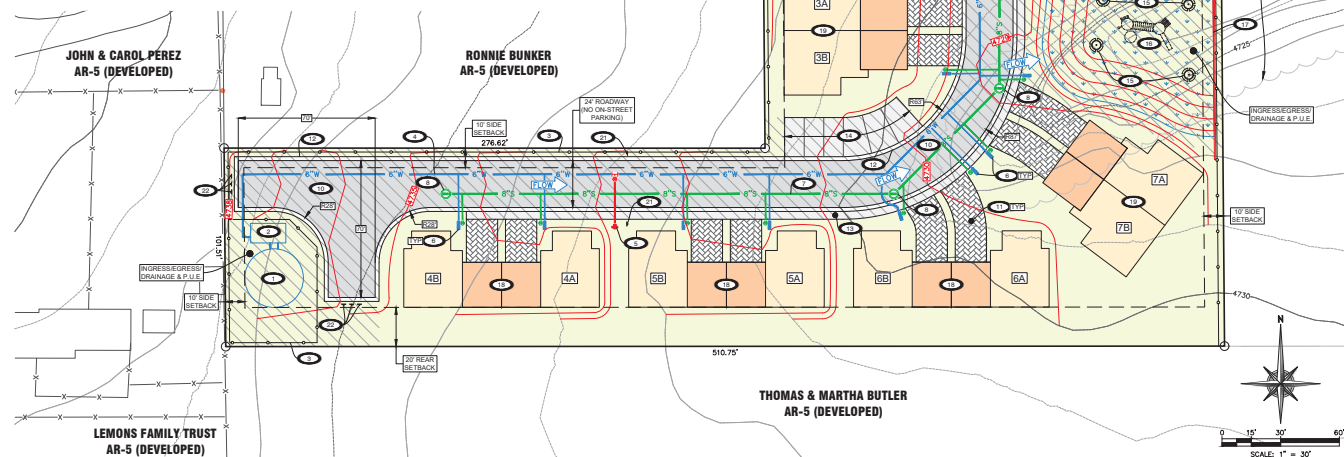
- 1,100 SF± 2 BEDROOM RESIDENCE PER UNIT
- 2 CAR GARAGE PER UNIT
- 2 CAR DRIVEWAY PER UNIT

2,500 SF± BUILDING (KEYNOTE #19)
SCALE: 1" = 30'

- 1,250 SF± 2 BEDROOM RESIDENCE PER UNIT
- 2 CAR GARAGE PER UNIT
- 2 CAR DRIVEWAY PER UNIT

2,600 SF± BUILDING (KEYNOTE #20)
SCALE: 1" = 30'

- 1,350 SF± 2 BEDROOM RESIDENCE PER UNIT
- 2 CAR GARAGE PER UNIT
- 2 CAR DRIVEWAY PER UNIT



DESIGN DEVELOPER

JACO GUTTERBUCH

860 S. 100 WEST AVE

CHNO, JALTO, ARIZONA 86323

(928) 738-0975

CLIENT/OWNER

GRANTE BASS ENGINEERING, INC.

1815 E. ARIZONA CENTER CIR, SUITE B

PHOENIX, ARIZONA 85031

(602) 757-0571

DESIGN NOTES

13 TOPOGRAPHY BASED ON AERIAL MAPPING/PERFORMED ON BEHALF OF THE TOWNS OF CHINO VALLEY IN 2006

14 HYDROLOGICAL CONDITIONS BASED ON MAJOR LANDSCAPE SITE PLAN, CENTER ZONE

18 ELEVATIONS BASED ON AERIAL PHOTOGRAPHIC VERTICAL DATUM OF 1929 (NAVD83)

19 CITY PLAN DEVELOPMENT BY GRANTE BASS ENGINEERING, INC.

PROPERTY INFORMATION

ADDRESS: 101 EAST CENTER STREET

APR: 306-29-0236

SITE: 2.85 ± ACRES

CURRENT USE: THE SITE IS VACANT WITH SURROUNDING INFRASTRUCTURE

	EXISTING	PROPOSED	CODE REFERENCE
ZONING	30-2.5	MB-1	CODE REFERENCE
	SINGLE FAMILY RESIDENTIAL 2.5 ACRES MINIMUM	MULTI-FAMILY RESIDENTIAL ACRES MINIMUM	SECTION 3.8
DENSITY FORMULA	2.5 ACRES/UNIT	3000 SF/UNIT	311.8.1
MAX LOT COVERAGE	40%	40%	311.8.0
MIN. BUILDING SETBACK	N/A	N/A	N/A
MIN. BUILDING SETBACK	N/A	N/A	311.8.7
FRONT	50' (CENTER STREET)	42.8'	50' (CENTER STREET)
MINIMUM BUILDING SETBACK	REAR 20'	311.8.0	311.8.0
INTERIOR	20'	311.8.0	311.8.0
EXTENSION	20'	4.28	4.28

PROJECT INFORMATION

PROJECT NAME: CHINO VALLEY STREET CARPORTS

PROJECT TYPE: MULTI-FAMILY RESIDENTIAL DUPLEX/APARTMENTS

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED DENSITY: 18 UNITS/ON 2.85 ACRES (6.3 UNITS/ACRE)

BUILDING TYPE: 18 (1-18 UNITS)

FIRE SEPARATIONS: NOT REQUIRED (FOR DUPLEXES THAT ARE UNDER 3,000 SF UNDER ROOF OR PROJECT PROVIDES) IF FOLLOW GALLON WATER SUPPLY DEMAND

MEAN BUILDING/UNIT AREA: 8.135' (2.2' MAX IN MB-1)

LOT COVERAGE: 24.0% (40% MAX IN MB-1)

BUILDING/UNIT AREA: 83 (2.215' X 2' MINIMUM UNITS = 12 BEDROOMS)

BUILDING/UNIT AREA: 83 (2.215' X 2' MINIMUM UNITS = 12 BEDROOMS)

PARKING SPACES: 16 (16' MIN. LOT (2 MINIMUM X 2 GARAGE) = 16 PARKING SPACES)

PARKING SPACES PER BEDROOM: (17.3) PARKING SPACES/100 BEDROOMS = 1.8 PARKING SPACES/BEDROOM

EXPECTED OCCUPANCY: (17.3) OCCUPANTS PER BEDROOM = 60 OCCUPANTS

GROSS BUILDING AREA: 29,740 SF

LIABLE FLOOR AREA: 21,220 SF

LANDSCAPE AREA / PERCENTAGE: 62.33% / 5% MINIMUM

SITE PLAN NOTES

1 60,000 GALLON WATER STORAGE TANK

2 WATER MAIN

3 SCREEN ANTI-BLOCK SCREEN WALL

4 WATER TANK

5 WATER TANK

6 WATER & SEWER SERVICES

7 SEWER MAIN

8 SEWER MAIN/RAIL

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

10 AC PAVEMENT

12 CEILING & GUTTER

13 SOFFIT/RAIL

14 GUEST PARKING (10x20')

15 PANIC TABLES

16 STORM WATER RETENTION POND / FENCE AREA

17 RETENTION POND WALL WITH OUTLET

18 2-UNIT 1-STORY BLDG. 2,148 SF (2 BEDROOMS)

19 2-UNIT 1-STORY BLDG. 2,426 SF (2 BEDROOMS)

20 NO PARKING ANY TIME SAGS

21 NO PARKING ANY TIME SAGS

[illegible]



Building type 1

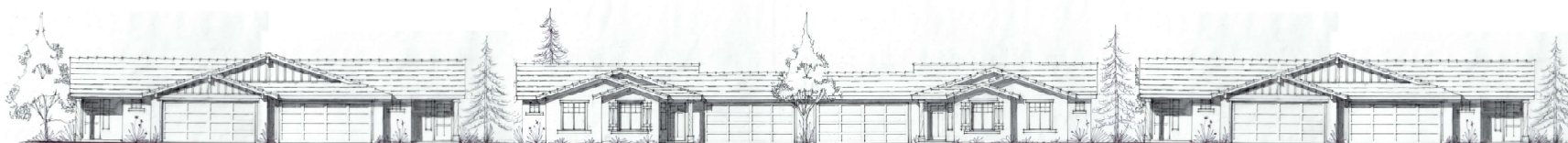
Building type 1



Building type 2

Building type 2

Building type 2



Building type 2

Building type 1

Building type 2

Preliminary Elevation Street Scapes

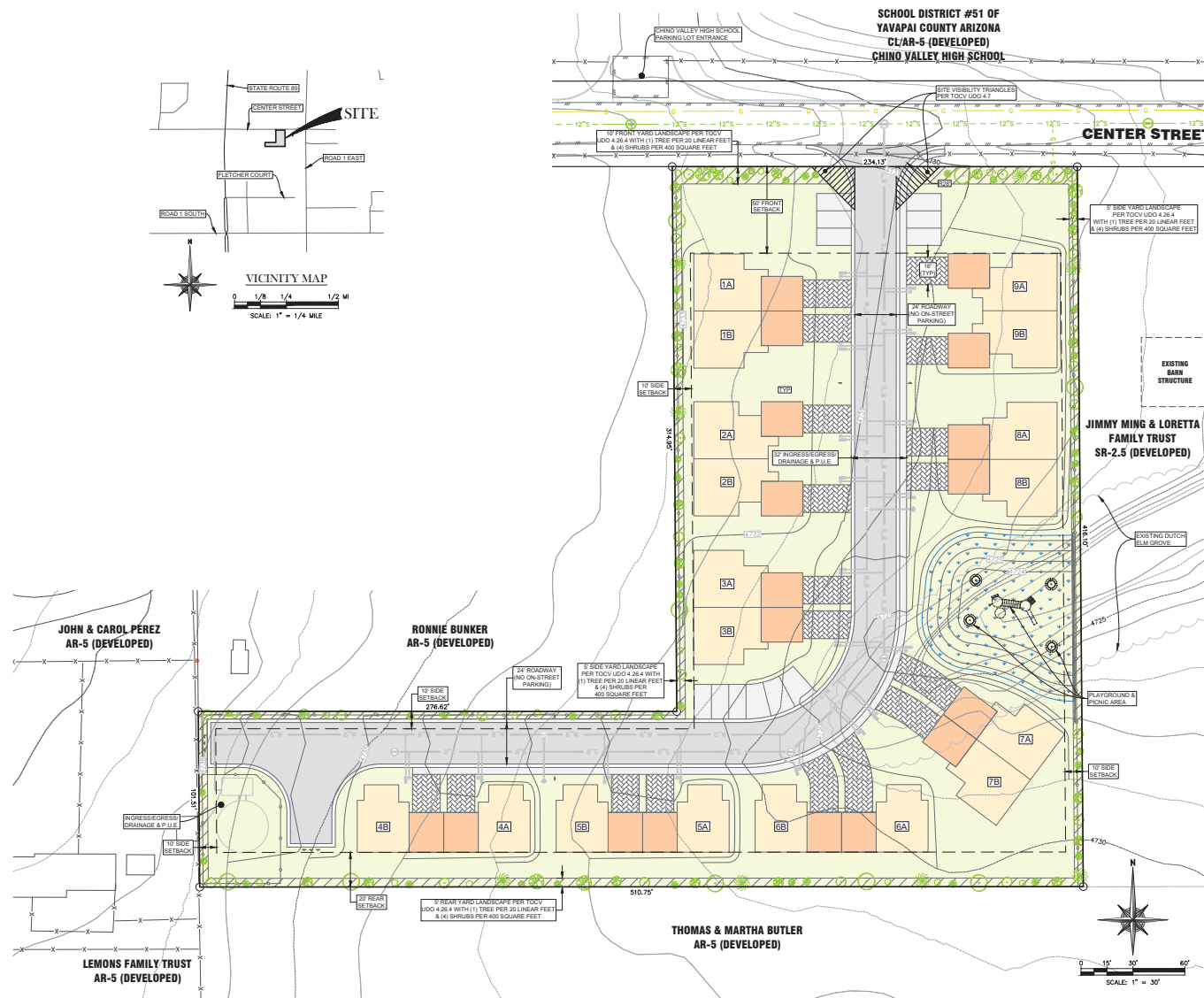
Duplex Community

Prescott, Arizona

LANDSCAPE PLAN

CENTER STREET DUPLEX APARTMENTS

2.85 ACRE MULTI-FAMILY DEVELOPMENT



LANDSCAPE NOTES				
(85) TREES REQUIRED PER TOCV UDO 4.26.4.4.b - (66) 15 GALLON & (23) 24" BOX				
(24) SHRUBS REQUIRED PER TOCV UDO 4.26.4.4.b - (24) 5 GALLON				
SYMBOL	COUNT	SIZE	COMMON NAME	BOTANICAL NAME
	22	15 GALLON	TEXAS REDBUD	CERES CANADENSIS VAR. TEXENSIS
	7	24" BOX	TEXAS REDBUD	CERES CANADENSIS VAR. TEXENSIS
	22	15 GALLON	DESERT WILLOW	CHLOPSIS LINEARIS
	8	24" BOX	DESERT WILLOW	CHLOPSIS LINEARIS
	22	15 GALLON	PAJO VERDE	PARKINSONIA SPP. (CERCIDIUM SPP.)
	8	24" BOX	PAJO VERDE	PARKINSONIA SPP. (CERCIDIUM SPP.)
	12	5 GALLON	MANGLE DULCE	MAYTENUS PHYLANTHOIDES
	12	5 GALLON	PRIMROSE JASMINE	JASMINUM MESYI

PROPOSED LEGEND

- PAYMENT ROADWAY
- PAVED DRIVEWAY
- DUPLEX
- GARAGE
- LANDSCAPE
- DRAINAGE BASIN
- 6" WATER MAIN
- WATER SERVICE
- 6" SEWER MAIN
- SEWER SERVICE
- FIRE HYDRANT
- SEWER MANHOLE

EXISTING LEGEND

- SUBJECT PROPERTY BOUNDARY
- CALCULATED PROPERTY CORNER
- ADJACENT BOUNDARY
- INDEX ELEVATION CONTOUR
- INTERMEDIATE ELEVATION CONTOUR
- EDGE OF PAVEMENT
- BARB WIRE FENCE
- 12" SEWER MAIN
- SEWER SERVICE
- SEWER MANHOLE

10/20/2018

DATE: 10/20/2018

SCALE: 1" = 30'

DRAWN: TS

DESIGNED: TS

CHECKED: ZSE

1

SHEET 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION
1		

FOR REVIEW ONLY

FOR BID ONLY

FOR APPROVAL ONLY

FOR RECORD ONLY

FOR CONSTRUCTION ONLY

FOR AS-BUILT ONLY

GRANITE BASIN

1800 COMMERCIAL AVENUE, SUITE 200

CHINO VALLEY, ARIZONA 85323

TEL: 951-251-1000

WWW.GRBASIN.COM

JARED CLATTERBUCK

860 SOUTH FRESHY LANE,

CHINO VALLEY, ARIZONA, 85323

CENTER STREET DUPLEX APARTMENTS

LANDSCAPE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION

Staff Report February 5, 2019

APPLICATION SUMMARY

File Number: Z18-000003

Assessor's Parcel Number: 306-29-002N

Site Location: Located approximately .25 mile east of the southeast corner of East Center Street and South State Route 89.

Owners of Record: Jared Shaun Clatterbuck

Applicant: Granite Basin Engineering, Inc.

Request: Request to rezone 2.8 acres of real property from SR -2.5 (Single Family Residential–2.5 acre minimum) zoning district to MR -1 (Multiple Family Residential–1 acre minimum) zoning district. The MR-1 zoning district will allow development of nine (9) duplex properties which will comprise eighteen (18) individual residences.

SITE DATA

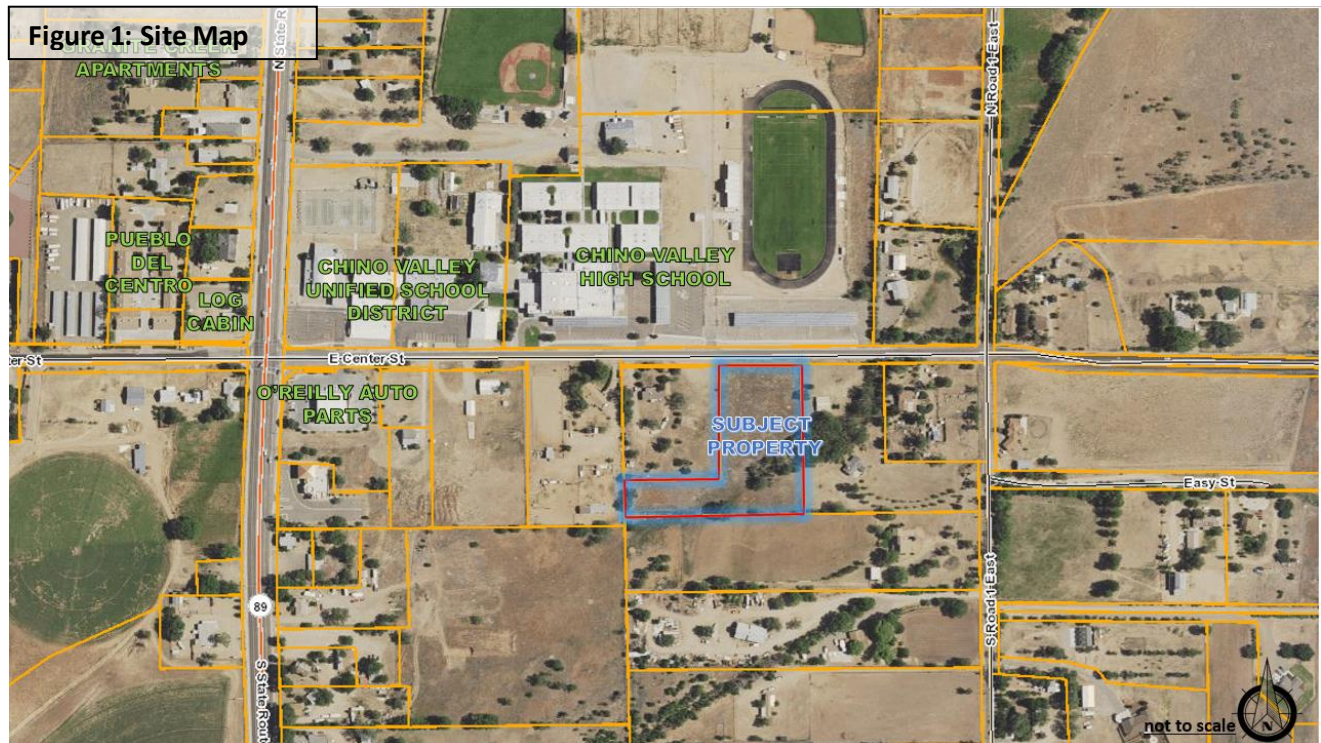
Existing Zoning	SR-2.5 (Single Family Residential- 2.5 Acre Minimum)
Lot Size	2.85 acres (approx. 124,146 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately .25 miles east of the southeast corner of East Center Street and South State Route 89. The property is accessed by East Center Street. The site has a zoning classification of SR-2.5 (Single Family Residential- 2.5 Acre Minimum) and identified with a General Plan

Land Use Designation of Commercial/ Multi- Family Residential. There are no Improvements to the site. See Figure 1.

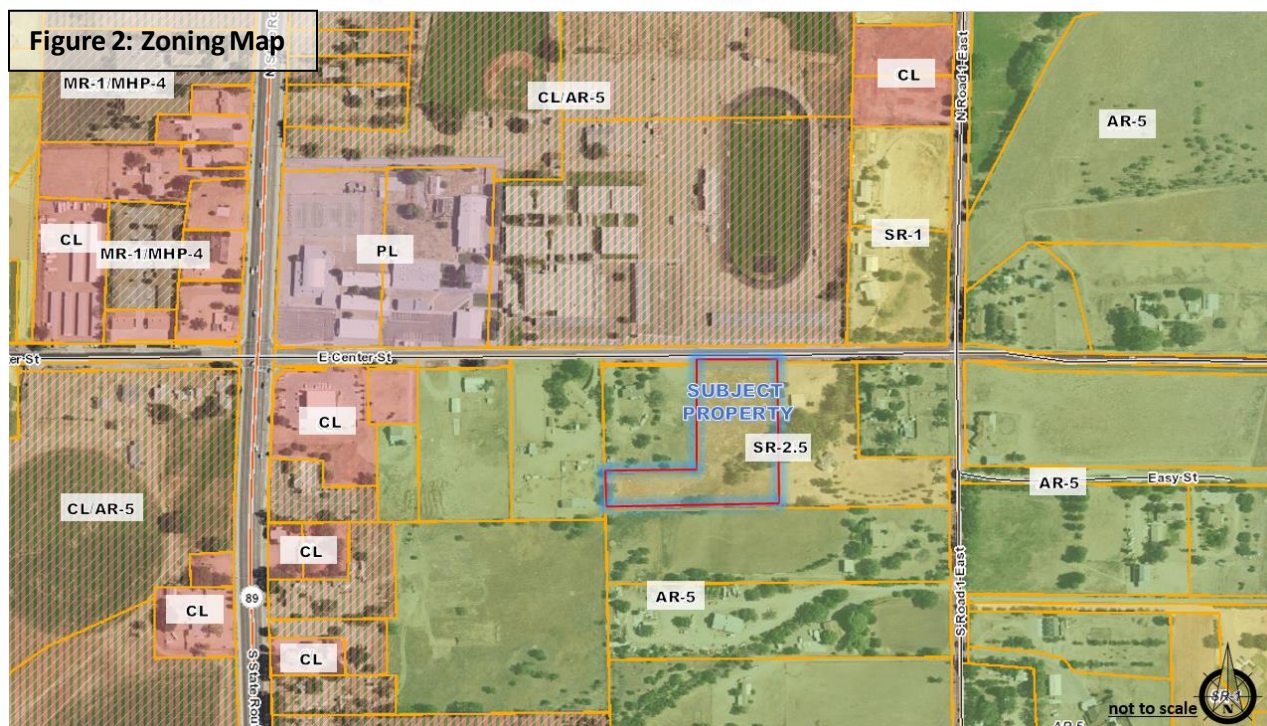


SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly low/medium density single family residential development and commercial development further west. The property directly north is zoned CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum) and PL (Public Land) with Chino Valley High School and Chino Valley Unified School District. To the east, properties are zoned SR-2.5 (Single Family Residential- 2.5 Acre Minimum) and AR-5) with single family residence and vacant land. The properties to the south are zoned AR-5 with residential uses. To the west, properties are zoned AR-5 and CL (Commercial Light) with residential development and commercial development along State Route 89. See Figure 2

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	CL/AR-5, PL, SR-1	Commercial/ Multi-Family Residential	Chino Valley High School, Chino Valley School Unified School District
East	SR-2.5, AR-5	Commercial/ Multi-Family Residential	Single Family Residence, Vacant
South	AR-5	Commercial/ Multi-Family Residential	Single Family Residence, Vacant

West	AR-5, CL	Commercial/ Multi-Family Residential	Single Family Residential , Commercial Properties
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PROJECT DESCRIPTION

The applicant has proposed to rezone the subject property from AR-5 zoning district to MR-1 (Multi-Family Residential- 1 acre minimum) zoning district. The MR-1 zoning will allow the applicant to a project generally consisting of nine (9) duplex apartments buildings providing eighteen (18) individual residences. Site infrastructure will consist of underground utilities, a 24' wide private drive with rolled curb & gutter, sidewalk and a CAFMA approved turnaround at the end of the private drive. Each unit will have a 2 car garage with a 16' wide by 22-24' deep driveway, which combined is sufficient for up to 4 vehicles. It is the intent of the owner to privately own and maintain the streets, which will be covered by an easement to allow public access and utilities.

This property has rights to 0.71 Acre Feet of Assured Water Supply per year from the City of Prescott CVI D IGA supplies, which would adequately service only two single family residences. Also, the extension of and connection to the City of Prescott's water distribution system is cost prohibitive as this portion of Center Street is not currently serviced. Due to these factors, the applicant has proposed to serve the development with an on-site water distribution system consisting of a well, pump and water storage tank. The water main size, number of fire hydrants and locations will be determined as required by CAFMA. Each unit will have individual water services.

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

Open space provisions will be dual purpose in nature, promoting stormwater control and maintenance while offering a recreational opportunity for residents. The stormwater detention area will include a playground and picnic facility intended to promote communal activity. **See Appendix A: Site Plan**

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300 foot radius, resulting in twelve (12) notices for the neighborhood meeting and public hearings. To date staff has not received any request or comments for the application.

The neighborhood meeting was held on January 14, 2019 at Town Hall. There were six residents who attended the meeting. Those who attended were provided a conceptual site plan of the subject property. Mr. Clutterbuck presented a brief narrative of the proposed project.

Most of the issues that were brought up by the citizens were in relation to the risk of their well's water levels depleting based on the density of the proposed project. The residents to the east of the subject property also had concerns about the natural wash that is within their property and extends to the subject property. They were concerned that the wash would be altered and affect the natural drainage of the area.

The citizens raised the issue about the screening that was proposed along the subject property lines. They mentioned the fence would not be enough of a buffer between them and the subject property and suggested a block wall instead. The applicant agreed and stated that the site plan will be revised to replace the fence with a block screen wall.

The citizens were also concerned about the density of the project. They stated that even though the applicant was only proposing 18 units, based on the size of the lot, the MR-1 zoning development standards allow up to 40 units or 14.5 units per acre. The applicant assured the residents that the project will only consist of 18 units, further stating that he will speak to staff about the possibility of attaching the site plan to the Ordinance in some way to limit the density to 18 units.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The requested MR-1 (MR-1) zoning district will be in conformance with the property's Commercial/ Multi-Family Residential General Plan land use designation. The Commercial/ Multi-Family Residential land use designation will continue to focus on the Land Use Goals and Strategies encouraging a variety of residential and compatible uses.

ZONING

The MR-1 zoning district is intended to fulfill the need for high density multiple family residential development. Based on the unit count requested by the applicant, the MR-1 zoning district will be the proper classification for the property. The general area is made up of low and medium density residential uses with commercial uses along the highway. Land use patterns show that higher density uses are slowly encroaching the general area. Granite Creek Apartments, a 31 unit apartment complex was built in 1991

adjacent State Route 89. Pueblo de Centro, a 12 unit duplex project was developed in 1998 west of State Route 89 and Center Street. More recently Town Council approved the Town Center project, located approximately 850 feet south of the subject property and consisting of an active adult park model community of 200 units or 13.58 units per acre. The General Plan land use designation along with recent land use patterns show that the area has supported higher density residential uses in the past. The proposed block wall to the east and west property lines will serve as a buffer and will mitigate any negative impact on adjacent properties that are already developed. The proposed landscaping, consisting of a mix of desert landscape elements will provide buffering for all property lines and will provide aesthetics to enhance the project. **See Exhibit B: Landscaping Plan**

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-856 rezoning 2.85 acres of real property from SR-2.5 (Single Family Residential- 2.5 acre minimum) zoning district to MR-1 (Multi- Family Residential- 1 Acre Minimum) zoning district with the following condition:

- 1.) The property shall generally conform to the attached site plan.
- 2.) A block wall shall be located along all property lines except for the front property line.
- 3.) If the project is developed in phases, the block wall shall be completed during the first phase.

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 2.85 acres of real property located approximately .25 mile east of the southeast corner of East Center Street and South State Route 89 from SR -2.5 (Single Family Residential – 2.5 acre minimum) zoning district to MR -1 (Multiple Family Residential–1 acre minimum) zoning district.

Chairman: Do we have a second?

Commissioner: I'll second

Chairman: All in favor

Commission: Aye (or nay)

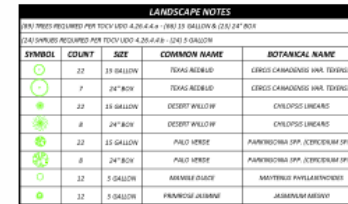
Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

LANDSCAPE PLAN

CENTER STREET DUPLEX APARTMENTS

2.85 ACRE MULTI-FAMILY DEVELOPMENT



PROPOSED LEGEND

- Paved Roadway
- Paved Driveway
- Coupled
- Garage
- Landscape
- Drainage Basin
- 4" Water Main
- Water Service
- 8" Sewer Main
- Sewer Service
- Fire Hydrant
- Fire Valve

EXISTING LEGEND

[Symbol]	SUBJECT PROPERTY BOUNDARY
[Symbol]	CALCULATED PROPERTY CORNER
[Symbol]	ADJACENT BOUNDARY
[Symbol]	1000'
[Symbol]	INDEX ELEVATION CONTOUR
[Symbol]	INTERMEDIATE ELEVATION CONTOUR
[Symbol]	EDGE OF PAVEMENT
[Symbol]	BASE WIDE ROAD
[Symbol]	-10' ± -19' ± 12' SEVER MAIN
[Symbol]	-5 -8 SEVER SERVICE
[Symbol]	-4 SEVER MAINLINES