

1. Planning And Zoning Commission - Agenda

Documents:

[2019_05_07_PZ_RG_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2019_05_07_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, MAY 7, 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 April 2, 2019, meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a. Consideration and possible action to approve Century Ranch preliminary plat to subdivide approximately 180.5 acres into 103 one (1) acre lots developed in ten (10) phases. The property is located southwest of East Perkinsville Road and M. A. Perkins Trailway, and north of the Bright Star subdivision.
 - b. Consideration and possible action to adopt Ordinance 2019-867 amending the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: BP (Business Park) zoning district.
 - c. Consideration and possible action to adopt Ordinance 2019-868 rezoning 200 acres of real property located north of Perkinsville Road and east of Jerome Junction from PL (Public Land) zoning district to BP (Business Park) zoning district.
- 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 1st day of May, 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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- 5. STAFF REPORTS**
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Planning and Zoning Commission Regular

4.a.

Meeting Date: 05/07/2019

April 2, 2019 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve April 2, 2019, meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve April 2, 2019, meeting minutes.

Attachments

April 2, 2019 Minutes

DRAFT

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

**APRIL 2, 2019
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 Armstrong led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Commissioner Gary Pasciak; Vice-Chair Tom Armstrong; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert Switzer; Commissioner William Welker; Alternate David Somerville

Staff Development Services Director Joshua Cook; Planner Alex Lerma; Administrative Present: Technician Kathy Frohock (videographer); Deputy Town Clerk/Recorder Vickie Nipper

4) MINUTES

- a)** Consideration and possible action to approve March 19, 2019 meeting minutes.

MOVED by Commissioner John McCafferty, seconded by Commissioner Gary Pasciak to approve the March 19, 2019 minutes.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

5) STAFF REPORTS

Mr. Lerma introduced the new Development Services Director, Joshua Cook, to the Commission.

6) PUBLIC HEARING

- a) Consideration and possible action to adopt Ordinance 2019-867 amending the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: (BP)Business Park zoning district.

MOVED by Commissioner William Welker, seconded by Commissioner Robert Switzer to continue the Public Hearing for Items 6 a and 6 b.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

- b) Consideration and possible action to adopt Ordinance 2019-868 rezoning 200 acres of real property located east of Jerome Junction from PL (Public Land) zoning district to BP (Business Park) zoning district.

Motion to continue this Item was approved under Item 6 a.

- c) Consideration and possible action to adopt Resolution 2019-1135 for a GPA (General Plan Amendment) to change the area's General Plan land use designation from Commercial/Multi-Family Residential to Future Growth Area: Industrial/Agri-business/Contained Planned-Community.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner John McCafferty to table Items 6 c and 6 d.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

- d) Consideration and possible action to adopt Ordinance 2019-869 rezoning twelve (12) separate parcels totaling approximately 12.5 acres of real property located along Enterprise Lane from CH (Commercial Heavy) zoning district to I (Industrial) zoning district.

Motion to Table this Item was approved under Item 6 c.

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

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decision at a later date, or responding to criticism.

10) ADJOURN

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to adjourn the meeting at 6:06 p.m.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6.a.

Meeting Date: 05/07/2019

Century Ranch Preliminary Plat

CASE DESCRIPTION:

Consideration and possible action to approve Century Ranch preliminary plat to subdivide approximately 180.5 acres into 103 one (1) acre lots developed in ten (10) phases. The property is located southwest of East Perkinsville Road and M. A. Perkins Trailway, and north of the Bright Star subdivision.

LOCATION:

Located southwest of East Perkinsville Road and M. A. Perkins Trailway, and north of the Bright Star subdivision.

FACTS:

1. Applicant: Century Ranch LLC - Jim Fletcher
2. Owner: Jim Fletcher
3. Parcel Number: 306-02-301J, 306-02-018N
4. Site Area: 378
5. Existing zoning: SR-1
6. Intended Use: Subdivision

ANALYSIS:

RECOMMENDATION

Staff request a continuation of this item to the next Planning and Zoning meeting scheduled for June 4, 2019

Planning and Zoning Commission Regular

6.b.

Meeting Date: 05/07/2019

Business Park (BP) zoning district Unified Development Ordinance Text Amendment

CASE DESCRIPTION:

Consideration and possible action to adopt Ordinance 2019-867 amending the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: BP (Business Park) zoning district.

FACTS:

1. Applicant: Town of Chino Valley
2. Owner:.....
3. Parcel Number:.....
4. Site Area:.....
5. Existing zoning:.....
6. Intended Use:.....

ANALYSIS:

See attached Staff Report

RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-867 to amend the Town of Chino Valley Unified Development Ordinance by amending Section 3, by adding Subsection 3.19: BP (Business Park) zoning district.

Attachments

BP Staff Report



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION

Staff Report May 7, 2019

APPLICATION SUMMARY

File Number:	Z19-000002
Applicant:	Town of Chino Valley
Request:	Public Hearing to consider a Town-initiated request to amend the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: Business Park zoning district.

BACKGROUND

DISCUSSION

The Town of Chino Valley owns a substantial amount of land east of Jerome Junction. 200 acres of that Town owned land has been set aside for an employment base/Business Park as identified in the Land Use Element section of the General Plan. The land designated for the Business Park is made up of 5 separate parcels and combined make up 200 acres. In order to reach the Town's vision to make this area into a Business Park, staff needs to initiate a zone change of the properties. Based on the Towns zoning regulations, the areas current PL (Public Land) zoning district's permitted uses are not aligned with the type of uses the Town foresees for the Business Park. Having the right zoning classification will better facilitate the types of businesses the Town wants to attract and locate in the Business Park.

Staff's original idea was to rezone the area to a PAD (Planned Area Development) overlay, primarily using the current PL zoning classification as the underlying zoning and adding some additional regulations to the district. When staff first initiated discussions of Old Home Manor, primary discussions were based upon the properties land use history and past project proposals not being aligned with the Towns current vision. With those discussions, staff concluded that it made more sense to design a new zoning district for the area. With the new zoning district, the Town will be able to locate all the Town's desired land uses in one spot. The new zoning district will allow staff the ability to relay that information easily, the language will be clearly definable and easier to follow for potential renters who are interested in locating in the Business Park.

In the past Old Home Manor has been called an industrial park, a business park and has also been called a combination of the two. Staff will name the zoning district Business Park based on the desired land uses. The area has actually been renamed Chino Valley Regional Business Park at Old Home Manor.

BUSINESS PARK ZONING DISTRICT FRAMEWORK

Based on the feedback staff has received, the vision of the business park was not to locate businesses that are heavy industrial in use and that all activity be done indoor within an enclosed facility, except for permitted land uses: Indoor and outdoor sales of nursery stock and contractor yards.

Uses that staff had questions about or were not sure about are grouped in the Conditional Use Permit category, this way these proposals will have to go through Planning Commission and Council and depending on the project, additional conditions can be imposed.

There is a category of prohibited uses. Through our conversations staff received the message that these uses were not wanted in the park. It's not to say these are the only prohibited uses, but these are the ones that came to mind that the Town did not want. If there was anyone who came back later and had a brand new idea for a prohibited use, that with new technology would allow him to do it in a better way, they would have to go to the public hearing process to get that use removed from the prohibited category.

DISCUSSION OF THE PROPOSED DRAFT ORDINANCE

On January 24th 2019, staff met with the steering committee that was assembled to help guide the development of Chino Valley's Old Home Manor Business Park. Members of the committee were presented with a draft version of the proposed Business Park zoning district and together with staff went over the propose language. Staff received feedback from committee members as far as uses that would be allowed within the proposed zoning district. Based on the steering committee's comments and suggestions staff revised the document to reflect the committee's vision and desires for the Business Park. (SEE APPENDIX A: "BP" BUSINESS PARK zoning district draft)

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Staff notified all residents within Chino Valley through public notification. To date, staff has not received any comments or emails from residents.

The neighborhood meeting was held on February 25, 2019 at the Community Center. There was one resident who attended the meeting. The resident lives near Old Home Manor and was for the adoption of the proposed zoning district. He hopes the propose zoning district will attract new businesses to the area.

STAFF RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-867 to amend the Town of Chino Valley Unified Development Ordinance by amending Section 3, by adding Subsection 3.19: Business Park zoning district.

APPENDIX: A

“BP” BUSINESS PARK zoning district (draft)

See following page:

3.19 “BP” – BUSINESS PARK

A. PURPOSE

This district is intended to provide for and encourage primarily large-scale office uses, some light industrial uses and public uses, while insuring that such activities will have minimal impacts on the surrounding districts.

B. PERMITTED USES

1. Business and professional offices, banks and similar
2. Professional services including call centers, research and development, high tech businesses
3. Medical and dental laboratories
4. Business, trade, dancing, art, music, and other similar educational facilities
5. Radio and television studios and all attached commercial broadcasting and receiving antennas
6. Indoor commercial recreation establishments
7. Indoor theaters, assembly halls, ballrooms and lodges
8. Headquarters buildings or charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature
9. Veterinary clinic and animal hospitals, when in a closed building
10. Printing and publishing
11. Commercial greenhouses and accessory uses, including onsite sales
12. Wholesale establishments
13. Light manufacturing
14. Packaging companies
15. Warehouses
16. Welding and machine shops
17. Business incubators
18. Digital Production
19. Commercial/Industrial Laboratories
20. Research and Development
21. Call Center
22. Small Scale Food Prep
23. Mechanical Services
24. Public, Government

C. CONDITIONAL USES (Conditional Use Permit Required)

1. Convention center
2. Colleges and universities
3. Hospitals and other medical/dental offices and clinics
4. Bottling operations
5. Microbrewery, microdistillery
6. Restaurant and eateries
7. Churches and similar places of worship

Customary accessory buildings and structures are permitted, provided they are incidental to a permitted use.

Because no list of uses can be complete, the interpretation of whether a use not specified is consistent with the intent of this zoning district and may be allowed as a conditional use or, where discretion is allowed, a permitted use shall be rendered by the Zoning Administrator with appeal to the Board of Adjustment.

D. PROHIBITED USES

1. Quarries and mines
2. Feed lots
3. Automobile salvage yards/junkyards/storage yards
4. Commercial outdoor kennels
5. Medical marijuana dispensary
6. Medical marijuana off-site cultivation and infusion facilities
7. Heavy manufacturing such as automobile manufacturing plants
8. Slaughterhouses
9. Refineries
10. Hot mix, batch plants, concrete plants, and similar uses
11. Vehicle Motor Sports Facilities
12. Airports
13. Any industry with excessive water usage and no recharge to the aquifer
14. "Dirty" industries that emit excessive particulates or other pollution
15. Extremely noisy industries
16. Underground liquid petroleum retail and wholesale distribution facilities, including fueling stations
17. Agricultural and farming uses
18. Drive-thrus
19. Residential uses

E. PROPERTY DEVELOPMENT STANDARDS

1. Minimum Development area: 20 acres total area per business park. May be comprised of one lot or multiple lots, planned in a coordinated, cohesive manner. All lots must be served by a water and sewage disposal system approved by the Town of Chino Valley.
2. Perimeter of overall development must maintain a 50 foot setback from all other districts.
3. Internal Minimum Lot Frontage (must be Right of Way): None
4. Internal Minimum Rear and Side-Yard Building Setback: None
5. Internal Minimum Front Yard Building Setbacks: 50 feet
6. Maximum Building Height: 35 feet maximum permitted, taller than 35 feet may be approved as a conditional use permit
7. Maximum Lot Coverage: None
8. Outdoor Storage: All outdoor storage shall be screened with a six (6) foot screening fence, as permitted.
9. Fencing/screening of uses shall include CMU block / stucco walls, or other similar material. It shall not include chain-link fencing.
10. Architectural Design Standards: Each Business Park, as part of the design shall include the addition of a façade on each structure on each side facing a street that is visually similar to other buildings within the development. Metal siding shall not

be a permitted façade material unless the developer can demonstrate that such a material can be visually and aesthetically pleasing. Part of these standards may include a common color palette or theme.

F. PARKING STANDARDS

1. Uses in the BP District shall use section 4.22.5.E. JOINT USE PARKING FOR PAD in determining required number of parking spaces.
2. All other appropriate regulations of section 4.22 OFF STREET PARKING AND LOADING will apply to uses in the BP District.

G. PERFORMANCE STANDARDS

The sum total of the effects of concurrent operations on two or more lots should not be greater or more offensive to the senses than the standards contained herein. Compliance with the provision of these performance standards by single or mutual changes in operational levels, scheduling of operations, and other adjustments is permitted.

1. BUILDING ENCLOSURES: Every use permitted in the BP district shall be operated in its entirety within a completely enclosed building or within an area enclosed on all sides by a solid noncombustible fence or wall, as regulated by this ordinance, provided further, that no goods, material, or objects shall be stacked higher than the fence or wall. All fences and walls shall be built in accordance with Section 4.8.
2. LANDSCAPING: In the BP district, all required yards shall be landscaped in compliance with UDO Section 4.26 LANDSCAPE REQUIREMENTS. The perimeter shall be landscaped and maintained by the business park developer/HOA and shall include one (1) 2" caliper tree spaced every 30-feet on center, and three shrubs per tree spaced aesthetically along each street frontage.
3. NOISE: Uses generating noise within the Business Park shall be restricted to no greater than 65 Decibels measured from the street side property lines as illustrated in Table 1 below.
4. ODOROUS MATTER: No emission of odorous matter shall be allowed in excess of ambient air quality standards, as set forth by regulations adopted by the Arizona Department of Environmental Quality.
5. HUMIDITY, HEAT OR GLARE: In the BP district, any activity producing humidity, in the form of steam or moist air, or producing heat or glare, shall be carried on in such a manner that the steam, humidity, heat, or glare is not perceptible at or beyond any residential or commercial district boundary. Detailed plans for the elimination of humidity, heat, or glare may be required before the issuance of a building permit.
6. VIBRATION: Vibrations shall be measured at the lot line. No vibration is permitted which is discernible to the human sense of feeling for three (3) minutes or more duration in any one (1) hour.
7. EMISSIONS AND OPEN BURNING: No emission of particulate matter, sulfur, compound, carbon monoxide, hydrocarbon, nitrogen oxide, and open burning shall be allowed in the BP District.
8. STORAGE: In the BP Zone, the storage of materials, supplies, and products on the property outside the building, constructed thereon is permitted at the rear of the property providing that the storage of materials, supplies, and products are within an area enclosed on all sides by a solid noncombustible fence or wall at

least six (6) feet in height, provided further that no goods, materials, or objects shall be stacked higher than the fence or wall.

9. **WASTE:** No waste material or refuse shall be dumped upon, or permitted to remain upon, any part of the part of the property outside of the buildings constructed thereon. All sewage and industrial waste shall be treated and disposed of in such a manner so as to comply with the standards of the appropriate authority. All plans for waste disposal facilities shall be required before the issuance of any building permit.
10. **FIRE AND EXPLOSIVE HAZARDS:** Storage, utilization, or manufacture of solid materials which requires free burning and intense burning may be allowed, provided that said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having incombustible walls and protected throughout by an automatic fire extinguishing system and in accordance with Standards of American Insurance Association for Storage, Handling, and Use of Flammable Liquids, "American Insurance Association", Pamphlet No. 30, June 1959, or any subsequent revision or amendment thereto.

TABLE 1
MAXIMUM PERMISSIBLE SOUND PRESSURE LEVEL (DECIBELS)
AT SPECIFIED POINTS OF MEASUREMENT FOR NOISE RADIATED
CONTINUOUSLY FROM A FACILITY

NOISE SOURCE	DECIBEL LEVEL	COMMENT
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chainsaw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.

Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
Quiet suburb, conversation at home. Large electrical transformers at 100 ft	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

Planning and Zoning Commission Regular

6.c.

Meeting Date: 05/07/2019

Old Home Manor Business Park Rezone

CASE DESCRIPTION:

Consideration and possible action to adopt Ordinance 2019-868 rezoning 200 acres of real property located north of Perkinsville Road and east of Jerome Junction from PL (Public Land) zoning district to BP (Business Park) zoning district.

LOCATION:

Located north of Perkinsville Road and east of Jerome Junction.

FACTS:

1. Applicant: Town of Chico Valley
2. Owner: Town of Chino Valley
3. Parcel Number: 306-02-001S, 001U, 001N, 001L, 001J
4. Site Area: 200 acres
5. Existing zoning: Public Land (PL)
6. Intended Use: Business Park

ANALYSIS:

See attached staff report

RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation to Town Council to adopt Ordinance 2019-868 to rezoning 200 acres of real property from PL (Public Land) zoning district to BP (Business Park) zoning district with the following condition:

1. That Town Council adopt Ordinance 2019-867 in purview to this adoption of the BP (Business Park) rezone.

Attachments

OHM Rezone



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION Staff Report May 7, 2019

APPLICATION SUMMARY

File Number: Z19-000003

Assessor's Parcel Number: 306-02-001S, 001U, 001N, 001L, 001J

Site Location: Located directly east of Jerome Junction.

Owners of Record: Town of Chino Valley

Applicant: Town of Chino Valley

Request: Request to rezone approximately 200 acres of real property from PL (Public Land) to BP (Business Park).

SITE DATA

Existing Zoning	PL (Public Land)
Lot Size	200 acres (8,712,000 square feet)
Subdivision	N/A
General Plan Land Use Designation	Employment Park/ Commercial Recreation/ Education/ Public Services
Existing Land Use	Vacant

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-4	Future Growth Area: Industrial/ Agri-business/ Contained Planned Community	Arizona Public Service Company
East	PL	Employment Park/ Commercial Recreation/ Education/ Public Services	Yavapai College, Chino Valley Equestrian Park
South	PL	Commercial	Vacant
West	I, CL, CH	Commercial	Vacant, Commercial Properties

BACKGROUND

SITE DESCRIPTION

The subject property is located north of Perkinsville Road and directly east of Jerome Junction. The property is accessed by North Jerome Junction. The site has a zoning classification of PL (Public Land) and identified with a Land Use Designation of Employment Park/ Commercial Recreation/ Education/ Public Services. Currently there are no improvements on the site. **(See Attachment 1: Vicinity Map)**

The area is predominantly lower density single family residential development, public land and commercial development further west. The properties directly north are zoned AR-4 (Agricultural Residential-4 Acre Minimum) with a public services and vacant land. To the east, properties are zoned PL (Public Land) with Yavapai College and Chino Valley Equestrian Park. The south properties are zoned PL (Public Land) and are currently vacant. To the west, properties are zoned I (Industrial), CL (Commercial Light) and CH (Commercial Heavy) with vacant land and commercial properties. **(See Attachment 2: Zoning Map)**

PROJECT DESCRIPTION

The Town of Chino Valley owns a substantial amount of land east of Jerome Junction. 200 acres of that Town owned land has been set aside for an employment base/Business Park as identified in the Land Use Element section of the General Plan. The land designated for the Business Park is made up of 5 separate parcels and combined make up 200 acres. In order to reach the Town's vision to make this area into a Business Park, staff needs to initiate a zone change of the properties. Based on the Town's zoning regulations, the areas current PL (Public Land) zoning district's permitted uses are not aligned with the type of uses the Town foresees for the Business Park. Having the right zoning classification will better facilitate the types of business the Town wants to attract and locate in the Business Park. The Town is proposing to rezone 200 acres of land to the new BP (Business Park) zoning district.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in eleven (11) notices for the neighborhood meeting and public hearings. To date, staff has not received any email or comments from any property owners.

The neighborhood meeting was held on February 25, 2019 at the Community Center. There was one resident who attended the meeting. The resident lives near Old Home Manor and was for the adoption of the proposed zoning district. He hopes the proposed zoning district will attract new businesses to the area.

STAFF ANALYSIS AND RECOMMENDATION

The zoning request of BP (Business Park) will be in conformance with the areas General Plan land use designation of Employment Park/ Commercial Recreation/ Education/ Public Services. **(See Attachment 3: General Plan Map)** The Land Use Element section of the General Plan (page 13 and 14) discuss future growth areas in the eastern portion of Town. Among these future growth areas is the East Perkinsville Road Gateway/ Regional Connector Extension, OHM (Old Home Manor) is located within this growth area. This section of the General Plan provides direction on the future uses OHM may contain. The subject property is identified as an Industrial park/employment base, on west 200 acres. The Business Park zoning classification will allow the Town to meet these goal set by the General Plan.

The new BP (Business Park) zoning district will allow the Town to take a step forward in attracting the type of uses and businesses that were foreseen during the adoption of the General Plan. The Business Park development standard will the Town to regulate any business that is located at Chino Valley Regional Business Park at Old Home Manor.

The site will have access by way of two main arterial street by way of East Perkinsville Road or East Perkinsville Road. The Business Park will be connected to Town utilities, an existing 12" gravity main and a 12" water main both located along Jerome Junction. The Town business park will need to abide by all Business Park zoning district development standards including perimeter landscaping and screening.

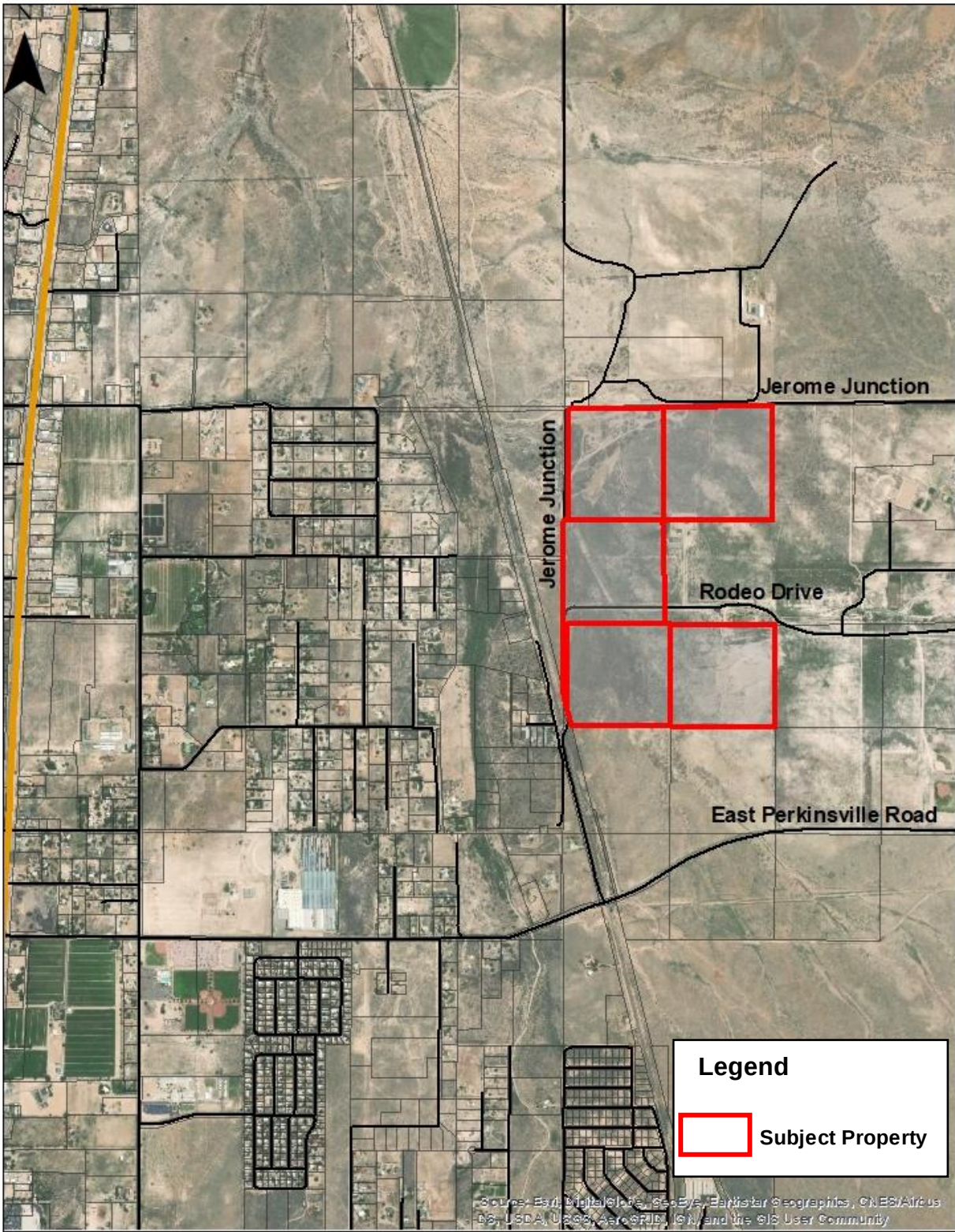
RECOMMENDATION ON REQUESTED REZONE

Staff recommends that Planning and Zoning Commission forward a recommendation to Town Council adopt Ordinance 2019-868 to rezoning 200 acres of real property from PL (Public Land) zoning district to BP (Business Park) zoning district with the following condition:

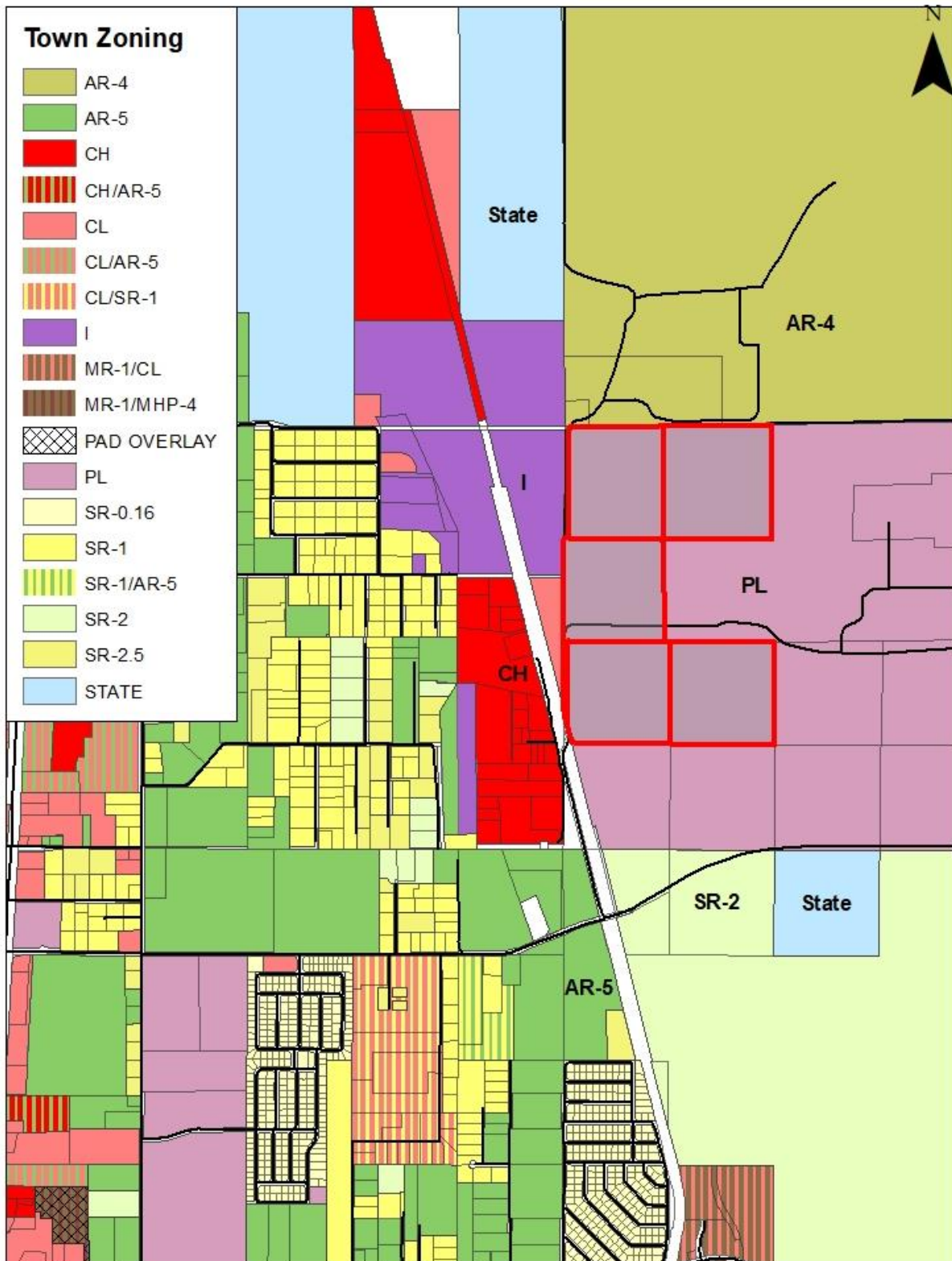
- 1) That Town Council adopt Ordinance 2019-867 in purview to this adoption of the BP (Business Park) rezone.

ATTACHMENTS

VICINITY MAP



VICINITY MAP



GENERAL PLAN LAND USE MAP

