

1. Planning And Zoning Commission - Agenda

Documents:

[2019_06_04_PZ_RG_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2019_06_04_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, JUNE 4, 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 May 7, 2019, meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action to rezone approximately 378 acres of real property from SR-2 (Single Family Residential-2 Acre Minimum) zoning district to SR-1 (Single Family Residential-1 Acre Minimum) zoning district. The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway and north of the Bright Star subdivision, Assessor Parcel Number 306-02-301J and 306-02-018N . (Alex Lerma, Planner)
 - b.** Request for approval for Century Ranch Phase 1-Phase 10 Preliminary Plat subdividing 180.5 acres of the total 378 acres into 103 one (1) acre lots developed in ten (10) phases. The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway and north of the Bright Star subdivision. (Alex Lerma, Planner)
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**

9. PUBLIC COMMENTS

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10. ADJOURN

Dated this 29th 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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By: *Alex Lerma, Planner*

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Planning and Zoning Commission Regular

4.a.

Meeting Date: 06/04/2019

May 7, 2019 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve May 7, 2019, meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve May 7, 2019, meeting minutes.

Attachments

May 7, 2019 Minutes

DRAFT

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

**MAY 7, 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

Commissioner Switzer 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

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 April 2, 2019, meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Vice-Chair Tom Armstrong to approve the April 2, 2019, meeting minutes.

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

PASSED - Unanimously

5) STAFF REPORTS

Alex Lerma reported on the following:

- The next Agenda will have two items: Century Ranch will have a rezone request and there will also be a pre-plat for a subdivision.
- Joshua Cook, the new Development Services Director introduced himself to the Commissioners and provided a brief educational and work history.

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.

Mr. Cook explained that staff was recommending a continuance until the June 2019 meeting because staff discovered the zoning for the subdivision was SR-2 instead of SR-1 and the applicant would be required to go through the rezoning process at the same time as the preliminary plat.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner John McCafferty to continue Item 6a, Century Ranch, to the next Planning & Zoning meeting scheduled for June 4, 2019.

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

PASSED - Unanimously

- 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.

Mr. Lerma presented the following:

- Item 6b, adding a Business Park zoning district, had been presented to the Commission in a Study Session in January.
- Staff had made some revisions.
- The Town owned 200 acres east of Jerome Junction that was dedicated to The Chino Valley Regional Park at Old Home Manor.
- The property needed a zoning change from the Public Lands zoning because there were not many allowed uses in that zoning district.
- Staff worked with the Steering Committee and determined that a new zoning district would best help the Town achieve their goals for the property.
- The Steering Committee was made up of members of the community that included both business and other interested community members.
- Staff made revisions to the Business Park Zone based on the comments from the Steering Committee.
- Staff held a neighborhood meeting February 25, 2019, and only one community member attended the meeting who fully supported the new zone.
- Staff presented both the original Business Park Zoning code and the revised BP Zoning code for staff to review.
- Most of the uses identified for Government use had been eliminated.

- Other uses that did not fit with the business park development vision were eliminated.
- Additional language under property development standards was added for clarification.
- Performance standards were amended and clarified so that other community members could use this zone in other areas of Town if the zone was an appropriate fit and there was at least 20-acres of combined property.
- Staff recommended 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.

Commissioners and Mr. Lerma discussed the following:

- Commissioners requested that a spelling error in the staff report under the discussion section be corrected for the word since.
- Commissioners discussed the Veterinary Clinic and Animal Hospitals requirement for a closed building also needing an outdoor space. The ability to apply for a conditional use permit for outdoor space could be added or the veterinary clinic use needed to be prohibited along with dog kennel use. Staff explained the reason for no outdoor animal space was due to a discipline level limit but explained a conditional use could be added to the final motion of approval.
- Multiple property owners could get together and request their property be combined under a Business Park Zoning. Staff explained the zoning was a mixed use of industrial and commercial uses. Staff and commissioners agreed that if this zoning was approved with multiple property owners, the commission would not approve to a non-conforming property use if one property owner wanted to rezone the property at a later date. There had to be at least 20-acres to be zoned Business Park.
- Staff explained there were some minor additional landscaping and architectural design standards requirements for this zone.
- Staff reviewed the Town's revised BP zone as well as BP zones of other communities and was satisfied, with minor modifications, that this met the intent of the Town. Staff also explained the zoning requirements could continue to be modified as needed.

Public Comments:

- Donna Armstrong explained that any space that allowed any type of animals, including vets, training facility or a doggy daycare, needed an outdoor space for the animals to go potty. There could be a restriction for day use only and not allow for overnight animals.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Teena Meadors to forward a recommendation to Town Council 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 with the following amendments:

1. Add - Item 8 - Allow veterinary clinics and they can apply under Item 8 under Conditional Use permit for an open area for animals;
2. Delete Item 4 under prohibited uses - Commercial Outdoor Kennels; and
3. Add - Item 9 - Commercial Kennels as a Conditional Use Permit.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker

NAY: Commissioner Gary Pasciak, Commissioner Robert Switzer

PASSED

- 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.

Mr. Lerma presented the following:

- The item had been presented previously during a study session.
- The property was made of five different lots and combined made up 200 acres.
- The property was currently zoned Public Land.
- The General Plan designation was Employment Park/ Commercial Recreation/ Education/ Public Services and was identified as a future growth area.
- The property is currently vacant and had water and sewer utilities running along Jerome Junction.
- The area was surrounded by residential, industrial agricultural, public lands and commercial properties.
- The Business Park zoning would align better with the vision of the Town.
- Notification was provided to neighboring property owners and a neighborhood meeting was held February 25, 2019 and had one attendee who supported the new zoning district.
- Staff recommends the Commission forward a recommendation of approval to the Town Council with the condition that the previous ordinance was adopted by the Town Council.

Commissioners and Mr. Lerma discussed the following:

- Clarified the arterial street access was East Perkinsville Road and Jerome Junction.
- Clarified the buildings shown on the map was a Town water facility. Yavapai College and the Equestrian Facility were also adjacent to the property and would have no zone change.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner William Welker to 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.

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

PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to adjourn the meeting at 6:42 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

PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6.a.

Meeting Date: 06/04/2019

Century Ranch Rezone

CASE DESCRIPTION:

Consideration and possible action to rezone approximately 378 acres of real property from SR-2 (Single Family Residential-2 Acre Minimum) zoning district to SR-1 (Single Family Residential-1 Acre Minimum) zoning district. The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway and north of the Bright Star subdivision, Assessor Parcel Number 306-02-301J and 306-02-018N . (Alex Lerma, Planner)

LOCATION:

The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway and north of the Bright Star subdivision.

FACTS:

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

ANALYSIS:

see attached staff report.

RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-870 to rezone approximately 378 acres of real property from SR-2 (Single Family Residential-2 Acre Minimum) zoning district to SR-1 (Single Family Residential-1 Acre Minimum) zoning district.

Attachments

Century Ranch Rezone Staff Report



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION Staff Report June 4, 2019

APPLICATION SUMMARY

File Number: Z19-000006

Assessor's Parcel Number: 306-02-301J, 018N

Site Location: Located southwest of East Perkinsville Road and M.A. Perkins Trailway and north of Bright Star subdivision.

Owners of Record: Century Ranch LLC

Applicant: Jim Fletcher

Request: Request to rezone approximately 378 acres of real property from SR-2 (Single Family Residential- 2 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district.

Request for approval of Century Ranch Preliminary Plat Phases 1 - 10 subdividing 180.5 acres of the total 378 acres of into 103 one (1) acre lots developed in ten (10) phases.

SITE DATA

Existing Zoning	SR-2 (Single Family Residence- 2 Acre Minimum)
Lot Size	378 acres (16,465,680 square feet)
Subdivision	N/A
General Plan Land Use Designation	Commercial and Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community
Existing Land Use	Vacant

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	State, PL, SR-2	Commercial and Employment Park/ Commercial Recreation/ Education/ Public Services	Yavapai College, Chino Valley Equestrian Park

East	SR-2, AR-4	Commercial and Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community	I-U Bar Ranch Subdivision, Vacant
South	MR-1/CL	Medium Density Residential (2 ac or less)	Bright Star Subdivision
West	SR-0.16, AR-4, AR-5	Medium Density Residential (2 ac or less)	Chino Meadows Unit 3 Subdivision, Single family residence

BACKGROUND

SITE DESCRIPTION

The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway, and north of the Bright Star subdivision. The property is accessed by East Perkinsville Road. The site has a zoning classification of SR-2 (Single Family Residential - 2 Acre Minimum) zoning district and identified with a General Plan land use designation of Commercial and Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community. Currently there are no improvements on the site. **(See Attachment 1: Vicinity Map)**

The area is predominantly medium/low density single family residential development, public land and commercial development. The properties to the north are zoned State (State Land), SR-2 (Single Family Residential- 2 Acre Minimum), and PL (Public Land) along with Old Home Manor, Yavapai College and Chino Valley Equestrian Park. Properties to the east are zoned SR-2 (Single Family Residential- 2 Acre Minimum), and AR-4 (Agricultural Residential - 4 Acre Minimum), with I-U Bar Ranch Subdivision. The southern properties are zoned MR-1/CL (Multi-Family Residential- 1 Acre Minimum/ Commercial Light) with Bright Star Subdivision. Properties to the west are zoned SR-0.16 (Single Family Residential - 7,000 Square Foot Minimum), AR-4 (Agricultural Residential - 4 Acre Minimum), and AR-5 (Agricultural Residential- 5 Acre Minimum), with Chino Meadows Unit 3 Subdivision and single family residences. **(See Attachment 2: Zoning Map)**

PROJECT DESCRIPTION

The applicant is requesting to rezone 378 acres of real property from SR-2 (Single Family Residential – 2 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district. The SR-1 zoning district will allow the applicant to continue forward with a preliminary plat for a 1-acre lot subdivision.

The applicant is also requesting approval of the preliminary plat for Century Ranch Subdivision with its associated property boundaries, easements, land use, streets, utilities, drainage and other information requirements for the proposed development.

PRELIMINARY PLAT

The recordation of the plat will subdivide approximately 180.5 acres of the total 378 acres into 103 one (1) acre lots developed in ten (10) phases. **(See Attachment 4: Preliminary Plat)** The remaining 207 acres will be future phases of the development, these future phases will need to go before the public hearing process for both preliminary and final plat.

All lots will conform to the development standards set forth by the SR-1 zoning district including; building setbacks, minimum lot area, minimum lot frontage and maximum building height. Staff has reviewed the preliminary plat at length and has determined that all proposed lots meet the minimum lot area of at least one (1) acre. With exception of Lot 1, 2 and 84, all lots meet a minimum lot frontage of 100 feet. Since the applicant is not requesting a (PAD) Planned Area Development overlay for relief on development standards, staff is expecting the lots to be modified to conform to the SR-1 zoning district development standards before the recordation of the final plat.

All arterial, collector and local streets shall be dedicated to the Town of Chino Valley with all street improvements completed as required by the Unified Development Ordinance. Town utilities are available near the project. Specifically, 12-inch water and sewer mains extend along East Perkinsville Road and end at the crossing at Jerome Junction. The project will need to further extend utilities in order to connect to the development.

All arterial and collector streets will provide minimum six (6) foot wide sidewalks, separated from the roadway by a landscape strip of at least eight (8) feet. All local streets will provide a minimum of a five (5) foot sidewalk (per ADA requirement), separated from the roadway by a landscape strip of at least six (6) feet.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300-foot radius, resulting in forty (40) notices for public notification. To date, staff has received several calls from surrounding residents. Those residents who contacted staff requested general information on the project. Other residents wanted to know where the access to the project would be located and the timeframe for the development.

STAFF ANALYSIS AND RECOMMENDATION

The zoning request of Single Family Residential - 1 Acre Minimum (SR-1) zoning district will be in conformance with the area's General Plan land use designation of Commercial and Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community. (**See Attachment 3: General Plan Map**)

The SR-1 zoning district will serve as a transition in lot sizes and zoning for properties located to the south and west of the subject property and those to the east. To the south and west of the subject property are Chino Meadows Unit 3 Subdivision and Bright Star Subdivision, both with a higher density in residential zoning. The 1-acre lot development proposed for the subject property will help with the transition as those residential properties to the east are medium to lower single family residential zoning.

The site will have its main access by way of East Perkinsville Road. The development will be connected to Town utilities, an existing 12" gravity main and a 12" water main both located along East Perkinsville Road.

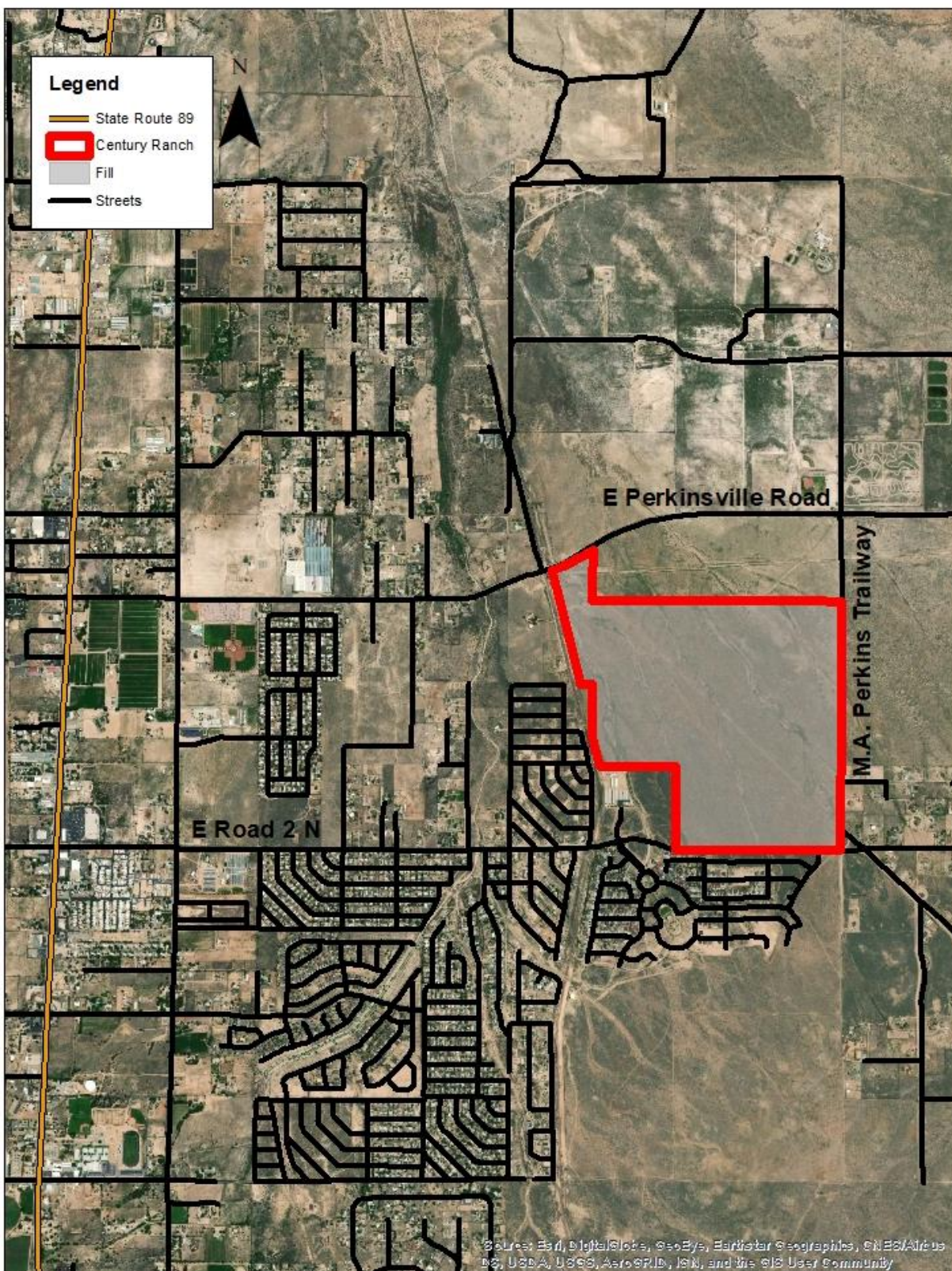
RECOMMENDATION ON REQUESTED REZONE

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-870 to rezoning rezone approximately 378 acres of real property from Single Family Residential- 2 Acre Minimum (SR-2) zoning district to Single Family Residential –1 Acre Minimum (SR-1) zoning district.

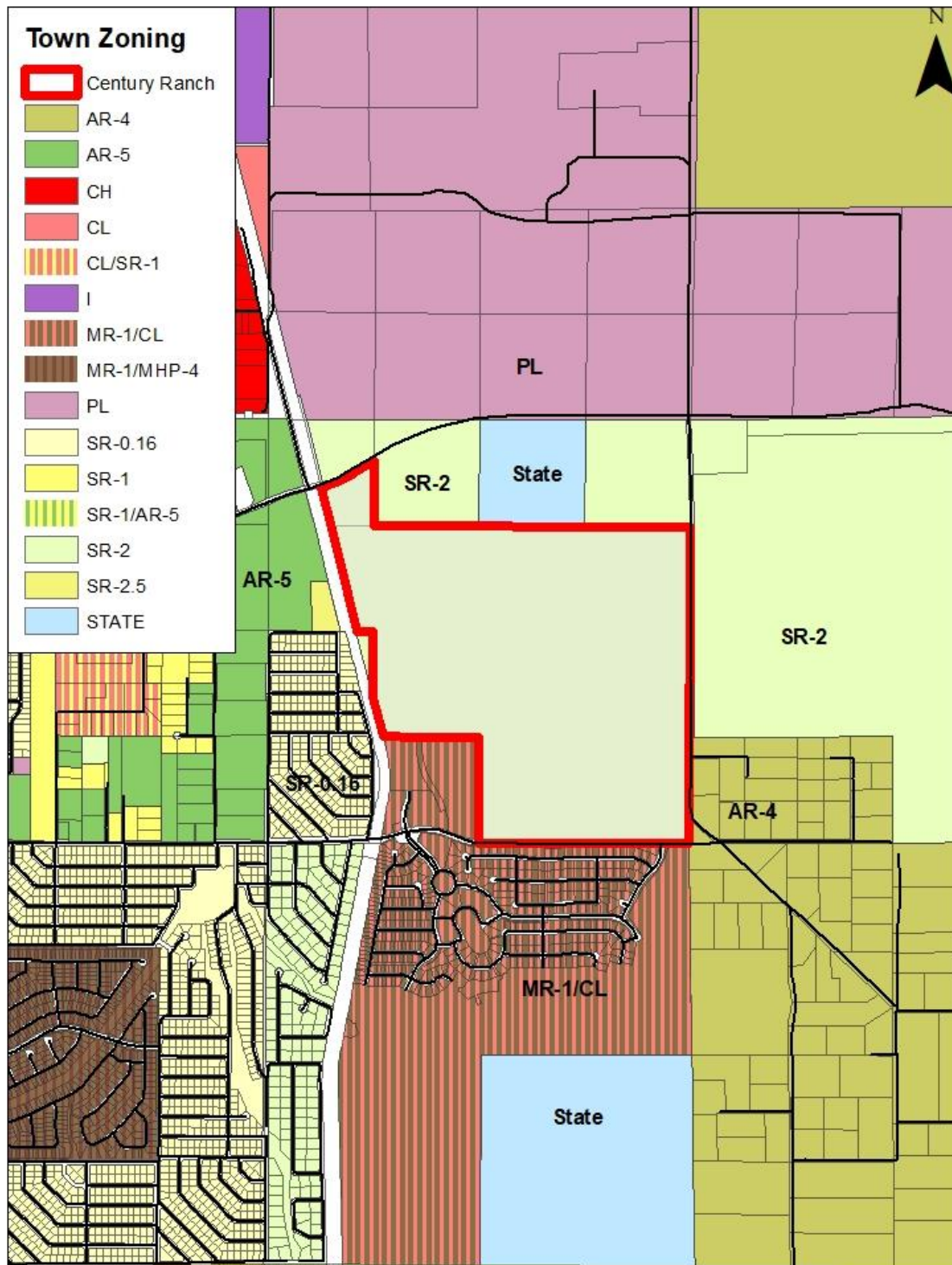
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ATTACHMENTS

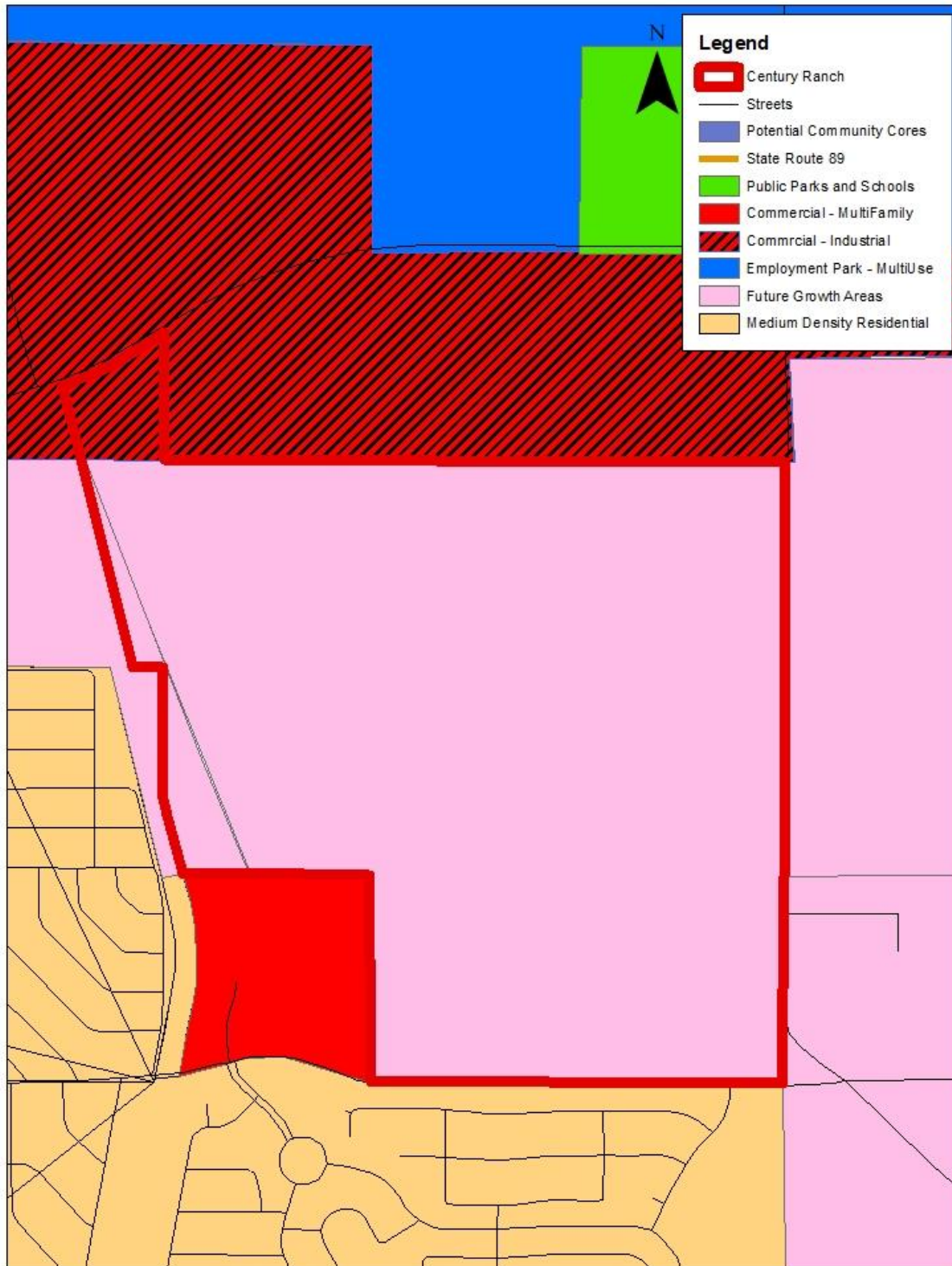
VICINITY MAP



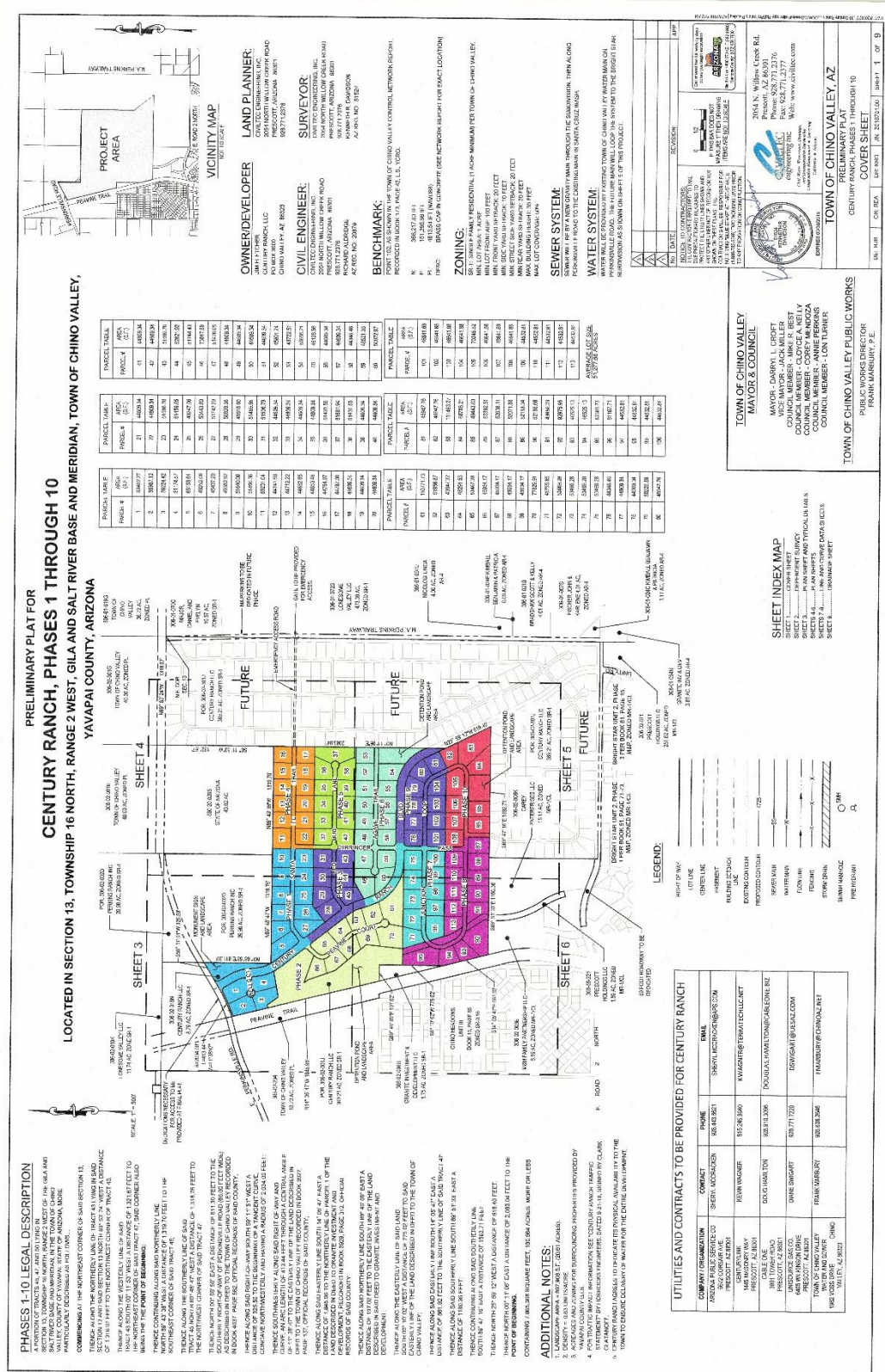
ZONING MAP



GENERAL PLAN LAND USE MAP



PRELIMINARY PLAT



Planning and Zoning Commission Regular

6.b.

Meeting Date: 06/04/2019

Century Ranch Preliminary Plat

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4. Site Area: 378 acres
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ANALYSIS:

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RECOMMENDATION

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Attachments

Century Ranch Pre Plat Staff Report

Century Ranch Pre Plat



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION Staff Report June 4, 2019

APPLICATION SUMMARY

File Number: Z19-000006

Assessor's Parcel Number: 306-02-301J, 018N

Site Location: Located southwest of East Perkinsville Road and M.A. Perkins Trailway and north of Bright Star subdivision.

Owners of Record: Century Ranch LLC

Applicant: Jim Fletcher

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North	State, PL, SR-2	Commercial and Employment Park/ Commercial Recreation/ Education/ Public Services	Yavapai College, Chino Valley Equestrian Park

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PROJECT DESCRIPTION

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Town Staff notified property owners within a 300-foot radius, resulting in forty (40) notices for public notification. To date, staff has received several calls from surrounding residents. Those residents who contacted staff requested general information on the project. Other residents wanted to know where the access to the project would be located and the timeframe for the development.

STAFF ANALYSIS AND RECOMMENDATION

The zoning request of Single Family Residential - 1 Acre Minimum (SR-1) zoning district will be in conformance with the area's General Plan land use designation of Commercial and Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community. (**See Attachment 3: General Plan Map**)

The SR-1 zoning district will serve as a transition in lot sizes and zoning for properties located to the south and west of the subject property and those to the east. To the south and west of the subject property are Chino Meadows Unit 3 Subdivision and Bright Star Subdivision, both with a higher density in residential zoning. The 1-acre lot development proposed for the subject property will help with the transition as those residential properties to the east are medium to lower single family residential zoning.

The site will have its main access by way of East Perkinsville Road. The development will be connected to Town utilities, an existing 12" gravity main and a 12" water main both located along East Perkinsville Road.

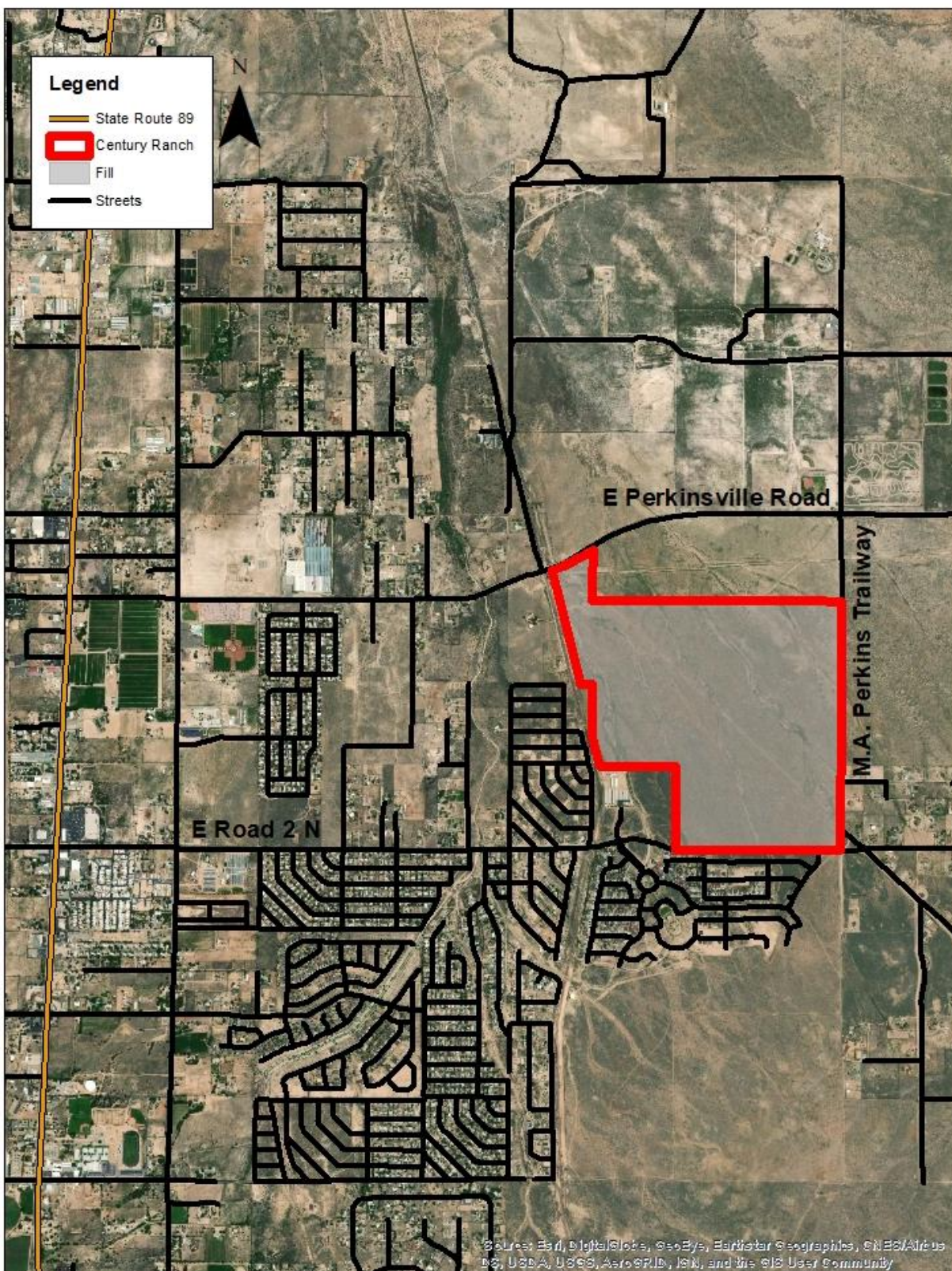
RECOMMENDATION ON REQUESTED REZONE

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-870 to rezoning rezone approximately 378 acres of real property from Single Family Residential- 2 Acre Minimum (SR-2) zoning district to Single Family Residential –1 Acre Minimum (SR-1) zoning district.

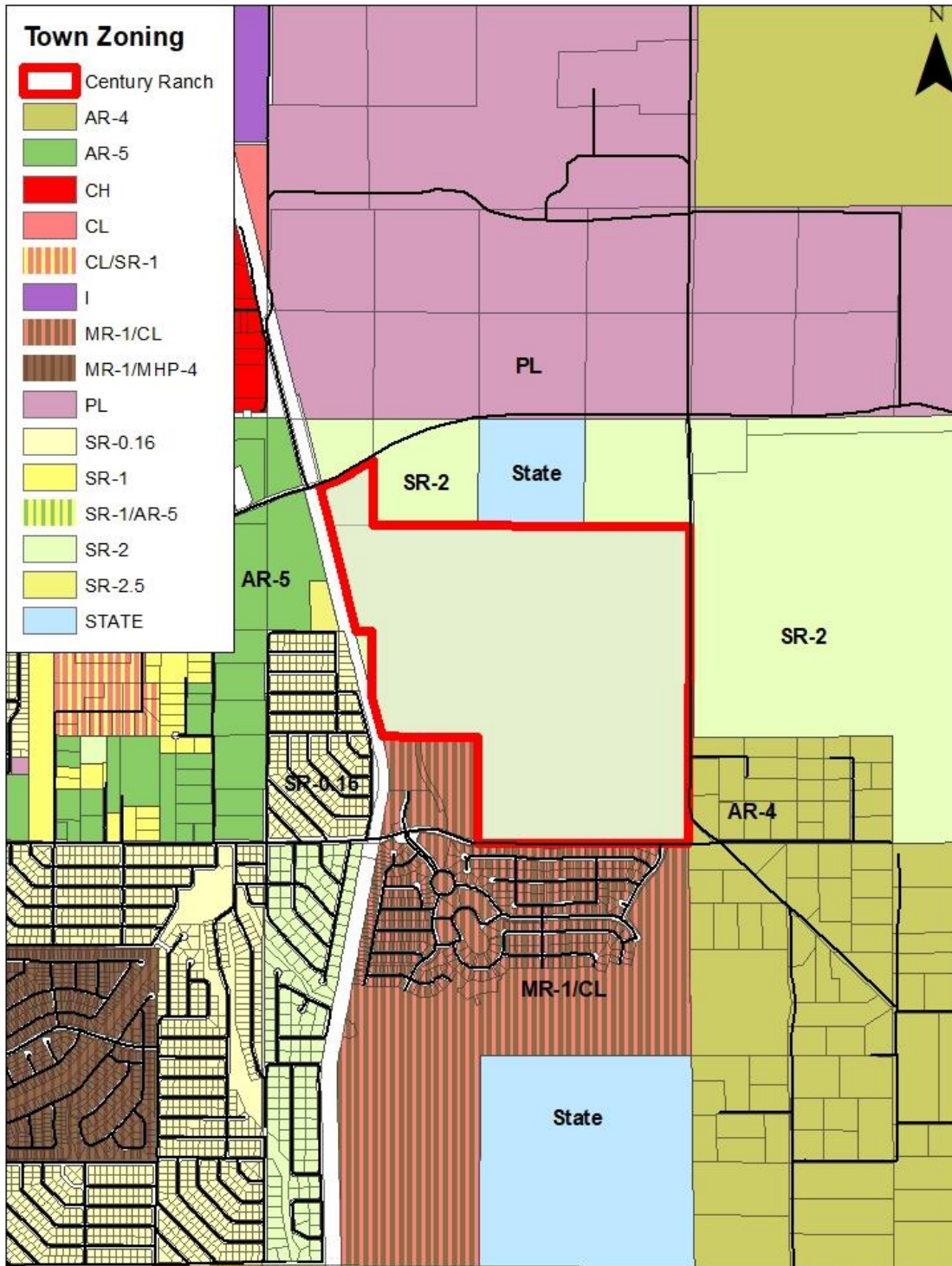
Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to approve Century Ranch Phase 1-Phase 10 preliminary plat subdividing 180.5 acres of the total 378 acres of into 103 one (1) acre lots developed in ten (10) phases.

ATTACHMENTS

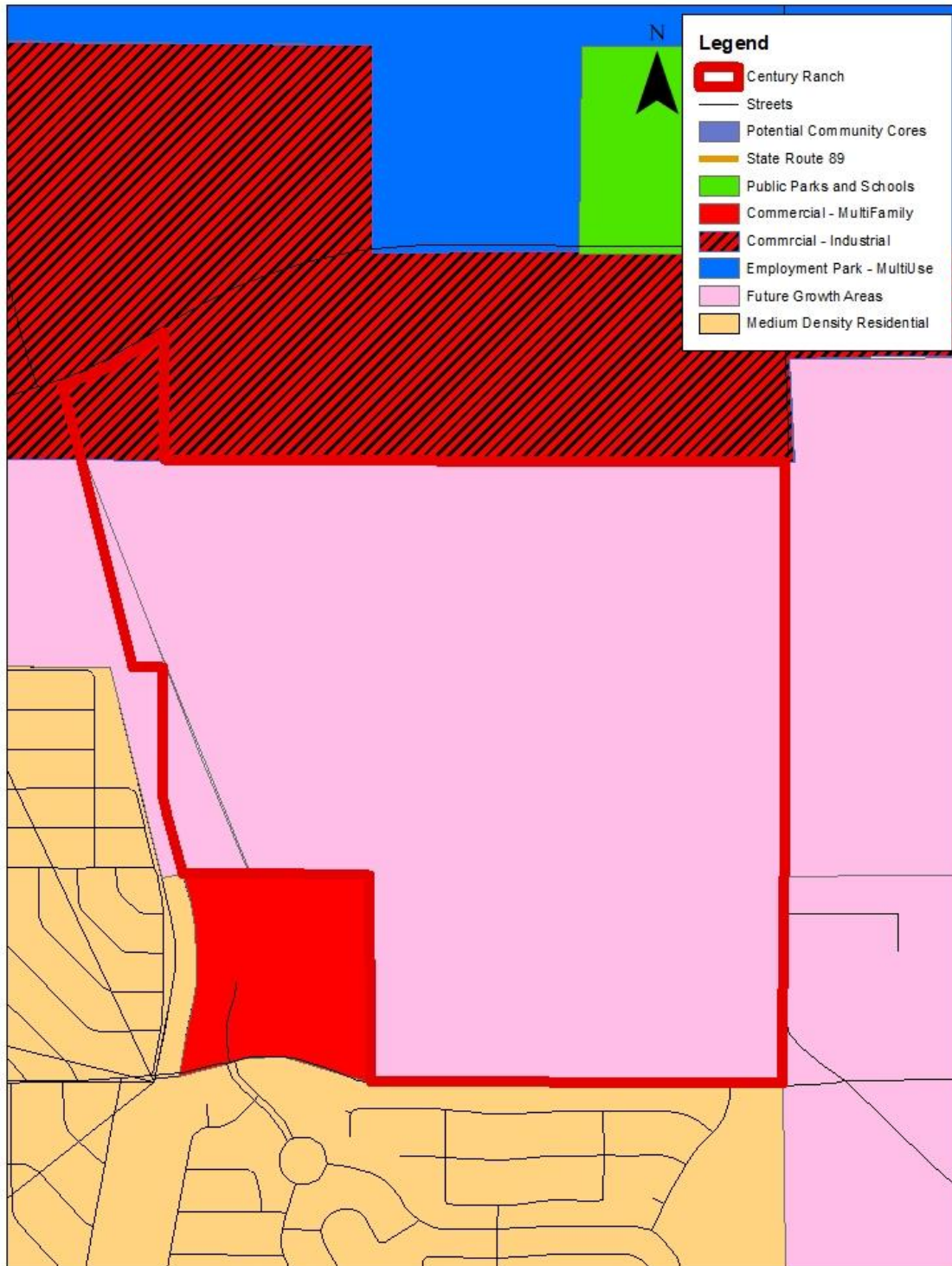
VICINITY MAP



ZONING MAP



GENERAL PLAN LAND USE MAP



PRELIMINARY PLAT

