

1. Planning And Zoning - Agenda

Documents:

[2020_02_04_PZ_RG_AG.PDF](#)

2. Planning And Zoning - Agenda Packet

Documents:

[2020_02_04_PZ_RG_AG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, FEBRUARY 4, 2020
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 the November 7, 2019, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action regarding a request for approval for Craftsman Court preliminary plat to subdivide approximately ten (10) acres into 45 lots with an average lot size of 5,334 square feet, developed in two (2) phases. (Joshua Cook, Development Services Director)
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
- 9. PUBLIC COMMENTS**

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. ADJOURN

Dated this 30th day of January, 2020.

By: *Joshua Cook, Development Services Director*

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

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



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Planning and Zoning Commission Regular

4. a.

Meeting Date: 02/04/2020

November 15, 2019 minutes

CASE DESCRIPTION:

Consideration and possible action to approve the November 7, 2019, regular meeting minutes.

FACTS:

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

ANALYSIS:

RECOMMENDATION

Attachments

November minutes

DRAFT

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

NOVEMBER 5, 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 Meadors led the Pledge of Allegiance.

3) ROLL CALL

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

Absent: Vice-Chair Tom Armstrong

Staff Development Services Director Joshua Cook; Planner Alex Lerma; Public Works

Present: Director/Town Engineer Frank Marbury; IT Manager/videographer Spencer Guest; Deputy Town Clerk Vickie Nipper

4) MINUTES

a) Consideration and possible action to approve October 1, 2019, regular meeting minutes.

Chair Merritt wanted to change the minutes to clarify his comments made at the October 1, 2019, meeting, pointing out that he moved to Yavapai County in 1979 and that his son was born in Prescott, not Chino Valley.

MOVED by Commissioner Gary Pasciak, seconded by Commissioner John McCafferty to approve the October 1, 2019 minutes as amended.

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

7 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible action to adopt Ordinance 2019-873 to rezone approximately 10 acres of real property from the AR-5 (Agricultural Residential-5 Acre Minimum) zoning district to the SR-0.16 PAD (Single Family Residential-7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay. The property is located on the southeast corner of Juniper Drive and North Road 1 East at 701 North Road 1 East, Chino Valley, AZ 86323, Assessor Parcel Number: 306-24-012. (Alex Lerma, Senior Planner)

Mr. Lerma presented the following:

- Pointed out that the Ordinance Number on the Agenda was incorrect, but the staff report had the correct number. The correct Ordinance Number was 2019-876.
- The applicant, Paul Aslanian, had applied for a Planned Area Development (PAD) for property located on the southeast corner of North Road 1 East and Juniper Drive.
- The property is adjacent to several subdivisions to the North and South. The surrounding properties were residential in nature.
- The subject property was ten acres in size and was currently zoned Agricultural Residential, five acres minimum.
- The General Plan Use Designation was medium residential density two acres or less.
- The property currently had a single-family residence and accessory structures.
- The subject property was the only property in the area that had the AR-5 zoning classification. Surrounding properties had commercial and residential zoning with smaller lot size.
- The applicant was requesting to subdivide the property into 45 lots that would be developed in two phases. Phase one would offer 20 lots and phase two would offer 25 lots.
- Lot sizes would range from a smaller lot of 4,560 square feet to the larger lots of 9,409 square feet with the average lot at 5,334 square feet.
- The density of the project would be 4.5 dwelling units per acre with 25% or 2.5 of the ten acres dedicated to open space.
- The applicant was proposing to have two ingress/egress legal access points to the subdivision, both located on Juniper Drive.
- There would be perimeter landscaping along the exterior of the subdivision on Juniper Drive and Peppertree. There would also be landscaping internally on the lot frontage.
- Sidewalks would be provided along Road 1 East, along Juniper Drive and internally into the subdivision.
- The open space and amenities would be maintained by a Homeowners Association.
- The applicant was proposing to locate fencing along Road 1 East and Juniper Drive and wooden fencing on the southern property line adjacent to the neighbors to the south.
- The subdivision would be hooked to Town water and sewer utilities.
- The homes would be site-built homes.
- The zoning requirements and setbacks and coverage for the lot locations and for the requested zone were reviewed.
- Landscaping and sidewalk zoning standards for lots abutting an arterial or collector street required a minimum 6-foot-wide sidewalk separated by an eight-foot landscaping strip. Properties abutting local streets required a five-foot sidewalk with a six-foot landscaping strip. Street standards had different requirements for residential dwelling units less than one acre in size and did not require sidewalks. Staff explained when two zoning sections of the code provided different direction, typically staff followed the more stringent

standards. In this case, staff was requiring the applicant to follow the internal and external landscaping standards. Staff reviewed the various requirements for the subdivision lots based on the location within the subdivision.

- Staff reviewed the layout of the PAD request and the applicants requested deviations from the requirements. The PAD deviations addressed the following:
 - The applicant was requesting a minimum setback of 5 foot side yards instead of 10, street side yard at 8 feet instead of 20 feet, front yard with sidewalk at 16 feet instead of 20 feet, front yard with no sidewalk at 11 feet instead of 20, rear yards abutting Road 1 east were at 20 feet instead of 50 feet, lots with a side yard abutting Juniper Drive were at 10 feet instead of 20 feet.
 - The minimum lot size standards set by code was at 7,500 square feet and the applicants average lot size was at 5,334 square feet, with a maximum low of 4,560 square feet.
 - The minimum lot frontage requirement of 50 feet would be abided by except for lots 13, which be be at 35 feet and lot 14 at 34 feet, so the applicant was asking for a minimum lot coverage of 34 feet.
 - Sidewalks development standards required sidewalks for all lots abutting local or arterial streets. The applicant was requesting to have sidewalks externally only at Road 1 East and Juniper Drive but with only a walkway on one side of the street internally.
- To offset the PAD request, the developer was willing to provided 2.5 acres of open space and off-street parking near the open space area. The developer proposed a gazebo, pavilion and picnic area in the open space area. The developer was also proposing off street trails and fencing along Juniper Drive and Road 1 East along the south property line. These proposals were not required by development standards.
- Neighboring property owners were notified and a neighborhood meeting was held on October 23, 2019. Two residents were in attendance. The concerns stated included well water depletion issues and excessive landscaping water use. The developer had explained that the landscaping would be desertcape and zeroscape plans. There was also concern about street lights in the subdivision, and the developer had explained that the lighting would be lowlight and the lighting would meet all development standards. There was also concern that two-story units would be part of the development, and the applicant confirmed that there could be two story dwellings sporadically throughout the subdivision, but the units would meet the development standards. The applicant stated that there would be deed restrictions limiting the lots abutting the south property line to one story units.
- The area was adjacent to the major community downtown core, which encouraged a higher density that was more pedestrian friendly.
- Properties abutting the proposed subdivision shared higher densities. Staff reviewed lot sizes and densities.
- This was only a first step and if the applicant received approval, he would still need to go through the subdivision process.
- Staff recommended the Planning and Zoning forward a recommendation of approval to the Town Council with the following conditions:
 1. The project shall substantially conform to the site plan, landscaping plan, conceptual building elevations and other exhibits provided by the applicant, as modified by staff's recommended conditions.
 2. Developer shall provide a 6-foot fence installed at the property line of each lot, fronting on Road 1 East and Juniper Drive, in addition, a 6-foot wooden fence shall be installed along the south property line.
 3. The Developer shall provide proof of assured water supply from the State of Arizona.

4. The Town of Chino Valley has an existing 12" water line in the Juniper Dr. right-of-way along the property's frontage. Properties will be required to connect. Additionally, the installation of fire hydrants at a maximum of 500' spacing will be required. Also, the water main shall be extended along the property's entire frontage on Rd 1 East per Town Code 51.060.
5. The developer will be required to construct a new 8" sewer line along the properties entire frontage per Town Code 51.060. In lieu of constructing a new 8" sewer line along the perimeter of the entire frontage of the property per Town Code 51.060, an 8" sewer line that is extended through the development and terminating within the right-of-way of Road 1 East at the Southwest corner of the development is acceptable.
6. The Town of Chino Valley Area Drainage Master Study shows possible flooding potential on the east side of the property. Building designs will need to take this into account. In addition, additional right-of-way or drainage easements may be required.
7. All drainage ways that convey fifty (50) cubic feet per second or more, during the one-hundred (100)-year flood event, shall be considered a regulatory flood and shall be dedicated to the public with provisions for maintenance access ramps.
8. A drainage study that addresses the hydrologic and hydraulic components relating to onsite and off-site drainage shall be developed and prepared by a registered Arizona Professional Engineer. The drainage study shall be approved before the street improvement plans and final plat are approved. If the subdivision will be developed in phases, a master drainage plan will be required.
9. The developer shall dedicate additional right-of-way 50' east of the road centerline on Rd 1 East and 25' west of centerline on Peppertree Dr. Additional right-of-way or drainage easements may be required on Juniper Dr. pending engineering study results.
10. The developer shall improve the east half of Road 1 East and the south half of Juniper Dr. along the project limits per Town Street Design Standards. This includes, but is not limited to, new road section, pavement edge treatment, sidewalk, and utility relocations as necessary. Due to pending drainage projects, improvements on Peppertree are not recommended. Cash or other amenities in lieu of improvements is recommended.
11. A traffic Impact statement for this development will be required.
12. City of Prescott has an aerial easement for power lines. This may limit development in the vicinity of this easement.
13. A 1' non-vehicular access easement will be required along Road 1 East. This is shown in the development plan on Road 1 East and Juniper Drive. This would prevent property owners from accessing their property from the rear or side area. All access would be required to be from the front of the lot.

Planning Commission Members and staff discussed the following:

- The applicant stated there would be a six-foot wood fence along the south property line but the material for the six-foot fence along Road 1 East and Juniper had not been determined, but he could not imagine a chain link or block fence. His vision would be something more attractive such as a vinyl or wooden fence.
- Staff explained that there was a power line in the vicinity that the City of Prescott used to power their wells. Properties that had clearance issues with the power line easements would not get a building permit. The building restriction would be lifted once the power lines were rerouted.
- Any flooding and drainage issues would be contained within the open space, but the Town

wanted to ensure the issue was addressed. The drainage study numbers would be refined as the applicant went through the engineering process. The lots adjacent to the open area were developable as long as the base flood elevation was one to two foot above regulatory flood levels. An engineered and detailed plan would be provided during the subdivision stage.

- Staff explained to the Commission that there were not sidewalks in most of the area subdivisions. Staff also explained that the Commission could request through a condition that sidewalks be moved to the opposite side of the street if it was deemed more appropriate. The current plan layout for the sidewalks might allow for more off street parking.
- The sewer easement between lots 13 and 14 was underground sewer. The Town's goal was to get the sewer further down Road 1 East or into the Roadrunner Mobile Home Park. If the sewer line went through the development and through the easement, it would facilitate any future connections or extensions the Town needed without added expense and future maintenance of additional lines in Juniper and Road 1 East.
- The water rights currently granted to the property would be between the applicant and the City of Prescott. The Town had no authority or access to the rights. The applicant would need to provide a certificate of assured water supply. Staff was unclear about the status of the flood irrigation rights. The Chino Valley Irrigation District required the City of Prescott to serve up to one home per acre worth of water in exchange for the water rights.
- Staff explained that the assured water supply was the water rights. The assured water supply was the legal water that was brought to satisfy ADWR with the 100-year assured supply. The Town would be agreeing to serve the applicant the water. Where the water was pumped from was not as important as having the legal right to withdraw the water. The withdrawal right would be signed over to the Town.

Planning Commission Members, applicant, Mr. Aslanian and staff discussed the following:

- Mr. Aslanian explained that the subdivision would be a good addition to the Town and provide a price point not currently offered in the area for site-built homes.
- The streets of the subdivision were intended to be public, not private.
- The homes were smaller and the average footprint was smaller. The average house at 1200 square feet, had a building area that provided a backyard and had a footprint that only took about 1,700 square feet. The objective was to create more space than the minimums requested.
- The area of the sidewalks helped provide enough setback depth into the garage area. Sidewalks on both sides would require the homes to be setback further. The objective was to have 22 feet from backup curb to the front of the garage. This would allow enough off street parking so that large vehicles were not hanging out into the street.
- Low water usage plants would be used for landscaping and there was not a plan for xeriscape plants.
- This would be connected to Town water not Prescott. The applicant had both options because the location was in the CVID. Prescott could have provided water to 10 dwellings, but they also had fire flow issues with the existing lines. The applicant thought it made more sense to be tied into Town water and sewer.
- The style of the homes would be craftsman or cottage style and not cookie cutter homes. The smaller homes allowed for the price point.
- Commissioners suggested that the exterior fencing on Juniper and Road 1 East be added under the HOA maintenance plan so it did not fall under individual ownership.
- Off street parking would be enforced through signage and HOA requirements.
- Commissioners stated the applicant may want to consider having the one-foot non-vehicle

access on lots 4, 5, 21, 28, 29 and 36. The applicant stated that too wide of a setback on those lots would require a side load garage. Staff explained that Town code only required the non-vehicular access on Road 1 East and Juniper was a plus. From a traffic point of view, a side entrance on those lots would not make a difference and limiting access would not need to be restricted.

Planning Commission Members discussed the following:

- Commissioners discussed including a number 14 in the conditions that would require the developer to commit to utilizing the Town of Chino Valley's utilities for water and sewage. It was pointed out that was already required under condition number four.
- The applicant explained that his intention was to have Juniper Drive be included in the one-foot non-vehicular easement. Staff explained that Juniper Drive was purposely not included because it was not a requirement of the code. The applicant stated that although it was not required, it was the intention to include that as part of the development.
- The Commissioner amended the original motion removing the modification of number 13 to include Juniper Drive.

MOVED by Commissioner Gary Pasciak, seconded by Commissioner Teena Meadors to forward a recommendation of approval to Town Council to adopt Ordinance 2019-876 rezoning approximately 10 acres of real property from the AR-5 (Agricultural Residential- 5 acre minimum) zoning district to SR-0.16 PAD (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay zoning district with the conditions as stated in the staff recommendation.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker, Alternate David Somerville

NAY: Commissioner Robert Switzer

6 - 1 PASSED

Commissioner Switzer stated that he voted nay because he wanted to see the project conform to the SR-0.16 standard conditions to match the areas around it more closely with the larger lots.

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Commissioner Teena Meadors, seconded by Commissioner Gary Pasciak to adjourn the meeting at 7:12 p.m.

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

7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6. a.

Meeting Date: 02/04/2020

Assistant Planner

CASE DESCRIPTION:

Consideration and possible action regarding a request for approval for Craftsman Court preliminary plat to subdivide approximately ten (10) acres into 45 lots with an average lot size of 5,334 square feet, developed in two (2) phases. (Joshua Cook, Development Services Director)

LOCATION:

The property is located at the southeast corner of North Road 1 East and Juniper Drive, directly south of the Colonial Villas subdivision. Assessors Parcel No. 306-24-012.

FACTS:

1. Applicant:..... Arizona Development Company - Paul Aslanian
2. Owner:..... Arizona Development Company, LLC & Nelson Family Trust
3. Parcel Number..... 306-24-012
4. Site Area..... 10 Acres
5. Existing zoning:..... SR-0.16 PAD
6. Intended Use..... Residential Subdivision

ANALYSIS:

See attached staff report

TECHNICAL REVIEW:

See attached staff report

SITE PLAN

See attached staff report

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve Craftsman Court Phase 1 and Phase 2 preliminary plat subdividing approximately 10 (ten) acres into 45 lots with an average lot size of 5,334 square feet.

Attachments

Craftsman Court Staff Report

Craftsman Court Site Plan



**TOWN OF CHINO VALLEY PLANNING AND ZONING
COMMISSION
Staff Report February, 4th 2020**

APPLICATION SUMMARY

File Number: P20-000001

Assessor's Parcel Number: 306-24-012

Site Location: Located at the southeast corner of the intersection of Juniper Drive and North Road 1 East.

Owners of Record: Arizona Development Company, LLC & Nelson Family Trust

Applicant: Arizona Development Company - Paul Aslanian

Request: Request for approval of Craftsman Court Preliminary Plat Phases 1 & 2 to subdivide approximately ten (10) acres into 45 lots developed in two (2) phases.

SITE DATA

Existing Zoning	SR-0.16 PAD (Single Family Residential 0.16 acre minimum with a Planned Area Development)
Lot Size	10 acres (435,600 square feet)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 acres or less) (See Attachment 3: General Plan Land Use Map)
Existing Land Use	Single Family Residential (one manufactured home and one accessory building)

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	MR-1/CL	Medium Density Residential (2 acres or less)	Colonial Villas Subdivision
East	SR-1, SR-0.16 & MR-1/MHP-4	Medium Density Residential (2 acres or less)	Single Family Residential, Chino Meadows Unit 2 & Highlands Ranch Subdivision
South	SR-1	Medium Density Residential (2 acres or less)	Single Family Residential & Vacant

West	AR-5 & PL	Commercial – Multifamily Residential	Roadrunner Mobile Home Park, Walker Estates Subdivision & National Forest Service
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BACKGROUND

SITE DESCRIPTION

The subject property is located on the southeast corner of North Road 1 East and Juniper Drive. The ten (10) acre site has a zoning classification of SR-0.16 PAD (Single Family Residential 0.16-acre minimum with a Planned Area Development), and has a General Plan land use designation of Medium Density Residential (2 acres or less). The property currently has a 1,568 sq. ft. home along with accessory structures. **(See Attachment 1: Vicinity Map)**

The area is predominantly medium/high density single-family residential development. The properties to the north are zoned MR-1/CL (Multi-Family Residential- 1 Acre Minimum/ Commercial Light) with Colonial Villas Subdivision. Properties to the east are zoned SR-1 (Single Family Residential- 1 Acre Minimum), SR-0.16 (Single Family Residential- 7000 Square Foot Minimum Lot Area) and MR-1/MHP-4 (Multi-Family Residential- 1 Acre Minimum/ Mobile Home Parks - Residential – 4 Acre Minimum) with single family residential properties, Chino Meadows Unit 2 Subdivision and Highlands Ranch Unit 1 Subdivision. The southern properties are zoned SR-1, with single-family residential properties. To the west, properties are zoned CL/AR-5 (Commercial Light/ Agricultural Residential - 5 Acre Minimum), PL (Public Land) and SR-1 with USDA Forest Service, Roadrunner Mobile Home Park and Walker Estates Subdivision. **(See Attachment 2: Zoning Map)**

PROJECT HISTORY

On December 10, 2019, Town Council, through Ordinance No. 2019-876, approved the zone change from AR-5 to SR-0.16 PAD for Craftsman Court Subdivision. **(See Attachment 5: Ordinance 2019-876)**

PROJECT DESCRIPTION

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

PRELIMINARY PLAT

Approval of the preliminary plat will allow the applicant to continue the process to subdivide approximately ten (10) acres into 45 lots with an average lot size of 5,334 square feet developed over two (2) phases through the future submission of technical review and the final plat prior to recordation. **(See Attachment 4: Preliminary Plat)**

All lots shall conform to the development standards set forth by the SR-0.16 PAD overlay zoning district as stipulated by Council including; building setbacks, minimum lot area, minimum lot frontage, and maximum building height. Staff has reviewed the preliminary plat and has determined that it is in

conformance with the approved conceptual plan submitted with the rezoning application.

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 adjacent to the project. Specifically, an 8-inch water main and a 12-inch sewer main that extends along Juniper Drive. The applicant intends to tie into these adjacent mains with an 8-inch water and an 8-inch sewer main.

All arterial and collector streets shall provide minimum six (6) foot wide sidewalks, separated from the roadway by a landscape strip of at least eight (8) feet. Per the Public Works Director, plans for North Road 1 East will be deferred as it is contingent upon the future development and expansion of the road.

All local streets will provide a minimum of a five (5) foot sidewalk (per ADA requirements), separated from the roadway by a landscape strip of at least six (6) feet. Through the approved planned area development, sidewalks are to be located on only one side of local streets opposed to both as required by code.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff did not notify property owners or hold a neighborhood meeting for the preliminary plat as a neighborhood meeting was held during the rezoning process.

STAFF ANALYSIS AND RECOMMENDATION

The Craftsman Court Preliminary Plat meets all requirements set forth by Section 5.2.3 of the Unified Development Ordinance. The site will have its main access by way of Juniper Drive. The development will be connected to Town water and sewer both through 8-inch mains. The Development Services Department and the Public Works Department have completed an initial review of the plat. After approval of the preliminary plat, the project will go through technical review and then come back through the public hearing process for approval of the final plat.

RECOMMENDATION ON REQUESTED PRELIMINARY PLAT

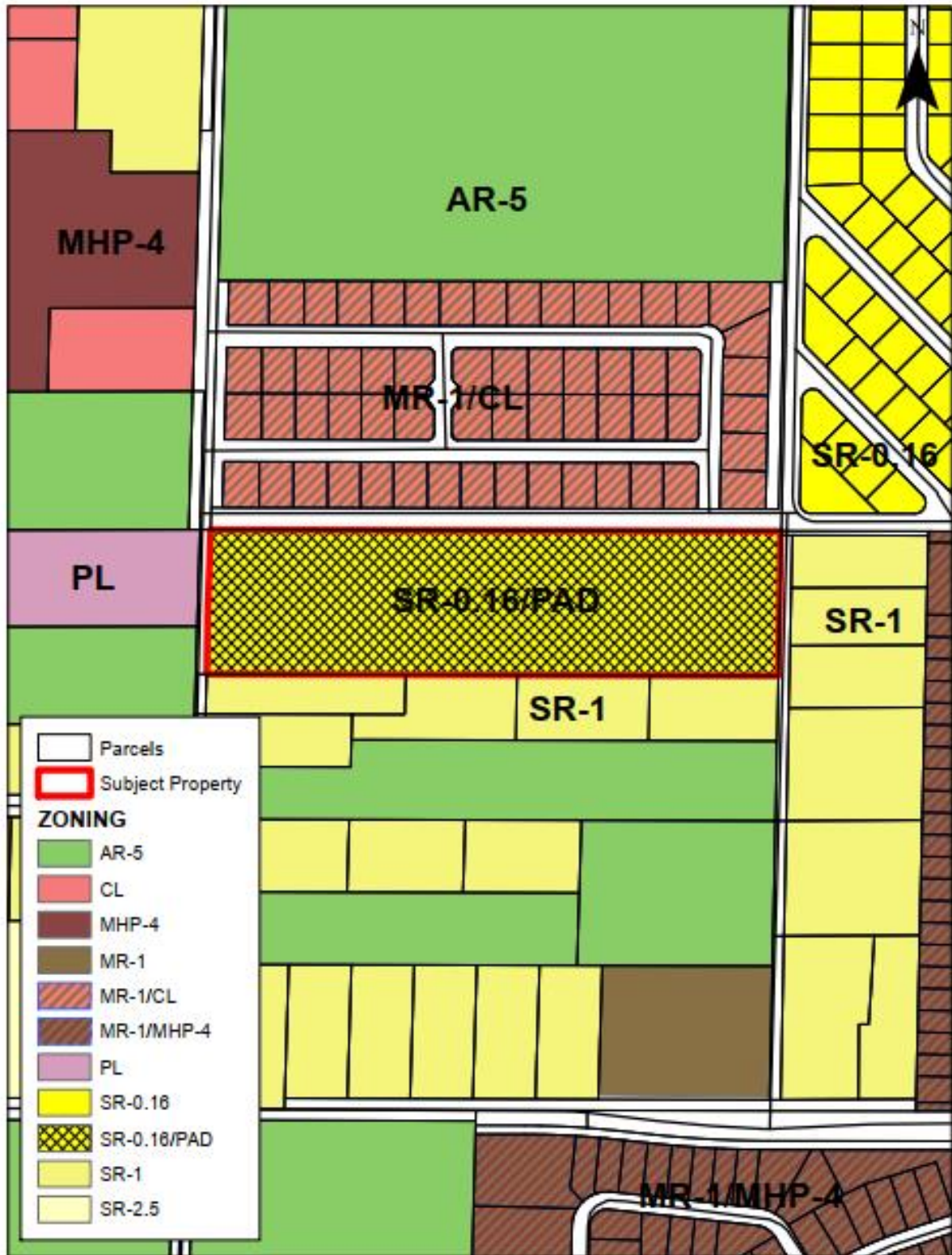
Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve Craftsman Court Phase 1 and Phase 2 preliminary plat subdividing approximately 10 (ten) acres into 45 lots with an average lot size of 5,334 square feet.

ATTACHMENTS

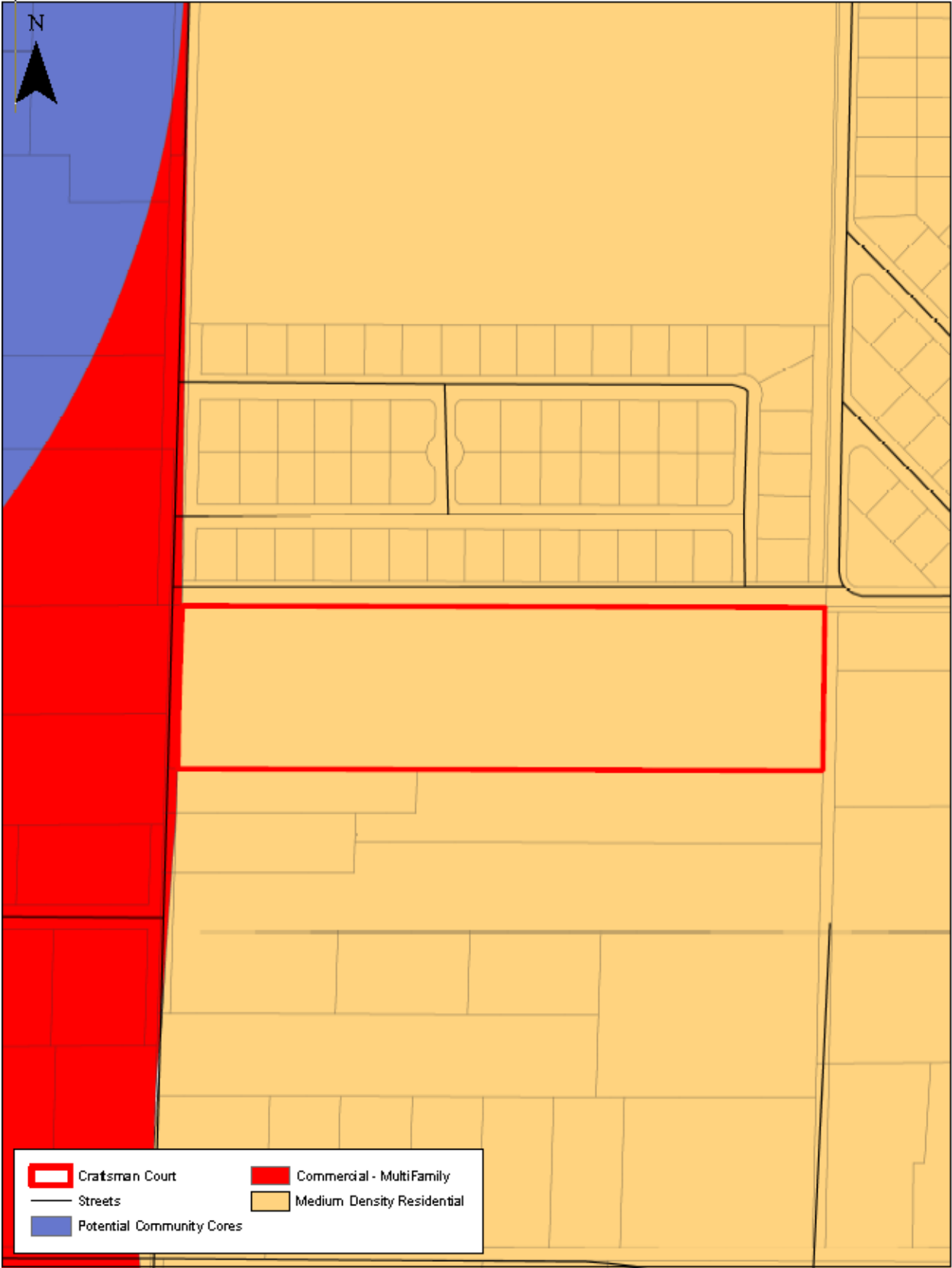
VICINITY MAP



ZONING MAP



GENERAL PLAN LAND USE MAP



CRAFTSMAN COURT PLANNED AREA DEVELOPMENT PRELIMINARY PLAT

[illegible]

LANDSCAPING AND
AMENITY LEGEND

3. L. LERLAND OR AZ CYPRESS TREES 30' C
 WITH 10' LANDSCAPE ROCK GROUND COVER
 4. HALF STREET SECTION OF 12 PAVEMENT
 WITH CURB & GUTTER AND 2 SIDEWALK,
 IF REMINDER OF ROW TO BE LANDSCAPED
 5. 175' LF OF ROCKETT BAN TRAIL AROUND
 PERIMETER OF OPEN SPACE,
 6. DRIVE, GUEST PARKING AREA
 7. 39' TO 30' DIAMETER GAZON WITH
 FENCE TABLES SURROUNDED
 BY LANDSCAPING
 8. IF SUBSTANTIAL SIDEWALK CONNECTION
 TO OPEN SPACE ROCKETT BAN TRAIL
 9. IF FENCE AT PROPERTY LINE ALLOW LOTS
 FRONTAGES TO REMAIN 1 EAST AND 1 WEST OF L

PROPOSED SETBACK TABLE

SETRACK TYPE	CURRENT SETBACK	PROPOSED SETBACK
INTERIOR SIDE YARD	16 FT	5 FT
STREET SIDE YARD	20 FT	8 FT
FRONT YARD W/ W	26 FT	16 FT
FRONT YARD NO W	26 FT	11 FT
RD 1 EAST REAR YARD	36 FT	20 FT
JUMP IN (SIDE YARD)	26 FT	10 FT

PROPOSED 10' MIN LOT AREA & FRONTAGE, AND 10' MIN W/ W

CURRENT	PROPOSED
7000 SQUARE FEET	4800 SQUARE FEET
50' MINIMUM FRONTAGE	60' ON ALL LOTS EXCEPT 12-15 BBLW

TABLE NOTES:
 FRONT SETBACKS WILL MAINTAIN A MINIMUM
 OF 32' FROM BACK OF CURB OR SIDEWALK.
 5' SIDEWALKS ARE PROPOSED ON ONE SIDE
 OF STREET ONLY TO ALLOW FOR DEEPER
 DRIVEWAYS AND BETTER OFF-STREET
 PARKING. THIS WILL ALSO ALLOW FOR STREET
 PARKING ADJACENT TO THOSE LOTS THAT DO
 NOT ADJUT A SIDEWALK.
 THE PROPOSED 5' SIDEWALKS WILL BE ADJACENT
 TO LOTS 14, 1429, 2638, AND 3249.

THE PROPOSED 5' SIDEWALKS WILL BE ADJACENT TO LOTS 64, 64B, 254B, AND 374B.

LOCATION MAP



SITE DATA

PARCELS 2024 LOT 2
 2024 LOT 2 AREA 100 ACRES
 NET 100 ACRES 100 ACRES
 TOTAL LOTS 100
 DENSITY 100 100 100
 LARGEST LOT 100 100 100
 SMALLEST LOT 100 100 100
 AVERAGE LOT 100 100 100
 100% AREA 100 AC
 OPEN SPACE AREA 100 AC
 PROPOSED 2024 LOT 2

ZONING

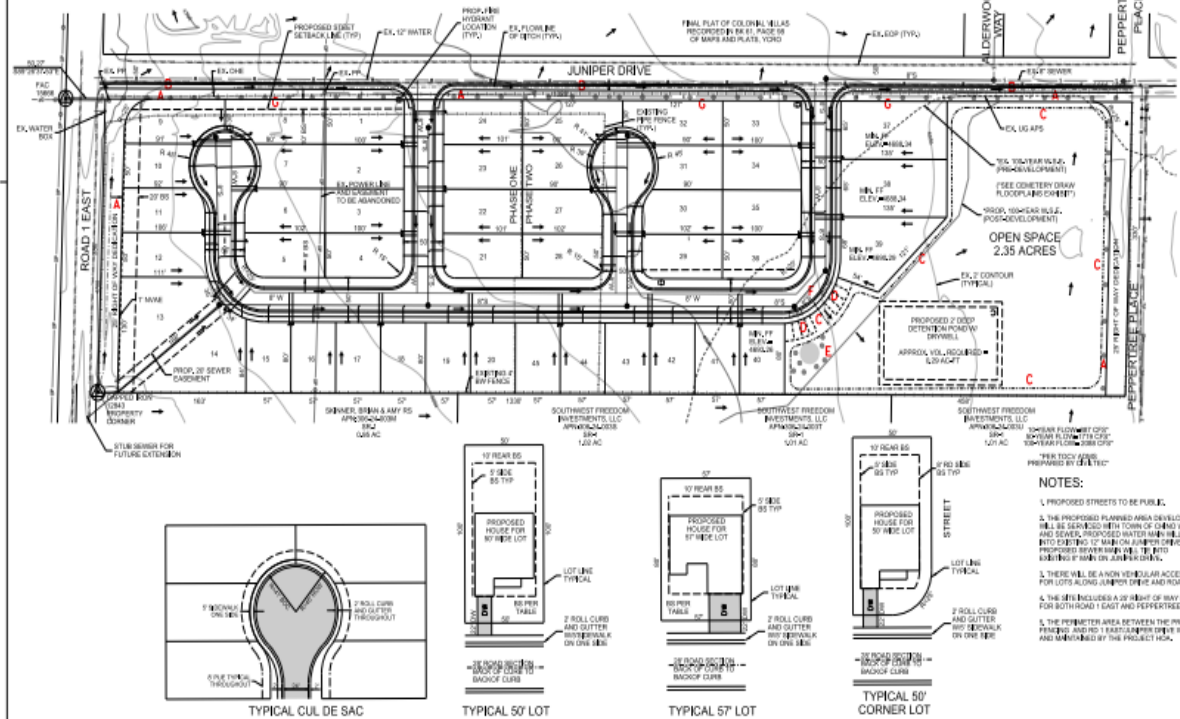
UTILITIES
ELECTRICITY: ARIZONA POWER SERVICE
GAS: INDIAN SOURCE ENERGY SERVICES
TELEPHONE: COMCAST
CABLE: DISH NETWORK
WATER: TOWN OF CHINO VALLEY
SEWER: TOWN OF CHINO VALLEY
SOLID WASTE: WASTE MANAGEMENT (PREFERRED)

LEGAL DESCRIPTION

OWNER/DEVELOPER/SUBTENDER

LA DEVELOPMENT CO., LLC
PO BOX 43038

PROJECT CONTACT:
PAUL ASLANIAN

[illegible]

NOTES:

1. PROPOSED STREETS TO BE PUBLIC.
2. THE PROPOSED PLANNED AREA DEVELOPMENT SHALL BE SERVED WITHIN TEN (10) FEET AND WATER AND GAS PROPOSED STREETS SHALL BE THE INTO EXISTING 12' MAIN CANAL JUNCTION. PROPOSED SEWER MAIN SHALL BE INTO EXISTING 12' MAIN CANAL JUNCTION.
3. THERE WILL BE A NON VEHICULAR ACCESS EASEMENT FOR LOTS ALONG JUNCTION DRIVE AND ROAD 1 EAST.
4. THE SITE INCLUDES A 20' RIGHT OF WAY DEDICATION FOR BOTH ROAD 1 EAST AND PEPPERTEE PLACE.
5. THE PERIMETER AREA BETWEEN THE PROPOSED PROJECT AND PEPPERTEE PLACE SHALL BE LANDSCAPED AND MAINTAINED BY THE PROJECT OWNER.

ORDINANCE 2019-876

ORDINANCE NO. 2019-876

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 10 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF NORTH ROAD 1 EAST AND JUNIPER DRIVE (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) TO SR-0.16 PAD (SINGLE FAMILY RESIDENTIAL – 7,000 SQUARE FOOT MINIMUM) WITH A PLANNED AREA DEVELOPMENT OVERLAY AND ITS ASSOCIATED DEVELOPMENT PLAN.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the "Town Council") desires to amend the Town of Chino Valley (the "Town") Official Zoning Map for a 10 acre parcel zoned AR-5 (Agricultural Residential – 5 acre minimum) to SR-0.16 PAD (Single Family Residential – 7,000 square foot minimum) with a Planned Area Development Overlay and its associated development plan (the "Zoning Map Amendment"); and

WHEREAS, the Town Council has determined that this Zoning Map Amendment conforms with the Town of Chino Valley General Plan and any applicable specific area plan, neighborhood plan, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Planning and Zoning Commission recommended approval of the rezoning after determining the Zoning Map Amendment (i) is consistent with the Chino Valley General Plan and (ii) provides for all properties within the PAD to have adequate access to public streets; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2: The Official Zoning Map is hereby amended for property consisting of approximately 10 acres, described in Exhibit 1 and shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by reference, to rezone it from AR-5 (Agricultural Residential – 5 acre minimum) to SR-0.16 PAD (Single Family Residential – 7,000 square foot minimum) with a Planned Area Development Overlay and its associated development plan approved November 14, 2019 (the "Development Plan"), a summary of which is attached hereto as Exhibit 3 and which shall be maintained in its entirety in Community Development Department, and incorporated herein by reference, subject to the following stipulations:

Ordinance No. 2019-876

December 10, 2019

Page 1

3678544.2

1. The project shall substantially conform to the Development Plan, including but not limited to the site plan, landscaping plan, conceptual building elevations and other exhibits provided by the applicant, as modified by staff's recommended conditions contained herein. Unless specifically modified in this Ordinance or in the Development Plan incorporated herein by reference, the project shall adhere to the requirements of the SR-0.16 zoning district requirements.
2. Developer shall provide a six-foot fence installed at the property line of each lot that fronts on Road 1 East or Juniper Drive. A six-foot wooden fence shall also be installed along the entire south property line of the project.
3. The Developer shall provide proof of assured water supply from the State of Arizona.
4. The Town of Chino Valley has an existing 12 inch water line in the Juniper Drive right-of-way along the property's frontage. All lots will be required to connect to the Town's water system, regardless of timing of development. The water main shall be extended along the property's entire frontage on Road 1 East, per Town Code 51.060. Additionally, the installation of fire hydrants at a maximum of 500 foot spacing is required.
5. The developer is required to construct a new eight inch sewer line along the property's entire frontage per Town Code 51.060. In lieu of this, an eight inch sewer line that is extended through the development and connects to the Town's sewer line within the right-of-way of Road 1 East at the southwest corner of the development is acceptable.
6. The Town of Chino Valley Area Drainage Master Study shows possible flooding potential on the east side of the property. Building designs will need to take this into account. Developer will provide such right-of-way or drainage easements as required by subsequently-developed engineering plans for the project site.
7. All drainage ways that convey 50 cubic feet per second or more, during the 100 year flood event, shall be considered a regulatory flood ways and shall be dedicated to the public with provisions for maintenance access ramps.
8. A drainage study that addresses the hydrologic and hydraulic components relating to onsite and off-site drainage shall be developed and prepared by a registered Arizona Professional Engineer. The drainage study must be approved before the street improvement plans and final plat are approved. If the subdivision will be developed in phases, a Town-approved master drainage plan will be required prior to development of the first phase.
9. The developer shall dedicate additional right-of-way 50 feet east of the road centerline on Road 1 East and 25 feet west of centerline on Peppertree Drive. Additional right-of-way or drainage easements may be required on Juniper Drive pending engineering study results.

10. The developer shall improve the east half of Road 1 East and the south half of Juniper Drive along the project limits per Town Street Design Standards. This includes, but is not limited to, new road section, pavement edge treatment, sidewalk and utility relocations as necessary. At the Town's sole discretion, payments in lieu of improvements on Peppertree may be required.
11. The developer must provide a traffic Impact statement for this project.
12. The developer acknowledges the City of Prescott has an aerial easement for power lines which may limit development in the easement's vicinity.
13. The developer must provide a one-foot non-vehicular access easement along Road 1 East.

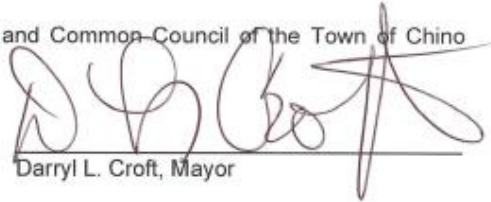
Section 3: The Town Manager is directed, upon the effective date of this Ordinance, to cause the Zoning Map Amendment to reflect the new zoning of the property, indicating the zoning is subject to compliance with the stipulations provided herein.

Section 4: If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

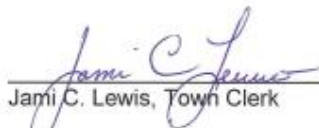
Section 5: The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona on December 10, 2019.


Darryl L. Croft, Mayor

ATTEST:


Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:


Andrew McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2019-876 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on December 10, 2019, and that quorum was present, and that the vote thereon was 6 ayes and 1 nays and 0 abstentions. 0 Council members were absent or excused.


Jami C. Lewis, Town Clerk

CRAFTSMAN COURT PLANNED AREA DEVELOPMENT PRELIMINARY PLAT

1

2

3

4

5

6

PROJECT BENCHMARKS			
BENCHMARKS UTILIZE TOWN OF CHINO VALLEY COORDINATE SYSTEM AND BENCHMARK CONTACT: JASON OJIKEN, R.L.S. 605-776-1750			
DESCRIPTION	NORTHING	EASTING	ELEVATION
CAPPED IRON - 12843	367168.56	140762.80	4699.35
FAC - 15666	367498.24	140722.11	4703.57

TOWN BENCHMARK			
TOWN OF CHINO VALLEY CONTROL POINT #101, 3" ALUMINUM CAP STAMPED "RLS 26405, 2007"			
IN CHINO VALLEY, AZ, SECTION 20, TOWNSHIP 16N, RANGE 2W, N=363555.568, E=129797.117, ELEV=4632.12			

TOWN OF CHINO VALLEY & STATE PLANE COORDINATE SYSTEM DATA & CONVERSIONS			
TOWN SURVEY DATUM REQUIREMENTS:			
COORDINATE UNITS: INTERNATIONAL FEET			
DISTANCE UNITS: INTERNATIONAL FEET			
HEIGHT UNITS: INTERNATIONAL FEET			
VERTICAL DATUM: NAVD 88			
STATE PLANE:			
COORDINATE SYSTEM: US STATE PLANE 1983			
HORIZONTAL DATUM: NAD 83			
ZONE: ARIZONA CENTRAL 0202			
GEOID MODEL: GEOID03 (CONUS)			
TOWN OF CHINO VALLEY - CONVERSION FROM STATE PLANE			
NORTHING: STATE PLANE x 1.0002970869 - 1,000,000			
EASTING: (STATE PLANE x 1.0002970869) - 400,000			
STATE PLANE - CONVERSION FROM TOWN OF CHINO VALLEY			
NORTHING: CVSD + 1,000,000 x 0.9997030013			
EASTING: CVSD + 400,000 x 0.9997030013			
(CVSD = CHINO VALLEY SURVEY DATUM)			

LANDSCAPING AND AMENITY LEGEND

- A. LEYLAND OR AZ CYPRESS TREES 30' OC WITH 1/2" LANDSCAPE ROCK GROUND COVER.
- B. HALF STREET SECTION OF 12' PAVEMENT WITH 2' CURB & GUTTER AND 5' SIDEWALK. 9' REMAINDER OF ROW TO BE LANDSCAPED.
- C. 1370 LF OF PEDESTRIAN TRAIL AROUND PERIMETER OF OPEN SPACE.
- D. GRAVEL GUEST PARKING AREA
- E. 20' TO 30' DIAMETER GAZEBO WITH PICNIC TABLES SURROUNDED BY LANDSCAPING.
- F. 5' SUBDIVISION SIDEWALK CONNECTION TO OPEN SPACE PEDESTRIAN TRAIL.
- G. 8' FENCE AT PROPERTY LINE ALONG LOT FRONTAGES TO RD 1 EAST AND JUNIPER DR.

PROPOSED SETBACK TABLE

SETBACK TYPE	CURRENT SETBACK	PROPOSED SETBACK
INTERIOR SIDE YARD	10 FT	5 FT
STREET SIDE YARD	20 FT	8 FT
FRONT YARD W/SW	20 FT	16 FT
FRONT YARD NO SW	20 FT	11 FT
RD 1 EAST REAR YARD	50 FT	20 FT
JUNIPER DR (SIDE YARD)	20 FT	10 FT

PROPOSED MINIMUM LOT AREA & FRONTAGE, AND SIDEWALK VARIATION

CURRENT	PROPOSED
7000 SQUARE FEET	4560 SQUARE FEET
50' MINIMUM FRONTAGE	50' ON ALL LOTS EXCEPT 13-15 BELOW

TABLE NOTES

FRONT SETBACKS WILL MAINTAIN A MINIMUM OF 22' FROM BACK OF CURB OR SIDEWALK.

5' SIDEWALKS ARE PROPOSED ON ONE SIDE OF STREET ONLY TO ALLOW FOR DEEPER DRIVEWAYS AND BETTER OFF-STREET PARKING. THIS WILL ALSO ALLOW FOR STREET PARKING ADJACENT TO THESE LOTS THAT DO NOT ABUT A SIDEWALK.

THE PROPOSED 5' SIDEWALKS WILL BE ADJACENT TO LOTS 1-4, 9-20, 25-28, AND 37-45.

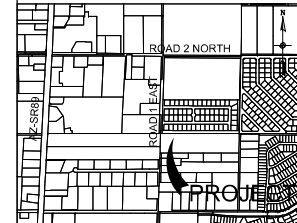


0 60 120

DRAWING SCALE
1 inch = 50 Feet
(This scale is valid for 22"x34" sheets only)

LOCATION MAP

NOT TO SCALE



SITE DATA

PARCELS: 305-24-012
EXISTING SITE AREA = 3.99 ACRES
NET SITE AREA = 0.50 ACRES
TOTAL LOTS = 45
DENSITY = 4.5 UNITS/ACRE
LARGEST LOT = 4,969 SF (LOT 45)
SMALLEST LOT = 4,560 SF (VARIOUS LOTS)
AVERAGE LOT = 4,760 SF
B.L.O. AREA = 143 AC
OPEN SPACE AREA = 2.35 AC
PERCENTAGE OPEN SPACE = 24%

ZONING

CURRENT ZONING: AR-5

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: LINCOLN ENERGY SERVICES
TELEPHONE: CENTURYLINK
CABLE TV: SPECTRUM
WATER: TOWN OF CHINO VALLEY
SEWER: TOWN OF CHINO VALLEY
SANITATION WASTE MANAGEMENT (PRIVATE)

LEGAL DESCRIPTION

A PORTION OF SECTION 20, TOWNSHIP 16N, RANGE 2 WEST OF THE 24TH AND 34TH RIVERS BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

OWNER/DEVELOPER/SUBDIVIDER

ARIZONA DEVELOPMENT CO., LLC

PO BOX 13035

PRESCOTT, AZ 86304

PHONE: 928-379-1282

PROJECT CONTACT:

PAUL ASLANIAN

VERIFY SCALE
DRAWN
CHECKED
APPROVED
DATE

DESIGN
DATE

REVISION

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

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NO.

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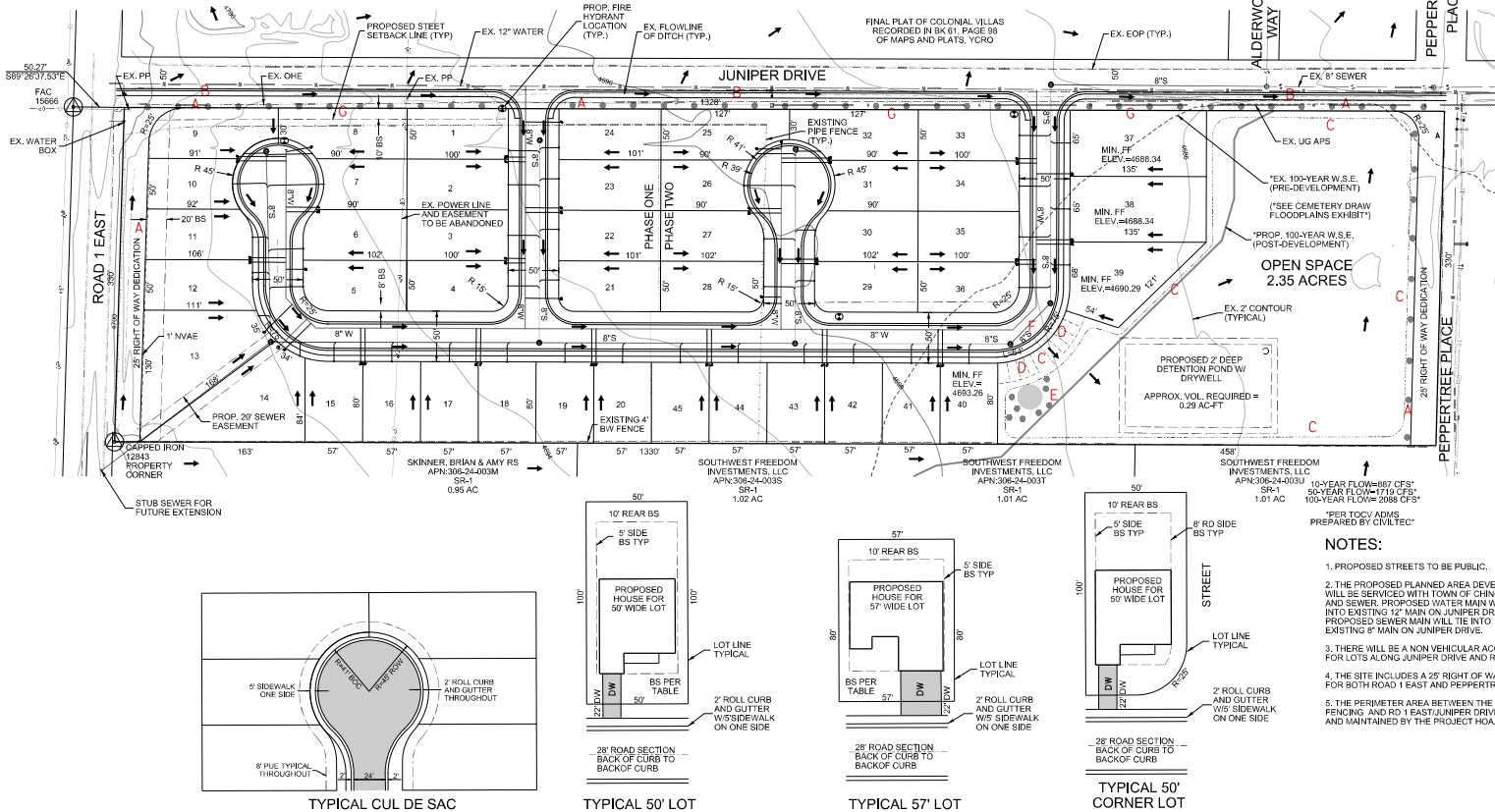
DATE

NO.

DATE

NO.

DATE



FILENAME: G:\Projects\1245_Arizona Development\1245-01_10 Acre Juniper Drive Subdivision\CADD\DWG\PLAN\SE\110 acre Juniper Drive plan.dgn

PRELIMINARY PLAT

CRAFTSMAN COURT
PLANNED AREA DEVELOPMENT
CHINO VALLEY, ARIZONA

DATE
JANUARY 2020
LYON PROJECT #
1245-01
DRAWING NUMBER
EX.01
SHEET 1 OF 1
SCALE: 1/80