1. Planning & Zoning Commission - Agenda

   Documents:

   2020_07_07_PZ_RG_AG.PDF

2. Planning & Zoning Commission - Packet

   Documents:

   2020_07_07_PZ_RG_AG_PK.PDF

3. Planning & Zoning Commission - Packet Addendum

   Documents:

   2020_06_30_CC_SS_PK_AD.PDF

4. Planning And Zoning - Zoom Instructions

   Documents:

   7-7-20_PZ_ZOOM INSTRUCTIONS.PDF

Town of Chino Valley

MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
TUESDAY, JULY 7, 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 June 2, 2020, regular meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING

a. Request to approve the rezoning of approximately 10.54 acres of real property from the AR-5 (agricultural-residential 5-acre minimum) zoning district to SR-0.16 PAD (singe-family residential 7,000 square foot minimum lot area) zoning district with a Planned Area Development Overlay zoning district.

b. Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

7. NON-PUBLIC HEARING ACTION ITEMS

a. Text amendment to section 4.21 Sign Regulations to amend off-site commercial signage.

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 2nd day of July, 2020.

By: *Will Dingee, Assistant Planner*

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

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

Town of Chino Valley

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By: *Will Dingee, Assistant Planner*

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

Meeting Date: 07/07/2020

06/02/20 draft minutes

CASE DESCRIPTION:

Consideration and possible action to approve the June 2, 2020, regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve the June 2, 2020, regular meeting minutes.

Attachments

06/02/2020 draft minutes

D R A F T

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

JUNE 2, 2020
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 Pasciak 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

Absent: Alternate David Somerville

Staff Present: Development Services Director Joshua Cook; Assistant Planner Will Dingee; Public Works Director/Town Engineer Frank Marbury; IT Manager Spencer Guest (videographer); Administrative Technician Kathy Frohock (videographer); Deputy Town Clerk Erin Deskins

4) MINUTES

a) Consideration and possible action to approve the March 3, 2020, regular meeting minutes.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Robert Switzer to approve the March 3, 2020, regular 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

7 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

a) Consideration and possible recommendation of approval to Town Council to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety. (Will Dingee, Assistant Planner)

Mr. Dingee presented the following:

- The text amendment for the UDO would remove AR-36 Agricultural/Residential with a 36-acre minimum zoning district and it would also modify the guest house regulations.
- Town Council gave directions to modify the guest house regulations after receiving citizen complaints regarding the regulations.
- The amendments would provide property owners more freedom to develop their property.

Removal AR-36 Agricultural/Residential

- There were no properties within the Town limits that had the zoning designation.
- It was an obsolete zoning district and AR-5 held the same entitlements, but had smaller acreage requirements.
- People were not requesting to down zone their property to the AR-35 limits because it may adversely affect the property value.
- Staff recommended removal because they did not see any reason to retain it in the regulations.

Guesthouse Modification:

- Defined as living or sleeping quarters for the sole use of the occupants of the premises or guests of the premise occupants or persons employed on the premises. Such quarters shall not be rented or not otherwise listed for income purposes.
- Current code limit guesthouses to 800 or 1200 square feet depending on the zoning and was defined as under roof and was not based on livable or non-livable square footage. The current square footage included storage spaces, porches, garages, etc. in the allowed square footage.
- Staff recommended a limit to at least 1200 square feet of livable space or a percentage of the primary residence whichever was larger.
- The new proposed language would allow for non-livable space to not be deducted from the overall allowed livable square footage.
- The language would be similar across all zoning districts except that the percentage would be varied through agricultural and single-family residential zones.
- Agricultural districts would have a 75% caveat to the allowable guest home square footage. If the occupant's home was 3,000 square feet, a 75% guesthouse could be 2,250 livable square feet, not including non-livable square footage. This was applicable to one acre or larger zonings. Anything under .16 was prohibited from having guest homes.
- Single family residential would have a 50% caveat to the allowable guest home square footage. If the occupant's home was 3,000 square feet, a 50% guesthouse could be 1,500 livable square feet, not including non-livable square footage.
- The 1,200 square foot allowable space would be across all applicable zoning districts so

that a small primary home would not restrict the size of the guesthouse.

- A tiny home, townhome, park trailer, park model, mobile home, RV or travel trailer could not be classified as a guesthouse based on building code. The UDO defined a manufactured home, and it was not a recreational vehicle. A manufactured home qualified as a single-family residence when on a foundation.
- Two guest homes could be on the property as long as it was within the allowable square footage.

Commission and staff discussed the following:

- Garages did not need to be attached to the guesthouse.
- The allowable 1,200 square foot allotment for smaller homes impacted single family zones from SR-1 to SR-2.5.
- If a property was split from an AR-5 to two SR-2.5 and there was a large guest home that exceeded the allowable limit for the SR-2.5 zone, staff may not recommend in favor of the lot split because of non-conformance. The property could be grandfather in and allowed, or if it fit the UDO standards, it could be allowed if the guesthouse was on one lot and the primary residence was on the other. Each property could then each be eligible to have a guest home or a larger primary home.
- There was a limitation of 50% lot coverage that must be met through zoning, but if Council wanted to raise the percentage limits, staff did not see any harm in allowing people using their property as they wished.
- Guest homes and primary residences shared the same addresses. It did not matter which was the primary and which was the guest home.
- The only time a larger AR-36 designation would be useful was if the Town was going to annex more property, but staff did not think that would be happening in the near future.
- The Town was not under the regulations of Yavapai County, and the Town allowed for the construction of the guesthouse to be like a house that would allow stoves, ovens, laundry etc. The guest house did have to be on the same power pedestal.
- The difference between an accessory unit and a medical accessory unit was that a medical accessory unit could be a recreational vehicle, but it had to go through a permit process in which a person needed medical care could live in a temporary structure in six-month increments. That was allowed through the building code and was not considered a zoning issue.
- Staff recommended forwarding a recommendation of approval to the Council.
- The item was advertised as a public hearing and needed to be opened up for any public comments. There had only been one call where someone wanted to use their primary home as a guest home and build a new primary home.

The was no public comments made regarding Item 6(a).

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner John McCafferty to forward to the Town Council a recommendation of approval for to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety.

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

7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

Joshua Cook discussed the following:

- There would be several text amendments coming to P&Z that the UDO Subcommittee and staff had been working on, including Agribusiness, Agritainment, Agritourism, Conex boxes, offsite signage and subdivision regulations.

Staff hoped that there could be two meetings a month to minimize the number of items heard at each meeting. The Commissioners agreed with staff. The July regular meeting would cover offsite signage and possibly Conex boxes. The second meeting would be the third week of July to cover subdivision regulations.

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to adjourn the meeting at 6:29 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

7 - 0 PASSED - Unanimously

_____

Chair Charles Merritt

_____

Date

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

Meeting Date: 07/07/2020

Wesdamar Farms - Zone Change from

CASE DESCRIPTION:

Request to approve the rezoning of approximately 10.54 acres of real property from the AR-5 (agricultural-residential 5-acre minimum) zoning district to SR-0.16 PAD (singe-family residential 7,000 square foot minimum lot area) zoning district with a Planned Area Development Overlay zoning district.

LOCATION:

Approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South

FACTS:

1. Applicant:..... High Lonesome Holdings LLC - George Rothfuss II
2. Owner:.....High Lonesome Holdings LLC
3. Parcel Number..... 306-29-043B
4. Site Area..... 10.54 Acres
5. Existing zoning:..... AR-5
6. Intended Use..... Development of a 15 lot subdivision

ANALYSIS:

See attached staff report

TECHNICAL REVIEW:

See attached staff report

SITE PLAN

See attached document

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the rezoning of approximately 10.54 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 .

Attachments

Staff Report

Preliminary Plat

Neighborhood Meeting Comments

TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION
Wesdamar Farms Zone Change & Pre-Plat
Staff Report July 7th 2020

APPLICATION SUMMARY

File Number:	ZC20-000005 & P20-000001
Assessor's Parcel Number:	306-29-043B
Site Location:	Approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South
Owners of Record:	High Lonesome Holdings LLC
Applicant:	Reserve Builders – George Rothfuss II
Request:	Request to approve the rezoning of approximately 1054 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. & Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

SITE DATA

Existing Zoning	Agricultural Residential 5-Acre Minimum
Lot Size	10.54 Acres (459,122 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	Vacant Land

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5	Commercial/Multi-Family Residential	Agricultural Residential.
East	SR-1	Medium Density Residential (2 acres or less)	Chino Gardens Subdivision – Subdivision is non-conforming
South	AR-5	Commercial/Multi-Family Residential	Non-conforming agricultural residential
West	AR-5	Medium Density Residential (2 acres or less)	Agricultural Residential

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South. The 10.54 acre site has a current zoning classification of AR-5 (Agricultural-Residential 5-acre minimum). The General Plan gives this parcel a land use designation of Medium Density Residential (2 acres or less). The property is vacant as of October of 2019 and previously had a 2,936 square foot home and various accessory structures on site. (**See Attachment 1: Vicinity Map)**

The surrounding area contains low to medium density agricultural and single-family residential development. The properties to the north and east are zoned AR-5 (Agricultural Residential 5-acre minimum) with agricultural residences. The four (4) properties to the south are also zoned AR-5 with a mix of agricultural and single-family residences. The southern properties are classified as non-conforming as they have an average of 1.16 acres per property, significantly under the 5-acre minimum defined by the zoning district. The development to the east is the Chino Gardens subdivision, which is, zoned SR-1 (Single-Family Residential 1-acre minimum). This area is also classified as non-conforming as the subdivision, originally nineteen (19) one-acre lots, is now thirty-four (34) half-acre lots and two (2) one-acre lots. (**See Attachment 2: Zoning Map)**

PROJECT HISTORY

Prior to this zone change and preliminary plat, there has been no prior land use action.

PROJECT DESCRIPTION

The applicant is requesting approval of a zone change for the property and subsequent approval of the preliminary plat for the Wesdamar Farms Subdivision.

ZONE CHANGE

The applicant is requesting to rezone 10.54 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 applicant is proposing to build fifteen (15) single family detached homes on individual lots on the 10.54 acre site ranging in size

from 21,780 square feet to 21,874 square feet. The style of the homes will be a ranch style exterior. **(See Attachment 5: Conceptual Elevation Plan)**

In order for this subdivision to be approved, a PAD overlay is required. This requested overlay will provide relief from two development standards: lot depth to width ratio and the left side yard setback on lot 1.

Lot Dimensions

Town code states that lot dimensions should not exceed a 3:1 depth to width ratio. All of the proposed lots exceed this requirement. The developer has stated that this lot layout is necessary in order to keep the majority of the building envelopes outside of the 100-year floodplain.

Setbacks

The developer is requesting setback alleviation on Lot 1. Town code would require a 25-foot setback on the southern property line that abuts West Road 2 South. The developer is proposing a lessened setback of 10 feet from property line.

Open Space & Community Amenities

The community will feature an open space area of approximately 0.77 acres. This open space will offer a large diameter gazebo with a rock landscape ground cover. A 5-foot internal sidewalk will offer connectivity for the 15 homes to access the open space. The community will also provide a sidewalk and landscaping along West Road 2 South along the subdivision boundaries, this will include a 6-foot fence along the property line of Lot 1. Additionally, landscaping will also be provided along the eastern boundary of the subdivision. The community will have a homeowners association who will maintain the open space and landscaped areas throughout the development.

PRELIMINARY PLAT

Approval of the preliminary plat will allow the applicant to continue the process to subdivide approximately 10.54 acres of land into 15 lots with an average lot size of 21,796 square feet. The subdivision is to be developed over a single phase following technical review approval and final plat recordation (**See Attachment 4: Preliminary Plat)**

All lots shall conform to the development standards set forth by the proposed SR-0.16 PAD overlay zoning district as stipulated by Council. Approval of this preliminary plat is contingent upon receiving approval for the zone change.

The newly proposed local street shall be dedicated to the Town of Chino Valley with all street improvements being completed as required by the Unified Development Ordinance. While the Town does not have utilities in close proximity to this site, the City of Prescott does have water available. The developer has provided written confirmation from the City of Prescott that they will be providing water to this development. With no Town sewer nearby, the development will be utilizing septic systems in conformance Arizona Department of Environmental Quality standards.

Improvements to arterial and local streets shall be in accordance with Town Code. Improvement to West Road 2 South (arterial) shall include a minimum six (6) foot wide sidewalk separated from the roadway by a landscape strip of at least eight (8) feet. The newly proposed local street is required to provide a minimum of a five (5) foot sidewalk (per ADA requirements), separated from the roadway by a landscaped

strip of at least six (6) feet on both sides of the road. Through the proposed planned area development, sidewalks are to be located on only one side of the proposed local street.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff held a neighborhood meeting on July 1, 2020 and Town Hall. Staff will provide a supplement document of comments received.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The property has a General Plan land use designation of Medium Density Residential- 2 acres or less. **(See attachment 5: General Plan Land Use Map)** The applicant is requesting a zone change from AR-5 to SR-0.16 with a PAD overlay, remaining under the General Plan Medium Density Residential land use designation. The Applicant proposes residential development at a density that meets the intent of the Medium Density Residential designation with an average lot size of 21,796 square feet.

ZONING

The general area supports the medium density single-family residential development base on the general areas current land uses. The existing development will complement the developers desire to develop the half-acre single-family residential lots. Directly east of the subject property sits the Chino Gardens subdivision, while originally planned at one-acre lots, this subdivision primarily consists of half-acre single-family lots. Although the applicant is requesting the high-density zoning of SR-0.16, the proposed lots will be no smaller than half-acre lots. The proposed development standards are consistent with the surrounding area; however, the open space and landscaped areas provided significantly exceeds those of the development surrounding it.

PRELIMINARY PLAT

The Wesdamar Farms 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 West Road 2 South. The development will be connecting to City of Prescott water and will be utilized private septic systems for their wastewater. 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

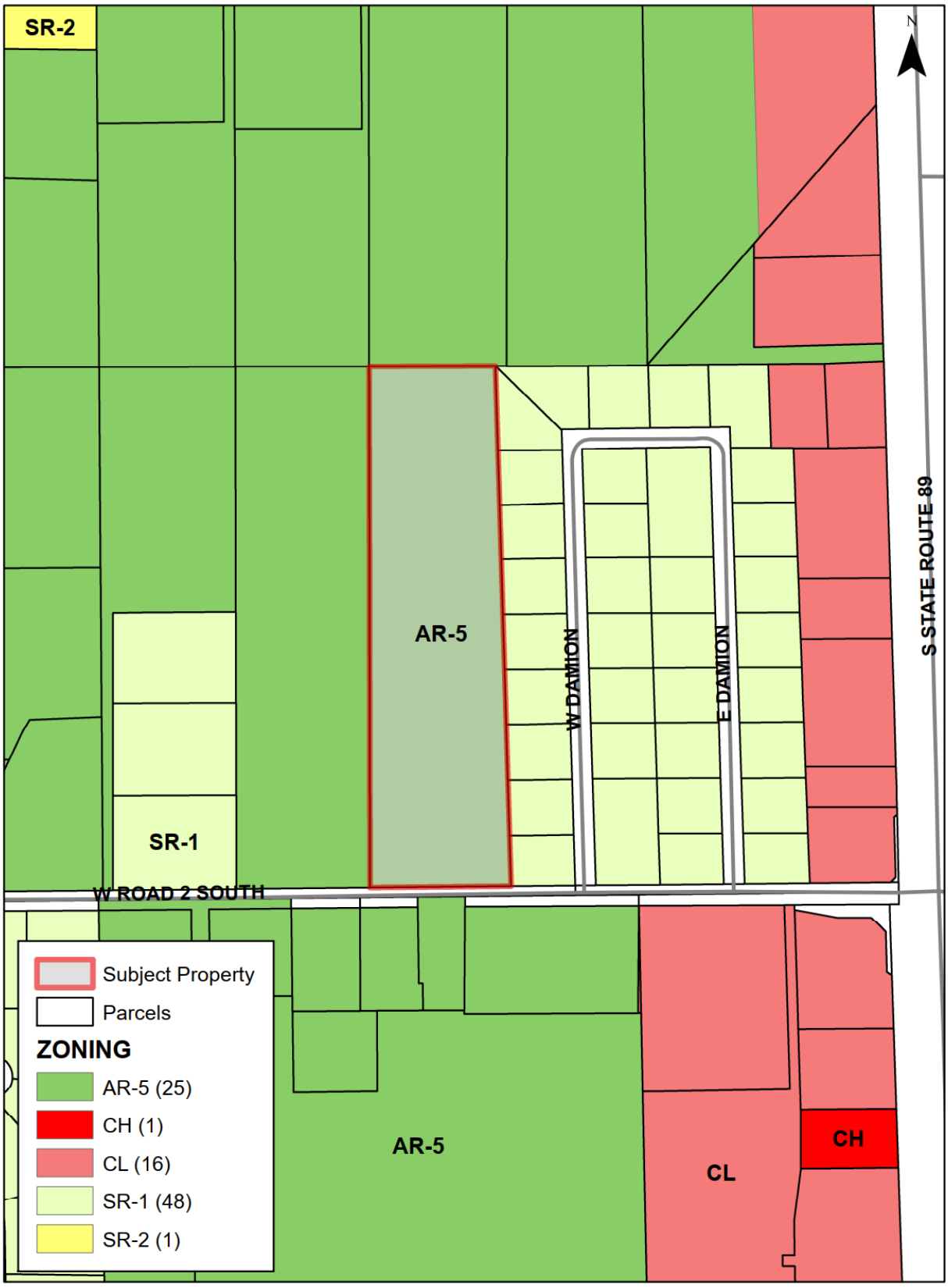
Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the rezoning of approximately 10.54 acres of real property from the AR-5 (Agricultural Residential- 5 acre minimum) zoning district to SR-0.16 PAD (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay zoning district .

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve Wesdamar Farms Preliminary Plat subdividing approximately 10.54 acres into 15 lots with an average lot size of 21,796 square feet developed over one (1) phase.

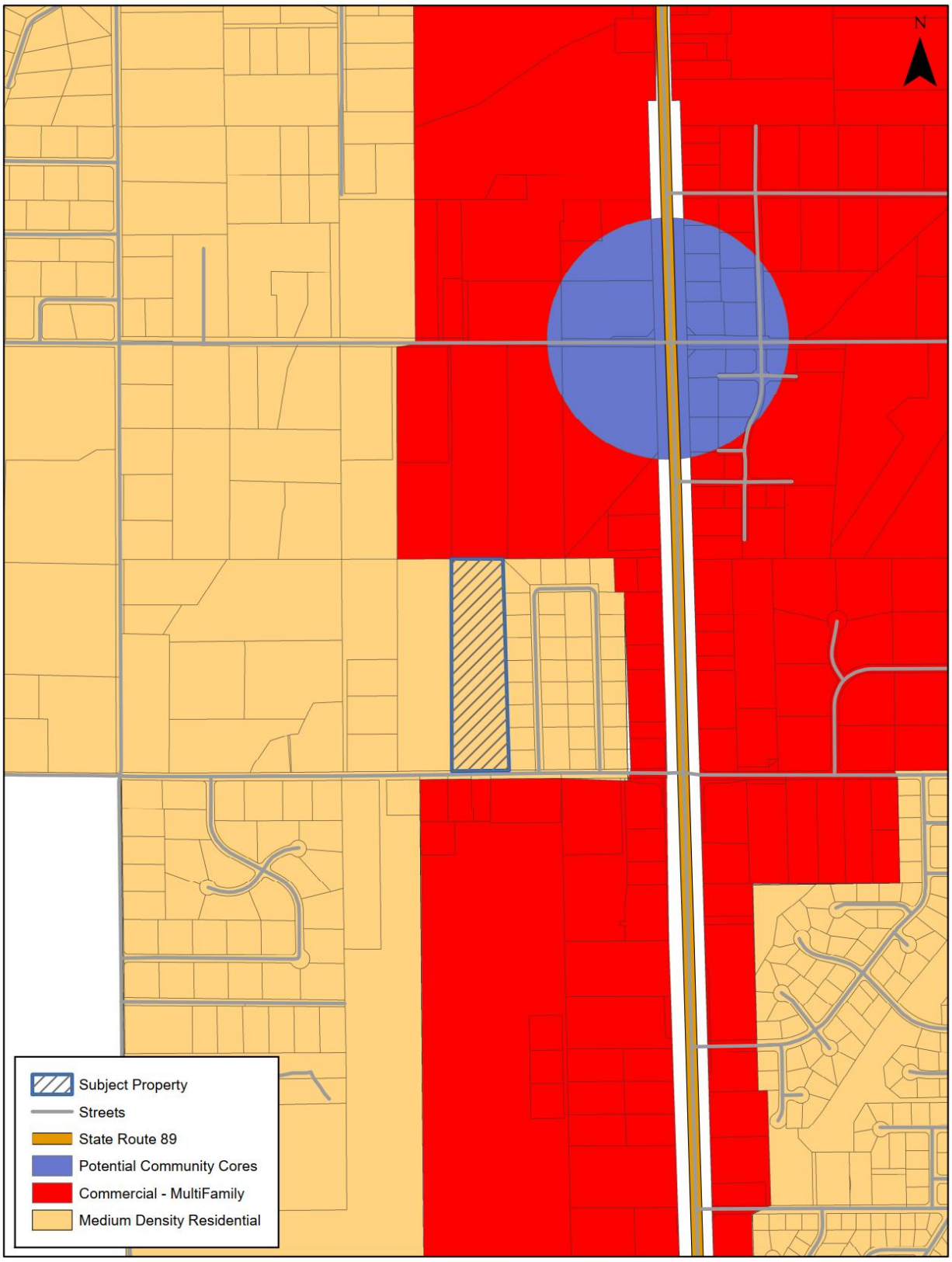
ATTACHMENTS

VICINITY MAP

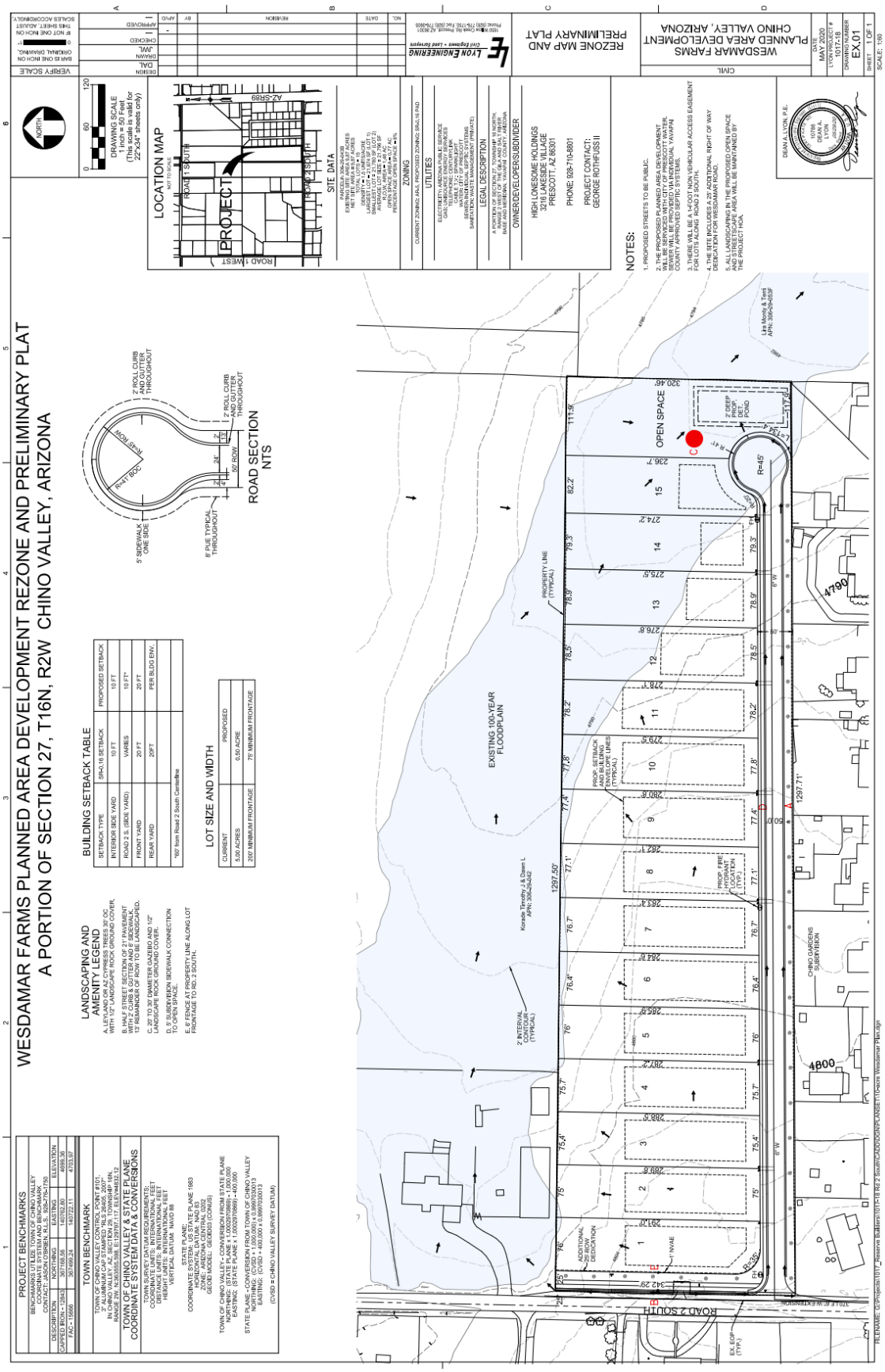
ZONING MAP


SR-2
N
AR-5
W DAMION
E DAMION
S STATE ROUTE 89
SR-1
W ROAD 2 SOUTH
Subject Property
Parcels
ZONING
AR-5 (25)
CH (1)
CL (16)
SR-1 (48)
SR-2 (1)
AR-5
CL
CH

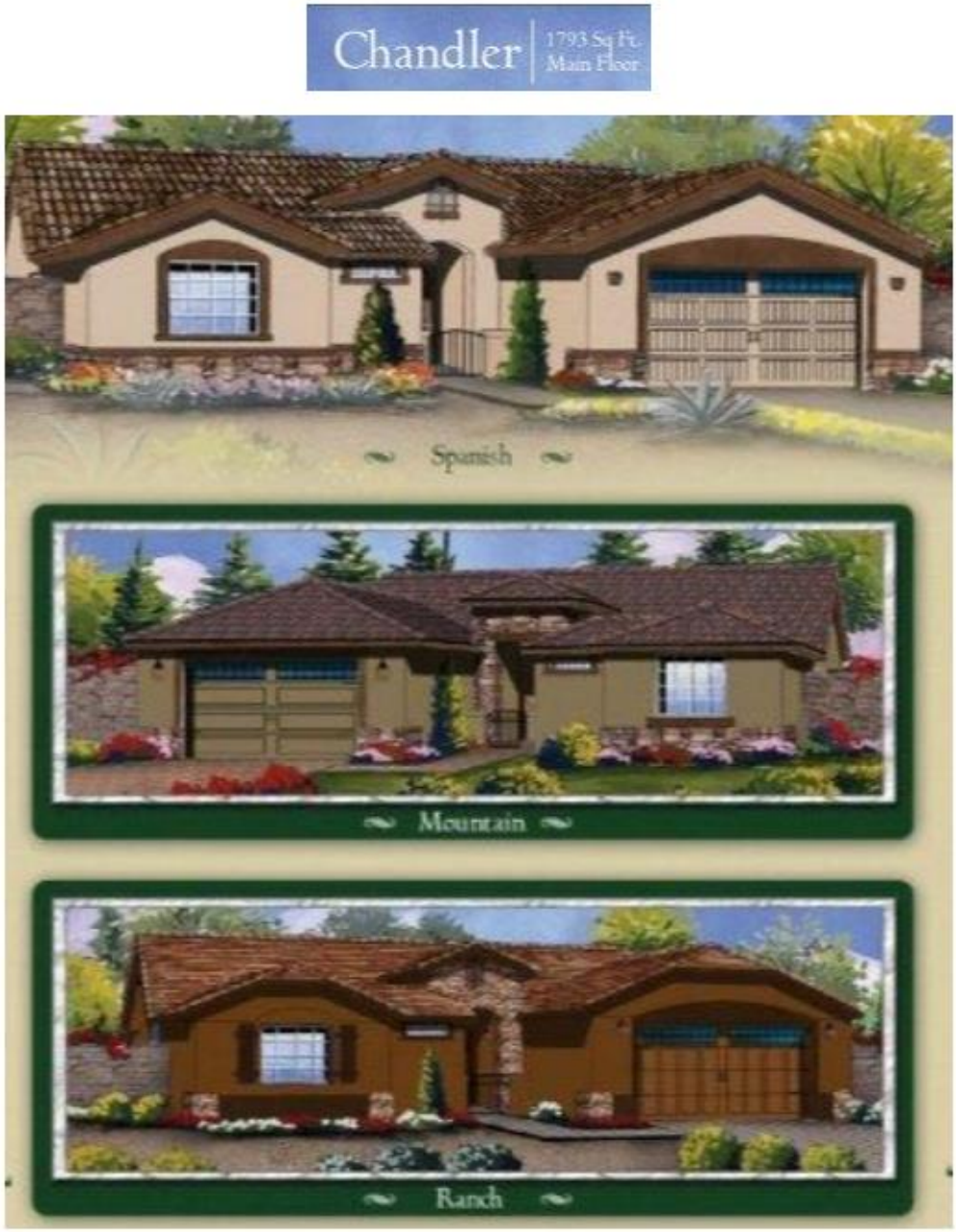
GENERAL PLAN LAND USE MAP



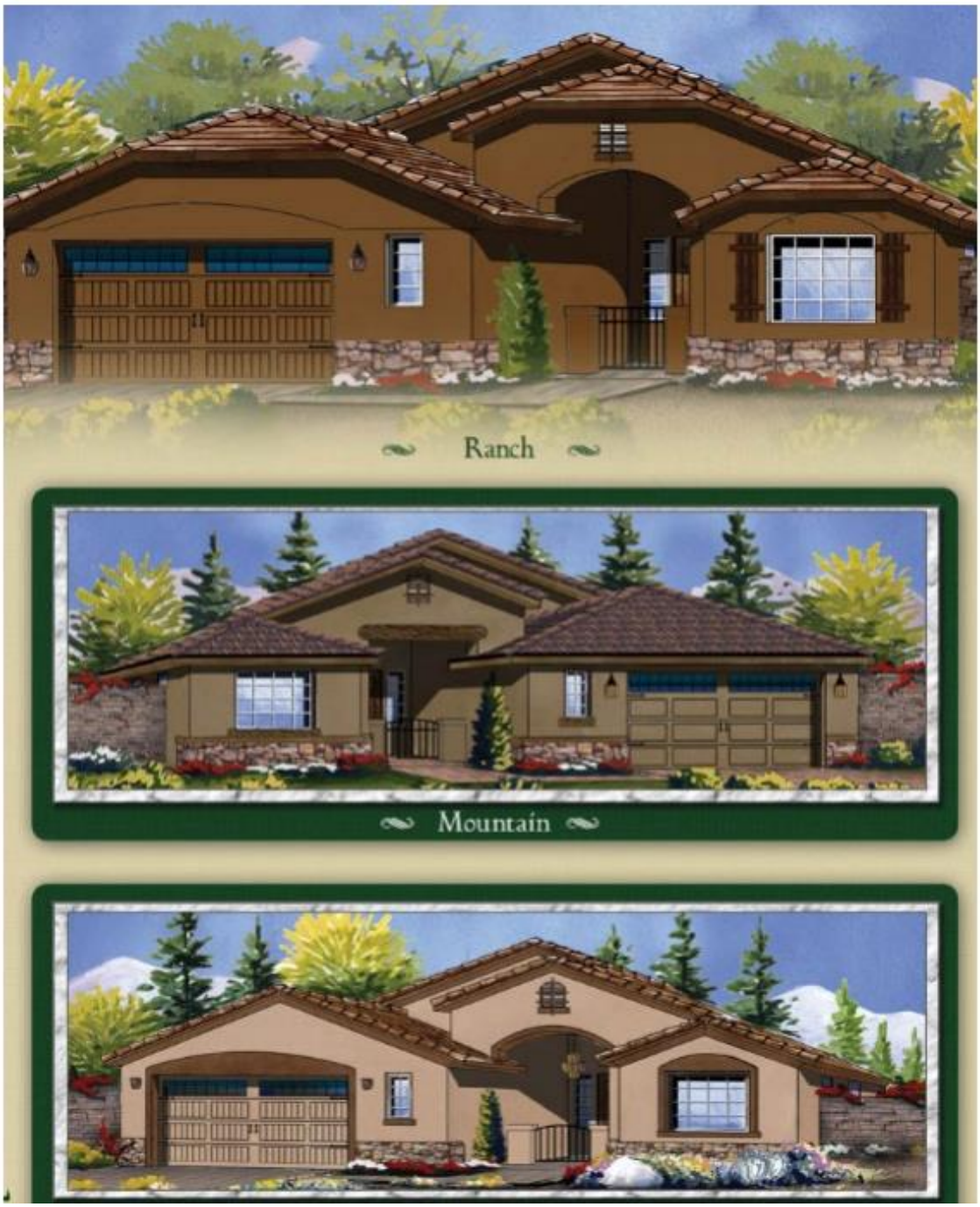
PRELIMINARY PLAT



BUILDING ELEVATIONS


Chandler
1793 Sq Ft.
Main Floor
Spanish
Mountain
Ranch

Taylor | 1925 Sq Ft. Main Floor



WESDAMAR FARMS PLANNED AREA DEVELOPMENT REZONE AND PRELIMINARY PLAT
A PORTION OF SECTION 27, T16N, R2W CHINO VALLEY, ARIZONA

PROJECT BENCHMARKS

BENCHMARKS UTILIZE TOWN OF CHINO VALLEY COORDINATE SYSTEM AND BENCHMARK
CONTACT: JASON O'BRIEN, R.L.S. 928-776-1750

DESCRIPTION	NORTHING	EASTING	ELEVATION
CAPPED IRON - 12843	367168.56	140762.80	4699.36
FAC - 15866	367499.24	140722.11	4703.97

TOWN BENCHMARK

TOWN OF CHINO VALLEY CONTROL POINT #101,
3" ALUMINUM CAP STAMPED "RLS 26405, 2007"
IN CHINO VALLEY, AZ, SECTION 29, TOWNSHIP 16N,
RANGE 2W, N:363555.598, E:129797.117, ELEV=4832.12

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 21' PAVEMENT WITH 2' CURB & GUTTER AND 6' SIDEWALK. 13' REMAINDER OF ROW TO BE LANDSCAPED.

C. 20' TO 30' DIAMETER GAZEBO AND 1/2" LANDSCAPE ROCK GROUND COVER.

D. 5' SUBDIVISION SIDEWALK CONNECTION TO OPEN SPACE.

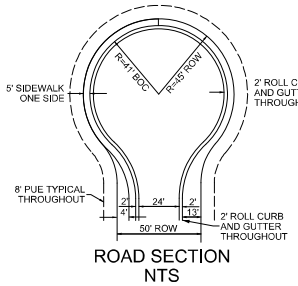
E. 6' FENCE AT PROPERTY LINE ALONG LOT FRONTAGE TO RD. 2 SOUTH.

BUILDING SETBACK TABLE

SETBACK TYPE	SR-0.16 SETBACK	PROPOSED SETBACK
INTERIOR SIDE YARD	10 FT	10 FT
ROAD 2 S. (SIDE YARD)	VARIES	10 FT*
FRONT YARD	20 FT	20 FT
REAR YARD	20FT	PER BLDG ENV.
*60' from Road 2 South Centerline		

LOT SIZE AND WIDTH

CURRENT	PROPOSED
5.00 ACRES	0.50 ACRE
200' MINIMUM FRONTAGE	75' MINIMUM FRONTAGE



ROAD SECTION
NTS

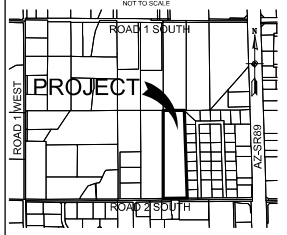
NORTH

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

PARCEL#: 306-29-043B
EXISTING SITE AREA 9.87 ACRES
NET SITE AREA = 9.87 ACRES
TOTAL LOTS = 15
DENSITY = 1.5 UNITS/ACRE
LARGEST LOT = 21,874 SF (LOT 1)
SMALLEST LOT = 21,793 SF (LOT 2)
AVERAGE LOT SIZE = 21,796 SF
R.O.W. AREA = 1.46 AC
OPEN SPACE AREA = 0.77 AC
PERCENTAGE OPEN SPACE = 8%

ZONING

CURRENT ZONING: AR-5, PROPOSED ZONING: SR-0.16 PAD

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: UNISOURCE ENERGY SERVICES
TELEPHONE: CENTURYLINK
CABLE T.V.: SPARKLIGHT
WATER: CITY OF PRESCOTT
SEWER: INDIVIDUAL SEPTIC SYSTEMS
SANITATION: WASTE MANAGEMENT (PRIVATE)

LEGAL DESCRIPTION

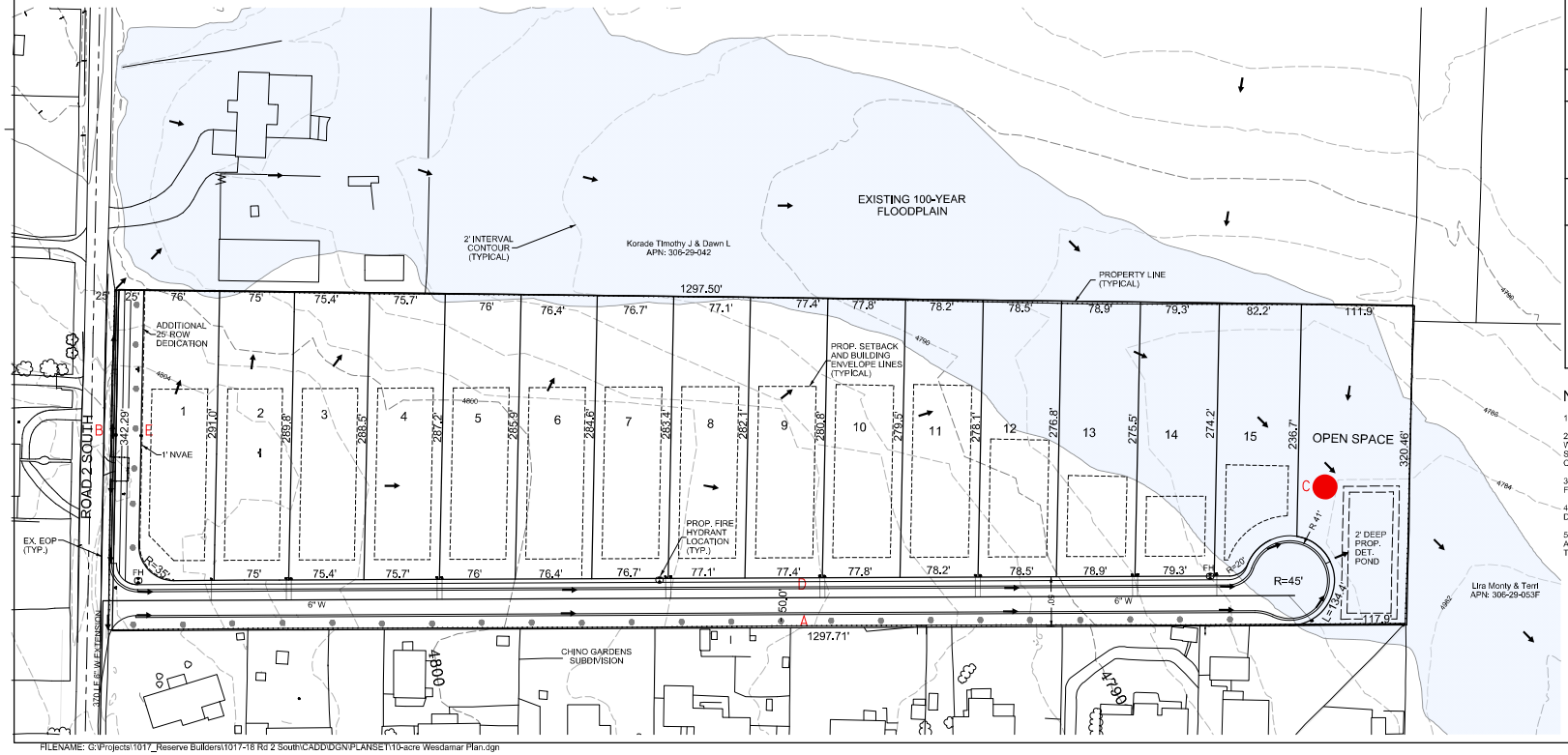
A PORTION OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

OWNER/DEVELOPER/SUBDIVIDER

HIGH LONESOME HOLDINGS
3216 LAKESIDE VILLAGE
PRESCOTT, AZ 86301

PHONE: 928-710-8801

PROJECT CONTACT:
GEORGE ROTHFUSS II



NOTES:

1. PROPOSED STREETS TO BE PUBLIC.
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5. ALL LANDSCAPING IN THE PROPOSED OPEN SPACE AND STREETSCAPE AREA WILL BE MAINTAINED BY THE PROJECT HOA.

DEAN A. LYON, P.E.
10786
DEAN A. LYON
05/29/20
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

VERIFY SCALE
BARS ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
0 1"

DESIGN	DRAWN	CHECKED	APPROVED
DAL	JWL	---	---

NO.	DATE	REVISION	BY	APVD

LYON ENGINEERING
Civil Engineers • Land Surveyors
1118 Iron Creek Rd. Prescott, AZ 86301
Phone: (928) 775-1763 Fax: (928) 776-9265

REZONE MAP AND PRELIMINARY PLAT

CIVIL

WESDAMAR FARMS
PLANNED AREA DEVELOPMENT
CHINO VALLEY, ARIZONA

DATE	MAY 2020
LYON PROJECT #	1017-18
DRAWING NUMBER	EX.01
SHEET	1 OF 1
SCALE:	1:60

FILENAME: C:\Projects\1017_Reserve Builders\1017-18 Rd 2 South\CADD\DGN\PLANSET\10-acre Wesdamar Plan.dgn

TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION
Wesdamar Farms Zone Change & Pre-Plat
Staff Report – Supplemental Information - July 7th 2020

APPLICATION SUMMARY

File Number:	ZC20-000005 & P20-000001
Assessor's Parcel Number:	306-29-043B
Site Location:	Approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South
Owners of Record:	High Lonesome Holdings LLC
Applicant:	Reserve Builders – George Rothfuss II
Request:	Request to approve the rezoning of approximately 1054 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. & Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

SUPPLEMENTAL INFORMATION

NEIGHBORHOOD MEETING

Town Staff notified property owners within a 300-foot radius of the subject property, resulting in thirty (30) notices for public notification. The neighborhood meeting was held at the Chino Valley Town Hall on July 1, 2020. Twenty-four neighboring property owners attended the meeting.

The applicant summarized the details of the project, indicating that the development would be completed over a single phase and that the internal road would be dedicated to the Town of Chino Valley. He spoke about the proposed improvements and amenities for the subdivision and how there would be a homeowners association. The applicant also discussed the styles, size and price point of the homes that were being proposed.

A resident asked if there was going to be a wall constructed along the eastern boundary of the property to help reduce traffic noise. The applicant stated that that was not his intent at the time and that the

landscaping he was proposing was to serve as the buffer. Several residence spoke against the construction of a wall as it would obstruct their view of Granite Mountain.

A neighboring property owner asked about the possibility of relocating the road from the east side of the property to the west. The applicant stated that due to the 100-year floodplain relocating the road there would not be advisable.

A resident asked how the additional traffic on West Road 2 South would be handled specifically in regards to adding a turn lane or improving the school bus stop. The applicant replied that there was no turn lane proposed and referred the bus stop question to the Town as it wasn't located on the developments property.

Many residence and neighboring property owners spoke out stating that this proposal was changing the life style that they relocated here for because this development was too dense. The applicant responded to this by stating that the intent was to mimic the Chino Gardens subdivision directly to the east of the property. People then asked if the development would allow for farm animals or small agricultural uses. The applicant stated that it wasn't his intention to do so but would be open to the possibility as long as it was ok with the Town. He continued with stating he would sit down with the Town to discuss his options.

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

Meeting Date: 07/07/2020

Preliminary Plat for Wesdamar Farms

CASE DESCRIPTION:

Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

LOCATION:

Approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South

FACTS:

1. Applicant:..... High Lonesome Holdings LLC - George Rothfuss II
2. Owner:..... High Lonesome holdings LLC
3. Parcel Number.....306-29-043B
4. Site Area..... 10.54 Acres
5. Existing zoning:..... AR-5
6. Intended Use..... Development of a 15 lot subdivision

ANALYSIS:

See attached staff report

TECHNICAL REVIEW:

See attached staff report

SITE PLAN

See attached document

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve Wesdamar Farms Preliminary Plat subdividing approximately 10.54 acres into 15 lots with an average lot size of 21,796 square feet developed over one (1) phase.

Attachments

Preliminary Plat

Staff Report

Project Narrative - Wesdamar

Neighborhood Meeting Comments

WESDAMAR FARMS PLANNED AREA DEVELOPMENT REZONE AND PRELIMINARY PLAT
A PORTION OF SECTION 27, T16N, R2W CHINO VALLEY, ARIZONA

PROJECT BENCHMARKS

BENCHMARKS UTILIZE TOWN OF CHINO VALLEY COORDINATE SYSTEM AND BENCHMARK
CONTACT: JASON O'BRIEN, R.L.S. 928-776-1750

DESCRIPTION	NORTHING	EASTING	ELEVATION
CAPPED IRON - 12843	367168.56	140762.80	4699.36
FAC - 15866	367499.24	140722.11	4703.97

TOWN BENCHMARK

TOWN OF CHINO VALLEY CONTROL POINT #101,
3" ALUMINUM CAP STAMPED "RLS 26405, 2007"
IN CHINO VALLEY, AZ, SECTION 29, TOWNSHIP 16N,
RANGE 2W, N:363555.598, E:129797.117, ELEV=4832.12

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 21' PAVEMENT WITH 2' CURB & GUTTER AND 6' SIDEWALK. 13' REMAINDER OF ROW TO BE LANDSCAPED.

C. 20' TO 30' DIAMETER GAZEBO AND 1/2" LANDSCAPE ROCK GROUND COVER.

D. 5' SUBDIVISION SIDEWALK CONNECTION TO OPEN SPACE.

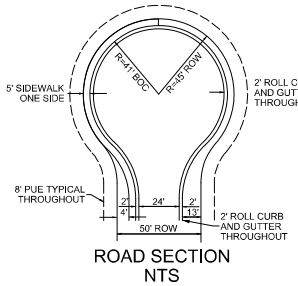
E. 6' FENCE AT PROPERTY LINE ALONG LOT FRONTAGE TO RD. 2 SOUTH.

BUILDING SETBACK TABLE

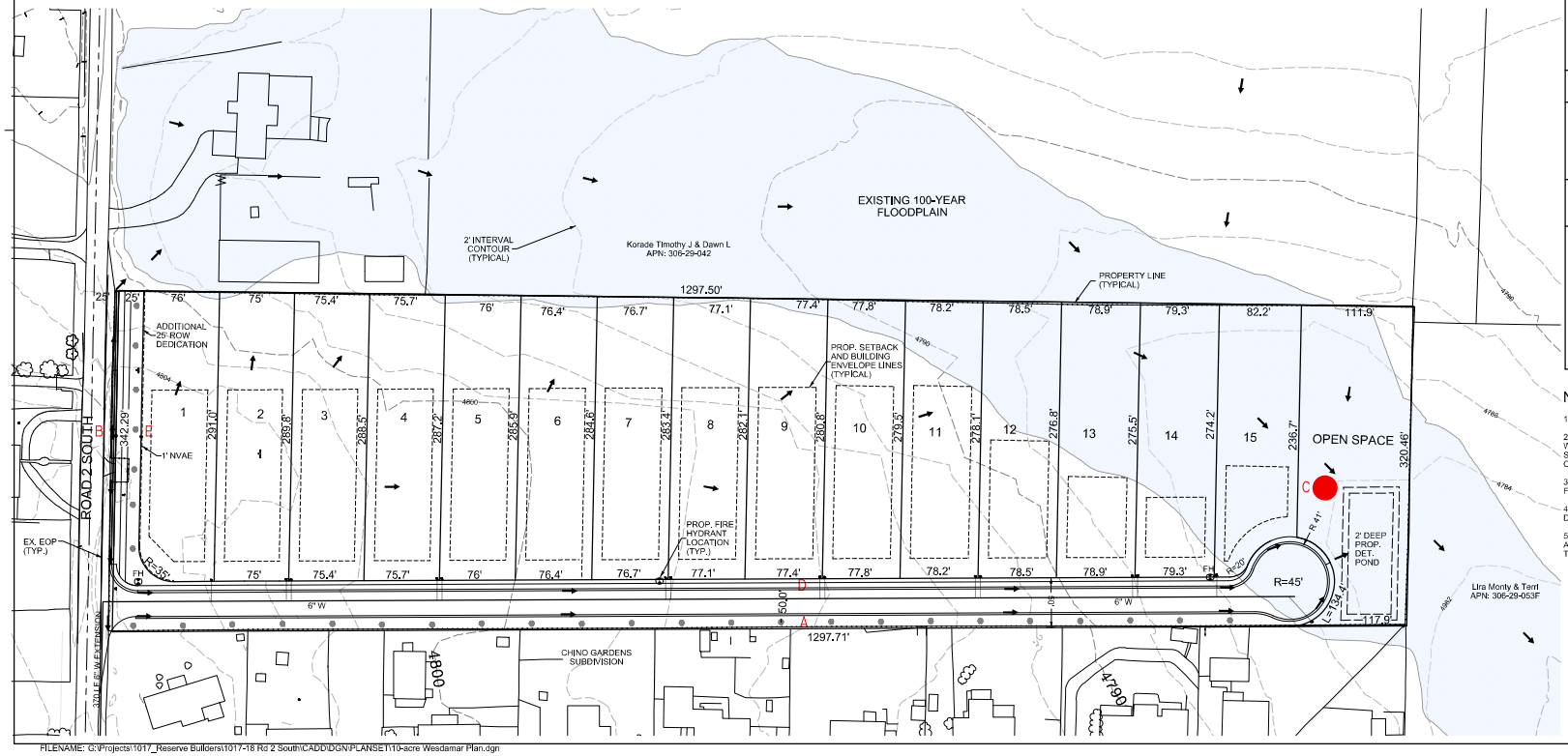
SETBACK TYPE	SR-0.16 SETBACK	PROPOSED SETBACK
INTERIOR SIDE YARD	10 FT	10 FT
ROAD 2 S. (SIDE YARD)	VARIES	10 FT*
FRONT YARD	20 FT	20 FT
REAR YARD	20FT	PER BLDG ENV.
*60' from Road 2 South Centerline		

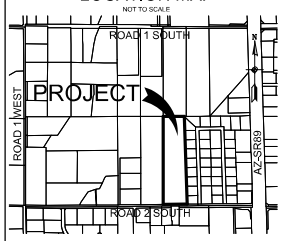
LOT SIZE AND WIDTH

CURRENT	PROPOSED
5.00 ACRES	0.50 ACRE
200' MINIMUM FRONTAGE	75' MINIMUM FRONTAGE



ROAD SECTION
NTS





SITE DATA

PARCEL#: 306-29-043B
EXISTING SITE AREA 9.87 ACRES
NET SITE AREA = 9.87 ACRES
TOTAL LOTS = 15
DENSITY = 1.5 UNITS/ACRE
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AVERAGE LOT SIZE = 21,796 SF
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CURRENT ZONING: AR-5, PROPOSED ZONING: SR-0.16 PAD

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GAS: UNISOURCE ENERGY SERVICES
TELEPHONE: CENTURYLINK
CABLE T.V.: SPARKLIGHT
WATER: CITY OF PRESCOTT
SEWER: INDIVIDUAL SEPTIC SYSTEMS
SANITATION: WASTE MANAGEMENT (PRIVATE)

LEGAL DESCRIPTION

A PORTION OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

OWNER/DEVELOPER/SUBDIVIDER

HIGH LONESOME HOLDINGS
3216 LAKESIDE VILLAGE
PRESCOTT, AZ 86301

PHONE: 928-710-8801

PROJECT CONTACT:
GEORGE ROTHFUSS II

NOTES:

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NORTH

0 60 120

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

DEAN A. LYON, P.E.
10786
DEAN A. LYON
05/29/20
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN DAL
DRAWN JWL
CHECKED
APPROVED

NO.	DATE	REVISION	BY	APVD
-	-	-	-	-

LYON ENGINEERING
Civil Engineers • Land Surveyors
1118 Iron Creek Rd. Prescott, AZ 86301
Phone: (928) 775-1763 Fax: (928) 776-9665

REZONE MAP AND PRELIMINARY PLAT

CIVIL

WESDAMAR FARMS
PLANNED AREA DEVELOPMENT
CHINO VALLEY, ARIZONA

DATE
MAY 2020
LYON PROJECT #
1017-18
DRAWING NUMBER
EX.01
SHEET 1 OF 1
SCALE: 1:60

FILENAME: C:\Projects\1017_Reserve Builders\1017-18 Rd 2 South\CADD\DGN\PLANSET\10-acre Wesdamar Plan.dgn

TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION
Wesdamar Farms Zone Change & Pre-Plat
Staff Report July 7th 2020

APPLICATION SUMMARY

File Number:	ZC20-000005 & P20-000001
Assessor's Parcel Number:	306-29-043B
Site Location:	Approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South
Owners of Record:	High Lonesome Holdings LLC
Applicant:	Reserve Builders – George Rothfuss II
Request:	Request to approve the rezoning of approximately 1054 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. & Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

SITE DATA

Existing Zoning	Agricultural Residential 5-Acre Minimum
Lot Size	10.54 Acres (459,122 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	Vacant Land

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5	Commercial/Multi-Family Residential	Agricultural Residential.
East	SR-1	Medium Density Residential (2 acres or less)	Chino Gardens Subdivision – Subdivision is non-conforming
South	AR-5	Commercial/Multi-Family Residential	Non-conforming agricultural residential
West	AR-5	Medium Density Residential (2 acres or less)	Agricultural Residential

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South. The 10.54 acre site has a current zoning classification of AR-5 (Agricultural-Residential 5-acre minimum). The General Plan gives this parcel a land use designation of Medium Density Residential (2 acres or less). The property is vacant as of October of 2019 and previously had a 2,936 square foot home and various accessory structures on site. (**See Attachment 1: Vicinity Map)**

The surrounding area contains low to medium density agricultural and single-family residential development. The properties to the north and east are zoned AR-5 (Agricultural Residential 5-acre minimum) with agricultural residences. The four (4) properties to the south are also zoned AR-5 with a mix of agricultural and single-family residences. The southern properties are classified as non-conforming as they have an average of 1.16 acres per property, significantly under the 5-acre minimum defined by the zoning district. The development to the east is the Chino Gardens subdivision, which is, zoned SR-1 (Single-Family Residential 1-acre minimum). This area is also classified as non-conforming as the subdivision, originally nineteen (19) one-acre lots, is now thirty-four (34) half-acre lots and two (2) one-acre lots. (**See Attachment 2: Zoning Map)**

PROJECT HISTORY

Prior to this zone change and preliminary plat, there has been no prior land use action.

PROJECT DESCRIPTION

The applicant is requesting approval of a zone change for the property and subsequent approval of the preliminary plat for the Wesdamar Farms Subdivision.

ZONE CHANGE

The applicant is requesting to rezone 10.54 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 applicant is proposing to build fifteen (15) single family detached homes on individual lots on the 10.54 acre site ranging in size

from 21,780 square feet to 21,874 square feet. The style of the homes will be a ranch style exterior. **(See Attachment 5: Conceptual Elevation Plan)**

In order for this subdivision to be approved, a PAD overlay is required. This requested overlay will provide relief from two development standards: lot depth to width ratio and the left side yard setback on lot 1.

Lot Dimensions

Town code states that lot dimensions should not exceed a 3:1 depth to width ratio. All of the proposed lots exceed this requirement. The developer has stated that this lot layout is necessary in order to keep the majority of the building envelopes outside of the 100-year floodplain.

Setbacks

The developer is requesting setback alleviation on Lot 1. Town code would require a 25-foot setback on the southern property line that abuts West Road 2 South. The developer is proposing a lessened setback of 10 feet from property line.

Open Space & Community Amenities

The community will feature an open space area of approximately 0.77 acres. This open space will offer a large diameter gazebo with a rock landscape ground cover. A 5-foot internal sidewalk will offer connectivity for the 15 homes to access the open space. The community will also provide a sidewalk and landscaping along West Road 2 South along the subdivision boundaries, this will include a 6-foot fence along the property line of Lot 1. Additionally, landscaping will also be provided along the eastern boundary of the subdivision. The community will have a homeowners association who will maintain the open space and landscaped areas throughout the development.

PRELIMINARY PLAT

Approval of the preliminary plat will allow the applicant to continue the process to subdivide approximately 10.54 acres of land into 15 lots with an average lot size of 21,796 square feet. The subdivision is to be developed over a single phase following technical review approval and final plat recordation (**See Attachment 4: Preliminary Plat)**

All lots shall conform to the development standards set forth by the proposed SR-0.16 PAD overlay zoning district as stipulated by Council. Approval of this preliminary plat is contingent upon receiving approval for the zone change.

The newly proposed local street shall be dedicated to the Town of Chino Valley with all street improvements being completed as required by the Unified Development Ordinance. While the Town does not have utilities in close proximity to this site, the City of Prescott does have water available. The developer has provided written confirmation from the City of Prescott that they will be providing water to this development. With no Town sewer nearby, the development will be utilizing septic systems in conformance Arizona Department of Environmental Quality standards.

Improvements to arterial and local streets shall be in accordance with Town Code. Improvement to West Road 2 South (arterial) shall include a minimum six (6) foot wide sidewalk separated from the roadway by a landscape strip of at least eight (8) feet. The newly proposed local street is required to provide a minimum of a five (5) foot sidewalk (per ADA requirements), separated from the roadway by a landscaped

strip of at least six (6) feet on both sides of the road. Through the proposed planned area development, sidewalks are to be located on only one side of the proposed local street.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff held a neighborhood meeting on July 1, 2020 and Town Hall. Staff will provide a supplement document of comments received.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The property has a General Plan land use designation of Medium Density Residential- 2 acres or less. **(See attachment 5: General Plan Land Use Map)** The applicant is requesting a zone change from AR-5 to SR-0.16 with a PAD overlay, remaining under the General Plan Medium Density Residential land use designation. The Applicant proposes residential development at a density that meets the intent of the Medium Density Residential designation with an average lot size of 21,796 square feet.

ZONING

The general area supports the medium density single-family residential development base on the general areas current land uses. The existing development will complement the developers desire to develop the half-acre single-family residential lots. Directly east of the subject property sits the Chino Gardens subdivision, while originally planned at one-acre lots, this subdivision primarily consists of half-acre single-family lots. Although the applicant is requesting the high-density zoning of SR-0.16, the proposed lots will be no smaller than half-acre lots. The proposed development standards are consistent with the surrounding area; however, the open space and landscaped areas provided significantly exceeds those of the development surrounding it.

PRELIMINARY PLAT

The Wesdamar Farms 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 West Road 2 South. The development will be connecting to City of Prescott water and will be utilized private septic systems for their wastewater. 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

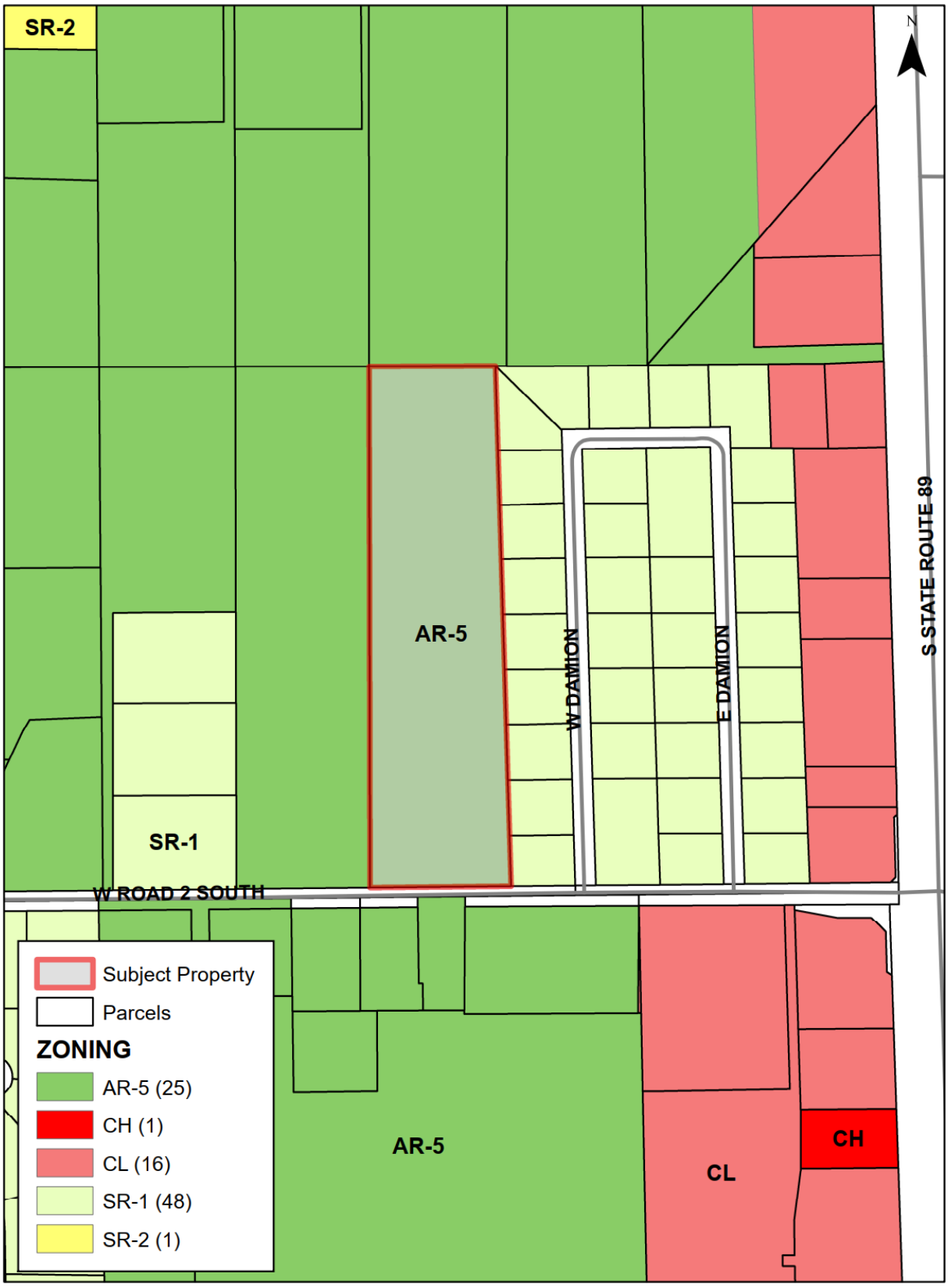
Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the rezoning of approximately 10.54 acres of real property from the AR-5 (Agricultural Residential- 5 acre minimum) zoning district to SR-0.16 PAD (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development Overlay zoning district .

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve Wesdamar Farms Preliminary Plat subdividing approximately 10.54 acres into 15 lots with an average lot size of 21,796 square feet developed over one (1) phase.

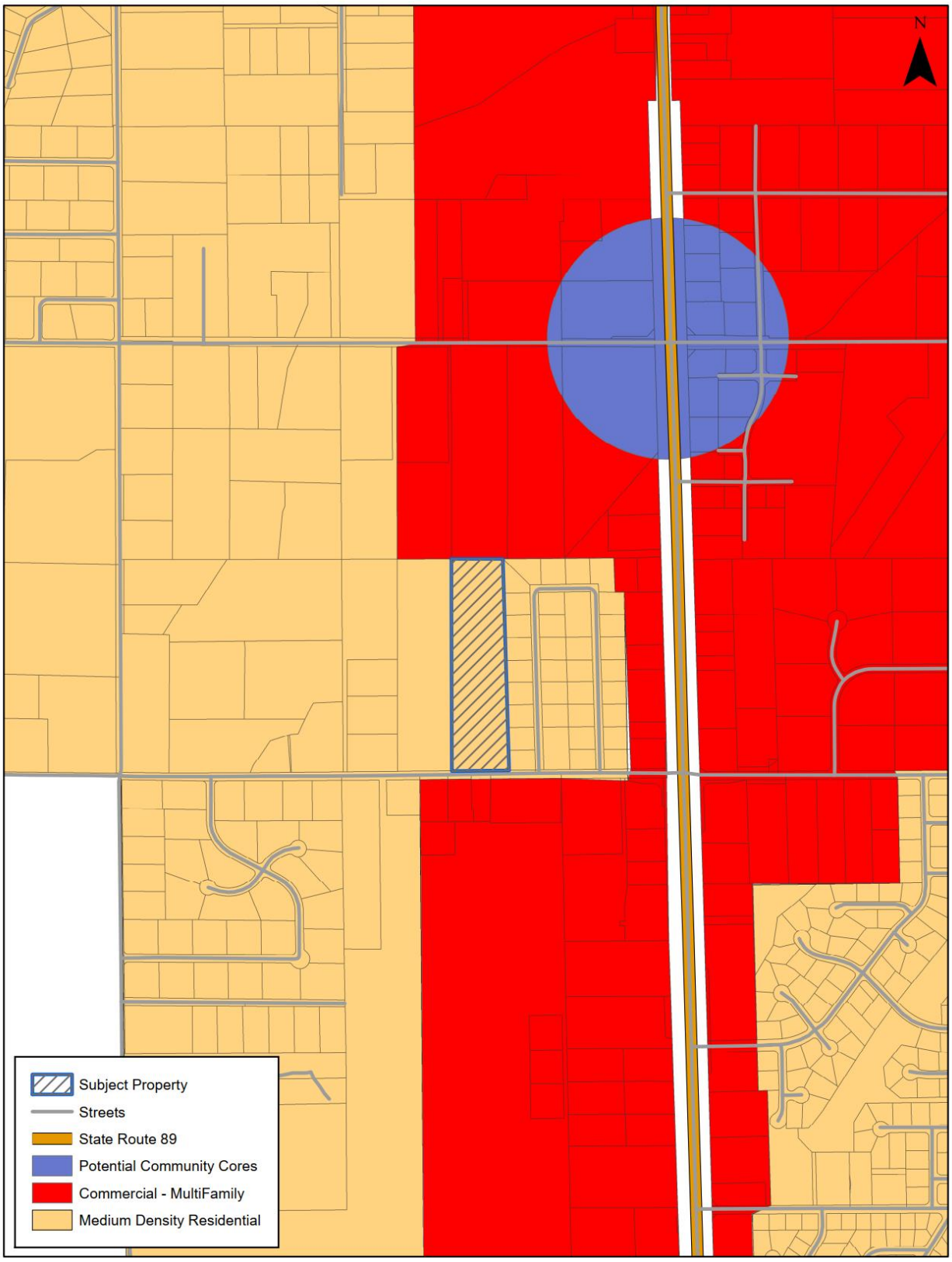
ATTACHMENTS

VICINITY MAP

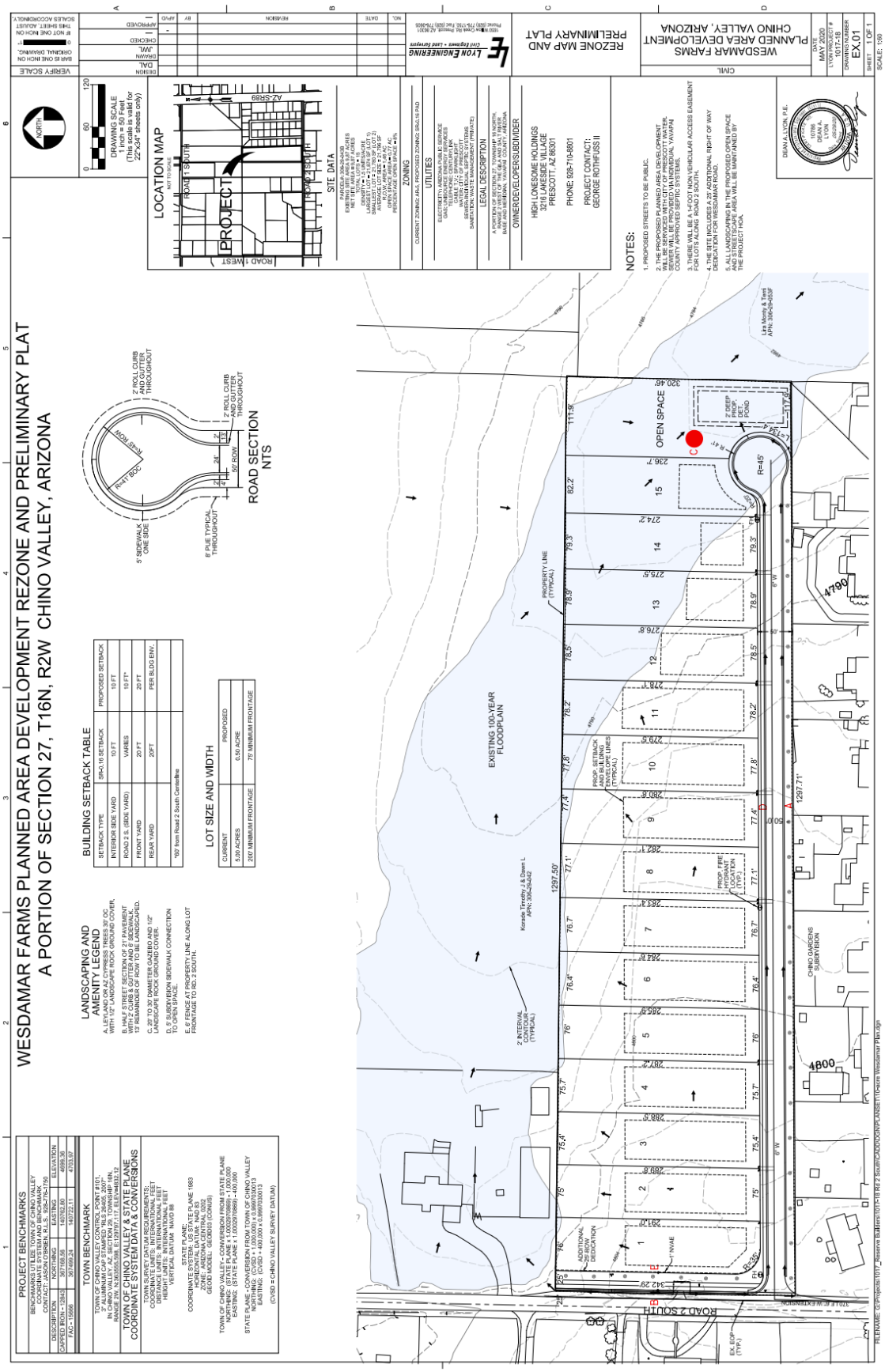
ZONING MAP


SR-2
N
AR-5
W DAMION
E DAMION
S STATE ROUTE 89
SR-1
W ROAD 2 SOUTH
Subject Property
Parcels
ZONING
AR-5 (25)
CH (1)
CL (16)
SR-1 (48)
SR-2 (1)
AR-5
CL
CH

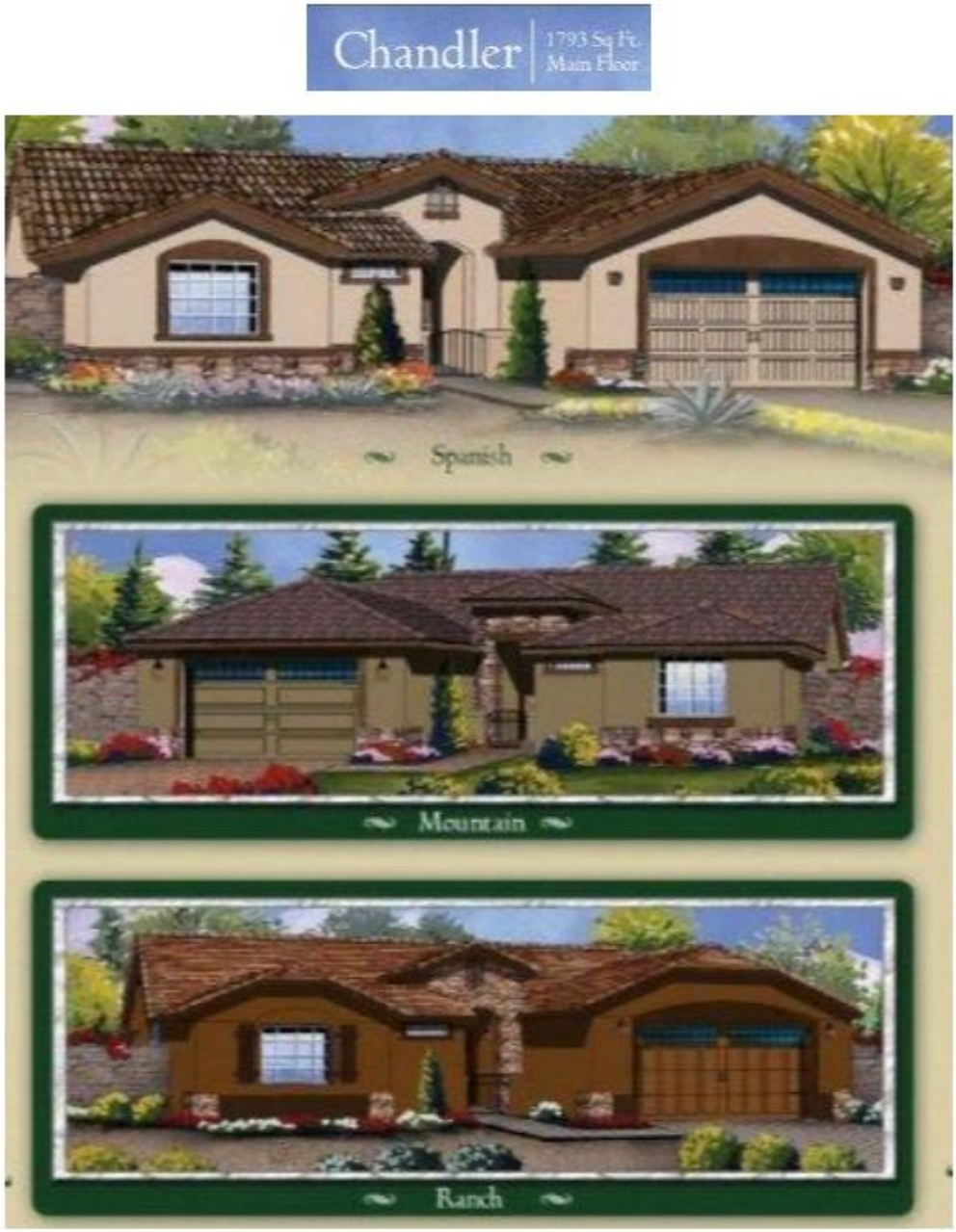
GENERAL PLAN LAND USE MAP



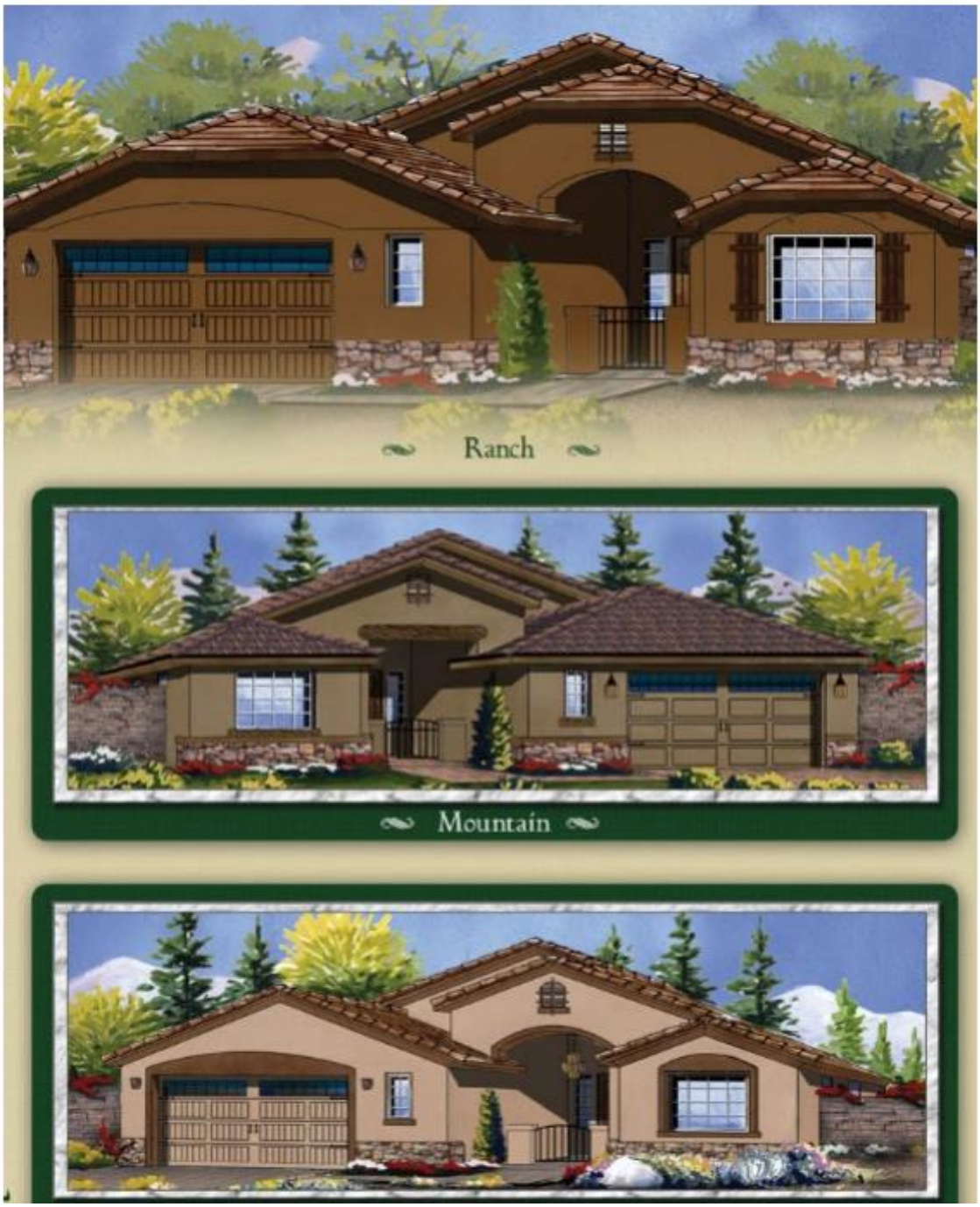
PRELIMINARY PLAT



BUILDING ELEVATIONS


Chandler
1793 Sq Ft.
Main Floor
Spanish
Mountain
Ranch

Taylor | 1925 Sq Ft. Main Floor



Project Narrative/ Development Concept- Wesdamar Farms

High Lonesome Holdings, the applicant, is hereby requesting the rezone of parcel number 306-29-043B, a 10-acre parcel located at the North side of Road 2 West between Road 1 West and Highway 89 in Chino Valley (see attached map).

Introduction to Project Concept and Case for Demand

The plan for this property is to build 15 single family detached homes on individual lots on the 10 acres. The style of the homes will be the Craftsman Bungalow (also known as Arts and Crafts) This style home was a popular house style between 1905 and the 1930s, and it's making a comeback today. As for the exterior, Craftsman-style homes often have low-pitched roofs with wide eave overhangs and porches framed by tapered square columns. We have attached several elevations of homes we are considering building.

Compatibility with Town Code and General Plan

The property is currently zoned AR-5. The site lies between an existing SR-1 subdivision along the east boundary and an AR-5 site to the west and north. The town's General Plan addresses the need for cost effective housing for seniors and working families alike, therefore his project meets the goals set forth in Chino Valley's General Plan.

Adjoining and Neighboring Properties

As depicted on the attached Zoning Map, the property bordering the subject site to the east is Chino Gardens subdivision, a single-family home community zoned SR-1. Properties bordering the north and west are undeveloped and zoned AR-5.

Zoning request and Variance from existing requirements

The requested zoning is SR-.016. The proposed overall density is 1.5 dwelling units per acre, which is within the standards of the requested zoning classification per the UDC of the Town of Chino Valley. The interior street width will meet the Town code. The proposed setbacks will meet the minimum requirements of the proposed zoning. The proposed subdivision will not meet the width vs length ratio normally required due to the proposed layout. The proposed minimum frontage requested within the PAD is 75' due to the required subdivision layout for minimum impact on the floodplain.

Proposed Setback Table

Setback Type	Current Setback	Proposed Min.Setback
Interior Side Yard	10 FT	10FT
Street Side Yard	20 FT	10 FT
Front Yard	20 FT	20 FT
Rear Yard	20 FT	Per building envelope

Proposed Minimum Lot Area & frontage, and sidewalk variation*

Current	Proposed
7000 sq. ft.	21,780 sq. ft.
50' minimum frontage	75' min. on all lots

* 5' Sidewalks are proposed on lot frontage site of street

Open Space and Community Amenities

The community will feature an approximate 1-acre open space tract that includes a large gazebo pavilion with surrounding landscaping. The open space and landscaping will be maintained by the property owner's association. In addition to ½ street improvements on Road 2 South, there will be tree-lined landscaping and a 6' fence between the proposed lot line and street improvements. There will also be a tree-lined landscape buffer between the proposed subdivision road and Chino Gardens to the east.

General Conditions

The project will connect to existing City of Prescott Water in Road 2 South. Individual septic systems are proposed for sewer due to the site's remote proximity to sewer. Individual septic systems are allowed on half acre and greater size lots within Yavapai County.

Benefits to the Town and the Community

The proposed development will allow for an affordable large lot subdivision within the Town of Chino Valley. Road 2 South will be fully improved along the subdivision frontage and will include right-of-way dedication and landscaping.

The proposed subdivision road has been located adjacent to Chino Gardens with a large landscape area to provide an aesthetic buffer. Housing within the proposed subdivision will be constructed near the proposed street, providing a large setback buffer to the existing AR-5 property to the west. The open space tract will buffer the existing AR-5 property to the north.

Chandler | 1793 Sq Ft. Main Floor

Taylor | 1925 Sq Ft. Main Floor

Ranch

Mountain

Spanish

TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION
Wesdamar Farms Zone Change & Pre-Plat
Staff Report – Supplemental Information - July 7th 2020

APPLICATION SUMMARY

File Number:	ZC20-000005 & P20-000001
Assessor's Parcel Number:	306-29-043B
Site Location:	Approximately 1,000 feet west of the intersection of South State Route 89 and West Road 2 South
Owners of Record:	High Lonesome Holdings LLC
Applicant:	Reserve Builders – George Rothfuss II
Request:	Request to approve the rezoning of approximately 1054 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. & Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

SUPPLEMENTAL INFORMATION

NEIGHBORHOOD MEETING

Town Staff notified property owners within a 300-foot radius of the subject property, resulting in thirty (30) notices for public notification. The neighborhood meeting was held at the Chino Valley Town Hall on July 1, 2020. Twenty-four neighboring property owners attended the meeting.

The applicant summarized the details of the project, indicating that the development would be completed over a single phase and that the internal road would be dedicated to the Town of Chino Valley. He spoke about the proposed improvements and amenities for the subdivision and how there would be a homeowners association. The applicant also discussed the styles, size and price point of the homes that were being proposed.

A resident asked if there was going to be a wall constructed along the eastern boundary of the property to help reduce traffic noise. The applicant stated that that was not his intent at the time and that the

landscaping he was proposing was to serve as the buffer. Several residence spoke against the construction of a wall as it would obstruct their view of Granite Mountain.

A neighboring property owner asked about the possibility of relocating the road from the east side of the property to the west. The applicant stated that due to the 100-year floodplain relocating the road there would not be advisable.

A resident asked how the additional traffic on West Road 2 South would be handled specifically in regards to adding a turn lane or improving the school bus stop. The applicant replied that there was no turn lane proposed and referred the bus stop question to the Town as it wasn't located on the developments property.

Many residence and neighboring property owners spoke out stating that this proposal was changing the life style that they relocated here for because this development was too dense. The applicant responded to this by stating that the intent was to mimic the Chino Gardens subdivision directly to the east of the property. People then asked if the development would allow for farm animals or small agricultural uses. The applicant stated that it wasn't his intention to do so but would be open to the possibility as long as it was ok with the Town. He continued with stating he would sit down with the Town to discuss his options.

Planning and Zoning Commission Regular **7. a.**

Meeting Date: 07/07/2020

Offsite Signage Text Amendment

CASE DESCRIPTION:

Text amendment to section 4.21 Sign Regulations to amend off-site commercial signage.

FACTS:

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

ANALYSIS:

See attached staff report. Actual text ammendment language will be provided once legal has signed off on it.

TECHNICAL REVIEW:

See attached staff report. Actual text ammendment language will be provided once legal has signed off on it.

SITE PLAN

N/A

RECOMMENDATION

Consideration and possible action to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 4.21 Sign Regulations, by amending off-site commercial signage.

Attachments

Off-Site Signage Staff Report

TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION
Staff Report July 7, 2020

APPLICATION SUMMARY

File Number:	ZC20-004
Applicant:	Town of Chino Valley
Request:	Consideration and possible action to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 4.21 Sign Regulations, by amending off-site commercial signage.

SUMMARY

DISCUSSION

On March 14, 2017, Town Council adopted Section 4.21 of the UDO (Unified Development Ordinance) through Ordinance 17-819 as the sign regulations. Signage requirements contained in that ordinance prohibits all off-site signage. Recently, due to complaints and requests for off-site signage from local business owners and direction from the Town Council, staff has drafted language to amend the off-site sign section of the UDO with the standards and language attached.

Staff met with Town Council at the February 18, 2020 study session to discuss the issues with the off-site-sign ordinance and the need for businesses to have visible signage. Council directed staff to initiate drafting language for a potential text amendment to the sign regulations.

Staff has attached a copy of the off-site sign section of the ordinance with the proposed changes that satisfies the direction given by Town Council.

CITIZENS OUTREACH

Staff has notified all residents within Chino Valley through public notification. The draft text amendment has been uploaded to the Town of Chino Valley's homepage and can be accessed by citizens by going to the news flash section. Staff has encouraged the citizens to send comments to the Development Service Department. To date, staff has not received any comments or emails from residents.

STAFF RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 4.21 Sign Regulations, by amending off-site commercial sign text.

Town of Chino Valley

MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
TUESDAY, JULY 7, 2020
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

A D D E N D U M #1
Adds Exhibit to Item 7a - 4.21 Off-Site Signage Amendment

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES

a. Consideration and possible action to approve the June 2, 2020, regular meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING

a. Request to approve the rezoning of approximately 10.54 acres of real property from the AR-5 (agricultural-residential 5-acre minimum) zoning district to SR-0.16 PAD (singe-family residential 7,000 square foot minimum lot area) zoning district with a Planned Area Development Overlay zoning district.

b. Request for approval of Wesdamar Farms Preliminary Plat to subdivide approximately 10.54 acres into fifteen (15) lots developed over one (1) phase.

7. NON-PUBLIC HEARING ACTION ITEMS

a. Text amendment to section 4.21 Sign Regulations to amend off-site commercial signage.

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 2nd day of July, 2020.

By: *Will Dingee, Assistant 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.

Planning and Zoning Commission Regular **7. a.**

Meeting Date: 07/07/2020

Offsite Signage Text Amendment

CASE DESCRIPTION:

Text amendment to section 4.21 Sign Regulations to amend off-site commercial signage.

FACTS:

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

ANALYSIS:

See attached staff report. Actual text ammendment language will be provided once legal has signed off on it.

TECHNICAL REVIEW:

See attached staff report. Actual text ammendment language will be provided once legal has signed off on it.

SITE PLAN

N/A

RECOMMENDATION

Consideration and possible action to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 4.21 Sign Regulations, by amending off-site commercial signage.

Attachments

Off-Site Signage Staff Report

4.21 SIGN REGULATIONS

4.21.2 **PERMITS** REQUIRED

A. **Permit** Required. Except as provided herein, it shall be unlawful for any person to construct, install, attach, place, paint, alter, relocate, or otherwise maintain any non-exempt **sign** in the **Town** without first obtaining a **sign permit** in conformance with this **Sign** Code.

B. Conflicts with other requirements. If provisions of this **Sign** Code are conflict with any other **Town** Code or **Ordinance**, the more restrictive requirement(s) shall apply. **Signs** maintained contrary to the provisions of this **Sign** Code are declared to be **nuisances** and may be abated as provided by law.

C. Fees. **Sign permit** fees shall be as adopted by the **Council** by resolution.

D. **Sign Permit** Application. No **sign permit** application shall be accepted if not submitted with full payment of all fees required. Application for a **sign permit** shall be made to the **Development Services Department** on forms provided by the **Town** and shall include at a minimum the following information:

1. Yavapai **County** Assessor's parcel number identifying the property where the **sign** will be located;

2. **Street** address, if any, legal description of the property, and dimensions thereof. If the parcel is not within a recorded **subdivision**, a metes and bounds legal description shall be submitted with the application;

3. Name, address and telephone number of the property owner and agent, if any;

4. Signature of applicant or agent;

5. Inventory of all existing **signs** on the property showing the type, dimensions, and location of each **sign**;

6. Fully dimensioned plans and elevations showing the dimensions, placement of copy, and location of each proposed **sign** in relation to the **property line(s)** and **public right(s)-of-way**;

7. Plans indicating the scope and structural detail of the work to be done, including all connections, supports, footings, and materials to be used;

8. Type, placement, and strength of **illumination**, if any and required information for an electrical **permit** for signage **illumination**;

9. Such other information as the **Zoning Administrator** may require for the purpose of determining whether the application complies with the **Sign** Code requirements;

E. **Sign Permit** Review; Timeframes.

1. Within ten business days of submission of an application for a **sign permit**, staff shall review the application for completeness. If the application is not complete, the applicant will be notified of the deficiency via email, telephone, or first class mail.

2. Within thirty business days of receipt of a complete application, **Town** staff shall review the application for compliance with the regulations set forth in this Code and in the **Town** Code, as applicable, and shall issue the **permit** or notify the applicant of deficiencies and the need for corrections.

F. Temporary **Sign Permits**. Temporary **Signs** shall obtain a temporary **sign permit**. The requirements and criteria for such **signs** are as follows:

1. Temporary **sign permits** shall be issued for no more than six months. The temporary sign shall be removed as soon as the business' permanent sign is installed or six months, whichever occurs first.

2. The temporary sign permit shall not be renewable.

3. Temporary **signs** shall conform to all other requirements of this Code.

4. Special event (promotional) signs and auxiliary signs do not require temporary sign permits.

G. Exempt **Signs**. The following types of **signs** are exempt from the permitting requirements but shall comply with all other requirements and standards set forth in this **Sign** Code. No business shall have more than two (2) exempt **signs** and no more than two (2) exempt **signs** may be located on any residential **lot**, except as provided in the following table:

Description	***Type***	***Number Permitted***	***Maximum Area and Height***
Official notices authorized by a court, **public** body or **public** safety official			No limit
Government **Signs**	Wall or ground-mounted standard	No limit	No limit
Posters			No limit
TEMPORARY NON-COMMERCIAL DIRECTIONAL SIGNAGE	**A-FRAME**	**THREE (3)**	**12 SQUARE FEET TOTAL**
Temporary Use Permit Signage (see Section 3.15(D)(2)(f))	**Banner, Pennant, Flags**	Ten (10)	200 square feet Maximum
Sign for temporary event held by non-profit charitable organization (as designated under section 501(c)(3) of the Internal Revenue Code) with a	**Banner, Pennant, Flags**	Two (2)	48 square feet Maximum

permanent location inside Town's incorporated limits			
Signs located within **structures** in **Commercial** zoning districts	**Window Signs**		No limit
Signs on residentially zoned property	Wall, window, or ground-mounted		
Signs required to be relocated by the **Town** or other governmental agency			

4.21.3 GENERAL **SIGN** REGULATIONS

A. The regulations, requirements, and provisions set forth in this Chapter shall apply to all **signs erected**, placed, or constructed within the **Town**.

B. All **signs** shall be structurally designed, constructed, **erected**, and maintained in conformance with all applicable Technical Codes and regulations.

C. **Signs** shall not be constructed or located in a manner that interferes with pedestrian or vehicular travel, obstructs free and clear vision of traffic, poses a hazard to either pedestrians or vehicles, or in such a manner to confuse, distract, or interfere with traffic and/or pedestrians.

D. **Signs** shall be located a minimum of six feet (6') from **property lines**.

E. All **signs** and **sign structures**, conforming and **non-conforming**, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the **public** safety or create visual blight as determined by the **Zoning Administrator** or his/her designee.

F. All **illuminated signs** shall comply with Section 4.24 Outdoor Lighting including, but not limited to, Subsection 4.24.4 General Requirements, Subsection (P).

G. A non-commercial **sign** may be located in any location that a **commercial sign** is permitted and shall comply with the regulations set forth in this Chapter for that location.

H. Special event (promotional) signs and auxiliary signs shall be subject to the following:

1. No special event (promotional) or auxiliary signage shall be allowed for any business until such time as the business obtains and installs, at a minimum, a wall-mounted permanent sign.

2. An aggregate of up to two (2) special event (promotional) signs or auxiliary signs are permitted in addition to the permanent signs allowed for a business. The number and size of the special event (promotional) signs or auxiliary signs are determined by the zoning of the property as shown in the table in Section 4.21.6, Temporary Signs and Auxiliary Signs. If the business wants to display a new special event (promotional) sign or auxiliary sign, then one or more of the existing signs on display must be taken down to ensure the total square footage requirements are maintained.

3. Special event signs, auxiliary signs, and A-Frames may be displayed year-round, so long as the signs remain in good repair.

I. Off-Site Signage ~~may~~is prohibited, except as specifically set forth in this Section. In order to be permitted ~~with~~to have off-site signage, the following ~~provisions~~conditions must be met:

1. ~~Businesses, or the closest~~The property ~~boundary~~ on which ~~they are~~the business requesting the off-site signage is located~~,~~ shall be no further than ¼ mile from SR 89. ~~Public or Institutional uses may request additional distance to the above stated ¼ mile through a conditional use permit.~~

2. The business owner shall obtain permission pursuant to a non-revocable license, in a form provided by the Town, from an owner of commercial property fronting on SR 89 ~~and a lease of land for a newly constructed sign, or signed statement allowing~~, granting the off-site business ~~located off-site~~the right to construct a new freestanding sign on the commercial property or to add ~~their~~the off-site business nameplate to an existing freestanding or monument sign. If no existing freestanding or monument sign exists, a new sign may be constructed to provide signage for the onsite businesses with additional nameplates for off-site signage opportunities; provided, that any signage on such new freestanding or monument sign shall be calculated as part of the total allowable signage for each business.

3. ~~Permission~~The non-revocable license granted by the ~~off-site~~owner of the commercial property ~~owner~~fronting SR 89 shall include a specific depiction of the location of the sign and a specific time limit or expiration date for the ~~lease that would provide off-site signage. After such time the permission shall either be renewed or~~license. If the license has not been extended at the conclusion of the time period, the sign must be removed. The ~~lease~~license shall ~~continue to~~ be ~~in effect~~valid for the time period stated and shall not be terminated if the underlying property or the related business is sold ~~until the expiration of the lease~~during that time period.

4. Off-site signage shall require a sign permit. ~~Owner's~~The signature of the owner of the commercial property fronting on SR 89 on which the sign is proposed shall be required on the application. A copy of the signed ~~lease~~license shall be ~~required~~submitted as part of the application.

5. Off-Site signage shall conform to all other aspects of permanent signage as defined in Section 4.21 of ~~the~~this Unified Development Ordinance (i.e. freestanding, monument, etc.).

6. Off-site signage shall not be allowed on vacant property.

7. The business requesting off-site signage shall be required to have a permanent sign on-site prior to approval of any off-site signage. The square footage of the off-site signage shall be deducted from the total allowable signage of that type on the site the business is located.

8. No temporary or auxiliary off-site signage shall be permitted; such signage shall only be allowed on the property on which the business is located.

9. All off-site signage shall comply with the Outdoor Lighting ordinance found in ~~UDO~~ Section 4.24 of this Unified Development Ordinance.

10. Signage~~, when constructed,~~ shall meet minimum required setbacks~~, and~~. Signage is prohibited from being located in the public rights-of-way.

11. The Town shall not provide ~~legal~~ advice~~,~~ or direction~~, or act as a negotiator between property owners~~ to either party in discussions or negotiations regarding the license, other than to provide the form.

4.21.5 **SIGN** STANDARDS

G. Aggregate Signage Limits.

1. The total maximum aggregate signage shall not exceed two-hundred ninety-six square feet (296 sq. feet) for a single-tenant development.

2. The total maximum aggregate signage shall not exceed three-hundred sixty square feet (360 sq. feet) for a multi-tenant development.

3. Comprehensive **Sign** Packages may be approved by **Planning and Zoning Commission** and **Town Council** for multi-tenant developments with up to a 50% increase in total aggregate area.

4. The provisions above shall apply unless such guidelines are addressed in an approved comprehensive **sign** package.

5. Signage whose manner and placement has not been listed herein may be approved at the discretion of the **Zoning Administrator** or his/her designee.

6. A-Frame signs shall be placed a minimum of five (5) feet out of the right-of-way on the property where the business operates provided such signs shall not obstruct pedestrian traffic. A-Frame Signage size allowance is calculated as part of the total allowable aggregate Auxiliary signage square footage.

7. All temporary signs, special event (promotional) signs and auxiliary signs shall be placed (a) at a minimum five (5) feet from the property line on which the business is located and (b) outside the public rights-of-way.

4.21.6 TEMPORARY **SIGNS, SPECIAL EVENT SIGNS AND AUXILIARY SIGNS**

Sign Type	***Zoning District***	***Maximum Area***	***Maximum Height***	***Standards***
Banner, Pennant, Streamer, Feather	CL, CH, I, Public, Institutional Facility	48 sq. ft. aggregate		On-site only. Shall not be located above the roof of any **building**. Shall be maintained in good repair.
				On-site only.

Banner, Pennant, Streamer, Feather	MR-1, MHP-4	24 sq. ft.		Shall not be located above the roof of any **building**. Shall be maintained in good repair.
A-Frame	CL, CH, I, Public or Institutional Facility	Sizes limited to: 24" x 36" or 6 sq. ft. maximum.		May be made of wood, vinyl, metal, or other similar non-pliable material. Shall be on-site only. ~~Up to two per frontage,~~ One (1) not to exceed 6 sq. ft. total per parcel. Shall be maintained in good repair. Anything attached to the A-Frame Sign shall count against the total square footage allowed.

4.21.7 PROHIBITED **SIGNS**

A. Any **sign** not specifically listed as permitted by this Chapter is prohibited, including, but not limited to the following:

1. **Off-site commercial signs**.

2. **Vehicle signs** or **signs** mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, stored, or displayed in a manner intended to attract the attention of the **public**.

3. **Signs** attached to any utility pole, or **structure**, streetlight, traffic signal, tree, fire hydrant, bridge, **park** bench or other location on **public** property.

4. **Signs** that are animated, inflatable, or audible, or rotate or have intermittent or flashing **illumination** or emit audible sound or visible matter; except time and/or temperature units.

5. **Signs** displayed in a manner or location that prevents free **ingress** and **egress** from a door, window or other exit.

(Ord. 17-819, passed 3-14-2017)

4.21.8 **NON-CONFORMING SIGNS**

A. A **non-conforming sign** may continue to be utilized in perpetuity only in the manner and to the extent that it existed prior to the effective date of the provision of this Sign Code that first caused the sign to become non-conforming.

B. A **non-conforming sign** may not be altered in any manner not in conformance with the **sign** regulations in the zoning district in which it is located that are in effect at the time of the alteration, except for reasonable repair and maintenance of the **sign** or to change the copy, provided that such change does not require structural alterations.

4.21.9 VIOLATIONS; REMOVAL

A. Notice of Violation: Notice of violation of this Chapter shall be provided by a Code Compliance Officer to the property owner, person in control, or authorized agent of the property. The time periods provided for correction of the violation shall be:

1. Permanent **Signs**. A ten calendar day written notice shall be provided.

2. Temporary **Signs**. A two calendar day written notice shall be provided.

3. **Portable Signs**.

a. A two calendar day written notice shall be provided for **Portable Signs** other than those placed within the **right-of-way**.

b. A written notice is not required for **Portable Signs** placed within the **right-of-way**.

B. Authority to Remove.

1. The Code Compliance Officer is authorized to require removal of any **sign** installed in violation of this Chapter. The Code Compliance Officer may remove or cause to be removed any Temporary **Sign** which is not removed by the owner.

2. The Building Official is authorized to remove or require the immediate removal or repair without written notice of any unsafe **sign** that creates an immediate hazard to persons or property.

C. Removal by **Town**. In the case of a **sign** code violation where the offending **sign** has been removed by the Code Compliance Officer, the notice provided pursuant to Section 4.21.9(A) shall state the reason for its removal.

D. Recovery of Costs. The costs of removal or repair of a **sign** by the **Town** shall be borne by the person who installed the **sign**, and, if unknown, the owner or lessee of the **sign** and of the property on which the **sign** is located. If the **Town** incurs costs in the removal of repair of a **sign**, the **Town** may bring an action in Municipal Court or Superior Court to recover its costs.

4.21.10 SUNSET PROVISION

The provisions of this Sign Code relating to (A) auxiliary signs being permitted by right in certain zoning categories and (B) auxiliary signs and special event (promotional) signs being allowed without the need for a temporary sign permit shall automatically terminate and shall be of no force and effect after July 1, 2022, unless, after meeting all of the public notice and hearing requirements set forth in State Law, the Town Council determines these provisions should remain in effect, as currently written or as may be modified.

JULY 7, 2020 PLANNING & ZONING MEETING
ZOOM ATTENDANCE INSTRUCTIONS

The Chino Valley Town Council is committed to social distancing to slow the potential spread of COVID-19 coronavirus or other communicable diseases, as well as continue to abide by the Open Meeting Laws. This meeting will be limited to a maximum of 25 public attendees.

Zoom Webinar and Teleconference Instructions

Log in to Webinar:
Click on this link: https://us02web.zoom.us/j/81300464829; OR copy and paste it into your internet browser; OR download and use the Zoom app on your device from zoom.us/download

- Follow the prompts to join the meeting
- Enter your email and name in pop up window
- Click Join Webinar

Dial in using cell phone or landline:

- Dial either of the following toll-free numbers: (877) 853-5247 or (888) 788-0099
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