

1. Planning And Zoning - Regular Meeting - Agenda

Documents:

[2020_10_06_PZ_RG_AG.PDF](#)

2. Planning And Zoning - Regular Meeting - Agenda Packet

Documents:

[2020_10_06_PZ_RG_AG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, OCTOBER 6, 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 September 1, 2020, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation of approval to Town Council to rezone approximately 9.62 acres from SR-2.5 (Single Family Residential 2.5-acre minimum) zoning classification to AR-5 (Agricultural Residential 5-acre minimum) zoning classification to resume the operation of a commercial greenhouse. (Will Dingee, Assistant Planner)
 - b.** Consideration and possible recommendation of approval to Town Council for a conditional use permit to allow the temporary placement of a construction trailer for Brown Homes to be located at intersection of Road 2 North and North State Route 89. (Will Dingee, Assistant Planner)

- c. Consideration and possible recommendation of approval to Town Council for a conditional use permit to allow a model home complex and temporary placement of a sales trailer to be located at the southwest corner of West Road 4 North and North Road 1 West. (Will Dingee, Assistant Planner)
- d. Consideration and possible recommendation of approval to Town Council for the Perkinsville 40 preliminary plat to subdivide approximately 44.3 acres located at the northeast corner of East Perkinsville Road and North Road 1 East. into 161 lots with an average lot size of approximately 7,000 square feet developed over a single phase. (Will Dingee, Assistant Planner)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

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

10. ADJOURN

Dated this 1st day of October, 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.

Zoom Instructions:

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Or Telephone:

888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)



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Dated this 1st day of October, 2020.

By: Will Dingee, Assistant Planner

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Planning and Zoning Commission Regular

4. a.

Meeting Date: 10/06/2020

Department: Town Clerk

AGENDA ITEM TITLE:

Consideration and possible action to approve September 1, 2020, regular meeting minutes.

RECOMMENDED ACTION:

To approve September 1, 2020, regular meeting minutes.

Attachments

9-1-20 draft minutes

DRAFT

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

**TUESDAY, SEPTEMBER 1, 2020
6:00 P.M.**

**CHINO VALLEY COUNCIL CHAMBERS
202 N. STATE ROUTE 89, CHINO VALLEY, AZ**

1) CALL TO ORDER

Chair 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; Vice-Chair Tom Armstrong;
Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert
Switzer

Absent: Commissioner William Welker

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

4) MINUTES

- a)** Consideration and possible action to approve the August 13, 2020, special meeting minutes.

Members requested a verbiage change on the second sentence on page five, from Committee to Commission.

MOVED by Commissioner Teena Meadors, seconded by Vice-Chair Tom Armstrong to approve the August 13, 2020, special meeting minutes as amended.

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

6 - 0 PASSED - Unanimously

5) STAFF REPORTS

Staff introduced Traci Lavelle, the new Deputy Town Clerk, to the Commission. She was taking the place of Erin Deskins, who will be promoted to the position of Town Clerk.

6) PUBLIC HEARING

- a) Consideration and possible recommendation of approval to Town Council to amend the existing Planned Area Development (PAD) of the Bright Star Subdivision containing approximately 277.42 acres of real property. (Joshua Cook, Development Services Director)

Mr. Cook presented the following:

- Several areas of Bright Star had been developed previously. This would be Phase Three and the remaining portion of the property would be for future phases.
- The property was zoned Multi Family Commercial Light (MR-1/CL) with a PAD overlay.
- The Commission would be considering an amendment to the PAD and an amendment to the final plat for the Phase Three development.
- The requested amendment included flexibility to the front and side yard setbacks and the creation of a cross access easement for drainage purposes until the future phases were developed. Once the future phases were developed, the cross access easements would go away. There would be no changes to lot layout, lot sizes, or design elements.
- The flexible setbacks would not change the subdivision and there would be no change in the use. It would be consistent with the General Plan and the previous PAD overlay. The only change was the flexible setbacks to accommodate the proposed housing product.
- Staff recommended Planning and Zoning Commission forward a recommendation of approval to Town Council to amend the existing Planned Area Development (PAD) of the Bright Star subdivision containing approximately 277.42 acres of real property consisting of 91 lots in Unit 2 Phase 3 and (1) parcel with an APN of 306-02-671.
- Staff also recommended Planning and Zoning Commission forward a recommendation of approval to Town Council to amend the final plat of the Bright Star Unit 2 Phase 3 containing approximately 25.8 acres of real property consisting of 91 lots with the following condition:
 - Temporary Access License language on the final plat be modified in accordance with the Town Attorney's recommendation.

Commission Members, Developer Mike Fann of Estrella Vista Enterprises LLC and staff discussed the following:

- Members clarified that the APN of 306-02-671 was correct.
- Staff explained that the PAD amendment would affect all future phases, but not the prior phases. The amended final plat would list the new setbacks and any future phases would follow the adopted PAD amendment. The existing homes followed the current PAD and the required 20 foot setbacks. The setback adjustment did not affect the length of the driveways, which would be 20 feet from the curb to garage, but the house would be closer to the property line.
- The reason the developer was requesting a modified PAD was due to the housing product. The density of the subdivision would not change. This would change the size of the home that could be built and where it would be located on the lot.

- Craftsman Court had been approved for lot fronts with a ten foot setback. There were also some subdivisions with interior side setbacks of five feet.
- Mr. Fann explained that the Mandalay housing product was not necessarily larger but the requested setbacks provided more flexibility on housing products and where they would be located and how they would sit on the lot.
- Mr. Fann explained that there was a drainage easement on the north side of that consumed the ability to keep the housing structures back.
- Staff confirmed that the license agreement for the water drainage on the subdivision was going on and off the property at the same point, but was being rerouted to keep the property slopes at a shallow enough grade to be manageable and preventing impacts to neighboring properties.
- The only change, other than the drainage, was a small section of pavement for dust control.

Public Comment:

- Michael Novak – Questioned who would be building the houses in the development. Mr. Fann confirmed that although there was not a confirmed contract, they were negotiating with Mandalay Homes.
- Steve Hoogasian – Was a resident of Bright Star and had found the common areas were not being maintained. Commission explained that they were only able to address items that were specifically on the agenda, but that later on in the meeting, the public could speak on items not on the agenda. It was also explained that although Commissioner's would not be able to address any questions he had; items of concern would be directed to staff members

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Gary Pasciak to forward a recommendation of approval to Town Council to amend the existing Planned Area Development (PAD) of the Bright Star subdivision containing approximately 277.42 acres of real property consisting of 91 lots in Unit 2 Phase 3 and (1) parcel with an APN of 306-02-671.

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

NAY: Commissioner Robert Switzer

5 - 1 PASSED

Commissioner Switzer voted Nay because he thought the setback should remain the same as phases one and two.

- b) Consideration and possible recommendation of approval to Town Council to amend the final plat of Bright Star Unit 2 Phase 3 containing approximately 25.8 acres of real property. (Joshua Cook, Development Services Director)

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Gary Pasciak to forward a recommendation of approval to Town Council to amend the final plat of the Bright Star Unit 2 Phase 3 containing approximately 25.8 acres of real property consisting of 91 lots with the following condition:

- Temporary Access License language on the final plat be modified in accordance with the Town Attorney's recommendation.

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

6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

It was questioned if the changes to UDO changes had been before the Council. Staff explained it would be presented to the Council at the September 8th meeting.

9) PUBLIC COMMENTS

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Public Speakers:

- Steve Hoogasian – The common areas in Bright Star needed to be addressed. The homes had values from \$300,000 to \$500,000 and outside the walls was dirt and weeds. It would be an asset to the community if it were maintained. The area in question was less than three quarters of an acre. It looked bad. Staff explained some weeds were a code enforcement issue and the Town's Code Enforcement staff could be contacted, but the subdivision's HOA should be contacted for maintenance of the private space. The HOA would have been part of an agreement the homeowners signed when purchasing the property.
- Cindy Hoogasian – Questioned when construction of the new homes would begin and if there would be a specific route for the trucks and construction vehicles. Staff stated they would address her concerns after the meeting.

10) ADJOURN

MOVED by Commissioner Teena Meadors, seconded by Commissioner Gary Pasciak to adjourn the meeting at 6:30 p.m.

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

6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6. a.

Meeting Date: 10/06/2020

Rezone - Patrick Moores Property SR-2 to AR-5

CASE DESCRIPTION:

Consideration and possible recommendation of approval to Town Council to rezone approximately 9.62 acres from SR-2.5 (Single Family Residential 2.5-acre minimum) zoning classification to AR-5 (Agricultural Residential 5-acre minimum) zoning classification to resume the operation of a commercial greenhouse. (Will Dingee, Assistant Planner)

LOCATION:

Located on the north side of Center street approximately 700 east of the northeast corner of South Road 1 West and West Center Street.

FACTS:

1. Applicant:..... Gail Allen
2. Owner:..... Patrick Moore
3. Parcel Number..... 306-23-099D
4. Site Area..... 9.62 Acres
5. Existing zoning:..... SR-2.5
6. Intended Use..... Commercial Greenhouse

ANALYSIS:

See attached Staff Report

TECHNICAL REVIEW:

See attached Staff Report

SITE PLAN

N/A

RECOMMENDATION

Staff recommends Planning and Zoning Commission forward a recommendation of approval to the Town Council to rezone approximately 9.63-acres of real property from SR-2.5 (Single Family Residential 2.5-acre minimum) to AR-5 (Agricultural Residential 5-acre minimum) to allow for the operation of a commercial greenhouse to resume with the following recommendations:

Additional right-of-way dedication to be made along West Center Street to ensure compliance with Town Code (amount to be determined by Public Works Department before Town Council meeting).

Any new construction will need to hook up to Town Utilities and will need to come through site plan review.

Attachments

Staff Report



**TOWN OF CHINO VALLEY
PLANNING AND ZONING
OCTOBER 6, 2020**

APPLICATION SUMMARY

File Number: Z-07-20

Assessor's Parcel Number: 306-23-099D

Site Location: Located on the north side of Center street approximately 700 east of the northeast corner of South Road 1 West and West Center Street.

Owners of Record: Patrick Moore

Applicant: Gail Allen

Request: Request to rezone approximately 9.62 acres from SR-2.5 (Single Family Residential 2.5-acre minimum) zoning classification to AR-5 (Agricultural Residential 5-acre minimum) zoning classification in order to resume the operation of a commercial greenhouse.

SITE DATA

Existing Zoning	SR-2.5 (Single Family Residential 2.5-acre minimum)
Lot Size	9.62 acres (419047.2 square feet)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential
Existing Land Use	Non-operational commercial greenhouse

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5	Medium Density Residential	Agricultural Residential
East	SR-1	Medium Density Residential	Granadas Estates Subdivision
South	SR-1	Medium Density Residential	Single Family Residential
West	SR-1	Medium Density Residential	Single Family Residential

BACKGROUND

SITE DESCRIPTION

The subject property is approximately 700 east of the northeast corner of South Road 1 West and West Center Street. The property is accessed via West Center Street with an address of 768 West Center Street. The site currently has a zoning classification of SR-2.5 (Single Family Residential 2.5-acre minimum) and is identified with a General Plan Land Use Designation of Medium Density Residential. The property currently has multiple hoop-houses and greenhouses on site along with two utility buildings and a single-family residence. A City of Prescott Water Main and Town of Chino Valley Sewer Main are both located along the front of the property beneath West Center Street. **(See Attachment 1: Vicinity Map)**

The area is predominantly medium/low density single-family residential development with some medium/low density agricultural residential. The properties to the north are zoned AR-5. The properties to the east are zoned SR-1 (Single Family Residential 1-acre minimum), Granada Estates Subdivision. Properties to the west and south are also zoned SR-1. **(See Attachment 2: Zoning Map)**

PROPERTY HISTORY

In the early 1980's the subject property was made up of four separate parcels of which only one was used for the commercial greenhouse operation named "Willow Creek Greenhouses". In 1988, the property owner at that time purchased and rezoned the three additional parcels to accommodate the expansion of his commercial greenhouse business. With the adoption of the new zoning districts in 2006, the zoning classification of this property changed from R-2 to SR-2.5 which made the commercial greenhouse business a non-conformity. The property was eventually sold to Color Spot Nurseries who continued to operate the non-conforming business. The greenhouse operation eventually ceased and the property has been exclusively been used as a residence for the last several years and as a result, the property has lost its non-conforming status.

PROJECT DESCRIPTION

The applicant is requesting to rezone the 9.62-acre property from SR-2.5 to AR-5. The AR-5 zoning district will legally allow the property to resume the commercial greenhouse operation, which was in operation for approximately 30 plus years.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300-foot radius, resulting in 27 notices for public notification. Due to typo in the original notification, staff was required to resend these notification a second time to ensure compliance with State Statutes. Staff has received numerous phone calls asking for further information about the rezone. The primary concern the neighboring property owners have is if the subject property would be allowed to cultivate medical marijuana. While the AR-5 zoning district does allow for the operation of commercial greenhouses, it doesn't allow for the cultivation of marijuana. The only zoning district that currently allows for the new cultivation of marijuana is in the Industrial zoning districts. The neighborhood meeting is scheduled for October 5th, 2020 and staff will be providing a write-up of that meeting separate to this staff report.

STAFF ANALYSIS AND RECOMMENDATION

The zoning request of AR-5 zoning district is in conformance with the area's General Plan Land Use Designation of Medium Density Residential (**See Attachment 3: General Plan Map**). The entitlements under this zoning district allows for the operation of commercial greenhouse so long as the property has at least 10 contiguous acres. While this property is under the required 10 contiguous acres at 9.63 acres, staff would be including the previously dedicated Town right-of-ways to both the north and south of the property in this calculation. Further, the entitlements within this zoning district will still allow for the property to also be used as a residence.

STAFF & PLANNING AND ZONING RECOMMENDATION

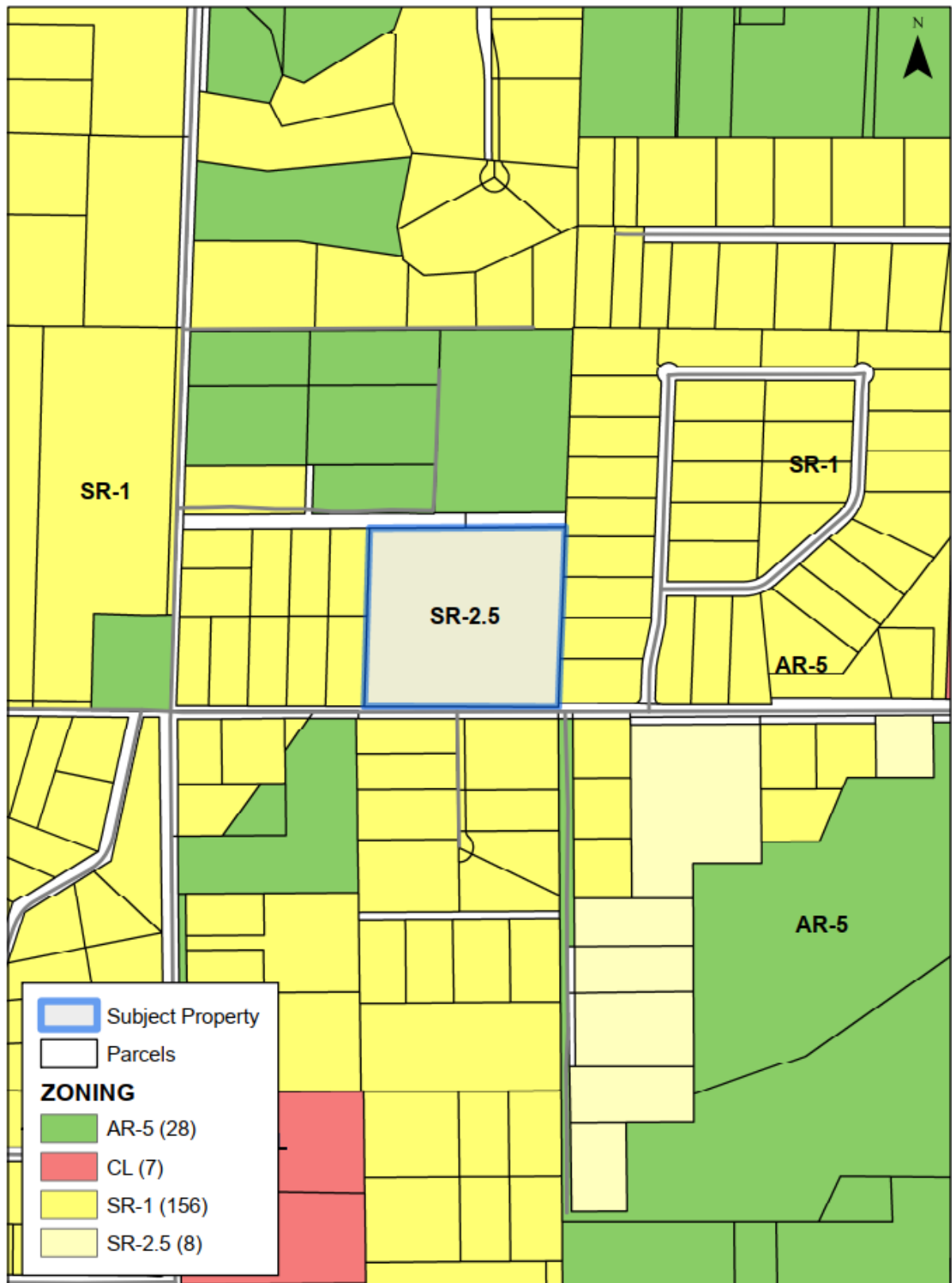
Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council to rezone approximately 9.63-acres of real property from SR-2.5 (Single Family Residential 2.5-acre minimum) to AR-5 (Agricultural Residential 5-acre minimum) to allow for the operation of a commercial greenhouse to resume with the following recommendations:

1. Additional right-of-way dedication to be made along West Center Street to ensure compliance with Town Code (amount to be determined by Public Works Department before Town Council meeting).
2. Any new construction will need to hook up to Town Utilities and will need to come through site plan review.

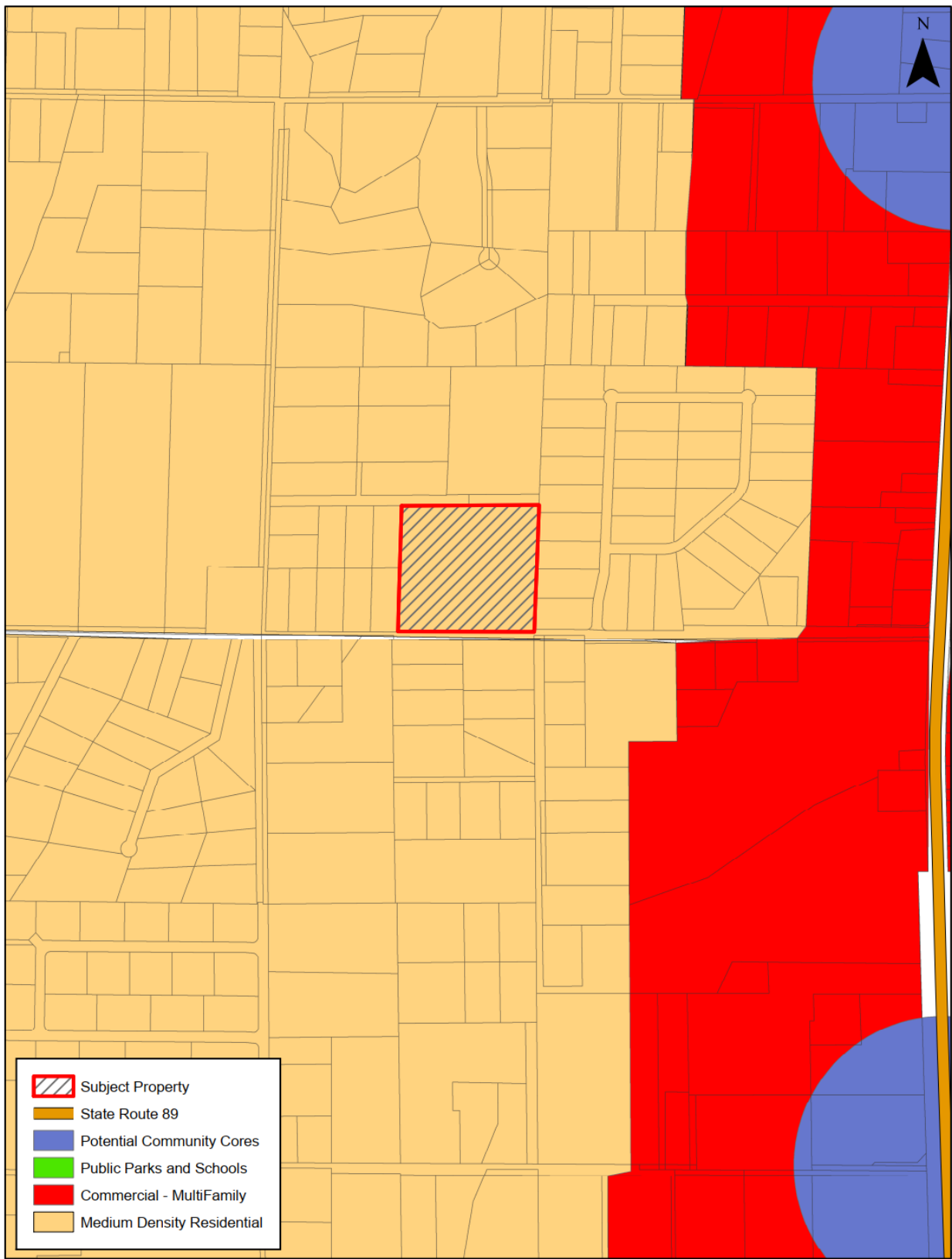
VICINITY MAP



ZONING MAP



GENERAL PLAN MAP



Planning and Zoning Commission Regular

6. b.

Meeting Date: 10/06/2020

Conditional Use Permit - Off Site Construction Trailer Brown Family Homes

CASE DESCRIPTION:

Consideration and possible recommendation of approval to Town Council for a conditional use permit to allow the temporary placement of a construction trailer for Brown Homes to be located at intersection of Road 2 North and North State Route 89. (Will Dingee, Assistant Planner)

LOCATION:

Located approximately 1,900 feet north of the northeast corner of the intersection for Road 2 North and North State Route 89

FACTS:

1. Applicant:..... Brown Homes
2. Owner:..... Fillebrown Living Trust
3. Parcel Number..... 306-20-036B
4. Site Area..... 7.75 Acres
5. Existing zoning:..... CH/AR-5
6. Intended Use..... Commercial and Agricultural

ANALYSIS:

See attached Staff Report

TECHNICAL REVIEW:

See attached Staff Report

SITE PLAN

See attached

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council for a conditional use permit to allow the temporary placement of a construction trailer for Brown Homes with the following stipulations

1. The construction trailer and accompanying site improvements (i.e. parking lots, walkways, port-a-jons, etc.) will be removed upon reaching 90% completion of both subdivisions of the applicant's subdivisions.
2. Any signage that is placed in relation to the construction trailer be in conformance with Town Code.
3. Landscaping and screening shall be required to help mitigate the view of the trailer off Highway 89. Site plan review and accompanying landscape plan shall be required.
4. The construction trailer be located 50-feet behind the State Route 89 property line in

accordance with Town Code.

Attachments

Staff Report



PLANNING AND ZONING COMMISSION

STAFF REPORT

BROWN HOMES - CONSTRUCTION TRAILER CUP

APPLICATION SUMMARY

File Number: C-3-20

Assessor's Parcel Number: 306-20-036B

Site Location: Located approximately 1,900 feet north of the northeast corner of the intersection for Road 2 North and North State Route 89

Property Owner: Fillebrown Living Trust

Applicant: Brown Homes

Request: Request for approval for a conditional use permit to allow the temporary placement of a construction trailer for Brown Homes.

SITE DATA

Existing Zoning	CH/AR-5 (Commercial Heavy and Agricultural Residential 5-acre minimum)
Lot Size	7.75 acres (approximately 337,590 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial Multifamily
Existing Land Use	Automotive Business and a Single Family Residence

BACKGROUND

SITE DESCRIPTION

The subject property is approximately 1,900 feet north of the northeast corner of the intersection for Road 2 North and North State Route 89 and is accessed off state Route 89. The site is zoned CH/AR-5 (Commercial Heavy and Agricultural Residential 5-acre minimum) and the Town's General Plan identifies this area as Commercial Multifamily. The property is currently used for an automotive business and a single family residence.

PROJECT DESCRIPTION

The applicant is currently working with the Town to gain approval for two subdivisions, Heritage Pointe (west of State Route 89) and Perkinsville 40 (east of State Route 89). The applicant would like Town Council approval for a temporary construction trailer to serve as a halfway point between both of these developments for their contractors to meet.

APPLICABLE ORDINANCES

Under the CH zoning district (Section 3.16.C) of the Unified Development Ordinance (UDO)), it is at the discretion of the Zoning Administrator to require a use to obtain a Conditional Use Permit (CUP) if the use is not listed under the zoning district. Section 1.9.3 of the UDO governs all CUPs and allows Council to add additional stipulations as follows:

1. A **Use Permit** may be granted for a designated period with a date of expiration stated therein or may be granted for an indefinite period. Should the use not be established as proposed within one (1) year, the **Use Permit** approval shall become null and void.
2. Additional conditions that may be considered, include, but are not limited to the following:
 - a. Mitigation of potential impacts on surrounding properties such as, but not limited to, noise, lighting, odor, or placement of trash receptacles.
 - b. Assurance of adequate parking, **ingress** and **egress** so as not to increase traffic congestion.
 - c. Hours of operation.
 - d. Maintenance of a positive appearance, with appropriate screening, landscaping and buffering to preserve reasonable use and enjoyment of **adjacent** properties.

PUBLIC REVIEW PARTICIPATION

The Town Staff notified all property owners within a 300-foot radius of the property for a neighborhood meeting which resulted in 13 notifications. The neighborhood meeting will be held on Monday October 5th 2020. Staff will provide a separate report of that meeting. Notifications were also physically posted on the subject property and published in the Daily Courier (Sunday, September 20, 2020). To date, no public response has been received.

STAFF ANALYSIS

CONSISTENCY WITH THE ZONING ORDINANCE

The subject parcel is currently zoned CH/AR-5. Historically the land use of the property has been an automotive business and a single family residence. At this point in time, the subject property's current use abides by the development standards set forth in both the CH and AR-5 zoning districts. While not required outright, Town Staff felt it prevalent to bring this use through the Conditional Use Permit process as it is semi.

Staff asked the applicant to submit a completed site plan in accordance with section 1.9.3.B of the UDO. Staff has reviewed the provided Site Plan and Lighting Plan and have determined that a couple of

modifications will be required in order to conform to Town Code. These modification will be outlined under the staff recommended stipulations. **(See Attachment 1: Site Plan & Attachment 2: Lighting Plan)**

STAFF RECOMMENDED STIPULATIONS

Town Staff is recommending that the following stipulations be made to accommodate the CUP:

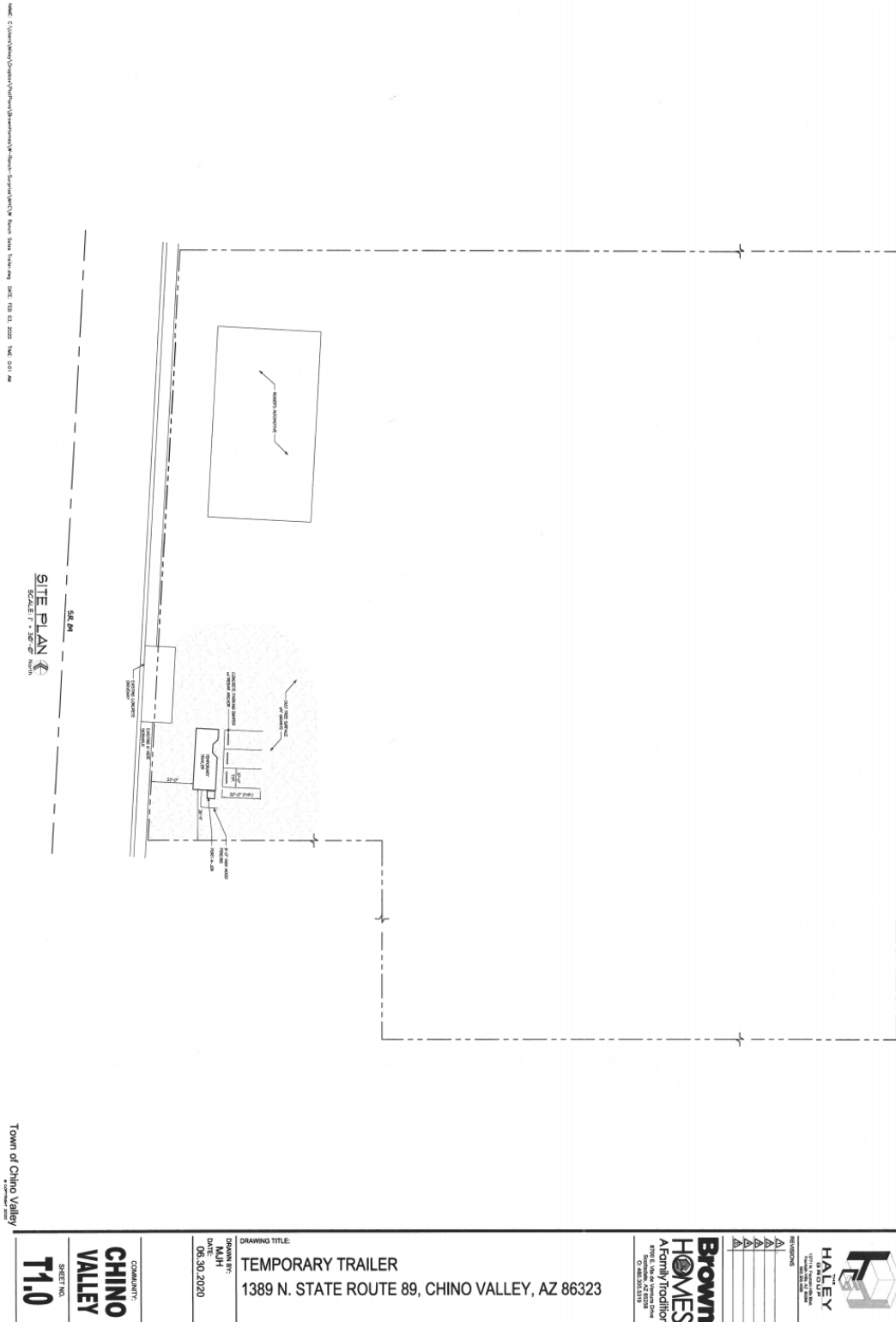
1. The construction trailer and accompanying site improvements (i.e. parking lots, walkways, port-a-jons, etc.) will be removed upon reaching 90% completion of both subdivisions of the applicant's subdivisions.
2. Any signage that is placed in relation to the construction trailer be in conformance with Town Code.
3. Landscaping and screening shall be required to help mitigate the view of the trailer off Highway 89. Site plan review and accompanying landscape plan shall be required.
4. The construction trailer be located 50 feet behind the State Route 89 property line in accordance with Town Code.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council for a conditional use permit to allow the temporary placement of a construction trailer for Brown Homes with the following stipulations

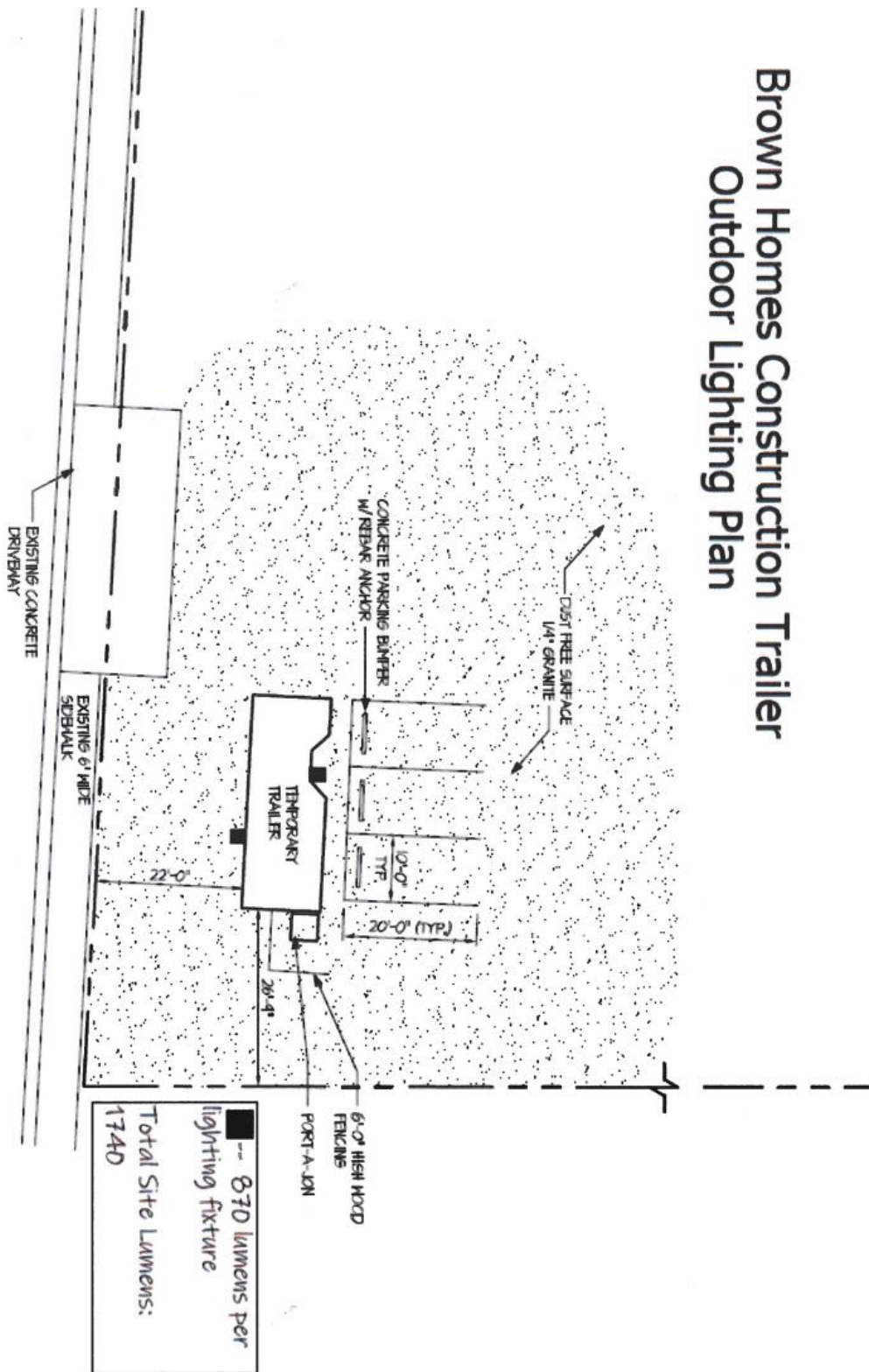
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2. Any signage that is placed in relation to the construction trailer be in conformance with Town Code.
3. Landscaping and screening shall be required to help mitigate the view of the trailer off Highway 89. Site plan review and accompanying landscape plan shall be required.
4. The construction trailer be located 50 feet behind the State Route 89 property line in accordance with Town Code.

Site Plan

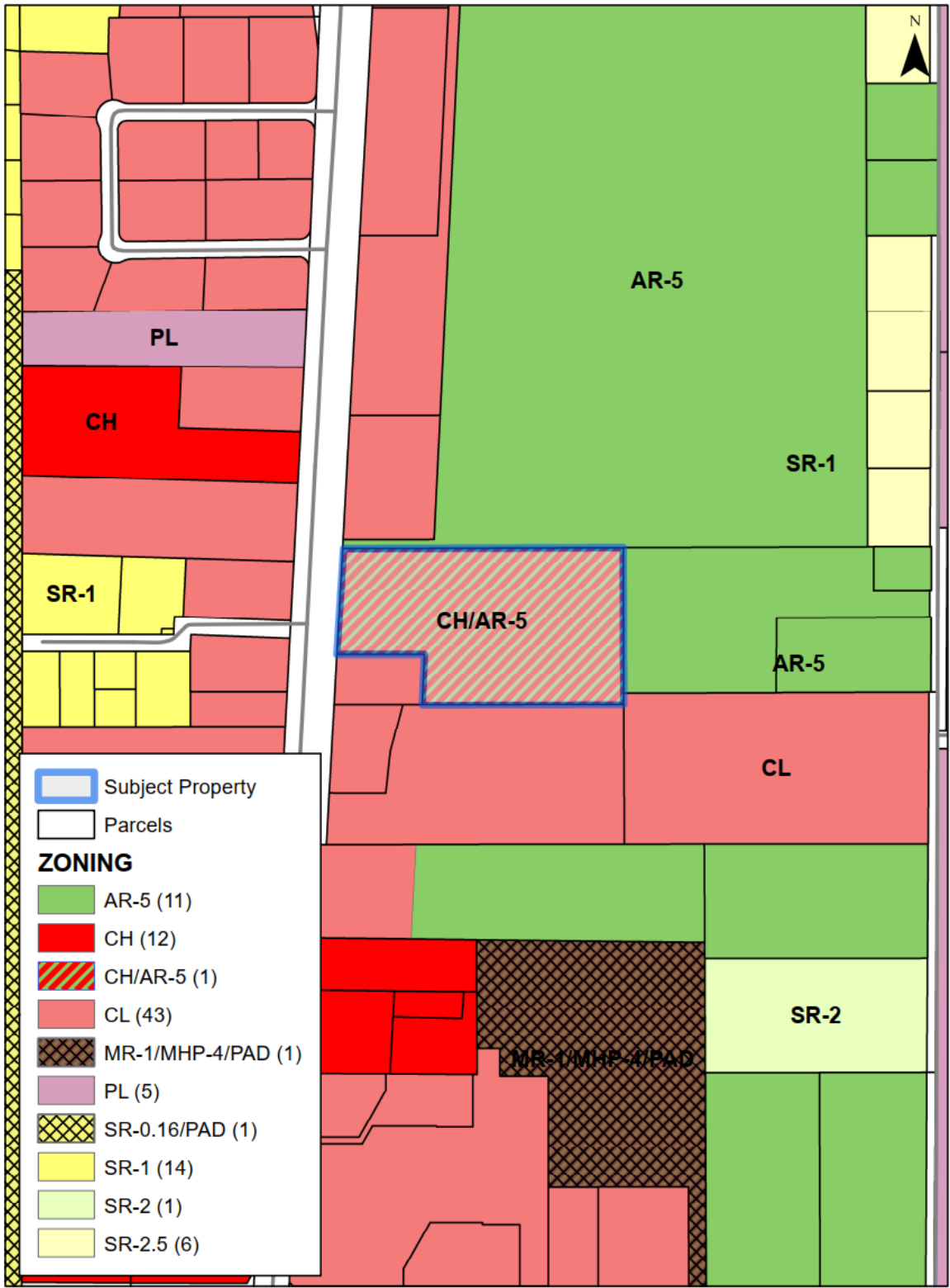


Lighting Plan

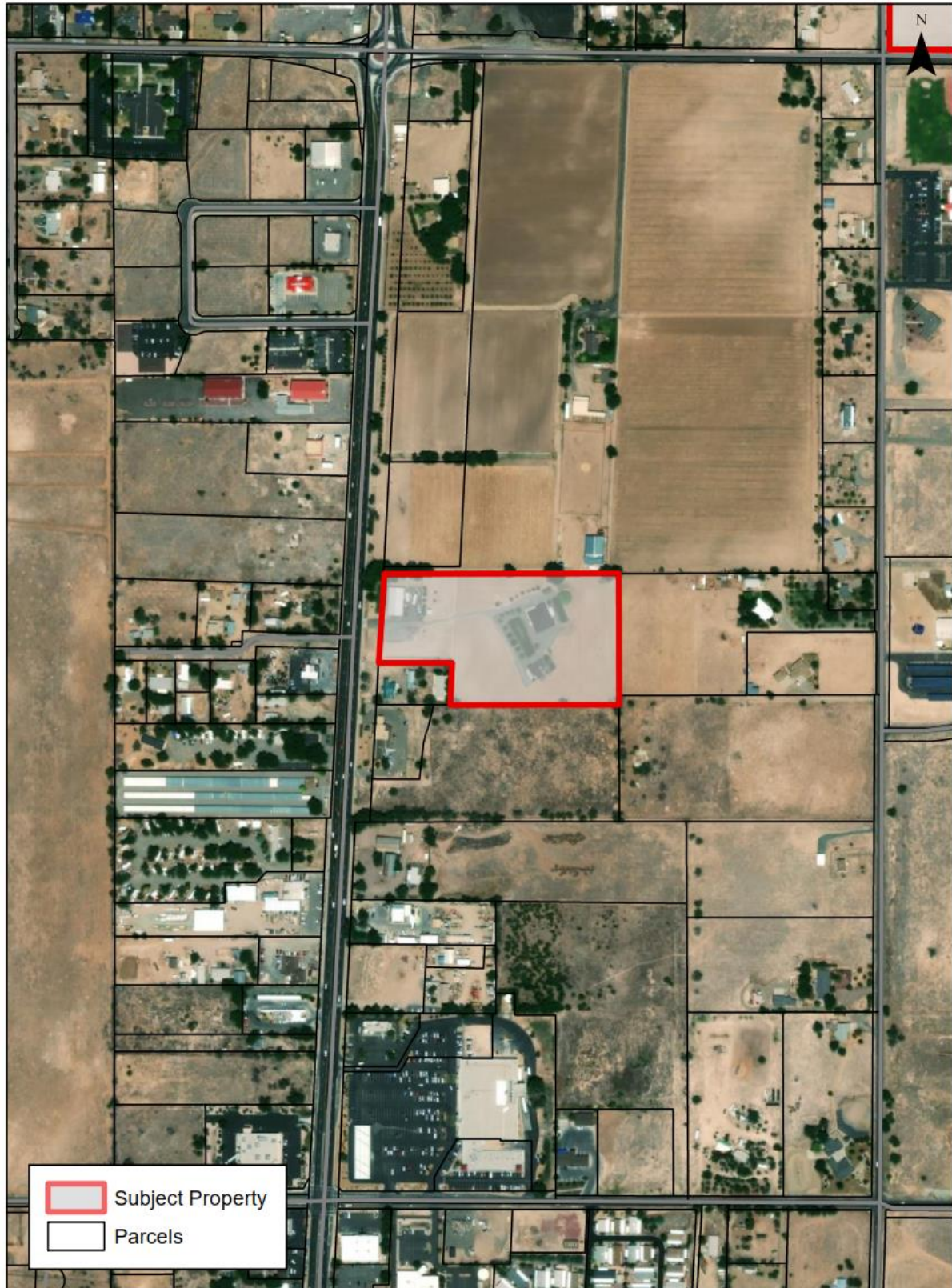
Brown Homes Construction Trailer Outdoor Lighting Plan



Zoning Map



Vicinity Map



Planning and Zoning Commission Regular

6. c.

Meeting Date: 10/06/2020

Conditional Use Permit - Model Home Complex and Sales Trailer - Brown Family Homes

CASE DESCRIPTION:

Consideration and possible recommendation of approval to Town Council for a conditional use permit to allow a model home complex and temporary placement of a sales trailer to be located at the southwest corner of West Road 4 North and North Road 1 West. (Will Dingee, Assistant Planner)

LOCATION:

Located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West.

FACTS:

1. Applicant:..... Brown Homes
2. Owner:..... Big Chino Investors LLC
3. Parcel Number..... 306-13-004X, 004Z & 120
4. Site Area..... 89.9 Acres
5. Existing zoning:..... SR-1
6. Intended Use..... Subdivision

ANALYSIS:

See attached Staff Report

TECHNICAL REVIEW:

See attached Staff Report

SITE PLAN

See Attached

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council for a conditional use permit to allow a model home complex and temporary placement of a sales trailer with the following stipulations:

- 1) Construction of the Model Home Complex cannot begin until approval of the Heritage Pointe Final Plat is recorded.
 - 2) The sales trailer cannot be placed on site until approval of the Heritage Pointe Final Plat is recorded.
 - 3) The sales trailer and accompanying site improvements (i.e. parking lots, walkways, port-a-johns, etc.) will be removed within two months of the final lot's start of construction.
 - 4) If Final Plat approval for Heritage Pointe is not received within one (1) year of this Conditional Use Permits approval, the Conditional Use Permit will expire.
-

Attachments

Staff Report

Site Plan

Landscape Plan

Lighting Plan



PLANNING AND ZONING COMMISSION STAFF REPORT BROWN HOMES - HERITAGE POINTE CUP

APPLICATION SUMMARY

File Number: C-2-20

Assessor's Parcel Number: 306-13-004X, 306-13-004Z & 306-13-120 (Subject to change upon approval of Heritage Pointe Final Plat)

Site Location: Located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West

Property Owner: Big Chino Investors LLC

Applicant: Brown Homes

Request: Request for approval for a conditional use permit to allow a model home complex and temporary placement of a sales trailer.

SITE DATA

Existing Zoning	SR-1 (Single Family Residential 1-acre minimum)
Lot Size	89.9 acres (approximately 3,916,044 sq. ft.)
Subdivision	Soon to be Heritage Pointe
General Plan Land Use Designation	Medium Density Residential
Existing Land Use	Vacant Land

BACKGROUND

SITE DESCRIPTION

The subject properties are located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West. The property is accessed from West Road 4 North and Talia Place. The Site is zoned SR-1 (Single Family Residential 1-acre minimum) and the Town's General Plan identifies this area as medium density residential. The subject properties are currently vacant and are utilized as pasture land.

PROJECT DESCRIPTION

The applicant is requesting Council approval for the subdivision's model home complex and temporary placement of a sales trailer on site in anticipation of final plat approval in the near future.

APPLICABLE ORDINANCES

Sales trailers and model home complexes are required to obtain a Conditional Use Permit (CUP) through Town Council within SR-1 zoning districts, as required by Section 3.11.C.2 of the Unified Development Ordinance (UDO). Further, Section 1.9.3 of the UDO governs all CUPs, and allows Council to include additional stipulations as follows:

1. A **Use Permit** may be granted for a designated period with a date of expiration stated therein or may be granted for an indefinite period. Should the use not be established as proposed within one (1) year, the **Use Permit** approval shall become null and void.
2. Additional conditions that may be considered, include, but are not limited to the following:
 - a. Mitigation of potential impacts on surrounding properties such as, but not limited to, noise, lighting, odor, or placement of trash receptacles.
 - b. Assurance of adequate parking, **ingress** and **egress** so as not to increase traffic congestion.
 - c. Hours of operation.
 - d. Maintenance of a positive appearance, with appropriate screening, landscaping and buffering to preserve reasonable use and enjoyment of **adjacent** properties.

PUBLIC REVIEW PARTICIPATION

Staff did not notify the surrounding property owners by letter as the proposed Conditional Use was inline with the already publicly notified subdivision. Notifications were physically posted on the subject property and published in the Daily Courier (Sunday, September 20, 2020). To date, no public response has been received.

STAFF ANALYSIS

CONSISTENCY WITH THE ZONING ORDINANCE

The subject parcels current zoning districts are SR-1. Historically the land use of the property has been vacant with the intent to develop a rural subdivision. The subject properties current use abides by the development standards set forth by the SR-1 zoning district. Within this zoning district, model homes and sales trailers are allowed with a CUP.

Staff asked the applicant to submit a completed site plan in accordance with section 1.9.3.B of the UDO. Staff has reviewed the provided Site Plan and Lighting Plan and have determined that it conforms to Town Code (**See Attachment 1: Site Plan & Attachment 2: Lighting Plan**)

STAFF RECOMMENDED STIPULATIONS

Town Staff is recommending that the following stipulations be made to accommodate the CUP:

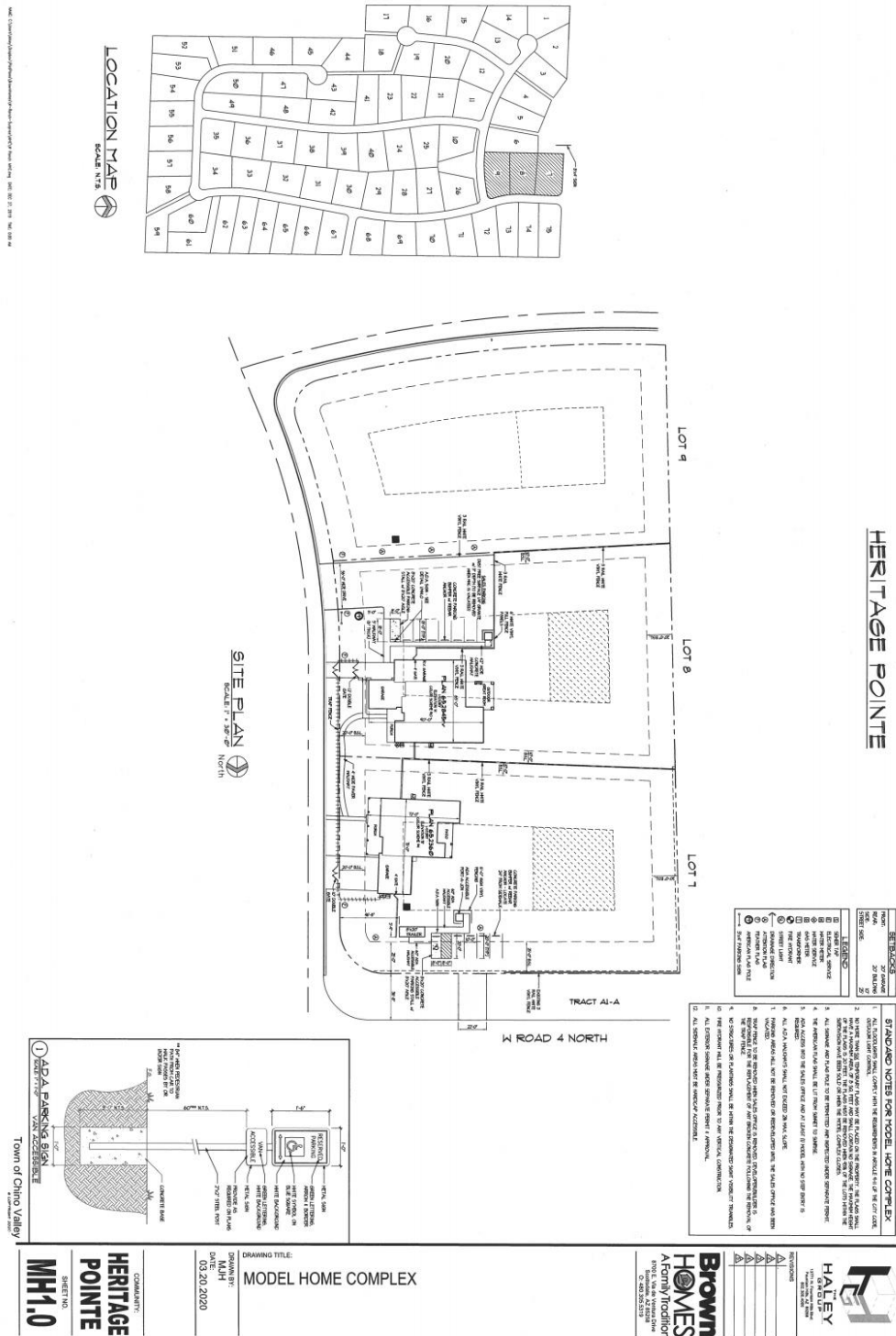
1. Construction of the Model Home Complex cannot begin until approval of the Heritage Pointe Final Plat is recorded.
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4. If Final Plat approval for Heritage Pointe is not received within one (1) year of this Conditional Use Permits approval, the Conditional Use Permit will expire.

STAFF RECOMMENDATION

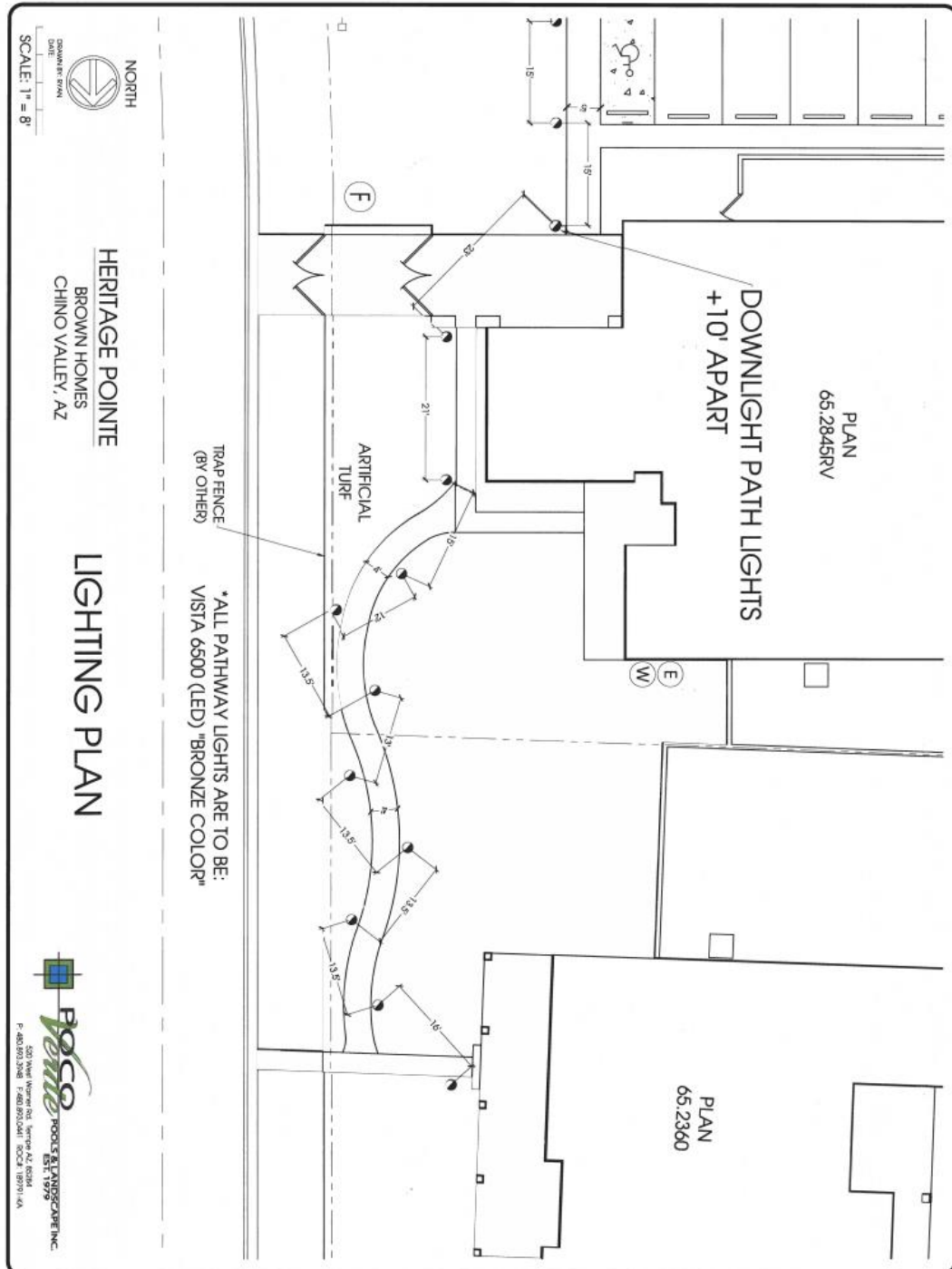
Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council for a conditional use permit to allow a model home complex and temporary placement of a sales trailer with the following stipulations:

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- 3) The sales trailer and accompanying site improvements (i.e. parking lots, walkways, port-a-johns, etc.) will be removed within two months of the final lot's start of construction.
- 4) If Final Plat approval for Heritage Pointe is not received within one (1) year of this Conditional Use Permits approval, the Conditional Use Permit will expire.

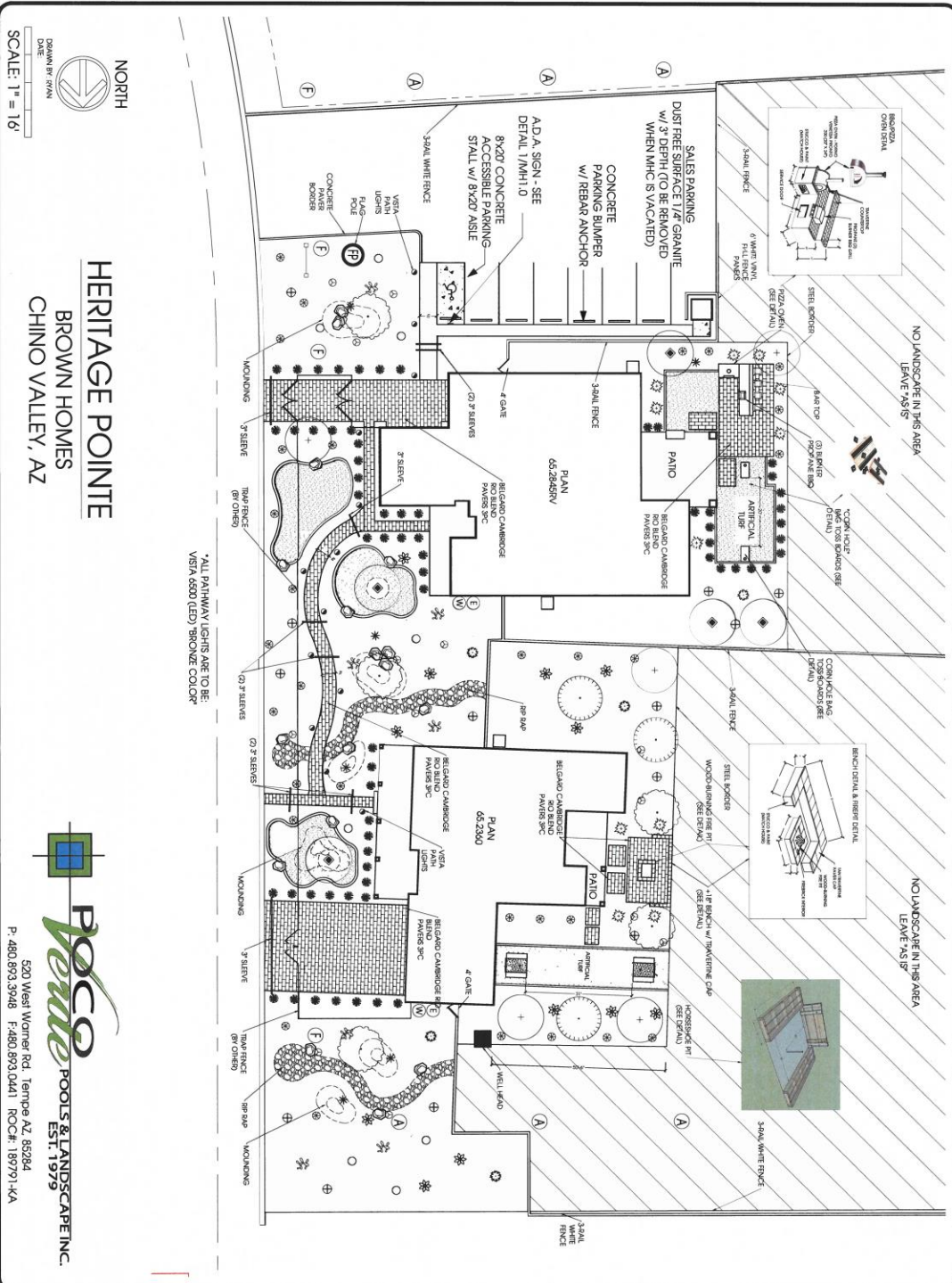
Site Plan



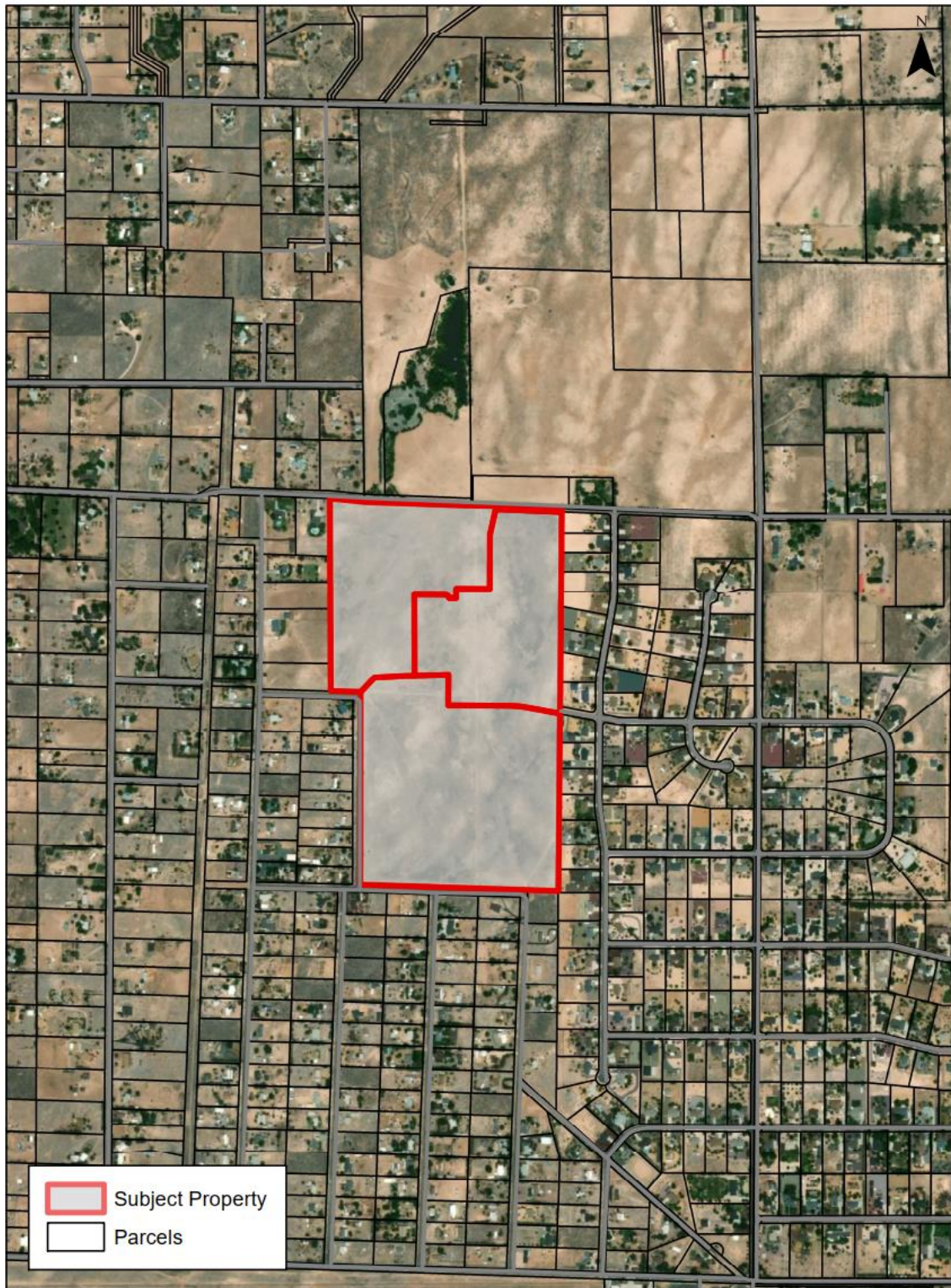
Lighting Plan



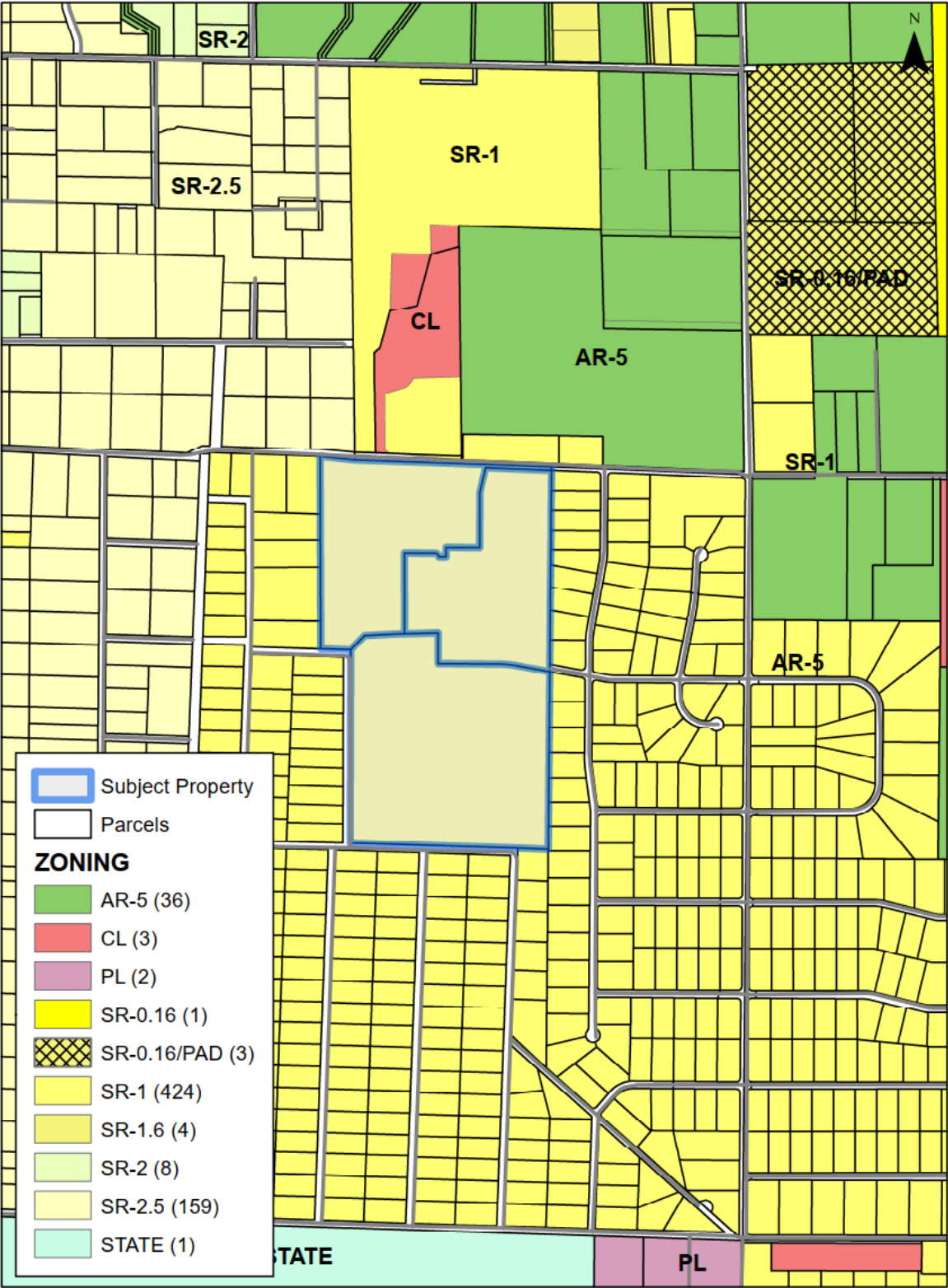
Landscape Plan



Vicinity Map



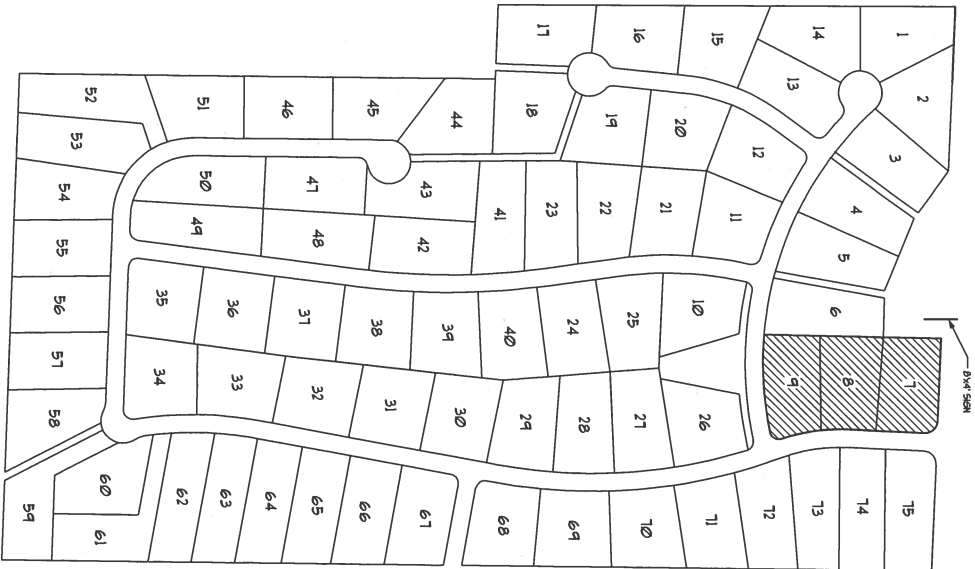
Zoning Map



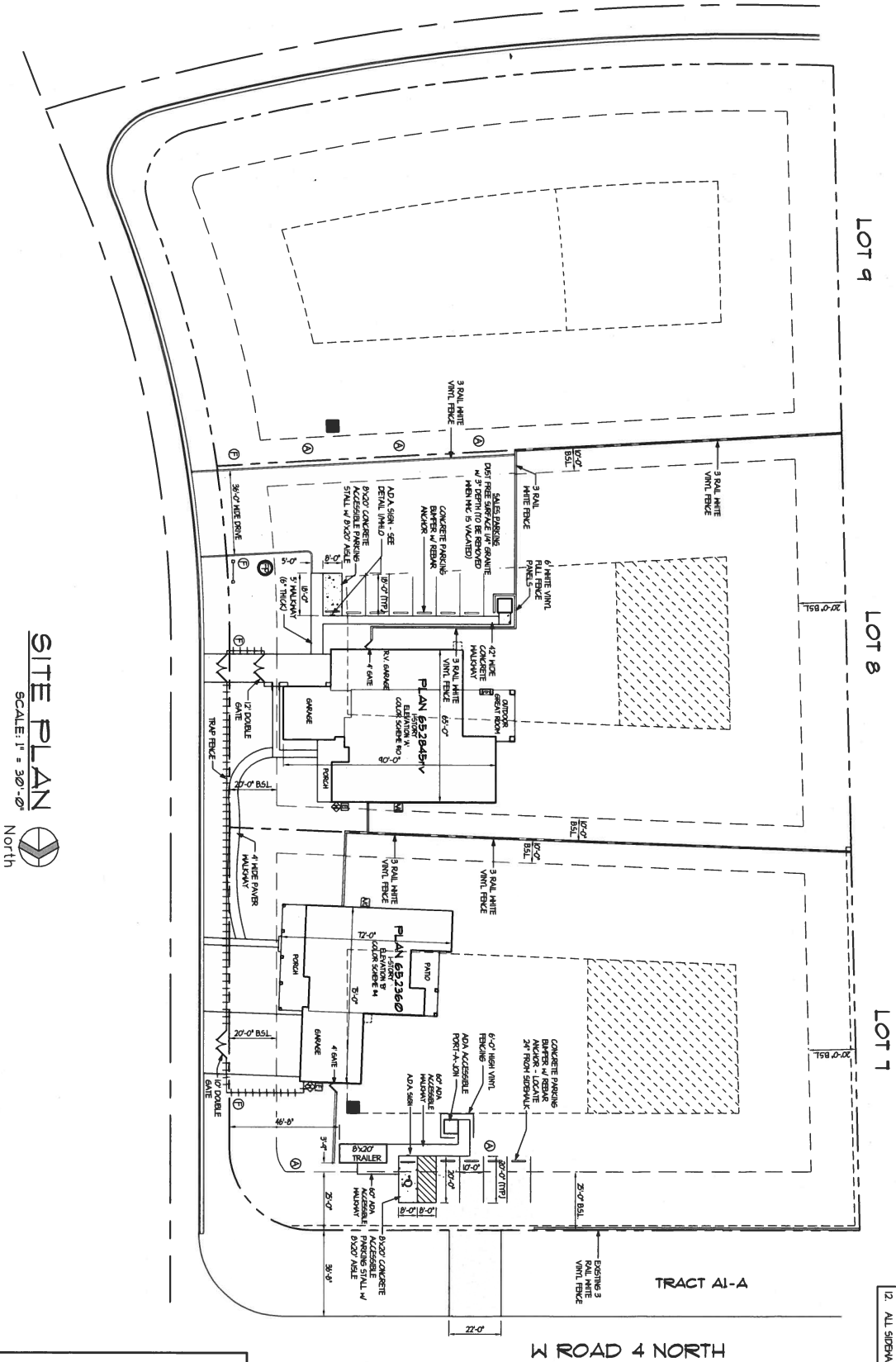
HERITAGE POINTE

SETBACKS			
FRONT:	20' GARAGE		
REAR:	20' BUILDING		
SIDE:	10'	20'	
STREET SIDE:			
LEGEND			
1	ELECTRICAL SERVICE		
2	WATER METER		
3	WATER SERVICE		
4	WATER METER		
5	TRANSFORMER		
6	FIRE HYDRANT		
7	STREET LIGHT		
8	DRAINAGE DIRECTION		
9	ATTENTION FLAG		
10	AMERICAN FLAG POLE		
11	3'x4' PARKING SIGN		

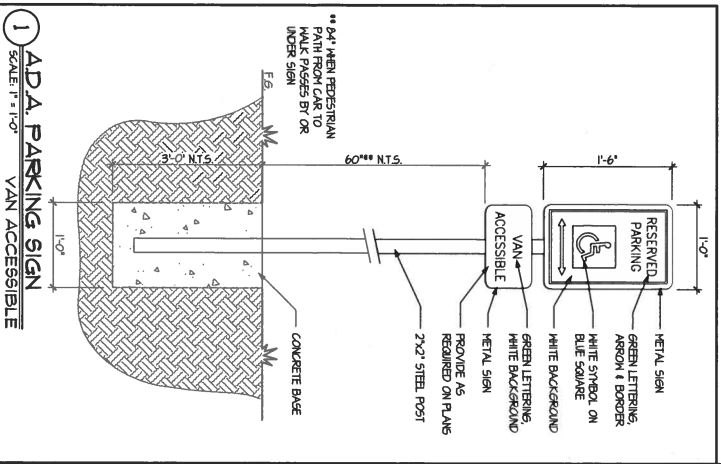
- STANDARD NOTES FOR MODEL HOME COMPLEX
- ALL FLOODLIGHTS SHALL COMPLY WITH THE REQUIREMENTS IN ARTICLE 4-11 OF THE CITY CODE.
 - NO MORE THAN SIX TEMPORARY FLAGS MAY BE PLACED ON THE PROPERTY. THE FLAGS SHALL HAVE A MAXIMUM AREA OF 6 SQ. FEET AND SHALL CONTAIN NO SIGNAGE. THE MAXIMUM HEIGHT OF THE FLAGS IS 20 FEET. THE FLAGS MUST BE REMOVED WHEN 65% OF THE LOTS WITHIN THE SUBDIVISION HAVE BEEN SOLD OR WHEN THE MODEL COMPLEX CLOSES.
 - ALL SIGNAGE AND FLAG POLE TO BE PERMITTED AND INSPECTED UNDER SEPARATE PERMIT.
 - THE AMERICAN FLAG SHALL BE LIT FROM SUNRISE TO SUNSET.
 - ADA ACCESS INTO THE SALES OFFICE AND AT LEAST (1) MODEL WITH NO STEP ENTRY IS REQUIRED.
 - ALL ADA WALKWAYS SHALL NOT EXCEED 2% MAX. SLOPE.
 - PARKING AREAS WILL NOT BE REMOVED OR REDEVELOPED UNTIL THE SALES OFFICE HAS BEEN VACATED.
 - TRAP FENCE TO BE REMOVED WHEN SALES OFFICE IS REMOVED. DEVELOPER/BUILDER IS RESPONSIBLE FOR THE REPLACEMENT OF ANY BROKEN CONCRETE FOLLOWING THE REMOVAL OF THE TRAP FENCE.
 - NO STRUCTURES OR PLANTINGS SHALL BE WITHIN THE DESIGNATED SIGN VISIBILITY TRIANGLES.
 - FIRE HYDRANT WILL BE PRESERVED PRIOR TO ANY VERTICAL CONSTRUCTION.
 - ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT & APPROVAL.
 - ALL SIDEWALK AREAS MUST BE HANDICAP ACCESSIBLE.



LOCATION MAP
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 30'-0"
North



Town of Chino Valley



HALEY
13771 N. 14th Ave
Phoenix, AZ 85028
602.300.0088

REVISIONS
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Brown HOMES
A Family Tradition
8700 E. Via de Ventura Drive
Scottsdale, AZ 85258
C: 480.385.5319

DRAWING TITLE:
MODEL HOME COMPLEX

DRAWN BY:
MUH
DATE:
03.20.2020

COMMUNITY:
**HERITAGE
POINTE**
SHEET NO.
MH1.0

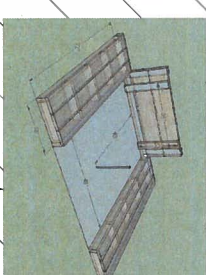
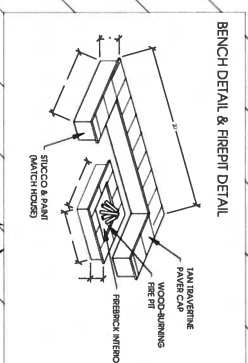
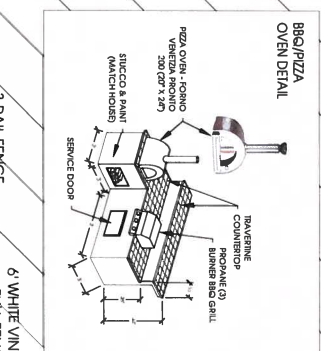
NO LANDSCAPE IN THIS AREA
LEAVE "AS IS"



"CORN HOLE"
BAG TOSS BOARDS (SEE
DETAIL)

CORN HOLE BAG
TOSS BOARDS (SEE
DETAIL)

NO LANDSCAPE IN THIS AREA
LEAVE "AS IS"



3-RAIL WHITE FENCE

STEEL BORDER
(SEE DETAIL)

BAR TOP
(3) BURNER
PROPANE BBQ

PIZZA OVEN
(SEE DETAIL)

STEEL BORDER

WOOD-BURNING FIRE PIT
(SEE DETAIL)

+ 18" BENCH w/ TRAVERTINE CAP
(SEE DETAIL)

HORSESHOE PIT
(SEE DETAIL)

SALES PARKING
DUST FREE SURFACE 1/4" GRANITE
w/ 3" DEPTH (TO BE REMOVED
WHEN MHC IS VACATED)

CONCRETE
PARKING BUMPER
w/ REBAR ANCHOR

A.D.A. SIGN - SEE
DETAIL 1/MH1.0

8'x20' CONCRETE
ACCESSIBLE PARKING
STALL w/ 8'x20' AISLE

3-RAIL WHITE FENCE

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PLAN
65.2845RV

DOWNLIGHT PATH LIGHTS
+10' APART

PLAN
65.2360

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ARTIFICIAL
TURF

TRAP FENCE
(BY OTHER)

*ALL PATHWAY LIGHTS ARE TO BE:
VISTA 6500 (LED) "BRONZE COLOR"

NORTH



DRAWN BY: RYAN
DATE:

SCALE: 1" = 8'

HERITAGE POINTE

BROWN HOMES
CHINO VALLEY, AZ

LIGHTING PLAN



520 West Warner Rd, Tempe AZ 85284
P: 480.893.3948 F: 480.893.0441 ROC#: 189791-KA

Planning and Zoning Commission Regular

6. d.

Meeting Date: 10/06/2020

Preliminary Plat for Perkinsville 40

CASE DESCRIPTION:

Consideration and possible recommendation of approval to Town Council for the Perkinsville 40 preliminary plat to subdivide approximately 44.3 acres located at the northeast corner of East Perkinsville Road and North Road 1 East. into 161 lots with an average lot size of approximately 7,000 square feet developed over a single phase. (Will Dingee, Assistant Planner)

LOCATION:

Located at the northeast corner of East Perkinsville Road and North Road 1 East.

FACTS:

1. Applicant:..... Brown Homes - Craig Helsing
2. Owner:..... CGX Life Sciences - Craig Helsing
3. Parcel Number..... 306-18-009H
4. Site Area..... 44.3 Acres
5. Existing zoning:..... SR-0.16 PAD
6. Intended Use..... Subdivision

ANALYSIS:

See attached Staff Report

TECHNICAL REVIEW:

See attached Staff Report

SITE PLAN

Attached

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the Perkinsville 40 preliminary plat to subdivide approximately 44.3 acres into 161 lots with an average lot size of approximately 7,000 square feet developed over a single phase with the following stipulations:

1. Align the proposed extension of Valentine Road with the existing Valentine Road.
 2. Make a dedication of 25' along the northern property line for East Road 3 North.
 3. The proposed pathway along East Perkinsville Road will need to be paved and will need to meander.
-

Attachments

Perkinsville 40 Staff Report



**TOWN OF CHINO VALLEY PLANNING AND ZONING
COMMISSION
Staff Report October 5th, 2020**

APPLICATION SUMMARY

File Number: P-3-20

Assessor's Parcel Number: 306-18-009H

Site Location: Located at the northeast corner of East Perkinsville Road and North Road 1 East.

Owners of Record: CGX Life Sciences

Applicant: Brown Family Homes - Craig Helsing

Request: Request for approval of the Perkinsville 40 preliminary plat to subdivide approximately 44.3 acres into 161 lots with an average lot size of approximately 7,000 square feet developed over a single phase.

SITE DATA

Existing Zoning	SR-0.16 PAD (Single Family Residential 0.16 acre minimum with a Planned Area Development)
Lot Size	44.3 acres (1,929,708 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	Unoccupied Agricultural Residential and Commercial Greenhouse (to be removed)

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5	Medium Density Residential	Vacant
East	AR-5	Medium Density Residential	Commercial Greenhouse
South	PL & SR-0.16	Public Land and Medium Density Residential	Chino Valley Community Center and Chino Meadows Unit 1
West	AR-5, SR-1 & CL	Commercial – Multifamily Residential	Single Family and Agricultural Residential.

BACKGROUND

SITE DESCRIPTION

The subject property is located on the northeast corner of East Perkinsville Road and North Road 1 East. the 44.3-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. The property currently has multiple structures on site including a single family residence, utility buildings and commercial greenhouse all of which are not occupied. **(See Attachment 1: Vicinity Map)**

The area has a mix of surrounding uses. The properties to the north are zoned AR-5 (Agricultural Residential 5-acre minimum) and is either vacant land or utilized as agricultural residential. The property to the east is zoned AR-5 as well but is utilized as a large commercial greenhouse operation. The southern properties are zoned PL (Public Land) and SR-0.16 (Single Family Residential 0.16-acre minimum) and is the Chino Valley Community Center Complex and the Chino Meadows Unit 1 Subdivision. To the west, properties are mixed zoned with SR-1 (Single Family Residential 1-acre minimum, CL (Commercial Light) and AR-5 with the single family and agricultural residential uses. **(See Attachment 2: Zoning Map)**

PROJECT HISTORY

On April 24, 2018, Town Council, through Ordinance No. 18-844, approved the zone change from AR-5 to SR-0.16 PAD. **(See Attachment 5: Ordinance 18-844)**

PROJECT DESCRIPTION

The applicant is requesting approval of the preliminary plat for Perkinsville 40 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 44.3 acres into 161 lots with an average lot size of 7,000 square feet developed over a single phase 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 frontage, maximum lot coverage 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 12-inch water main and a 12-inch sewer main that extends along Perkinsville Road. The applicant intends to tie into these adjacent mains.

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. All local streets will provide a minimum of a five (5) foot sidewalk (per ADA requirements). Perkinsville Road will also have a meandering multi-use path way constructed along the north side of the street.

STAFF ANALYSIS AND RECOMMENDATION

The Perkinsville 40 Preliminary Plat meets all requirements set forth by Section 5.2.3 of the Unified Development Ordinance and is in substantial conformance with the Planned Area Development Plan Conceptual Development Plan. The site will have its main access by way of both East Perkinsville Road and North Road 1 East. The development will be connected to Town water and sewer. 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.

STAFF RECOMMENDED STIPULATIONS

Town Staff is recommending that the following stipulations be made to the Preliminary Plat:

1. Align the proposed extension of Valentine Road with the existing Valentine Road.
2. Make a dedication of 25' along the northern property line for East Road 3 North.
3. The proposed pathway along East Perkinsville Road will need to be paved and will need to meander.

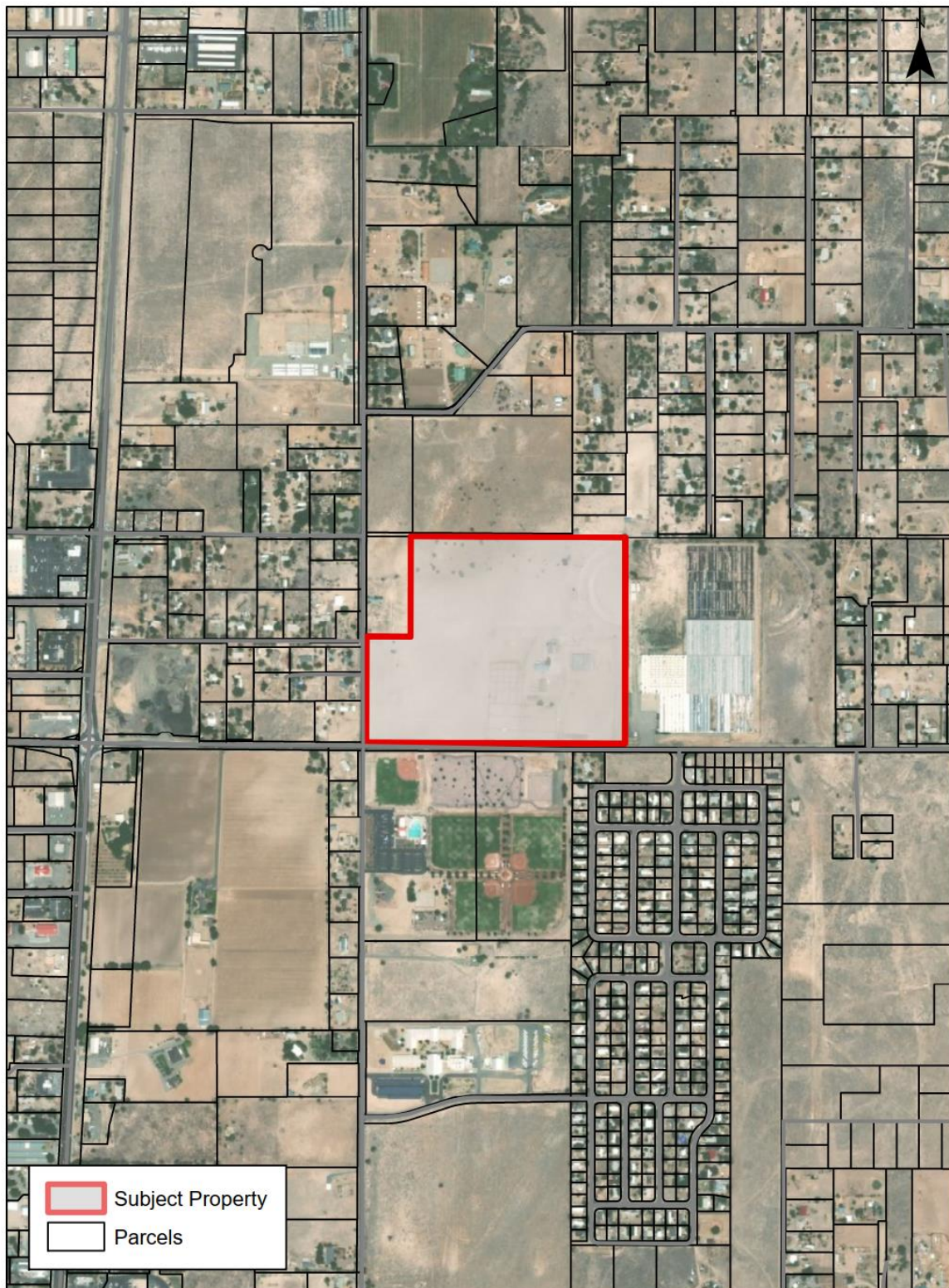
RECOMMENDATION ON REQUESTED PRELIMINARY PLAT

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the Perkinsville 40 preliminary plat to subdivide approximately 44.3 acres into 161 lots with an average lot size of approximately 7,000 square feet developed over a single phase with the following stipulations:

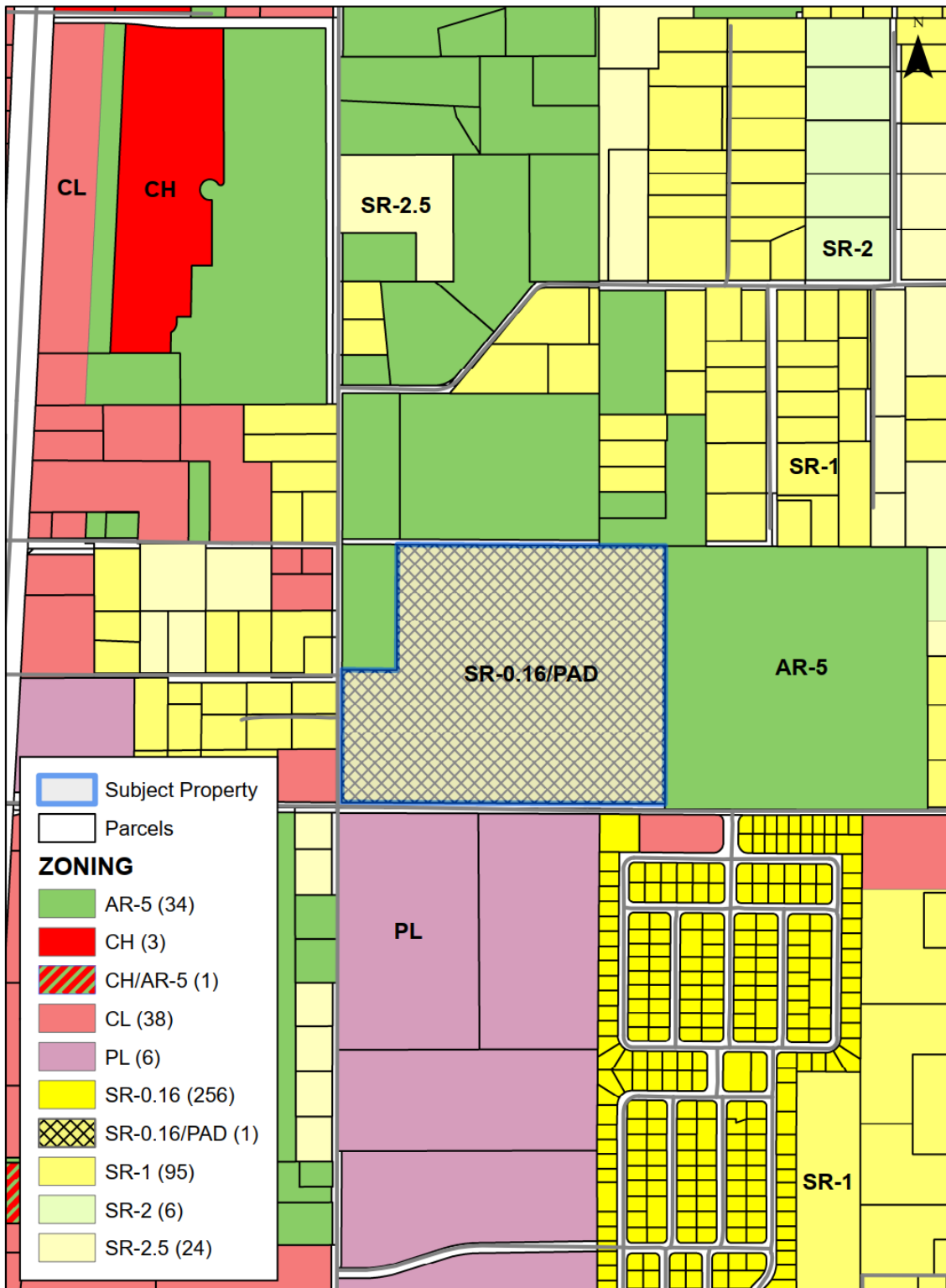
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ATTACHMENTS

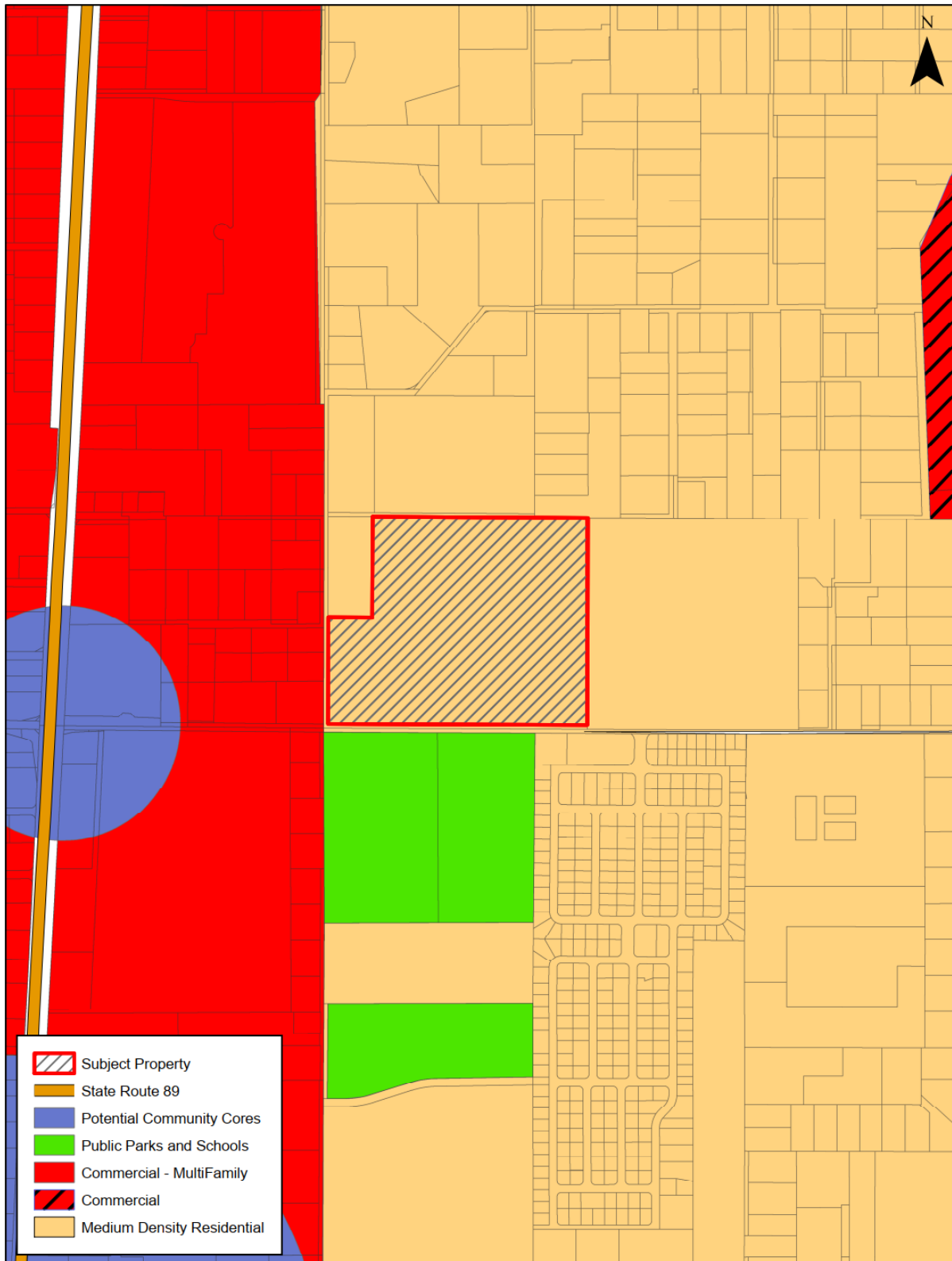
VICINITY MAP



ZONING MAP

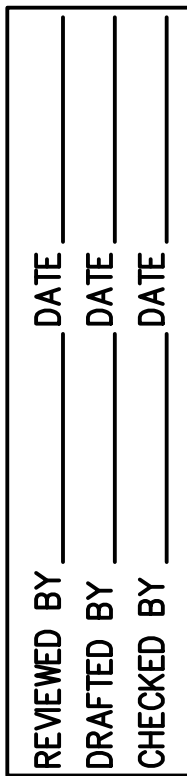


GENERAL PLAN LAND USE MAP



PRELIMINARY PLAT

[illegible]



HUITT-ZOLLARS

6737 Corsair Avenue Suite B | Prescott, AZ 86301
Office (928) 445-5595
www.huitt-zollars.com

ADVANCEDDESIGN™

REVISIONS:

PERKINSVILLE 40

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED:

DRAWN:

CHECKED: PLOT DATE:

8/18/2020

SHEET 02 OF 10

PROJECT NO	B212430.01
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