

1. Planning And Zoning Commission - Agenda

Documents:

[2021_02_17_PZ_SP_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2021_02_17_PZ_SP_AG_PK.PDF](#)

**DUE TO THE STATE'S COVID-19 PANDEMIC,
THIS MEETING WILL BE HELD VIA ZOOM.
PLEASE REFER TO PAGE 3 FOR PARTICIPATION INSTRUCTIONS.**



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**SPECIAL MEETING
WEDNESDAY, FEBRUARY 17, 2021
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 December 1, 2020, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation to Town Council of approval to amend the adopted Planned Area Development (PAD) associated with Bright Star Subdivision Ordinance 489 adopted by Town Council on January 10, 2002, to remove the existing commercial entitlements on Parcel 306-58-222 (as granted by Ordinance 489), located along Meridian Parkway East, Meridian Parkway North, and Galileo Court, and to replace those entitlements with the right to construct patio or cluster homes as allowed on the adjacent parcels identified

as 306-02-006C and 306-02-006A and the subsequent reduction in required front setbacks.
Item Z-02-21. (Will Dingee, Planner)

- b. Consideration and possible recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat for parcels 306-58-222, 306-02-006C and 306-02-006A located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 4.47 acres of real property into 32 lots with a density of 7.1 units per acre developed over a single phase. (Will Dingee, 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 11th day of February, 2021.

By: *Joshua Cook, Development Services Director*

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

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

COUNCIL MEETING COVID-19 ATTENDANCE PROCEDURE

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. Meeting Attendance Options.

Video and telephonic attendance options for public only meetings are as follows:

1. Watch and listen by joining the Town of Chino Valley Facebook page for live-streaming
2. Watch and listen by joining the Zoom Webinar on the internet using your computer or mobile device (instructions below)
3. Listen only by dialing in by phone to the Zoom Webinar (instructions below)

Call to the Public Participation:

Submit your comments via email to clerks@chinoaz.net or drop off your typed or hand-written note in the Utility Payment Drop Box outside the Town Hall lobby, 202 N. State Route 89, no later than Wednesday, February 17th, at 12:00 noon.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86093838462>

Or iPhone one-tap :

US: +12532158782,,86093838462# or +13462487799,,86093838462#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 860 9383 8462

**DUE TO THE STATE'S COVID-19 PANDEMIC,
THIS MEETING WILL BE HELD VIA ZOOM.
PLEASE REFER TO PAGE 3 FOR PARTICIPATION INSTRUCTIONS.**



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**SPECIAL MEETING
WEDNESDAY, FEBRUARY 17, 2021
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 December 1, 2020, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation to Town Council of approval to amend the adopted Planned Area Development (PAD) associated with Bright Star Subdivision Ordinance 489 adopted by Town Council on January 10, 2002, to remove the existing commercial entitlements on Parcel 306-58-222 (as granted by Ordinance 489), located along Meridian Parkway East, Meridian Parkway North, and Galileo Court, and to replace those entitlements with the right to construct patio or cluster homes as allowed on the adjacent parcels identified

as 306-02-006C and 306-02-006A and the subsequent reduction in required front setbacks.
Item Z-02-21. (Will Dingee, Planner)

- b. Consideration and possible recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat for parcels 306-58-222, 306-02-006C and 306-02-006A located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 4.47 acres of real property into 32 lots with a density of 7.1 units per acre developed over a single phase. (Will Dingee, 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 11th day of February, 2021.

By: *Joshua Cook, Development Services Director*

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

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

COUNCIL MEETING COVID-19 ATTENDANCE PROCEDURE

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. Meeting Attendance Options.

Video and telephonic attendance options for public only meetings are as follows:

1. Watch and listen by joining the Town of Chino Valley Facebook page for live-streaming
2. Watch and listen by joining the Zoom Webinar on the internet using your computer or mobile device (instructions below)
3. Listen only by dialing in by phone to the Zoom Webinar (instructions below)

Call to the Public Participation:

Submit your comments via email to clerks@chinoaz.net or drop off your typed or hand-written note in the Utility Payment Drop Box outside the Town Hall lobby, 202 N. State Route 89, no later than Wednesday, February 17th, at 12:00 noon.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86093838462>

Or iPhone one-tap :

US: +12532158782,,86093838462# or +13462487799,,86093838462#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 860 9383 8462

Planning and Zonning Commission Special Meeting

4. a.

Meeting Date: 02/17/2021

Department: Town Clerk

AGENDA ITEM TITLE:

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

RECOMMENDED ACTION:

Approve December 1, 2020, regular meeting minutes.

Attachments

12-1-20 draft minutes

DRAFT

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

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

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

1) CALL TO ORDER

Vice Chair Armstrong called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Commissioner McCafferty led the Pledge of Allegiance.

3) ROLL CALL

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

Absent: Chair Chuck Merritt

Staff Development Services Director Joshua Cook; Public Works Director/Town Engineer Present: Frank Marbury; Senior Planner Kristina Tranel; Assistant Planner Will Dingee; Town Clerk Erin Deskins (recorder); Deputy Town Clerk Traci Lavelle (recorder); Administrative Technician Kathy Frohock (videographer)

4) MINUTES

- a)** Consideration and possible action to approve November 3, 2020, regular meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner Robert Switzer to approve November 3, 2020, regular meeting minutes as printed.

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

7 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible recommendation to Town Council of approval to rezone approximately 9.42 acres of real property from the AR-5 (Agricultural Residential 5-acre Minimum) zoning district to the SR-2.5 (Single-Family Residential 2.5 acre Minimum) zoning district in order to further subdivide the property located on the north side of East Road 4 North approximately 670 feet of intersection of North Road 1 East, and East Road 4 North. (Will Dingee, Assistant Planner)

This item was withdrawn by the applicant.

Ms. Tranel reported upon hearing stipulations for the zoning request, the owner Bob Campbell requested to withdraw the application and rezoning request.

- b) Consideration and possible recommendation to Town Council of approval to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 2.1 Meanings of Words and Terms and Section 4.9 Outdoor Storage, by adding the definition and regulations of a Metal Storage Container. (Will Dingee, Assistant Planner)

Mr. Dingee reported the following:

- The proposed text amendments addressed the personal use of conex boxes.
- Current Town Code did not have provisions that allowed staff to permit conex boxes.
- Prior staff had created policy that allowed conex boxes, but creation of an official policy required Council direction and approval.
- In February 2020, staff met with the UDO Subcommittee to ask for direction, and staff was given the go ahead to draft language to address the issue.
- The language was placed on hold due to the pandemic and the subdivision regulations text amendments.
- The draft language was taken back to the UDO Subcommittee in October 2020, and staff was given direction to proceed with the text amendments with some modifications to the language regarding screening requirements, container conversions to uses other than storage, electrical services, and the allowed quantity of containers on a piece of property.
- Residents had been notified of proposed changes and the draft text had been posted online. There had been no public comment received.
- Staff recommended approval of the text amendments.

Commissioners and staff discussed the following:

- It was the intention of staff to have the container one color and not allow anything out of the ordinary. The containers would need to be in the backyards and were supposed to be screened from public view. The single color requirement was to ensure the container blended into the backyard. If the trim were painted a different color, it would be in violation to the proposed code. The containers differed from sheds, which were considered and designed to look like a building, but the conex boxes were metal storage containers. The containers could not be modified without significant structural changes and building permits. The one color would make it much easier for staff to regulate.
- Physical modifications to the container would need to comply with town codes and permitting processes prior to work and also would apply to conex boxes that were less than 200 square feet. A regular structure under 200 square feet did not require a permit,

but cutting into a metal storage container or turning the box into another use other than storage required engineering and would require a permit.

- Conex boxes were shipping containers and were not storage sheds similar to those sold in a hardware store.

MOVED by Commissioner Robert Switzer, seconded by Commissioner Teena Meadors to forward a recommendation of approval to Town Council to amend the Town of Chino Valley to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 2.1 Meanings of Words and Terms and Section 4.9 Outdoor Storage, by adding the definition and regulations of a Metal Storage Container.

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

7 - 0 PASSED - Unanimously

- c) Consideration and possible recommendation to Town Council of approval to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 4.28 Front Yard And Street Side Yard Building Setbacks When Adjacent To A street, by amending setback requirements and how setbacks are measured and the addition of language for alleviations and exemptions.(Will Dingee, Assistant Planner)

Mr. Dingee reported the following:

- In September 2020, Council adopted Ordinance 2020-885 amending the Town's subdivision regulations. Part of the amendment included reduction in right-of-way width requirements, but the reduction was not retroactive, and as a result the developments constructed prior to the adoption were left with an abundance of right-of-way.
- Staff met with the UDO Subcommittee in October 2020 with draft proposed language to alleviate the issue by providing reduced setback for developments that were constructed prior to adoption of the new subdivision regulations.
- All residents in Town were notified and the draft text amendment was available for review online.
- Town had received comments from affected citizens that were in favor of the amendment because it allowed them additional buildable space.
- Staff recommended approval of the text amendments.

Commissioners and staff discussed the following:

- Definitions of street classifications for arterials, collectors or local had not been changed. The only thing that changed in the text was numbering, lettering and formatting to make it clearer and more concise to users.
- The other significant change was how the setback was measured because the previous language had been very confusing.

MOVED by Commissioner Gary Pasciak, seconded by Commissioner John McCafferty to forward a recommendation to Town Council of approval to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 4.28 Front Yard And Street Side Yard Building Setbacks When Adjacent To A street, by amending setback requirements and how setbacks are measured and the addition of language for : alleviations and exemptions.

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

7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

- a) Selection of Vice-Chair, effective December 9, 2020 through January 31, 2021.

Mr. Cook explained that since Commissioner Armstrong was elected as a Town Council Member, and he would be sworn in within the next week, there would need to be a Vice-Chair to hold the position through January. In February there would be a full election of officers. The election of the Vice-Chair would be temporary.

Commissioner Pasciak was nominated to serve as the Commission's Vice-Chair.

MOVED by Commissioner John McCafferty, to nominate Commissioner Pasciak to serve as the Commissions acting Vice Chair.

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

7 - 0 PASSED - Unanimously

8) DISCUSSION ITEMS

Commissioner questioned if the Brown Home contractor trailer was placed in the proper location as approved by the Commission previously. Staff stated they would look into the current placement and if all other requirements had been met.

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

MOVED by Commissioner Teena Meadors, seconded by Commissioner Gary Pasciak to adjourn the meeting at 6:18 p.m.

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

7 - 0 PASSED - Unanimously

Vice-Chair Armstrong

Date

Planning and Zoning Commission Special Meeting

6. a.

Meeting Date: 02/17/2021

Z-02-21 Bright Star PAD amendment

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council of approval to amend the adopted Planned Area Development (PAD) associated with Bright Star Subdivision Ordinance 489 adopted by Town Council on January 10, 2002, to remove the existing commercial entitlements on Parcel 306-58-222 (as granted by Ordinance 489), located along Meridian Parkway East, Meridian Parkway North, and Galileo Court, and to replace those entitlements with the right to construct patio or cluster homes as allowed on the adjacent parcels identified as 306-02-006C and 306-02-006A and the subsequent reduction in required front setbacks. Item Z-02-21. (Will Dingee, Planner)

LOCATION:

Located along Meridian Parkway East, Meridian Parkway North and Galileo Court.

FACTS:

1. Applicant:..... Arizona Development Company LLC - Paul Aslanian
2. Owner:..... Estrella Vista Enterprises LLC
3. Parcel Number..... 306-58-222, 306-02-006C & 306-02-006A
4. Site Area..... 4.47 acres
5. Existing zoning:.....MR/CL/PAD
6. Intended Use..... 32 Single Family Attached Homes

ANALYSIS:

See attached staff report

TECHNICAL REVIEW:

See attached staff report

SITE PLAN

See attached staff report

RECOMMENDATION

Approval to amend the adopted Planned Area Development (PAD) associated with Bright Star Subdivision Ordinance 489 adopted by Town Council on January 10, 2002, to remove the existing commercial entitlements on Parcel 306-58-222 (as granted by Ordinance 489), located along Meridian Parkway East, Meridian Parkway North, and Galileo Court, and to replace those entitlements with the right to construct patio or cluster homes as allowed on the adjacent parcels identified as 306-02-006C and 306-02-006A and the subsequent reduction in required front setbacks. Item Z-02-21.(Will Dingee, Planner)

Attachments

Staff Report



**TOWN OF CHINO VALLEY PLANNING AND ZONING
COMMISSION
Park View at Bright Star Zone Change & Pre-Plat
Staff Report – February 17, 2021**

APPLICATION SUMMARY

File Number:	Z-02-21 & P-01-21
Assessor's Parcel Number:	306-58-222, 306-02-006C & 306-02-006A
Site Location:	Located along Meridian Parkway East, Meridian Parkway North and Galileo Court.
Owners of Record:	Estrella Vista Enterprises LLC
Applicant:	Arizona Development Company LLC - Paul Aslanian
Request:	<u>Z-02-21</u> – Request to amend the adopted Planned Area Development (PAD) associated with the Bright Star Subdivision Ordinance 489 adopted by the Town Council on January 10, 2002 to remove the existing commercial entitlements on Parcel 306-58-222 (as granted by Ordinance 489) and to replace those entitlements with the right to construct patio or cluster homes allowed on the adjacent parcels identified as 306-02-006C and 306-02-006A. & <u>P-01-21</u> – Request to approve the Park View at Bright Star Preliminary Plat for parcels 306-58-222, 306-02-006C and 306-02-006A to subdivide approximately 4.47 acres of real property into 32 lots with a density of 7.1 units per acre developed over a single phase.

SITE DATA

Existing Zoning	Multifamily Residential/Commercial Light/Planned Area Development
Lot Size	306-58-222 - 0.76 Acres (33,105.6 square feet) 306-02-006C - 1.37 Acres (59,677.2 square feet) 306-02-006A - 2.34 Acres (101,930.4 square feet) Site Total - 4.47 Acres (194,713.2)
Subdivision	306-58-222 - Bright Star Units 1 & 2 Phase 2 306-02-006C - Not part of a subdivision 306-02-006A - Not part of a subdivision
General Plan Land Use Designation	Medium Density Residential (2 acres or less) (See Attachment 7: General Plan Land Use Map)
Existing Land Use	Vacant Land

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	MR/CL/PAD	Medium Density Residential (2 acres or less)	Single Family Residential (Bright Star Subdivision)
East	MR/CL/PAD	Medium Density Residential (2 acres or less)	Single Family Residential (Bright Star Subdivision)
South	MR/CL/PAD	Medium Density Residential (2 acres or less)	Single Family Residential (Bright Star Subdivision)
West	MR/CL/PAD	Medium Density Residential (2 acres or less)	Single Family Residential (Bright Star Subdivision)

BACKGROUND

SITE DESCRIPTION

The subject properties are contained within the Bright Star Subdivision and located along Meridian Parkway North, Meridian Parkway East and Galileo Court. The project is comprised of three parcels of land totaling 4.47 acres and are currently vacant (**See Attachment 1: Vicinity Map**). The zoning classification for the subject properties is MR/CL/PAD (Multifamily/Commercial Light/Planned Area Development).

The General Plan designates these parcels as Medium Density Residential (2 acres or less). The surrounding area contains a medium density single-family residential development with lot sizes varying from 0.13 acres (5,662.8 square feet, 7.7 units per acre) to 0.53 acres (1.9 units per acre) (**See Attachment 2: Density Map**) all of which are zoned MR/CL/PAD (**See Attachment 3: Zoning Map**).

PROJECT HISTORY

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

PROJECT DESCRIPTION

The applicant is requesting approval of a PAD Amendment for parcel 306-58-222 and the subsequent approval of the preliminary plat on parcels 306-58-222, 306-02-006C and 306-02-006A for the Parkview at Bright Star Subdivision.

CURRENT ZONING ENTITLEMENTS

All three of the subject parcels have their entitlements defined by both the “Meadow Ridge Ranch at Chino Valley - A Master Planned Community” Master Plan Book (adopted by Ordinance 489) and the “Final Master Plan - Bright Star” Land Use Map **(See Attachment 4: Final Master Plan - Bright Star)**.

Parcel 306-58-222

The “Final Master Plan - Bright Star” calls for this parcel to be used as neighborhood commercial, which is defined by the “Meadow Ridge Ranch at Chino Valley” book to include uses such as a wellness facility, day care center, cafe or coffee shop, community center, professional offices, etc.

Parcels 306-02-006C & 306-02-006A

The master plan identifies these parcels as single-family residential tracts while the “Meadow Ridge Ranch at Chino Valley” book calls for the central area of the development to be single or cluster **units** that cater to active retirees and young families with building styles/elevations that “resemble the Parkside Village Development.”

PAD Amendment

The applicant is requesting to amend the pad for 0.76 acres of real property from the MR/CL/PAD (Multifamily/Commercial Light/ Planned Area Development) allowing neighborhood commercial development, to the MR/CL/PAD (Multifamily/Commercial Light/ Planned Area Development) with a single family residential designation consistent with the existing PAD for parcels 306-02-006C & 306-02-006A allowing cluster and patio homes.

The applicant is proposing to build 32 single-family attached homes. Of the 32 patio or cluster homes, six are proposed to be two-stories. All homes will be located on individual lots with sizes ranging from 1,722 to 4,662 square feet and at a density of 7.1 units per acre. The applicant is proposing to construct the homes in a craftsman style **(See Attachment 5: Conceptual Elevations)**.

The applicant is proposing the following modification to the PAD for the proposed development:

Setbacks

The applicant is asking for a front setback reduction to a minimum of 10 feet opposed to 20 feet required by code.

Open Space & Community Amenities

The applicant is proposing, in exchange for the setback flexibility, to provide an open space area of approximately 2.50 acres or 56% of the proposed development. This open space will offer a community gazebo and an internal sidewalk for connectivity and access between the 32 homes and the open space. The community will have a homeowners association that will maintain the open space and landscaped areas throughout the development.

PRELIMINARY PLAT

Approval of the Parkview at Bright Star preliminary plat will allow the applicant to continue the process to subdivide approximately 4.47 acres of land into 32 lots with an average lot size of 2,695 square feet and a density of 7.1 units per acre. The subdivision is planned to be developed over a single phase following technical review approval and final plat recordation (**See Attachment 6: Preliminary Plat**).

All lots shall conform to the development standards set forth by the MR/CL/PAD zoning district. Approval of this preliminary plat is contingent upon receiving approval for the zone change. Town of Chino Valley water and sewer will serve the proposed development.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300-foot radius of the subject property, resulting in 81 notices for public notification. The neighborhood meeting will be held at the Chino Valley Town Hall on February 8, 2021 and over 50 people were in attendance.

The applicant summarized the details of the project and the members of the project asked questions related to the following:

- Will there be an HOA?
 - Yes, the developer is considering joining the existing Bright Star HOA or creating its own sub HOA.
- What is the timeframe on a complete buildout?
 - The applicant was unsure as there are many factors with COVID at play but is hopeful that it will be quick.
- Are they sidewalks proposed?
 - The applicant is proposing internal sidewalks or walking paths through the open space areas.
- How will parking be handled?
 - All units will have garages and driveways, there will be no on street parking allowed along Meridian Parkway.
- What is your price range for your homes?
 - Anywhere from \$250,000 to low \$300,000
- Will you be widening Meridian Parkway?
 - The applicant is not proposing widening the road.
- Will you be adding speed bumps to Meridian Parkway?
 - The applicant is not proposing this but would bring the concern up to the Public Works Department.
- Are there two-story homes proposed?

- Yes, there are total of six (6) two-story homes proposed but the applicant is not tied to keeping them two-story.
- How will you handle the drainage concerns?
 - The applicant will need to complete a full drainage and engineering study for the site.
- Are you tied to the proposed building elevations?
 - No, the applicant is more interested in the floor plans. The elevations will change to be more in line with the existing homes.
- How dense is your development?
 - The proposed density is approximately 7.1 dwelling units per acre. Western Bright Star has a density of 7.71 dwelling units per acre.
- Where will your labor come from
 - The builder is local and all labor is from either Chino Valley, Prescott Valley or Prescott.
- What made you chose these lots, why not elsewhere in Town or elsewhere in Bright Star?
 - The applicant felt like the project was a good fit for the area and the lots were on the market.
- Will these be rental units?
 - No, the applicant is proposing single family attached homes.
- Would you consider a restriction on allowing the units to be rented?
 - The applicant would look into this.

Many of the community members that attended the meeting had many concerns pertaining to current road conditions, road safety and issues they were experience with the existing HOA. Road conditions and road safety concerns pertain to the Town and not the applicant. The issue with the HOA is a civil matter between the homeowners and the HOA.

Town Staff, Planning and Zoning Commission Members and Town Council have received three letters from members of the Bright Star development in opposition of this development citing that it is too dense and not in line with the open space characteristic of the Bright Star Development. The letters also cited increased traffic, adverse effect on property values and increased crime due to the density and targeted demographic of the proposed homes as reasons for denial of the project.

There has also been a petition filed with the Town Clerk in opposition of this development.

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 7: General Plan Land Use Map)** The applicant is requesting a zone change on 0.76 acres of real property from the MR/CL/PAD (Multifamily/Commercial Light/ Planned Area Development) that allows neighborhood commercial development to the MR/CL/PAD (Multifamily/Commercial Light/ Planned Area Development) allowing for patio/cluster single family residential in line with the existing PAD on parcels 306-02-006C & 306-02-006A. The Applicant's proposed zone change meets the intent of the of the General Plans Medium Density Residential designation.

ZONING & BRIGHT STAR MASTER PLAN CONFORMANCE

The surrounding area supports the proposed medium density single-family residential development of 7.1 dwelling units per acre based on the existing density of the Bright Star development of 7.71 units per acre to 1.91 units per acre. The developments proposed 56% open space will give the development the appearance of a significantly lower density. The request of a reduction in the front side setback to 10 on some units is in line with previously approved Bright Star PAD amendments and is offset by the proposed open space.

The Master Plan for Bright Star calls for the central area of the development to be either single or cluster units which is in line with what the applicant is proposing. Due to these existing entitlements a reduction in side yard setbacks is not required. There are no density minimums/maximums defined in the master plan documents for the development in regards to lot size so the density defaults to the requirements of the Multifamily zoning district which defines minimum lot size as “Not Applicable” for single family developments. The proposed development though calculates out to one (1) unit per 6,085 square feet. This is actually a lower density than some of the existing western Bright Star homes, which calculates out to one (1) dwelling unit per 5,663 square feet.

PRELIMINARY PLAT

The Park View at Bright Star Preliminary Plat meets all requirements set forth by Section 5.2.3 of the Unified Development Ordinance. This development will have access on Meridian Parkway North, Meridian Parkway West and Galileo Court. The development will be hooking up both 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.

RECOMMENDATION ON REQUESTED ZONE CHANGE

Staff recommends that the Planning and Zoning Commission forwards a recommendation of approval to Town Council to amend the adopted Planned Area Development (PAD) associated with the Bright Star Subdivision Ordinance 489 adopted by the Town Council on January 10, 2002 to remove the existing commercial entitlements on Parcel 306-58-222 (as granted by Ordinance 489) and to replace those entitlements with the right to construct patio or cluster homes as allowed on the adjacent parcels identified as 306-02-006C and 306-02-006A and subsequently allow for a reduction in front yard setbacks from 20 feet to 10 feet.

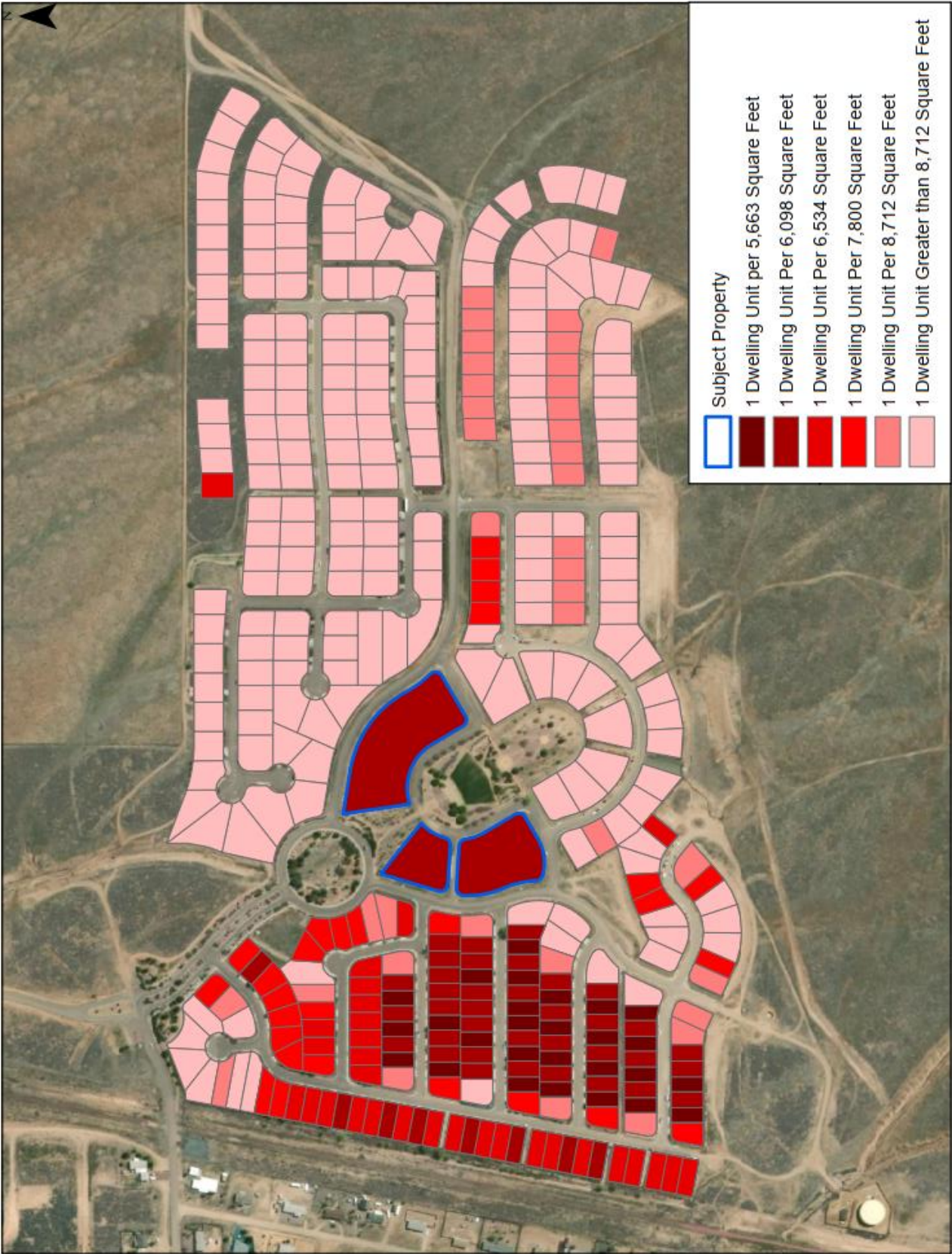
RECOMMENDATION ON REQUESTED PRELIMINARY PLAT APPROVAL

Staff recommends that the Planning and Zoning Commission forward a recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat for parcels 306-58-222, 306-02-006C and 306-02-006A to subdivide approximately 4.47 acres of real property into 32 lots with a density of 7.1 units per acre developed over a single phase.

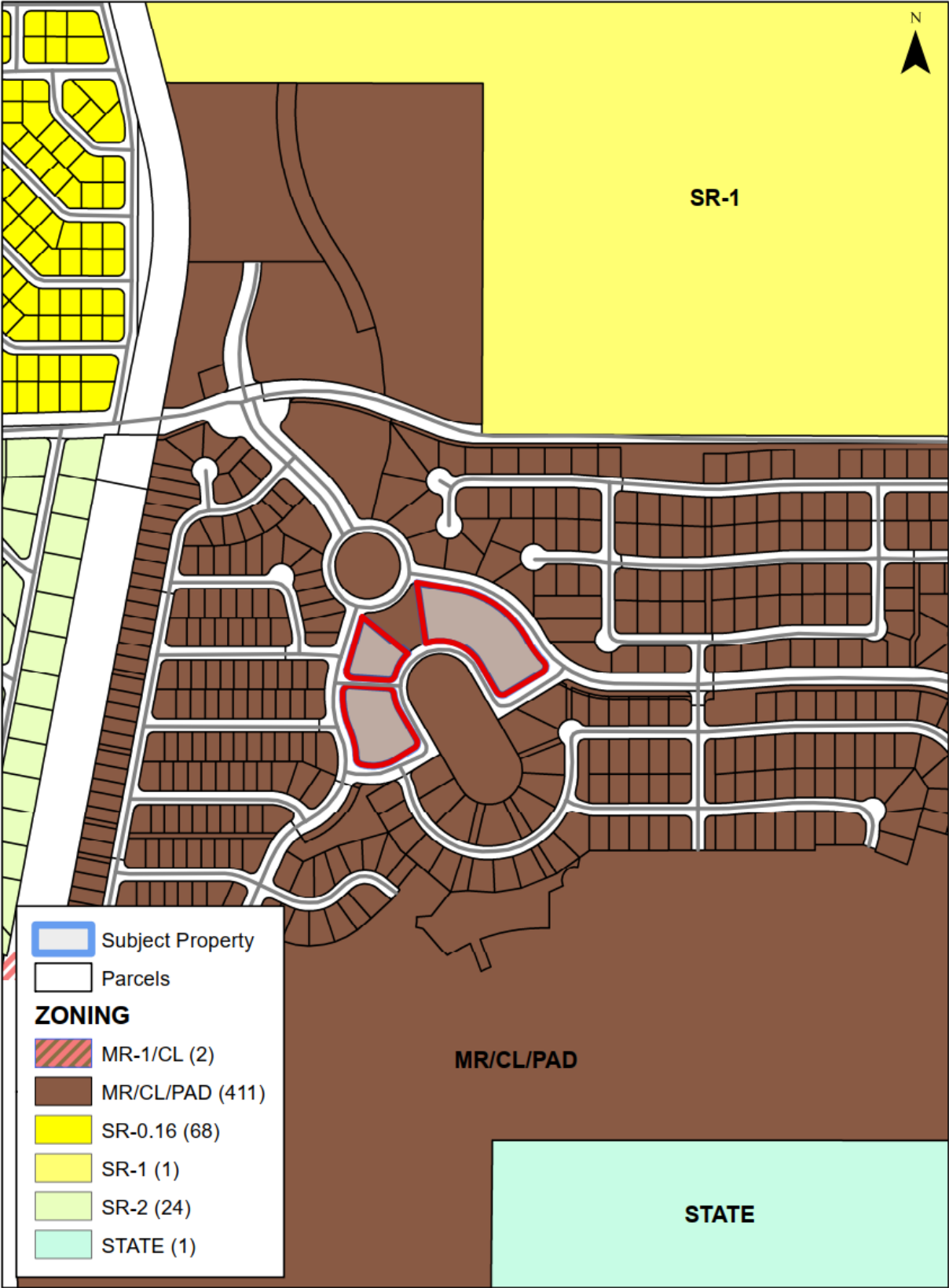
VICINITY MAP



Density Map



Zoning Map



Master Plan Bright Star



Conceptual Elevations

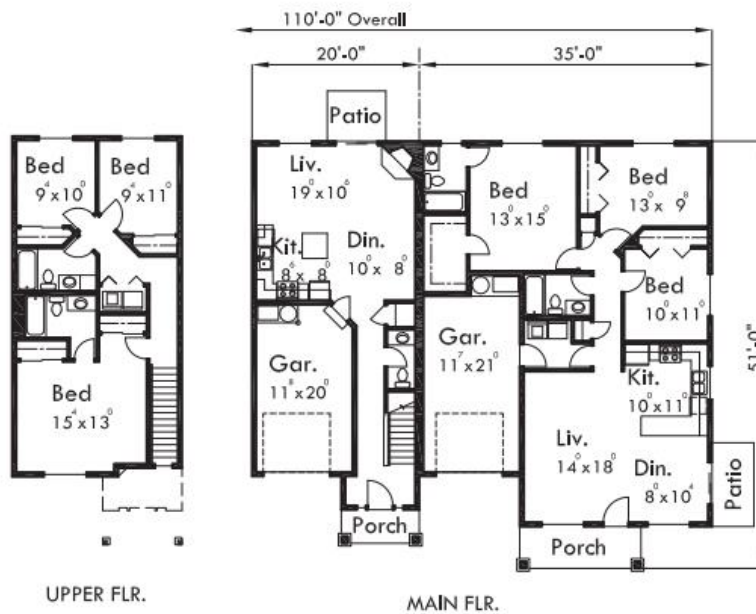


Middle Units TWO LEVEL

MAIN FLR. 609 SQ. FT.
UPPER FLR. 757 SQ. FT.
TOTAL 1366 SQ. FT.
GARAGE 241 SQ. FT.

End Units ONE LEVEL

MAIN FLR. 1265 SQ. FT.
GARAGE 273 SQ. FT.



UPPER FLR.

MAIN FLR.

www.houseplans.pro
Bruinier & associates, inc. building designers ©
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

Conceptual Elevations Continued



Main Level

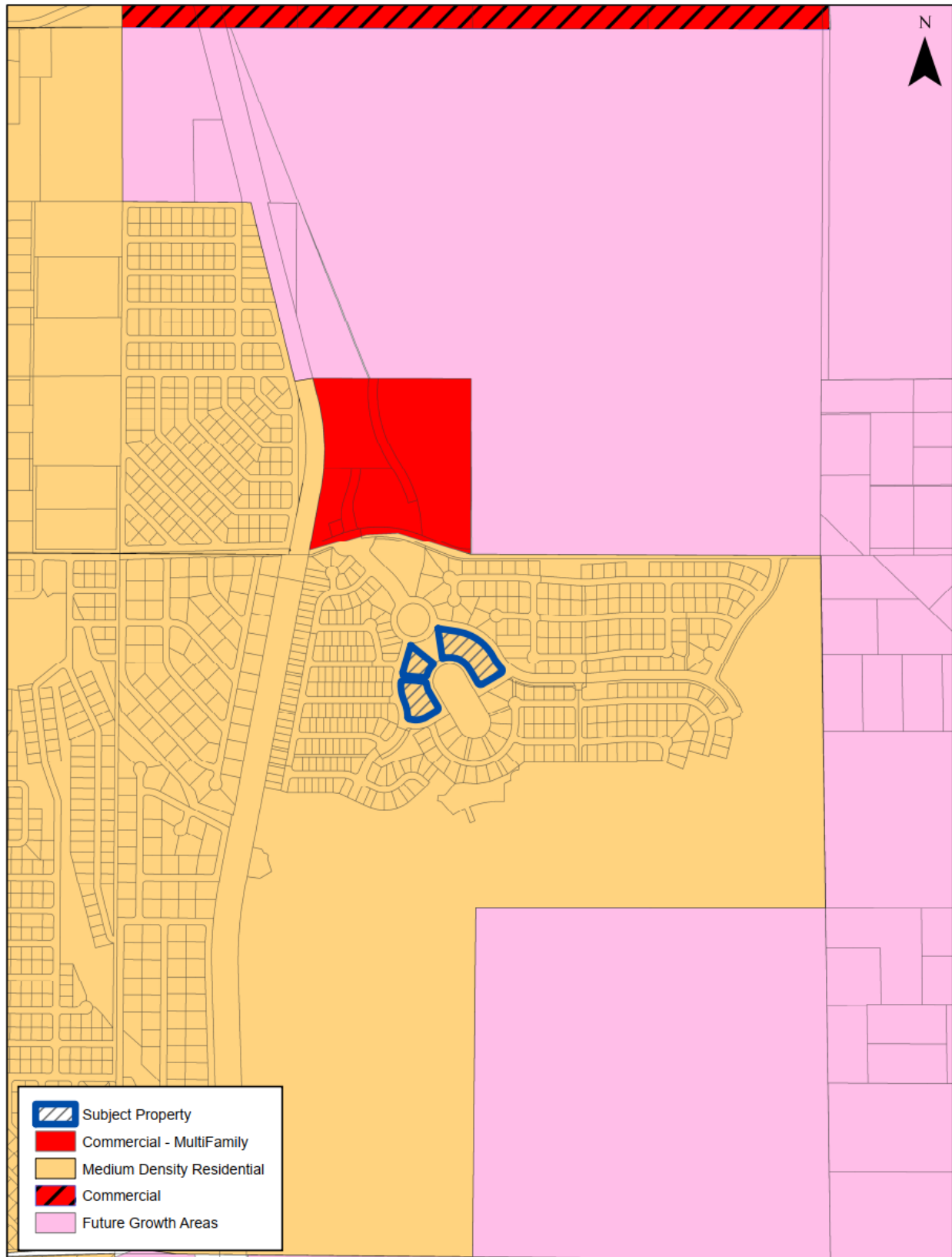


Preliminary Plat

PARKVIEW AT BRIGHT STAR PAD REVISION AND PRELIMINARY PLAT
A PORTION OF SECTION 24, T16N, R2W CHINO VALLEY, ARIZONA



General Plan Map



Planning and Zoning Commission Special Meeting

6. b.

Meeting Date: 02/17/2021

P-01-21 Preliminary Plat for Park View at Bright Star

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat for parcels 306-58-222, 306-02-006C and 306-02-006A located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 4.47 acres of real property into 32 lots with a density of 7.1 units per acre developed over a single phase. (Will Dingee, Planner)

LOCATION:

Located along Meridian Parkway East, Meridian Parkway North and Galileo Court.

FACTS:

1. Applicant:..... Arizona Development Company LLC - Paul Aslanian
2. Owner:..... Estrella Vista Enterprises LLC
3. Parcel Number:..... 306-58-222, 306-02-006C & 306-02-006A
4. Site Area:..... 4.47 acres
5. Existing zoning:..... MR/CL/PAD
6. Intended Use:..... 32 Single Family Attached Homes

ANALYSIS:

See Staff Report attached to Z-02-21

TECHNICAL REVIEW:

See Staff Report attached to Z-02-21

SITE PLAN

See Staff Report attached to Z-02-21

RECOMMENDATION

Approve the Park View at Bright Star Preliminary Plat for parcels 306-58-222, 306-02-006C and 306-02-006A located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 4.47 acres of real property into 32 lots with a density of 7.1 units per acre developed over a single phase. (Will Dingee, Planner)

Attachments

Pre Plat
