

1. Planning & Zoning Commission Agenda

Documents:

[2021_05_04_PZ_RG_AG.PDF](#)

2. Planning & Zoning Commission Agenda Packet

Documents:

[2021_05_04_PZ_RG_AG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, MAY 4, 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 the April 6, 2021, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation to Town Council to rezone approximately 5 acres of real property located 650 feet east of the intersection of South Road 1 East and Easy Street, from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district in order to further subdivide the property. (Will Dingee, Planner)
 - b.** Consideration and possible recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 3.72 acres of real property into 31 lots developed over a single phase. (Will Dingee, Planner)

- c. Consideration and possible recommendation to Town Council for approval of the Heritage Pointe Final Plat Phase 2, 3 and 4, located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West to subdivide approximately 62 acres into 55 lots with an average lot size of 1.02 acres developed over three (3) separate phases. (Will Dingee, Planner)
- d. Consideration and possible recommendation to Town Council to rezone approximately 11.94 acres of real property located at the northwest and southwest corner of the intersection of East Road 4 1/2 South and South Road 1 East from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district in order to further develop the property. (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 29th day of April, 2021.

By: *Will Dingee, 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 accommodation to participate in this meeting.

Zoom Instructions:

Please click the link below to join the webinar:

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Webinar ID: 883 1019 5270



Town of Chino Valley

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10. ADJOURN

Dated this 29th day of April, 2021.

By: *Will Dingee, Planner*

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Webinar ID: 883 1019 5270

Planning and Zoning Commission Regular

4. a.

Meeting Date: 05/04/2021

Department: Town Clerk

AGENDA ITEM TITLE:

Consideration and possible action to approve the April 6, 2021, regular meeting minutes.

RECOMMENDED ACTION:

Approve the April 6, 2021 regular meeting minutes.

Attachments

4-6-21 draft minutes

DRAFT

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

**TUESDAY, APRIL 6, 2021
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

Vice-Chair Pasciak led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner John McCafferty;
Commissioner Teena Meadors; Commissioner Robert Switzer; Commissioner
William Welker

Absent: Commissioner David Somerville

Staff Development Services Director Joshua Cook; Assistant Planner Will Dingee;
Present: Audio Video Technician Lawrence Digges; Deputy Town Clerk Traci Lavelle
(recorder)

Attendees: Councilmember, Tom Armstrong, Observation

4) MINUTES

a) Consideration and possible action to approve the March 2, 2021, regular meeting minutes.

b) Consideration and possible action to approve the March 10, 2021, special meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner John McCafferty to approve the March 2, 2021, regular meeting minutes, and the March 10, 2021, special meeting minutes.

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

6 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible action to Town Council of approval to rezone approximately 4.55 acres of real property located 700 feet East of the intersection of North Road 1 West and West Road 1 North at 836 West Road 1 North, from the AR-5 (Agricultural Residential 5-acre minimum) to SR-1 (Single Family Residential 1-Acre Minimum) in order to further subdivide the property. (Will Dingee, Planner)

Will Dingee reported the following:

- The applicant had requested a continuance to a date that is to be determined. As soon as staff is aware of a new date they will advertise in accordance with the Town Code and State Statute.

MOVED by Commissioner John McCafferty, seconded by Vice-Chair Gary Pasciak to continue this item to a new date that is to be determined.

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

6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

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10) ADJOURN

MOVED by Commissioner Teena Meadors, seconded by Vice-Chair Gary Pasciak to adjourn the meeting at 6:04 p.m.

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

6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6. a.

Meeting Date: 05/04/2021

Rezoning - Debastiani

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council to rezone approximately 5 acres of real property located 650 feet east of the intersection of South Road 1 East and Easy Street, from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district in order to further subdivide the property. (Will Dingee, Planner)

LOCATION:

Located approximately 650 feet east of in the intersection of South Road 1 East and Easy Street. Address of 1155 Easy Street

FACTS:

1. Applicant:..... Lorna Debastiani
2. Owner:..... Lorna Debastiani
3. Parcel Number..... 306-25-002Q
4. Site Area..... 5 Acres
5. Existing zoning:..... AR-5
6. Intended Use..... Single Family

ANALYSIS:

See Attached

TECHNICAL REVIEW:

See Attached

SITE PLAN

N/A

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to Town Council to rezone approximately 5 acres of real property from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district in order to further subdivide the property with the following stipulations:

1. Per the Town Unified Development Ordinance § 5.3.2, Table 5-1, the minimum required right-of-way dedications are as follows:
 - a. 10 feet east of the existing east ROW line on Road 1 East, dedicated at the time of land division approval (dedication will be from the Easy Street Parcel)
2. Per the Town Unified Development Ordinance § 5.3.2, Table 5-2, the minimum required roadway improvements on Easy Street will be surfaced with double chip and in accordance with the standards defined in Table 5.

3. Per the Town's Unified Development Ordinance § 5.2, Table 5-1, the required offsite half-width roadway improvements are as follows:
 - a. South Road 1 East: 14.5 feet minimum additional pavement width without on street parking, constructed or, at the option of the landowner, contribution of cash in lieu of construction with Town Council approval.
4. Legal access on Easy Street will need to be made to accommodate new owners of the created parcels.

Attachments

Staff Report



**TOWN OF CHINO VALLEY
PLANNING AND ZONING
May 4, 2021**

APPLICATION SUMMARY

File Number: Z-10-21

Assessor's Parcel Number: 306-25-002Q

Site Location: Located approximately 650 feet east of the intersection of South Road 1 East and Easy Street with the address of 1155 Easy Street

Owners of Record: Lorna Debastiani

Applicant: Lorna Debastiani

Request: Request to rezone approximately 5 acres of real property from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district in order to further subdivide the property.

SITE DATA

Existing Zoning	AR-5 (Agricultural Residential 5-acre Minimum)
Lot Size	5 acres
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential
Existing Land Use	Single Family Residential

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	SR-1 (Just rezoned)	Medium Density Residential	Single Family Residential
East	AR-5	Medium Density Residential	Vacant
South	SR-1 & AR-5	Medium Density Residential	Single Family Residential
West	AR-5	Medium Density Residential	Single Family Residential

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 650 feet east of the intersection of South Road 1 east and Easy Street with a physical address of 1155 Easy Street. The property has a zoning classification of Agricultural Residential 5-acre minimum (AR-5) and is identified by the General Plan Land Use Designation as Medium Density Residential. The property is currently used as a single-family residence (Attachment 1: Vicinity Map). The surrounding area is a mix of SR-1, SR-2 and AR-5 zoning (Attachment 2: Zoning Map).

PROPERTY HISTORY

This is the first time a rezoning has been applied for on this property.

PROJECT DESCRIPTION

Request to rezone approximately 5 acres of real property from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district. It is the applicant's intention to divide the property.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300-foot radius of the subject property, resulting in 11 mailed notices for public notification. The neighborhood meeting was held on April 28, 2021 in which one neighboring property owner attended. The only questions asked regarding how many lots were being created and if road improvements were being required.

STAFF ANALYSIS AND RECOMMENDATION

The zoning request of the Single Family 1.6-acre Minimum zoning district is in conformance with the area's General Plan Land use Designation of Medium Density Residential (Attachment 3: General Plan Land Use Map). The entitlements associated with the requested zoning district would allow for the subject property to be divided.

Town Staff is also recommending that the following stipulations be attached to this item:

1. Per the Town Unified Development Ordinance § 5.3.2, Table 5-1, the minimum required right-of-way dedications are as follows:
 - a. 40 feet east of the existing east ROW line on Road 1 East, dedicated at the time of land division approval (dedication will be from the Easy Street Parcel)
2. Per the Town Unified Development Ordinance § 5.3.2, Table 5-2, the minimum required roadway improvements on Easy Street shall require the surface to be improved with double chip and in accordance with the standards defined in Table 5-2.
3. Per the Town's Unified Development Ordinance § 5.3.2, Table 5-1, the required offsite half-width roadway improvements are as follows:
 - a. South Road 1 East: 14.5 feet minimum additional pavement width w/o on street parking, constructed or, at the option of the land owner, contribution of cash in lieu of construction with Town Council approval.
4. Legal access on Easy Street will need to be made to accommodate new owners of the created parcels.

STAFF RECOMMENDATION

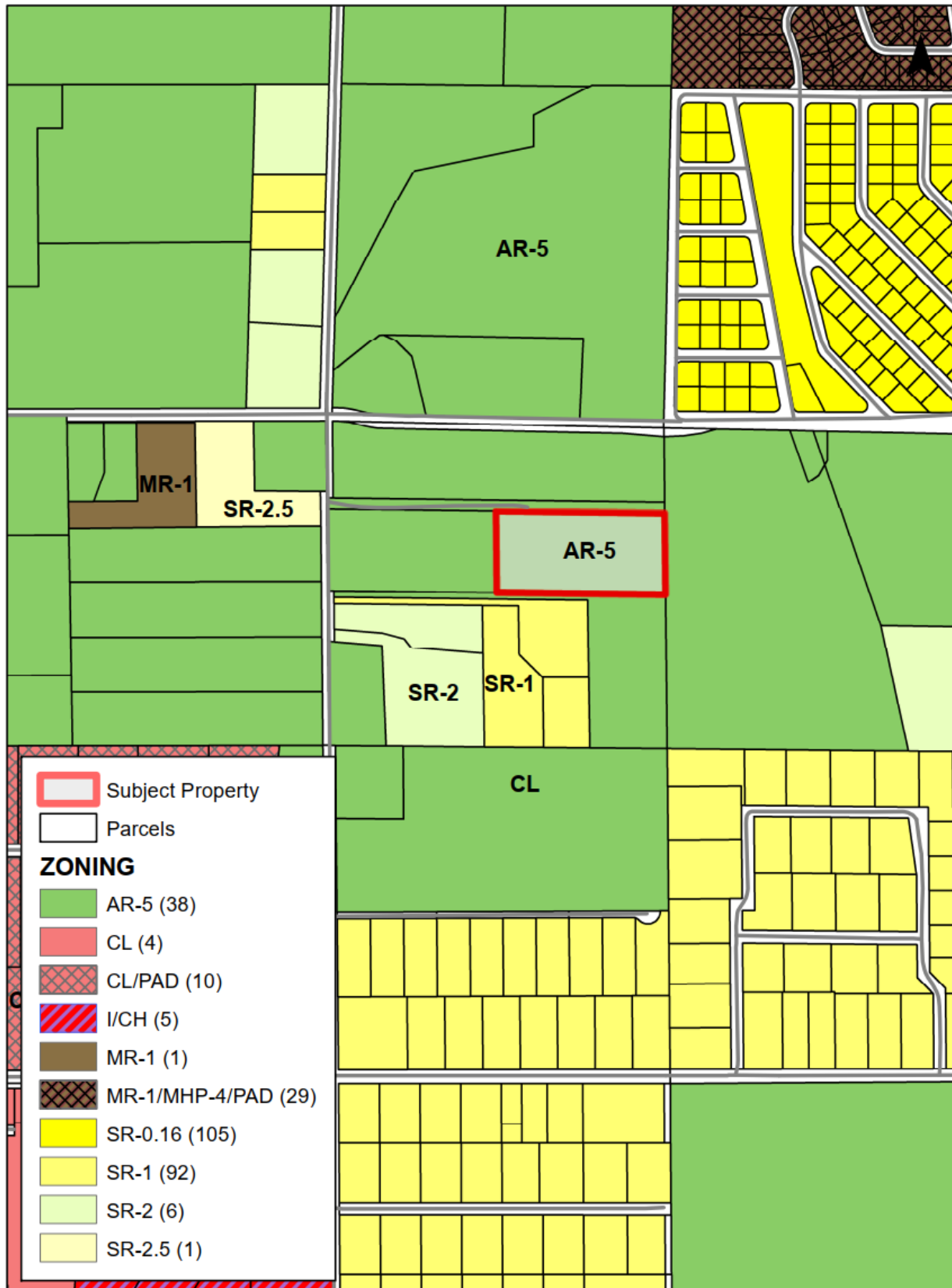
Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council to rezone approximately 5 acres of real property from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district in order to further subdivide the property with the following stipulations:

1. Per the Town Unified Development Ordinance § 5.3.2, Table 5-1, the minimum required right-of-way dedications are as follows:
 - a. 40 feet east of the existing east ROW line on Road 1 East, dedicated at the time of land division approval (dedication will be from the Easy Street Parcel)
2. Per the Town Unified Development Ordinance § 5.3.2, Table 5-2, the minimum required roadway improvements on Easy Street shall require the surface to be improved with double chip and in accordance with the standards defined in Table 5-2.
3. Per the Town's Unified Development Ordinance § 5.3.2, Table 5-1, the required offsite half-width roadway improvements are as follows:
 - a. South Road 1 East: 14.5 feet minimum additional pavement width w/o on street parking, constructed or, at the option of the land owner, contribution of cash in lieu of construction with Town Council approval.
4. Legal access on Easy Street will need to be made to accommodate new owners of the created parcels.

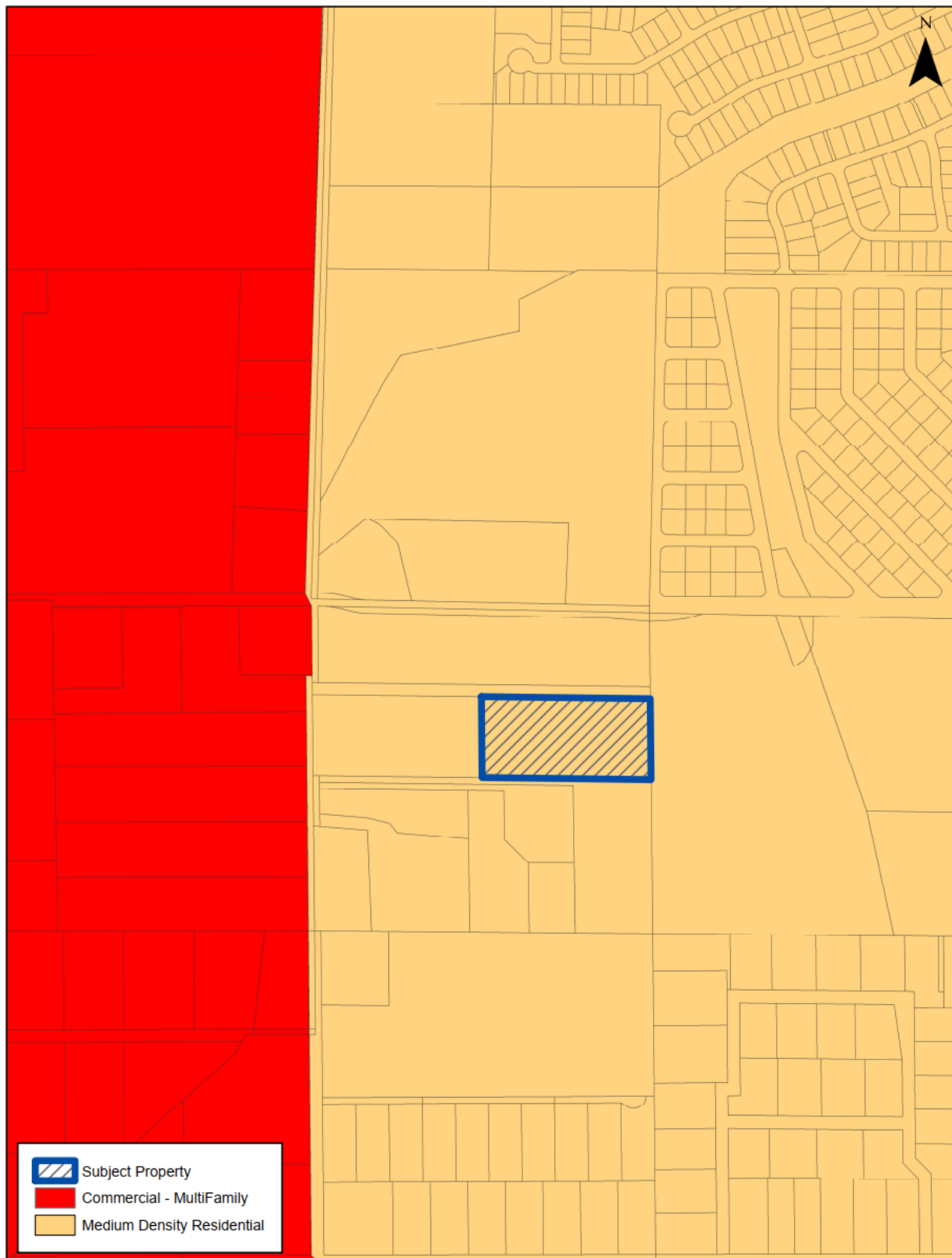
ATTACHMENTS

NEIGHBORHOOD
ZONING MAP





GENERAL PLAN MAP



Planning and Zoning Commission Regular

6. b.

Meeting Date: 05/04/2021

Preliminary Plat - Park View at Bright Star

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 3.72 acres of real property into 31 lots 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..... 306-02-006C & 306-02-006A
4. Site Area..... 3.72 Acres
5. Existing zoning:..... MR/CL/PAD
6. Intended Use..... Subdivision

ANALYSIS:

See Attached

TECHNICAL REVIEW:

See attached

SITE PLAN

See Attached

RECOMMENDATION

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 306-02-006C and 306-02-006A to subdivide approximately 3.72 acres of real property into 31 lots with a density of 8.3 units per acre developed over a single phase. (Will Dingee, Planner)

Attachments

Staff Report



**TOWN OF CHINO VALLEY PLANNING AND ZONING
COMMISSION**
Park View at Bright Star -Plat
Staff Report – May 4, 2021

APPLICATION SUMMARY

File Number: PP-02-21

Assessor's Parcel Number: 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: Request to approve the Park View at Bright Star Preliminary Plat to subdivide approximately 3.72 acres of real property into 31 lots developed over a single phase.

SITE DATA

Existing Zoning	Multifamily Residential/Commercial Light/Planned Area Development
Lot Size	306-02-006C - 1.37 Acres 306-02-006A - 2.34 Acres Site Total – 3.72 Acres
Subdivision	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: 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 two parcels of land totaling 3.72 acres and are currently vacant (**See Attachment: 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: Density Map**) all of which are zoned MR/CL/PAD (**See Attachment: 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 the Park View at Bright Star Preliminary Plat to subdivide approximately 3.72 acres of real property into 31 lots containing parcels 306-02-006C and 306-02-006A.

CURRENT ZONING ENTITLEMENTS

Both 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: Final Master Plan - Bright Star**).

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.”

PRELIMINARY PLAT

Approval of the Parkview at Bright Star preliminary plat will allow the applicant to continue the process to subdivide approximately 3.72 acres of land into 31 lots with an average lot size of 2,248 square feet and a density of 8.3 units per acre. The subdivision is planned to be developed over a single phase following technical review approval and final plat recordation (**See Attachment: Preliminary Plat**).

All lots shall conform to the development standards set forth by the MR/CL/PAD zoning district. Town of Chino Valley water and sewer will serve the proposed development.

STAFF ANALYSIS AND RECOMMENDATION

ZONING & BRIGHT STAR MASTER PLAN CONFORMANCE

The surrounding area supports the proposed medium density residential development of 8.3 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 43% open space will give the development the appearance of a significantly lower density.

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 5,248 square feet. This is only slightly higher 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 to Meridian Parkway North, Meridian Parkway West and Galileo Court through the use of private, one way drives. 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 PRELIMINARY PLAT APPROVAL

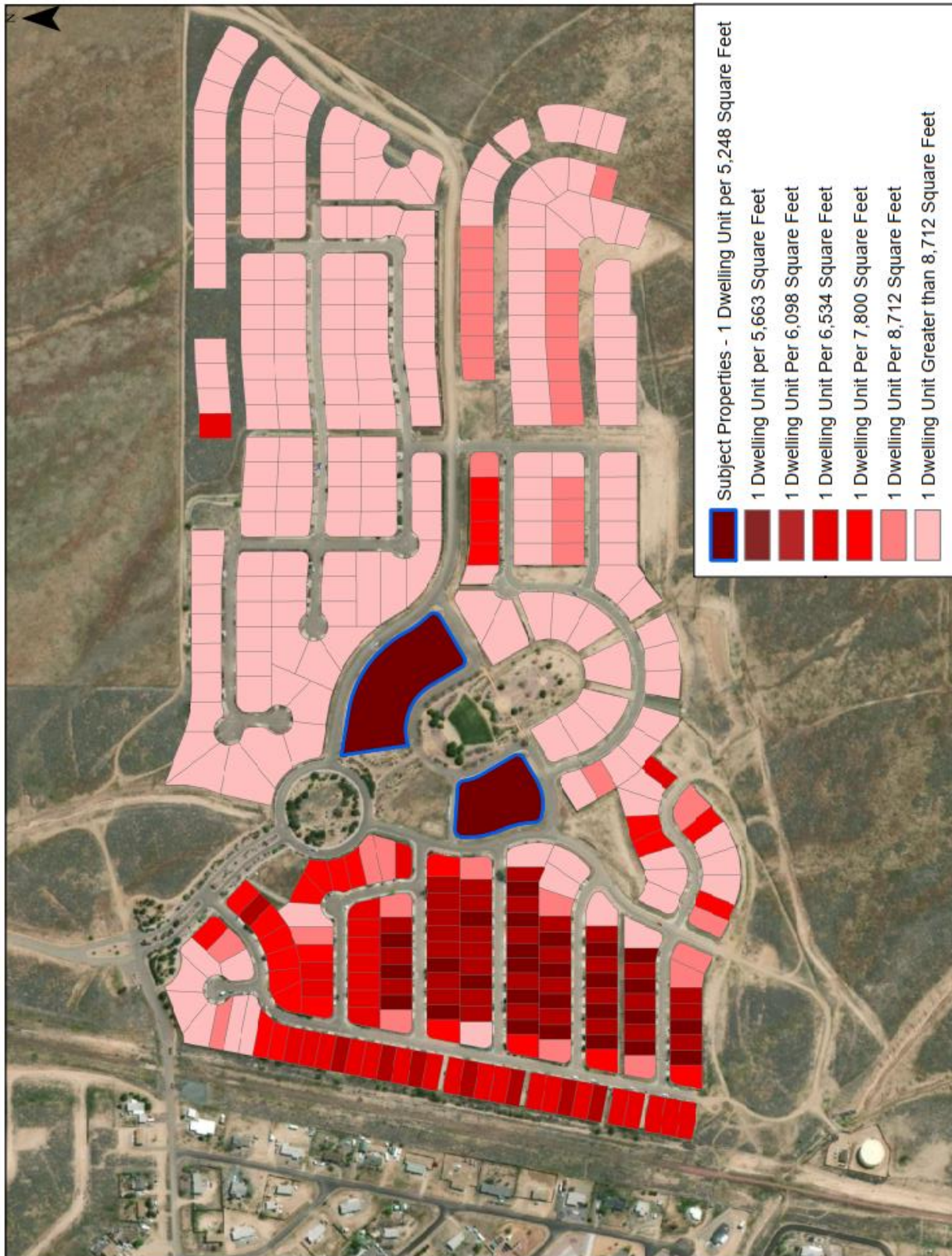
Staff recommends that the Planning and Zoning Commission forward a recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat for parcels 306-02-006C and 306-02-006A to subdivide approximately 3.72 acres of real property into 31 lots with a density of 8.3 units per acre developed over a single phase.

ATTACHMENTS

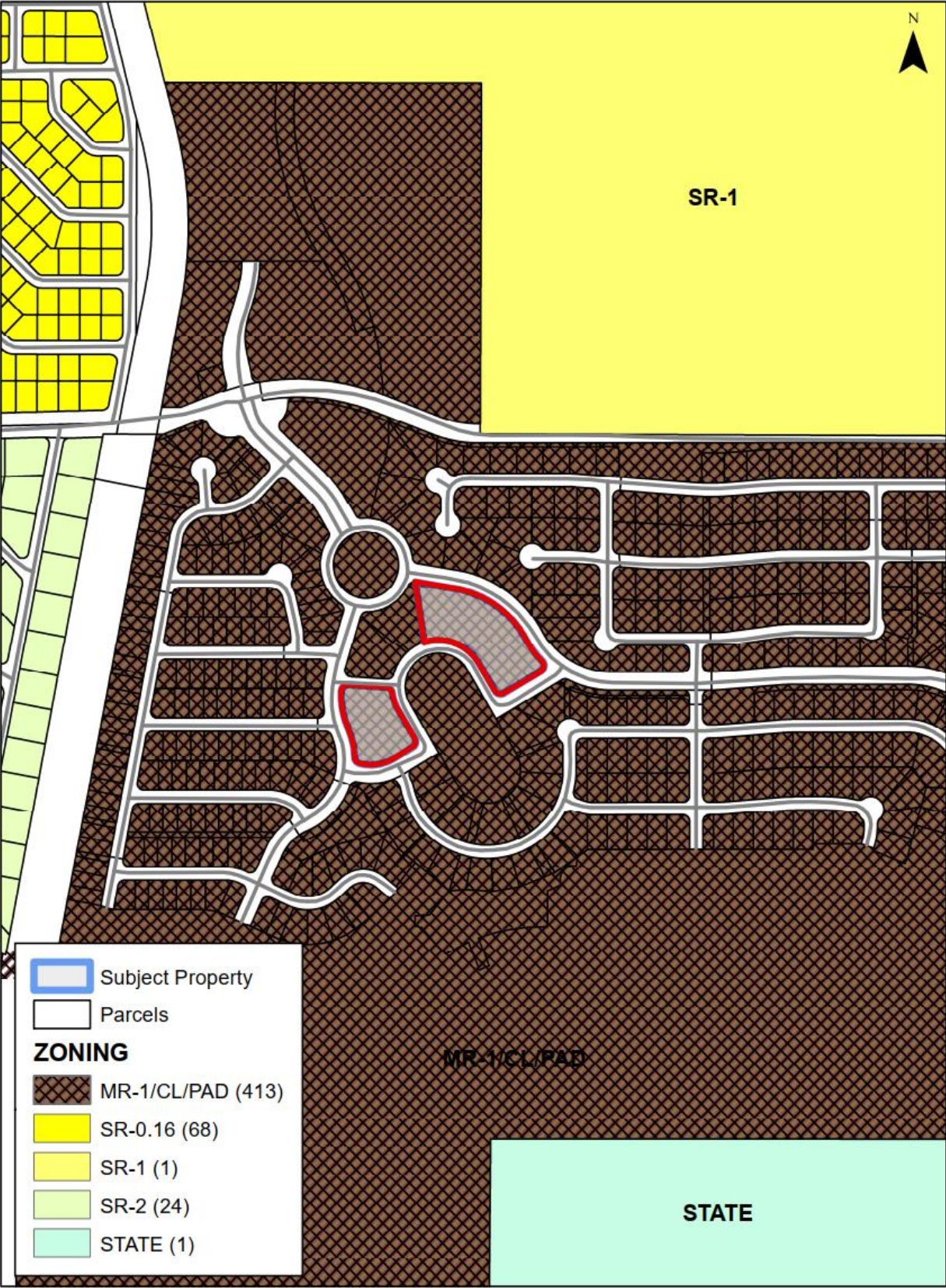
VICINITY MAP



Density Map



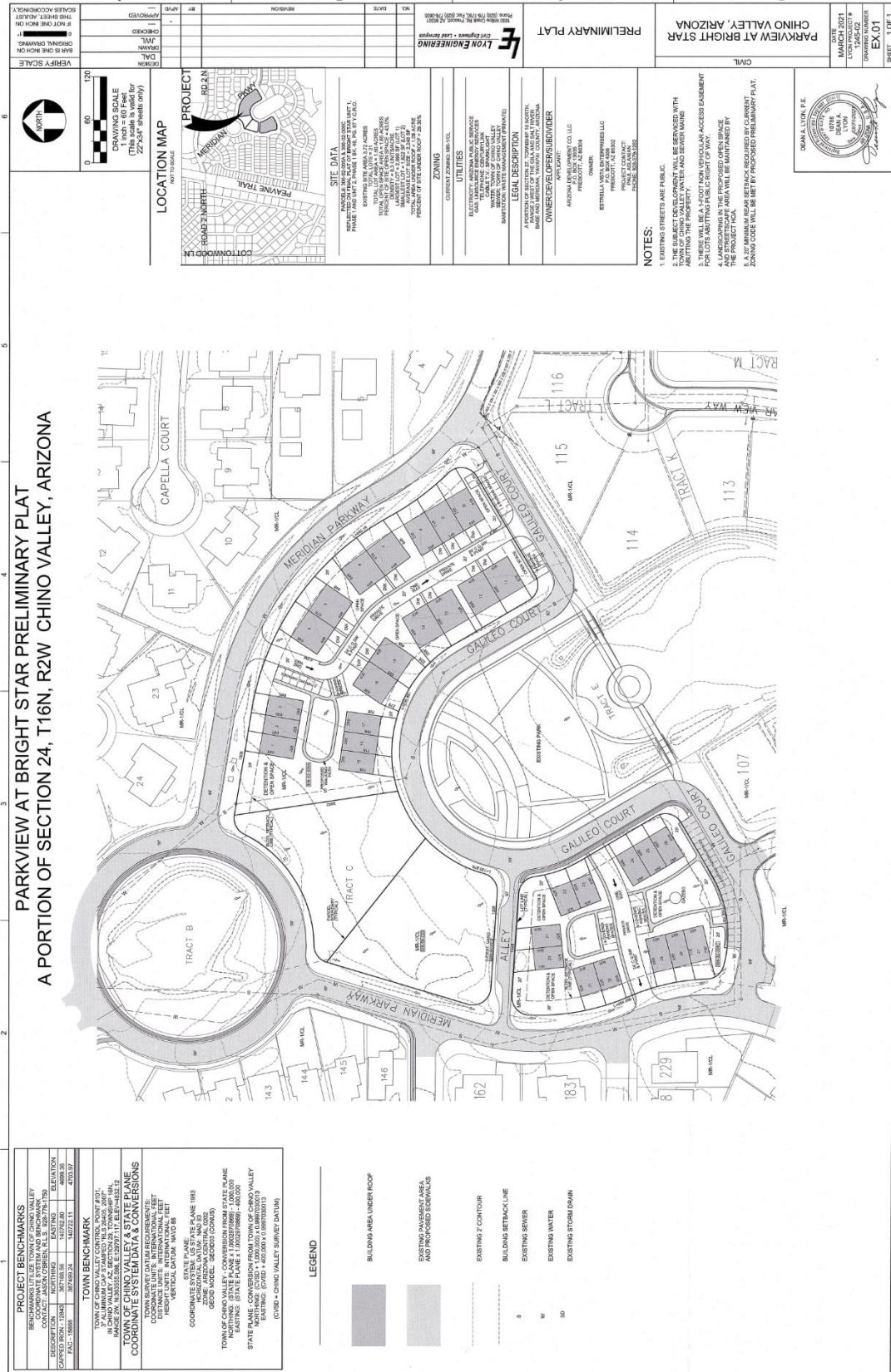
Zoning Map



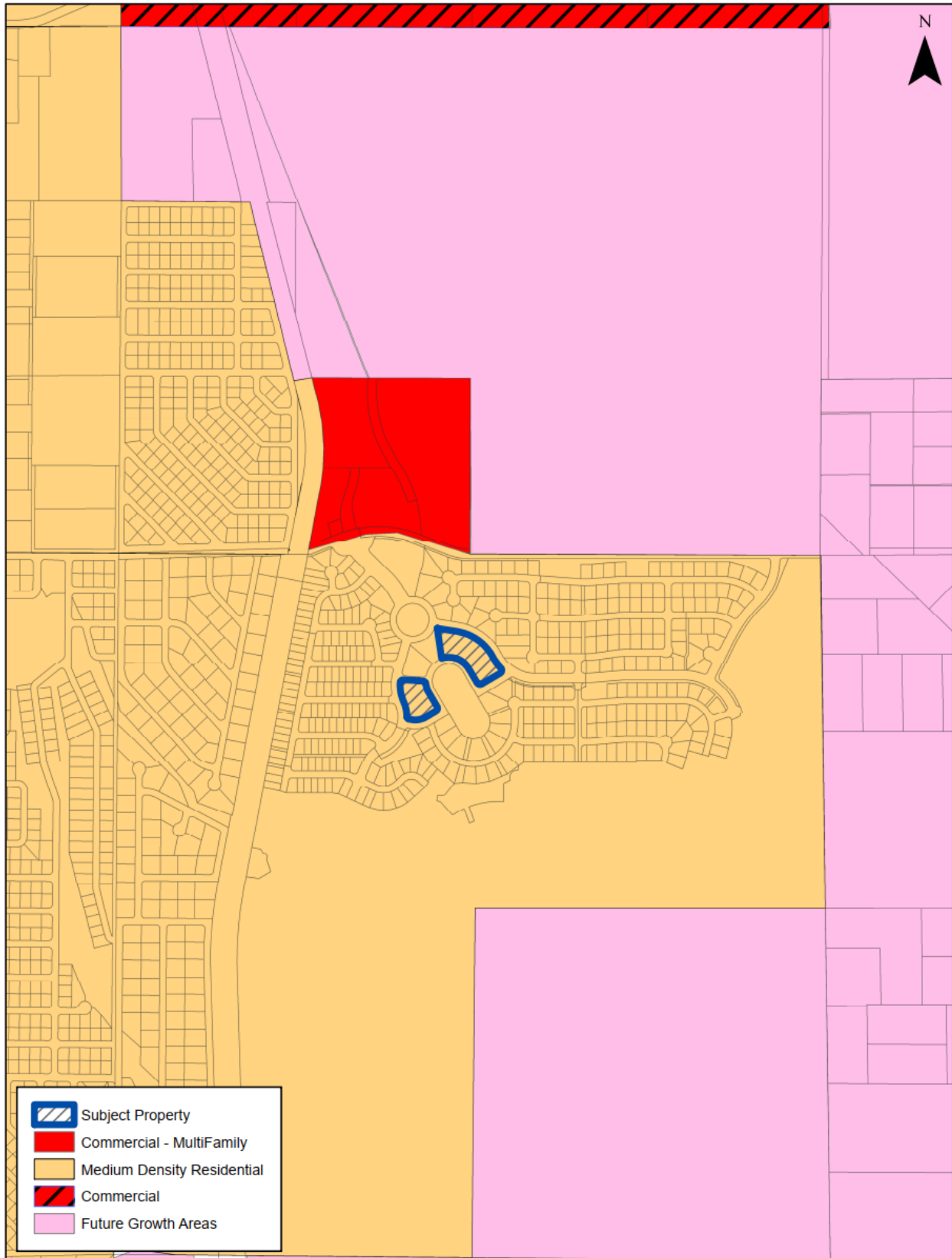
Master Plan Bright Star



Preliminary Plat



General Plan Map



Planning and Zoning Commission Regular

6. c.

Meeting Date: 05/04/2021

Final Plat - Heritage Point Phase Two, Three & Four

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council for approval of the Heritage Pointe Final Plat Phase 2, 3 and 4, located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West to subdivide approximately 62 acres into 55 lots with an average lot size of 1.02 acres developed over three (3) separate phases. (Will Dingee, 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:..... Craig Helsing
2. Owner:..... Sage Land Holdings LLC (Craig Helsing)
3. Parcel Number:..... 306-13-120C
4. Site Area:..... 62 Acres
5. Existing zoning:..... SR-1
6. Intended Use:..... Subdivision

ANALYSIS:

See Attached

TECHNICAL REVIEW:

See Attached

SITE PLAN

See Attached

RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation to Town Council for approval of the Heritage Pointe Final Plat Phase 2, 3 and 4 to subdivide approximately 62 acres into 55 lots with an average lot size of 1.02 acres developed over three (3) separate phases with the following stipulations:

1. Sheet 1, Final Plat Notes, note 6: needs to include the recordation (book and page) from the CC&Rs.
 2. Sheet 5, Phase 2 Geometric Data: Curves 31 & 36 needs to be called out on sheet
 3. Sheet 5, Phase 3 Geometric Data: Lines 10 & 11 need to be called out on sheet
 4. Sheet 5, Phase 3 Geometric Data: Define C37 on sheet 3
 5. Sheet 5, Phase 4 Geometric Data: Curve 60 needs to be called out on sheet 4.
-

Attachments

Staff Report



**TOWN OF CHINO VALLEY
PLANNING AND ZONING COMMISSION
May 4, 2021**

APPLICATION SUMMARY

File Number: F-2-21

Assessor's Parcel Number: 306-13-120C

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

Owners of Record: Sage Land Holdings LLC (Craig Helsing)

Applicant: Craig Helsing, Brown Homes

Request: Request for approval of the Heritage Pointe Final Plat Phase 2, 3 and 4 to subdivide approximately 62 acres into 55 lots with an average lot size of 1.02 acres developed over three (3) separate phases.

SITE DATA

Existing Zoning	SR-1 (Single Family Residential- 1 Acre Minimum)
Lot Size	62 acres
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 ac or less)
Existing Land Use	Vacant

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	SR-1, CL/SR-1 AR-5	Medium Density Residential (2 ac or less)	Windmill House, Vacant, Single Family Residence
East	SR-1	Medium Density Residential (2 ac or less)	Appaloosa Meadows Phase 2 Subdivision
South	SR-1	Medium Density Residential (2 ac or less)	Chino Lakes No.2 Subdivision
West	SR-1	Medium Density Residential (2 ac or less)	Heritage Point Phase 1 & Chino Lakes No.2 Subdivision

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 1,700 feet west of the southwest corner of North Road 1 West and West Road 4 North and north of Chino Lakes Unit 2 subdivision. The property is accessed by way of West Road 4 North and Talia Place. The site has a zoning classification of SR-1 (Single Family Residential- 1 Acre Minimum) and a land use designation of Medium Density Residential (2 ac or less). Currently there are no improvements on this parcel. However, Phase one has started road and utility improvements. **(See Attachment 1: Vicinity Map)**

The area is predominantly medium density single-family residential development. The properties directly north are zoned SR-1 (Single Family Residential- 1 Acre Minimum) and CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) with the Windmill House, vacant land and a single family residence. To the east, properties are SR-1 (Single Family Residential- 1 Acre Minimum) with Appaloosa Meadows Phase 2 subdivision. The properties to the south and west of the subject properties are zoned SR-1 (Single Family Residential- 1 Acre Minimum) and are part of Heritage Point Phase One and the Chino Lakes No. 2 subdivision. **(See Attachment 2: Zoning Map)**

PROJECT HISTORY

On September 10, 2019 Town Council approved a new preliminary plat for the Heritage Pointe subdivision. The preliminary plat consisted of 75 one-acre lots with the intention to be developed over four phases. The applicant then proceeded to bring their development through the technical review process and was given the go ahead for Final Plat so long as certain stipulations were met. On December 8, 2020 Phase One of the development was approved by Town Council and subsequently recorded after all stipulations were met.

PROJECT DESCRIPTION

The applicant is requesting approval of the Final Plat phase Two, Three and Four for Heritage Pointe with its associated property boundaries, easements, land use, streets, utilities, drainage and other information requirements for the proposed development.

FINAL PLAT

The recordation of the Phases Two, Three and Four of the Final Plat will subdivide the last 55 lots of the remaining 62 acre development. **(See Attachment 3: Final Plat)**

All lots have been determined by Town Staff to conform to the development standards set forth by the SR-1 zoning district including; building setbacks, minimum lot area, minimum lot frontage and maximum building height.

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. All lots will be served by wells and sewage disposal (septic tanks). Gas will be provided by Unisource and power will be by Arizona Public Service.

As this development is classified as a rural subdivision, there is no sidewalk requirements for local roads.

STAFF ANALYSIS AND RECOMMENDATION

The Heritage Pointe Final Plat Phases Two, Three and Four meets all requirements set forth by Section 5.2.4 of the Unified Development Ordinance. The site will have its main access by way of West Road 4 North as well as access through Talia Place. The development will be utilizing on site wells and septic systems. The Development Services Department and the Public Works Department have completed an initial review of the submitted Final Plat and have identified a couple of issues that will need to be addressed prior to the recordation of the Final Plat. Town Staff is comfortable with stipulating these changes and proceeding with a recommendation to the commission.

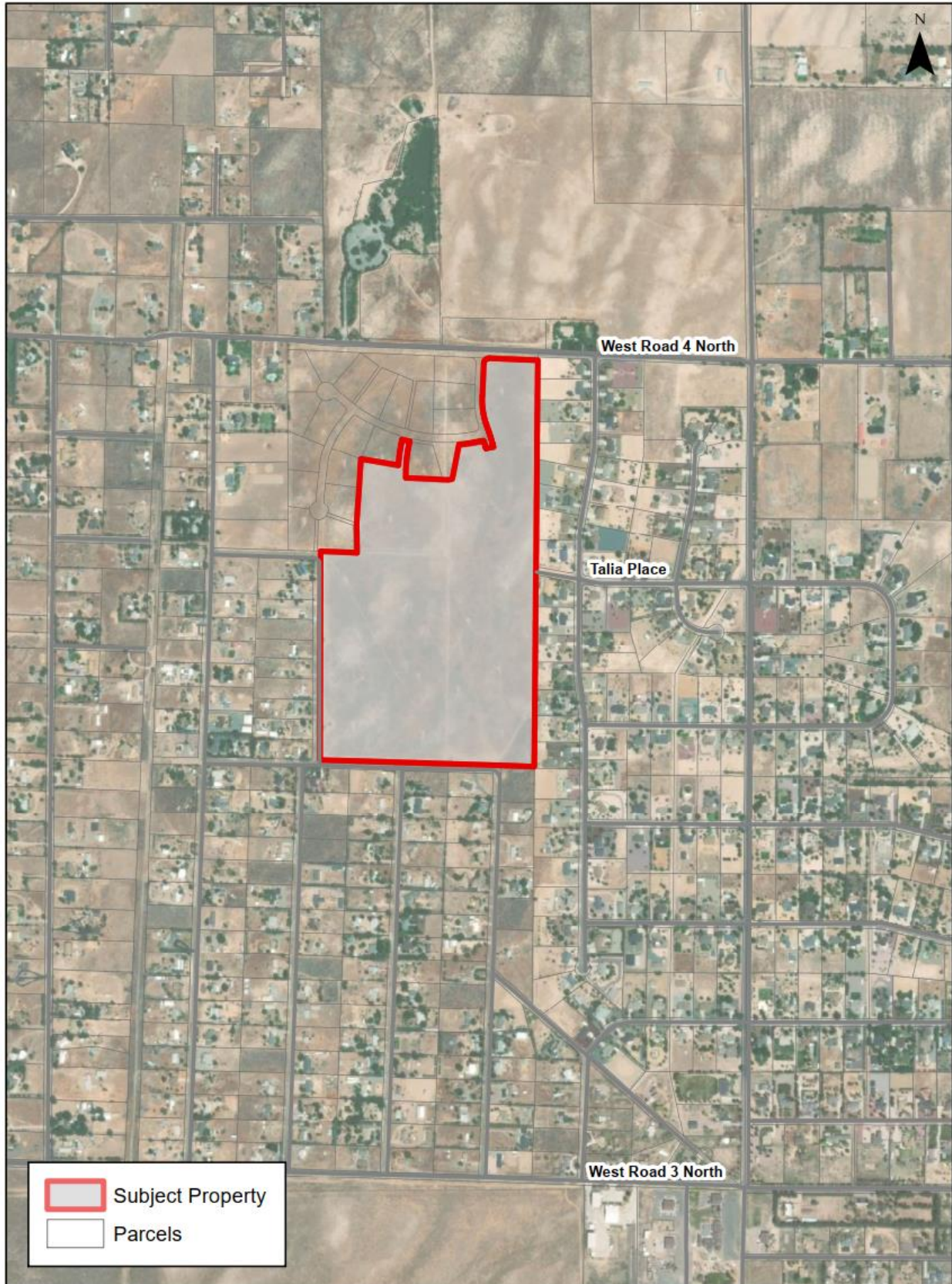
RECOMMENDATION ON REQUESTED REZONE

Staff recommends that Planning and Zoning Commission forward Town Council a recommendation of approval of the Heritage Pointe Final Plat Phase 2, 3 and 4 to subdivide approximately 62 acres into 55 lots with an average lot size of 1.02 acres developed over three (3) separate phases with the following stipulations:

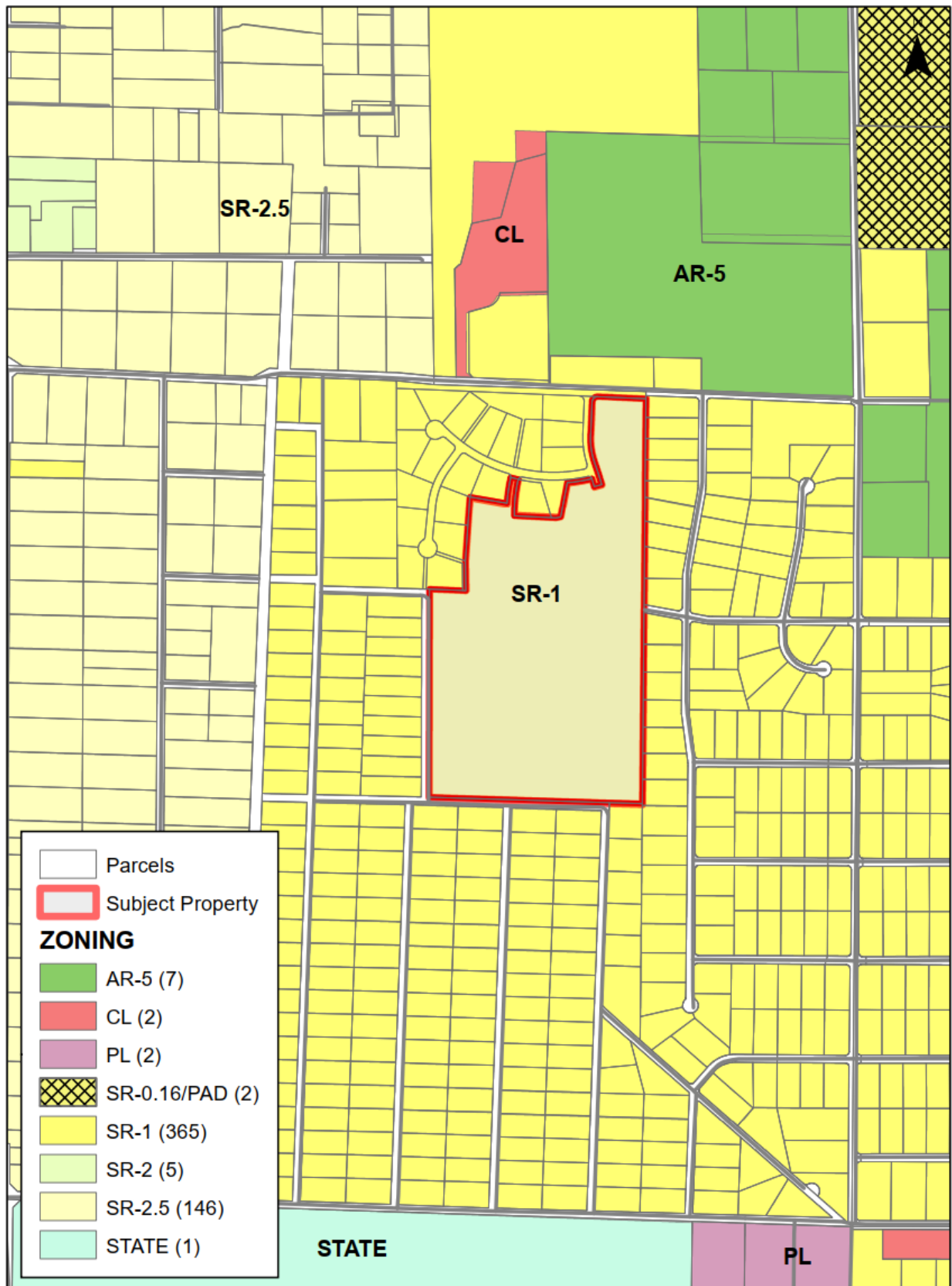
1. Sheet 1, Final Plat Notes, note 6: needs to include the recordation (book and page) from the CC&Rs.
2. Sheet 5, Phase 2 Geometric Data: Curves 31 & 36 needs to be called out on sheet 2.
3. Sheet 5, Phase 3 Geometric Data: Lines 10 & 11 need to be called out on sheet 3.
4. Sheet 5, Phase 3 Geometric Data: Define C37 on sheet 3
5. Sheet 5, Phase 4 Geometric Data: Curve 60 needs to be called out on sheet 4.

ATTACHMENTS

VICINITY MAP



ZONING MAP



STAFF REPORT 6 | Page



Planning and Zoning Commission Regular

6. d.

Meeting Date: 05/04/2021

Rezoning - Hughes

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council to rezone approximately 11.94 acres of real property located at the northwest and southwest corner of the intersection of East Road 4 1/2 South and South Road 1 East from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district in order to further develop the property. (Will Dingee, Planner)

LOCATION:

Located at the northwest and southwest corner of the intersection of East Road 4 1/2 South and South Road 1 East

FACTS:

1. Applicant:..... Keith Hughes
2. Owner:..... Dirt of the Range LLC
3. Parcel Number:..... 102-01-219M & 102-01-219K
4. Site Area:..... 17.02 Acres
5. Existing zoning:..... CL
6. Intended Use:..... RV Park

ANALYSIS:

See Attached

TECHNICAL REVIEW:

See Attached

SITE PLAN

N/A

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council to rezone approximately 11.94 acres of real property from the CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district in order to develop the property with the following stipulations:

1. Per the Town Unified Development Ordinance § 5.3.2, Table 5-1, the minimum required right-of-way dedications are as follows:
 - a. Ensure a total of 60' (30' north and 30' south of the section line) for East Road 4 1/2 South is dedicated for Right of way
 - b. Ensure 50' dedication of Right of Way for South Road 1 East.
2. Per the Town's Unified Development Ordinance § 5.3.2, Table 5-1, the required offsite half-width (full width required when properties border north and south of East Road 4 1/2 South) roadway improvements are as follows:

- a. East Road 4 ½ South
 - i. 14' minimum roadway width w/o on street parking.
 - ii. 6" vertical curb and gutter.
 - iii. 5' minimum concrete sidewalk.
- b. South Road 1 East
 - i. 25.5' minimum roadway width w/o on street parking.
 - ii. 6" vertical curb and gutter.
 - iii. 5' minimum concrete sidewalk.

Attachments

Staff Report



**TOWN OF CHINO VALLEY
PLANNING AND ZONING
May 4, 2021**

APPLICATION SUMMARY

File Number: Z-09-21

Assessor's Parcel Number: 102-01-219M & 102-01-219K

Site Location: Located at the northwest and southwest corners of the intersection of East Road 4 ½ South and South Road 1 East

Owners of Record: Dirt on the Range LLC

Applicant: Keith Hughes

Request: Request to rezone approximately 11.94 acres of real property from the CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district in order to further develop the property.

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	11.94 acres (102-01-219M – 6.86 acres & 102-01-219K – 5.08 acres)
Subdivision	N/A
General Plan Land Use Designation	Commercial/Multifamily
Existing Land Use	Vacant

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	CL	Commercial/Multifamily	Vacant
East	STATE	Future Growth Area: Industrial/Agri-business/Contained or Planned Community	Vacant
South	CL	Commercial/Multifamily	Commercial (Golf Range)
West	CL	Commercial/Multifamily	Vacant/Mini-storage & RV storage

BACKGROUND

SITE DESCRIPTION

The subject properties are located at the northwest and southwest corners of the intersection of East Road 4 ½ south and South Road 1 East. Both sites have the zoning classification of Commercial Light (CL) and are identified by the General Plan Land Use Designation as Commercial/Multifamily. The properties are both currently vacant (Attachment 1: Vicinity Map).

The surrounding area is predominantly zoned Commercial Light (CL) with the area east of the property being zoned STATE as it is owned by the State of Arizona (Attachment 2: Zoning Map).

PROPERTY HISTORY

This is the first time a rezoning has been applied for on this property.

PROJECT DESCRIPTION

Request to rezone approximately 11.94 acres of real property from the CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district to develop the property. It is the applicant's intention to develop the property as upscale RV Park.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300-foot radius of the subject property, resulting in nine mailed notices for public notification. The neighborhood meeting was held on April 28, 2021 in which one neighboring property owner attended. The only question asked was what the applicant was intending to develop and if water and sewer were available yet.

STAFF ANALYSIS AND RECOMMENDATION

The rezoning to a Commercial Heavy (CH) zoning district is in conformance with the area's General Plan Land use Designation of Commercial/Multifamily (Attachment 3: General Plan Land Use Map). The entitlements associated with the requested zoning district would allow for the subject properties to be developed as RV Parks.

Town Staff is also recommending that the following stipulations be attached to this item:

1. Per the Town Unified Development Ordinance § 5.3.2, Table 5-1, the minimum required right-of-way dedications are as follows:
 - a. Provide for a total of 60' (30' north and 30' south of the section line) for East Road 4 ½ South is dedicated for Right of way
 - b. Provide for a total of 50' dedication of Right of Way for South Road 1 East.
2. Per the Town's Unified Development Ordinance § 5.3.2, Table 5-1, the required offsite half-width (full width required when properties border north and south of East Road 4 ½ South) roadway improvements are as follows:
 - a. East Road 4 ½ South
 - i. 14' minimum roadway width without on street parking.
 - ii. 6" vertical curb and gutter.
 - iii. 5' minimum concrete sidewalk.
 - b. South Road 1 East
 - i. 25.5' minimum roadway width without on street parking.
 - ii. 6" vertical curb and gutter.
 - iii. 5' minimum concrete sidewalk.

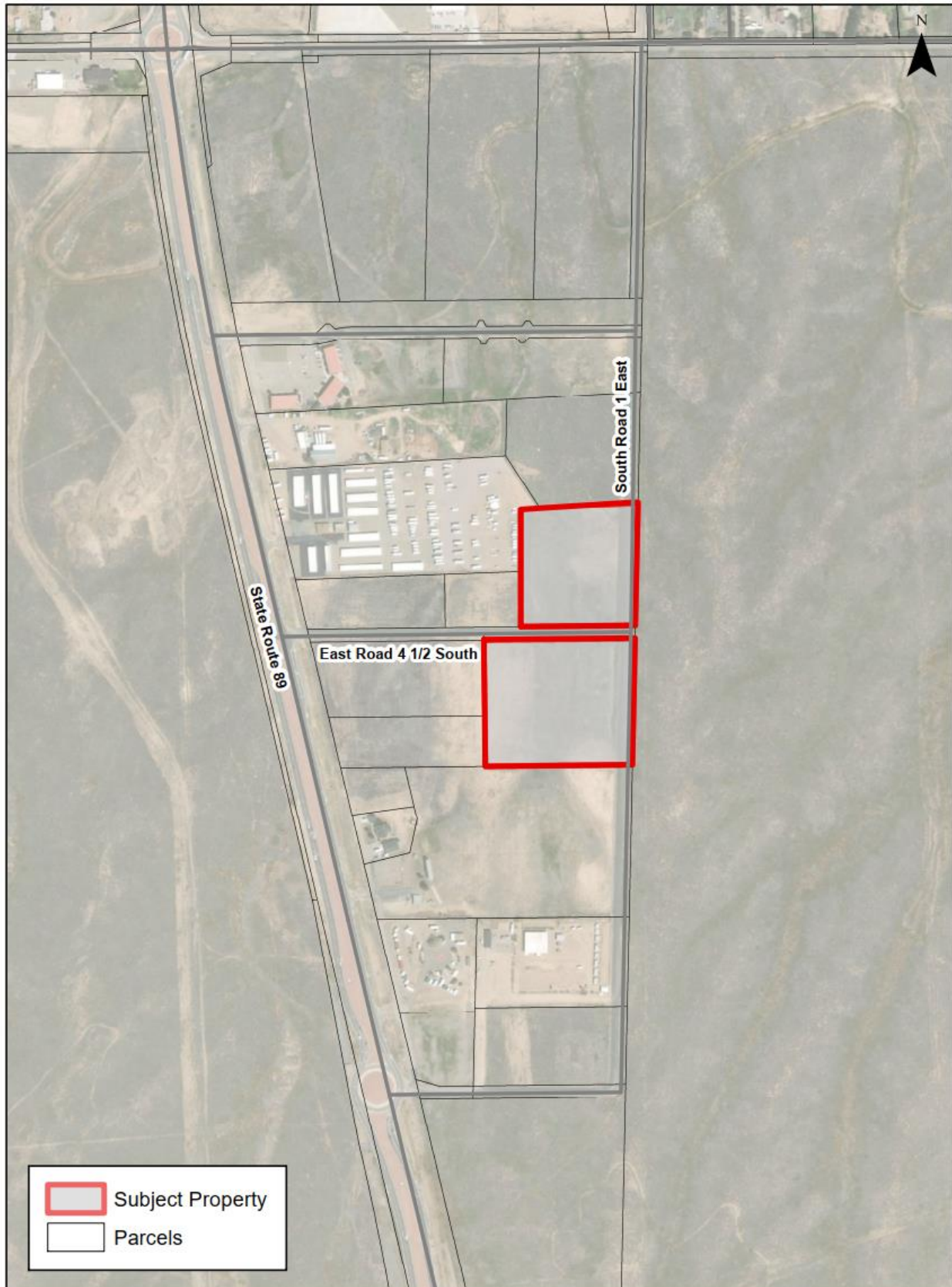
STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council to rezone approximately 11.94 acres of real property from the CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district in order to develop the property with the following stipulations:

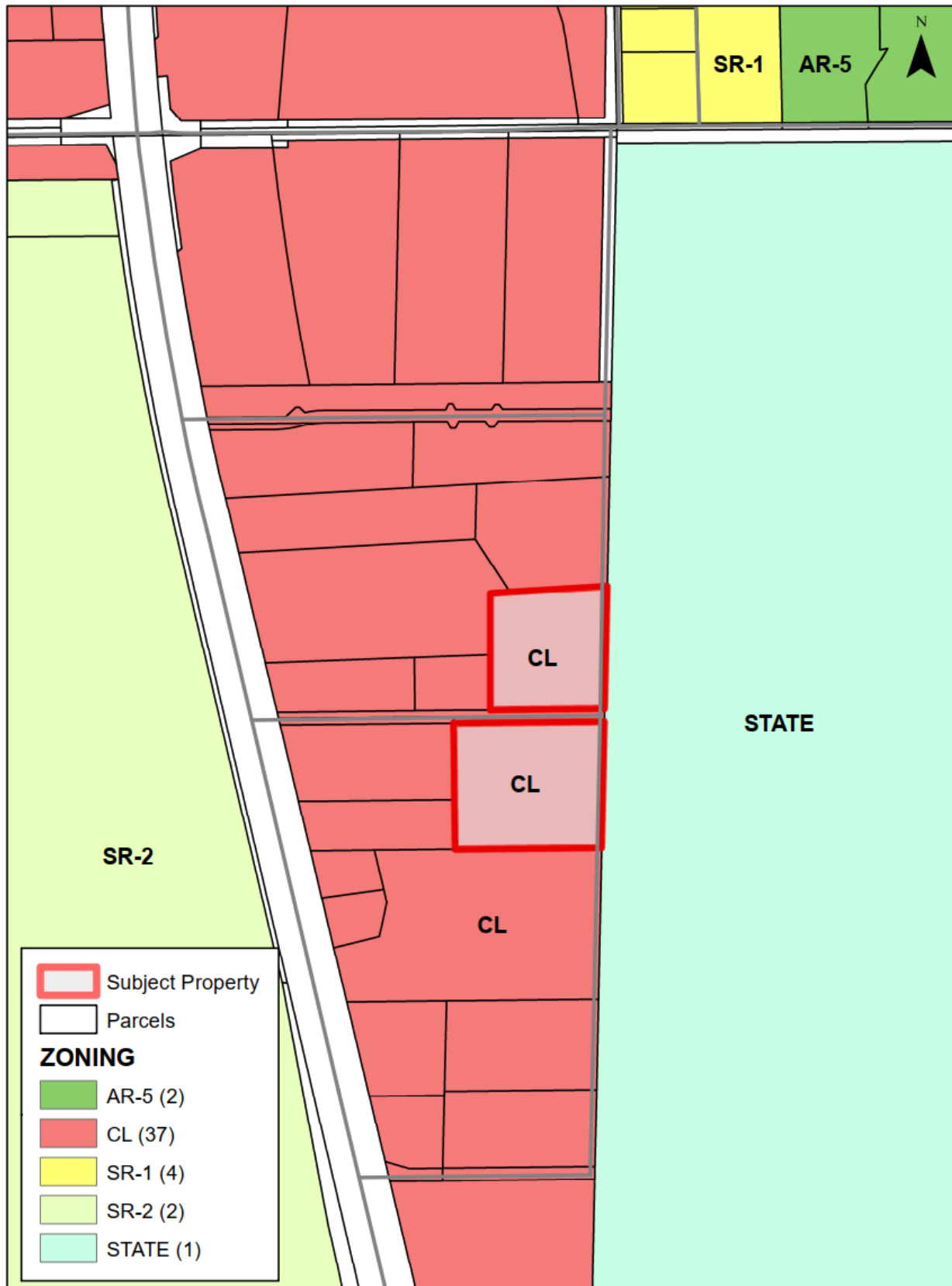
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 - a. Provide for a total of 60' (30' north and 30' south of the section line) for East Road 4 ½ South is dedicated for Right of way
 - b. Provide for a total of 50' dedication of Right of Way for South Road 1 East.
2. Per the Town's Unified Development Ordinance § 5.3.2, Table 5-1, the required offsite half-width (full width required when properties border north and south of East Road 4 ½ South) roadway improvements are as follows:
 - a. East Road 4 ½ South
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 - iii. 5' minimum concrete sidewalk.
 - b. South Road 1 East
 - i. 25.5' minimum roadway width without on street parking.
 - ii. 6" vertical curb and gutter.
 - iii. 5' minimum concrete sidewalk.

ATTACHMENTS

VICINITY MAP



ZONING MAP



GENERAL PLAN MAP

