

1. Planning And Zoning - Agenda

Documents:

[2021_06_29_PZ_SP_AG.PDF](#)

2. Planning And Zoning - Agenda Packet

Documents:

[2021_06_29_PZ_SP_AG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**SPECIAL MEETING
TUESDAY, JUNE 29, 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**
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation of approval to Town Council to rezone parcel 102-01-219K and parcel 102-01-219M containing approximately 5.08 acres and 6.86 acres of real property Located at the northwest and southwest corners of the intersection of East Road 4 ½ South and South Road 1 East, respectfully, from the CL (Commercial Light) to CH (Commercial Heavy) with a Planned Area Development (PAD). Applicant is Keith Hughes. (Will Dingee, Senior Planner)
- 7. NON-PUBLIC HEARING**
- 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 24th day of June, 2021.

By: *Will Dingee, Senior 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.

Please click the link below to join the webinar:

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

Webinar ID: 882 1862 1751



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Planning and Zoning Commission Special Meeting

6. a.

Meeting Date: 06/29/2021

Hughes Rezoning - CL to CH PAD

CASE DESCRIPTION:

Consideration and possible recommendation of approval to Town Council to rezone parcel 102-01-219K and parcel 102-01-219M containing approximately 5.08 acres and 6.86 acres of real property Located at the northwest and southwest corners of the intersection of East Road 4 ½ South and South Road 1 East, respectfully, from the CL (Commercial Light) to CH (Commercial Heavy) with a Planned Area Development (PAD). Applicant is Keith Hughes. (Will Dingee, Senior Planner)

LOCATION:

Located at the northwest and southwest corners of the intersection of East Road 4 ½ South and South Road 1 East.

FACTS:

1. Applicant:..... Keith Hughes
2. Owner:..... Dirt on the Range LLC
3. Parcel Number..... 102-01-219M & 102-01-219K
4. Site Area..... 11.94 total acres
5. Existing zoning:..... Commercial Light (CL)
6. Intended Use.....RV Park and Associated RV Services

ANALYSIS:

See Staff Report.

TECHNICAL REVIEW:

See Staff Report.

SITE PLAN

See Conceptual Plan.

RECOMMENDATION

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

1. That the uses on the properties be limited to only the following:
 - a. Recreational Vehicle Park
 - b. Recreational Vehicle Storage
 - c. Car wash that can accommodate RVs
 - d. Recreational Vehicle Maintenance
 - e. A portion of the northern property to be utilized as mini storage

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. 3. 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

Attachments

Staff Report
Conceptual Plan



**TOWN OF CHINO VALLEY
PLANNING AND ZONING
June 29, 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 with a Planned Area Development 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 item previously went before the Planning and Zoning Commission and then Town Council in May of this year. The Town Council sent the item back to the Planning and Zoning Commission as they wanted to see this proposal be tied to the a conceptual plan associated with a Planned Area Development. This was due to the fact that Council did not want to have the more intense uses of Commercial Heavy, such as petroleum storage, bottling plants, outdoor commercial kennels, etc. in this area.

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 with a Planned Area Development to develop the property. It is the applicant's intention to develop the property as an upscale RV Park with RV storage (Attachment 3: Conceptual Plan), associated RV services such as maintenance, and RV wash. In addition to this, the applicant is also proposing a small portion of the northern property to be utilized as ministorage in conjunction with the proposed RV storage area.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified property owners within a 300-foot radius of the subject property for the neighborhood meeting that was held on April 28, 2021. No additional neighborhood meeting was need after it was sent

back to the Commission from Town Council. When this item went before the Planning and Zoning Commission on May 4, the Commission was in favor with a 7-0 Vote.

STAFF ANALYSIS AND RECOMMENDATION

The rezoning to a Commercial Heavy (CH) zoning district with a Planned Area Development is in conformance with the area's General Plan Land use Designation of Commercial/Multifamily (Attachment 4: 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. That the uses on the properties be limited to only the following:
 - a. Recreational Vehicle Park
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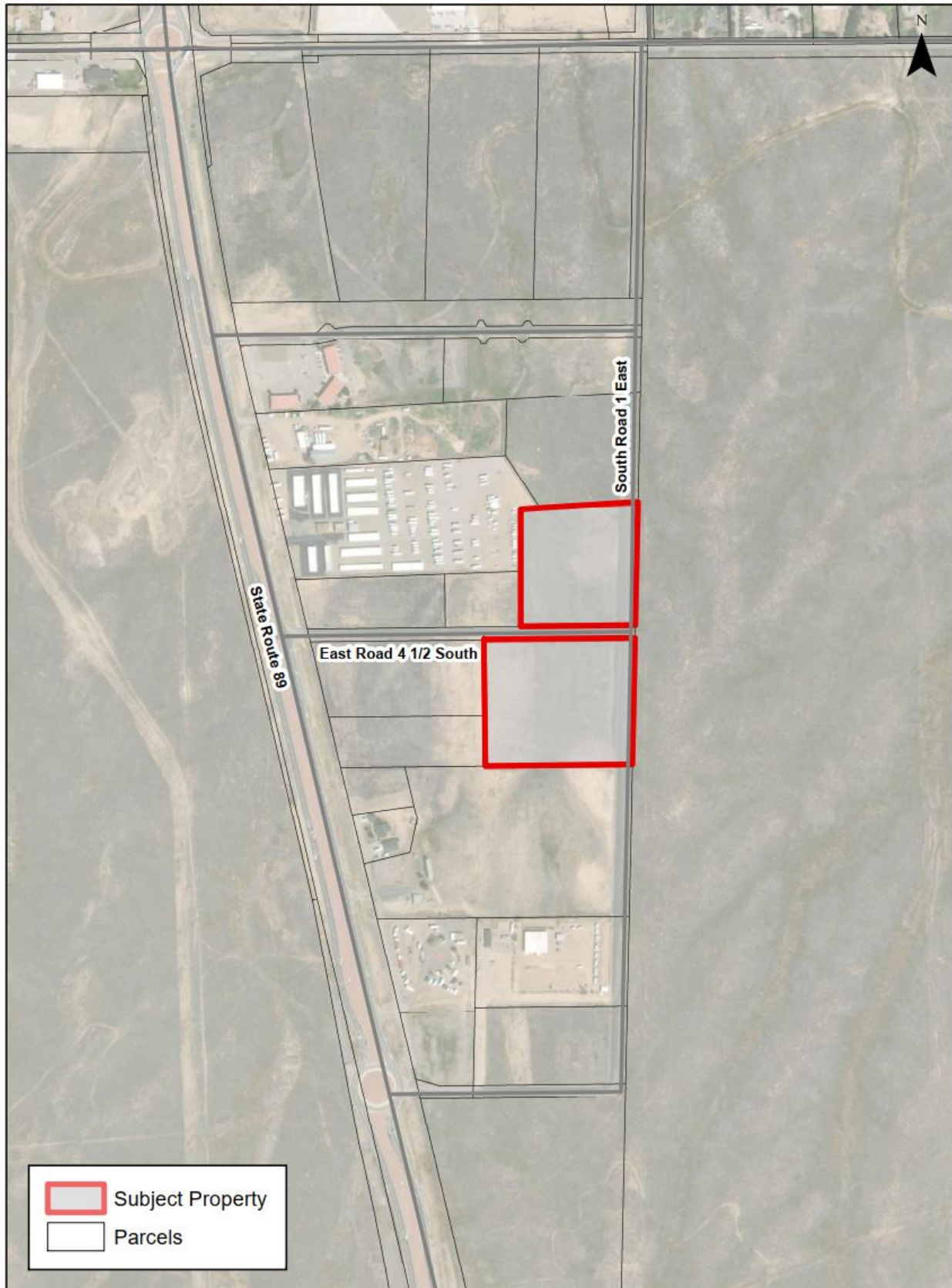
STAFF RECOMMENDATION

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 with a Planned Area Development in order to develop the property with the following stipulations:

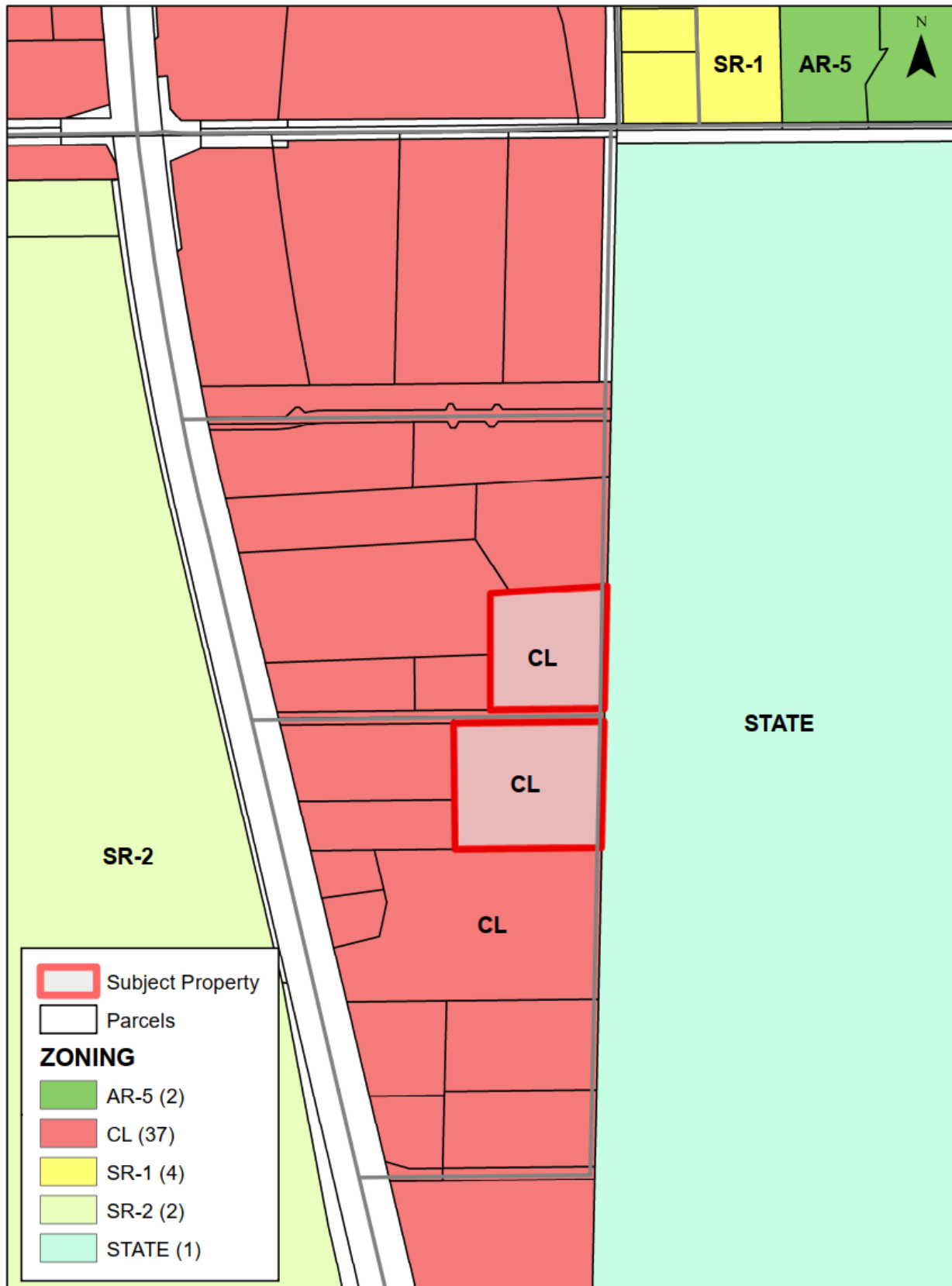
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ATTACHMENTS

VICINITY MAP



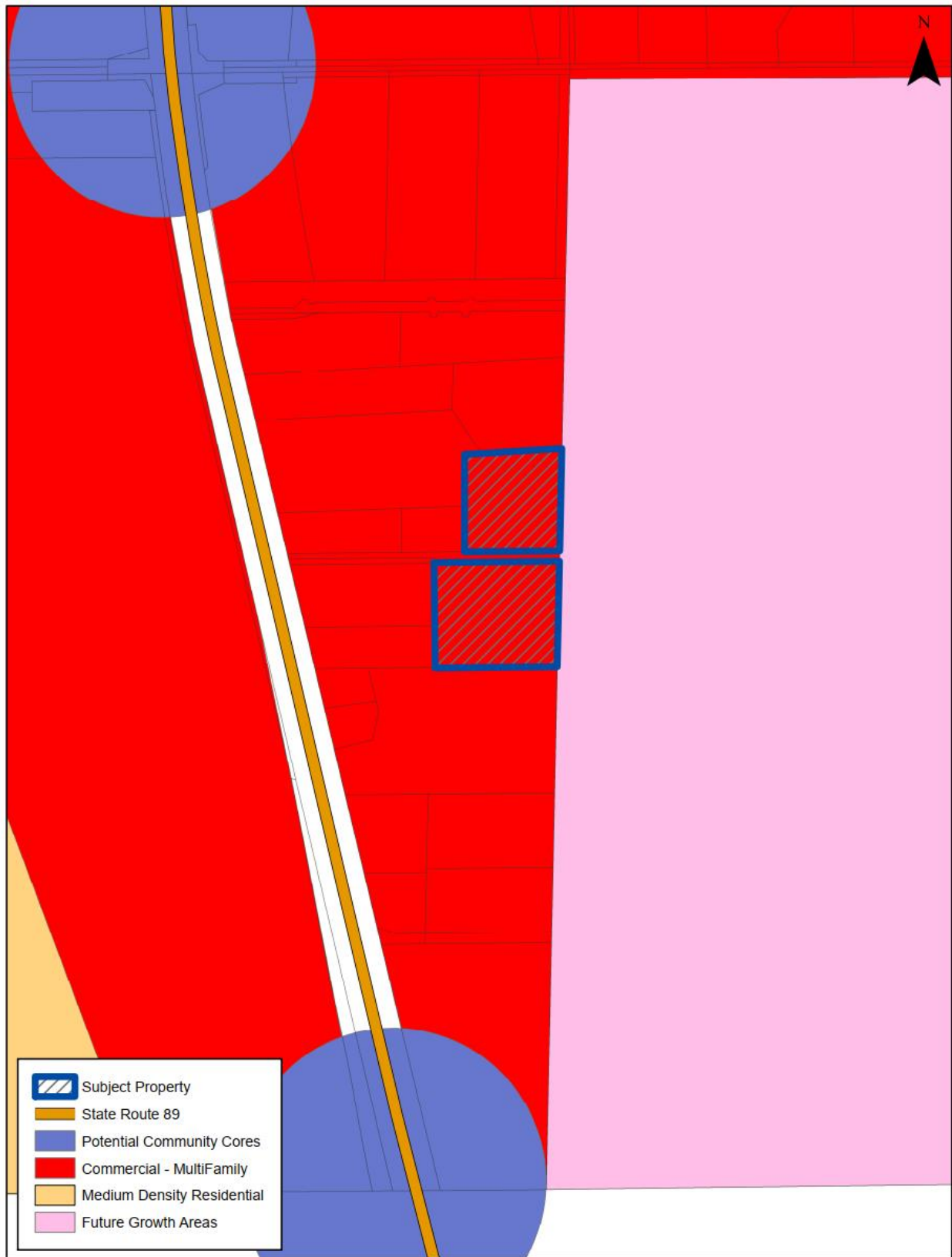
ZONING MAP

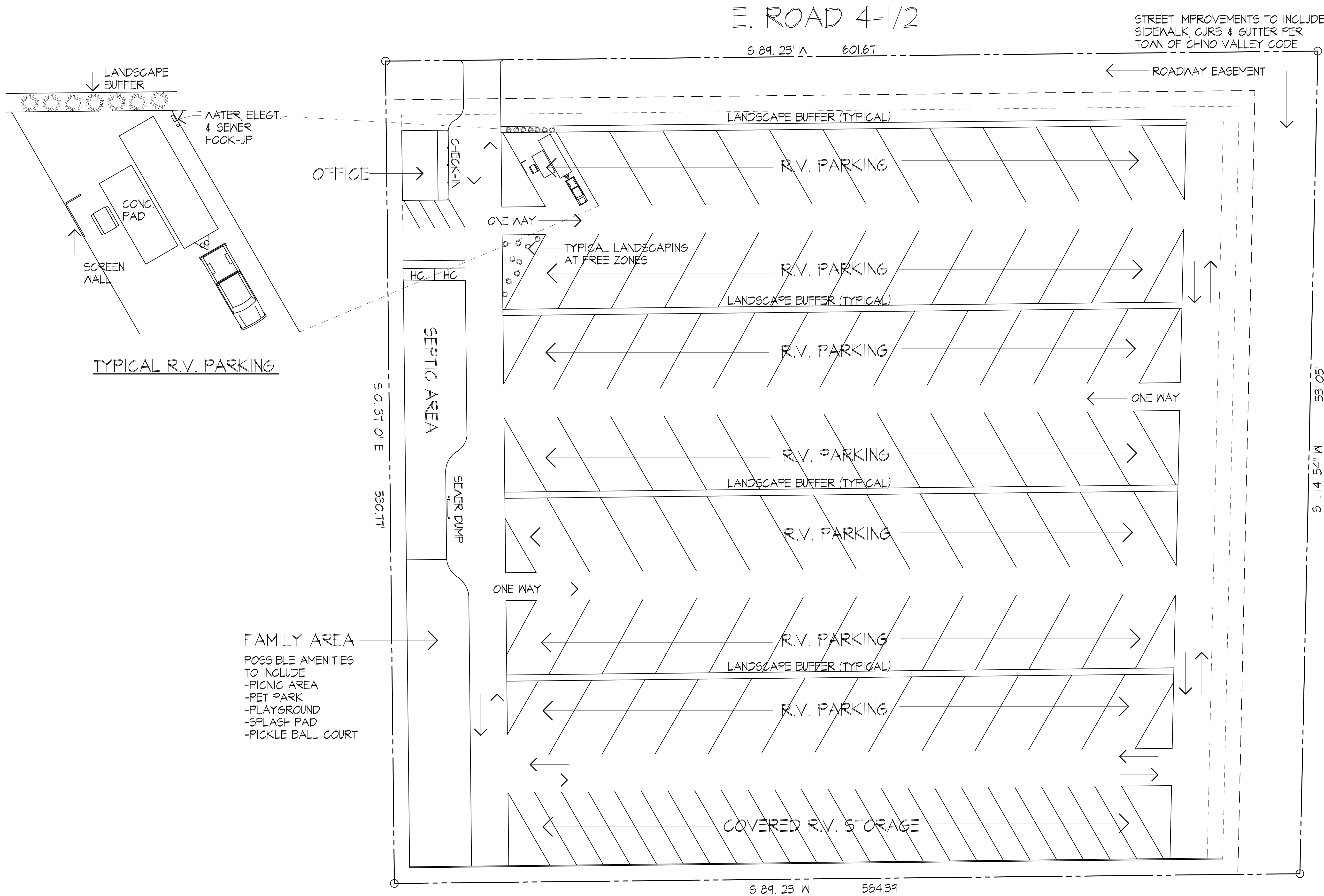


S ROAD | EAST



GENERAL PLAN MAP





SITE PLAN