



Commissioner's Agenda
Planning and Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
December 6, 2022, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – All items listed under the Consent Calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item. In which case, the Chair will pull the item from the Consent Calendar to be heard.
- C.1 APPROVAL OF MINUTES – NOVEMBER 1, 2022 REGULAR MEETING APPROVED
- C.2 WITHDRAWALS BY APPLICANT – NONE
- C.3 TIME EXTENSIONS – NONE
- C.4 CONTINUANCES – NONE
- C.5 APPROVALS – NONE
- D. PUBLIC HEARINGS – FOUR ALL PUBLIC HEARINGS RECOMMENDED FOR APPROVAL
- D.1 **ZC-2022-05** –This is a request by Jon Rocha to rezone approximately 10 acres of land from AR-5 Agricultural Residential to SF-12,000 Single Family Residential for property generally located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona.
- D.2 **ZC-2022-07** - This is a request by Tim Hendrickson to rezone 1 acre from the Commercial Light (CL) District to the Commercial Heavy (CH) District for the property located at 3699 N State Route 89.
- D.3 **ZC-2022-08** – This is a request by Ralph Simpson to rezone 5.83 acres from the Agricultural Residential 5-Acre Minimum (AR-5) District to the Single Family Residential 1-Acre Minimum (SR-1) District, for property located at 575 W Road 1 North.
- D.4 **ZC-2022-09** - This is a request by Ty Scott to rezone a 250 square foot portion of property from the Single Family Residential 1-Acre Minimum (SR-1) District to the Agricultural Residential 5-Acre Minimum (AR-5) District, for property located just south of 722 W Road 2 South.
- E. ACTION ITEMS – NONE
- F. INFORMATION ITEMS
- F.1 Staff
- Council Action on prior P&Z Cases
 - Apply for reappointment to Commission (Terms Expire 1/31/23)
 - General Plan Update
- F.2 Commission
- F.3 Public
- G. ADJOURN