



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
April 4, 2023, 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 –MARCH 7, 2023 REGULAR MEETING
 - C.2 WITHDRAWALS BY APPLICANT – NONE
 - C.3 TIME EXTENSIONS – NONE
 - C.4 CONTINUANCES – NONE
 - C.5 APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
 - D.1 **CUP-2023-01** This is a request by Travis and Lisa Bates, for approval of a Conditional Use Permit for a single family residence on a commercially-zoned parcel 1650 feet west of SR89 on the north side of W Road 5 ½ North, Chino Valley, Arizona
 - D.2 **CUP-2023-02** This is a request by Curtis Asselstine, for approval of a Conditional Use Permit for a single family residence on a commercially-zoned parcel located at the northeast corner of S Road 1 West and W Road 1 South, Chino Valley, Arizona.
- E. INFORMATION ITEMS
 - F.1 Staff
 - F.2 Commission
 - F.3 Chairman
 - F.4 Public
- F. ADJOURN

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/87259196175>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 872 5919 6175

A copy of the agenda packet is available for viewing 12 days prior to the Planning Commission Public Hearing date, at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

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.

Planning and Zoning Commission Meeting Minutes

March 7, 2023

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, March 7, 2023, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were; Chair Chuck Merritt; Vice-Chair Gary Pasciak, Commissioner Teena Meadors, Commissioner Ron Penn, Commissioner Robert Switzer, Commissioner William Welker; Commissioner Richard Zamudio. Alternate Commissioner Rachelle Fernow was in attendance.

STAFF MEMBERS present were Laurie Lineberry, Development Service Director; Will Dingee, Assistant Director; Bethan Heng, Associate Planner; Frank Marbury, Public Works Director; Dee Dee Moore, Process Coordinator; Laurence Diggs, Audio/Video.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. Commission meeting began with the Pledge of Allegiance led by Commissioner Zamudio.

ELECTION OF OFFICERS – Merritt transferred the election process to **Vice Chair Pasciak** for the election for the position of Chairman. **Pasciak** opened the nominations for Chairman. Commissioner **Switzer** made a motion to nominate Chuck Merritt for the position of Chairman. Commissioner **Meadors** seconded that motion. **Pasciak** asked for any other nominations, there were none. The motion was voted on and passed with a 6-0 vote (**Merritt** abstained). **Merritt** took this opportunity to thank the commissioners for their confidence in him to do this job. He stated he has been on the Commission for 10-11 years.

Pasciak returned the meeting to the Chair. **Merritt** opened the nominations for Vice-Chair. Commissioner **Welker** made a motion to nominate Gary Pasciak, Commissioner **Switzer** seconded that motion. There were no other nominations for Vice-Chair. The motion passed unanimously by a 6-0 vote (**Pasciak** abstained).

CONSENT CALENDAR – A motion was made by Commissioner **Meadors** to accept the consent agenda items as written. The motion was seconded by **Switzer** and passed unanimously by a 7-0 vote.

PUBLIC HEARING #D.1 - CASE# TA-2023-01 – *This is a request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154 Section 4.5 Yard, Lot and Area Requirements – to allow for shared access flag lots.*

Chair Merritt asked the Commission if anyone had a disclosure regarding this project to declare. There were none.

Will Dingee, Assistant Director presented the staff report for case TA-2023-01 and recommended approval.

Switzer asked if an existing flag lot has a 50-foot flag, would another flag lot be allowed adjacent to that flag or would wording be needed to allow the new owner another 25-feet which would generate a 75-foot flag. **Meadors** asked if the additional 25-feet would then turn that flag into an easement. **Merritt** mentioned that you can't limit access and landlock a parcel. He also asked if the parcel with the 50-foot easement if 25-feet would go back to the property owner that gave up that access to begin with.

Dingee responded that an easement would create a subdivision as defined in 2020. Also, flag lots are not allowed within subdivisions. The Planning Department has current procedures in place that can accommodate property line adjustments if requested.

Merritt opened the public hearing. There were no comments from the public.

Merritt closed the public hearing.

MOTION - A motion was made by Commissioner Switzer and seconded by Commissioner Meadors to approve TA-2023-01, as presented by staff. This motion passed with a 7-0 vote.

ACTION ITEMS: There were no action items for this meeting.

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: **Dingee** stated that the two cases, Old Hwy 89 Subdivision and the Mini-storage/Commercial Retail will be heard at the March 14, 2023 Town Council meeting. The February 28, 2023 meeting time was used for the joint Planning & Zoning – Town Council General Plan Meeting.

INFORMATION ITEMS – FROM THE COMMISSIONERS: There were no items from the commissioners.

INFORMATION ITEMS – FROM THE CHAIRMAN: **Merritt** reiterated his thanks for the opportunity to serve again as Chair. He stated that he had asked staff to include an information item from the chairman. He stated he has been working with staff to generate Guidelines for the Planning Commission to use when reviewing cases. **Merritt** discussed the Planning and Zoning Case Review Guidelines for rezone cases that **Lineberry** distributed to each of the commissioners. **Merritt** stated that the Guidelines are beneficial and pointed out the item regarding a case that has split votes. He stated that now, all commissioners will provide their reasons for their vote, not just the nay votes. This request would be at the Chairs' discretion. This will provide information that the Town Council can use to fully understand the reasoning behind the Commission's decision. **Merritt** shared that **Lineberry** is currently working on other Guidelines for other case types.

INFORMATION ITEMS – FROM THE PUBLIC: There were no comments from the Public.

ADJOURN – A motion was made by Meadors and seconded by Pasciak to adjourn the meeting at 6:18 p.m.

Charles Merritt
Chair

Dee Dee Moore
Prepared By



TOWN OF CHINO VALLEY
Planning Commission Staff Report
April 4th, 2023
File Number CUP-2023-01
Conditional Use Permit

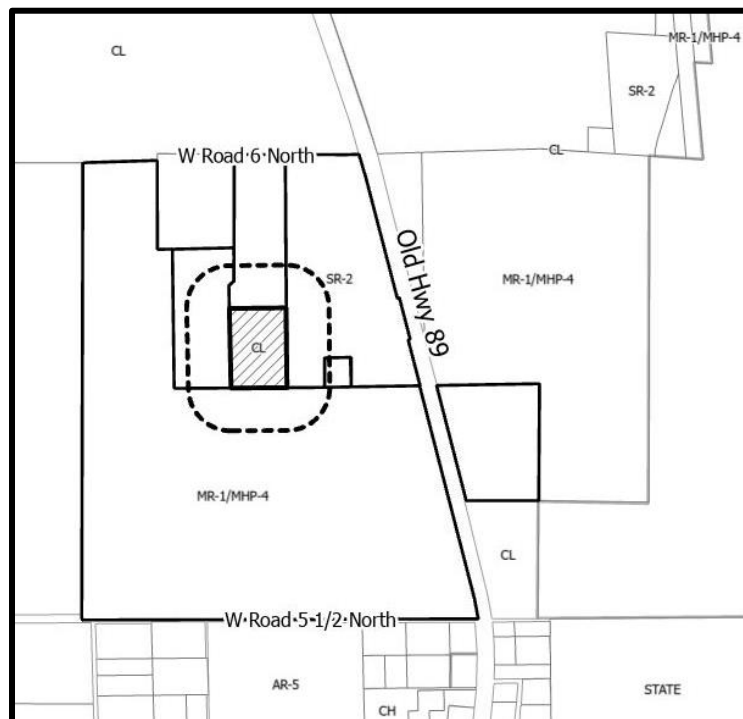
PROJECT DESCRIPTION

This is a request by Travis and Lisa Bates, for approval of a Conditional Use Permit for a single family residence on a commercially-zoned parcel 1650 feet west of SR89 on the north side of W Road 5 ½ North, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Vacant	Commercial / Multi-Family Residential
North	Commercial Light (CL)	Vacant	Commercial / Multi-Family Residential
South	Multiple Family Residential (MR) / Mobile Home Park (MHP)	Vacant	Commercial / Multi-Family Residential
East	Single Family Residential 2-Acre Minimum (SR-2)	Old Farmstead Retail Store	Commercial / Multi-Family Residential
West	Single Family Residential 2-Acre Minimum (SR-2)	Residential	Commercial / Multi-Family Residential

LOCATION MAP



PRIOR SITE ACTIONS:

Land Division Status

January 6, 2006 – Lot split of APN 306-46-003D (Sibling parcel APN 306-46-003E).

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Travis Bates Conditional Use Permit for a Single Family Residence with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

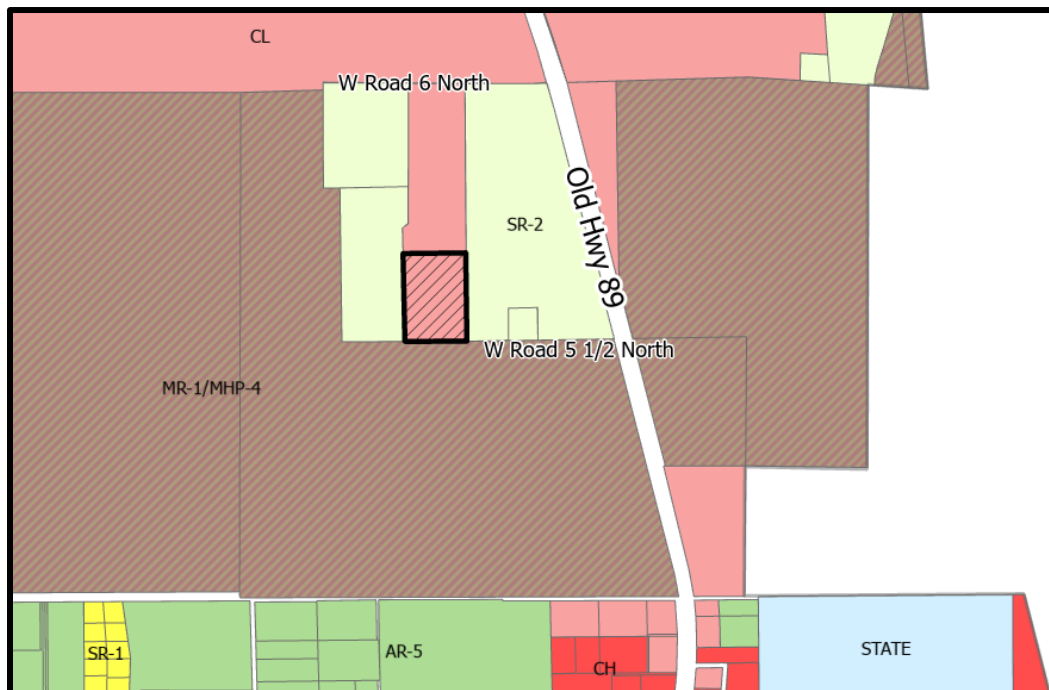
Move to **APPROVE** Conditional Use Permit CUP-2023-01 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A.

EFFECT OF THE APPROVAL:

By approving this Conditional Use Permit, the Planning and Zoning Commission is recommending approval to Town Council for the Bates Conditional Use Permit, located on a commercially-zoned parcel 1650 feet west of SR89 on the north side of W Road 5 ½ North, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the previously approved zoning.

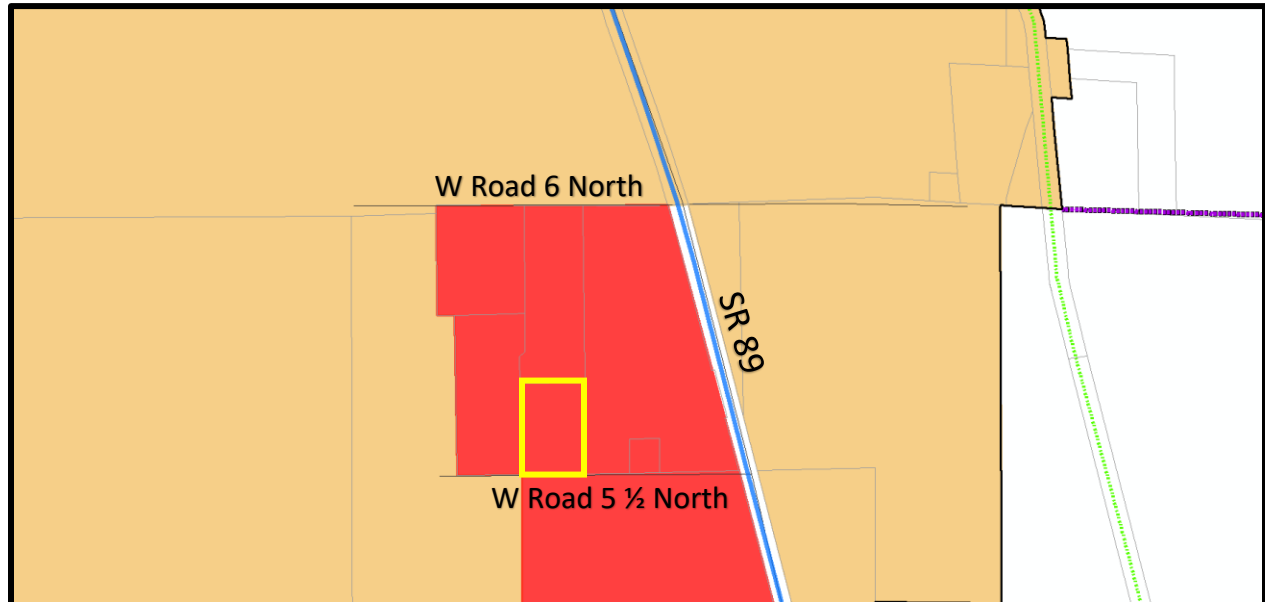
Zoning

The subject property is currently zoned Commercial Light (CL). The applicant is requesting a Conditional Use Permit to place a Single Family Residence on the property. Section 3.15.C.1 of the Unified Development Ordinance lists “Single-family Residence” as a Conditional Use.



General Plan

The General Plan designates the subject property for Commercial/Multi-family Residential. Having a Conditional Use Permit for the Single Family Residence will retain the Commercial Light zoning district, satisfying the General Plan requirement.



Conditional Use Permit

A Conditional Use Permit is a use that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the Commission and Council, granting of conditional use approval by imposing such conditions as necessary to make the use compatible with other uses permitted in the same zoning district or vicinity. Conditional uses run with the land.

Section 3.15.C.1 includes Single-Family Residences as a conditional use, a use that may be approved with a Conditional Use Permit. The Conditional use permit is subject to discretionary approval by Council if the location and context of the site is suitable for the required use.

Staff is recommending that the following conditions be attached to this Conditional Use Permit:

- The applicant shall apply for a revision to the Conditional Use Permit if any changes are proposed to the attached approved site plan.

PUBLIC COMMENTS RECEIVED: None received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: February 28, 2023

☒	Applicant agreed with all of the conditions of approval on (March 7, 2023)
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☐	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Site Plan & Exhibits	Staff Research

PREPARED BY:


BETHAN HENG, PLANNER
(BHENG@CHINOAZ.NET)
928 636-4427 - x1295

DATE:

MARCH 13, 2023

APPROVED BY:


LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed conditional use for the site:

Development Services Comments: Laurie Lineberry, Director, 928 636-4427- x1217

1. The conditions listed below are in addition to Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office, prior to the conditional use permit being heard by the Town Council.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

STAFF RECEIVED NO COMMENTS FROM EXTERNAL AGENCIES.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: MARCH 2, 2023

LOCATION: CHINO VALLEY TOWN HALL COUNCIL CHAMBERS – 202 NORTH STATE ROUTE 89

ATTENDEES:

AGENT/DEVELOPER: LISA AND TRAVIS BATES, PROPERTY OWNERS.

TOWN STAFF: BETHAN HENG, ASSOCIATE PLANNER

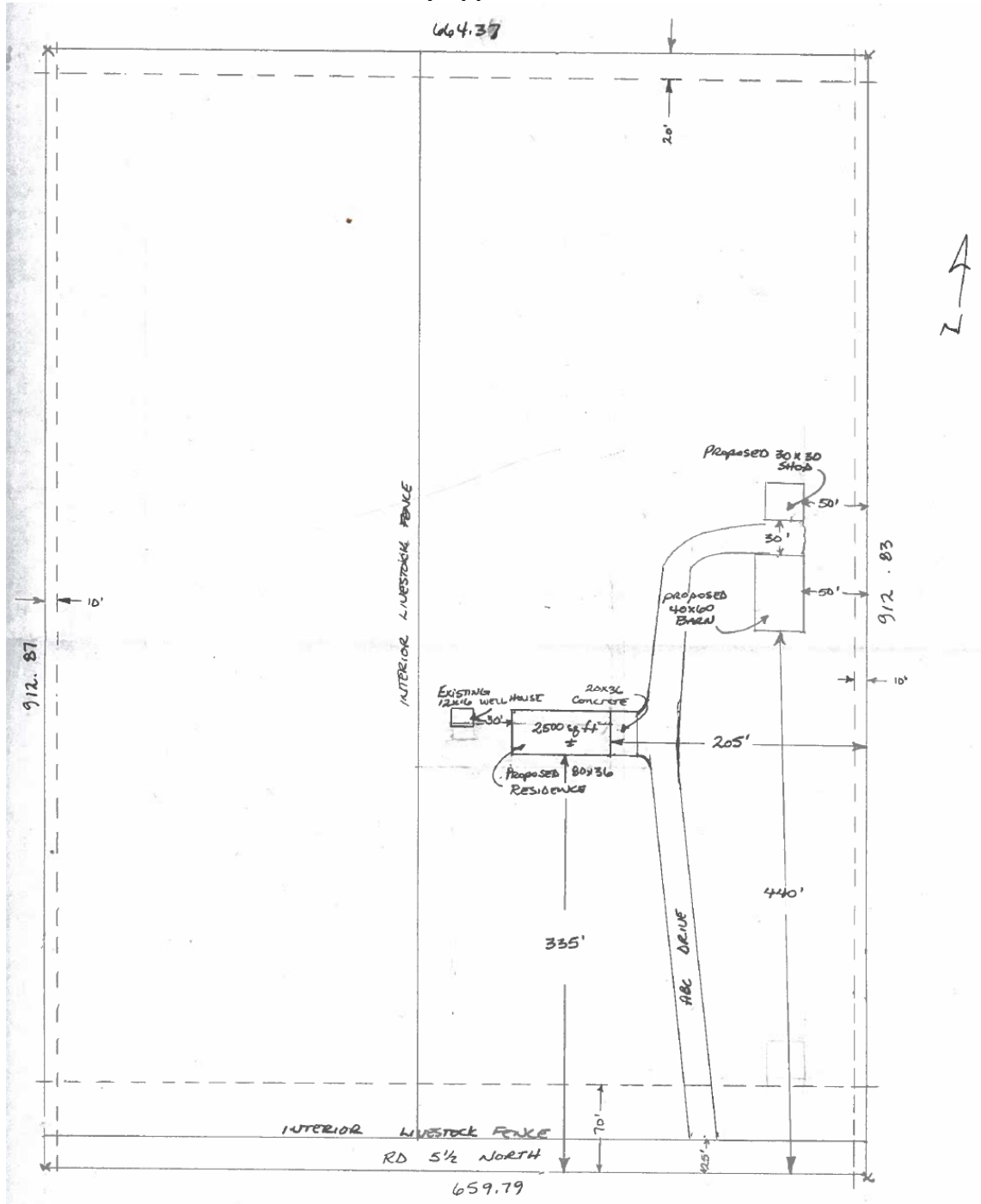
No neighbors were in attendance at the Neighborhood Meeting.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-46-003F

Address: 1650 feet west of SR89 on the north side of W Road 5 ½ North, Chino Valley, Arizona.

Site Plan Submitted by Applicant at Point of Submission



ATTACHMENT E
STAFF RESEARCH



STAFF RESEARCH – CUP

CASE #: CUP-2023-01
CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	700 W Road 5 ½ North, Chino Valley, Arizona.					
Parcel Number(s):	APN 306-46-003F					
Parcel Size(s):	14.23 Acres					
Total Acreage:	14.23 Acres					
Proposed Dwelling Units:	1 Single Family Residence					
Address:	1650 feet west of SR89 on the north side of W Road 5 ½ North, Chino Valley, Arizona.					
Applicant:	Travis and Lisa Bates					
Applicant's Agent:	N/A					
Land Use Conformity Matrix:	Conforms:	Yes	X	No		
Zoning Overlay	PAD	N/A				

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Vacant	Commercial / Multi-Family Residential
North	Commercial Light (CL)	Vacant	Commercial / Multi-Family Residential
South	Multiple Family Residential (MR) / Mobile Home Park (MHP)	Vacant	Commercial / Multi-Family Residential
East	Single Family Residential 2-Acre Minimum (SR-2)	Old Farmstead Retail Store	Commercial / Multi-Family Residential
West	Single Family Residential 2-Acre Minimum (SR-2)	Residential	Commercial / Multi-Family Residential

Prior Cases or Related Actions:					
Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes	X	No		September 5, 2000 – Del Rio Springs Area
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes	X	No		May 26, 2005 – Ordinance No. 05-608 approved the rezone from SR-2 to CL.
Subdivision	Yes		No	X	

ATTACHMENT E
STAFF RESEARCH

Conditional Use Permit	Yes		No	X	
Pre-Application Meeting	Yes	X	No		August 10, 2022 – PA-2022-54
Enforcement Actions	Yes		No	X	
Land Division Status:	Yes	X	No		January 6, 2006 – Lot split of APN 306-46-003D (Sibling parcel APN 306-46-003E)
Irrigation District:	N/A				
Detailed Narrative	Request for Conditional Use Permit to place a Single Family Residence on the property with Commercial Light (CL) zoning.				

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:			
Land Use Designation:	Commercial/Multifamily		
Issues:	N/A		
Public Services Element:			
Water Facility Plan:	Source:	Well	
Sewer Facility Plan:	Treatment:	Septic	
Issues:	N/A		
Safety Element:			
Flood Plain Designation:	N/A		
Issues:	N/A		
Transportation Element:			
Road Classification	None		
Issues:	N/A		
Parks and Rec Element:			
Closest Park:	Chino Valley Equestrian Park (4.3 Miles away)		
Within 1 mile of the Peavine Trail?	No		

NOTIFICATION

- Legal Ad Published: (03/07/23)
- 500' Vicinity Mailing: (02/13/23)
- 20 Commenting/Reviewing Agencies noticed: (02/09/23)
- Neighborhood Meeting: (03/02/23)
- Hearing Dates: (04/04/23)
- Comments Due: (02/27/23)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Samantha Alvarez – APS	N				
Richard Perez - A.D.O.T.	N				
Ralph Baker – C.V.I.D.	N				
Cody Rose - CAFMA	Y	2/9/2023	X		
Suzanne Ehrlich – YC ENV	N				
Monica Kriner – YC Health	Y	2/9/2023	X		
SparkLight Cable	N				

ATTACHMENT E
STAFF RESEARCH

LUMEN (Previously Centurylink)	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				
Mark Holmes – Water Advisor	N				
<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Bethan Heng – Associate Planner (DS)	N				
Will Dingee – Assistant Director (DS)	N				
Laurie Lineberry – DS Director	Y	3/1/2023		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	N				
Dan Trout – CBO (DS)	N				
Damon Stanley or Tracey Dashiell – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				



TOWN OF CHINO VALLEY
Planning Commission Staff Report
April 4th, 2023
File Number CUP-2023-02
Conditional Use Permit

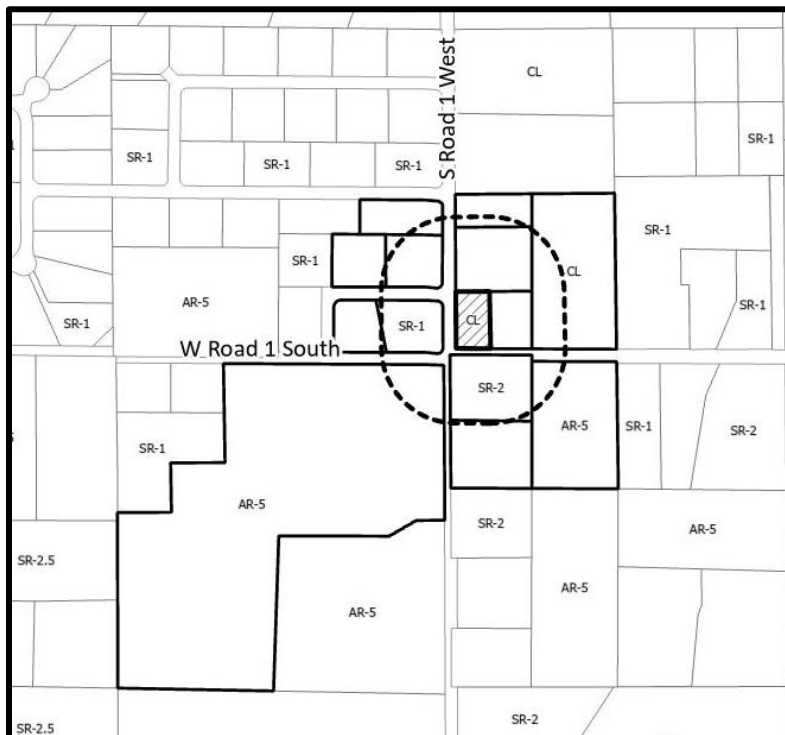
PROJECT DESCRIPTION

This is a request by Curtis Asselstine, for approval of a Conditional Use Permit for a single family residence on a commercially-zoned parcel located at the northeast corner of S Road 1 West and W Road 1 South, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Vacant	Medium Density Residential (2 Acres or Less)
North	Commercial Light (CL)	Vacant	Medium Density Residential (2 Acres or Less)
South	Single Family Residential 2-Acre Minimum (SR-2)	Residential	Medium Density Residential (2 Acres or Less)
East	Commercial Light (CL)	Residential	Medium Density Residential (2 Acres or Less)
West	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Medium Density Residential (2 Acres or Less)

LOCATION MAP



PRIOR SITE ACTIONS:

Code Enforcement Cases

March 3, 2006 – Weeds

August 9, 2010 – Weeds

Land Division Status

June 6, 1995 – Lot split of APN 306-29-026K (Sibling parcel APN 306-29-057).

Rezone

May 26, 2005 – Ordinance No. 05-608 approved the rezone from AR-2 to CL.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Curtis Asselstine Residential Conditional Use Permit for a Single Family Residence with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

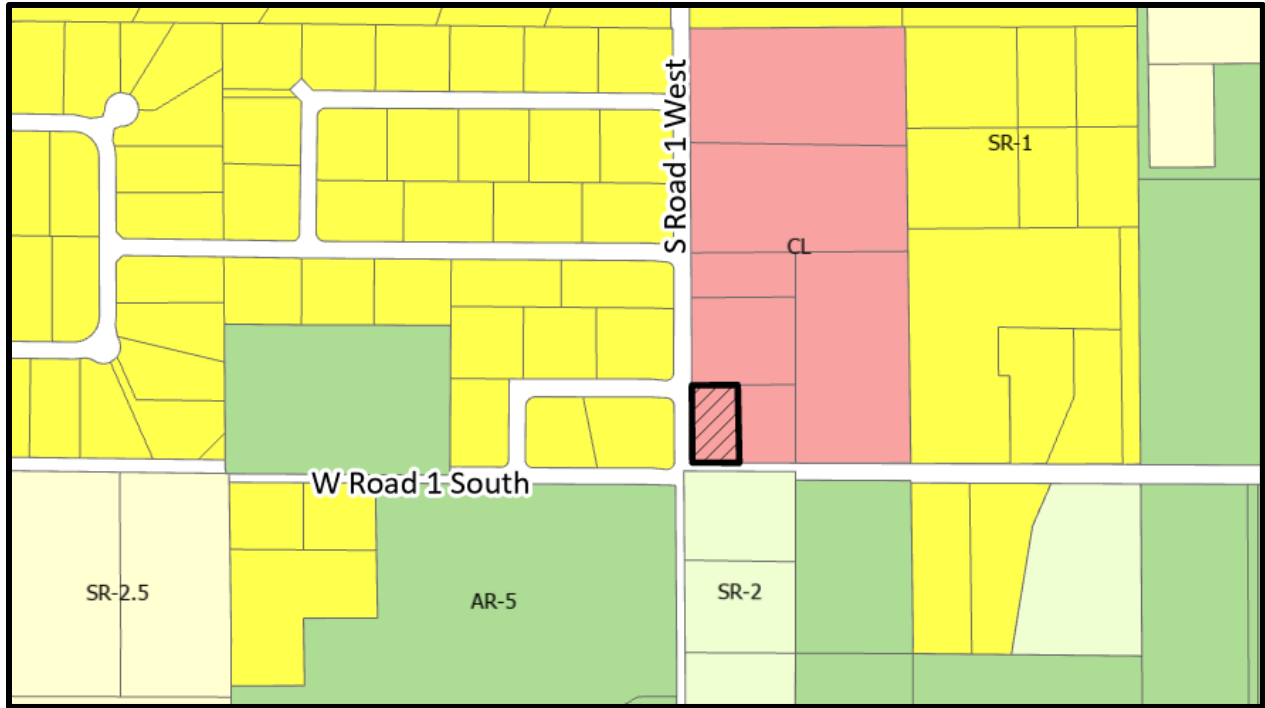
Move to **APPROVE** Conditional Use Permit CUP-2023-02 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

EFFECT OF THE APPROVAL:

By approving this Conditional Use Permit, the Planning and Zoning Commission is recommending approval to Town Council for the Curtis Asselstine Conditional Use Permit, located at the northeast corner of S. Road 1 West and W. Road 1 South, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the previously approved zoning on the parcel.

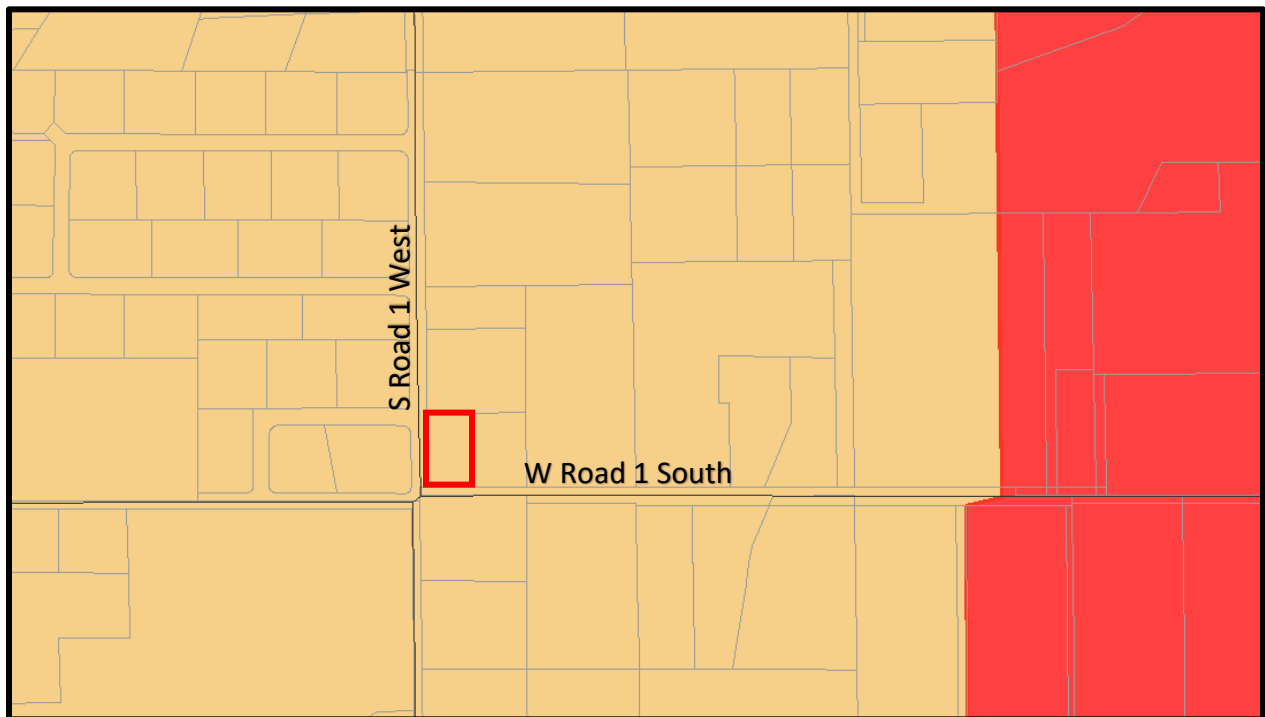
Zoning

The subject property is currently zoned as Commercial Light (CL). The applicant is requesting a Conditional Use Permit to place a Single Family Residence on the subject property. Section 3.15.C.1 of the Unified Development Ordinance lists “Single-family Residence” as a Conditional Use.



General Plan

The General Plan designates the subject property for Commercial/Multi-family Residential. Having a Conditional Use Permit for the Single Family Residence will retain the Commercial Light zoning district, satisfying the General Plan Land Use Designation.



Conditional Use Permit

A Conditional Use Permit is a use that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the Commission and Council, granting of conditional use approval by imposing such conditions as necessary to make the use compatible with other uses permitted in the same zoning district or vicinity. Conditional uses run with the land.

Section 3.15.C.1 includes Single-Family Residences as a conditional use, a use that may be approved with a Conditional Use Permit. The Conditional Use Permit is subject to discretionary approval by Council, if the location and context of the site is suitable for the required use.

Staff is recommending that the following conditions be attached to this Conditional Use Permit:

- The applicant shall apply for a revision to the Conditional Use Permit if any changes are proposed to the attached approved site plan.

Staff Analysis:

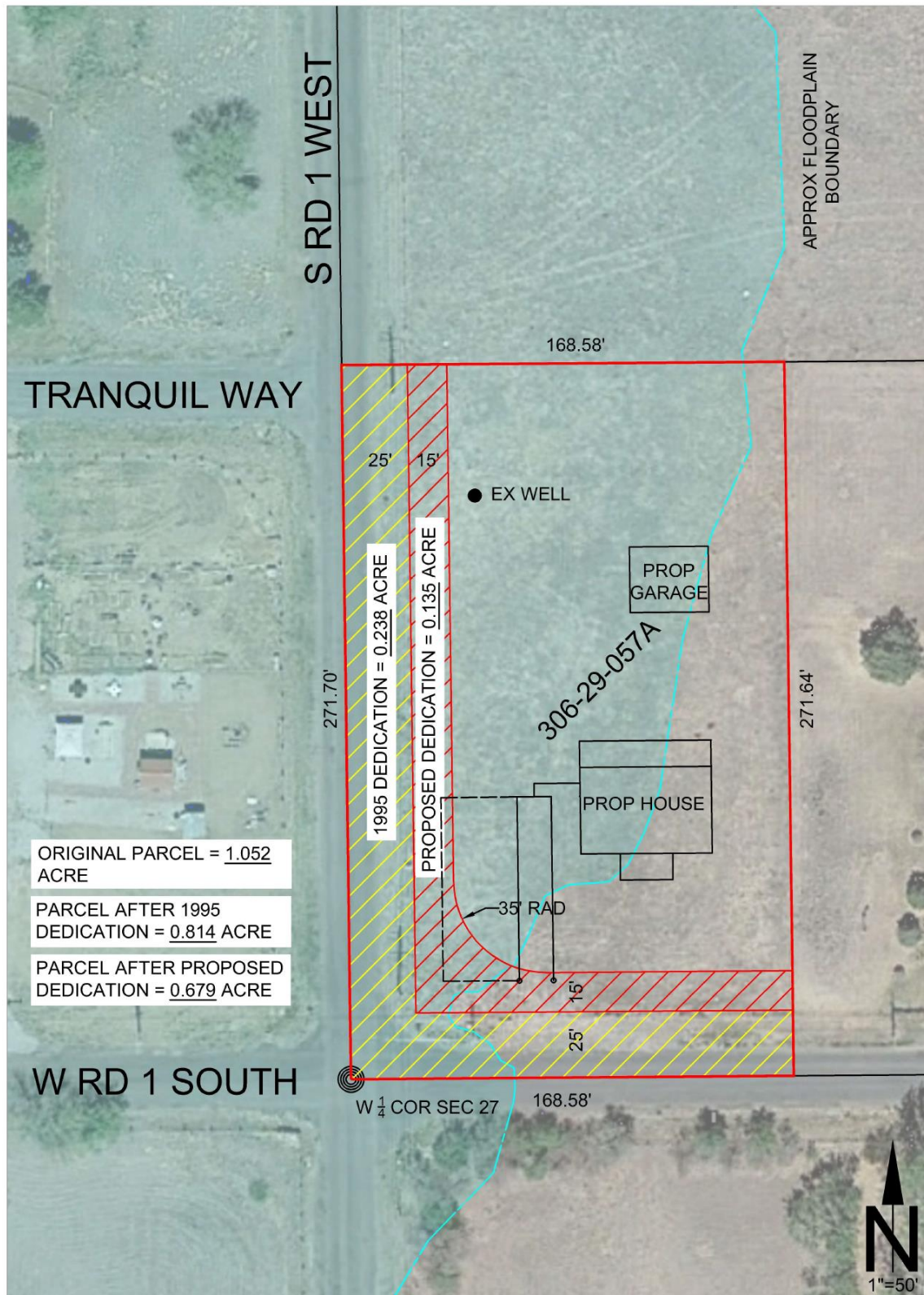
Pathway to Entitlements

The applicant is intending to use the subject property for a single family residence. The applicant has two possible pathways to obtaining entitlements to this type of land use. The first possible pathway is a rezone from Commercial Light to a Single Family Residential District. The second possible pathway is through a Conditional Use Permit, since a Single Family Residence is listed as a Conditional Use. The applicant has chosen the second pathway.

Flooding

The subject property is in an area of potential flooding as shown by The Town of Chino Valley Area Drainage Master Study. The following image shows the extent of the flooding on the subject property.

Potential Flooding Area



PUBLIC COMMENTS RECEIVED: None received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

PROPOSED CONDITIONS DELIVERED March 14, 2023
TO APPLICANT ON:

☒	Applicant agreed with all of the conditions of approval on (March 17 th , 2023)
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☐	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Site Plan & Exhibits	Staff Research

PREPARED BY:


BETHAN HENG, PLANNER
(BHENG@CHINOAZ.NET)
928 636-4427 - x1295

DATE:

MARCH 20, 2023

APPROVED BY:


LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed conditional use for the site:

Development Services Comments: Laurie Lineberry, Director, 928 636-4427- x1217

1. The conditions listed below are in addition to Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office, prior to the conditional use permit being heard by the Town Council.

Public Works/Engineering: Frank Marbury, Director, (928) 636-7140 - x1226

3. Staff recommends this property have the ability to utilize a private onsite septic system, permitted by Yavapai County Environmental Services, as the nearest Town sewer main is approximately 250' north of the north property line in Rd 1 West.
4. The Owner shall provide a grading plan and drainage report prior to permitting.
5. The Owner shall dedicate approximately 15' of additional right of way, for a total of 40' east of the west section line of section 27 along South Road 1 West.
6. The Owner shall dedicate approximately 15' of additional right of way, for a total of 40' north of the east-west mid-section line of section 27 along West Road 1 South.
7. The Owner shall dedicate additional right of way at the street intersection to round the property line corners by circular arc having a minimum chamfer length of thirty-five (35) feet.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

STAFF RECEIVED NO COMMENTS FROM EXTERNAL AGENCIES.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: MARCH 2, 2023

LOCATION: CHINO VALLEY TOWN HALL COUNCIL CHAMBERS – 202 NORTH STATE ROUTE 89

ATTENDEES:

AGENT/DEVELOPER: CURTIS AND TRYSTAN ASSELSTINE, APPLICANT; TOINETTE ROCCA, PROPERTY OWNER.

TOWN STAFF: BETHAN HENG, ASSOCIATE PLANNER

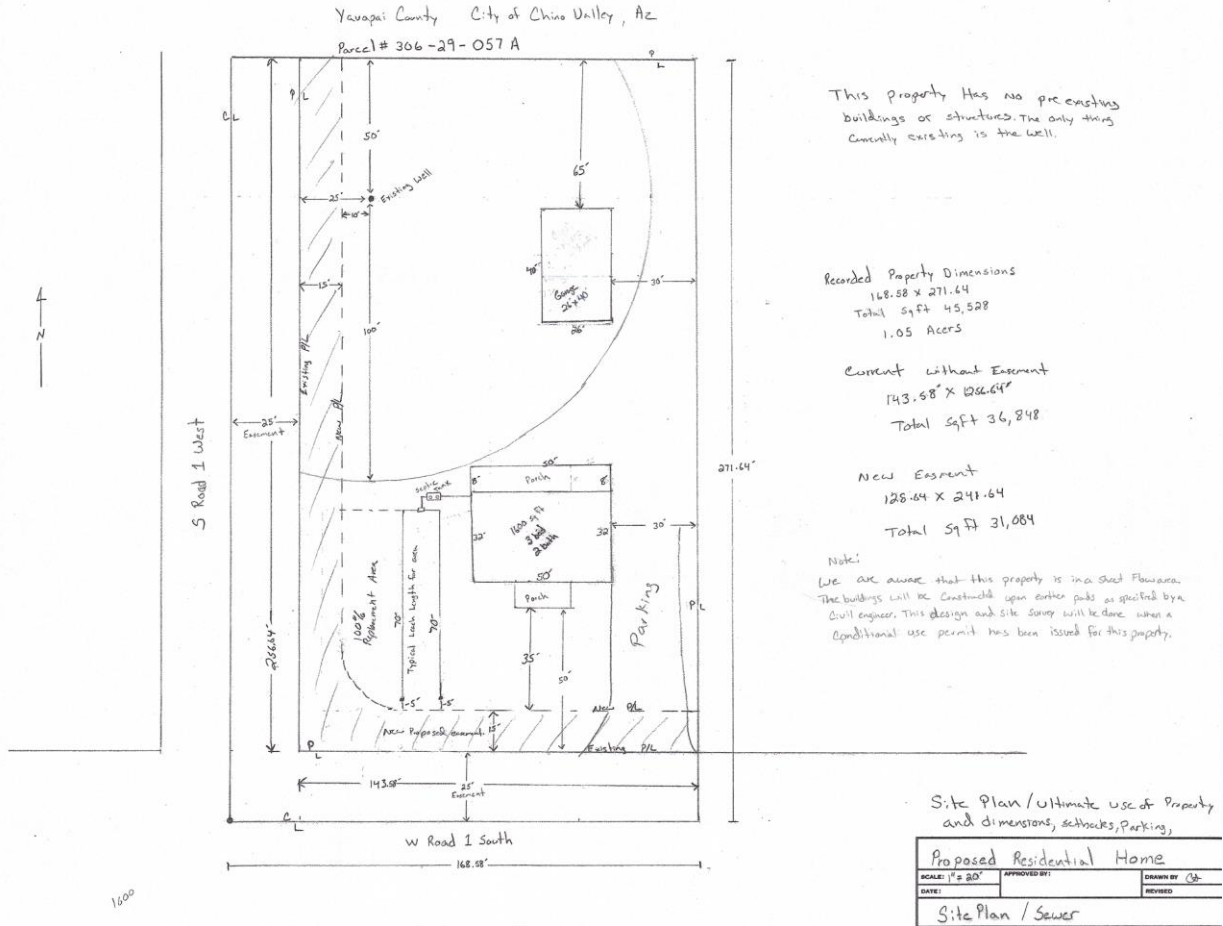
No neighbors were in attendance at the Neighborhood Meeting.

ATTACHMENT D SITE PLAN AND EXHIBITS

APN# 306-29-057A

Address: Property located on the northeast corner of S Road 1 West and W Road 1 South,
Chino Valley, Arizona.

Site Plan Submitted by Applicant at Point of Submission



ATTACHMENT E
STAFF RESEARCH



STAFF RESEARCH – CUP

CASE #: CUP-2023-02

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	Property located on the northeast corner of S Road 1 West and W Road 1 South, Chino Valley, Arizona.					
Parcel Number(s):	APN 306-29-057A					
Parcel Size(s):	0.814 Acres					
Total Acreage:	1.052 Acres					
Proposed Dwelling Units:	1 Single Family Residence					
Address:	Property located on the northeast corner of S Road 1 West and W Road 1 South, Chino Valley, Arizona.					
Applicant:	Curtis Asselstine					
Applicant's Agent:	N/A					
Land Use Conformity Matrix:	Conforms:	Yes	X	No		
Zoning Overlay	PAD	N/A	Commercial Light (CL)			

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Vacant	Medium Density Residential (2 Acres or Less)
North	Commercial Light (CL)	Vacant	Medium Density Residential (2 Acres or Less)
South	Single Family Residential 2-Acre Minimum (SR-2)	Residential	Medium Density Residential (2 Acres or Less)
East	Commercial Light (CL)	Residential	Medium Density Residential (2 Acres or Less)
West	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Medium Density Residential (2 Acres or Less)

Prior Cases or Related Actions:					
Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes	X	No		November 30, 1970 – 1 st Annexation
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes		No	X	
Subdivision	Yes		No	X	
Conditional Use Permit	Yes		No	X	

**ATTACHMENT E
STAFF RESEARCH**

Pre-Application Meeting	Yes	X	No	January 11, 2023 – PA-2022-95
Enforcement Actions	Yes	X	No	March 3, 2006 – Weeds August 9, 2010 - Weeds
Land Division Status:	Yes	X	No	June 6, 1995 – Lot split of APN 306-29-026K (Sibling Parcel APN 306-29-057)
Irrigation District:	N/A			
<u>Detailed Narrative</u>	Request for Conditional Use Permit to place a Single Family Residence on the property with Commercial Light (CL) zoning.			

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:		
Land Use Designation:	Medium Density Residential (2 Acres or Less)	
Issues:	N/A	
Public Services Element:		
Water Facility Plan:	Source:	Existing City of Prescott 6" Water Main available at subject property.
Sewer Facility Plan:	Treatment:	12" Existing Gravity 250ft from subject property. The applicant may use septic on site as long as it satisfies Yavapai County Environmental Services requirements.
Issues:	None.	
Safety Element:		
Flood Plain Designation:	Yavapai County Flood District Flood Plain.	
Issues:	The Town of Chino Valley Area Drainage Master Study indicates the potential for flooding on the property.	
Transportation Element:		
Road Classification	Rural Road without Trail	
Issues:	None.	
Parks and Rec Element:		
Closest Park:	Center Street Park (0.5 miles away)	
Within 1 mile of the Peavine Trail?	No.	

NOTIFICATION

- **Legal Ad Published:** (03/07/23)
- **Neighborhood Meeting:** (03/02/23)
- **300' Vicinity Mailing:** (02/13/23)
- **Hearing Dates:** (04/04/23)
- **20 Commenting/Reviewing Agencies noticed:** (02/09/23)
- **Comments Due:** (02/27/23)

ATTACHMENT E
STAFF RESEARCH

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Samantha Alvarez – APS	N				
Richard Perez - A.D.O.T.	N				
Ralph Baker – C.V.I.D.	N				
Cody Rose - CAFMA	Y	2/9/2023	X		
Suzanne Ehrlich – YC ENV	N				
Monica Kriner – YC Health	Y	2/9/2023	X		
SparkLight Cable	N				
LUMEN (Previously Centurylink)	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				
Mark Holmes – Water Advisor	N				
Town of Chino Valley Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Bethan Heng – Associate Planner (DS)	N				
Will Dingee – Assistant Director (DS)	N				
Laurie Lineberry – DS Director	Y	3/1/2023		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	Y	2/9/2023		X	X
Dan Trout – CBO (DS)	N				
Damon Stanley or Tracey Dashiell – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				