



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

December 5, 2023



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
December 5, 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 - OCTOBER 3, 2023 REGULAR MEETING
 - C.2. APPROVAL OF MINUTES – NOVEMBER 7, 2023 STUDY SESSION
 - C.3. WITHDRAWALS BY APPLICANT – NONE
 - C.4. TIME EXTENSIONS – NONE
 - C.5. CONTINUANCES – NONE
 - C.6. APPROVALS – NONE
- D. PUBLIC HEARINGS – ONE
 - D.1 **ZC-2023-06 & CUP-2023-05** This is a request by Dane Astle, on behalf of Toy Storage Partners Chino Valley, for a Rezone of approximately 3.32 acres of land from Commercial Heavy (CH) to Commercial Light (CL) and a Conditional Use Permit over approximately 7.63 acres of land for the expansion and redevelopment of the existing Mini and RV Storage use. The properties are located at 2535 N. State Route 89, Chino Valley, Arizona.
- E. INFORMATION ITEMS
 - E.1 Staff
 - 1. Prior Cases to Town Council – PP-2023-02- Homestead Preliminary Plat
 - 2. General Plan
 - 3. Dark Sky Ordinance
 - E.2 Commission
 - E.3 Chairman
 - E.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 October 3, 2023

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, October 3, 2023, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Teena Meadors, Commissioner Ron Penn, Commissioner Robert Switzer, Commissioner William Welker, Commissioner Richard Zamudio.

STAFF MEMBERS present: Laurie Lineberry, Development Service Director, Will Dingee, Assistant Director, Jessica Barragan, Senior Planner, Frank Marbury, Public Works Director, Gerreann Froberg, Senior Processing 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.

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

PUBLIC HEARING #D.1 – Case# PP-2023-02 – This is a request by Jay Bates on behalf of Right Homes LLC, to subdivide approximately 20 acres of land into 15 one-acre lots for the Homestead Preliminary Plat. The property is located at the northeast corner of W Road 3 South and S Road 1 West, Chino Valley, Arizona.

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

Merritt stated that the Commission heard a subdivision for the property earlier this year and the Zoning Commission did approve it.

Merritt introduced and welcomed Jessica Barragan, Senior Planner, and Gerreann Froberg, Senior Processing Coordinator.

Senior Planner Jessica Barragan presented the staff report and stated the developer made a minor change to the Preliminary Plat brought earlier this year, of an increase in landscaping along Road 1 West. He had also supplied evidence of Assured Water Supply. The applicant was in attendance. There was no written opposition. Staff recommended approval.

Merritt reiterated the only change to the Preliminary Plat from the last time the Commission reviewed it, was additional landscaping. He asked the applicant if he would like to speak at this time. The applicant declined. Merritt stated he could be called up at a later time.

Chair Merritt opened the meeting for public comments.

Brad Magee, 1350 S Road 1 West, stated he lived across the street from the slaughterhouse. He kept receiving neighborhood notices and no one in the neighborhood was trying to stop progress and development. He stated he never saw the Plat at the neighborhood meeting. He had two main concerns: the condition of the road and water. Magee expressed concern about the disrepair of the road and additional traffic (this road is owned half by Chino and half by Yavapai County). He stated he would love to discuss fixing the road. The second issue was the water, which tested high in arsenic. He asked Mr. Bates about connecting to Town or Prescott water. He stated that Mr. Bates informed him that he had

applied to Prescott and was turned down. **Magee** encouraged the Town and Prescott to work with Mr. Bates to bring in infrastructure.

Ken Kronvold, 927 Rocking Horse Lane, stated he received notice of the hearing and questioned the status of the subdivision. Was it already approved?

Merritt stated they could not respond until after the public input portion of the public hearing was over.

Kronvold also identified three 80-foot power poles on the east side of Road 1 West. He wondered what was going to happen to the power poles that appeared to be in the future roadway. He stated water continued to be a big issue, everywhere, and he did not think there was enough of it.

Merritt closed the public portion of the hearing, and directed questions asked, to **Marbury**.

Marbury stated the road maintenance was the responsibility of the Town. He added that Town code requires power poles along the subdivision be undergrounded. If they were over 12,000 KV, they do not need to be undergrounded and he would check on it. Any adjustments would be part of the technical review of the subdivision, prior to Final Plat. Any pole relocation expenses would be borne by the developer. **Marbury** added that if Mr. Bates wanted to extend town water and/or sewer, the Town would be happy to allow that. The City of Prescott prohibited residential connections outside of their City limits.

Merritt stated the Commission had no authority over water usage and that Mr. Bates had an Arizona Department of Water Resources Certificate of Assured Water Supply. **Merritt** called on Mr. Bates and asked him to clarify the arsenic issue.

Mr. Bates stated he was aware of the arsenic issue, they had drilled a well early on and had the water tested. The acceptable limit had been lowered to .10 and the test results came back .11. After adding a filtration system (\$3,500) to each unit and retesting, the filtration system mitigated the arsenic level to zero. The CC&R's include a provision that every home would have a full filtration system, which would mitigate the arsenic level to zero. He stated the power poles were transmission lines.

Zamudio asked what kind of landscaping they would be doing? **Mr. Bates** stated they would be adding landscaping similar to another project, landscape rock, trees and plants, all irrigated with a separate well.

Meadors asked if he would consider putting in 2-acre lots instead of 1-acre lots. He stated it was zoned for SR-1, and with development at a 2-acre lot size, it leads to the housing being out of an affordable range and keeps people from buying houses.

Merritt asked staff to clarify the prior approvals on the site.

Lineberry stated that zoning was approved. The Preliminary Plat was recommended to Council by the Commission and that the Council had a tie vote 3-3, with only 6 people in attendance, which was a "no" vote and the Preliminary Plat was not approved. The applicant was able to make a change and submitted a new Preliminary Plat application.

Merritt closed the public hearing.

Motion was made by Pasciak, seconded by Zamudio to approve PP-2023-02, as presented, subject to the staff report and information provided during the hearing, and the Conditions of Approval in Attachment A. A role-call vote was taken and the motion passed with a 6-1 vote, with Switzer voting no.

Merritt asked Commissioner **Switzer** to explain his vote.

Switzer stated he was staying consistent with his rezone vote, he voted against the rezone, and against the last Preliminary Plat. He believed the land should stay 5-acres (AR-5). At minimum, he would like to

see residential 2-acre lots as most of the properties around that area were that size. He did not like the proximity to the slaughterhouse.

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

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: **Dingee** updated the Commission about prior cases heard by Town Council on September 26, 2023: ZC-2023-02 – Antelope Valley Apartments and ZC-2023-04 – Saddle Butte SD; ZC-2023-05 – Tarpley Zone Change were approved by Council.

TRAINING – Lineberry stated there were no cases for November, so the Commission could either take a vacation from the November meeting or staff could provide some training. The training would include CUP's (the kinds of conditions you can put on them) and a piece on Ethics.

Merritt called for a vote on training for the November 7, 2023 hearing. **Penn** stated November 7 is election day. **Merritt** stated he was ok with the day. A role-call vote was taken and it passed with a 7-0 vote for training on November 7th.

INFORMATION ITEMS – FROM THE COMMISSIONERS: **Switzer** stated a correction to AR-5, not SR-5 on his comments. (Correction made in prior comment from **Switzer**).

INFORMATION ITEMS – FROM THE CHAIRMAN: **Merritt** – no comment.

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 6:33 p.m.

Charles Merritt – Chair

Prepared By: Gerreann Froberg

Planning and Zoning Commission Study Session Minutes

Study Session – November 7, 2023

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 5:55 p.m. on Tuesday, November 7, 2023, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Teena Meadors, Commissioner Ron Penn, Commissioner Robert Switzer, Commissioner William Welker. Commissioner Richard Zamudio was absent.

STAFF MEMBERS present: Laurie Lineberry, Development Services Director; Will Dingee, Assistant Director, Jessica Barragan, Senior Planner.

Council Member Armstrong and General Plan Ambassador Armstrong were in attendance.

The following topics were discussed at the November 7, 2023 Study Session.

Discussion: Conditional Use Permits: Laurie Lineberry, Development Services Director, gave an overview of Conditional Use Permits, the Commission's authority, types of conditions to consider for different types of Conditionals Uses, and Guidelines for Conditional Use Permit review by Commission.

Discussion: Ethics: Laurie Lineberry, Development Services Director, shared the adopted AICP Code of Ethics for planners, Planning Commissioners, and all those that participate in the planning process.

Discussion: Conflict of Interest: Laurie Lineberry, Development Services Director, discussed the different types of Conflicts of Interest, declaring Ex Parte Communications, how bias impacts the review and outcome of decisions on cases, that Commissioners need to be fair and impartial, and how perception of the public impacts the public view of how fair Commissioners are.

Meeting was adjourned at 7:00 p.m.

Charles Merritt - Chair

Prepared By: Gerreann Froberg



TOWN OF CHINO VALLEY
Planning Commission Staff Report
December 5, 2023
File Number ZC-2023-06 and CUP-2023-05
Rezone and Conditional Use Permit

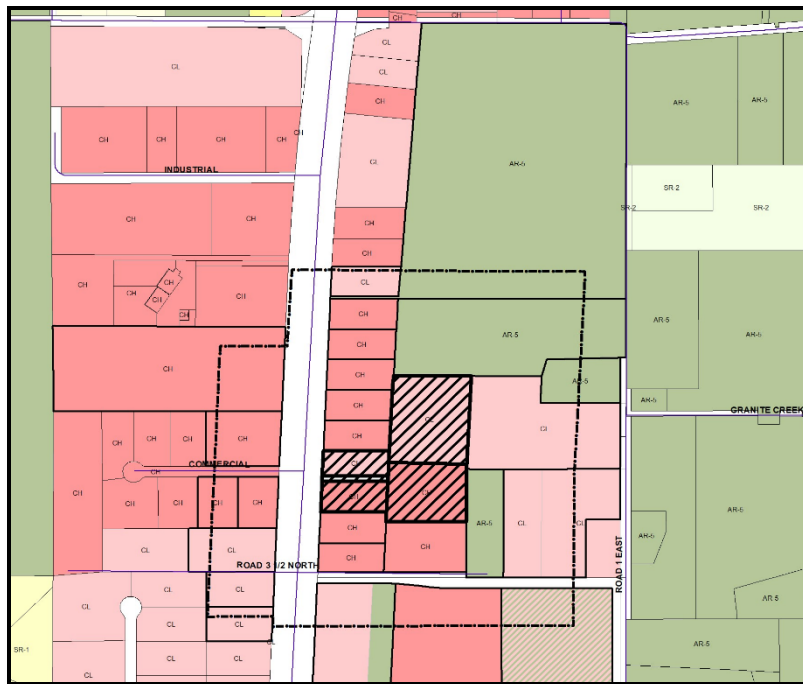
PROJECT DESCRIPTION

This is a request by Dane Astle, on behalf of Toy Storage Partners Chino Valley, for a Rezone of approximately 3.32 acres of land from Commercial Heavy (CH) to Commercial Light (CL) and a Conditional Use Permit over approximately 7.63 acres of land for the expansion and redevelopment of the existing Mini and RV Storage use. The properties are located at 2535 N. State Route 89, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	CH / CL	Commercial Heavy/ Commercial Light	NC – Neighborhood Commercial
North	AR-5	Vacant Land	NC – Neighborhood Commercial
South	CH	Commercial Heavy	NC – Neighborhood Commercial
East	AR-5	Agricultural/ Residential	NR – Neighborhood Residential (1-4 du/ac)
West	CH	Commercial Heavy	LI- Light Industrial

LOCATION MAP:



PRIOR SITE ACTIONS: August 16, 2023 – Pre-Application Meeting for proposed expansion and redevelopment of the existing Mini and RV Storage use.

STAFF RECOMMENDATION: Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezoning of approximately 3.32 acres of land from Commercial Heavy (CH) to Commercial Light (CL) for expansion of existing Mini and RV Storage operation **ZC-2023-06 and CUP-2023-05** at 2535 N. State Route 89, Chino Valley, Arizona with Conditions of Approval found in Attachment A.

SUGGESTED MOTION: Move to **APPROVE** Rezone **ZC-2023-06 and** Conditional Use Permit **CUP-2023-05** as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A.

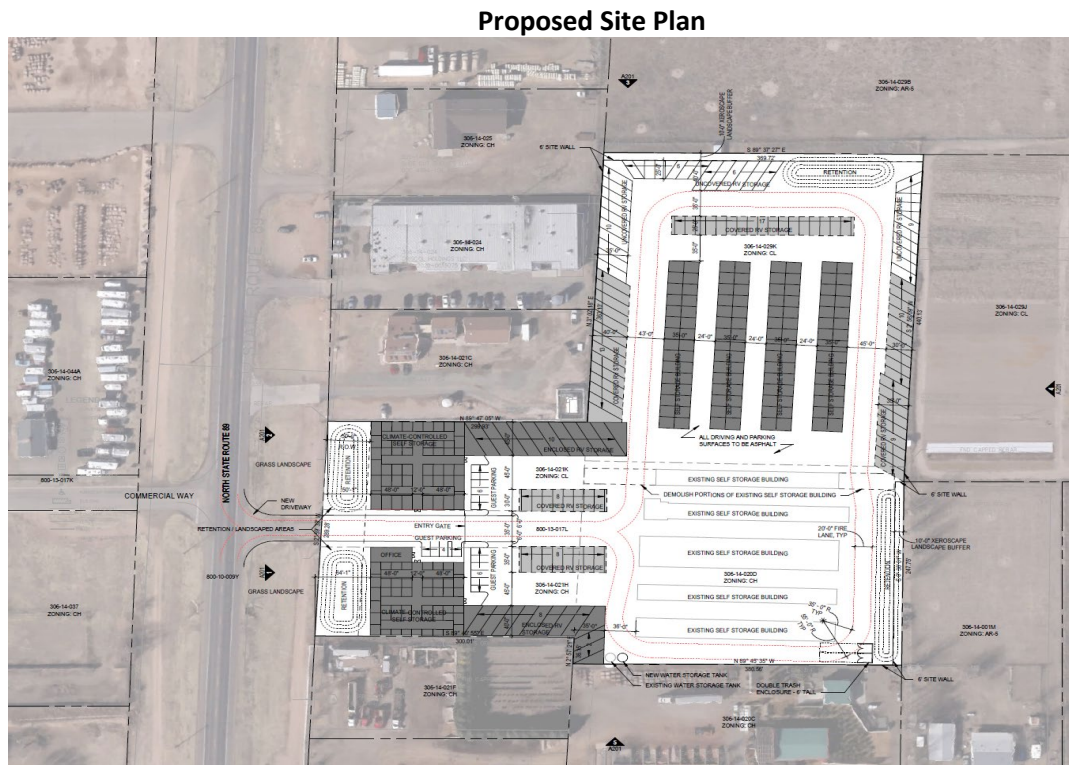
EFFECT OF THE APPROVAL: By approving this Rezone, the Planning and Zoning Commission is recommending approval to Town Council to approve the rezoning of approximately 3.32 acres of land from Commercial Heavy (CH) to Commercial Light (CL) for an existing storage facility. By approving the Conditional Use Permit, the Planning and Zoning Commission is recommending approval to Town Council to approve the Conditional Use (CUP) to allow for an expansion of the existing storage to add 31,702 SF of proposed new storage and 23,328 SF of Climate-Controlled Storage totaling 83,680 SF of operational space at 2535 North State Route 89, Chino Valley, Arizona, subject to the staff report and information provided during this hearing, and affirmatively finds that the requests are in conformance with the General Plan.

Staff Analysis:

This is a request by Dane Astle, on behalf of Toy Storage Partners Chino Valley, for a Rezone of approximately 3.32 acres of land from Commercial Heavy (CH) to Commercial Light (CL) and a Conditional Use Permit (CUP) for approximately 7.63 acres of land for the expansion and redevelopment of the existing Mini and RV Storage operation. The properties are located at 2535 N. State Route 89, Chino Valley, Arizona.

In order to accommodate the applicant's request for remodel and expansion of the existing storage facility, the four project parcels will need to be combined to make one parcel. In order to combine the four parcels, all four parcels need to have the same zoning classification. Parcel number 800-13-017L is an undeveloped right-of-way parcel that the applicant intends to acquire from the town. The applicant desires to expand the existing facility (Toy Storage Partners Chino Valley), as they are outgrowing their current facility at 2535 North State Route 89. This request would allow expansion of their existing operations. The business is proposing to continue to operate the facility with their existing days and hours of operation (daily from 7:00 a.m. to 6:00 p.m.).

The applicant conducted outreach to the surrounding neighbors prior to submitting their rezone request, informing the community of his intentions to rezone the property and expand to the adjacent sites. The applicant presented a petition to surrounding neighbors and received no opposition to either the rezone or the CUP. See Attachment F.



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, and the imposing of conditions that are 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.12 of the UDO lists Mini Storage 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 the Council, if the Council deems the location and proposed use compatible with the site and neighboring uses. Staff recommends approval of the Rezone with the CUP, subject to compliance with the Conditions of Approval found in Attachment A.

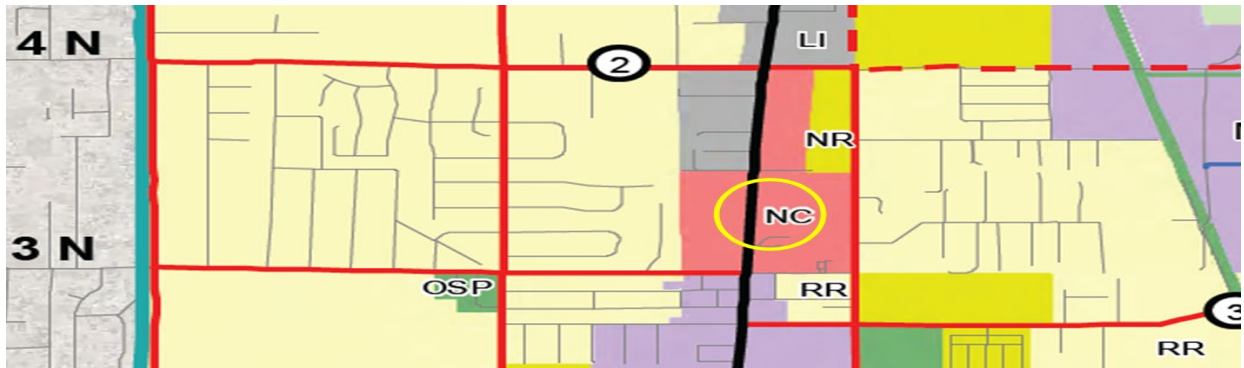
Zoning

The proposal for operational expansion of the existing storage use requires a zone change from CH to CL for the existing CH parcels. This is necessary prior to the merging of the project parcels. The rezone is a prerequisite to the lot merger required to accommodate the Conditional Use Permit (CUP). Given the existing operation, the expansion would not introduce any new or significant impacts to the neighborhood and the use would remain compatible with surrounding land uses, subject to the conditions of approval.



General Plan

The zoning request of Commercial Light (CL) Zoning District is in conformance with General Plan's land use designation of Neighborhood Commercial (NC) for the subject property.



Land Use Categories

- RA - Ranch/Agricultural (1 du/4+ ac)
- RR - Rural Residential (1 du/ac)
- NR - Neighborhood Residential (1-4 du/ac)
- NC - Neighborhood Commercial

RC - Regional Commercial

- HMU - Horizontal Multi-Use (<=8 du/ac)
- LI - Light Industrial
- HI - Heavy Industrial
- OSP - Open Space/Parks (1 du/ac)

Street Classifications

- State Highway
- Arterial
- Collector
- Proposed Arterial
- Proposed Collector
- Local Road

① Historic Asset

- Town of Chino Valley
- River or Wash
- Active Mine

**NEIGHBORHOOD MEETING
COMMENTS:**

Staff notified the surrounding property owners of the date and location of the Planning and Zoning Commission Meeting and Town Council Meeting by postcard on October 16th, 2023.
See Attachment C

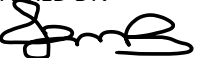
PROPOSED CONDITIONS DELIVERED November 9th, 2023
TO APPLICANT ON:

X	Applicant agreed with all of the conditions of approval on (November 21 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	F
Conditions of Approval	Neighborhood Meeting Comments	External Agency Comments	Site Plan & Exhibits	Staff Research & Drafts	Applicant Submittals

PREPARED BY:


JESSICA BARRAGAN, SENIOR PLANNER
(JBARRAGAN@CHINOAZ.NET)
928 636-4427 - x1295

DATE:

NOVEMBER 17TH, 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 rezone for the site:

Development Services Comments: Laurie Lineberry, Director, 928-636-3471

1. The Owner shall comply with all conditions listed below, along with all applicable State, County, and 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 public hearing and final decision of this item by the Town Council.

Development Services Comments: Jessica Barragan, Senior Planner, 928-636-3473

3. The applicant shall agree that the rezone classification to Commercial Light (CL) is contingent upon the adequate recordation of the parcel combination, per plan.
4. The applicant shall make the necessary site improvements and shall submit landscaping, fencing, lighting, and signage plans for review and approval by the Development Services Department.
5. The applicant shall adhere to the hours of operation limited to Monday through Sunday, 7:00 a.m. to 6:00 p.m.
6. The applicant shall implement and maintain adequate security measures, including video surveillance, secure fencing, and controlled access, to ensure the safety and security of the facility, users, and neighbors.
7. The applicant shall ensure that any potential environmental impacts are minimized and shall comply with all environmental regulations, including waste disposal and stormwater management.
8. The applicant agrees that deviations to the plan or non-compliance with any of the prescribed conditions of the conditional use permit shall cause the CUP to be null and void.
9. The applicant agrees to engage in the specified conditional use, subject to compliance with all conditions of approval and outside agency recommendation, as granted.
10. The applicant shall begin construction within one (1) year from the date of Council approval.

Public Works/Engineering: Steve Sullivan, Assistant Engineer, 928-636-7140

11. The applicant shall satisfy Yavapai County for sewer and ADWR for water.
12. The applicant shall coordinate with the Town's Engineering Department for proper abandonment of parcel# 800-13-017L.
13. The applicant shall agree that all required parking and loading spaces, maneuvering areas, driveways, and fire lanes shall be paved with concrete.
14. The applicant shall provide grading plans and a drainage report by an Arizona Registered Civil Engineer in accordance with Town code and all other applicable rules and regulations. The project shall detain to historic rates and discharge at the same location. Off-site flows on-site need to be accommodated.

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
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: OCTOBER 26TH, 2023

LOCATION: ON SITE – 2531 N. STATE ROUTE 89

ATTENDEES:

AGENT/DEVELOPER: DANE ASTLE

TOWN STAFF: WILL DINGEE, SENIOR PLANNER

NEIGHBORS IN ATTENDANCE (0)

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

NONE

ATTACHMENT C

EXTERNAL AGENCY COMMENTS

ARIZONA DEPARTMENT OF TRANSPORTATION NORTHWEST DISTRICT PERMITS

To: Bethan Heng
Town of Chino Valley Development Services
1982 Voss Dr.
Chino Valley, AZ. 86323

From: Richard Perez
Northwest District Permits Supervisor
1109 E. Commerce Drive
Prescott, AZ 86305

Review Comments Summary:

Comments on Preliminary Review Meeting for proposed self storage and RV storage located along SR-89 milepost 329.78.

SUBMITTAL:	1	PROJECT NAME:	Proposed Self Storage and RV Storage
REVIEWED BY:	ADOT Northwest Permits Review Team	APPLICANT/TENANT:	Chino Valley Toy & Mini Storage (Gerry Bernat)
DISCIPLINE /OFFICE	Northwest Prescott Permits Office	SITE ADDRESS:	2535 N State Route 89 Chino Valley AZ 86323
		PARCEL #:	306-14-020D, 306-14-021H, 306-14-021K, 306-14-029K, 800-13-017L
		CURRENT ZONED:	CL & CH
RETURN DATE:	4/3/2023	DESIGNER / CONSULTANT	Dane Astle
		PROPERTY OWNER	Chino Valley Toy & Mini Storage (Gerry Bernat)
ADOT PROJECT MANAGER:	Richard Perez	RETURN TO:	Northwestpermit@azdot.gov

ACTION CODES A= WILL COMPLY *B= CONSULTANT/DESIGNER TO EVALUATE
C= ADOT TEAM TO EVALUATE D= DISREGARD COMMENT

* REQUIRES A WRITTEN EXPLANATION BY CONSULTANT/DESIGNER

**FINAL DISPOSITION REQUIRES ADOT APPROVAL IF ANY COMMENT IS DISREGARDED

COMMENT NO.	DWG/SPEC. PAGE NO.	REVIEWER COMMENT	REVIEWER	CONSULTANT/DESIGNER EXPLANATION/INITIALS*
1	General	Need to provide Traffic Impact Statement for review depending on volumes anticipated.	NW Permits RP	
2	General	Site survey will be required to determine if existing sign is within the ADOT Right of Way. If sign is within the ADOT Right of Way then sign will have to be relocated outside the ADOT right of way.	NW Permits RP	
3	General	Currently the existing access appears to be a 18' foot access driveway. This does not meet current ADOT standards for a commercial access. Due to the expansion and additional traffic the expansion could generate, the current access driveway to Parcel #xxx-xx-xxx off of SR-89 will need to be upgraded and constructed to current ADOT standards for a commercial driveway for the length within ADOT Right of way according to ADOT Standard C-6.10. Minimum width for a commercial access is 25' with a maximum 40' wide. This would be dependent on the turning template provided. This would require it to be constructed under an encroachment permit. In addition the existing pipe would also need to be extended. The access would have to be paved within the ADOT Right of Way to the property line according to ADOT Standards and Specifications and District wide Standard of 4" in. AC over at a minimum 8" AB. Both aggregate base and asphalt must meet ADOT specifications. Grade within ADOT right-of-way cannot be more than 5%	NW Permits RP	
4	General	Provide vehicle turning movement templates for the following design vehicles: pick-up truck- house trailer combination vehicle, SU-30 (trash or fire truck) and B-40 (bus or RV Class A motorhome); to demonstrate that the existing driveway has adequate width to provide for these vehicles to stay within the curb lane width on SR 89 and 1/2 of the site access driveway. Show path externally with left and right turn movements. We need to confirm there will be no conflicts with SR-89. This will help determine the design for the radius dimensions for the access?	NW Permits RP	
5	General	A drainage report/study would be required for review to determine impacts to the ADOT drainage system along SR89 from this expansion.	NW Permits RP	

ATTACHMENT C

EXTERNAL AGENCY COMMENTS

COMMENT NO.	DWG/SPEC. PAGE NO.	REVIEWER COMMENT	REVIEWER	CONSULTANT/DESIGNER EXPLANATION/INITIALS*
6	General	Parcel #800-13-017L appears to belong to the Town of Chino Valley which also appears to be the existing access to the storage facility. Currently there is not an existing permit on file for the existing driveway access. Therefore an encroachment permit will be required to bring the existing access into the current owners name and to bring the existing access into current ADOT standards.	NW Permits RP	
7	General	Any and all work within the ADOT Right of Way shall be constructed according to ADOT Standards and Specifications. The current owner shall submit an encroachment permit with all supporting documentation to ADOT Northwest District Permits office at Northwestpermit@azdot.gov for processing, review and approval. The encroachment permit would also be for the change of ownership and bring the existing access for Parcels #306-14-020D, 306-14-021H, 306-14-021K, 306-14-029K and 800-13-017L off of SR-89 into the current owner's name according to Arizona Administrative Code R17-3-502(D). If the expansion does not move forward an encroachment permit would still be required for the change of ownership of the existing access into the current owner name. All construction plans shall be signed, sealed and dated by a professional engineer licensed in the State of Arizona. Be prepared to provide on and off site plans and include the grading and drainage plans for review.	NW Permits RP	
8	General	No advertising of any kind is permitted in the ADOT Right of Way. Signs, banners, sandwich boards etc. are prohibited in the ADOT Right of Way. Advertising within the ADOT Right of Way will be immediately removed by ADOT forces.	NW Permits RP	
9	General	ADOT respectfully request that the Town of Chino Valley not issue a building permit until an encroachment permit has been submitted to ADOT and approved for the change of ownership that shows legal egress and ingress to State Route 89 and for the improvements of the driveway to bring the access into current ADOT standards and specifications for the intended use.	NW Permits RP	

COMMENT NO.	DWG/SPEC. PAGE NO.	REVIEWER COMMENT	REVIEWER	CONSULTANT/DESIGNER EXPLANATION/INITIALS*
10	General	This list may not be all inclusive. ADOT reserves the right to comment further upon receipt the drainage study/report, encroachment permit application with all supporting documents for the improvements of the existing access to bring into current ADOT standards and for the change of ownership of the existing access. Contact the Northwest District Prescott Permits department Northwestpermit@azdot.gov if you have any questions or would like to discuss.	NW Permits RP	
11				
12				
13				
14				
15				
16				
17				

*Consultant/Designer must provide where plans/specifications have changed and detail on how Reviewer Comment has been incorporated. This description must provide enough detail to be clear. If the Consultant/Designer does not agree with the comment, an explanation of why must be provided and further reviews may be needed.

ATTACHMENT C
EXTERNAL AGENCY COMMENTS



NORTHERN ARIZONA
INSPECTION SERVICES, LLC.
7200 W. HERITAGE WAY
FLORENCE ARIZONA 85132
928-530-0393
NORTHERNAZINSPECTIONSERVICES@GMAIL.COM

Toy Storage Partners

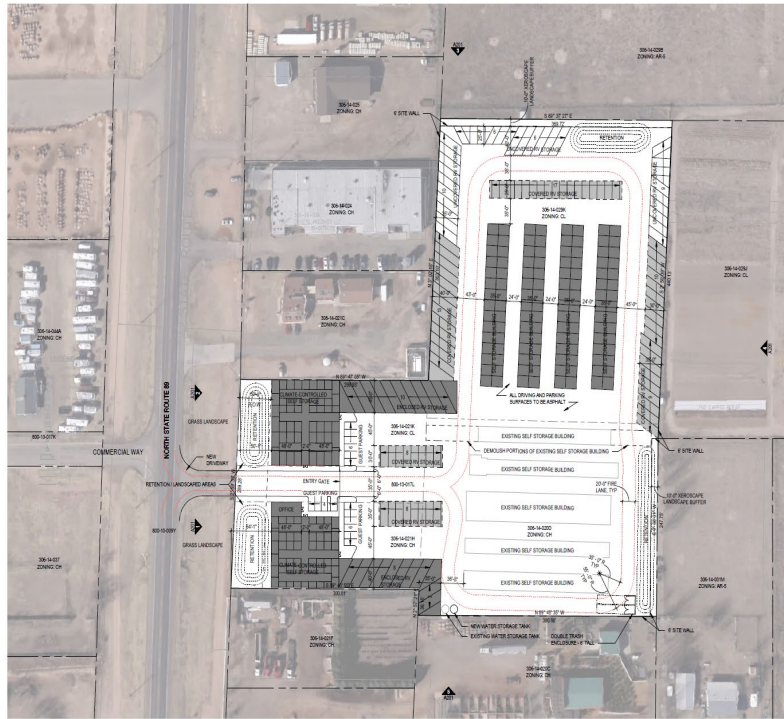
Review

1. **Fire Access Roads:** *Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).*
2. An all-weather road surface shall be provided to support the weight of a 90,000 pound fire apparatus. **Sec. 503.2.3 Surface.** *Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.*
3. **D103.5 Fire apparatus access road gates.**

Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm).
 2. Fire department access shall be provided by an electronic KNOX Switch.
4. The minimum turning radius shall be 28 feet inside and 50 feet outside diameter for all fire department access roads and parking lots. IFC Appendix D
5. Road widths of twenty (20) feet shall be posted with signs stating: "No Parking-Fire Lane by Order of the Fire Marshal". Signs shall be spaced at 150' beginning at the entrance. **Sec. 503.3 Marking.** *Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.*
6. On site fire hydrant(s) shall be provided for fire protection. A detailed report showing how the private water system will be used to meet the fire flow requirements shall be submitted with the first construction documents.
7. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section aFire extinguishers shall be provided. Size and distribution shall be as required by Tables 906.1, 906.3(1) and 906.3(2). This shall determine the number of extinguishers required for this building. The fire extinguishers shall not be mounted higher than five feet (5') from floor level.

ATTACHMENT D SITE PLAN AND EXHIBITS

APN#'s" 306-14-020D, 306-14-021H, 306-14-021K, 800-13-017L ADDRESS: 2531 S. STATE ROUTE 89



PROJECT INFORMATION

• PARCEL NUMBER	306-14-020D
• ZONING	CH
• AREA	101,088 SF (2.33 ACRES)
	306-14-021H
	CH
	43,561 SF (1 ACRE)
	306-14-021K
	CL
	33,106 SF (0.76 ACRES)
	306-14-020K
	CL
	154,638 SF (3.55 ACRES)
	800-13-017L
	NO ZONING

OFFICE

968 SF

SELF STORAGE

75,528 SF

• EXISTING 24,480 SF

• PROPOSED 31,792 SF

• CLIMATE-CONTROLLED 23,238 SF

RV STORAGE

116

• UNCOVERED @ 20' DEEP 6

• COVERED @ 20' DEEP 17

• UNCOVERED @ 30' DEEP 9

• COVERED @ 30' DEEP 18

• UNCOVERED @ 35' DEEP 10

• COVERED @ 35' DEEP 17

• ENCLOSED @ 35' DEEP 2

• UNCOVERED @ 40' DEEP 6

• COVERED @ 40' DEEP 13

• ENCLOSED @ 40' DEEP 8

• ENCLOSED @ 45' DEEP 10

PERCENTAGES

• UNCOVERED 27%

• 20' 19%

• 30' 29%

• 35' 33%

• 40' 19%

COVERED

• 20' 36%

• 30' 29%

• 35' 33%

• 40' 20%

ENCLOSED

• 17%

• 30' 19%

• 40' 40%

• 45' 50%

REQUIRED PARKING

• 1 SPACE PER 300 SF 4 SPACES

PROVIDED PARKING

• 16 SPACES

• STANDARD SPACE - 10' X 20'

• ADA SPACE - 11' X 20' W/ V AISLE 1 SPACE



TOY STORAGE PARTNERS
CHINO VALLEY
1101 S. STATE ROUTE 89, SUITE 100
CHINO VALLEY, AZ 86323

PROJECT TEAM
ARCHITECT
DAVID A. HINKLE
1101 S. STATE ROUTE 89, SUITE 100
CHINO VALLEY, AZ 86323
CONTACT: DAVID HINKLE

#	DESCRIPTION	DATE
1	SITE PLAN REVIEW	11-14-2023

ARCHITECTURAL
SITE PLAN
A011

ATTACHMENT E STAFF RESEARCH



STAFF RESEARCH – ZC & CUP
CASE #: ZC-2023-06 and CUP-2023-05 - Toy Storage Partners (TSP)
CASE PLANNER: JESSICA BARRAGAN

I. PROJECT DATA

Project Location:	2535 N State Route 89												
Parcel Number(s):	306-14-020D, 306-14-021H, 306-14-021K, 800-13-017L												
Parcel Size(s):	2.32 + 1 + 0.76 + 3.55												
Total Acreage:	7.63												
Proposed Dwelling Units:	0 0												
Address:	2531 N State Route 89												
Applicant:	EDIFICE ARCHITECTURE												
Applicant's Agent:	Dane Astle												
Land Use Conformity Matrix:	Conforms: Yes X No												
Zoning:	Public	AO	Auto	B&B	Historic	Infill	None						
	Existing Zoning			Use(s) on-site		General Plan Designation							
Site	CH / CL			Commercial Heavy/ Commercial Light		NC – Neighborhood Commercial							
North	AR-5			Vacant Land		NC – Neighborhood Commercial							
South	CH			Commercial Heavy		NC – Neighborhood Commercial							
East	AR-5			Agricultural/ Residential		NR – Neighborhood Residential (1-4 du/ac)							
West	CH			Commercial Heavy		LI- Light Industrial							
Prior Cases or Related Actions:				Perkinsville 44 Final Plat									
Type	Conforms			Cases, Actions or Agreements									
Pre-Annexation Agreement	Yes	No	X										
Annexation	Yes	X	No	Original Town – 09/21/1970									
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										
Pre-Development Meeting	Yes	No	X										
Design Review Commission	Yes	No	X										
Enforcement Actions	Yes	No	X										
Avigation Easement Recorded	Yes	No	X	Fee #	If no, add to Conditions of Approval								
Land Division Status:	5/17/2015												
Irrigation District:													
Detailed Narrative	Request to rezone two parcels from CH to CL in order to request a CUP to allow for 31,702 SF of proposed new storage, 4,160 SF of Shipping Container Storage, and 23,328 SF of Climate-Controlled Storage totaling 83,680 SF. Parcel Number 800-13-017L is an undeveloped Right of Way Parcel that the applicant intends to acquire from the town.												

Staff Research – Rezoning an Conditional Use Permit Case

ATTACHMENT E

STAFF RESEARCH

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:		
Land Use Designation:	NC – Neighborhood Commercial	
Issues:	None	
Public Services Element:		
Water Facility Plan:	Source:	Well - ADWR
Sewer Facility Plan:	Treatment:	Septic - Yavapai County
Issues:	None	
Safety Element:		
Flood Plain Designation:	N/A	
Issues:	None	
Transportation Element:		
Road Classification	State highway to the west, local road to south	
Issues:	None	
Parks and Rec Element:		
Closest Park:	LIST	
Within 1 mile of the Peavine Trail?	n/a	

NOTIFICATION

- Legal Ad Published: The Sun (10/16/2023)
- 300' Vicinity Mailing: (10/16/2023)
- 8 Commenting/Reviewing Agencies noticed: (10/16/2023)
- Neighborhood Meeting: (10/26/2023)
- Hearing Dates: (12/05/2023 & 12/12/2023)
- Comments Due: (11/1/2023)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Keith Knox – CAFMA	Y	8/16/2023		X	X
Suzanne Ehrich – APS	NR				
Richard Perez - A.D.O.T.	Y	8/16/2023		X	X
Ralph Baker – C.V.I.D.	NR				
Suzann E. – YC ENV	NR				
Jon Groulx – YC Health	NR				
Mark Holmes, LLC – Water Resources	Y	8/16/23	X		
SparkLite Cable	NR				
Century Link Cable	NR				
Unisource Gas	NR				
CVUSD	NR				
United States Postal Service	NR				
Town of Chino Valley Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Jessica Barragan – Planner (DS)	Y	8/16/2023		X	X
Will Dingee – Senior Planner (DS)	Y	8/16/2023		X	X
Laurie Lineberry – DS Director	NR				
Frank Marbury – PW Director	NR				
Steve Sullivan – Assistant Engineer (PW)	Y	8/16/2023		X	X
Jim Shinost – Plans Examiner (DS)	NR				
Dan Trout – CBO (DS)	NR				

ATTACHMENT F
APPLICANT SUBMITTALS

THE FOLLOWING PAGES WERE SUBMITTED BY THE APPLICANT. NARRATIVE



September 13, 2023

TOWN OF CHINO VALLEY
202 N State Route 89
Chino Valley, AZ 86323

Re: **Toy Storage Partners Chino Valley - Rezone Project Narrative**
PA-2022-56
2535 N State Route 89
Chino Valley, AZ 86323

Project Name: Toy Storage Partners Chino Valley

To Whom it may concern,

The proposed project is a Commercial development of approximately 7.63 acres of land located East of N State Route 89 between West Road 3 1/2 North and West Road 4 North in the Town of Chino Valley - also known as Yavapai County parcel numbers 306-14-020D, 306-14-021H, 306-14-021K, 306-14-029K, and 800-13-017L. Proposed is a Self Storage and an RV storage facility. The Self Storage portion consists of 24,490 SF of existing storage, 31,702 SF of proposed new storage, 4,160 SF of Shipping Container Storage, and 23,328 SF of Climate-Controlled Storage totalling 83,680 SF. The RV Storage portion consists of 31 Uncovered Stalls, 65 Covered Stalls, and 20 Enclosed Stalls totalling 116 RV Storage Stalls.

The project would like to have the individual parcels combined on a Lot Combination process. In order to do so, two of the parcels will need to be rezoned from CH to CL so that all of the parcels in question will conform to the same zoning type. These are parcels 306-14-020D and 306-14-021H. Parcels 306-14-021K and 306-14-029K are already zoned CL. Parcel Number 800-13-017L is an undeveloped Right of Way Parcel that we are seeking to abandon. The City has stated that they are in favor of abandonment. The intent is to use this parcel as part of the development and merge all above mentioned parcels as a single large parcel. Many of the surrounding parcels are CL so this adjustment will fall in line with the surrounding community allowing the area to develop in a similar, cohesive manner. We are seeking to perform this as a Conditional Use Permit.

Please contact me at (480) 580-1116 should you have questions.

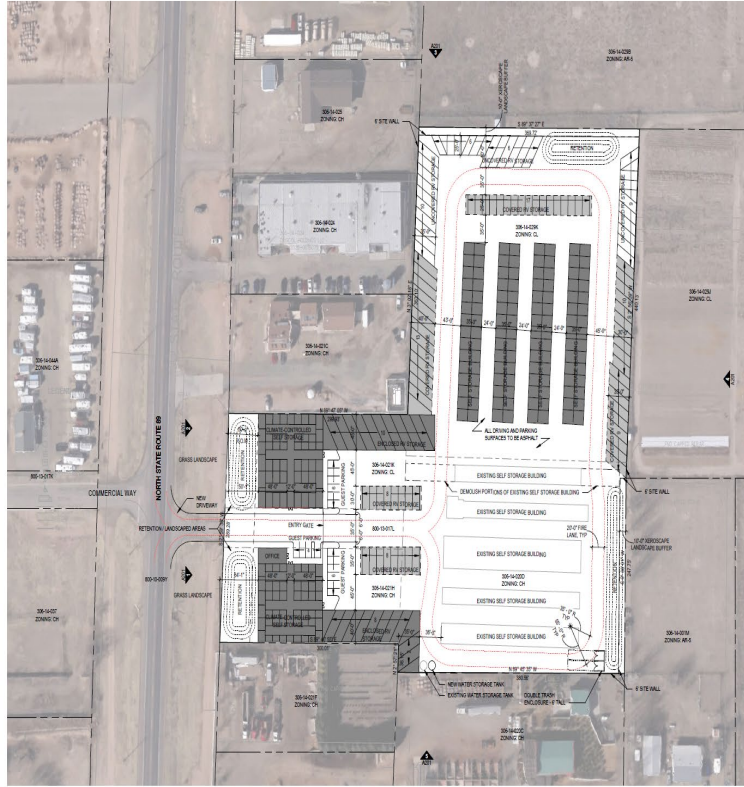
Sincerely,

A handwritten signature in blue ink, appearing to read "Dane Astle", written over a light blue horizontal line.

Dane Astle, AIA, LEED AP BD+C
Principal Architect - Owner
EDIFICE LLC

ATTACHMENT F APPLICANT SUBMITTALS

PROPOSED ELEVATION PLAN



PROJECT INFORMATION

• PARCEL NUMBER	306-14-0200
• ZONING	CH
• AREA	10.169 SF (2.32 ACRES)
	306-14-021H
	CH
	43,900 SF (1 ACRES)
	306-14-021K
	CL
	33,104 SF (0.76 ACRES)
	306-14-020K
	CL
	154,638 SF (3.58 ACRES)
	800-13-017L
	NO ZONING

OFFICE

	968 SF
--	--------

SELF STORAGE

	71,528 SF
--	-----------

• EXISTING	24,490 SF
• PROPOSED	31,702 SF
• CLIMATE-CONTROLLED	23,338 SF

RV STORAGE

	116
--	-----

• UNCOVERED @ 20' DEEP	6
• COVERED @ 20' DEEP	17

• UNCOVERED @ 30' DEEP	9
• COVERED @ 30' DEEP	18

• UNCOVERED @ 30' DEEP	10
• COVERED @ 30' DEEP	17

• ENCLOSED @ 30' DEEP	2
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• UNCOVERED @ 40' DEEP	6
• COVERED @ 40' DEEP	13

• ENCLOSED @ 40' DEEP	8
-----------------------	---

• ENCLOSED @ 40' DEEP	10
-----------------------	----

PERCENTAGES

• UNCOVERED	37%
-------------	-----

• 20'	19%
• 30'	29%
• 30'	33%
• 40'	19%

COVERED

• 20'	56%
• 30'	20%
• 30'	20%
• 30'	20%
• 40'	20%

ENCLOSED

• 30'	17%
• 40'	10%
• 40'	40%
• 40'	50%

REQUIRED PARKING

• 1 SPACE PER 300 SF	4 SPACES
----------------------	----------

PROVIDED PARKING

• 16 SPACES	16 SPACES
• STANDARD SPACE - 10' X 20'	15 SPACES
• ADA SPACE - 11' X 20' W/ 5' AISLE	1 SPACE

1 SITE PLAN
7'-0" = 1"



**TOY STORAGE PARTNERS
CHINO VALLEY**
TOY STORAGE PARTNERS
CHINO VALLEY, AZ 85323

PROJECT TEAM
ARCHITECT
DANIEL A. STUEBE
1114 S. GILBERT RD.
SUITE 103
MESA, AZ 85205
CONTACT: DANIEL STUEBE

DESCRIPTION DATE

SITE PLAN REVIEW
11/14/2023

ARCHITECTURAL
SITE PLAN

A011

ATTACHMENT F APPLICANT SUBMITTALS

