



# A G E N D A

Town of Chino Valley  
Planning & Zoning Commission

**August 6, 2024**



Commissioner's Agenda  
Planning & Zoning Commission  
Chino Valley Town Hall  
202 N. State Route 89  
August 6, 2024, 6:00 p.m.

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- 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 – JULY 16, 2024 REGULAR MEETING
  - C.2. WITHDRAWALS BY APPLICANT – NONE
  - C.3. TIME EXTENSIONS – NONE
  - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
  - D.1 **ZC-2024-03** — This is a request by Bill Villani, on behalf of Lazar-Villani Living Trust, for a rezone of approximately 1.5 acres of vacant land from Commercial Light/Agricultural Residential, minimum 5 acres (CL/AR-5) to Commercial Heavy (CH). The property is located at 3381 N State Route 89, Chino Valley, Arizona.
  - D.2 **ZC-2024-04** – This is a request by Augustin Baugier, on behalf of Meadowview North LLC, for a rezone of approximately 10 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single Family Residential, minimum 12,000 square feet (SF-12,000). The property is located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona. APN: 306-18-017C and 306-18-017D
- E. ACTION ITEMS - NONE
- F. INFORMATION ITEMS
  - F.1 Staff
  - F.2 Commission
  - F.3 Chairman
  - F.4 Public
- G. ADJOURN

**Zoom Instructions:** Please use the link to join the webinar: <https://us02web.zoom.us/j/87273067654>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 872 7306 7654

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 July 16, 2024

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, July 16, 2024, 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 and Commissioner Richard Zamudio. Commissioner William Welker was absent.

**STAFF MEMBERS** present: Laurie Lineberry, Development Service Director, Will Dingee, Assistant Director, Frank Marbury, Public Works Director, Gerreann Froberg, Senior Processing Coordinator, Lawrence Digges, Audio/Video.

**CALL TO ORDER:** Chair Merritt called the meeting to order at 6:00 p.m. A quorum was declared. The Commission meeting began with the Pledge of Allegiance led by Vice-Chair Pasciak.

**CONSENT CALENDAR** – A motion was made by Commissioner Meadors to accept the consent agenda. The motion was seconded by Vice-Chair Pasciak and passed unanimously by a 6-0 vote.

**PUBLIC HEARING #D.1 – Case # CUP-2024-02** — This is a request by Lynn Niewiadomski, on behalf of Circle-K, for a Conditional Use Permit to allow for a Soil Remediation System and related equipment to be installed. The property is located at 1910 N State Route 89, Chino Valley, Arizona.

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

Assistant Director, Will Dingee presented the staff report and stated the applicant was in attendance. He stated the CUP being presented was for the above ground remediation equipment only and not for anything below ground. The Town of Chino Valley had no jurisdiction over anything below ground. Below ground was all handled at the County, State or Federal level. Dingee shared photos of the remediation site at Circle K and stated that the Town gave an at-risk approval for the remediation to begin, prior to the approval of this CUP. The Town did not want to hold up the project because of the critical nature of the incident. He shared there was no access to the remediation site through Circle K's parking lot, but through a back driveway. He shared a slide of the equipment used. Dingee explained the equipment noise was relatively low and the impact was gone relatively close to the remediation site. A Neighborhood meeting was held on June 13, 2024, with fifteen neighbors in attendance. At that meeting, the neighbors expressed no concerns on the remediation equipment, visual impacts or noise, just the underground component and Dingee reiterated that the Town had no jurisdiction below ground. Staff recommended the following conditions to be included in the CUP: walls, landscaping, parking re-striping, compliance with due process for local, county and state agencies, maintenance/surveillance/accountability and an expiration of three years with the ability to apply for an extension. Staff recommended approval.

Chair Merritt asked if anyone had questions for staff.

Switzer asked if the 1000-gallon diesel tank had secondary containment.

Dingee stated yes.

Pasciak asked if EPA had regulations for remediation.

Dingee stated EPA worked through ADEQ at the County.

Merritt asked if the Town had any authority for what happened underground.

Marbury stated the Town Code did not address anything for underground and would defer to State and County laws and regulations, primarily with ADEQ, for this matter.

**Lynn Niewiadomski** stated she was President of Encore Consulting and was hired by Circle K stores to conduct the investigation and remediation for the release.

**Chair Merritt** asked if the Commission had any questions for the applicant.

**Switzer** asked if the EPA had made any inspections of the site or gotten involved.

**Niewiadomski** stated the EPA gave authority to ADEQ and Circle K and that ADEQ was out at the site and looked at the equipment. Encore had several meetings with ADEQ and would continue to provide by-weekly progress reports to the ADEQ case manager. She stated the remediation was high on ADEQ's radar and Encore was in discussion with them ongoing. She talked in more detail about the equipment functions on-site.

**Merritt** stated the equipment was basically drawing gas vapors and/or other hydrocarbon products out of the ground, burning them and cleaning the air that got discharged into the atmosphere.

**Niewiadomski** stated that was correct.

**Switzer** asked if the burners were propane fired.

**Niewiadomski** stated yes, however they could switch to natural gas and hoped to do so in the future because there was a natural gas line close by.

**Merritt** stated that switching to natural gas would have to go through the gas company to provide access.

**Niewiadomski** stated yes, as well as go through the building department for a permit.

**Switzer** stated the efficiency was pretty high for burning the hydrocarbons but what about the burn-off from the fuel in the burning process.

**Niewiadomski** stated that the VOC's from burning of the propane were included in meeting the efficiency for gasoline organic destruction and the permit that they operated under allowed for propane or nature gas. Natural gas would be easier and had less equipment above ground.

**Merritt** asked if the generators factored into the equation.

**Niewiadomski** stated yes, the diesel-fueled generators fell into a class that did not require a permit.

**Penn** asked if Encore thought the project could exceed the three 3 years.

**Niewiadomski** stated it would take a minimum of two years but would likely exceed three years as the release was a large volume and would take some time.

**Switzer** asked for an update on migration of the spill.

**Niewiadomski** stated Encore had been sampling the reginal aquafer by-weekly since May 1, 2024, and so far, there had been no indication of release into the aquafer. Encore was monitoring very closely.

**Switzer** asked if there was a contingency plan if the release reached the aquafer.

**Niewiadomski** stated plans were in place if there were any indication of release into the indicator wells, they would reassess what would be needed to happen next and there would be enough time before it would get to any other well. She stated Encore had a backup plan if there were contamination to treat the water supply, but they did not anticipate that based on what they were currently seeing.

**Merritt** asked if Encore looked at just the Town wells or private wells.

**Niewiadomski** stated Encore looked at all private and the Town network wells including community water suppliers. The wells closest to the site are mostly individual wells with the exception of the apartments behind Circle K, which had a small water supplier.

**Meadors** asked which direction the water flowed underground.

**Niewiadomski** stated that regionally the water flowed North/Northwest based on their research and they constantly looked at and were trying to get more information on the larger well networks that pump, to understand if there would be any influence that would have ground water flow shifts.

**Switzer** asked if the generators ran 24/7.

**Niewiadomski** stated yes, the equipment was run 24/7.

**Marbury** asked if there were any plans to directly connect to APS.

**Niewiadomski** stated yes, once they got approval from the Commission and Town Council they would apply for the Building Permit to get started on the electric and natural gas service which would eliminate the two generators, the propane tank and the diesel fuel cell.

**Switzer** stated the equipment were mobile units and asked if they would consider a larger semi-permanent or permanent unit.

**Niewiadomski** stated a skid-mounted, more permanent unit would take up more space which was limited on this site. She stated they did not think they would always need two units, but it was necessary at this point.

**Switzer** asked if the two units were as efficient as possible for removing the contamination.

**Niewiadomski** replied there was only so much flow that the soil formation will give up, bigger was not necessarily better and would use more fuel and produce more combustion emissions. They were monitoring them weekly to make sure they were running as efficiently as possible and that it was a process.

**Switzer** asked if the CUP would cover an increase or decrease in the equipment footprint.

**Lineberry** stated that what was presented was a worst-case scenario and anything less would be covered by the CUP.

**Switzer** stated unless they wanted to add equipment.

**Lineberry** replied that if they wanted to add they would need to have a discussion with staff to see what that would look like.

**Merritt** stated a CUP could be updated on a relatively short notice. He asked if **Niewiadomski's** company was employed by Circle K and provided a specialized service.

**Niewiadomski** replied yes, she had been in this business for 30 years and had done many UST release investigations and remediations.

**Chair Merritt** opened the meeting for public comments. There were none.

**Merritt** closed the public hearing portion of the meeting.

**Merritt** asked if the Commission had any more questions for staff or applicant.

**Meadors** asked about part three on the Conditions of Approval - the hedges for the buffer zone. She thought they looked good initially but were usually not maintained. She would like to see staff stop requiring hedges and landscaping on all new projects. She believed the wall requirement was sufficient.

**Merritt** asked if a wall could be a requirement for approval.

**Lineberry** stated that with a CUP, Circle K was responsible for the maintenance of the landscaping until they were done with the clean-up. If there were any issues, the Town could go to Circle K and tell them they need to fix it, that they were not in compliance with their CUP. If the Commission just wanted a block wall it should be painted to match the Circle K building.

**Meadors** asked if the block wall would need to come down when the project is finished.

**Dingee** replied it was not required for them to take the wall down, they might want to keep it for a dumpster enclosure, but if the Commission wanted it to come down when the project is finished, the Town would need to stipulate that.

**Meadors** stated she felt that Circle K did not take care of their property and she does not want to see dead plants.

**Merritt** stated the Commission could remove the landscaping requirement when the Motion was made.

**Motion was made by Pasciak, seconded by Meadors to approve CUP-2024-02, as presented, subject to the staff report and information provided during the hearing, and the Conditions of Approval in Attachment A with the removal of the language requiring landscaping and a landscaping plan.**

**A roll-call vote was taken and the motion passed unanimously with a 6-0 vote.**

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

**INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASE:** **Dingee** updated the Commission about prior cases heard by Town Council on June 11, 2024. ZC-2024-02 & CUP-2024-01 – C&M's Landscaping Rezone and CUP, was approved by Town Council; TA-2024-01 Metal Storage Containers was heard at two Town Council Study Sessions (both residential and commercial) the prior week and the item would be coming back to the Commission for further refinement and, if passed, would go to the Town Council.

**Lineberry** stated the Commission would receive a new Staff Report and packet prior to the public hearing.

**INFORMATION ITEMS – FROM THE COMMISSIONERS: none**

**INFORMATION ITEMS – FROM THE CHAIR:** **Merritt** shared that the Town Council had requested the Commission to look at the number of non-domestic animals allowed on a property and at the last Study Session on this topic the public stated they did not want any regulation on the number of non-domestic animals allowed, however that was not the instructions from the Town Council. He stated the next Study Session on this topic was going to be in two or three months and invited the public to attend and the Commission would only entertain hearing direct and constructive ideas to help the Commission draft extremely minimal regulation for animal counts on property. This was going to be a very direct and straightforward meeting which will only entertain ideas and thoughtful constructive criticism to enable the Commission to prepare something to present to the Town Council. After reading the minutes from the last Study Session, he felt the public had difficulty understanding that it had nothing to do with FFA, little league or whether the Commission liked children or not.

**INFORMATION ITEMS – FROM THE PUBLIC: none**

**ADJOURN –** A motion was made by **Pasciak** and seconded by **Switzer** to adjourn the meeting at 6:32 p.m.

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Charles Merritt - Chair

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Prepared By: Gerreann Froberg





**TOWN OF CHINO VALLEY**  
**Planning Commission Staff Report**  
**August 6, 2024**  
**File Number ZC-2024-03**  
**Rezone**

**PROJECT DESCRIPTION**

This is a request by Bill Villani, on behalf of Lazar-Villani Living Trust, for a Rezone of approximately 1.5 acres of vacant land from Commercial Light/ Agricultural Residential, minimum 5 acres (CL/AR-5) to Commercial Heavy (CH). The property is located at 3381 N State Route 89, Chino Valley, Arizona.

**LOCATION DATA**

|       | Existing Zoning                                                        | Use(s) on-site   | General Plan Designation |
|-------|------------------------------------------------------------------------|------------------|--------------------------|
| Site  | "CL/AR-5" -Commercial Light/ Agricultural Residential (5-Acre Minimum) | Vacant           | "LI" – Light Industrial  |
| North | "CL/AR-5" -Commercial Light/ Agricultural Residential (5-Acre Minimum) | Vacant           | "LI" – Light Industrial  |
| South | "CL/AR-5" -Commercial Light/ Agricultural Residential (5-Acre Minimum) | Vacant           | "LI" – Light Industrial  |
| East  | "CH" – Commercial Heavy                                                | Rustic Ironwerks | "LI" – Light Industrial  |
| West  | "CH" – Commercial Heavy                                                | Drill-Tech Inc   | "LI" – Light Industrial  |

**LOCATION MAP**



**PRIOR SITE ACTIONS:** Code Enforcement  
None

Land Action  
None

Land Division History  
None

**STAFF RECOMMENDATION:** Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Rezone with Conditions of Approval found in Attachment A.

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**SUGGESTED MOTION:** Move to **APPROVE** Zone Change ZC-2024-03 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

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**EFFECT OF THE APPROVAL:** By approving this Zone Change, the Planning and Zoning Commission is recommending approval to Town Council for the Rezone of approximately 1.5 acres of vacant land from Commercial Light/ Agricultural Residential, minimum 5 acres (CL/AR-5) to Commercial Heavy (CH) for the property located at 3381 N State Route 89, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the 2040 General Plan.

Staff Analysis:

This is a request by Bill Villani, the owner and applicant of the subject property, for the rezone of approximately 1.5 acres of vacant land currently zoned CL/AR-5. The applicant desires to expand the existing family owned and operated facility (Rustic Ironwerks), as they are outgrowing their current facility (directly east) at 3342 Enterprise Lane. Though the land itself will remain undeveloped for the time being, in order to expand they will need to undergo a lot line adjustment, which requires a rezone on the addition to the parcel. Therefore, the applicant is requested to rezone his property to "CH" Commercial Heavy. This is a reasonable request which allows the owner/applicant the opportunity to expand their current business operations. The 2040 General Plan approved by the voters in November of 2023, designates this area for Light Industrial. Many of the listed uses in the Heavy Commercial zoning district should actually be listed in the Light Industrial zoning district. This will be corrected with the update of the zoning code which begins this fall. In the General Plan, the "Land Use Balance Matrix" determines if an amendment to allow Commercial Heavy district requires a general plan amendment, as the requested change is less than 10 acres and is also adjacent to compatible land uses, a General Plan Amendment is not required. A rezone is the minimum necessary action to allow the owner reasonable use of the property and to achieve consistency in uses.

## Zoning

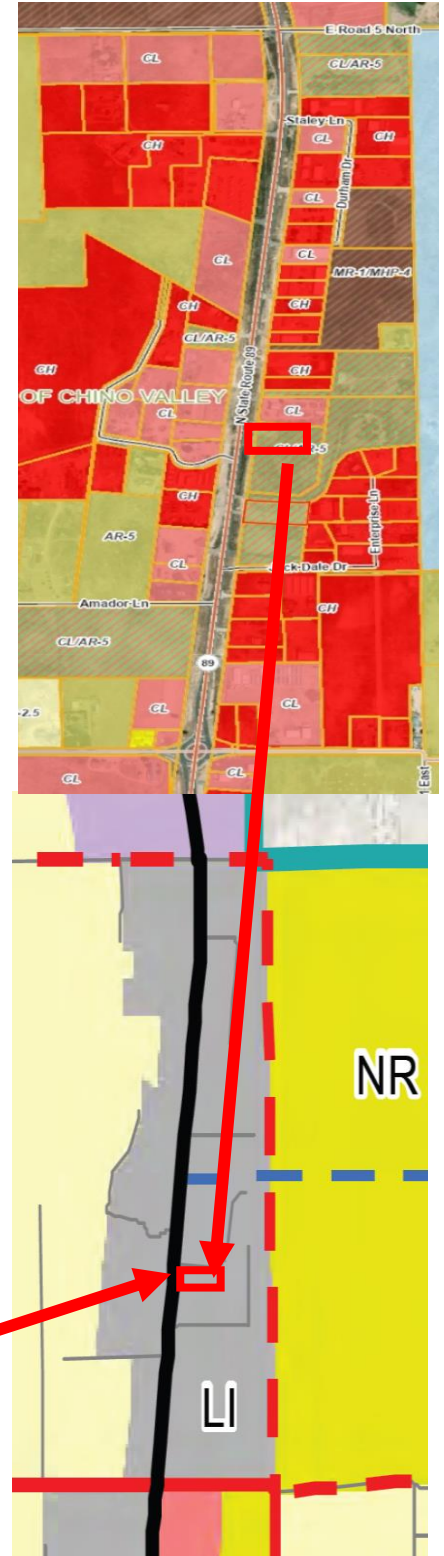
The subject property is currently zoned Commercial Light/ Agricultural Residential, minimum 5 acres (CL/AR-5). The current zoning classification of the AR-5 is not consistent with the 2040 general plan and the surrounding land uses.

## General Plan

The General Plan assigns the subject property the Light Industrial land use. The only viable option for the applicant to utilize the property reasonably for its current and intended purposes is through rezoning. This process will align the parcel's zoning district classification with the General Plan requirements, thereby fulfilling the intended objective.

|                       |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |
|-----------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Light Industrial (LI) | N/A | This is an employment category in Chino Valley and includes clean industrial uses, typically lower-impact and limited-scale indoor industrial uses such as light fabrication, assembly, light manufacturing, contractors' offices, custom fabrication/assembly, small-scale machine shops, indoor self-storage, outdoor storage of materials, vehicle repair, operable vehicle/equipment storage research and development, and data centers. The use intensity is low to moderate. It is primarily located along the proposed Great Western Connector road to take advantage of convenient access to regional highways, Perkinsville Road, and Prescott Airport. Uses within this category are compatible with and not impacted by airport operations. No primary materials fabrication, smelting, food production, rendering, or production of flammable, explosive, or other hazardous materials is permitted. All outdoor areas are required to be fully screened from public view and residential areas, and they must be located in the rear portions of properties. | BP<br>PL |
|-----------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

| Plan Amendment Based on Mix of Uses     |                                                                              |                        |                          |                          |
|-----------------------------------------|------------------------------------------------------------------------------|------------------------|--------------------------|--------------------------|
| Land Use Category                       | Result of Requested Change                                                   | Amendment Not Required | Minor Amendment Required | Major Amendment Required |
| Neighborhood Commercial (NC)            | Loss of less than 5 acres and adjacent to compatible land use                | ✓                      |                          |                          |
|                                         | Loss of 5 acres to 15 acres and adjacent to compatible land use              |                        | !                        |                          |
|                                         | Loss of more than 15 acres of Neighborhood Commercial                        |                        |                          | !!                       |
| Regional Commercial (RC)                | Loss of less than 5 acres and adjacent to compatible land use                | ✓                      |                          |                          |
|                                         | Loss of 5 acres to 25 acres and adjacent to compatible land use              |                        | !                        |                          |
|                                         | Loss of more than 25 acres of Regional Commercial                            |                        |                          | !!                       |
| Horizontal Multi-Use (HMU)<br>8 du/acre | Loss or increase of less than 10 acres and adjacent to compatible land use   | ✓                      |                          |                          |
|                                         | Loss or increase of 10 acres to 20 acres and adjacent to compatible land use |                        | !                        |                          |
|                                         | Loss or increase of more than 20 acres of Horizontal Multi-Use               |                        |                          | !!                       |
| Light Industrial (LI)                   | Loss of less than 10 acres and adjacent to compatible land use               | ✓                      |                          |                          |
|                                         | Loss of 10 acres to 30 acres and adjacent to compatible land use             |                        | !                        |                          |
|                                         | Loss of more than 30 acres of Light Industrial                               |                        |                          | !!                       |



**PUBLIC COMMENTS RECEIVED:** None Received

**EXTERNAL AGENCY COMMENTS:** No Comments

**NEIGHBORHOOD MEETING COMMENTS:** Staff notified the surrounding property owners within 750' radius of the date and location of the Planning and Zoning Commission Meeting and Town Council Meeting by postcard on July 11th, 2024. See Attachment C

**PROPOSED CONDITIONS DELIVERED TO APPLICANT ON:** July 12, 2024

|                                     |                                                                                                               |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on (7/12/2024)                                        |
| <input type="checkbox"/>            | Applicant did not agree with the following conditions of approval: (list #'s)                                 |
| <input type="checkbox"/>            | 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:**

**DATE:**

JESSICA BARRAGAN – SENIOR PLANNER  
JBARRAGAN@CHINOAZ.NET  
928-636-3473

7/9/2024

**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.

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

3. The applicant shall agree that the rezone classification to Commercial Heavy (CH) is contingent upon the adequate recordation of the parcel combination within one (1) year of rezone approval.

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: JULY 3, 2024**

**LOCATION: ON SITE – 3342 ENTERPRISE LN**

**ATTENDEES:**

PROPERTY OWNERS: BILL VILLANI & RONNI LAZER

AGENT/ARCHITECT: KEN MOHN

TOWN STAFF: JESSICA BARRAGAN, SENIOR PLANNER

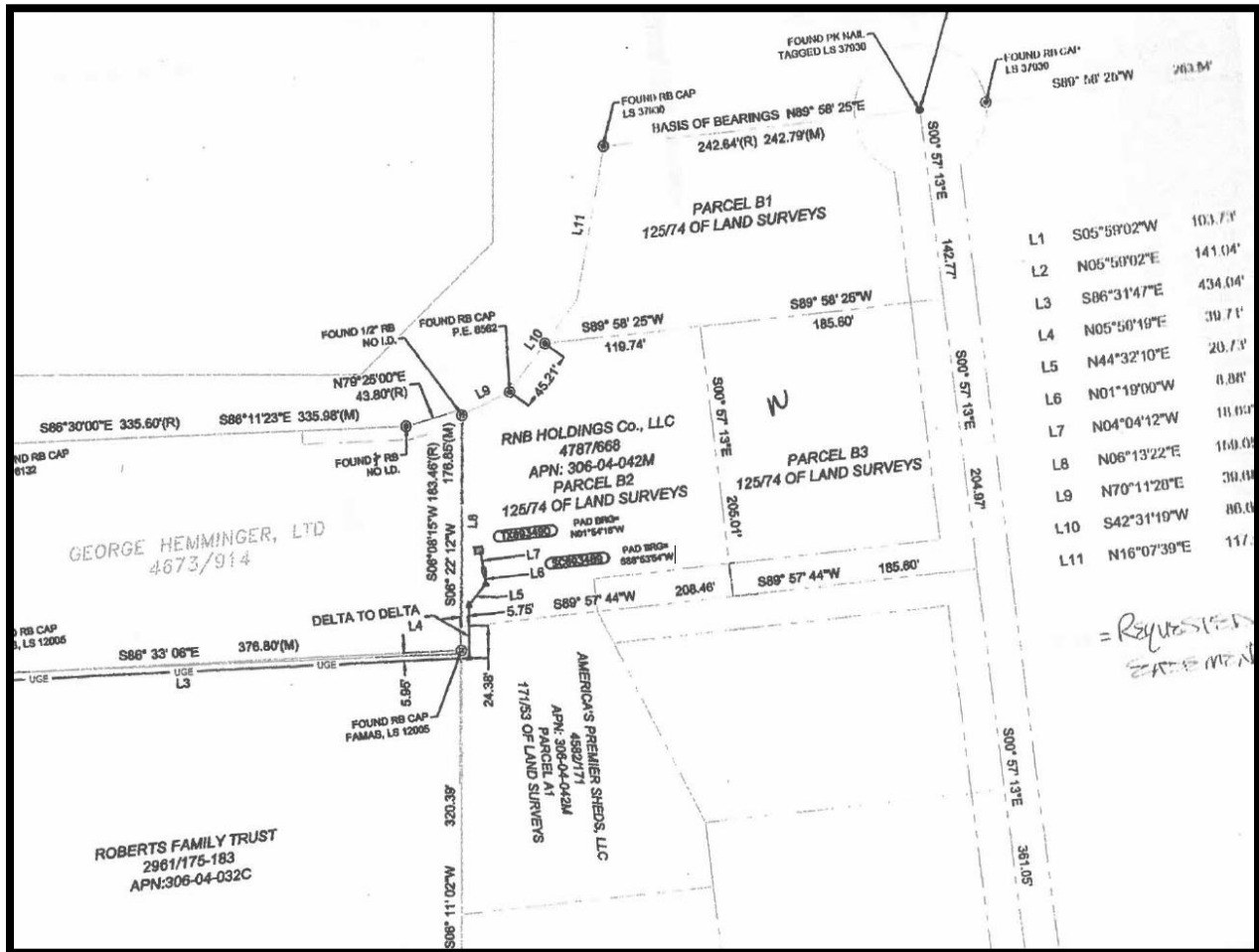
NEIGHBORS IN ATTENDANCE (4)

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

There were no concerns expressed by the neighbors pertaining to the subject rezone. The only comments made were site specific to the neighbors' property and their intentions to split. However, staff reiterated that they could go thru the same process. Staff provided the pre-application documents along with general information to the inquiring neighbor.

# ATTACHMENT D SITE PLAN AND EXHIBITS

Draft Survey provided by applicant



# ATTACHMENT E

## STAFF RESEARCH



### STAFF RESEARCH – RUSTIC IRONWERKS

CASE #: ZC-2024-03

CASE PLANNER: JESSICA BARRAGAN

**PROJECT NARRATIVE:** This is a request by Bill Villani, on behalf of Lazar-Villani Living Trust, for a Rezone of approximately 1.5 acres of vacant land from Commercial Light/ Agricultural Residential, minimum 5 acres (CL/AR-5) to Commercial Heavy (CH). The property is located at 3381 N State Route 89, Chino Valley, Arizona.

#### I. PROJECT DATA

|                                              |                       |     |    |                                                  |
|----------------------------------------------|-----------------------|-----|----|--------------------------------------------------|
| Project Location:                            | 3381 N State Route 89 |     |    |                                                  |
| Parcel Number(s):                            | 306-04-031            |     |    |                                                  |
| Parcel Size(s):                              | 65,340 sf             |     |    |                                                  |
| Total Acreage:                               | 1.5 acres             |     |    |                                                  |
| Proposed Dwelling Units:                     | 0                     |     |    |                                                  |
| Address:                                     | 3381 N State Route 89 |     |    |                                                  |
| Applicant:                                   | Bill Villani          |     |    |                                                  |
| Applicant's Agent:                           | Bill Villani          |     |    |                                                  |
| Conforms to G.P. Land Use Conformity Matrix: | Yes                   | No  | X  | Rezoning for conformity                          |
| Zoning Overlay                               | PAD                   | N/A |    |                                                  |
| Within ½ Mile of SR89?                       | Yes                   | X   | No | If yes, Property is restricted – site-built only |

|       | Existing Zoning                                                              | Use(s) on-site   |  | General Plan Designation |
|-------|------------------------------------------------------------------------------|------------------|--|--------------------------|
| Site  | "CL/AR-5" -Commercial Light/<br>Agricultural Residential<br>(5-Acre Minimum) | Vacant           |  | "LI" – Light Industrial  |
| North | "CL/AR-5" -Commercial Light/<br>Agricultural Residential<br>(5-Acre Minimum) | Vacant           |  | "LI" – Light Industrial  |
| South | "CL/AR-5" -Commercial Light/<br>Agricultural Residential<br>(5-Acre Minimum) | Vacant           |  | "LI" – Light Industrial  |
| East  | "CH" – Commercial Heavy                                                      | Rustic Ironwerks |  | "LI" – Light Industrial  |
| West  | "CH" – Commercial Heavy                                                      | Drill-Tech Inc   |  | "LI" – Light Industrial  |

|                                 |                              |    |    |                                    |
|---------------------------------|------------------------------|----|----|------------------------------------|
| Prior Cases or Related Actions: | PA-2023-047, PA-2024-14      |    |    |                                    |
| Type                            | Cases, Actions or Agreements |    |    |                                    |
| Pre-Annexation Agreement        | Yes                          | No | X  | N/A                                |
| Annexation                      | Yes                          | X  | No | September 21, 1970 - Original Town |
| General Plan Amendment          | Yes                          | No | X  | N/A                                |
| Development Agreement           | Yes                          | No | X  | N/A                                |
| Rezone                          | Yes                          | No | X  | N/A                                |
| Subdivision                     | Yes                          | No | X  | N/A                                |
| Conditional Use Permit          | Yes                          | No | X  | N/A                                |
| Pre-Application Meeting         | Yes                          | X  | No | May 1, 2024 - (PA-2024-14)         |
| Enforcement Actions             | Yes                          | No | X  | N/A                                |
| Land Division Status:           | Yes                          | No | X  |                                    |
| Irrigation District:            | N/A                          |    |    |                                    |

Staff Research - Rezone Case # ZC-2024-03

Case #ZC-2024-03

August 6, 2024

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# ATTACHMENT E STAFF RESEARCH

## II. TOWN OF CHINO VALLEY GENERAL PLAN

|                                                          |                                                                        |                        |                |              |                 |  |
|----------------------------------------------------------|------------------------------------------------------------------------|------------------------|----------------|--------------|-----------------|--|
| <b>Land Use Element:</b>                                 |                                                                        |                        |                |              |                 |  |
| Land Use Designation:                                    | "CL/AR-5" -Commercial Light/ Agricultural Residential (5-Acre Minimum) |                        |                |              |                 |  |
| Is Project larger than 25 AC or 50 d.u.?                 | L.U. Policy 2.1                                                        | N/A                    | PRN Policy 2.8 | N/A          |                 |  |
| Issues:                                                  | None                                                                   |                        |                |              |                 |  |
| <b>Circulation Element:</b>                              |                                                                        |                        |                |              |                 |  |
| Road Classification                                      | State Highway                                                          | Existing Row           | Y              | Required Row | Y               |  |
| Issues:                                                  | None                                                                   |                        |                |              |                 |  |
| <b>Parks, Recreation, and Natural Resources Element:</b> |                                                                        |                        |                |              |                 |  |
| Closest Park:                                            | Community Center Park                                                  |                        |                |              |                 |  |
| Within 1 mile of the Peavine Trail?                      | N/A                                                                    |                        |                |              |                 |  |
| Flooding?                                                | FEMA Flood Plain Designation                                           | N/A                    | Town Flood Map | N/A          |                 |  |
| Issues:                                                  | No                                                                     |                        |                |              |                 |  |
| <b>Community Services and Facilities Element:</b>        |                                                                        |                        |                |              |                 |  |
| Water Source:                                            | Town                                                                   | Well                   | x              | Prescott     | Private System: |  |
| Sewer:                                                   | Town                                                                   | Septic                 | x              |              |                 |  |
| Issues:                                                  | None                                                                   |                        |                |              |                 |  |
| <b>Economic Development Element:</b>                     |                                                                        |                        |                |              |                 |  |
| SR-89 Corridor?                                          | Yes                                                                    | Enhancement: Goal ED-6 | N/A            |              |                 |  |
| Old Home Manor?                                          | No                                                                     | Goal ED-2              | N/A            |              |                 |  |
| Issues:                                                  | None                                                                   |                        |                |              |                 |  |

### NOTIFICATION

- **Legal Ad Published:** (07/09/2024)
- **(750 FEET)' Vicinity Mailing:** (06/17/2024)
- **Reviewing Agencies Noticed:** (06/18/2024)
- **Neighborhood Meeting:** (07/03/2024)
- **Hearing Dates:** (PZ on 08/06/2024) & (TC on 09/10/2024)
- **Comments Due:** (7/5/2024)

| External List (Comments)       | Response Received | Date Received | "No Comment" | Written Comments | Comments Attached |
|--------------------------------|-------------------|---------------|--------------|------------------|-------------------|
| Samantha Alvarez – APS         | X                 | 6/24/24       | X            |                  |                   |
| Richard Perez - A.D.O.T.       | X                 | 6/20/24       | X            |                  |                   |
| Ralph Baker – C.V.I.D.         | X                 | 6/20/24       | X            |                  |                   |
| Darrell Tirpak - CAFMA         | X                 | 7/1/24        | X            |                  |                   |
| Suzanne Ehrlich – YC ENV       | X                 | 6/20/24       | X            |                  |                   |
| Monica Kriner – YC Health      | X                 | 6/20/24       | X            |                  |                   |
| SparkLight Cable               |                   |               |              |                  |                   |
| LUMEN (Previously Centurylink) |                   |               |              |                  |                   |
| External List (Comments)       | Response Received | Date Received | "No Comment" | Written Comments | Comments Attached |
| Unisource Gas                  |                   |               |              |                  |                   |
| CVUSD                          |                   |               |              |                  |                   |
| United States Postal Service   |                   |               |              |                  |                   |
| Mark Holmes – Water Advisor    |                   |               |              |                  |                   |
|                                |                   |               |              |                  |                   |

# ATTACHMENT E

## STAFF RESEARCH

| <i>Town of Chino Valley Internal List<br/>(Conditions)</i>             | <b>Response<br/>Received</b> | <b>Date<br/>Received</b> | <b>"No<br/>Conditions"</b> | <b>Written<br/>Conditions</b> | <b>Comments<br/>Attached</b> |
|------------------------------------------------------------------------|------------------------------|--------------------------|----------------------------|-------------------------------|------------------------------|
| Jessica Barragan – Senior Planner – Development Services               | X                            | 7/1/24                   |                            | X                             | X                            |
| Will Dingee – Assistant Director – Development Services                |                              |                          |                            |                               |                              |
| Laurie Lineberry – Director – Development Services                     | X                            | 7/1/24                   |                            | X                             | X                            |
| Frank Marbury – Engineer/<br>Public Works Director                     |                              |                          |                            |                               |                              |
| Steve Sullivan – Assistant Engineer – Public Works                     | X                            | 6/20/24                  | X                          |                               |                              |
| Dan Trout – Chief Building Official – Development Services             | X                            | 6/20/24                  | X                          |                               |                              |
| Frank Snowney or Keith Hurtt – Code Enforcement – Development Services |                              |                          |                            |                               |                              |
| Chuck Winn – Chief of Police - Police                                  |                              |                          |                            |                               |                              |





**TOWN OF CHINO VALLEY**  
**Planning Commission Staff Report**  
**August 6th, 2024**  
**File Number ZC-2024-04**  
**Rezone**

**PROJECT DESCRIPTION**

This is a request by Augustin Baugier, on behalf of Meadowview North LLC, for a rezone of approximately 10 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single Family Residential, minimum 12,000 square feet (SF-12,000). The property is located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona. APN: 306-18-017C and 306-18-017D

**LOCATION DATA**

|       | Existing Zoning                                       | Use(s) on-site                                | General Plan Designation                    |
|-------|-------------------------------------------------------|-----------------------------------------------|---------------------------------------------|
| Site  | "AR-5" - Agricultural Residential<br>(5-Acre Minimum) | Vacant                                        | NR- Neighborhood Residential<br>(1-4 du/ac) |
| North | "SR-0.16" - Single Family<br>Residential              | Single Family Homes<br>(Chino Meadows)        | NR- Neighborhood Residential<br>(1-4 du/ac) |
| South | "SR-0.16" - Single Family<br>Residential              | Single Family Homes<br>(Chino Meadows Unit 2) | NR- Neighborhood Residential<br>(1-4 du/ac) |
| East  | "AR-5" - Agricultural Residential<br>(5-Acre Minimum) | Vacant                                        | NR- Neighborhood Residential<br>(1-4 du/ac) |
| West  | "PL" - Public Land                                    | City of Prescott Well Facility                | OSP - Open Space/Parks<br>(1 du/ac)         |

**LOCATION MAP**



**PRIOR SITE ACTIONS:**

**Land Division History**

March 2, 2002 – Land Split of Parcel # 306-18-017, resulting in sibling parcels # 306-18-017A & 306-18-017B.

July 14, 2005 – Land Split of Parcel# 306-18-017B, resulting in sibling parcels # 306-18-017C, 306-18-017D, 306-18-017E, & 306-18-017F).

**Rezone History**

May 6, 1986 – Request to Rezone Parcel # 306-18-017 from AR (Agricultural/Residential) to R-3 (High Density Single Family Residential) for the Prairie Vista subdivision was unanimously denied by Planning and Zoning Commission until a more specific development plan could be provided.

June 17, 1986 – Planning and Zoning Commission voted unanimously to approve request to Rezone Parcel # 306-18-017 from AR (Agricultural/Residential) to R-2 (Medium Density Single Family Residential).

July 19, 1986 – Town Council voted unanimously to approve rezone of Parcel # 306-18-017 from AR to R-2, subject to conditions approved by Town Council.

December 26, 1987 – Property zoning reverted to AR (Agricultural/Residential) because applicant failed to meet condition #3, “the zoning will revert to Agriculture if all subdivision requirements are not met within 18 months”.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezoning of 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, with the Conditions of Approval found in Attachment A.

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**SUGGESTED MOTION:**

Move to **APPROVE** Rezone ZC-2024-04 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

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**EFFECT OF THE APPROVAL:**

By approving this Rezone, the Planning and Zoning Commission is recommending approval to the Town Council for the rezoning of 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, subject to the staff report and information provided during this hearing.

In 1990, the Chino Valley Town Council enacted Ordinance 147, which adopted a revised Chino Valley Town Code. As a result of this ordinance, parcels #306-18-017C & #306-18-017D changed from the AR Zoning District to the existing AR-5 (Agricultural Residential 5-Acre Minimum) Zoning District.

On March 2, 2002, parcel # 306-18-017 was split into sibling parcels # 306-18-017A & 306-18-017B. On July 14, 2005, parcel # 306-18-017B, resulting in sibling parcels # 306-18-017C, 306-18-017D, 306-18-017E, & 306-18-017F).

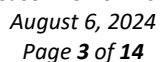
On December 13, 2022, the Planning and Zoning Commission heard case ZC-2022-05 requesting rezone from AR-5 to SF-12,000 with a concept plan consisting of 25- lots and forwarded a favorable recommendation of approval with a unanimous 7-0 vote.

On January 10, 2023, the Town Council heard case ZC-2022-05 rezone request for rezone from AR-5 to SF-12,000 with a concept plan consisting of 25-lots and the motion failed with a 3-4 vote.

The applicant is requesting a rezone from Agricultural Residential 5-Acre Minimum (AR-5) to Single Family Residential 12,000 square foot minimum (SF-12,000). The applicant intends to construct a 23-lot subdivision of manufactured homes with attached site-built garages, multi-use paths at the north and south of community access points and vehicular thru access via Merrit. The community is named Meadowview North which will offer water efficient landscape and irrigation practices. The project is proposed to be completed in one phase, including multi-use paths, curb, gutters, sidewalks, pavement improvements along Merrit Lane, 2-detention basins, and shall be served by Town of Chino Valley water and sewer infrastructure.

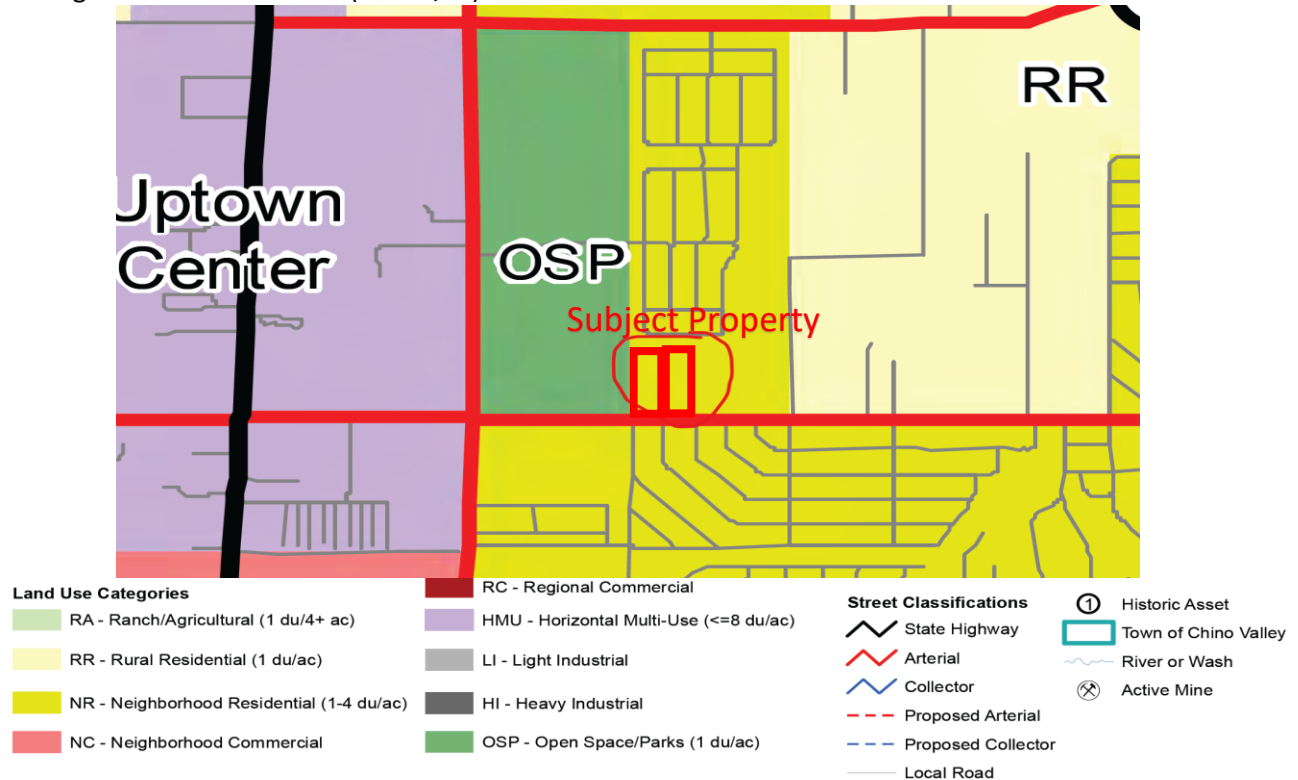
Directly south of this project is a strip of land 25 feet wide and approximately 1000 feet long with a parcel number of 306-18-017F. In 2002 an easement was granted over this thin parcel to the Town of Chino Valley for the future dedication of (East) Road 2 North. At the time of the dedication, the Town of Chino Valley did not have the funds to pay for the dedication, therefore it was granted only as an easement to Chino Valley with the Grantor retaining ownership of the land. Because of this, the Town of Chino Valley sees no issue with the project accessing Road 2 North through parcel 306-18-017F. The conceptual plan meets the intent of the rezone request and shall further undergo the preliminary plat and final plat process which will consist of a similar timeline as the current rezone request.

Section 3.11B of the Unified Development Ordinance lists “One (1) single-family dwelling” as permitted use within the SF-12,000 Single Family Residential zoning district. The resulting rezone will allow for larger parcels at minimum 12,000 square feet, than those adjacent to the North (Chino Meadows) and South (Chino Meadows Unit 2), which are zoned Single Family Residential 0.16-Acre Minimum 7,000 square feet (SR-0.16).



## General Plan

The zoning request of SF-12,000 Single Family Residential zoning district will bring this property into conformance with the Towns recently adopted Make it Chino 2040 General Plan's land use designation of Neighborhood Residential (1-4 du/ac).



|                                      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |
|--------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Neighborhood Residential (NR)</b> | 4 du/acre | This category applies to areas that are the primary "small-town" residential neighborhoods in Chino Valley. Properties are connected to community water and sewer systems and are located close to parks, recreation facilities, schools, and commercial and employment land uses. Streets in these areas may include sidewalks, curbs, and gutters. All lots shall be greater than 12,000 square feet. Detached single-family homes and customary accessory structures and uses are prevalent in this category. Manufactured homes are also allowed within amenitized manufactured home subdivisions and parks. | SR-24,000<br>SF-12,000<br>MHP-4<br>PL |
|--------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|

Conceptual 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:** July 23, 2023

|   |                                                                                                               |
|---|---------------------------------------------------------------------------------------------------------------|
| X | Applicant agreed with all of the conditions of approval on (July 24, 2024)                                    |
|   | Applicant did not agree with the following conditions of approval: ()                                         |
|   | 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 | External Agency Comments | Neighborhood Meeting Comments | Site Plan & Exhibits | Staff Research | Applicants Narrative |

**PREPARED BY:**

**DATE:**

JESSICA BARRAGAN, SENIOR PLANNER  
([JBARRAGAN@CHINOAZ.NET](mailto:JBARRAGAN@CHINOAZ.NET))  
928 636-3446

JULY 23, 2023

**APPROVED BY:**

WILL DINGEE  
ASSISTANT DIRECTOR DEVELOPMENT SERVICES

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, 928 636-4427- x1217**

1. The conditions listed below are in addition to any Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate "Waiver of Claims" document.

**Public Works/Engineering: Steve Sullivan, Assistant Town Engineer, (928) 636-7140 - x1308**

3. The developer shall connect the subdivision to the Town's public water system per Town Code of Ordinances §51.075. The developer shall construct a new minimum 12" water main between North Road 1 East and the eastern property line of 306-18-017D.
4. The developer shall connect the subdivision to the Town's public wastewater system per Town Code of Ordinances §51.155. The Town has an existing 12" sewer main in East Road 2 North.
5. Legal access to Road 2 North will be provided by that certain easement for the dedication of Road 2 North recorded on January 30, 2002, at Book 3897, Page 423, Records or Yavapai County, Arizona, Yavapai County Recorder's No. 3426062 (the "Road 2 North Easement"). To the fullest extent permitted by law, the owner agrees to indemnify and hold harmless the Town and each council member, officer, employee or agent thereof (the Town and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon owner's access to Road 2 North via the Road 2 North Easement or any improvements constructed in the easement by the owner.
6. The developer shall dedicate right-of-way per UDO § 5.3.2 as follows:
  - a. East Road 2 North: 30' north of the southern line of section 14 equating to a total East Road 2 North right-of-way of 80'.
  - b. East Road 2 North and the Subdivision's Front Entrance: At street intersections, property line corners shall be rounded by circular arc having a minimum chamfer length of thirty-five (35) feet for collector and arterial streets.
  - c. Merritt Lane: The northern 25' of the subdivision equating to a total Merritt Lane right-of-way of 50'.

ATTACHMENT A  
CONDITIONS OF APPROVAL

- d. Merritt Lane and the Subdivision's Rear Entrance: At street intersections, property line corners shall be rounded by circular arc having a minimum chamfer length of twenty-five (25) feet for local streets.
  - e. Internal Streets: Minimum right-of-way width is 50'. At street intersections, property line corners shall be rounded by circular arc having a minimum chamfer length of twenty-five (25) feet for local streets.
7. The developer shall construct the half-width improvements on East Road 2 North along the subdivision's frontage per the Town's Urban and Rural Roadways map as follows:
- The improvements shall include, at a minimum, a 10' concrete multi-use path, required landscaping, 6" concrete curb and gutter, and asphalt road half-width improvements to include a 12' thru lane and half of a 14' two-way left turn lane.
8. The developer shall construct the following onsite improvements per UDO § 5.3.2:
- Internal Streets: Per Urban Local Road standards that includes 24' asphalt minimum roadway width without on street parking, rolled concrete curb and 5' minimum concrete sidewalk on one side.
9. The developer shall align the proposed Meadowview Ct with the existing Tumbleweed Dr to the south.
10. The developer shall construct a full width, minimum 2" asphalt overlay on Merritt Lan between the northerly EC/BC of Bucky Oneil Dr and the eastern property line of 306-18-017D.
11. Town Code of Ordinance § 150.081 Except as exempted in § 150.082, all existing and new utility and telephone lines, electric utility distribution lines, cable television lines and all other communication and utility lines adjacent to or within new residential, commercial or industrial subdivisions or other areas to be developed within the town shall be installed underground at the time of development of the property as part of the required off-site and on-site improvements. The developer of the property shall be responsible for the costs of the underground construction in accordance with the underground policy of the serving utility.

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

FIRE DEPARTMENT COMMENTS:

**FIRE 1:** Residential fire sprinkler system required for new buildings 5,000 square feet or larger.

**FIRE 2:** Ensure address identification letters are in Arabic font and a minimum of 6 inches high with a minimum stroke width of .5 inch. The numbers shall contrast with their background. Ensure unit/spaces are clearly identified with designators. 2018 IFC Section 505.1 (CAFMA local amendments)

**FIRE 3:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided. This requirement shall be met by fire hydrants, fire sprinkler system or water tanks

where municipal water supply is not available. 2018 IFC Chapter 5, Appendix B, C and D

**FIRE 4:** Street widths shall be a minimum of 20 feet wide with and 13 foot 6 inches of height clearance. 2018 IFC Section 503.2.1

**FIRE 5:** Ensure fire apparatus access roads are capable of supporting a minimum weight of 75,000 pounds and are made of an all-weather surface. 2018 IFC Appendix D

**FIRE 6:** If a residential fire sprinkler system is required then deferred plans to be submitted to CAFMA.

**FIRE 7:** Fire apparatus access roads shall have an unobstructed vertical clearance of 13' 6". 2018 IFC 503.2.1

**FIRE 8:** Provide signage indicating "No Parking Fire Lane" for designated fire lanes on site. 2018 IFC Section 503.3

**FIRE 9:** Note, subdivision with over 30 units required to have 2 means of egress/ingress. 2018 IFC Appendix D

**FIRE 10:** Deferred submittal to CAFMA required for fire hydrants.

WATER ADVISOR:

1. A certificate of assured water supply (CAWS) is not needed for a rezone, however, a CAWS will be required at the time of final plat consideration and approval. The process for a CAWS is administered by the Arizona Department of Water Resources. Should the rezone be approved the following items will or may be required.

a. If extinguishment credits are needed for the CAWS the Town has such credits for sale pending an approval by the Town Council. The price per Town ordinance for each AF of assured water supply credit (block of 100 AF of extinguishment credits) may be purchase for \$25,000 per AF. The Town would create a purchase agreement for this activity.

b. The landowner to the east is also considering a high-density subdivision of which you may find common interest in collaborating for the extension of water and sewer infrastructure to your projects.

c. A development agreement may be necessary for certain aspects of the development if the developer invests in offsite infrastructure improvements that is requested and approved for reimbursement activities.

d. All reclaimed water (Sewage influent) generated from this development will be owned by the Town and should the developer desire to purchase any of these reclaimed water credits the Town Council would need to approve the sale and use and these per AF costs per Town ordinance is \$25,000 per AF for each assured water supply credit

**ATTACHMENT C**  
**NEIGHBORHOOD MEETING COMMENTS**

**DATE MEETING HELD:** JULY 3RD, 2024

**LOCATION:** ON SITE

**ATTENDEES:**

AGENT/DEVELOPER: AUGUSTINE BAUGIER AND JON ROCHA

TOWN STAFF: JESSICA BARRAGAN, SENIOR PLANNER

NEIGHBORS IN ATTENDANCE (TWO IN ATTENDANCE)

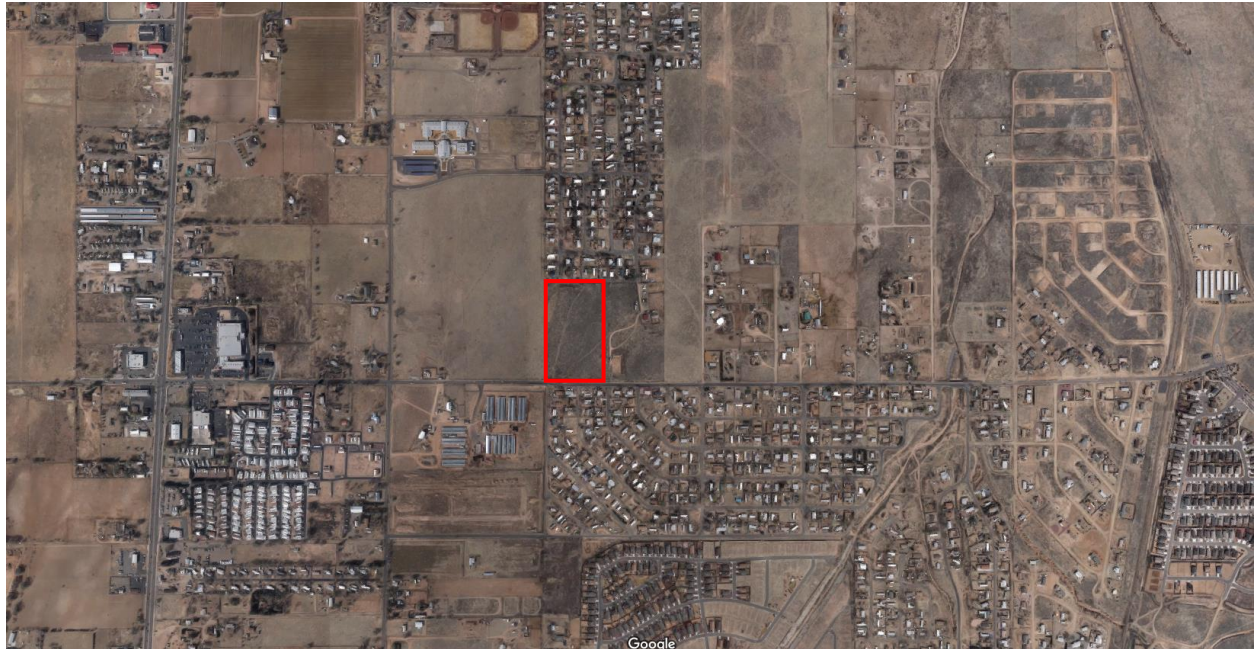
**SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:**

- NEIGHBORS WANTED TO INSURE THAT ONGOING COMMUNITY HOA MAINTENANCE WOULD OCCUR IN COMMON AREAS.
- CONCERNS WERE VOICED OVER THE POTENTIAL BANNING OF THEIR CHICKEN AT LOTS NEAR DETENTION BASINS.
- CONCERNS ABOUT THE SAFETY OF CHILDREN CROSSING OVER THE BASINS FROM SURROUNDING NEIGHBORHOOD.
- BOTH NEIGHBORS SUPPORTED THE REZONE AND EXPRESSED CONCERNS OVER THE POTENTIAL BARRIERS NEEDED TO KEEP CHILDREN AWAY FROM PLAYING IN THE GUTTER WATERS WHEN THERE'S POTENTIAL RAINS.

ATTACHMENT D  
SITE PLAN AND EXHIBITS

APN# 306-18-017C & 306-18-017D

ADDRESS: E ROAD 2 NORTH (BETWEEN PEPPERTREE PLACE AND JAMES DRIVE – NO ADDRESS ASSIGNED).



# ATTACHMENT E

## STAFF RESEARCH



### STAFF RESEARCH –MEADOWVIEW NORTH ZONE CHANGE

**CASE #: ZC-2024-04**

**CASE PLANNER: JESSICA BARRAGAN**

**PROJECT NARRATIVE:** This is a request by Augustin Baugier, on behalf of Meadowview North LLC, for a rezone of approximately 10 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single Family Residential, minimum 12,000 square feet (SF-12,000). The property is located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona. APN: 306-18-017C and 306-18-017D

### I. PROJECT DATA

|                                              |                                                           |                                            |    |                                                                                                   |                                                  |
|----------------------------------------------|-----------------------------------------------------------|--------------------------------------------|----|---------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Project Location:                            | E Road 2 North – Between Peppertree Place and James Drive |                                            |    |                                                                                                   |                                                  |
| Parcel Number(s):                            | 306-18-017C & 306-18-017D                                 |                                            |    |                                                                                                   |                                                  |
| Parcel Size(s):                              | 435,600 sf                                                |                                            |    |                                                                                                   |                                                  |
| Total Acreage:                               | 10                                                        |                                            |    |                                                                                                   |                                                  |
| Proposed Dwelling Units:                     | 23 (23-units/10-acres = 2.3 units/acre).                  |                                            |    |                                                                                                   |                                                  |
| Address:                                     | E Road 2 North                                            |                                            |    |                                                                                                   |                                                  |
| Applicant:                                   | Meadowview North                                          |                                            |    |                                                                                                   |                                                  |
| Applicant's Agent:                           | Augustine Baugier                                         |                                            |    |                                                                                                   |                                                  |
| Conforms to G.P. Land Use Conformity Matrix: | Yes                                                       |                                            | No | X                                                                                                 | Rezoning for conformity                          |
| Zoning Overlay                               | PAD                                                       | N/A                                        |    |                                                                                                   |                                                  |
| Within ½ Mile of SR89?                       | Yes                                                       |                                            | No | X                                                                                                 | If yes, Property is restricted – site-built only |
|                                              | <b>Existing Zoning</b>                                    | <b>Use(s) on-site</b>                      |    |                                                                                                   | <b>General Plan Designation</b>                  |
| <b>Site</b>                                  | "AR-5" - Agricultural Residential (5-Acre Minimum)        | Vacant                                     |    |                                                                                                   | NR– Neighborhood Residential (1-4 du/ac)         |
| <b>North</b>                                 | "SR-0.16" – Single Family Residential                     | Single Family Homes (Chino Meadows)        |    |                                                                                                   | NR– Neighborhood Residential (1-4 du/ac)         |
| <b>South</b>                                 | "SR-0.16" – Single Family Residential                     | Single Family Homes (Chino Meadows Unit 2) |    |                                                                                                   | NR– Neighborhood Residential (1-4 du/ac)         |
| <b>East</b>                                  | "AR-5" - Agricultural Residential (5-Acre Minimum)        | Single Family Home                         |    |                                                                                                   | NR– Neighborhood Residential (1-4 du/ac)         |
| <b>West</b>                                  | "PL" – Public Land                                        | City of Prescott Well Facility             |    |                                                                                                   | OSP – Open Space/Parks (1 du/ac)                 |
| Prior Cases or Related Actions:              |                                                           | PA-2024-10, ZC-2022-05                     |    |                                                                                                   |                                                  |
| <u>Type</u>                                  |                                                           |                                            |    | <u>Cases, Actions or Agreements</u>                                                               |                                                  |
| Pre-Annexation Agreement                     | Yes                                                       | No                                         | X  | N/A                                                                                               |                                                  |
| Annexation                                   | Yes                                                       | X                                          | No | September 21, 1970 - Original Town                                                                |                                                  |
| General Plan Amendment                       | Yes                                                       | No                                         | X  | N/A                                                                                               |                                                  |
| Development Agreement                        | Yes                                                       | No                                         | X  | N/A                                                                                               |                                                  |
| Rezone                                       | Yes                                                       | X                                          | No | April 15, 1986 – Request to Rezone Parcel # 306-18-017 from AR to R-3 for a subdivision. (Denied) |                                                  |

## ATTACHMENT E STAFF RESEARCH

|                         |     |    |    |                                                                                                                                                                                                                                       |
|-------------------------|-----|----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         |     |    |    | June 17, 1986 – Request to Rezone Parcel # 306-18-017 from AR to R-2. (Approved by P&Z and Town Council)<br>December 26, 1987 - Reversion to AR.                                                                                      |
| Subdivision             | Yes | No | X  | N/A                                                                                                                                                                                                                                   |
| Conditional Use Permit  | Yes | No | X  | N/A                                                                                                                                                                                                                                   |
| Pre-Application Meeting | Yes | X  | No | April 10, 2024 - (PA-2024-10)                                                                                                                                                                                                         |
| Enforcement Actions     | Yes | X  | No | July 14, 1998 - Weeds<br>June 10, 2009 - Weeds                                                                                                                                                                                        |
| Land Division Status:   | Yes | X  | No | March 2, 2002 - Land Split from Parcel # 306-18-017. (Sibling Parcels # 306-18-017A & 306-18-017B)<br>July 14, 2005 - Land Split from Parcel # 306-18-017B. (Sibling Parcels # 306-18-017C, 306-18-017D, 306-18-017E, & 306-18-017F). |
| Irrigation District:    | N/A |    |    |                                                                                                                                                                                                                                       |

### II. TOWN OF CHINO VALLEY GENERAL PLAN

|                                                          |                              |                                                    |                |                |     |                          |
|----------------------------------------------------------|------------------------------|----------------------------------------------------|----------------|----------------|-----|--------------------------|
| <b>Land Use Element:</b>                                 |                              |                                                    |                |                |     |                          |
| Land Use Designation:                                    |                              | "AR-5" - Agricultural Residential (5-Acre Minimum) |                |                |     |                          |
| Is Project larger than 25 AC or 50 d.u.?                 |                              | L.U. Policy 2.1                                    | N/A            | PRN Policy 2.8 | N/A |                          |
| Issues:                                                  |                              | None                                               |                |                |     |                          |
| <b>Circulation Element:</b>                              |                              |                                                    |                |                |     |                          |
| Road Classification                                      |                              | Arterial                                           |                | Existing Row   | N   | Required Row Y           |
| Issues:                                                  |                              | None                                               |                |                |     |                          |
| <b>Parks, Recreation, and Natural Resources Element:</b> |                              |                                                    |                |                |     |                          |
| Closest Park:                                            |                              | Community Center Park                              |                |                |     |                          |
| Within 1 mile of the Peavine Trail?                      |                              | N/A                                                |                |                |     |                          |
| Flooding?                                                | FEMA Flood Plain Designation | N/A                                                | Town Flood Map | N/A            |     |                          |
| Issues:                                                  |                              | No                                                 |                |                |     |                          |
| <b>Community Services and Facilities Element:</b>        |                              |                                                    |                |                |     |                          |
| Water Source:                                            |                              | Town                                               | x              | Well           |     | Prescott Private System: |
| Sewer:                                                   |                              | Town                                               | x              | Septic         |     |                          |
| Issues:                                                  |                              | None                                               |                |                |     |                          |
| <b>Economic Development Element:</b>                     |                              |                                                    |                |                |     |                          |
| SR-89 Corridor?                                          |                              | No                                                 | Enhancement:   | Goal ED-6      | N/A |                          |
| Old Home Manor?                                          |                              | No                                                 | Goal ED-2      | N/A            |     |                          |
| Issues:                                                  |                              | None                                               |                |                |     |                          |

#### NOTIFICATION

- |                                                                                                                                                                                                                     |                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• <b>Legal Ad Published:</b> (07/09/2024)</li> <li>• <b>(300 FEET)' Vicinity Mailing:</b> (06/17/2024)</li> <li>• <b>Reviewing Agencies Noticed:</b> (06/18/2024)</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Neighborhood Meeting:</b> (07/03/2024)</li> <li>• <b>Hearing Dates:</b> (PZ on 08/06/2024) &amp; (TC on 09/10/2024)</li> <li>• <b>Comments Due:</b> (7/4/2024)</li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ATTACHMENT E  
STAFF RESEARCH

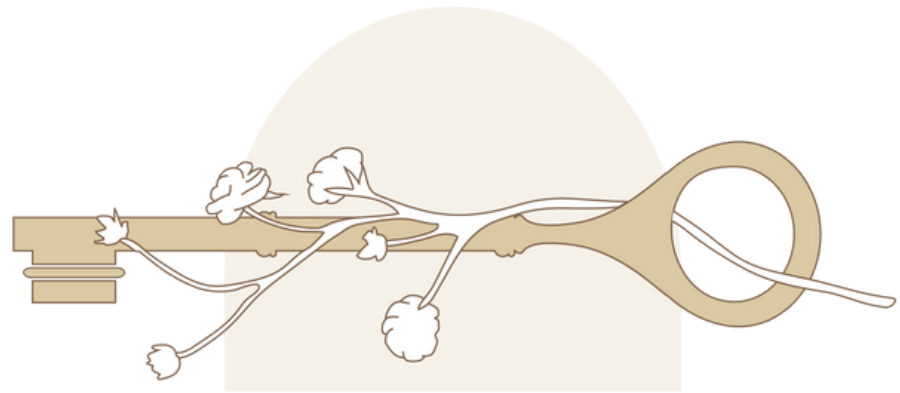
| <b>External List (Comments)</b>                                        | <b>Response Received</b> | <b>Date Received</b> | <b>"No Comment"</b>    | <b>Written Comments</b>   | <b>Comments Attached</b> |
|------------------------------------------------------------------------|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Samantha Alvarez – APS                                                 | X                        | 7/1/24               | X                      |                           |                          |
| Richard Perez - A.D.O.T.                                               | X                        | 7/1/24               | X                      |                           |                          |
| Ralph Baker – C.V.I.D.                                                 |                          |                      |                        |                           |                          |
| Darrell Tirpak - CAFMA                                                 | X                        | 7/1/24               |                        | X                         | X                        |
| Suzanne Ehrlich – YC ENV                                               |                          |                      |                        |                           |                          |
| Monica Kriner – YC Health                                              |                          |                      |                        |                           |                          |
| SparkLight Cable                                                       |                          |                      |                        |                           |                          |
| LUMEN (Previously Centurylink)                                         |                          |                      |                        |                           |                          |
| <b>External List (Comments)</b>                                        | <b>Response Received</b> | <b>Date Received</b> | <b>"No Comment"</b>    | <b>Written Comments</b>   | <b>Comments Attached</b> |
| Unisource Gas                                                          |                          |                      |                        |                           |                          |
| CVUSD                                                                  |                          |                      |                        |                           |                          |
| United States Postal Service                                           |                          |                      |                        |                           |                          |
| Mark Holmes – Water Advisor                                            | X                        | 6/26/24              |                        | X                         | X                        |
|                                                                        |                          |                      |                        |                           |                          |
| <b>Town of Chino Valley Internal List (Conditions)</b>                 | <b>Response Received</b> | <b>Date Received</b> | <b>"No Conditions"</b> | <b>Written Conditions</b> | <b>Comments Attached</b> |
| Jessica Barragan – Senior Planner – Development Services               | X                        | 7/8/24               |                        | X                         | X                        |
| Will Dingee – Assistant Director – Development Services                |                          |                      |                        |                           |                          |
| Laurie Lineberry – Director – Development Services                     | X                        | 7/8/24               |                        | X                         | X                        |
| Frank Marbury – Engineer/ Public Works Director                        |                          |                      |                        |                           |                          |
| Steve Sullivan – Assistant Engineer – Public Works                     | X                        | 7/8/24               |                        | X                         | X                        |
| Dan Trout – Chief Building Official – Development Services             |                          |                      |                        |                           |                          |
| Frank Snowney or Keith Hurtt – Code Enforcement – Development Services |                          |                      |                        |                           |                          |
| Chuck Winn – Chief of Police - Police                                  |                          |                      |                        |                           |                          |

ATTACHMENT F  
APPLICANTS NARRATIVE

APPLICANTS NARRATIVE PACKET ATTACHED.



SOUTHWEST  
*Homes*



MEADOWVIEW  
NORTH



## PROJECT OVERVIEW

Southwest Homes LLC (the “Developer”) seeks to develop approximately ten (10) acres of land, composed of two (2) contiguous parcels, located on the northeast corner of E Road 2 North and Peppertree Place, approximately half (1/2) of a mile east of the intersection of State Route 89 and Road 2 North (the “Property”). The Property is currently zoned AR-5. The Developer desires to rezone the Property to include an SF-12000 (Single Family Residential – 12,000 minimum square foot lots) district. A re-zone would allow for the development of 23 for-sale homes.

# EXTERIORS



# INTERIORS



# VISION

## **Community Need + Impact**

Chino Valley, like many growing communities, faces a significant challenge in meeting the housing needs of its residents. Quality affordable housing is not just a requirement but a foundation for community stability and growth. By rezoning this land, we will directly address this critical shortage, allowing for the development of cost-effective, sustainable housing that remains within the financial reach of more citizens.

## **Sustainable Development**

In our sustainable development approach, we're dedicated to responsible water management practices. This includes implementing low irrigation landscaping and installing fixtures in homes that minimize water usage. By integrating these strategies, we're not only reducing water consumption but also contributing to the overall sustainability of the community. This commitment aligns with our goal of creating environmentally conscious housing developments that prioritize resource conservation and long-term environmental health.

## **Economic Benefits**

Investing in more attainable housing options stimulates local economies. It creates jobs, both during and after construction, and increases local spending. Additionally, more attainable housing can lead to greater economic diversity and vitality, attracting a broader range of talents and skills to the area, which is vital for long-term economic resilience.

## **Supporting Local Infrastructure and Services**

Our project will be designed to complement existing infrastructure, minimizing any need for substantial new investments from the town. We are committed to working closely with the Town of Chino Valley to ensure that the development supports and enhances current traffic flows, utility networks, and community services.

## **Community Support and Collaboration**

We have engaged with local stakeholders and community members to gather input and support for this proposal. The feedback has been overwhelmingly positive, with many residents expressing a need for more attainable housing options. We are committed to maintaining this open dialogue to ensure the project aligns with the community's needs and expectations.

# VISION

## General Plan Conformance

The General Plan for 2040 Chino Valley, ratified in November 2023, designates this area as "Neighborhood Residential.". The General Plan 2040 defines Neighborhood Residential as "areas that are primary 'small town' residential neighborhoods in Chino Valley. Properties are connected to Community Water and sewer systems and are located close to parks, recreation facilities, schools, and commercial and employment land uses. Streets in these areas may include sidewalks, curbs, and gutters. All lots shall be greater than 12,000 square feet. Detached single family homes and customary accessory structures and uses are prevalent in this category." By adhering to these parameters, our proposed land use is not only in conformity with the General Plan but also advances Chino Valley towards its long-term goals.

We believe that rezoning this land for Single Family Residential use is not only in alignment with the community's needs but also an opportunity for Chino Valley to lead the way in creating affordable and sustainable living options. This initiative will serve as a model for responsible community development that can inspire similar efforts throughout the region.

Based on the guiding principles outlined within each element of the General Plan, the requested project conformance is contingent upon the applicant's reasonable justification of meeting and/or exceeding the intent of the General Plan. See conditions identified, but not limited to, below:

1. Policy LU-11.1 Encourage new developments to incorporate natural open space into development plans –show this on the plan. Review and Approval of Landscape plan required at Preliminary Plat approval.
2. Policy LU-11.3 Employ best practices for developing in conformance with natural site topography to avoid significant alterations of the landscape and to limit grading impacts, especially along Granite Creek and known floodplains. – Show on plan how natural features are being used in overall design. This can also be more reflective in your landscape and irrigation plan.

# VISION

3. Policy LU-13.1 Improve community health and the appearance of existing neighborhoods by proactively enforcing compliance with the property maintenance and nuisance codes. – -- This can be considered under the proposed list CC&R's.
4. Policy LU-13.3 Educate the community on the benefits of property maintenance and enhancement, as well as the property assistance programs available to them. --- This can also be covered under the proposed CC&R's.
5. Policy LU-13.5 Evaluate and prioritize right-of-way acquisition for the development of sidewalks or multi-use paths for existing neighborhoods to ensure safe pedestrian travel. – -- Plan should incorporate soft-trails and open spaces creating communal connectivity. – show concept on plan or conceptual landscaping. – This will be further assessed in your landscape and irrigation plan review.
6. Policy C-2.1 Improve accessibility by updating public right-of-way development requirements to include sidewalks, bicycle lanes, and soft paths on multi-use areas along new collector and arterial roads that enhance public safety, comply with ADA standards, and expand the ability of the streets to support additional businesses.
7. Policy C-2.2 Create a Pedestrian Safety Plan to provide sidewalks or multi-use trails and paths throughout the community. – This will be further assessed in your landscape and irrigation plan review.
8. Policy C-2.3 Establish a sidewalk development program to address current gaps in the system of sidewalks connecting neighborhoods and activity areas, particularly along arterial roads. – Show internal and external connectivity plan. -- This will be further assessed in your landscape and irrigation plan review.
9. Policy C-2.4 Prioritize roads and access for sidewalks or pathways between schools and neighborhoods to integrate Safe Routes to School initiatives for student safety.
10. Policy PRN-2.2 Partner with private landowners to acquire land for future neighborhood and community parks through land dedications in conjunction with the rezoning and development review process.

# VISION

11. Policy PRN-2.4 Explore opportunities to develop linear parks and trails through neighborhoods and along drainage channels. \*\*

12. Policy PRN-2.5 Provide for the enhancement and maintenance of parks, trails, and open space through public-public and public-private partnerships, volunteer programs, and other agencies or entities as appropriate.

13. Policy PRN-2.7 Coordinate and partner with the Chino Valley Irrigation District to assess the feasibility of utilizing Irrigation District easements to develop pedestrian and equestrian trails.

14. Policy PRN-2.8 Require new subdivision developments of fifty (50) or more residential lots to provide, develop- and maintain, active, amenities park space accessible by residents. The size, configuration, and location of the park space should be adequate to serve all homes that are part of the project.

15. Policy PRN-3.4 Identify, preserve, and manage a connected open space system that provides natural areas with access for residents and visitors.

16. Policy PRN-4.1 Prioritize open space preservation in new developments.

17. Policy PRN-4.5 Consider impacts to known wildlife habitats during development application review. Show and or elaborate on any mitigation measures which reduce negative impacts to sensitive habitat areas, if such are founded on this site. Staff will assess existing geographical conditions for potential preservation opportunities.

18. Policy PRN-6.1 Encourage the implementation of alternative water conservation methods, including stormwater collection systems such as green infrastructure and Low Impact Development principles. – Address or show the types of systems used.. This will be further assessed in your landscape and irrigation plan review.

# VISION

19. Policy PRN-7.1 Balance development and growth with the town's resource capacity. Consider the social, economic, and environmental impacts of development and growth on the town's existing and future resource capacity.

20. Policy PRN-7.2 Review development proposals to ensure that they will not result in potential adverse impacts to the Town's water resources portfolio or to the physically available water supplies within the aquifer.

21. Policy PRN-7.5 Required drought-tolerant landscaping in new development. Require the use of xeriscape landscaping and plants with low water needs in appropriate areas of the town.

22. Policy CSF-2.2 Ensure that infrastructure extensions and expanded public services needed to support new development are mutually beneficial for the Town and the developer.

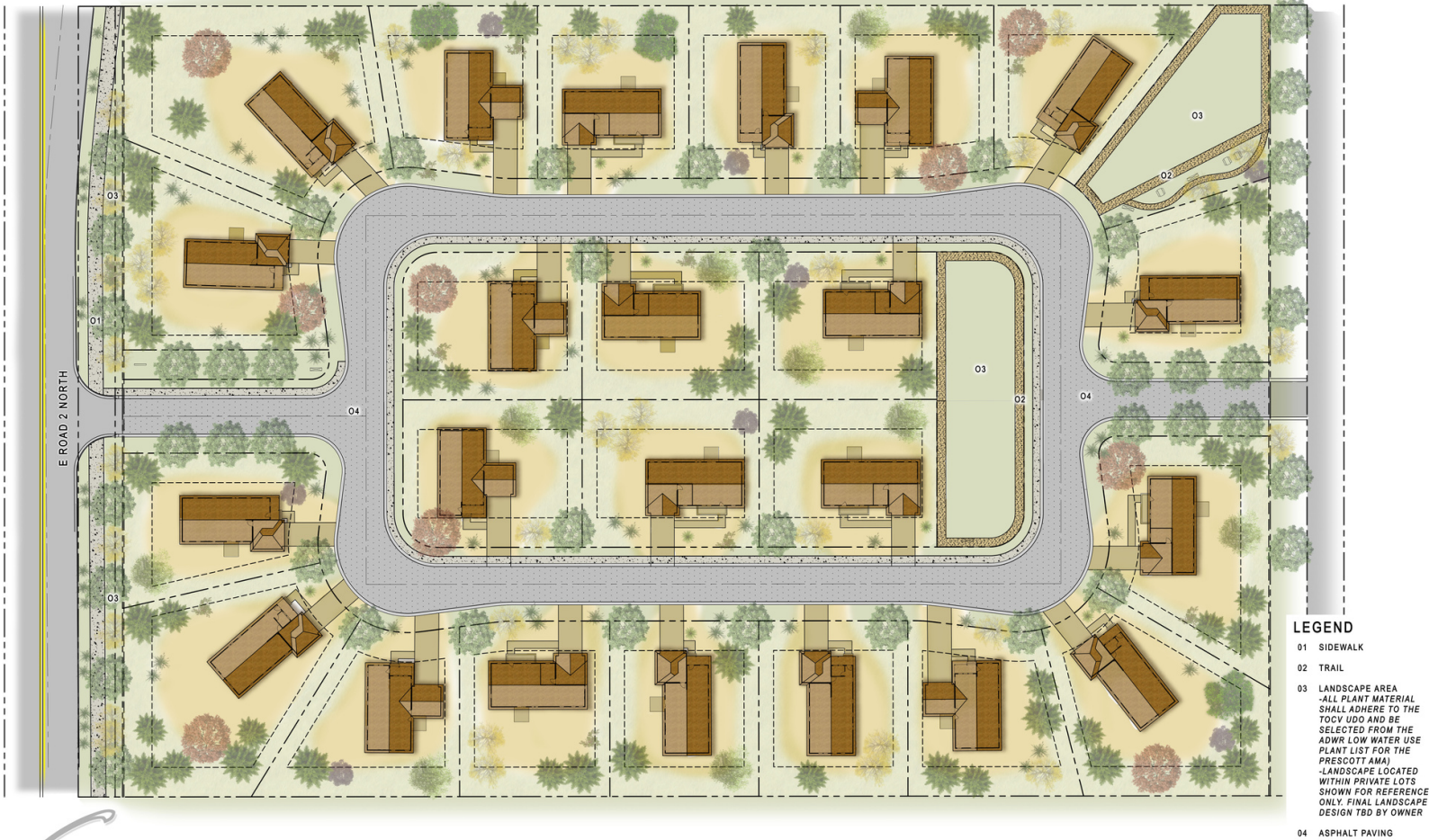
23. Policy CSF-2.3 Evaluate and update development standards to align required dedications and exactions with municipal facility, infrastructure, park, and transportation plans.

24. Policy CSF-4.5 Require new development to not exceed the capacity of existing infrastructure and develop the infrastructure necessary to meet the towns level of service requirements.

25. Policy CSF-8.5 Require new development to be responsible for the installation of any infrastructure extensions, beyond what the Town is required to cover.



CONCEPTUAL SITE PLAN AND BUILDING ELEVATION



Celia A. van der Molen  
LANDSCAPE ARCHITECT | 928.277.7336  
INFO@SKETCH-LA.COM

MEADOW VIEW NORTH

E ROAD 2 NORTH CHINO VALLEY, AZ

SOUTHWEST HOMES



## CONCEPTUAL SITE PLAN AND BUILDING ELEVATION



## RELATIONSHIP TO SURROUNDING PROPERTIES

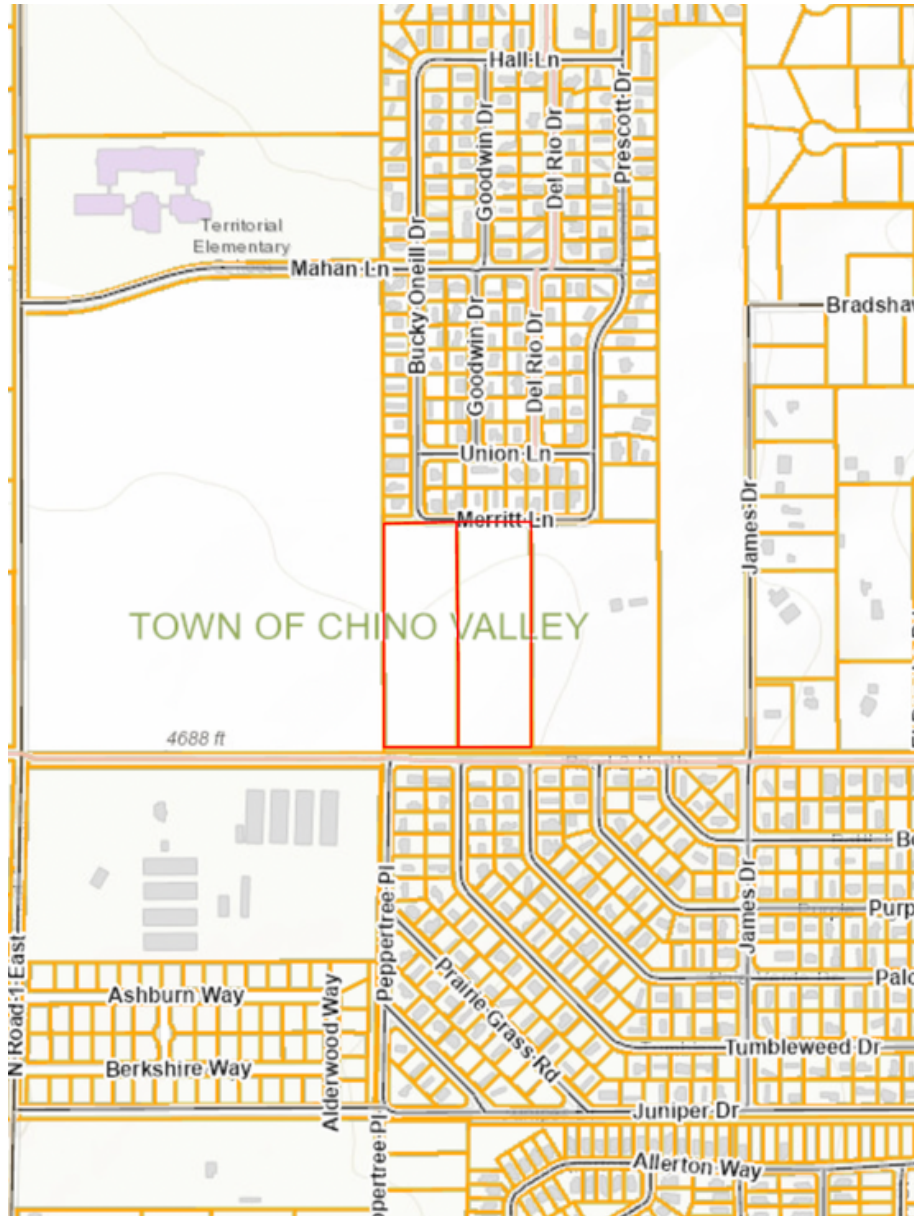
Table 1: Relationship to Surrounding Properties lists the neighboring communities or landowners, as well as the uses, zoning and jurisdiction. Figure 1 – Surrounding Properties highlights the Property and Figure 2 – Existing Zoning illustrates the existing zoning of the Property and surrounding properties.

**TABLE 1: RELATIONSHIP TO SURROUNDING PROPERTIES**

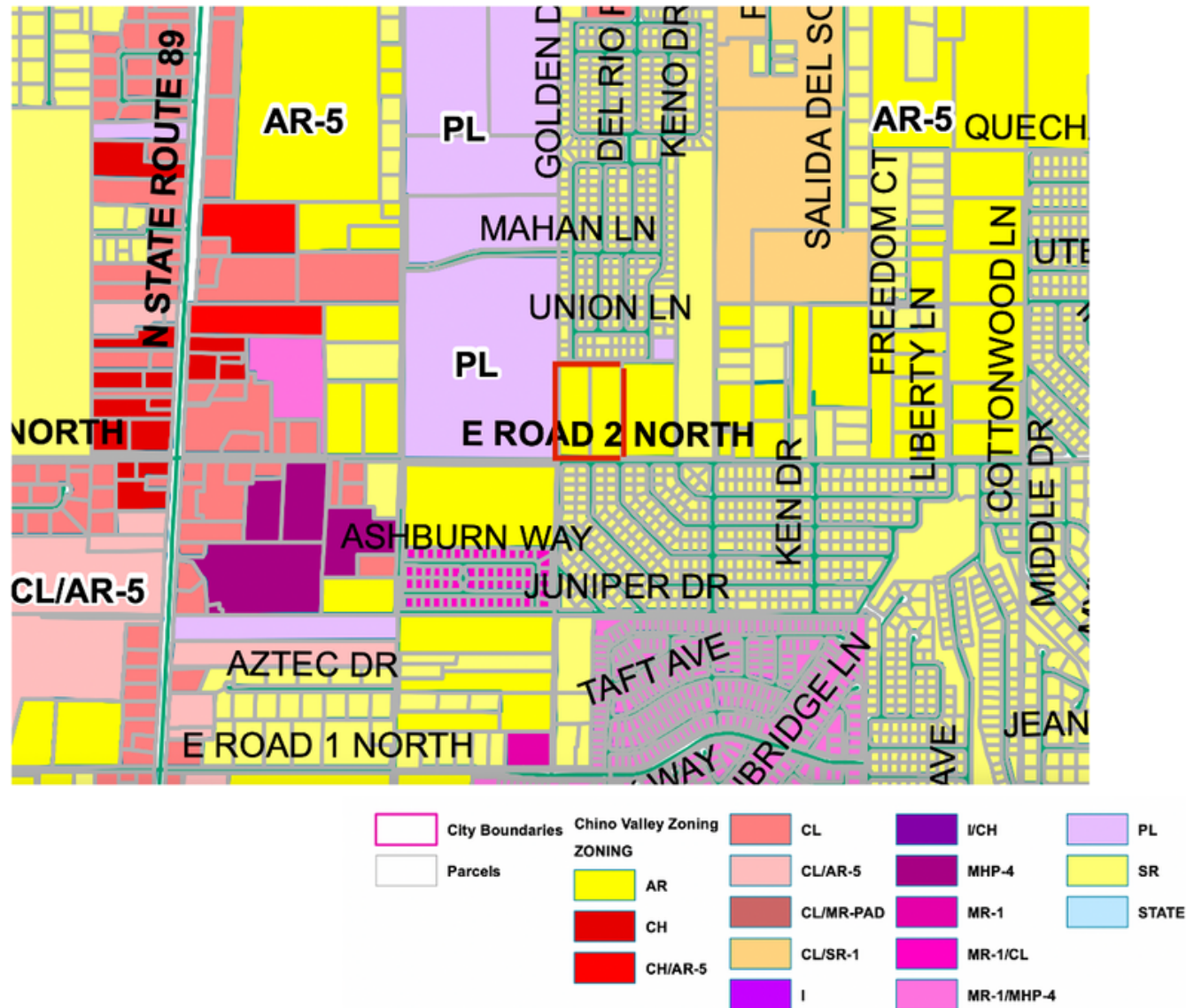
|       |                                                                                                                                                             |                                                                                                                                                           |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| North | Flannery Rachel<br>Mulkey Matthew &<br>Tiffaney RS<br>Millan Custodio Millan<br>&<br>Ayala Efigenia<br>Estrada (Rs)<br>Little Jeffrey Todd &<br>Karrie L JT | SR-0.16 (Chino Meadows Subdivision)<br>Chino Meadows is an existing manufactured home “Fee Simple” residential subdivision.                               |
| East  | Right Homes LLC                                                                                                                                             | AR-5 (Ranch/Agricultural)<br>Right Homes LLC has approached and met with Town Staff with intent to develop property for a manufactured homes subdivision. |
| South | Mullen Bonnie<br>Ledford Gail<br>Marsh Lucinda J<br>Living Trust                                                                                            | SR-0.16 (Chino Meadows Unit 2 Subdivision)<br>Chino Meadows Unit 2 is an existing manufactured home “Fee Simple” residential subdivision.                 |
| West  | City of Prescott                                                                                                                                            | PL (Public Land)<br>Active water well & pump station.                                                                                                     |

**FIGURE 1 – SURROUNDING PROPERTIES**

**FIGURE 1- SURROUNDING PROPERTIES**



## FIGURE 2- EXISTING ZONING



## **Circulation**

The proposed project is seeking to develop a 23 lot subdivision on APNs 308-16-017C & D under the Town of Chino Valley SR-12,000 requirements. The project will be developed in one phase. The site entrance will be located off Road 2 North with continuous access to Merritt Lane through the subdivision, to address the previous concern from Town Council. The internal road will consist of asphalt pavement, rolled curb, and sidewalk on the internal loop side. The internal road will be designated as a public road. The site will also provide pedestrian trails around proposed detention basins and access to the existing trail at the northwest corner of the project. Site amenities will include a walking trail and picnic area. Off-site improvements along Road 2 North will consist of half street improvements to include new pavement, sidewalk, curb and gutter along the property frontage. Off-site improvements along Merritt Lane will consist of new pavement to tie in proposed roadway connection. We are committed to providing these off-site improvements at the onset of construction to improve the Town of Chino Valley's existing infrastructure.

## **Water and Wastewater**

Homes will be served by Town water and sewer infrastructure. The existing 12" water main in Road 2 North currently ends at Road 1 East. Development of the proposed site will consist of extending the existing water main in Road 2 North up to the eastern property boundary. We will construct a new 8" water main that will tie into the new extended main and loop through the site along the internal roadway. Homes will be individually serviced/metered and hydrants will be placed throughout the subdivision to meet CAFMA spacing requirements. The proposed site sewer will tie into the existing 12" sewer main in Road 2 north. Each home will be individually serviced.

## **Drainage**

The proposed site will drain to 2 detention basins. Onsite storm water will be conveyed in the street and proposed storm drain into the detention basins. The basins have been preliminarily sized based on pre vs post calculations. Emergency overflow from the basins will follow existing drainage patterns and outlet to the northwest corner of the site. The entire property is located within FEMA Flood Zone X designation according to FEMA FIRM panel number 04025C1315G, which, indicates the property is located outside the 0.2% chance annual floodplain.

## **Site Improvements**

Site improvements for the proposed neighborhood include:

- 1,900 LF of 12" Water Main extension Road 2 North
- Road 2 North new pavement, a ten foot multi-use sidewalk, curb and gutter along the property frontage
- New pavement along Merritt Lane to tie in proposed roadway connection

SOUTHWEST HOMES | MEADOW VIEW NORTH



SOUTHWEST  
Homes

## CONTACT



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