



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

September 3, 2024



Commissioner's Regular Meeting Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
September 3, 2024, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – NONE – NO ACTION NEEDED
- D. PUBLIC HEARINGS – ONE
 - D.1 **ZC-2024-05** — This is a request by Christopher Barrett, on behalf of LJCC Properties LLC, for a rezone of approximately 3 acres of land from Agricultural Residential, minimum 5 acre (AR-5) to Single Family Residential, minimum 1 acre (SR-1). The property is located at 772 W Road 1 North, Chino Valley, Arizona.
- 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.



TOWN OF CHINO VALLEY
Planning Commission Staff Report
September 3rd, 2024
Rezone # ZC-2024-05

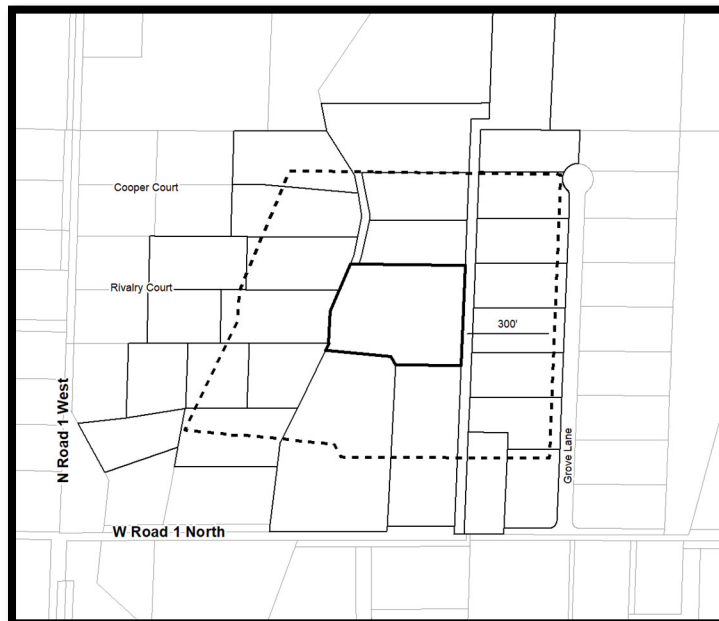
PROJECT DESCRIPTION

This is a request by Christopher Barrett, on behalf of LJCC Properties LLC, for a rezone of approximately 3 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single Family Residential, minimum 1 acre (SR-1). The property is located at 772 W Road 1 North, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"AR-5" -Agricultural/Residential	Vacant	RR – Rural Residential (1 du/ac)
North	"AR-5" - Agricultural/Residential	Single Family Residential	RR – Rural Residential (1 du/ac)
South	"AR-5" - Agricultural/Residential	Single Family Residential	RR – Rural Residential (1 du/ac)
East	"SR-1" – Single Family Residential	Chino Grove	RR – Rural Residential (1 du/ac)
West	"SR-1" – Single Family Residential	Single Family Residential	RR – Rural Residential (1 du/ac)

LOCATION MAP



PRIOR SITE ACTIONS:

Land Division History

None

Rezone History

None

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezoning of approximately 3 acres of land from AR-5 Agricultural Residential to SR-1 Single Family Residential (minimum 1 acre), for property located at 772 W Road 1 North, Chino Valley, Arizona, with the Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Rezone ZC-2024-05 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

EFFECT OF THE APPROVAL:

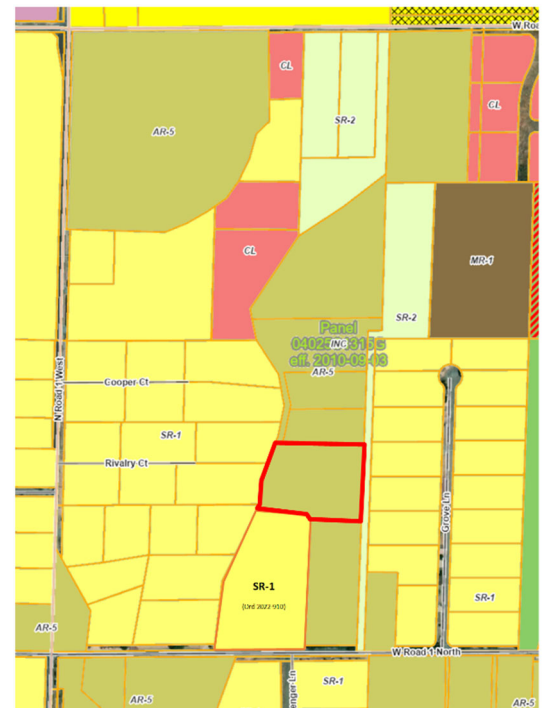
By approving this Rezone, the Planning and Zoning Commission is recommending approval to the Town Council for the rezoning of approximately 5 acres of land from AR-5 Agricultural Residential to SR-1 Single Family Residential, 1- acre minimum for property located at 772 W Road 1 North, Chino Valley, Arizona, subject to the staff report and information provided during this hearing.

Staff Analysis:

This is a request by Mr. Christopher Barrett on behalf of LJVV Properties LLC, for the rezone of approximately 3 acres of land from Agricultural Residential 5-Acre Minimum (AR-5) to Single Family Residential 1-acre minimum (SR-1). The applicant is currently constructing a single-family residence on the northwest portion of the property and intends to split off the remainder of the parcel for future construction. In order to allow for the future lot split, the parcel will need to be rezoned.

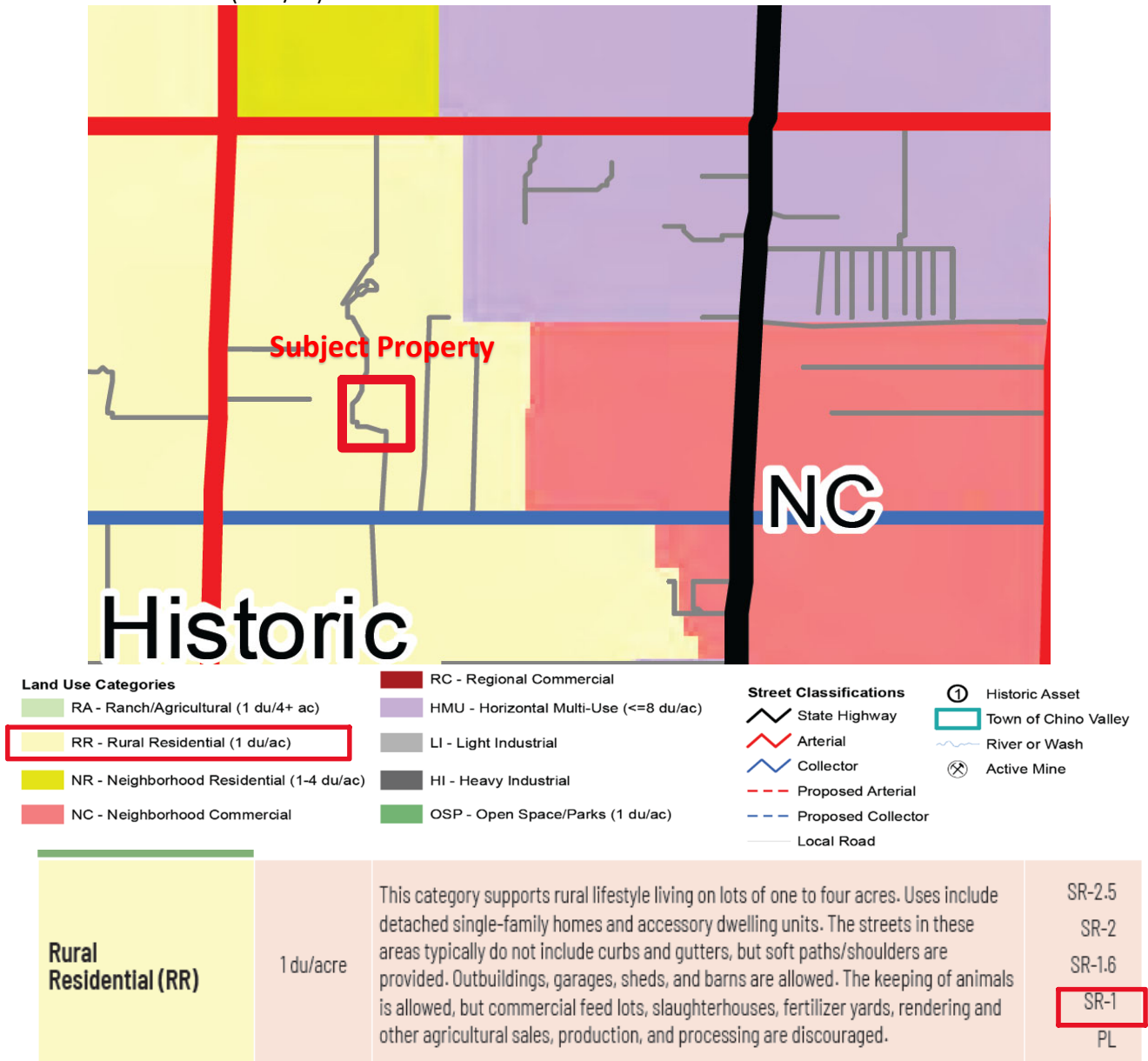
Zoning

Section 3.11B of the Unified Development Ordinance lists “One (1) single-family dwelling” as permitted use within the SR-1 Single Family Residential zoning district. The resulting rezone will allow for parcels at minimum 1 acre, consistent with those adjacent to the West, East and South, which are likewise zoned Single Family Residential 1-Acre Minimum (SR-1).



General Plan

The zoning request of SR-1 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 Rural Residential (1 du/ac).



PUBLIC COMMENTS RECEIVED: None Received

AGENCY COMMENTS: See Attachment A

**NEIGHBORHOOD MEETING
COMMENTS:** See Attachment B

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: August 14, 2023

☒	Applicant agreed with all of the conditions of approval on (August 14, 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
Conditions of Approval	Neighborhood Meeting Comments	Zoning Map	Staff Research

PREPARED BY:

DATE:

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

AUGUST 15, 2023

APPROVED BY:

DATE:

LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

AUGUST 15, 2024

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.

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

2. The developer shall widen the existing access road through the property to conform to UDO §5.3.2, Table 5-2 Rural Subdivision Private Street Minimum Design Standards as follows:
 - # of Lots = 2 to 3
 - Improvement Width = 20'
 - Subgrade = 6"
 - Base Depth = 4"
 - Surface Depth = 2" Dust Free Material
3. The developer shall provide Finish Floor Elevations for proposed structures from an Arizona Registered Civil Engineer, which are to be certified by an Arizona Registered Land Surveyor during construction.

ATTACHMENT B
NEIGHBORHOOD MEETING

DATE MEETING HELD: AUGUST 1ST, 2024

LOCATION: ON SITE

ATTENDEES:

AGENT/DEVELOPER: CHRISTOPHER BARRETT, OWNER AND DAVE BUETTNER, BUILDER

TOWN STAFF: JESSICA BARRAGAN, SENIOR PLANNER

NEIGHBORS IN ATTENDANCE (ONE IN ATTENDANCE)

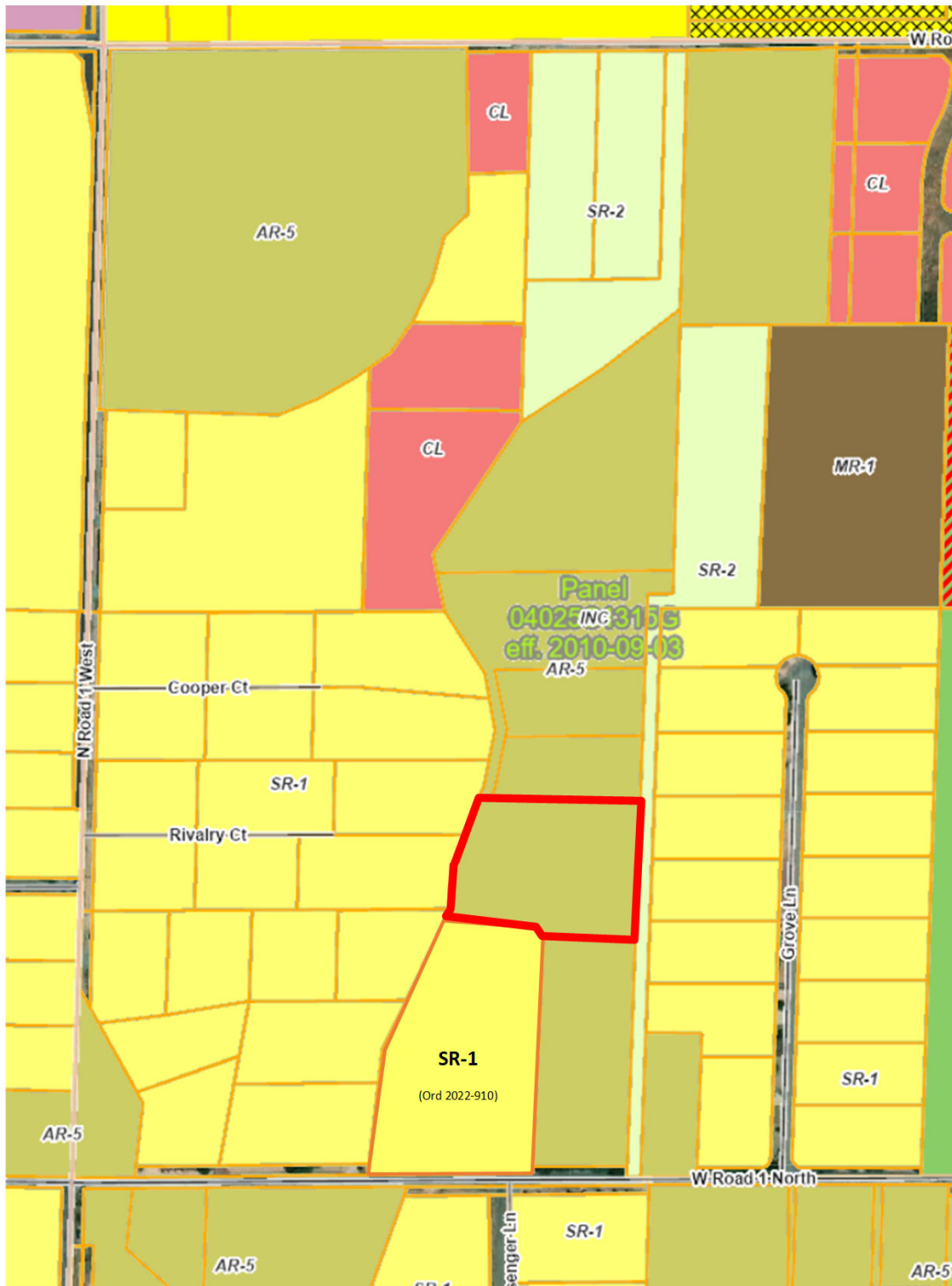
SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- NO CONCERN WAS EXPRESSED OVER THE REZONE, AS THE NEIGHBOR HAD REZONED HIS PROPERTY DIRECTLY SOUTHWEST.
- NEIGHBOR WANTED TO ENSURE THAT THE DRAINAGE WAS BEING ADDRESSED.

ATTACHMENT C
ZONING MAP

APN# 306-23-030B

ADDRESS: 772 W ROAD 1 NORTH



ATTACHMENT D

STAFF RESEARCH

	STAFF RESEARCH –ZC-2024-05		
	Barrett Rezone		
	CASE #: ZC-2024-05		
	CASE PLANNER: JESSICA BARRAGAN		

PROJECT NARRATIVE: This is a request by Christopher Barrett, on behalf of LJCC Properties LLC, for a rezone of approximately 3 acres of land from Agricultural Residential, minimum 5 acre (AR-5) to Single Family Residential, minimum 1 acre (SR-1). The property is located at 772 W Road 1 North, Chino Valley, Arizona.

I. PROJECT DATA

Project Location:	772 W Road 1 North				
Parcel Number(s):	306-17-001C				
Parcel Size(s):	130,680 sf				
Total Acreage:	3				
Proposed Dwelling Units:	0				
Address:	772 W Road 1 North				
Applicant:	Christopher Barrett				
Applicant's Agent:	Christopher Barrett				
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

	Existing Zoning	Use(s) on-site		General Plan Designation
Site	"AR-5" -Agricultural/Residential	Vacant		RR – Rural Residential (1 du/ac)
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West	"SR-1" – Single Family Residential	Single Family Residential		RR – Rural Residential (1 du/ac)

Prior Cases or Related Actions:				
Type	Cases, Actions or Agreements			
Pre-Annexation Agreement	Yes	No	x	
Annexation	Yes	x	No	Original Town 9/21/1970
General Plan Amendment	Yes	No	x	
Development Agreement	Yes	No	x	
Rezone	Yes	No	x	
Subdivision	Yes	No	x	
Conditional Use Permit	Yes	No	x	
Pre-Application Meeting	Yes	x	No	PA-2024-18
Enforcement Actions	Yes	No	x	
Land Division Status:	Yes	No	x	
Irrigation District:	None			

ATTACHMENT D STAFF RESEARCH

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:						
Land Use Designation:	RR – Rural Residential (1 du/ac)					
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					
Circulation Element:						
Road Classification	Collector	Existing Row	N	Required Row	N	
Issues:	None					
Parks, Recreation, and Natural Resources Element:						
Closest Park:	Center Street Park					
Within 1 mile of the Peavine Trail?	No					
Flooding?	FEMA Flood Plain Designation	No	Town Flood Map	No		
Issues:	None					
Community Services and Facilities Element:						
Water Source:	Town	Well	x	Prescott	Private System:	
Sewer:	Town	Septic	x			
Issues:	None					
Economic Development Element:						
SR-89 Corridor?	n/a	Enhancement: Goal ED-6	n/a			
Old Home Manor?	n/a	Goal ED-2	n/a			
Issues:	None					

NOTIFICATION

- Legal Ad Published: (8/6/2024)
- Neighborhood Meeting: (8/1/2024)
- (300)' Vicinity Mailing: (7/15/2024)
- Hearing Dates: (P&Z 09/03/2024 - TC 9/24/2024)
- Reviewing Agencies Noticed: (7/11/2024)
- Comments Due: (8/5/2024)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Samantha Alvarez – APS					
Richard Perez - A.D.O.T.					
Ralph Baker – C.V.I.D.					
Darrell Tirpak - CAFMA	x	7/24/24	x		
Suzanne Ehrlich – YC ENV					
Monica Kriner – YC Health					
SparkLight Cable					
LUMEN (Previously Centurylink)					
<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Unisource Gas					
CVUSD					
United States Postal Service					
Mark Holmes – Water Advisor	x	7/17/24	x		

ATTACHMENT D
STAFF RESEARCH

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