1. Planning And Zoning Commission - Agenda
   Documents:
   
   2019_08_06_PZ_RG_AG.PDF

2. Planning And Zoning Commission - Packet
   Documents:

   2019_08_06_PZ_RG_PK.PDF
AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES
   a. Consideration and possible action to approve July 2, 2019, meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING
   a. Consideration and possible action regarding a request for approval for Heritage Point preliminary plat to subdivide approximately 89.9 acres into 75 one (1) acre lot developed in four (4) phases. The property is located 0.25 mile west of the southwest corner of North Road 1 West and West Road 4 North and north of the Chino Lakes Unit 2 subdivision. Assessor Parcel No's. 306-13-004X, 306-13-120, and 306-13-004Z.

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

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comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. **ADJOURN**

Dated this 1st day of August, 2019.

By: *Alex Lerma, Planner*

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

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 an accommodation to participate in this meeting.
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CASE DESCRIPTION:
Consideration and possible action to approve July 2, 2019, meeting minutes.

ANALYSIS:

RECOMMENDATION
Approve July 2, 2019, meeting minutes.
The Planning and Zoning Commission of the Town of Chino Valley met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Chair Chuck Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Vice Chair Armstrong led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Tom Armstrong; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert Switzer; Commissioner William Welker; Alternate David Somerville

Absent: Commissioner Gary Pasciak

Staff Present: Development Services Director Joshua Cook; Planner Alex Lerma; Public Works Director Frank Marbury; Administrative Technician/Videographer Kathy Frohock; Deputy Town Clerk/Recorder Vickie Nipper

4) MINUTES

a) Consideration and possible action to approve June 4, 2019, meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner John McCafferty to approve the June 4, 2019, minutes.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS
Alex Lerma reported on the following:

- Staff would be presenting the Town’s sign code amendments to the Commission for consideration at the next Planning and Zoning meeting. The Unified Development Ordinance (UDO) Subcommittee had several work sessions and would bring their recommendations to the Commission.

6) PUBLIC HEARING

a) Consideration and possible action regarding a request for a Conditional Use Permit to allow the use of automotive repair and automobile sales within the CL (Commercial Light) zoning district. The one (1) acre property is located .33-mile north of the northeast corner of Road 2 North and State Route 89 at 1351 North State Route 89. (Alex Lerma, Planner)

Mr. Lerma presented the following:

- Corrected the following items in the staff report: The owner of record was Federwisch Living Trust and the applicant was Raymond Federwisch.
- The property was located in the commercial corridor along State Route 89.
- The property was surrounded by similar businesses including automotive, tire, storage and furniture businesses. Chino Valley Park was located south of the subject property.
- The property was a one-acre commercial light zoned property.
- The General Plan land use designation was Commercial/Multi-Family Residential.
- The current use of the property was residential. Improvements to the site included a commercial building to the west, an accessory building and a residence to the rear of the property.
- Photos were shared of the property, the current buildings, property access points and the surrounding area.
- There was a portion of the property fenced with a five to six-foot wooden fence. Fenced areas included the entire rear of the property with a wall along the south property line and a partial fence on the north property line.
- The property had two driveways with an ingress/egress access point on the north side and an additional ingress access point on the southwest property portion. Due to ADOT requirements, the applicant would close the ingress only access point and update the other access point that provided both ingress and egress access.
- The residence and business would be used and managed by the applicant and the applicant’s spouse.
- The applicant proposed the following for the site plan:
  - The south driveway would be removed and the north driveway would be updated to reflect all ADOT specifications requirements.
  - Add a three-foot wall along the front of the property and remove an existing well structure where the cars would be displayed.
- The applicant planned to use the property for selling and repairing used vehicles to the public. The existing commercial building would be used as an office building and the accessory building would be used as a repair shop.
- The applicant had requested the use of new and used automobile sales, including trucks and recreational vehicles, which was only allowed in Commercial Light District by a Conditional Use Permit (CUP). The repair of automobiles was not a specific use listed in the UDO in any zoning district but was similar to the CUP allowed use of small engine repair and similar shops where all work was done inside enclosed walls in the Commercial Light or Commercial Heavy District.
- Staff thought it was better to apply for a CUP in the Commercial Light district because a zone change to Commercial Heavy would have a negative impact to the surrounding
neighbors and would impact the applicants residential use of the property.

- The neighborhood meeting held in June had no attendees.
- If the application was approved, staff would do a site plan review on an updated site plan with any required improvements.
- Staff recommended the following:
  - Planning and Zoning forward a recommendation of approval to the Town Council for the CUP to allow the use of an auto repair that is done within a closed building and auto sales on a one-acre site in the Commercial Light zoning district with the following conditions:
    1. No more than ten vehicles would be onsite at any given time for the sale and repair purposes.
    2. Applicant will comply with all ADOT requirements.
    3. Additional landscaping shall be located to the rear of the property (east boundary line) abutting residential usage.
    4. A three-foot wall shall be constructed along the front property line for street view screening purposes.
    5. All vehicle repair shall be done within an enclosed building.
    6. All vehicles not being displayed for sale shall be screened from public view with property screening.

Commissioners and Town staff discussed the following:

- Other auto sale businesses in the Town were located in Commercial Heavy Districts, which was an allowed use, but it required a CUP in the Commercial Light District.
- Staff explained that auto repair was not a listed use in any zone but had been defined in the code. Small engine repair was not defined, but was listed as an approved use in the code. This will be remedied in future amendments to the UDO.
- Staff stated the requirement of no more than ten vehicles did not include the applicant’s private vehicles. The proposed screening would also shield the private vehicles.
- Landscaping was required for properties adjacent to residential use properties. The applicant was allowed the perimeter fence but was also required to provide landscaping on their side of the fence. There were no additional front landscaping requirements.
- Staff explained to Commissioners that parking would be designated striped parking spots and the surface had to be dust free. There were three additional parking spots for customers.
- The culvert to the east was ADOT property.
- The applicant would be buying, repairing and selling the cars onsite.

Commissioners, applicant and Town staff discussed the following:

- The applicant clarified that the auto repair would only be for the company vehicles and not a public auto repair business.
- The applicant explained that the onsite well was for esthetics only and was not water producing.
- The applicant stated they had been encouraged to use a dust free parking surface, but had planned to use AB material for the parking area and add millings to the surface when they could.
- Mr. Marbury explained that a dust free parking surface would typically have the top two inches have a particle size of ¼ inch and ¾ inch material. It would be more of a gravel than a base course and had no fines included. A surface could also have chemical stabilizations, millings, paving or chip seal. It was not defined in the code. The driveway gravel mix was a reasonable alternative for a dust free surface. The applicant was correct that the code encouraged but did not require a dust free surface.
MOVED by Commissioner John McCafferty, seconded by Vice-Chair Tom Armstrong to forward a recommendation of approval to Town Council to approve a Conditional Use Permit to allow the use of automotive repair and automobile sales on a one (1) acre site within the CL (Commercial Light) zoning district for a one (1) acre site with the following conditions:

1. No more than 10 vehicles will be on site at any given time for sale or repair purposes.
2. Applicant will comply with all ADOT requirements.
3. Additional landscaping shall be located to the rear of the property abutting residential usage.
4. A 3-foot wall shall be constructed along the front property line for street view screening purposes.
5. All vehicle repair shall be done within an enclosed building.
6. All vehicles not being displayed for sale shall be screened from public view.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

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10) ADJOURN

MOVED by Commissioner Teena Meadors, seconded by Commissioner Robert Switzer to adjourn the meeting at 6:32 p.m.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

Vote: 7 - 0 PASSED - Unanimously
Planning and Zoning Commission Regular 6.a.
Meeting Date: 08/06/2019
Heritage Pointe Preliminary Plat

CASE DESCRIPTION:
Consideration and possible action regarding a request for approval for Heritage Point preliminary plat to subdivide approximately 89.9 acres into 75 one (1) acre lot developed in four (4) phases. The property is located 0.25 mile west of the southwest corner of North Road 1 West and West Road 4 North and north of the Chino Lakes Unit 2 subdivision. Assessor Parcel No's. 306-13-004X, 306-13-120, and 306-13-004Z.

LOCATION:
The property is located 0.25 mile west of the southwest corner of North Road 1 West and West Road 4 North and north of the Chino Lakes Unit 2 subdivision.

FACTS:
1. Applicant: Craig Helsing
2. Owner: Big Chino Investors, LLC,
4. Site Area: 89.9 acres
5. Existing zoning: Single Family Residential
6. Intended Use: Preliminary Plat

ANALYSIS:
See attached staff report

TECHNICAL REVIEW:
See attached staff report

SITE PLAN
See attached Site Plan

RECOMMENDATION
Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the Heritage Point preliminary plat, subdividing approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases with the following condition:

The preliminary plat shall be modified to show Right-of-way dedication of 50 feet from centerline on West Road 4 North per Section 4.28 and 5.3.2.1., before the item goes before Town Council for approval of the preliminary plat.

Attachments
Heritage Pointe Pre-Plat Staff Report
Heritage Pointe Preliminary Plat
APPLICATION SUMMARY

File Number: P19-000001


Site Location: Located 0.25 miles west of the southwest corner of North Road 1 West and West Road 4 North and north of Chino Lakes Unit 2 subdivision.

Owners of Record: Big Chino Investors LLC

Applicant: Craig Helsing, Brown Homes

Request: Request for Heritage Point preliminary plat to subdivide approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases.

SITE DATA

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<tr>
<th>Existing Zoning</th>
<th>SR-1 (Single Family Residential- 1 Acre Minimum)</th>
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<tbody>
<tr>
<td>Lot Size</td>
<td>89.9 acres (3,916,044 square feet)</td>
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<tr>
<td>Subdivision</td>
<td>N/A</td>
</tr>
<tr>
<td>General Plan Land Use Designation</td>
<td>Medium Density Residential (2 ac or less)</td>
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<tr>
<td>Existing Land Use</td>
<td>Vacant</td>
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</table>

<table>
<thead>
<tr>
<th>AREA</th>
<th>ZONING</th>
<th>GENERAL PLAN LAND USE DESIGNATION</th>
<th>LAND USE</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>SR-1, CL/SR-1 AG-5</td>
<td>Medium Density Residential (2 ac or less)</td>
<td>Windmill House, Vacant, Single Family Residence</td>
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<td>East</td>
<td>SR-1</td>
<td>Medium Density Residential (2 ac or less)</td>
<td>Appaloosa Meadows Phase 2 Subdivision</td>
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<td>South</td>
<td>SR-1</td>
<td>Medium Density Residential (2 ac or less)</td>
<td>Chino Lakes No.2 Subdivision</td>
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<tr>
<td>West</td>
<td>SR-1</td>
<td>Medium Density Residential (2 ac or less)</td>
<td>Chino Lakes No.2 Subdivision</td>
</tr>
</tbody>
</table>
BACKGROUND

SITE DESCRIPTION
The subject properties are located 0.25 miles west of the southwest corner of North Road 1 West and West Road 4 North and north of Chino Lakes Unit 2 subdivision. The properties are accessed by way of West Road 4 North. The site has a zoning classification of SR-1 (Single Family Residential - 1 Acre Minimum) and a land use designation of Medium Density Residential (2 ac or less). Currently there are no improvements on the site. (See Attachment 1: Vicinity Map)

The area is predominantly lower to medium density single-family residential development. The properties directly north are zoned SR-1 (Single Family Residential - 1 Acre Minimum) and CL/SR-1 (Commercial Light/ Single Family Residential - 1 Acre Minimum) with the Windmill House, vacant land and a single family residence. To the east, properties are SR-1 (Single Family Residential - 1 Acre Minimum) with Appaloosa Meadows Phase 2 subdivision. The south properties are zoned SR-1 (Single Family Residential - 1 Acre Minimum) with Chino Lakes No. 2 subdivision. To the west, properties are zoned SR-1 (Single Family Residential - 1 Acre Minimum) with Chino Lakes No. 2 subdivision. (See Attachment 2: Zoning Map)

HISTORY
On April 26, 2005, Town Council approved a final plat for Heritage Pointe subdivision. The final plat consisted of 75 one (1) acre lots on approximately 90 acres. The final plat was never recorded and subsequently expired.

PROJECT DESCRIPTION
The applicant is requesting approval of the preliminary plat for Heritage Pointe with its associated property boundaries, easements, land use, streets, utilities, drainage and other information requirements for the proposed development.

PRELIMINARY PLAT
The recordation of the plat will subdivide approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases. (See Attachment 4: Preliminary Plat)

All lots will need to conform to the development standards set forth by the SR-1 zoning district including; building setbacks, minimum lot area, minimum lot frontage and maximum building height. Staff has reviewed the preliminary plat at length and has determined that all propose lots meet the minimum lot area of a least one (1) acre. With exception of Lot 1, 2, 13, 17, 18, 53, 58, 59 and 61, all lots meet a minimum lot frontage of 100 feet. Since the applicant is not requesting a (PAD) Planned Area Development overlay for relief on developments standards, staff is expecting the lots to be modified to conform to the SR-1 zoning district development standards before the recordation of the final plat.

All arterial, collector and local streets shall be dedicated to the Town of Chino Valley with all street improvements completed as required by the Unified Development Ordinance. All lots will be served by wells and sewage disposal (septic tanks). Gas will be provided by Unisource and power by Arizona Public Service.

All arterial and collector streets will provide minimum six (6) foot wide sidewalks, separated from the
roadway by a landscape strip of at least eight (8) feet. All local streets will provide a minimum of a five (5) foot sidewalk (per ADA requirement), separated from the roadway by a landscape strip of at least six (6) feet.

**STAFF ANALYSIS AND RECOMMENDATION**

Per the Unified Development Ordinance, the preliminary plat needs to identify all information listed in Section 5.2.3. After initial submittal, both Development Service Department and Public Works Department completed an initial review of the plat and sent comments back to the applicant. The applicant resubmitted the plat with modifications and additional information staff requested. After approval of the preliminary plat, the project will go through technical review and then will go back to the public hearing process for approval of the final plat.

**RECOMMENDATION ON REQUESTED REZONE**

Staff recommends that Planning and Zoning Commission forward Town Council a recommendation of approval for Heritage Point preliminary plat, subdividing approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases will the following condition:

The preliminary plat shall be modified to show Right-of-way dedication of 50 feet from centerline on West Road 4 North per Section 4.28 and 5.3.2.1., before the item goes before Town Council for approval of the preliminary plat.
PRELIMINARY PLAT FOR
HERITAGE POINT

PARCELS INTRUSTED, SUBDIVIDED & ZONED AS RECORDER AT BUCKINGHAM BEAVER DAM 1 Y.C.O.R.,
LOCATED IN BUCKINGHAM TOWNSHIP, RANGE 24 W. 6-1/2 AND BUCKINGHAM MEMORIAL
TOWN OF BUCKINGHAM, MARICOPA COUNTY, ARIZONA.
PRELIMINARY PLAT FOR
HERITAGE POINT

PARCELS INCLUDED: PARCELS 11 & 13 ARE TO BE INCLUDED AT REGISTRATION OF.Division, YC.C.P.
LOCATED IN SECTION 6, TOWNSHIP 19N, RANGE 17E, 1/2 A.I. 93 RUSSEL MINE, TOWN OF CHINO HILL, MARICOPA COUNTY, ARIZONA

[Town Hall Map and Details]