1. Planning And Zoning Regular Meeting - Agenda
   Documents:
   
   2019_10_01_PZ_RG_AG.PDF

2. Planning And Zoning Commission Regular Meeting Packet
   Documents:

   2019_10_01_PZ_RG_AG_PK.PDF
AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES
   a. Consideration and possible action to approve September 3, 2019, regular meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING
   a. Consideration and possible action to rezone approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential 1-acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential 1-acre minimum) zoning district with a Planned Area Development Overlay. The project proposes 152 units in four (4) stepped 2 to 3 story structures. The property is generally located 1,400 feet west of State Route 89 and 620 feet south with Assessor Parcel Number: 306-23-024C. (Alex Lerma, Planner)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS
9. PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public 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 25th day of September, 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.
AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES

   a. Consideration and possible action to approve September 3, 2019, regular meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING

   a. Consideration and possible action to rezone approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential 1-acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential 1-acre minimum) zoning district with a Planned Area Development Overlay. The project proposes 152 units in four (4) stepped 2 to 3 story structures. The property is generally located 1,400 feet west of State Route 89 and 620 feet south with Assessor Parcel Number: 306-23-024C. (Alex Lerma, Planner)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS
9. **PUBLIC COMMENTS**

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public 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 25th day of September, 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.
4. a.  

Meeting Date:  10/01/2019  
September 3, 2019 Minutes

CASE DESCRIPTION:  
Consideration and possible action to approve September 3, 2019, regular meeting minutes.

ANALYSIS:  

RECOMMENDATION  
Approve September 3, 2019, regular meeting minutes.

Attachments  
September 3, 2019 Minutes
1) CALL TO ORDER

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

2) PLEDGE OF ALLEGIANCE

Commissioner McCafferty led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Commissioner Gary Pasciak; Vice-Chair Tom Armstrong; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner William Welker

Absent: Commissioner Robert Switzer

Staff: Development Services Director Joshua Cook; Planner Alex Lerma; Public Works Director/Town Engineer Frank Marbury; Administrative Technician-videographer Kathy Frohock; Deputy Town Clerk-recorder Vickie Nipper

4) MINUTES

a) Consideration and possible action to approve August 6, 2019, regular meeting minutes.

MOVED by Commissioner Gary Pasciak, seconded by Commissioner John McCafferty to approve the August 6, 2019 minutes.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker

6 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING
Consideration and possible action to rezone approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential 1-acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential 1-acre minimum) zoning district with a Planned Area Development Overlay. The project proposes 152 units in four (4) stepped 2 to 3 story structures. The property is generally located 1,400 feet west of State Route 89 and 620 feet south with Assessor Parcel Number: 306-23-024C. (Alex Lerma, Planner)

**Recommended Action:** Continue item to the October 1, 2019, Planning and Zoning Meeting due to posting notice error.

Chair Merritt reported that Staff had recommended that the Item 6a be continued to the October 1, 2019, meeting due to a posting notice error.

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to continue item 6a to the October 1, 2019, Planning and Zoning Meeting due to posting notice error.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker

6 - 0 PASSED - Unanimously

Consideration and possible action to rezone approximately 2.05 acres of real property from the AR-5 (Agricultural Residential 1-Acre Minimum) zoning district to the SR-1 (Single Family Residential 1-Acre Minimum) zoning district. The property is located 460 feet east of the northeast corner of West Center Street and Sycamore Vista Drive at 1370 West Center Street, Assessor's Parcel Number 306-21-010T. (Alex Lerma, Planner)

Mr. Lerma presented the following:

- The property improvements included the main family residence, a guest home and accessory structures.
- The surrounding area consisted of medium to low density residential.
- The property was approximately 2-acres and was zoned Agricultural Residential 5-acre minimum.
- The General Plan designation for the property was medium density residential.
- The property was considered a non-conforming lot because it had been subdivided in the past without the zoning classification being changed.
- The applicant was seeking a zone change to give the correct zoning district to the property and the SR-1 was the closest zoning district to support the current property use.
- The neighborhood meeting held August 7, 2019, had no attendees.
- Staff supported the zone change after review and analysis of the application.
- The applicants had future plans of subdividing the property, and each residence would be on a new piece of property.
- The current home and guest home were hooked up to septic.
- Public Works Director Marbury explained that the property was along Center Street, which was an arterial, and it was recommended that a rezone stipulation should require an additional 25-foot right-of-way along Center Street to meet current code requirements of a 50-foot half width right-of-way. It was currently only at 25-feet.
- Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-872 to rezone approximately 2.05 acres of real property from AR-5 (Agricultural Residential-5 Acre Minimum) zoning district to SR-1 (Single Family Residential-1 Acre Minimum) zoning district.
commissioners and staff discussed the following:

- the town sewer lines were already on center street, and since the property abutted center street, the connection would be lateral. if the property were split east to west and created a public right-of-way access easement, an extension may be required. the cost of the town sewer connection would need to be determined by town council, but it may be a cost incurred by the property owner. staff explained that utilities were an expense but that the council passed a resolution to not require existing properties to hook up to mandatory connections if the property had a functioning septic system. staff was unsure if an existing property with a septic system would be required to hook into the town sewer system if their septic system were to fail.

- staff explained that the condition of requiring hook up to town sewer if the existing home were modified or expanded was based on the county requirements which required a new septic tank if the expansion or construction of an existing building required a larger septic tank or construction required moving the exiting tank.

- commissioners requested clarification on the third condition which required an additional 25’of right-of-way along center street. staff typed the condition wording for commissioners because it was not provided on their handout. commissioners reviewed the condition language again.

- the 25’ right-of-way requirement would most likely affect an existing fence on the subject property. staff explained there could be a removeable permit for the fence that allowed it to remain until such time that the town expanded the road and needed to relocate the fence. at that time the property owners would need to move the fence. commissioners favored the fence permit and wanted to ensure it was properly noted in the conditions or through the minutes.

open to the public – public comments:

- mary turner – was wondering how a property that was zoned agricultural-5-acre minimum could only be 2.5 acres. the commission explained the rezone was an attempt to clear up an error made in the past.

moved by vice-chair tom armstrong, seconded by commissioner john mccafferty to forward a recommendation of approval to town council to adopt ordinance 2019-872 to rezone approximately 2.05 acres of real property from ar-5 (agricultural residential-5 acre minimum) zoning district to (sr-1) single family residential-1 acre minimum zoning district with the following stipulations:

1. any new construction shall be required to hook up to town sewer.
2. any modification or expansion to existing buildings that would require the replacement of a septic tank must hook up to town sewer.
3. applicant shall provide an additional 25’ of right of way along center street.
Commissioners wanted to ensure it was properly noted by staff and the Council was made aware of the removable fence permit.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker
6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

9) PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public 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

MOVED by Commissioner John McCafferty, seconded by Commissioner Gary Pasciak to adjourn the meeting at 6:23 p.m.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner William Welker
6 - 0 PASSED - Unanimously

___________________________________
Chair Charles Merritt

_____________________
Date
CASE DESCRIPTION:
Consideration and possible action to rezone approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential 1-acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential 1-acre minimum) zoning district with a Planned Area Development Overlay. The project proposes 152 units in four (4) stepped 2 to 3 story structures. The property is generally located 1,400 feet west of State Route 89 and 620 feet south with Assessor Parcel Number: 306-23-024C. (Alex Lerma, Planner)

LOCATION:
The property is generally located 1,400 feet west of State Route 89 and 620 feet south with APN: 306-23-024C.

FACTS:
1. Applicant: Chris Fergis
2. Owner: Book Assisted Living LLC
3. Parcel Number: 306-23-024C
4. Site Area: 6.85 acres
5. Existing zoning: MR-1
6. Intended Use: Multi-Family Residential

ANALYSIS:
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 adopt Ordinance 2019-873 rezoning approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential - 1 acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential - 1 acre minimum) zoning district with a Planned Area Development Overlay with its associated development plan with the following conditions:

1. The project shall substantially conform to the site plan, landscaping plan, conceptual building elevations and other exhibits provided by the applicant, as modified by staff’s recommended conditions.

2. Developer shall provide a 6’ high CMU block wall along the south property line and a 6’ chain link fence with 16”x16” block pilasters every 40’ along the west property line.
3. Depths of flows over onsite and offsite streets shall not exceed one (1) foot to allow passage of emergency vehicles. The standard applies to both public and private streets.

4. All drainage ways that convey 50 cubic feet per second or more, during the 100-year flood event, shall be considered a regulatory flood and shall be dedicated to the public with provisions for maintenance access ramps. Flows less than 50 cubic feet per second shall be regulated for impacts to buildings and structures, particularly, the placement of the finished first floor or basement, and shall be designated a common area or noted on the final plat as impacting a lot and the lot owner's responsibility for maintenance. Any drainage ways dedicated to the Town shall be constructed to provide minimal need for maintenance (paved or storm drain pipe) unless the property owner accepts landscape maintenance of the tract.

5. Five foot (5') concrete pedestrian sidewalks (onsite and offsite) shall be required.

6. Hawks Nest Trail shall be constructed to commercial standards (28' roadway width, concrete curb and gutter, and five foot (5') concrete sidewalk on both sides with associated ramps and other devices). Final design to be approved by the Town Engineer.

7. Intersection improvements at Road 2 North in accordance with the revised traffic study shall be required. Final design to be approved by the Town Engineer.

8. Water and sewer mains on Road 2 North shall be 12” diameter. The Town would be open to cost sharing for the up-sizing of the pipelines, pending Council approval.

Attachments
Brook Apartment Staff Report
Brook Apartment Exhibit Packet
APPLICATION SUMMARY

File Number: Z19-000008

Assessor’s Parcel Number: 306-23-024C

Site Location: Located approximately 1,400 feet west of State Route 89 and 620 feet south of West Road 2 North with APN: 306-23-024C.

Owners of Record: Brook Assisted Living LLC

Applicant: Chris Fergis

Request: Request to rezone approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential - 1 acre minimum) zoning district to MR-1 PAD (Multi-Family Residential - 1 acre minimum) zoning district with a Planned Area Development Overlay and its associated development plan. The project proposes 152 units in four (4) 2- to 3-story stepped structures.

SITE DATA

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>MR-1 (Multiple Family Residential - 1 acre Minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>6.85 acres (296,208 sq. ft.)</td>
</tr>
<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) and Potential Community Cores</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
The subject property does not front on Road 2 North. It is located approximately 1,400 feet west of State Route 89 and 620 feet south of West Road 2 North. Access to the 6.85-acre site is via Hawks Nest Trail, a future roadway platted by the Heritage Place commercial subdivision. This proposed roadway will extend south from West Road 2 North and will terminate at the north boundary of the subject property. Hawks Nest Trail was dedicated to the Town of Chino Valley in November of 2007 as part of the plat approval for Heritage Place subdivision. However, it has not improved by the property owner.

The site has a zoning classification of MR-1 (Multi-Family Residential - 1 acre Minimum) and is located in the Major Community Core/ Downtown Core of the Town of Chino Valley’s General Plan Potential Land Use Map. The site is currently vacant. (See Attachment 1: Vicinity Map)

The area is predominantly medium/low density single-family residential development with commercial properties to the north. The properties to the north are zoned AR-5 (Agricultural Residential - 5 Acre Minimum) and CL (Commercial Light) with a single-family residence and Heritage Place Subdivision. The property to the east is zoned CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum), with vacant land. The southern properties are zoned SR-1, with Chino Grove Subdivision. Properties to the west are zoned SR-1 (Single Family Residential – 1-Acre Minimum, AR-5 (Agricultural Residential- 5 Acre Minimum) and CL (Commercial Light) with single-family residence and vacant land. (See Attachment 2: Zoning Map)

**PROJECT HISTORY**

On August 10, 2006, through Ordinance 06-668, Council approved the applicant’s request to rezone the property, which at the time was identified with APN: 306-24-024A, from AR-5 (Agricultural Residential - 5 Acre Minimum) zoning district to MR-1 (Multi-Family Residential - 1 Acre Minimum) zoning district and SR-2 (Single Family Residential - 2 Acre Minimum) zoning district. Subsequently in November 22, 2006, the property subdivided to separate the blended zoning on the property and APN: 306-23-024C became APN: 306-23-024B and APN 306-23-024C, respectively.

In late 2017, Staff received an application requesting to rezone the property from MR-1 (Multi-Family Residential - 1 acre Minimum) to MR-1 PAD (Multi-Family Residential - 1 acre Minimum) with a Planned Development Designation.
Area Development Overlay and its associated development plan. The intent of the PAD overlay was to increase the allowed density from approximately 99 units to 192 units. No other deviations to the code were proposed. On July 3, 2017, staff recommended approval, while the Planning and Zoning Commission forwarded a recommendation of denial to the Town Council for the applicant’s request. The applicant subsequently withdrew the application prior to any council action.

PROJECT DESCRIPTION
The applicant is requesting to rezone approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential - 1 acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential - 1 acre minimum) zoning district with a Planned Area Development Overlay and its associated development plan. The project is proposing 152 units in four (4) structures. Each building is comprised of 38 units in 2 to 3 story stepped structures. The unit mix includes 30 one-, two-bedroom units as well as eight (8) three-, and four-bedroom units.

The structures are centered on the property, ringed by both the required parking and landscaped greenbelt to serve to further seclude the project from adjoining properties. There is also a proposed active open space perimeter include a meandering multi-use path that connects to a series of Vida-station exercise stations located between buildings 3 and 4; gazebos with barbeque pits and seating serve as onsite amenities that will be provided for residents and guests. (See attachment 4: Site Plan)

The permitted density in the MR-1 zoning district is 1 dwelling unit per 3,000 square feet of lot area, or 14.5 units per acre. Currently the 6.85 acres would allow for 99.3 units. The project proposes 152 units, or 22 units per acre, an increase of 7.5 units per acre. With relief from the density allowed by the zoning regulations, the request will be offset by increased setbacks, increased landscaping, parking turned away from the southern property boundary. The developer is exceeding all of the zoning development standards.

Setbacks
The minimum front yard setback is 20’ from the property line. While the northeast corner of Building 1 meets this regulation, the angle of the building is such that the northwest corner of the building is separated from the property line by 115’, for an average setback of 67.5’, just over 3 times the requirement for the zoning district.

The side setbacks also greatly exceed the requirement set forth in Section 3.13 of the UDO. Building 1 is 44.5’ away from the property line at its closest point, which is nearly 4 ½ times the minimum 10’ required. Buildings 2, 3, and 4 are set back from 92’ to 98’ from the west property line—far in excess of the minimum requirement. The east setbacks vary from 168’ for Building 1 to greater than 100’ for the remaining three (3) buildings. To further seclude the project from the single family residences to the south, an 84’ setback has been employed; it exceeds the minimum required separation by nearly 4.5 times the required distance.

Parking
Per Section 4.22.5 of the UDO, 244 stalls are required to meet the needs of the tenants, based on the current per-unit bedroom mix. An additional 16 stalls are needed to accommodate guest parking, for a total of 260 parking stalls. The project provides an additional 27 stalls for a total of 287 parking stalls, exceeding the requirement set forth in the UDO by 10%.

Landscaping
The developer is also proposing to double the landscaping required by Section 4.26 of the UDO, both in number and variety, by installing over 950 different plantings in 26 varieties of trees, shrubs and other...
vegetation. All disturbed areas will be rocked with 3/4” decorative material over landscaping cloth, to a depth of 2”.

With respect to trees, the UDO calls for one (1) tree for each 20 lineal feet to be planted for a landscape buffer. In this instance, 144 trees would be required—without requirement for variation in species. This project provides nearly twice that amount—233 trees of four (4) different varieties— in addition to the preserved existing trees.

Similarly, the project far exceeds the number of shrubs and other required plantings. Section 4.26 requires four (4) shrubs in each 400 square feet of landscape buffer area, with no requirement for different species. For this project, 114 shrubs would be required. The Landscaping Plan would provide over 740 different plantings—more than five (5) times the number required. In addition, 24 different varieties of vegetation are included to enhance the visual appearance of the project. (See attached 5: Landscaping Plan)

Additional Comments
Besides landscaping requirements, the Unified Development Ordinance does not require any other features as buffers between Multi-Family residential projects and single-family residential areas. However, to provide additional privacy for the tenants and existing residents alike, the developer is proposing to provide privacy and visual separation from adjacent single-family uses. The developer has proposed a 6’ CMU (Concrete Masonry Units) block wall on the south property line, and a 6’ chain link fence with 16”x16” block pilasters every 40’ along the west property line. Both proposed fences meet adopted zoning regulations.

The proposed buildings vary in height with the centers at three (3) stories, stepping down to two (2) stories at each end. This provides architectural interest and visual privacy for tenants and surrounding properties alike. (See attachment 6: Building Elevations)

CITIZENS REVIEW & PUBLIC HEARING PROCESS
Town Staff notified property owners within a 300-foot radius, resulting in seventeen (17) notices for public notification. The neighborhood meeting was held at the recreational center on August 26, 2019. Approximately twenty-one (21) people attendance the meeting.

Residence inquired about the design of the buildings. The applicant responded that the buildings will not have any balconies and all stairwells and corridors would be enclosed providing a quieter environment. Residents asked if dogs would be allowed and if there would be a limit on the amount of pet per unit. The applicant responded that dogs would be allowed and that there would not be a limit of animals at this point, he noted that the property management would establish those regulations.

Some of the residents mentioned that the project previously received a lot of opposition from adjoining neighbors and wanted to know why the applicant was asking for a higher density. The applicant stated that by requesting a higher density they were also doubling the amount of landscaping required, locating the building as far as possible for the property lines and locating a block wall and a chain link fence. Residents also inquired about the amount of 3-bedroom and 4-bedroom units. The applicant responded that there would be sixteen 3-bedroom units and sixteen 4-bedroom units available between the four buildings.
GENERAL PLAN CONFORMANCE

The property has a General Plan Land Use Designation of Commercial/Multi-Family Residential and a portion of the property is within the Major Community Core/Downtown Core area. (See attachment 3: General Plan Map) Through the General Plan, the Town has identified six Community Cores and the types of land uses that support core areas. Cores should be a mixture of uses that enable pedestrian comfort, enhanced building appearances with street trees and other vegetation as aesthetic enhancements. The Cores should support housing choice as well as support local businesses while promoting future business expansion.

The Major Community/Downtown Core contains existing major retail, highway frontage, traffic signals, water/sewer access, and large vacant adjacent lands. One of the General Plan’s Goals is to “Focus on Development of Community Cores and on Lifestyle Choices in Land Use.”

Target Strategy 1 for that goal is to encourage new variety of residential and compatible development in Community Cores for sustainable lifestyle choices. Further, Target Strategy 2 is to protect existing residences in large lot neighborhoods as new lifestyle choices develop through buffering, separation, screening and other planning methods. The developer has proposed a 6’ high CMU block wall along the southern property line and a 6’ chain link fence with 16”x16” block pilasters every 40’ along the west property line. In addition, the developer will far exceed the landscaping requirements and significant setbacks to help buffer the project from adjacent residences.

ZONING

The current development standards would allow the developer to build approximately 99 multi-family units on site. The applicant is requesting an increase to density cap with a PAD overlay. The project proposes 152 units, or 22 units per acre, an increase of 7.5 units per acre.

The MR-1 (Multi-Family Residential- 1 acre Minimum) Development Standards set forth by the UDO (Unified Development Ordinance) Section 3.13.D would allow the building to be as close as 20 feet from the front property line, 10 feet on the sides and 20 feet from the rear. However, based on the Site Plan, the following table displays the actual setback of the buildings from the property line as well as total lot coverage and building height. (See attachment 6: Building Setbacks)

<table>
<thead>
<tr>
<th>Building</th>
<th>Front Yard Set Back (ft.)</th>
<th>West Side-Yard Set Back (ft.)</th>
<th>East Side-Yard Set Back (ft.)</th>
<th>Rear Yard Set Back (ft.)</th>
<th>Lot Coverage (%)</th>
<th>* Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>20</td>
<td>44.5</td>
<td>165.6</td>
<td>481.3</td>
<td>5.0</td>
<td>35’-0”</td>
</tr>
<tr>
<td>2</td>
<td>272.3</td>
<td>92.0</td>
<td>107.3</td>
<td>328.2</td>
<td>5.0</td>
<td>35’-0”</td>
</tr>
<tr>
<td>3</td>
<td>417.3</td>
<td>92.7</td>
<td>108.8</td>
<td>183</td>
<td>5.0</td>
<td>35’-0”</td>
</tr>
<tr>
<td>4</td>
<td>515.5</td>
<td>98.1</td>
<td>102.4</td>
<td>84.9</td>
<td>5.0</td>
<td>35’-0”</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20.1%</td>
<td></td>
</tr>
</tbody>
</table>

(See attachment 6: Building Setbacks)
The buildings are setback much further than the required setbacks set forth by the development standards. Building 4, which is located closest to the highest density of residential use to the south is 84.9 feet from the property line. Along with keeping the building as far as possible from the south property line, the substantial amount of landscaping will mitigate the density of the project by serving as a buffer between the project and surrounding residents. In addition, the proposed wall to the south and fencing to the west.

**FIRE APPARATUS ACCESS ROADS**

Among the issues residents raised during the neighborhood meeting was the lack of a secondary emergency road for the project. Section D106.1 of the International Fire Code refers to fire apparatus access road for multiple-family residential development and states as followed:

“Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 9.0.3.1.2”

Based on the proposed unit count being below 200 units and the developer proposing the building be equipped with an approved automatic sprinkler system, the fire department has not requested a secondary emergency access.

**TRAFFIC IMPACT**

The proposed development will generate approximately 1011 average daily trips. What this means is that the development will generate 505.5 trips leaving the site and 505.5 trips arriving at the site on average each weekday. Weekend trips are typically lower for these types of land uses. It is important to note that a majority of those trips arriving or leaving will occur in the morning between 6 and 9 am, and between 3 and 7 pm to accommodate the trips generated for employment purposes.

If for instance 60-percent of the trips leaving the site occur in morning, this would equate to approximately 303 total trips over a three-hour period of time. Further simplified, this would be 101 trips per hour or a total of 1.7 trips per minute during the, “rush hour,” or peak time periods. It is staff’s opinion that the level of trip generation would be negligible to surrounding properties. However, it should be noted that as additional properties develop and add additional trip generation to Road 2 North future improvements to the street lights, intersection and infrastructure may be needed to accommodate the additional traffic.
Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance 2019-873 rezoning approximately 6.85 acres of real property from the MR-1 (Multi-Family Residential - 1 acre minimum) zoning district to the MR-1 PAD (Multi-Family Residential - 1 acre minimum) zoning district with a Planned Area Development Overlay with its associated development plan with the following conditions:

1. The project shall substantially conform to the site plan, landscaping plan, conceptual building elevations and other exhibits provided by the applicant, as modified by staff’s recommended conditions.

2. Developer shall provide a 6’ high CMU block wall along the south property line and a 6’ chain link fence with 16”x16” block pilasters every 40’ along the west property line.

3. Depths of flows over onsite and offsite streets shall not exceed one (1) foot to allow passage of emergency vehicles. The standard applies to both public and private streets.

4. All drainage ways that convey 50 cubic feet per second or more, during the 100-year flood event, shall be considered a regulatory flood and shall be dedicated to the public with provisions for maintenance access ramps. Flows less than 50 cubic feet per second shall be regulated for impacts to buildings and structures, particularly, the placement of the finished first floor or basement, and shall be designated a common area or noted on the final plat as impacting a lot and the lot owner’s responsibility for maintenance. Any drainage ways dedicated to the Town shall be constructed to provide minimal need for maintenance (paved or storm drain pipe) unless the property owner accepts landscape maintenance of the tract.

5. Five foot (5’) concrete pedestrian sidewalks (onsite and offsite) shall be required.

6. Hawks Nest Trail shall be constructed to commercial standards (28’ roadway width, concrete curb and gutter, and five foot (5’) concrete sidewalk on both sides with associated ramps and other devices). Final design to be approved by the Town Engineer.

7. Intersection improvements at Rd 2 North in accordance with the revised traffic study shall be required. Final design to be approved by the Town Engineer.

8. Water and sewer mains on Rd 2 North shall be 12” diameter. The Town would be open to cost sharing for the up-sizing of the pipelines, pending Council approval.
**Plant Schedule**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QTY</th>
<th>SIZE</th>
</tr>
</thead>
</table>

**Shade Trees**

- Total Quantity = 58
- Mixed Sizes 15 Gallon (25%)

- Acer x fremonii Autumn Blaze Maple
- Raywood Ash
- Fraxinus velutina Arizona Ash
- Pistacia chinensis Chinese Pistache
- Navajo Willow

**Flowering Trees**

- Total Quantity = 46
- 20 Gallon (minimum size)

- Oklahoma Redbud 15 Gallon
- Burgundy Desert Willow 15 Gallon
- Pink Dawn Chitalpa 15 Gallon
- Purpleleaf Plum 15 Gallon
- Flowering Pear 15 Gallon

**Large Evergreen Trees**

- Total Quantity = 78
- Box or 20 Gallon along West and South Property Lines

- Cedrus deodara Deodar Cedar
- Arizona Cypress
- Oregon Green Pine

**Small and Mid-Size Evergreen Trees**

- Total Qty = 51
- Mixed Sizes 15 Gallon (25%)

- Spartan Juniper
- Juniperus scopulorum Wichita Blue Juniper 15

**Shrubs / Grasses / Accents**

- Total Qty = 740+
- 5 Gallon (minimum size)

- Buddleia davidii Butterfly Bush 5 Gallon
- Feather Reed Grass 5 Gallon
- Cotoneaster parneyii 5 Gallon
- Hesperloe parviflora Red Yucca 5 Gallon
- Juniperus chinensis pfitzeriana Sea Green Juniper 5 Gallon
- Regal Mist 5 Gallon
- Nandina domestica Heavenly Bamboo 5 Gallon
- Russian Sage 5 Gallon
- Photinia fraseri Red Tip Photinia 5 Gallon
- Potentilla fruiticosa Potentilla 5 Gallon
- Raphiolepis indica Indian Hawthorn 5 Gallon

Note: All disturbed areas to be covered with 3'x4' decorative fabric. 2' minimum depth on 5'x5' squares upon landscape fabric.

Tree Planting

- 3

Shrub Planting

- 3

Typical Foundation & Island Planting

**Landscaping Requirements**

- 20' x 20' Planting Box

Preliminary Landscape Plan

- Preliminary Landscape Plan
- Vicinity Map
- Typical Foundation & Island Planting
- Tree Planting
- Shrub Planting

PAU Application

- Date: July 25, 2019
- Signatures: [Signatures]

Brook Apartments

- Address: Chino Valley, AZ
- Phone: 928-232-5240

Preliminary Landscape Plan

- Preliminary Landscape Plan
- Vicinity Map
- Typical Foundation & Island Planting
- Tree Planting
- Shrub Planting
COLOR KEY
BROOK APARTMENTS

Main Stucco:

- Wood Lake: D66075
- Crafts: D66049
- Cherry Cola: DEA154

Accent Color 1:

- D66075
- D66049
- DEA154

Accent Color 2:

- D66075
- D66049
- DEA154