



## **Town of Chino Valley**

### **MEETING NOTICE PLANNING AND ZONING COMMISSION**

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**REGULAR MEETING  
TUESDAY, MAY 4, 2021  
6:00 P.M.**

**Council Chambers  
202 N. State Route 89  
Chino Valley, Arizona**

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### **AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
  - a.** Consideration and possible action to approve the April 6, 2021, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
  - a.** Consideration and possible recommendation to Town Council to rezone approximately 5 acres of real property located 650 feet east of the intersection of South Road 1 East and Easy Street, from AR-5 (Agricultural Residential 5 acre minimum) zoning district to SR-1.6 (Single Family Residential 1.6 acre minimum) zoning district in order to further subdivide the property. (Will Dingee, Planner)
  - b.** Consideration and possible recommendation to Town Council to approve the Park View at Bright Star Preliminary Plat located along Meridian Parkway East, Meridian Parkway North, and Galileo Court to subdivide approximately 3.72 acres of real property into 31 lots developed over a single phase. (Will Dingee, Planner)

- c. Consideration and possible recommendation to Town Council for approval of the Heritage Pointe Final Plat Phase 2, 3 and 4, located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West to subdivide approximately 62 acres into 55 lots with an average lot size of 1.02 acres developed over three (3) separate phases. (Will Dingee, Planner)
- d. Consideration and possible recommendation to Town Council to rezone approximately 11.94 acres of real property located at the northwest and southwest corner of the intersection of East Road 4 1/2 South and South Road 1 East from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district in order to further develop the property. (Will Dingee, 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 29th day of April, 2021.

*By: Will Dingee, 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.

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