

ORDINANCE NO. 15-798

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, DECLARING THE DOCUMENT ENTITLED "AMENDMENTS TO THE TOWN OF CHINO VALLEY UNIFIED DEVELOPMENT ORDINANCE REGARDING SITE PLAN APPROVAL, JUNE 23, 2015" AS A PUBLIC RECORD; ADOPTING THE "AMENDMENTS TO THE TOWN OF CHINO VALLEY UNIFIED DEVELOPMENT ORDINANCE, JUNE 23, 2015" BY REFERENCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF CHINO VALLEY, ARIZONA, AS FOLLOWS: (1) AMENDING CHAPTER 1 ADMINISTRATION AND PROCEDURES, BY DELETING SECTIONS 1.7 SITE PLAN REVIEW COMMITTEE AND ALL SUBSECTIONS THERETO IN THEIR ENTIRETY AND DELETING SECTION 1.8 ENFORCEMENT IN ITS ENTIRETY; AND AMENDING SECTION 1.9 REVIEW AND APPEAL PROCESS, SUBSECTION 1.9.1 SITE PLAN APPLICATION, CONTENT AND REVIEW, AND SUB-SUBSECTIONS 1.9.1.1 APPLICATION, 1.9.1.2 CONTENTS, 1.9.1.3 REVIEW; AND ADDING NEW SUB-SUBSECTION 1.9.1.4 SITE PLAN APPROVAL; AND (2) AMENDING CHAPTER 2 DEFINITIONS, BY AMENDING SECTION 2.1 MEANINGS OF WORDS AND TERMS TO ADD THE TERM "SITE PLAN"; AND (3) AMENDING CHAPTER 4 GENERAL REGULATIONS, BY AMENDING SECTION 4.21 SIGN REGULATIONS, SUBSECTION 4.21.3 GENERAL SIGN REGULATIONS, 4.21.6 PERMITTED PERMANENT SIGNS, AND 4.21.12 NON-CONFORMING AND UNSAFE SIGNS; AND BY AMENDING SECTION 4.22 OFF-STREET PARKING AND LOADING, SUBSECTION 4.22.8 DETERMINATION OF REQUIRED SPACES; AND BY AMENDING SECTION 4.26 LANDSCAPE REQUIREMENTS, SUBSECTION 4.26.5 ALTERNATIVE COMPLIANCE PROVISIONS; AND BY AMENDING SECTION 4.29 DESIGN CONCEPTS; AND (4) AMENDING CHAPTER 5 SUBDIVISION REGULATIONS, SECTION 5.2 SUBDIVISION APPLICATION PROCEDURES, SUBSECTIONS 5.2.2 PRE-APPLICATION CONFERENCE, 5.2.3 PRELIMINARY PLAT, AND 5.2.4 SUBDIVISION TECHNICAL REVIEW, ALL RELATED TO ABOLISHING THE SITE PLAN REVIEW COMMITTEE AND STREAMLINING THE PROCESS FOR SITE PLAN REVIEW; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES

WHEREAS, that certain document entitled "Amendments to the Town of Chino Valley Unified Development Ordinance Regarding Site Plan Review, June 23, 2015", three copies of which are on file in the office of the Town Clerk, is hereby declared to be a public record and said copies are hereby ordered to remain on file with the Town Clerk; and

WHEREAS, the Town Council has determined that the proposed amendments will further the stated purposes of the Unified Development Ordinance, clarify provisions of the Unified Development Ordinance, enhance the expediency of the processes set forth therein, and it is in the best interest of the public health, safety and general welfare of the Town to adopt the proposed amendments;

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General

The Unified Development Ordinance of Chino Valley, Arizona, Chapter 1 Administration and Procedures is hereby amended by amending Sections 1.7 Site Plan Review Committee and all subsections thereto in their entirety and deleting Section 1.8 Enforcement in its entirety; and amending Section 1.9 Review and Appeal Process, Subsection 1.9.1 Site Plan Application, Content and Review, and Sub-Subsections 1.9.1.1 Application, 1.9.1.2 Contents, 1.9.1.3 Review; and adding new Sub-Subsection 1.9.1.4 Site Plan Approval; and (2) amending Chapter 2 Definitions, by amending Section 2.1 Meanings of Words and Terms to add the term "Site Plan"; And (3) Amending Chapter 4 General Regulations, by amending Section 4.21 Sign Regulations, Subsection 4.21.3 General Sign Regulations, 4.21.6 Permitted Permanent Signs, and 4.21.12 Non-Conforming and Unsafe Signs; and by amending Section 4.22 Off-Street Parking and Loading, Subsection 4.22.8 Determination of Required Spaces; and by amending Section 4.26 Landscape Requirements, Subsection 4.26.5 Alternative Compliance Provisions; and by amending Section 4.29 Design Concepts; and (4) amending Chapter 5 Subdivision Regulations, Section 5.2 Subdivision Application Procedures, Subsections 5.2.2 Pre-Application Conference, 5.2.3 Preliminary Plat, and 5.2.4 Subdivision Technical Review, all as set forth in that document entitled "Amendments to the Town of Chino Valley Unified Development Ordinance Regarding Site Plan Review, June 23, 2015", which document is hereby adopted and incorporated by reference.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section 3. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. Providing for Penalties

Any person found responsible for violating any provision of this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Unified Development Ordinance of the Town of Chino Valley, Arizona.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 23rd day of June, 2015 by the following vote:

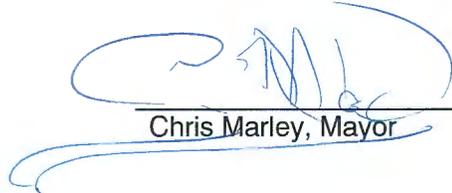
AYES: 5

ABSENT: 1

NAYS: 0

ABSTAINED: 0

APPROVED this 23rd day of June, 2015.


Chris Marley, Mayor

ATTEST:


Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:


Curtis, Goodwin, Sullivan, Udall & Schwab, PLC
Town Attorneys
By: Phyllis L.N. Smiley

I, JAMI LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 15-798, ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 23rd DAY OF June, 2015, WAS POSTED IN THREE PLACES ON THE 25th DAY OF June, 2015.


Jami C. Lewis, Town Clerk

**Amendments to the Town of Chino Valley
Unified Development Ordinance
Regarding
Site Plan Review**

June 23, 2015

The Town of Chino Valley Unified Development Ordinance, Chapter 1 Administration and Procedures is hereby amended by deleting Sections 1.7 Site Plan Review Committee and Subsections 1.7.1 Creation, Composition, Meetings, 1.7.2 Intent, 1.7.3 Powers, Duties, Jurisdiction, 1.7.4 Commission and Council Review and Approval, and 1.7.5 Period of Approval, and Section 1.8 Enforcement in their entirety. Sections 1.7 and 1.8 shall be reserved for future use, to read as follows (additions shown in ALL CAPS; deletions shown in ~~strikethrough~~):

1.7 RESERVED.~~Site Plan Review Committee~~

1.8 RESERVED.~~Enforcement~~

The Town of Chino Valley Unified Development Ordinance, Chapter 1 Administration and Procedures is hereby amended by amending Section 1.9 Review and Approval Processes and Subsection 1.9.1 Site Plan Application, Content and Review, and Sub-Subsections 1.9.1.1 Application, 1.9.1.2 Contents, 1.9.1.3 Review, and adding new Sub-Subsection 1.9.1.4 Approval to read as follows (additions shown in ALL CAPS; deletions shown in ~~strikethrough~~):

1.9 Review and Approval Processes

~~There is created as part of this Ordinance, three distinct review processes for developments governed by this Ordinance. These three processes: PROCESSES SET FORTH IN THIS SECTION SHALL APPLY TO DEVELOPMENT WITHIN THE TOWN OF CHINO VALLEY: Site Plan Review, AMENDMENTS TO ZONING, CONDITIONAL USE PERMITS, PLANNED ARE DEVELOPMENT OVERLAY ZONING DISTRICT, AND CITIZEN REVIEW PROCESS , Use Permit Review and PAD Process Review, are intended to give the Town both the flexibility to review a wide range of projects, as well as the authority to require all of the information necessary to carry out a thorough review of the issues presented by various land use development proposals.~~

1.9.1 Site Plan Application, ~~Content and Review~~ AND APPROVAL PROCESS

- A. PURPOSE. SITE PLAN REVIEW IS INTENDED TO PROVIDE THE TOWN AND APPLICANTS AN OPPORTUNITY TO REVIEW NEW DEVELOP-MENT PROJECTS TO ENSURE COMPLIANCE WITH ADOPTED CODES AND ORDINANCES AND TO HARMONIZE NEW DEVELOPMENT WITH EXISTING STRUCTURES.

- B. WHEN REQUIRED. SITE PLAN REVIEW IS REQUIRED FOR ALL NEW CONSTRUCTION, EXTERIOR SITE AND STRUCTURE ALTERATIONS, SIGNS AND SUBDIVISION PLATS PRIOR TO ISSUANCE OF A BUILDING PERMIT, INCLUDING TOWN FACILITIES, WITH THE FOLLOWING EXCEPTIONS:

1. ACCESSORY STRUCTURES WITHIN SINGLE FAMILY ZONING DISTRICTS;
2. SINGLE FAMILY RESIDENCES ON SEPARATE LOTS WITHIN AN APPROVED AND PLATTED SUBDIVISION;
3. MINOR EXTERIOR SITE AND STRUCTURE ALTERATIONS THAT DO NOT MATERIALLY AFFECT THE DESIGN CONCEPT OR FUNCTION OF THE SITE OR STRUCTURE;
4. REPAIRS THAT DO NOT ALTER EXTERIOR DESIGN OF A STRUCTURE;
5. APPROVED TEMPORARY CONSTRUCTION OFFICES;
6. CHANGES TO THE FACE OF AN EXISTING APPROVED SIGN.

1.9.1.1 Application SUBMITTAL

- A. ~~The Site Plan Review Committee shall prescribe the form and content of applications and may specify necessary accompanying data in addition to that required by 1.9.1.2.~~ AN Application shall be filed with the Zoning Administrator or his/her designee ON A FORM APPROVED BY THE ZONING ADMINISTRATOR.
- B. Applications shall be made by the owner of the property or an agent authorized by a letter IN WRITING BY from all owners of the property.

1.9.1.2 APPLICATION Contents.

A Site Plan APPLICATION shall include, AT A MINIMUM, the following information:

- A. ~~Technical Information: An accurate Site Plan on a minimum eleven by seventeen (11 X 17) inch sheet (or other as determined by the Zoning Administrator) drawn at an appropriate scale showing the boundaries and dimensions of the site, acreage of the site, AND a north arrow; existing zoning of the site and contiguous property; dimensions and center lines of all streets; dimension of all alleys and easements bounding or touching the site; dimensions from all street centerlines to existing curb, gutter, sidewalk, water lines, sewer lines and irrigation lines; location, dimensions, direction and bearing of any major physical features such as railroads or drainage ways; and existing topographic contours at intervals of not more than two (2) feet.~~
- B. ~~Development Information: Proposed grading of the site; proposed public dedications, if any, within the site; proposed location, proposed grade, dimensions and use of all buildings, structures and signs to be located on the site.~~ PROPOSED AND EXISTING STRUCTURES WITH DIMENSIONS AND DIMENSIONS BETWEEN STRUCTURES AND FROM PROPERTY BOUNDARIES TO NEW AND EXISTING STRUCTURES;

- C. LOCATION AND NAME(S) OF ADJACENT AND ABUTTING STREETS, ALLEYS, RIGHTS-OF-WAY AND ANY REQUIRED DEDICATIONS THEREOF;~~Provisions of Services: Location, quantity and typical stall dimensions of off-street parking and loading facilities; points of ingress to and egress from the site, including width of curb cuts; water, sewer, electric, gas and other public and private utility line sizes and locations; internal circulation; refuse collection areas; fire lanes and fire hydrants; off-site improvements; and street lighting.~~
- D. ~~Provision of Amenities: Proposed location of open space and recreational facilities on the site; location and type of landscaping; location and height of screen walls; and location and specifications for any other proposed features of development contributing to the use of the site and to the compatibility of the proposed development with the surrounding area~~OFF-STREET PARKING IN COMPLIANCE WITH UDO SECTION 4.22 OFF-STREET PARKING AND LOADING;
- E. ~~Calculations: As applicable to the proposed development, calculations shall be tabulated on the map for: storm water retention, parking spaces, number of dwelling units, compute density of dwelling units as provided in the Chino Valley General Plan, area of open space, building floor area by category of use and percentage, and area of coverage of the site.~~LANDSCAPING IN COMPLIANCE WITH UDO SECTION 4.26 LANDSCAPE REQUIREMENTS;
- F. SCREENING IN COMPLIANCE WITH SECTION 4.8 WALLS AND FENCES;
- G. OUTDOOR LIGHTING IN COMPLIANCE WITH SECTION 4.24 OUTDOOR LIGHTING;
- H. LOCATIONS OF ALL SIGNAGE IN COMPLIANCE WITH SECTION 4.21 SIGN REGULATIONS;
- I. OUTDOOR STORAGE AND RELATED ACTIVITIES/USES IN COMPLIANCE WITH SECTION 4.9 OUTDOOR STORAGE;
- J. PEDESTRIAN, VEHICULE, AND SERVICE VEHICLE ACCESS; ONSITE CIRCULATION PLANS;
- K. LOCATION OF WATER LINES, SEWER LINES, FIRE HYDRANTS, AND OTHER UTILITIES;
- L. COMPLIANCE WITH SECTION 4.29 DESIGN CONCEPTS;
- M. OTHER INFORMATION AS DEEMED NECESSARY BY THE ZONING ADMINISTRATOR OR HIS/HER DESIGNEE

1.9.1.3 APPLICATION Review

After submittal, the ~~Committee shall review the SITE~~development plan SHALL BE REVIEWED for compliance with the Town's REGULATIONS~~development goals, engineering design standards and other applicable Ordinances.~~ The review procedure is

~~intended to be~~MAY applied in a flexible manner to allow for creative designs, varying development concepts, locations and innovative response to requirements. ~~In the review, the Committee~~IN ADDITION TO COMPLIANCE WITH THE TOWN'S REGULATIONS, THE ZONING ADMINISTRATOR MAY~~shall be guided by~~CONSIDER the following ~~review~~ criteria and principles of development:

- A. The proposed development complies with all provisions of this Ordinance and all other Ordinances, master plans, General Plans, goals, objectives and standards of the Town.
- ~~B. The proposed development does not have any detrimental effect upon the general health, welfare, safety, and convenience of persons residing or working in the neighborhood, and shall not be detrimental or injurious to the neighborhood.~~
- BC. The proposed developmentSITE PLAN promotes a desirable relationship of structures to one another, to open spaces, and to topography both on the site and in the surrounding neighborhood.
- ~~D. Ingress, egress, internal and external traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways, are so designed as to promote safety and convenience and to be consistent with the requirements and intent of the landscaping and buffering requirements of this Ordinance.~~
- ~~E. Mechanical equipment, appurtenances and utility lines are concealed from view or are otherwise integral to the building and site design.~~
- F. If the proposed development is adjacent to residentially zoned property then the following public notices shall occur at least 30 days prior to the issuance of a building permit: (Amended with Ord. 10-729/Res. 10-933).
 - ~~1. The developer shall place notices on the site which are visible from the public rights-of-way and on each corner of the property stating the intent to develop. Said notice shall be a minimum of 11X17 inch in size; and~~
 - ~~2. The developer shall send out letters to property owners within 300 feet stating the intent to develop the property.~~
 - a. The Zoning Administrator (ZA) will determine if the boundary of the mail out needs to be extended to a maximum of 1,000 feet using the following criteria:
 - i. The site is greater than one acre
 - ii. The proposed building size is greater than 3,000 sq. ft. either singular or combination.

1.9.1.4 SITE PLAN APPROVAL

- A. UPON DETERMINATION THAT THE SITE PLAN IS IN COMPLIANCE WITH ALL DEVELOPMENT STANDARDS AND ANY CONDITIONS OF DEVELOPMENT SET FORTH IN THE ZONING ORDINANCE PERTAINING TO THE PROPERTY, THE SITE PLAN SHALL BE APPROVED BY THE ZONING ADMINISTRATOR OR HIS/HER DESIGNEE.
- B. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ALL SITE DEVELOPMENT STANDARDS SET FORTH IN SECTION 1.9.2 SHALL BE

CONSTRUCTED OR INSTALLED IN COMPLIANCE WITH THE APPROVED SITE PLAN. IN LIEU OF SUCH INSTALLATION OR WHERE WEATHER CONDITIONS NECESSITATE A DELAY, UPON APPROVAL BY THE TOWN ENGINEER, A CASH DEPOSIT, BOND, OR LETTER OF CREDIT, IN THE TOWN'S DISCRETION, IN AN AMOUNT THAT GUARANTEES COMPLETE INSTALLATION OF SITE PLAN REQUIREMENTS, NAMING THE TOWN OF CHINO VALLEY AS BENEFICIARY, SHALL BE FILED WITH THE TOWN.

The Town of Chino Valley Unified Development Ordinance, Chapter 2 Definitions is hereby amended by amending Section 2.1 Meanings of Words and Terms to read as follows (additions shown in ALL CAPS; deletions shown in ~~strikethrough~~):

For this Ordinance, certain terms and words are herein defined.

* * *

Sign. Any identification, description, illustration, symbol or device which is affixed directly or indirectly upon a building, vehicle, structure or land and which identifies or directs attention to a product, place, activity, person, institution or business.

SITE PLAN: A PLAN PREPARED TO SCALE SHOWING THE BOUNDARIES OF A SITE AND THE PROPOSED LOCATION OF ALL BUILDINGS AND STRUCTURES, CIRCULATION, LANDSCAPING, IMPROVEMENTS AND OPEN SPACE AREAS, ALL IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.

* * *

The Town of Chino Valley Unified Development Ordinance, Chapter 4 General Regulations, Section 4.21 Sign Regulations is hereby amended by amending Subsection 4.21.3 General Sign Regulations, 4.21.6 Permitted Permanent Signs, and 4.21.12 Non-conforming and Unsafe Signs to read as follows (additions shown in ALL CAPS; deletions shown in ~~strikethrough~~):

4.21.3 General Sign Regulations

* * *

- F. The source of the sign's illumination, except neon illumination, shall not be visible from any street, sidewalk, or adjacent property and the face of the sign (with the exception of lettering and logos) shall be opaque. This shall not preclude the use of neon sign elements within the commercial zoning districts, which are subject to staff review and approval ~~through the Site Plan Review process~~.

* * *

4.21.6 Permitted Permanent Signs

- A. "Agricultural and Residential Districts": For all signs within "Agricultural and Residential Districts" (OS, AR-36, AR-4, SR-2, SR-0.16, MR-1, and MDP-4) the following shall apply:

* * *

3. Directional Signs:

Such signs are permitted for Multiple Residence Uses and Non-Residential Uses and shall not exceed an area of six square feet (6 sq. ft.) or a height of three feet (3'). These signs shall not be included in calculating the total aggregate area of signage allowed on a particular lot or for a particular business, and may include a maximum of twenty-five percent (25%) of the sign area devoted to the display of a business logo or identification. They shall not be located within the sight visibility triangle as described in Section 4.6, of any driveway. ~~The use, number and location of such signs must be approved through the Site Plan Review process and comply with the requirements of this Ordinance.~~

4. Directory signs:

* * *

~~Freestanding directory signs may be permitted through the Site Plan Review process.~~

* * *

- B. "Non-Agricultural and Residential": Signs within "Non-Agricultural and Residential Districts" (CL, CH, I, PL, and OS) shall comply with the following applicable restrictions. Additionally, any complex of three (3) or more businesses shall be required to submit a comprehensive sign package to be reviewed and recommended by the Commission and approved by Council.

3. Directional Signs:

Such signs shall not exceed an area of six square feet (6 sq. ft.) or a height of three feet (3'). These signs shall not be included in calculating the total aggregate area of signage allowed on a particular lot or for a particular business, and may include a maximum of twenty-five percent (25%) of the sign area devoted to the display of a business logo or identification. They shall not be located within the sight visibility triangle as described in Section 4.7, of any driveway. ~~The use, number and location of such signs must be approved through the Site Plan Review process and comply with all other Ordinance requirements.~~

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4.21.12 Non-conforming and Unsafe Signs

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B. Signs Rendered Non-conforming

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~~4. If a non-conforming sign is located on a parcel that is experiencing development for which Site Plan Review is required, the height and area of the sign shall not be increased to exceed the height and area limitations of the site. If the sign exceeds the site's height and/or area limitations, the excess height and/or area shall be reduced a minimum of fifty percent (50%). Two such reductions shall be permitted; after the third structural change, the sign shall conform to current standards. Nothing in this subsection shall require a non-conforming sign to be reduced to a height or area less than that allowed on the site.~~

The Town of Chino Valley Unified Development Ordinance, Chapter 4 General Regulations, Section 4.22 Off-Street Parking and Loading is hereby amended by amending Subsection 4.22.8 Determination of Required Spaces to read as follows (additions shown in ALL CAPS; deletions shown in strikethrough):

4.22.8 Determination of Required Spaces

* * *

- E. Large parking lots shall be divided into a series of smaller lots of approximately one hundred-fifty (150) spaces each, using raised landscape island(s) at least ten (10) feet in width, and at least 500 square feet in total area, located along the sides of the parking areas to separate large parking areas. Walkways should be considered as part of these landscape areas. Raised landscape strips at least five (5) feet wide and at least ninety-five (95) square feet in total area, should be located on the ends of parking rows, extending the full length of parking spaces. Additional landscape islands should be considered in the interior of the individual parking areas to provide shade and break up large expanses of parking area. ~~As part of Site Plan review, the Site Plan Review Committee shall review parking lot and landscape layouts to determine if they are in keeping with the requirements of this Ordinance.~~

* * *

The Town of Chino Valley Unified Development Ordinance, Chapter 4 General Regulations, Section 4.26 Landscape Requirements is hereby amended by amending Subsection 4.26.5 Alternative Compliance Provisions to read as follows (additions shown in ALL CAPS; deletions shown in strikethrough):

4.26.5 ~~Alternative Compliance Provisions~~LANDSCAPE PLANS.

- A. ~~Alternative compliance established.~~—WHERE UNIQUE SITUATIONS COMPLICATE THE PROVISION OF REQUIRED LANDSCAPING,

APPLICANTS ~~Petitioners~~ may choose to follow the requirements described herein or submit An ALTERNATIVE landscape plan to the Zoning Administrator THAT ILLUSTRATES HOW THE INTENT OF UDO SECTON 4.26 WILL BE FULFILLED IN AN ALTERNATIVE MANNER ~~under the alternative compliance provisions of this subsection. The alternative compliance provisions are intended to give flexibility where unique situations complicate the provision of required landscaping.~~ THE ZONING ADMINISTRATOR MAY APPROVE, APPROVE WITH MODIFICATIONS, OR DENY THE ALTERNATIVE LANDSCAPE PLAN BASED ON HIS OR HER DETERMINATION AS TO MEETING THE INTENT OF THE UDO LANDSCAPE REQUIREMENTS AND THE UNIQUE CHARACTERISTICS AND CHALLENGES OF THE PROPERTY AT ISSUE.

- B. ~~Appeal of Zoning Administrator's Decision.~~ If An APPLICANT ~~developer chooses to submit~~ S An ALTERNATIVE landscape plan through the alternative compliance process, ~~and the~~ WHICH IS NOT APPROVED BY THE Zoning Administrator does not approve the landscape plan, the APPLICANT ~~Developer~~ may appeal the Zoning Administrator's decision to the ~~Site Plan Review Committee.~~ BOARD OF ADJUSTMENT.
- C. ~~Authority of Director.~~ the Zoning Administrator may, at their discretion, choose to forward an alternative compliance proposal to the Site Plan Review Committee for final approval.
- D. ~~Poor performance.~~ Alternative compliance may be used where landscaping has repeatedly performed poorly and the property owner wishes to propose alternative plantings/arrangements.

The Town of Chino Valley Unified Development Ordinance, Chapter 4 General Regulations is hereby amended by amending Section 4.29 Design Concepts to read as follows (additions shown in ALL CAPS; deletions shown in ~~strikethrough~~):

4.29 Design Concepts

Development goals: protect investment in the community by encouraging consistently high quality development and promote projects that are suitable in the context of a southwest environment.

Applicability: to achieve these goals, the design concepts apply to all new commercial ~~and office developments as well as all developments requiring site plan review.~~ AND REDEVELOPMENT OR REMODELING OF EXISTING COMMERCIAL DEVELOPMENTS WHERE MORE THAN 50% OF THE EXTERIOR OF THE STRUCTURE WILL BE SUBSTANTIALLY MODIFIED.

* * *

The Town of Chino Valley Unified Development Ordinance, Chapter 5 Subdivision Regulations, Section 5.2 Subdivision Application Procedures is hereby amended by amending Subsections 5.2.2 Pre-application Conference, 5.2.3 Preliminary Plat, and 5.2.4 Subdivision Technical Review to read as follows (additions shown in ALL CAPS; deletions shown in ~~strikethrough~~):

5.2.2 Pre-application Conference

Pre-application Conference: The pre-application conference ~~stage of the subdivision planning process is an investigatory period that precedes~~ preparation of platting and improvement plans by the subdivider. During this ~~time~~, CONFERENCE, subdividers make their intentions known informally to the Town, are advised of specific public objectives related to the subject tract, and are given detailed information regarding platting procedures and requirements.

- A. ~~Actions of the Subdivider.~~ The subdivider must meet informally with the Site Plan Review Committee to ~~present~~ PROVIDE a general outline of the proposed development including:
1. Sketch plan(s) and ideas regarding land use, street and lot arrangement, and tentative lot sizes;
 2. Tentative proposals regarding water supply, sewage disposal, surface drainage and street improvements.
- B. ~~Actions of the Site Plan Review Committee:~~ The Site Plan Review Committee STAFF will discuss the proposal with the subdivider and provide input and suggestions regarding procedural steps, public policy objectives, design and improvement standards, and general platting requirements. Then, depending upon the scope of the proposed development, the ~~Committee~~ STAFF will:

* * *

- C. Subdivision Referral and Approval Process: Within fifteen (15) days of the ~~review of the sketch plat by the Site Plan Review Committee~~ PRE-APPLICATION CONFERENCE, the Zoning Administrator or his/her designee will ~~issue~~ SEND a written notice ~~advising~~ TO the subdivider WITH STAFF'S RECOMMENDATIONS RELATED TO ~~to proceed with the preparation AND SUBMITTAL of a preliminary plat BY DEVELOPER to be considered by the Planning and Zoning Commission and Council.~~

* * *

5.2.3 Preliminary Plat

No later than 120 days after the date of the ~~Committee's~~ ZONING ADMINISTRATOR'S comment letter, an applicant shall apply for a preliminary plat or submit a Development Master Plan (DMP), unless the Applicant can show cause for the delay to the satisfaction of the Zoning Administrator.

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5.2.4 Subdivision Technical Review

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- D. Engineering Plan and Specification Submission Comprehensive Development Plan (CDP) - In conjunction with the other engineering plans prescribed in this

Ordinance, the subdivider must provide a CDP that illustrates the physical relationship of all the proposed utility improvements for the proposed subdivision. The intent of this plan is to cumulatively index all proposed utility improvements for easy reference, and to provide for a coordinated development effort. The subdivider, at his option, may choose to submit a preliminary CDP for ~~Site Plan Review Committee~~ STAFF review prior to the preparation and submittal of a final CDP and other improvement plans.