

ORDINANCE NO. 2019-876

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 10 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF NORTH ROAD 1 EAST AND JUNIPER DRIVE (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) TO SR-0.16 PAD (SINGLE FAMILY RESIDENTIAL – 7,000 SQUARE FOOT MINIMUM) WITH A PLANNED AREA DEVELOPMENT OVERLAY AND ITS ASSOCIATED DEVELOPMENT PLAN.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to amend the Town of Chino Valley (the “Town”) Official Zoning Map for a 10 acre parcel zoned AR-5 (Agricultural Residential – 5 acre minimum) to SR-0.16 PAD (Single Family Residential – 7,000 square foot minimum) with a Planned Area Development Overlay and its associated development plan (the “Zoning Map Amendment”); and

WHEREAS, the Town Council has determined that this Zoning Map Amendment conforms with the Town of Chino Valley General Plan and any applicable specific area plan, neighborhood plan, or other plan, and any overlay zoning district; and

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

WHEREAS, the Planning and Zoning Commission recommended approval of the rezoning after determining the Zoning Map Amendment (i) is consistent with the Chino Valley General Plan and (ii) provides for all properties within the PAD to have adequate access to public streets; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this Ordinance.

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

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2: The Official Zoning Map is hereby amended for property consisting of approximately 10 acres, described in Exhibit 1 and shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by reference, to rezone it from AR-5 (Agricultural Residential – 5 acre minimum) to SR-0.16 PAD (Single Family Residential – 7,000 square foot minimum) with a Planned Area Development Overlay and its associated development plan approved November 14, 2019 (the “Development Plan”), a summary of which is attached hereto as Exhibit 3 and which shall be maintained in its entirety in Community Development Department, and incorporated herein by reference, subject to the following stipulations:

1. The project shall substantially conform to the Development Plan, including but not limited to the site plan, landscaping plan, conceptual building elevations and other exhibits provided by the applicant, as modified by staff's recommended conditions contained herein. Unless specifically modified in this Ordinance or in the Development Plan incorporated herein by reference, the project shall adhere to the requirements of the SR-0.16 zoning district requirements.
2. Developer shall provide a six-foot fence installed at the property line of each lot that fronts on Road 1 East or Juniper Drive. A six-foot wooden fence shall also be installed along the entire south property line of the project.
3. The Developer shall provide proof of assured water supply from the State of Arizona.
4. The Town of Chino Valley has an existing 12 inch water line in the Juniper Drive right-of-way along the property's frontage. All lots will be required to connect to the Town's water system, regardless of timing of development. The water main shall be extended along the property's entire frontage on Road 1 East, per Town Code 51.060. Additionally, the installation of fire hydrants at a maximum of 500 foot spacing is required.
5. The developer is required to construct a new eight inch sewer line along the property's entire frontage per Town Code 51.060. In lieu of this, an eight inch sewer line that is extended through the development and connects to the Town's sewer line within the right-of-way of Road 1 East at the southwest corner of the development is acceptable.
6. The Town of Chino Valley Area Drainage Master Study shows possible flooding potential on the east side of the property. Building designs will need to take this into account. Developer will provide such right-of-way or drainage easements as required by subsequently-developed engineering plans for the project site.
7. All drainage ways that convey 50 cubic feet per second or more, during the 100 year flood event, shall be considered a regulatory flood ways and shall be dedicated to the public with provisions for maintenance access ramps.
8. A drainage study that addresses the hydrologic and hydraulic components relating to onsite and off-site drainage shall be developed and prepared by a registered Arizona Professional Engineer. The drainage study must be approved before the street improvement plans and final plat are approved. If the subdivision will be developed in phases, a Town-approved master drainage plan will be required prior to development of the first phase.
9. The developer shall dedicate additional right-of-way 50 feet east of the road centerline on Road 1 East and 25 feet west of centerline on Peppertree Drive. Additional right-of-way or drainage easements may be required on Juniper Drive pending engineering study results.

10. The developer shall improve the east half of Road 1 East and the south half of Juniper Drive along the project limits per Town Street Design Standards. This includes, but is not limited to, new road section, pavement edge treatment, sidewalk and utility relocations as necessary. At the Town's sole discretion, payments in lieu of improvements on Peppertree may be required.
11. The developer must provide a traffic Impact statement for this project.
12. The developer acknowledges the City of Prescott has an aerial easement for power lines which may limit development in the easement's vicinity.
13. The developer must provide a one-foot non-vehicular access easement along Road 1 East.

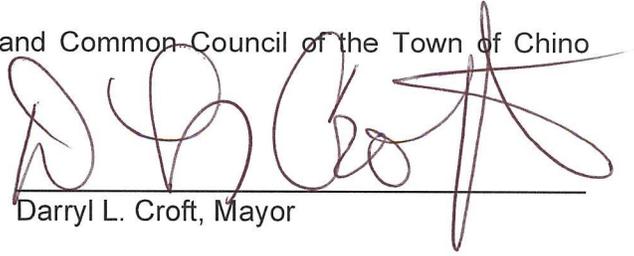
Section 3: The Town Manager is directed, upon the effective date of this Ordinance, to cause the Zoning Map Amendment to reflect the new zoning of the property, indicating the zoning is subject to compliance with the stipulations provided herein.

Section 4: If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5: The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona on December 10, 2019.



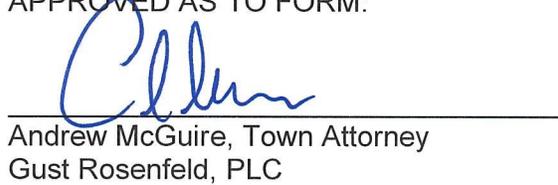
Darryl L. Croft, Mayor

ATTEST:



Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Andrew McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2019-876 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on December 10, 2019, and that quorum was present, and that the vote thereon was 6 ayes and 1 nays and 0 abstentions. 0 Council members were absent or excused.



Jami C. Lewis, Town Clerk

EXHIBIT 1
TO
ORDINANCE 2019-876

[Legal Description]

See following page.

All that portion of the Southwest Quarter of the Northwest Quarter of Section 23, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows-

COMMENCING at the Northwest corner of said Section 23,

Thence South 01 degrees 21 minutes 23 seconds West, 1221.90 feet, along the West line of said Section 23 to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 23, and the TRUE POINT OF BEGINNING,

Thence South 01 degrees 21 minutes 23 seconds West, 330.48 feet along the West line of said Section 23, to the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter,

Thence North 89 degrees 50 minutes 30 seconds East, 1329.88 feet to the East line of said Southwest Quarter of the Northwest Quarter of Section 23,

Thence North 01 degrees 01 minutes East, 330.01 feet, along the East line of said Southwest Quarter of the Northwest Quarter of Section 23 to the Northeast corner thereof,

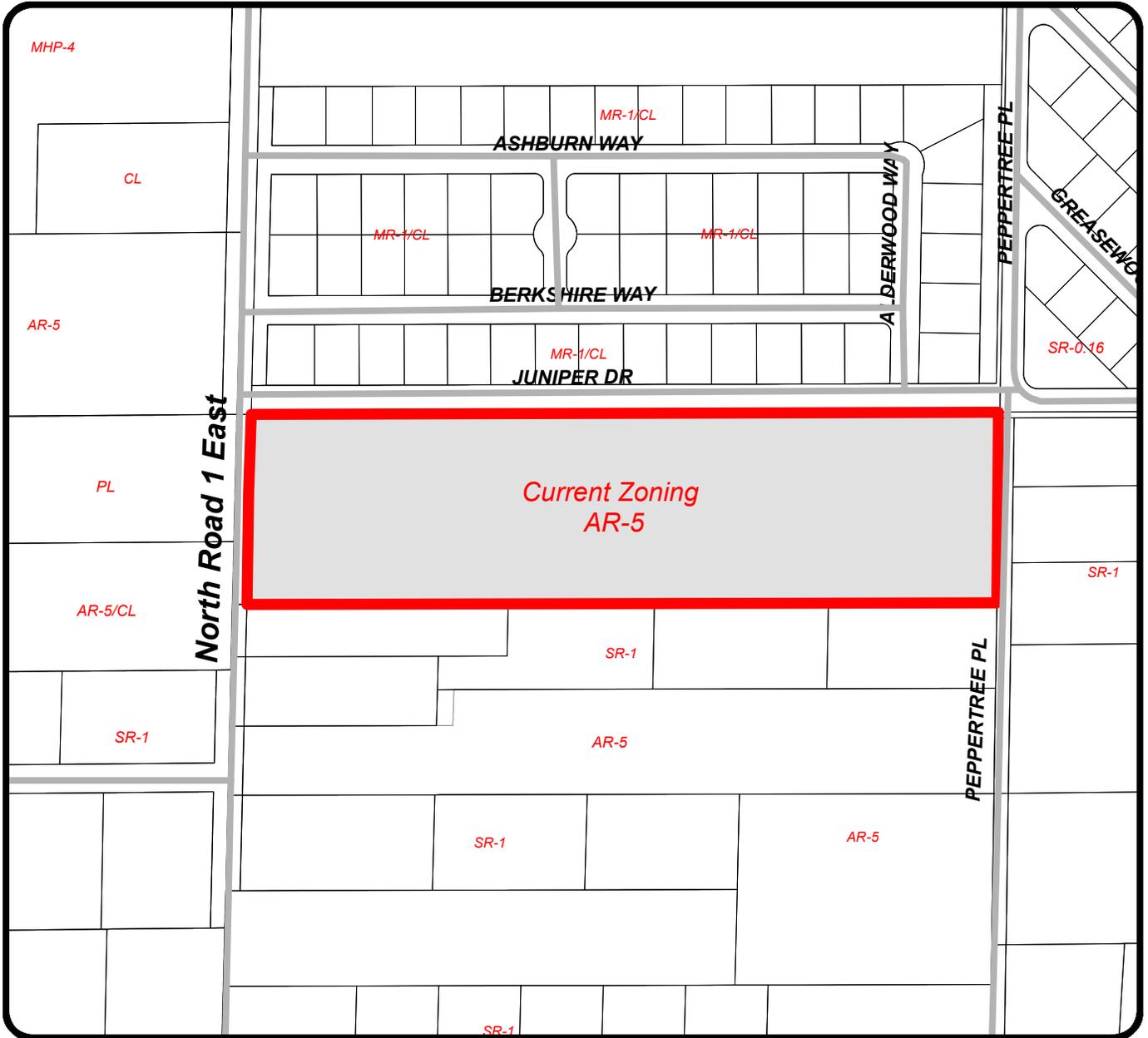
Thence South 09 degrees 51 minutes 40 seconds West, 1327.91 feet along the North line of said Southwest Quarter of the Northwest Quarter of Section 23, to the TRUE POINT OF BEGINNING.

EXHIBIT 2
TO
ORDINANCE 2019-876

[Zoning Exhibit]

See following page.

Exhibit 2



ZC19-000009: Craftsman Court

 Owner's Property

Applicant: Paul Aslanian - Arizona Development Company

Request: Rezone a single property consisting of approximately 10 acres from AR-5 to SR-0.16 PAD zoning district.

Location: Property is located approximately 995' north of the intersection of East Road 1 North and North Road 1 East

Parcel Number: 306-24-012



Not to Scale

EXHIBIT 3
TO
ORDINANCE 2019-876

[Plan of Development]

See following pages.

Complete Plans on File in the Community Development Department

1. Pad Site Plan, approved November 14, 2019.
2. Conceptual Elevation Plans, approved November 14, 2019.

CRAFTSMAN COURT PLANNED AREA DEVELOPMENT REZONE PLAN

LANDSCAPING AND AMENITY LEGEND

A. LEYLAND OR AZ CYPRESS TREES 30' OC WITH 1/2" LANDSCAPE ROCK GROUND COVER.

B. HALF STREET SECTION OF 12' PAVEMENT WITH 2" CURB & GUTTER AND 5' SIDEWALK. 6' REMAINDER OF ROW TO BE LANDSCAPED.

C. 1370 LF OF PEDESTRIAN TRAIL AROUND PERIMETER OF OPEN SPACE.

D. GRAVEL GUEST PARKING AREA.

E. 20 TO 30" DIAMETER GAZEBO WITH PICNIC TABLES SURROUNDED BY LANDSCAPING.

F. 5' SUBDIVISION SIDEWALK CONNECTION TO OPEN SPACE PEDESTRIAN TRAIL.

G. 6" FENCE AT PROPERTY LINE ALONG LOT FRONTAGES TO RD. 1 EAST AND JUNIPER DR.

PROPOSED SETBACK TABLE

SETBACK TYPE	CURRENT SETBACK	PROPOSED SETBACK
INTERIOR SIDE YARD	10 FT	5 FT
STREET SIDE YARD	20 FT	8 FT
FRONT YARD W/SW	20 FT	16 FT
FRONT YARD NO SW	20 FT	11 FT
RD 1 EAST REAR YARD	50 FT	20 FT
JUNIPER DR (SIDE YARD)	20 FT	10 FT

TABLE NOTES

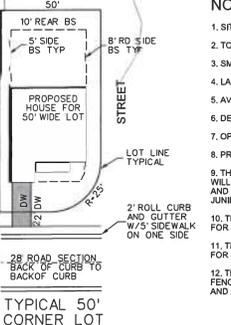
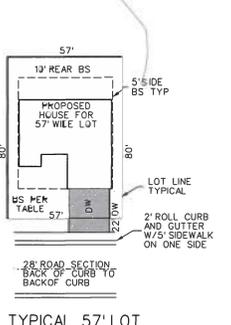
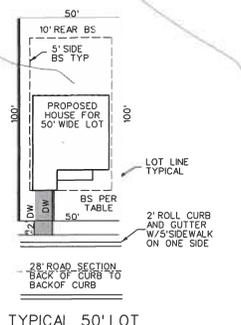
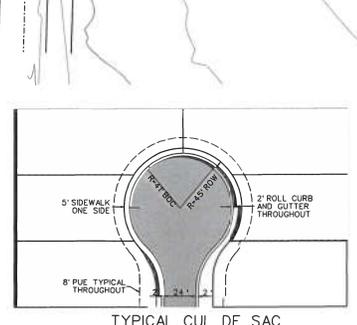
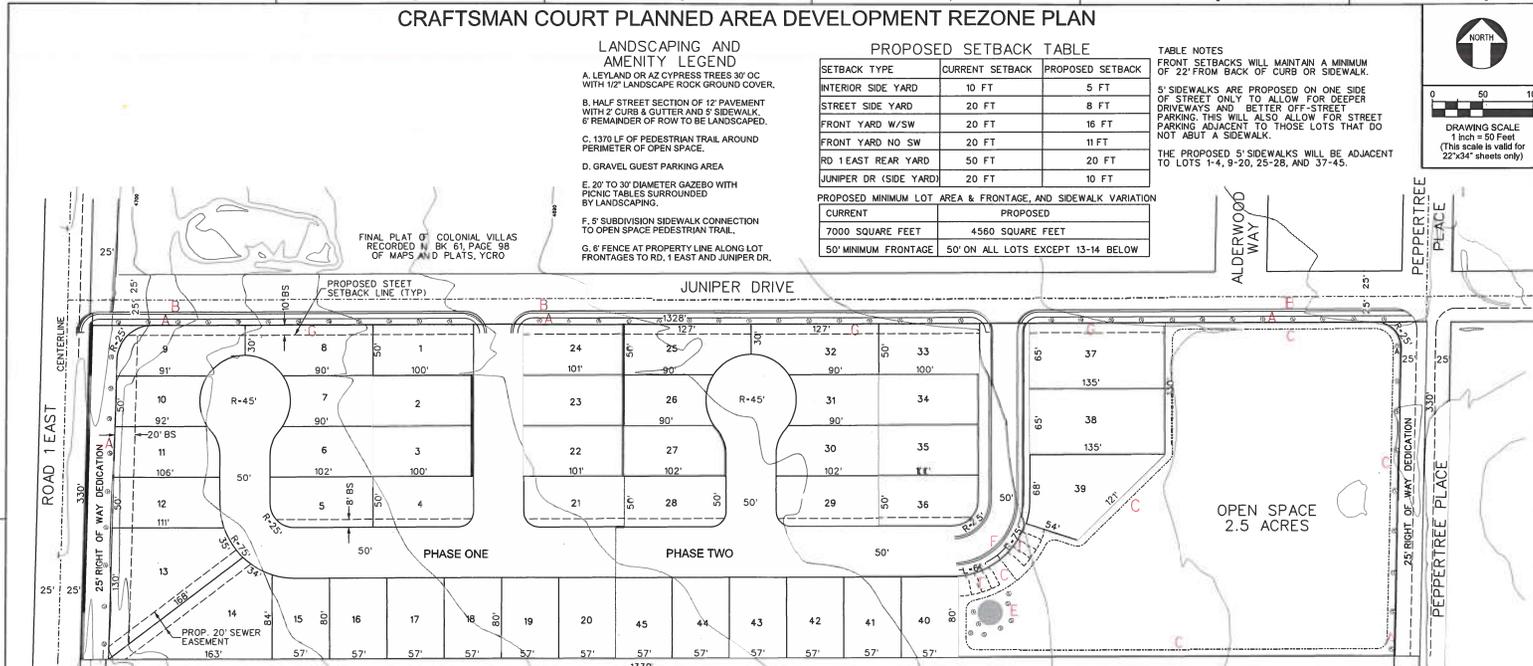
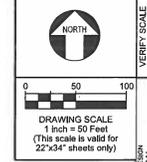
FRONT SETBACKS WILL MAINTAIN A MINIMUM OF 22' FROM BACK OF CURB OR SIDEWALK.

5' SIDEWALKS ARE PROPOSED ON ONE SIDE OF STREET ONLY TO ALLOW FOR DEEPER DRIVEWAYS AND BETTER OFF-STREET PARKING. THIS WILL ALSO ALLOW FOR STREET PARKING ADJACENT TO THOSE LOTS THAT DO NOT ABUT A SIDEWALK.

THE PROPOSED 5' SIDEWALKS WILL BE ADJACENT TO LOTS 1-4, 9-20, 25-28, AND 37-45.

PROPOSED MINIMUM LOT AREA & FRONTAGE, AND SIDEWALK VARIATION

CURRENT	PROPOSED
7000 SQUARE FEET	4560 SQUARE FEET
50' MINIMUM FRONTAGE	50' ON ALL LOTS EXCEPT 13-14 BELOW



- NOTES:**
1. SITE AREA = 10.0 ACRES
 2. TOTAL NUMBER OF LOTS = 45
 3. SMALLEST LOT = 4560 SF
 4. LARGEST LOT = 9400 SF
 5. AVERAGE LOT SIZE = 5334 SF
 6. DENSITY = 4.5 DU PER ACRE
 7. OPEN SPACE = 2.5 ACRES (25%)
 8. PROPOSED STREETS TO BE PUBLIC
 9. THE PROPOSED PLANNED AREA DEVELOPMENT WILL BE SERVICED WITH TOWN OF CHINO WATER AND SEWER. WATER AND SEWER ARE WITHIN JUNIPER DRIVE.
 10. THERE WILL BE A NON VEHICULAR ACCESS EASEMENT FOR LOTS ALONG JUNIPER DRIVE AND ROAD 1 EAST.
 11. THE SITE INCLUDES A 25' RIGHT OF WAY DEDICATION FOR BOTH ROAD 1 EAST AND PEPPERTREE PLACE.
 12. THE PERIMETER AREA BETWEEN THE PROPOSED PROJECT FENCING AND RD 1 EAST/JUNIPER DRIVE WILL BE LANDSCAPED AND MAINTAINED BY THE PROJECT HOA.

VERIFICATION

DATE	BY	APPROVED

DESIGNER

DATE	BY	APPROVED

PROJECT INFORMATION

PROJECT NAME: CRAFTSMAN COURT PLANNED AREA DEVELOPMENT REZONE PLAN

PROJECT NUMBER: EX.01

DATE: OCTOBER 2019

SCALE: 1/20

Approved By: *[Signature]*

Date: 11/14/19

APPROVED CONCEPT LOT LAYOUT FOR DEVELOPMENT PLAN

\\ENAM: 06 projects 1248_Arizona Development 11-10-19 Juniper Drive\plan\10 acre Juniper Drive plan.dgn

plan 94472



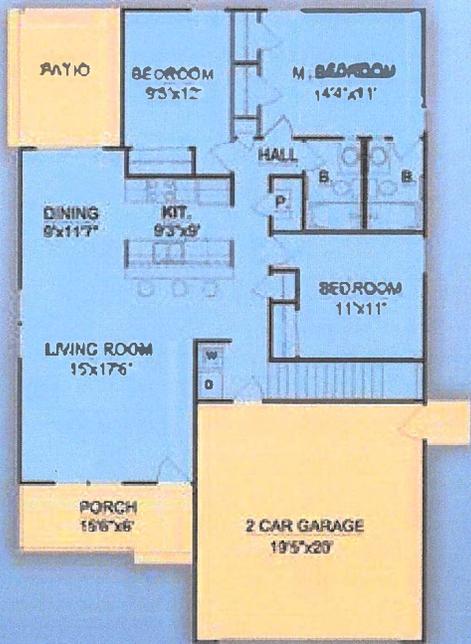
sq ft	beds	baths	bays	width	depth
1216	3	2	2	36'	56'



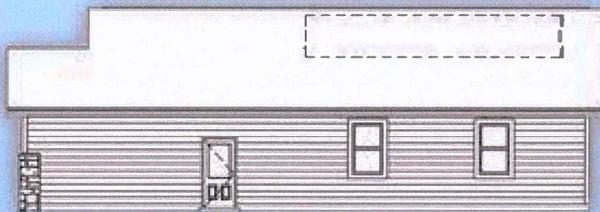
800-482-0464

familyhomeplans.com

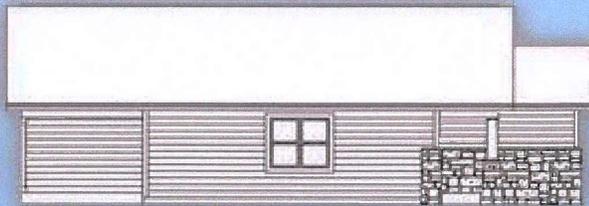
Approved by: *[Signature]*
Date: 11/14/19



Main Living Area



Right Elevation



Left Elevation



Rear Elevation

APPROVED CONCEPT ELEVATION & FLOOR PLAN

Craftsman Court Conceptual Elevation Plan 2



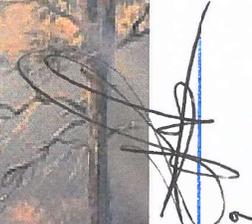
APPROVED CONCEPTUAL ELEVATION

Approved By: 

Date: 11/14/19

Craftsman Court Conceptual Elevation Plan 1



Approved By: 
Date: 11/14/19

APPROVED CONCEPTUAL ELEVATION