

ORDINANCE NO. 2020-883

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 10.54 ACRES OF REAL PROPERTY GENERALLY LOCATED 1,000 FEET WEST OF STATE ROUTE 89 ON WEST ROAD 2 SOUTH, 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.

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 10.54 acre parcel zoned AR-5 (Agricultural-Residential – 5 acre minimum) to SR-0.16 (Single-Family Residential – 7,000 square foot minimum) with a Planned Area Development Overlay (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; 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 10.54 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 (Single-Family

Residential – 7,000 square foot minimum) with a Planned Area Development Overlay (SR-0.16 PAD), subject to the following stipulations:

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 contained herein.
2. All street and infrastructure improvements shall be completed to each lot prior to issuance of a certificate of occupancy for any use on such lot. Intersection improvements on Road 2 North shall be constructed in accordance with the existing traffic study to match road construction type and materials existing on similar improved segments west Road 2 South. Final design of the intersection improvements shall be approved by the Town Engineer.
3. Farming and agricultural uses are allowed on the property along with the keeping of non-household animals as defined in the Town Code, with the exception of animals requiring a minimum of one (1) acre or larger.

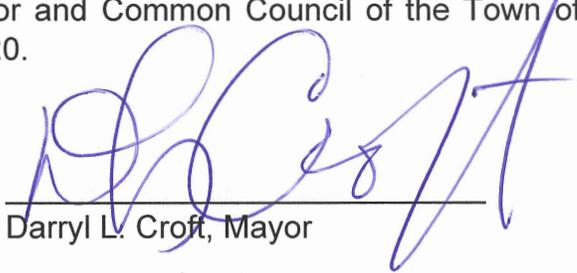
Section 3: The Town Manager is directed, upon the effective date of this Ordinance, to cause the Zoning Map Amendment to reflect the new zoning of the property, indicating the zoning is subject to compliance with the stipulations provided herein.

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]

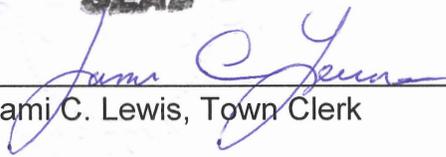
PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 28th day of July, 2020.



Darryl L. Croft, Mayor

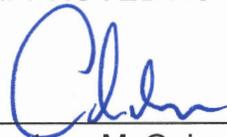
ATTEST:

SEAL



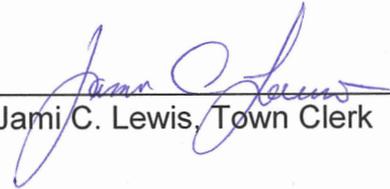
Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Andrew McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2020-883 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on July 28, 2020, 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 2020-883

[Legal Description]

See following page.

All that portion of the Southeast quarter of the Southwest quarter of Section Twenty-seven (27), Township Sixteen (16) North, Range Two (2) West of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section Twenty-Seven (27);

Thence North 89°29' East along the South line of said Section Twenty-Seven (27), a distance of 2015.32 feet to the Southeast corner of the Curtis Tract, as described in Book 251 of Official records, page 205 and the TRUE POINT OF BEGINNING;

Thence North 0°55'40" West along the East line of the said Curtis Tract a distance of 1322.55 feet;

Thence North 89°31'30" East to the Northwest corner of CHINO GARDENS SUBDIVISION, according to the plat of record in the office of the Yavapai County Recorder in Book 8 of Maps, page 99;

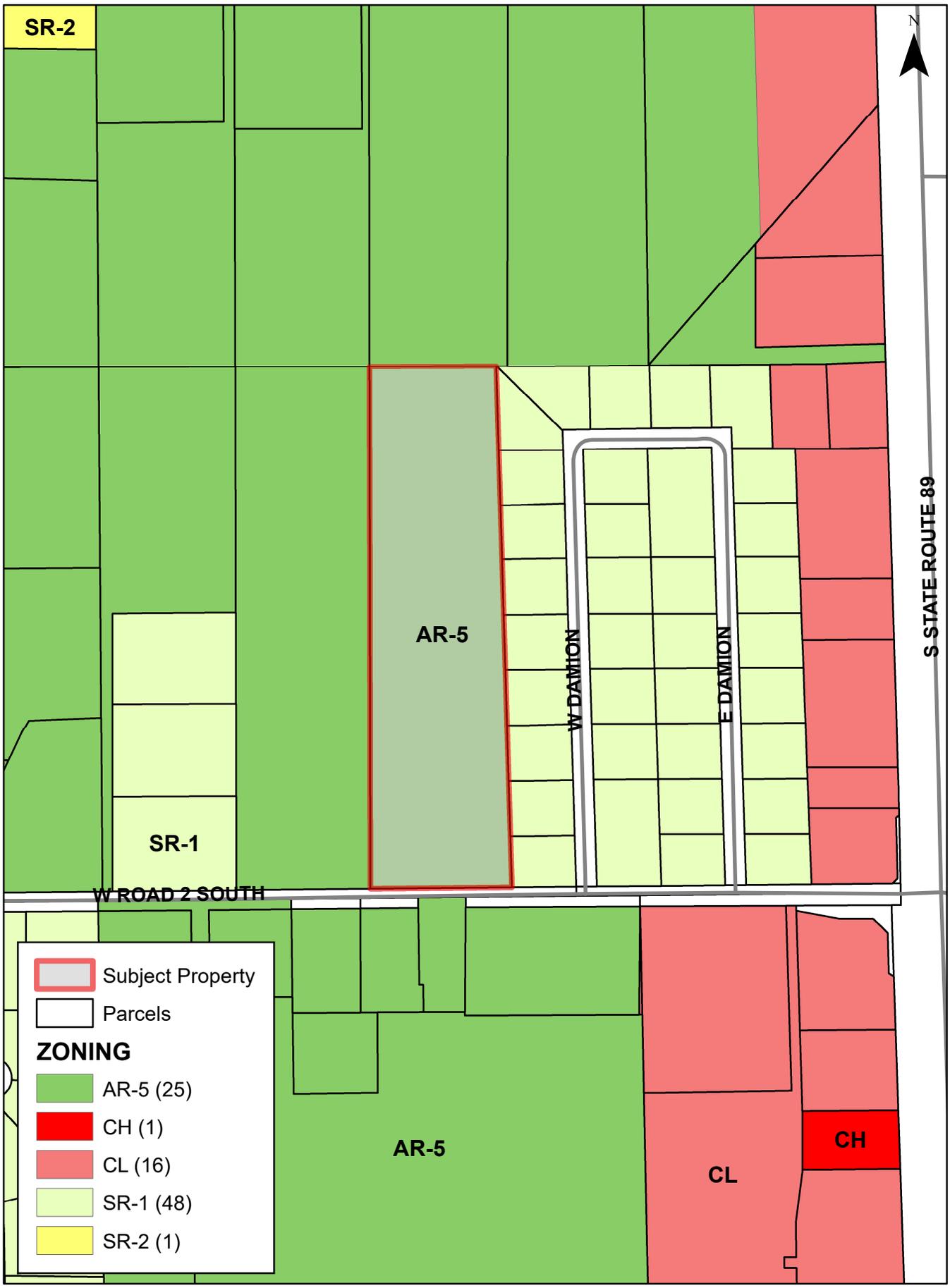
Thence South 1°55'30" East along the West line of said Chino Gardens, a distance of 1322.57 feet to a point on the South line of said Section Twenty-Seven;

Thence South 89°29' West along said South line, a distance of 342.69 feet to the TRUE POINT OF BEGINNING.

EXHIBIT 2
TO
ORDINANCE 2020-883

[Zoning Exhibit]

See following page.



	Subject Property
	Parcels
ZONING	
	AR-5 (25)
	CH (1)
	CL (16)
	SR-1 (48)
	SR-2 (1)