

1. Planning & Zoning Commission - Agenda

Documents: [2016_03_01_PZ_RG_AG.PDF](#)



Town of Chino Valley
MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
March 1, 2016
6:00 P.M.

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

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **MINUTES**
 - a. Consideration and possible action to approved the February 2, 2016 meeting minutes.
5. **STAFF REPORTS**
 - a. Presentation of upcoming UDO amendments to Section 4.21, Sign Regulations, and methods for community and business outreach on this process.
6. **PUBLIC HEARING**
 - a. Consideration and possible action to hold a public hearing to recommend adoption to the Town Council of Ordinance 16-814, to rezone approximately 2.31 acres of real property, located at 868 Adams Dr., Chino Valley, AZ, consisting of a portion of the North half of the Northeast quarter of Section 15, Township 16 North, Range 02 West, Gila and Salt River Base and Meridian (Yavapai County Assessor's Parcel Number 306-20-103) from SR-2.5 (Single Family Residential, 2.5 acre minimum) to SR-1 (Single Family Residential, 1 acre minimum). Applicant: Jeb Merlyn. Staff: James Gardner
 - b. Consideration and possible action to recommend approval of Ordinance 16-812 amending the Unified Development Ordinance ("UDO"), Chapter 1, Administration and Procedures, Section 1.9 Review and Approval Processes, Sub-Section 1.9.5 Citizen Review Process, changing requirements for Neighborhood Meetings for Conditional Use Permits, Zone Changes, and Planned Area Developments in the Town of Chino Valley, to provide citizens with another opportunity to give comments regarding the proposed amendments.
 - c. Consideration and possible action to recommend approval of Ordinance 16-813 to the Town Council, amending the Unified Development Ordinance Chapter 4, General Regulations, Section 4.22 Off-Street Parking and Loading, Subsection 4.22.5 Parking Standards for Non-Residential and Mixed Uses, Sub-subsections 4.22.5(E) Joint Use Parking for PAD, and Subsection 4.22.8 Determination of Required Parking, by deleting Sub-subsections (B) and (H) and renumbering the remaining subsections to conform, and amending the Table. The proposed amendments include: expansion of Joint Use Parking to non-Planned-Area-Development uses (4.22.5(E)); removal of maximum parking requirements; and removal of requirements for Recreational Vehicle

(RV) parking at apartment and condominium complexes (4.22.8).

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

10. ADJOURN

Dated this 25th day of February, 2016.

By: Ruth Mayday, Development Services Director

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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