



PLANNING & ZONING COMMITTEE

March, 2009

Zoning Ordinance Amendment - Rimrock Super Storage Expansion H9031 (Bonnie Miller)

Below are excerpts from filed documents and email. Your P&Z recommends a positive response for this well run and good looking storage business.

Attached for your review and comment is the Letter of Intent, Site Plan, Vicinity Map and Zoning Map for a Zoning Map Change Amendment to the Conditional Zoning to allow for the expansion of the storage facility to the adjacent property to add approximately 27,000 sq ft of storage building and to allow a waiver of the setbacks on the west and south side of the property on the above referenced parcel. Please note that the zoning on ArcVIEW should show the C2-35 on all of 405-14-024H.

Please comment by e-mail, in the space below, or attach a separate sheet, or write on the plan itself and return all comments/notes to the Development Services Department, 10 South 6th Street, Cottonwood, AZ 86326, or by fax, (928) 639-8153, no later than the date indicated. This item is tentatively scheduled for the dates listed below.

COMMENT DUE DATE	PLANNING & ZONING COMMISSION HEARING DATE	BOARD OF SUPERVISORS MEETING DATE
04-17-09	05-20-09	06-15-09

Hi Steve,
 In regards to the waiver of the setback, if you look at the letter of intent, they are asking for a waiver of the rear setback from 40 feet to 10 feet, and from 20 feet to 10 feet on the side. The buildings will act as the perimeter fencing and screen the use.
 Tammy

Section 441 OPEN SPACE AND SUSTAINABLE DEVELOPMENT OPTION

Based on information dated April 3, 2009, P&Z submits the following interpretation. OSSDO has evolved into 2 options from which the BOS will choose on April 13. Highlights of the first are shown here. (Continued below).

Purpose: The purpose of the Open Space and Sustainable Development Option is to provide an alternative, voluntary method of land division that encourages sustainable development and the preservation of open space through flexible lot sizes and locations of single-family residential dwellings.

Intent: Provide an alternative to the creation of parcel splits ("Lot" Splits) that are exempt from County Subdivision Regulations and an alternative to conventional subdivisions in an effort to retain the County's rural character.

Minimum Lot Size: The minimum lot area, minimum lot width and minimum lot depth established by the underlying zoning district(s) shall not be applicable. Buildable areas are encouraged to be varied and shall be approved by the County based on the suitability of the proposed lot sizes with surrounding land uses to ensure compatibility. [Maximum density established by slope calculations]

The maximum density established by Section 441.C.3 may be increased to a value equal to the maximum density multiplied by a factor of 1.5 when nine (9) out of the following twelve (12)

conservation and sustainable design elements are incorporated within the development. Items a, b and c shall be included in the minimum nine (9) elements in all cases.

- a. Shared wells...
- b. Community sewage treatment facility...
- c. Use of only drought tolerant (xeriscape) landscaping and prohibition of turf or grass...
- d. Rainwater harvesting facilities for all homes including but not limited to roof drain plumbing...
- e. Street designs and traffic calming measures...
- f. Enhanced design standards for streetscape throughout the entire development...
- g. Multimodal trails and paths throughout the entire development connecting to adjacent development.
- h. Use of gray water systems in all single-family residences according to...
- i. Employment of measures to ensure hydrologic protection...
- j. Open space accessibility to the public and interconnected open space corridors.
- k. Active recreational facilities such as trails, ball fields, tennis courts, picnic armadas...
- l. Other innovative sustainable development..., as determined by the Development Services Director.

SECTION 442 CLUSTER AND OPEN SPACE OPTION

The second option is called the Cluster and Open Space option, and is like the first, except the maximum density shall not exceed that of the underlying zoning, and, importantly, there are no green incentives to increase density.

Density: The maximum density shall not exceed that of the underlying zoning district(s). The maximum number of lots is determined by dividing the gross area of the tract of land by the minimum lot size specified in the underlying zoning.

Minimum Lot Size: The minimum lot area, minimum lot width and minimum lot depth established by the underlying zoning district(s) shall not be applicable.

Development Standards: The minimum building setbacks and maximum percentage of lot coverage established by the underlying zoning district(s) shall not be applicable.

Maximum Hillside Characteristics: The Cluster and Open Space Option shall only be available for properties with less than 50% of the total project land area above the 35% slope category.

The minimum amount of open space shall comprise at least 40 % of the gross tract area.

Your P&Z recommends the first option, as it is by far the greener of the two. Keep in mind both these options are purposed as alternatives to lot splits. We feel the first has more County oversight, and more incentive to go green.