



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, AUGUST 12, 2024 AT 6:00 P.M.**

**Winslow Visitor's Center
523 West Second Street
Winslow, Arizona 86047**

Notice is hereby given to the general public that the City of Winslow will hold a Planning and Zoning hearing on Monday, August 12, 2024 at 6:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona 86047. **MEMBERS OF THE PUBLIC MAY JOIN THE MEETING IN PERSON OR VIA ZOOM USING THE FOLLOWING LOG-IN INFORMATION:**

<https://us06web.zoom.us/j/88534590394?pwd=bXE4MjJjSDFhVTZ1bWdONnFNZVVpQT09>

Meeting ID: 885 3459 0394 / Passcode: 977071

Dial by your location: +1 346-248-7799 (US)

1. Call to Order – (Please Remember to Silence All Cell Phones)

2. Consideration and Action

- A.** Public Hearing, Consideration and Possible Action on a request from a Property Owner to rezone approximately 15 acres of real property generally located on the east side of Colorado Avenue at the Gilmore and Mahoney Street alignments, from R1-7 Single Family Residential (7,000) zoning district to PAD Planned Area Development District in accordance with Chapter 17.50 of the Winslow City Code, and to approve a Preliminary PAD Plan of Development for the property. If the Preliminary PAD Plan of Development is approved, a Final PAD Plan of Development must be submitted within 2 years, in which case the Final PAD Plan of Development may be approved by Council by ordinance and the Zoning Map will be amended to reflect the new PAD Planned Area Development District. The effect of the rezoning for this property will be to establish permitted uses and development standards for a residential project of 80 duplexes (160 total dwelling units).

3. Adjournment

The Planning and Zoning Officer reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials is available at City Hall, 21 Williamson Avenue, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday.

Pursuant to the Americans with Disabilities Act (ADA) the City of Winslow endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602. A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Winslow Planning and Zoning Hearing Officer are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Mayor
Roberta W. Cano

(928) 289-2422



Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melissa Nelson
Daniel T. Tafoya

AGENDA DATE: August 12, 2024

TO: David Coolidge, City Manager

FROM: Jason Sanks, Zoning Hearing Officer

SUBJECT: Preliminary Planned Area Development (PAD) Rezoning Request to Allow 160-unit duplex style residential community Located on Colorado Avenue and E. Mahoney Street

OVERVIEW

The proposed development is located on an approximately 14.5 gross acre parcel, comprised of Navajo County parcel numbers 103-25-001D see Figure 1 – Aerial Image, below:

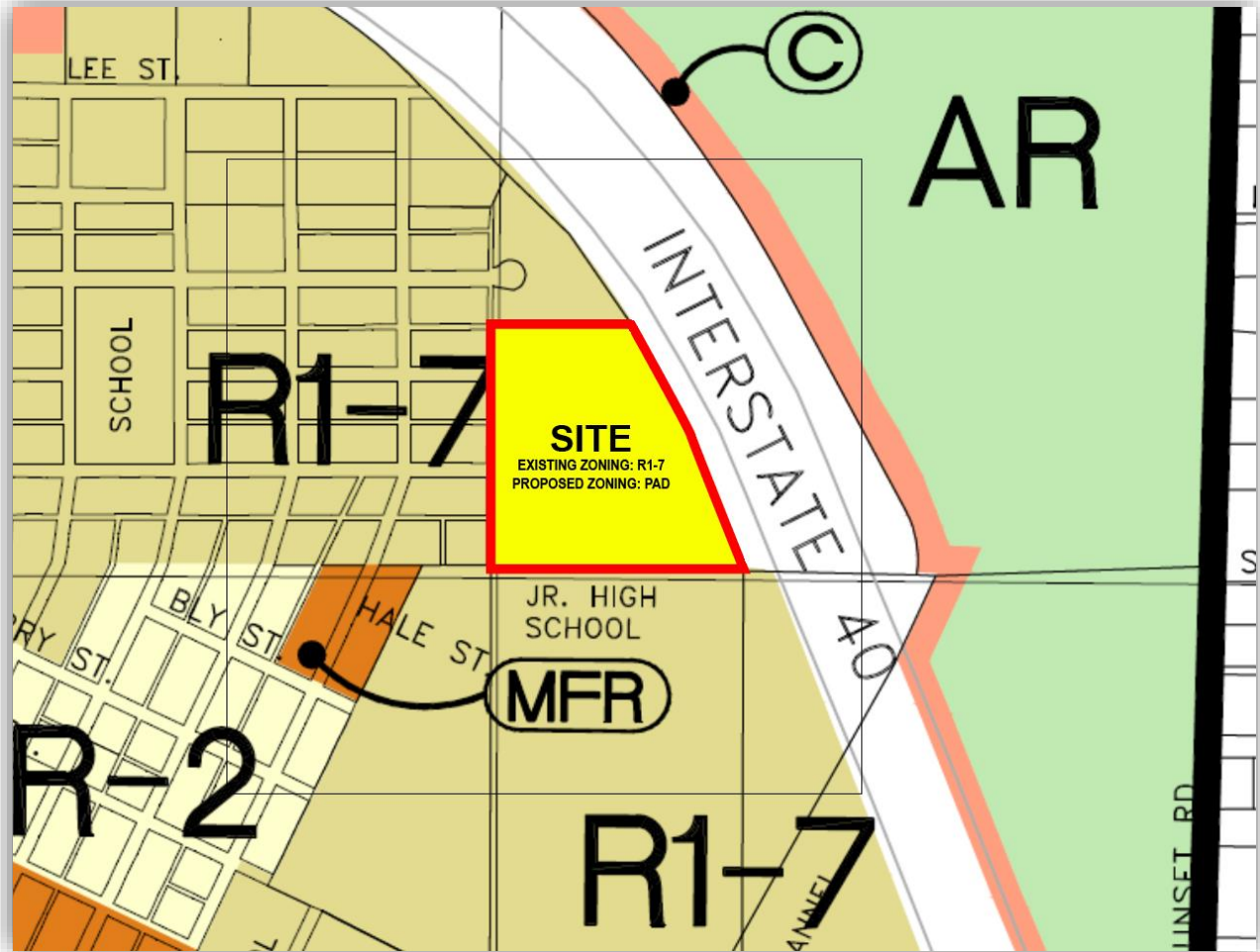
Figure 1 - Aerial Image



Per the Winslow Zoning Map, the property is currently zoned Single Family Residential (“R1-7”) and includes the following surrounding zoning districts and land uses:

Direction	Zoning	Land Use
North	R1-7	Single Family Residential
East	Agricultural	Undeveloped, drainage
South	R1-7	Winslow Junior High School
West	R1-7	Single Family Residential

The Zoning Map depicts the area as follows:



GENERAL PLAN CONFORMITY

The property is designated as Medium Density Residential (MDR) in the 2024 General Plan, which allows up to 12 dwelling units per acre. The General Plan contemplates instances where pockets of supportive land uses can be allowed in reasonable instances when part of a PAD as this accomplishes a wide range of goals throughout the plan. This development proposes a density of 10.7 dwelling units per acre which aligns with the land use and density goals of the MDR designation.

DISCUSSION

The property was originally platted as a 42-lot single-family subdivision, the applicant now seeks to keep the subdivision as platted, but rather than build 42 single-family homes under its current zoning, they are proposing 160 residential units in a duplex style residential project through PAD zoning.

The property is currently undeveloped and is primarily accessed from Colorado Avenue. The approved plat established three (3) new local streets that provide access to all 42 lots. The proposed duplex would build 160 units over 38 of the lots with Lots 23 & 24 proposed for screened accessory storage.

The 2-story duplex units feature three bedrooms, 2.5 bathrooms, and 1,133 SF of livable area. The duplexes do not have integrated garages, rather the parking for the project is distributed throughout the lots in between buildings. The homes will have walk out patios and no fencing is proposed at this time between units. The building elevations indicate the homes will have both front and rear doors, so the residents will have access to their rear patios.

STREETS, UTILITIES, AND DRAINAGE

The City Engineer has reviewed this project and finds that water and wastewater facilities are sufficient for this project. A few residents have expressed concerns that there are sewer smells at times which may be a result of insufficient system flows to carry the wastewater away. It is the recommendation of the City Engineer that this project will actually increase flow velocity in the system and likely will reduce the nuisance smells experienced by the neighborhood.

The area street network will also support the duplex development without additional improvements outside of those already proposed for this project. Mahoney and Gilmore both have the capacity to handle the project's traffic trips.

The City is aware of the vacant lots current drainage issues, as is the developer. Construction of the project will require these drainage issues to be resolved and no run off from the property will be allowed to flood into the adjacent neighborhood. The project's grading and drainage plans and reports have been reviewed and are acceptable to the City Engineer.

PRELIMINARY PAD DEVELOPMENT STANDARDS

The PAD zoning district requires that the project establish a unique set of permitted uses and development standards. The following uses and development standards have been identified as what is needed for the project and are also placed on the Development Plan sheet for the project:

Permitted Uses	
Single-Family Residence	
Duplex Residence (two units per building)	
Two Duplex Residences per Lot (two units each building)	
Accessory Storage (Lots 23 & 24)	
Permitted Accessory Uses	
Fences and Walls (4' max height front yard, 6' max height rear yard, or as shown on site plan)	
Development Standards	
Front Yard Setback (min)	15'
Side Yard (min)	5' (eave to eave)
Street Side Yard (min) – Colorado Avenue	10'
Rear Yard (min)	15'
Distance Between Buildings (on lot)	10' (eave to eave)
Maximum Height	30'
Maximum Lot Coverage	60%
Parking Spaces per Unit @ 1.8/Unit + 1 Guest Parking Space per 8 units	308 (309 provided in shared access and use configuration across lot lines)
Minimum Parking Space Size	9' wide x 18' deep

Other general development standards will also defer to standard ordinance requirements as the project builds out.

[illegible]

The Zoning Ordinance states that PADs shall meet the following objectives:

- The proposed duplex project provides a variety of building, amenity, and space arrangements with appropriate building orientation and density.*

- The duplex is consistent with the residential needs of the community and serves as a viable option for the needed “middle housing” component that sits between lower density typical single-family homes and higher density apartments.*

- The proposed site plan includes approximately 2.5 acres of right-of way that will provide both east-west and north-south street corridors within the project. The City Engineer has reviewed and approved all respective right-of-way improvements that are the responsibility of the*

applicant. Accessways within the site plan have been reviewed for acceptable turning radii and accessibility.

- D. To establish and maintain useable open space that is accessible by all residents and users in the PAD;

The project has open space and landscaping dispersed throughout the project between all of the units and along Colorado Avenue.

- E. To minimize adverse environmental impacts on surrounding areas; and

The site is sited near the I-40 freeway to the east, residential to the north, Colorado Avenue and housing to the west, and the junior high school to the south which buffers it from having a significant impact on sensitive land uses. Zoning in the area is a blend of single family and multi family districts. The proposed PAD fits within this area context.

- F. To fulfill the goals, objectives, and policies of the City of Winslow General Plan and amendments thereto.

The duplex housing type fulfills the General Plan's goal for diverse housing options for Winslow. The proposal seeks to make the highest and best use of the land that may otherwise be undevelopable due to site constraints and proximity to the freeway.

The proposed duplexes are located fully within an area defined by residential and public facility (school) uses and will provide a new housing option in an area intended for residential development. Area infrastructure is sufficient to accommodate the project, as reviewed by the City Engineer. The proposed density is in conformance with the City's recently adopted 2024 General Plan.

The site plan illustrates how the site has created an effective and logical duplex layout utilizing the platted lots and maintaining logical access from Colorado Avenue. Sufficient parking has been provided for future residents and guests.

RECOMMENDED MOTION

The Zoning Hearing Officer recommends approval of the Preliminary PAD zoning request to the City Council, subject to the following conditions:

1. The Planned Area Development shall maintain general conformance with the exhibits provided by the applicant, as presented to the Zoning Hearing Officer at the August 12, 2024 public hearing..
2. The forthcoming Development Review application shall ensure that all landscape setbacks along Colorado Avenue have been provided.
3. The applicant shall submit a Final PAD application in conjunction with each phase of Development Review of the project in order to vest their property zoning.
4. The applicant shall construct all community amenities prior to receiving a Certificate of Occupancy for the final constructed unit of the project.
5. The applicant shall improve Colorado Avenue with paving, curb, gutter, sidewalk and streetlights on their respective half-street frontage. Other rights-of-way in the project shall be dedicated and improved, as approved by the City Engineer.