



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, OCTOBER 14, 2024 AT 6:00 P.M.
DOORS OPEN AT 5:30 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, October 14, 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 regarding a Request for a Property Split of Navajo County Assessor's Parcel Number 103-26-001B situated in Section 19, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located in the 1600 block of North Park Drive and zoned in the Commercial District.

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, 102 East Third Street, 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



Discover Winslow-A City in Motion

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

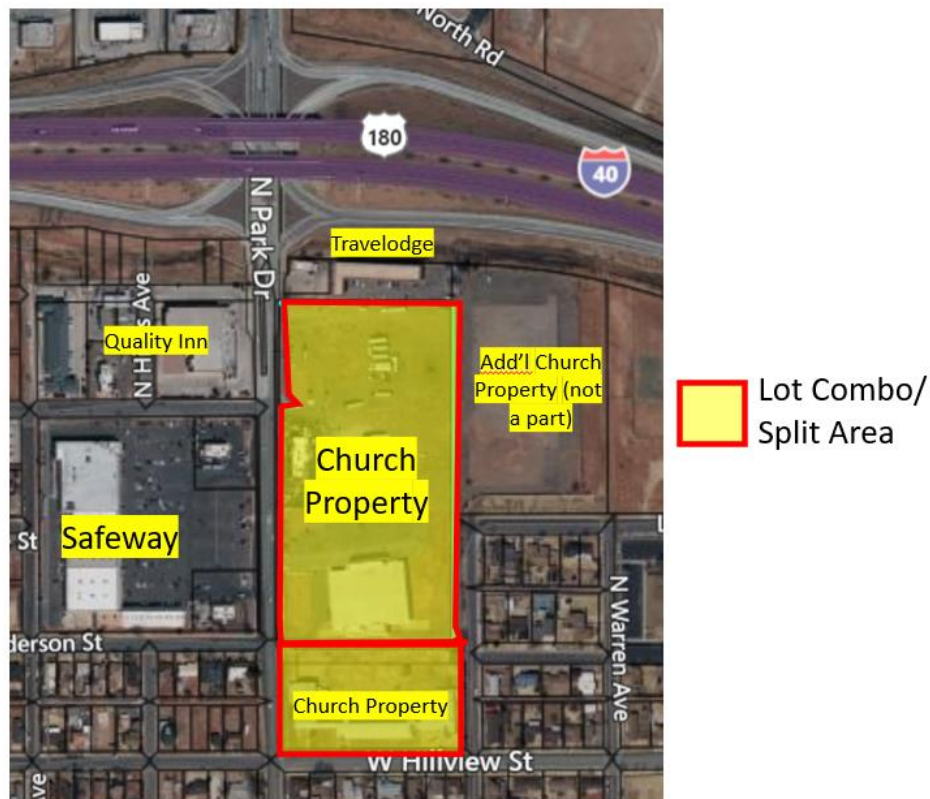
AGENDA DATE: October 14, 2024
TO: Planning and Zoning Hearing
FROM: Jason Sanks, Zoning Hearing Officer
SUBJECT: Lot Split for Navajo County Assessor's Parcel Number 103-26-001B

OVERVIEW

The Subject Property is located on the east side of North Park Drive, South of the Travelodge/I-40 freeway and future Circle K, and across the street from the Safeway grocer-anchored shopping center and is zoned in the Commercial district. There is an existing McDonald's leasing a portion of the larger parcel.

The image below shows the overall assemblage of the church parcels that were combined and re-split in 2023 in red outline within the context of the surrounding area, see Figure 1 – Aerial Image, below:

Figure 1 - Aerial Image with 2023 Lot Combo/Split Information



The lot split application intends to split the McDonald's parcel in two so that the eastern portion can be sold for development. The new parcel will have legal access from a private ingress/egress and utility easement.

Figure 2 – Parcel Images with Current Lot Split Information

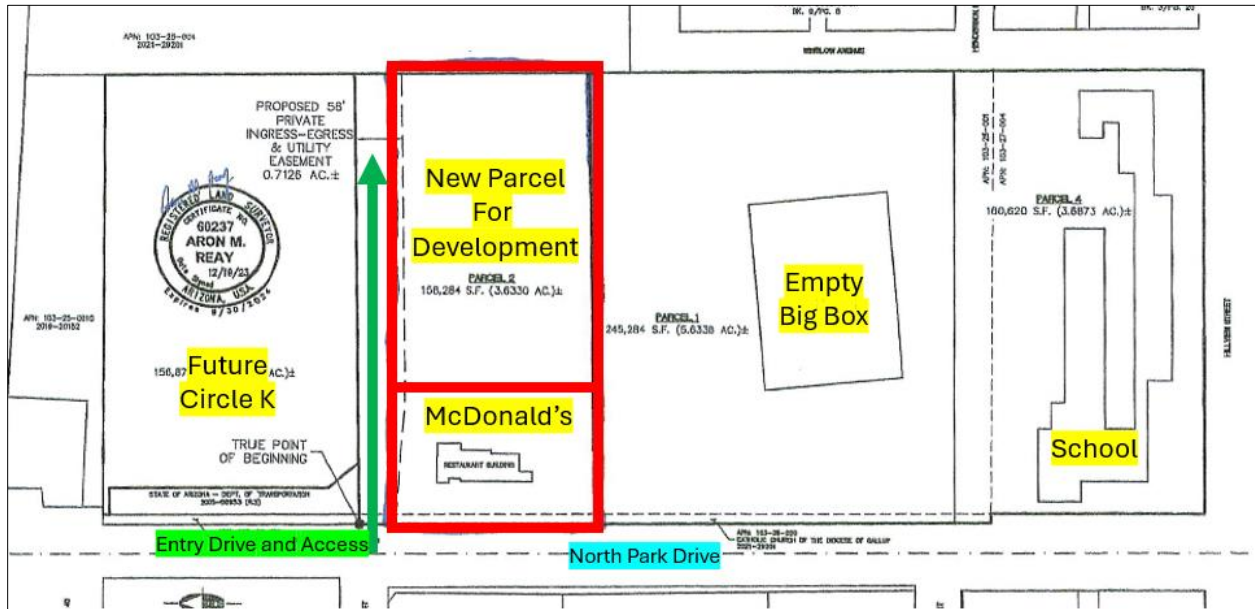


Figure 3 – Navajo County GIS Aerial Image



 Lot Split Area

The aerial shows that the property has routinely been used for temporary truck parking for semis that access the property across the McDonald's access drive from North Park Drive. The property immediately north is anticipated to build out as a Circle K vehicle and large truck fueling facility. Once Circle K is constructed and this newly created parcel is sold and developed, it is likely that large trucks will only have the vacant big box parking lot to the south on which to temporarily park unless the Circle K provides parking onsite.

Per the Winslow Zoning Map, the Property is zoned Commercial (“C”) and includes the following surrounding land uses and zoning:

Direction	Zoning	Land Use
North	Commercial	Future Circle K Gas Station
East	Commercial	Undeveloped church property
South	Commercial	Empty big box store
West	Commercial	Safeway grocer and other shops

Figure 3 – Parcel Street View Photos

Eastbound view from N. Park Drive – Entry Drive and McDonald’s



Southbound view from N. Park Drive – McDonald’s and Safeway Parking Lot



Westbound view from N. Park Drive – Taco Bell and Clarion Hotel



Northbound view from N. Park Drive – Clarion Hotel, Vacant Lot, Coffee Shop, I-40 Freeway on/off ramps



DISCUSSION

Pursuant to Winslow Municipal Code, Section 16.28.010, lot splits must conform to the procedures of this section and comply with the regulations as established in this title for subdivision and prepare technical exhibits showing the proposed lots, boundaries, dimensions, legal description(s) and other technical data necessary for a complete review of the request. They are also required to be sealed by a licensed registrant which they were. Based on the application provided, it appears that all of these documents have been correctly provided by the applicant, and the lot split further meets the requirements of the Commercial zoning district for within it is located.

RECOMMENDED MOTION

The Zoning Hearing Officer recommends approval to the City Council of the Lot Split request, subject to the technical exhibit provided by the applicant as sealed by the registered land surveyor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jason Sanks".

Jason Sanks,
Zoning Hearing Officer



GENERAL PURPOSE APPLICATION

ADDRESS OF SITE: CHURCH PROPERTY ALONG NORTH PARK DRIVE

Proposed use: SPLIT PARCEL UP TO 4 TIMES - COMMERCIAL DEVELOPMENT

Applicant: CATHOLIC COMMUNITY OF WINSLOW

Phone: [REDACTED]

Address: 300 W. HILLVIEW

City: WINSLOW

State: AZ

CONTACT

Zip Code: 86047

Owner of Property: SAME

Phone: [REDACTED]

Address: _____

KELLEY McCauley

City: _____

State: _____

Zip Code: _____

County Assessor's Parcel Number: 103-26-001B

Zoning District: COMMERCIAL

TYPE OF REVIEW REQUESTED:

☐ Site Plan Review

☐ Property Combination

☐ Subdivision

☒ Property Split

☐ General Plan
Minor Amendment

☐ General Plan
Major Amendment

☐ Home Occupation Permit

SIGNATURE

mk McCauley

Property Owner or Authorized Representative

DATE

8/15/24

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____

DATE: 9-9-24

RECEIPT NO: 86485

AMOUNT PAID: 250.00 CASH: _____

CHECK NO: 15166

NINE (9) SETS OF PLANS: _____

AGENDA DATE: _____

APPROVAL DATE: _____

BY: _____

8/15/24 20F3

ALL CONCERNED;

THE APPLICATION SUBMITTED IS FOR THE PROPERTY
EAST OF McDONALDS.

THE CATHOLIC CHURCH IS REQUESTING A SPLIT(S) ON
THIS PARCEL (103-26-001B) TO HELP WITH THE COMMERCIAL
DEVELOPMENT OF THE FORMER BASHAS/K-MART PROPERTY.

WE HAVE SEVERAL LEADS ON BUSINESSES WHO WOULD
RATHER OWN THE PROPERTY, THAN ENTER INTO A LONG
TERM LEASE.

WHEN THE CHURCH REQUESTED THE PARCEL CHANGES IN 2023,
WE ANTICIPATED THAT A OR SEVERAL LEASE PADS COULD
BE SURVEYED OUT FOR WHATEVER USE NEED BE.

THEREFORE, A PURPOSED SPLIT OF UP TO 4 PARCELS
WOULD HELP IN FUTURE GROWTH OF THIS AREA AND FUTURE
DESMOND AVE DEVELOPMENT!

THANK YOU,

ON BEHALF:

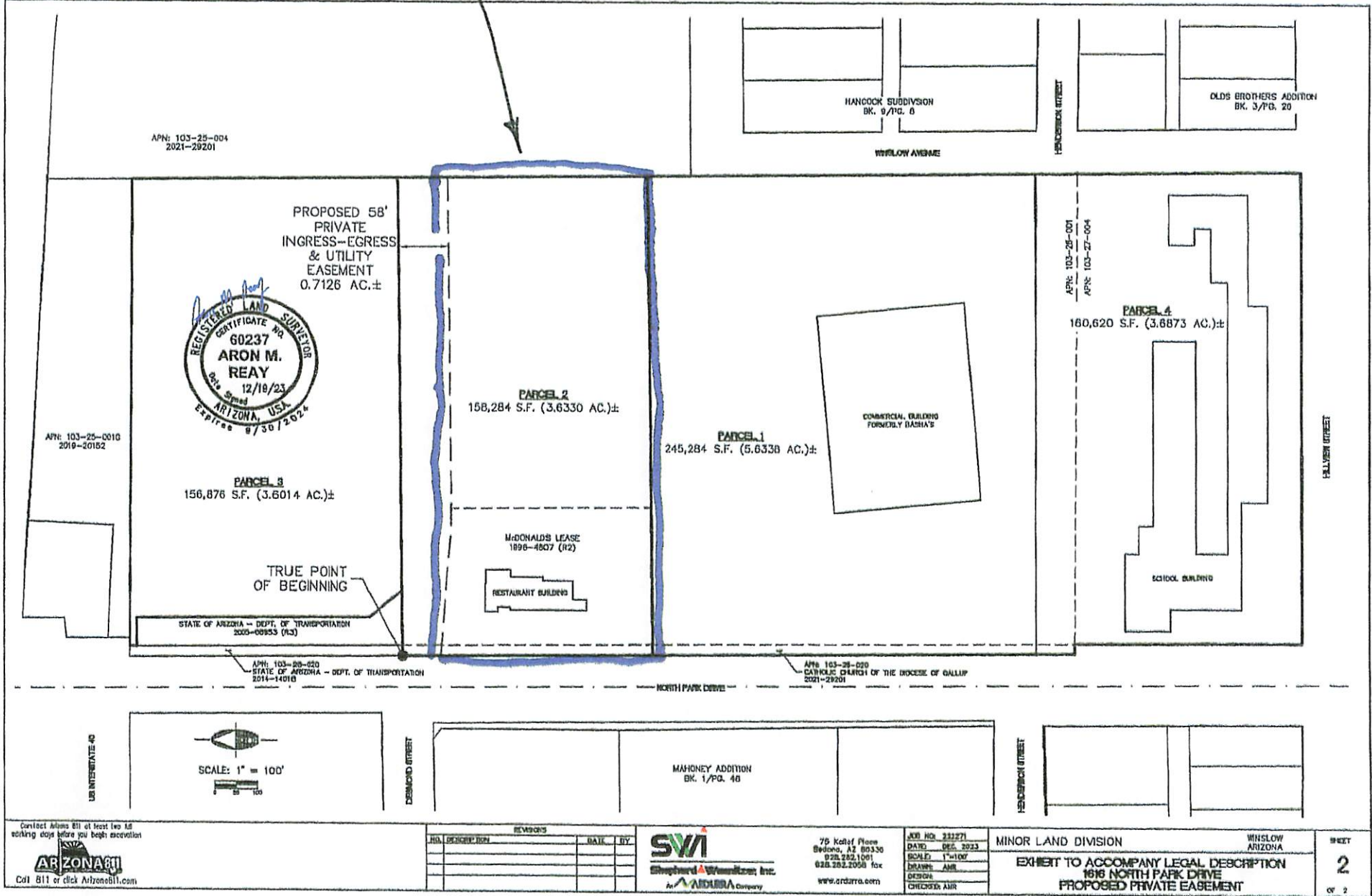
KELLEY MCCAULEY
CATHOLIC COMMUNITY
OF WINSLOW

30F3

PROPOSED SPLIT(s)

PLOTTED: Dec 19, 2023-9:47am

FILE: P:\2022\222271\SURVEY\LEGAL DESCRIPTIONS\222271 - LEGAL DESCRIPTIONS.DWG AREA



**LEGAL DESCRIPTION
ARDURRA JOB# 222271
JANUARY 25, 2024
PARCEL 2**

The following is a description for a parcel of land lying in Section 19 Township 19 North, Range 16 East, Gila and Salt River Base and Meridian, City of Winslow, Navajo County, Arizona; more particularly described as follows:

Commencing for reference at the northwest corner of said Section 19, from which the north quarter corner of said Section 19 bears South 89°09'08" East 2623.26 feet (measured and Basis of Bearing for this description);

Thence South 0°33'02" East, 853.83 feet to a point on the west line of said Section 19;

Thence North 89°24'39" East, 38.13 feet to a point on the east right of way line of North Park Drive and the True Point of Beginning;

Thence North 0°34'04" West, 286.36 feet to a point on the west right of way line of North Park Drive;

Thence North 89°24'49" East, 12.04 feet to a point on the east line of that certain parcel described as Parcel 2 in Reception Number 2021-29201 in the Navajo County Recorder's official records;

Thence North 89°24'49" East, 62.78 feet to the southeast corner of that certain parcel described in Reception Number 2005-06953 in the Navajo County Recorder's official records;

Thence North 89°24'49" East, 477.81 feet to a point on the west line of that certain parcel described as Parcel 1 in Reception Number 2021-29201 in the Navajo County Recorder's official records;

Thence South 0°30'26" East, 286.48 feet to a point on the west line of that certain parcel described as Parcel 1 in Reception Number 2021-29201 in the Navajo County Recorder's official records;

Thence South 89°24'39" West, 540.29 feet to a point on the east line of that certain parcel described as Parcel 2 in Reception Number 2021-29201 in the Navajo County Recorder's official records;

Thence South 89°24'39" West, 12.03 feet to the True Point of Beginning.

Containing 3.6330 acres, more or less.



PLOTTED: Jan 25, 2024-7:49am

FILE: P:\2022\222271\SURVEY\LEGAL DESCRIPTIONS\222271 - LEGAL DESCRIPTIONS.DWG AREAY

