



PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM
808 S 7th AVENUE, SAFFORD, ARIZONA
Tuesday, March 15, 2021
5:30 PM

MINUTE RECORD

COMMISSIONERS PRESENT: Tracey O'Donnal, Chairperson; Jerry Hancock, Commissioner; Lee Patterson, Commissioner, Ed Ragland, Commissioner; John Figueroa, Commissioner

COMMISSIONERS ABSENT: James Moser, Vice-Chair, E.C. "Buff" Cunningham III, Commissioner

STAFF PRESENT: Susan Anderson, Planning & Community Development Director; Jennifer Surber, Administrative Assistant; Justin Green, IT Specialist

OTHERS PRESENT: None

1. **WELCOME AND CALL TO ORDER:** Chairperson O'Donnal called the meeting to order at 5:45 p.m.
2. **ROLL CALL:** Chairperson O'Donnal, Commissioner Figueroa, Commissioners Patterson, Commissioner Ragland and Commissioner Hancock were in attendance in person. Vice-Chair Moser and Commissioner Cunningham were absent.
3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** It was motioned by Commissioner Figueroa, seconded by Commissioner Ragland, and carried unanimously to approve minutes of the January 19, 2021 Planning and Zoning Commission Meeting.

MOTION ADOPTED

5. **STAFF PRESENTATION:** The Planning & Community Development Department is in receipt of a rezone application from Jerry & Sharon Scott Trustees of the Scott Family Trust for Graham County parcel #'s 101-14-003D and 101-14-003E. Parcel # 101-14-003E was annexed into the City Limits on February 11, 2021 and was rezoned from Graham County General "A" Land Use to City of Safford A-R Agricultural Residential District.

Parcel # 101-14-003D consists of .12 acres and Parcel # 101-14-003E consists of .93 acres. Both properties are located directly to the south of 1615 South First Avenue. The applicant is requesting that both parcels be rezoned from A-R Agricultural Residential to C-2 Highway Commercial.

NEIGHBORHOOD MEETING: Per Zoning Ordinance Section 17.20.020, the applicant is required to hold a neighborhood meeting on the rezoning prior to going before the Planning and Zoning Commission. A meeting notice along with the rezoning application was mailed to all property owners within 150 feet of the property. The meeting was held on March 2, 2021 at 5:00 p. m. at the Safford Annex Building. The only member of the public that attended the meeting was Lupe Cleland who is representing the seller. Attached are the minutes from that meeting.

GENERAL PLAN: Zoning Ordinance Section 17.20.020 D states that “all amendments to this title shall be made in accordance with the General Plan. It is public policy that this title shall not be amended unless it can be shown that the changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this title.”

The purpose of the Zoning Ordinance is to “promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within the city in accordance with the general plan...”

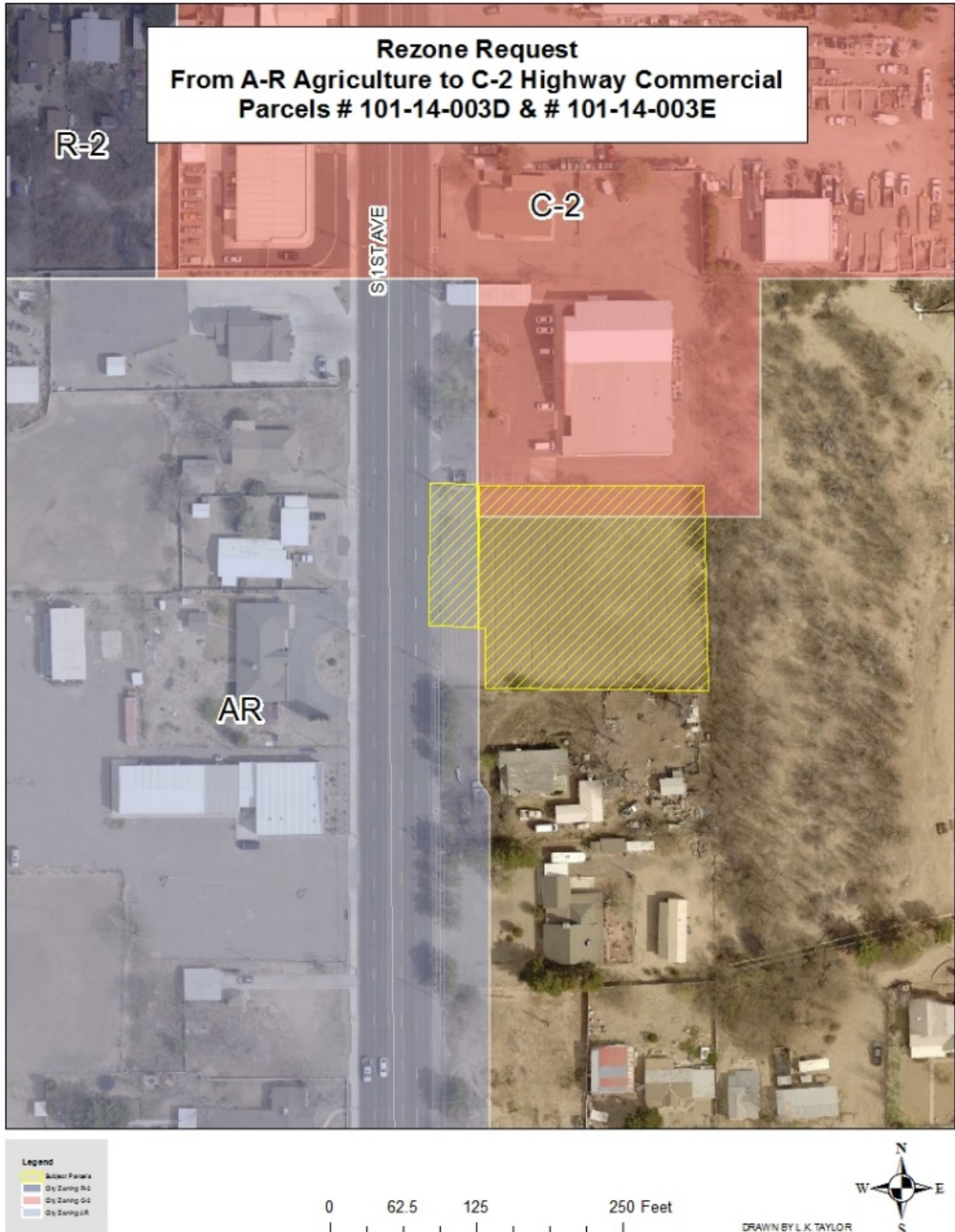
Goal #1 of the Citywide Land Use Goals and Policies states to “ensure that future development is managed to achieve orderly growth.”

Goal #2 of the Citywide Land Use Goals and Policies states to “plan land use, infrastructure and economic development in an integrated manner to protect Safford’s assets, achieve the quality of life valued by Safford’s citizens and ensure the City’s economic success while maintaining a regional perspective.”

RECOMMENDATION: Staff is recommending that the Planning & Zoning Commission recommend City Council to rezone Graham County Parcel # 101-14-003D and # 101-14-003E from A-R Agricultural Residential to C-2 Highway Commercial for the following reasons.

1. This zoning classification matches the zoning of other properties located to the north and northwest of these two parcels.
2. The two properties are located on a major five lane highway (US HWY 191).
3. The rezone request is in conformance with the General Plan Citywide Land Use Goals and Policies Goal #1 and Goal #2.

View of Property



Attachments: Neighborhood Compatibility Meeting Minutes

6. **PUBLIC HEARING:** Chairperson O'Donnal closed the regular meeting and opened a Public Hearing to hear comments from the public regarding the proposed rezone request.

6.1 **PUBLIC COMMENTS:** None

6.2 **CLOSE PUBLIC HEARING:** It was motion by Commissioner Ragland, seconded by Commissioner Hancock and carried unanimously to close the public hearing and enter into regular session.

MOTION ADOPTED

7. **REZONE DISCUSSION AND ACTION BY THE PLANNING AND ZONING COMMISSION:**

Commissioner Hancock What are they thinking of putting in there?

Susan Anderson What they put on the property should not be a consideration for the Planning & Zoning Commission. If you rezone the property to C-2 Highway Commercial anything that meets C-1 or C-2 requirements can go on the property. They have disclosed to me that they are looking to put a Dollar General store on that property. They are in the middle of their sale.

Commissioner Hancock When looking at the property, had questions about space on the two different pieces of property. SEABHS is right next door. Looks like it would be a great thing but wasn't sure if it was going to be a business or church.

Susan Anderson Should they pursue and go forward with this project they will need to combine the parcels. They are already talking to our City Engineer/Public Works Director Lance Henry about onsite storm water facilities and they will need to do onsite parking, and meet landscaping per our codes. They are currently working with ADOT regarding where their driveway access will be.

Vice-Chair O'Donnal The neighborhood meeting notes said they talked about and distributed a list of food items. What is that?

Susan Anderson That was a list of what kind of foods Dollar General gave carry in their store. There was a discussion about that. There are a lot of frozen items that they tend to carry.

Vice-Chair O'Donnal The neighbor to the south had concerns about the property being commercial. Was it concerns about privacy and traffic?

Susan Anderson I talked to the neighbor this afternoon. She was unable to attend this meeting. She attended the meeting during the annexation process and her concern was what type of business would go in and that she has a residential property right next to commercial. I informed her today that in our code in the C-2 district it states in specific requirements that any new commercial development on property adjoining a residential zone shall provide a site obscuring fence 5 to 6 feet in height in order to create a buffer to protect the neighboring residential zone. The buffer which the developer proposes should be clearly indicated on the Building Permit application and on the site plan which they will need to submit for Planning & Community Development review. I have had conversations with them. They asked about keeping the chain link fence. I said it has to be site obscuring; a block wall, a solid wood fence and that we would not allow the chain link to meet that qualification.

Vice-Chair O'Donnal Do we have that definition somewhere what site obscuring fence means. I know some people put slates in chain link. Those always tear and fall off and would not last very long.

Susan Anderson I would have to look and see if it is in the zoning ordinance. Site obscuring means you can't see through. We talked about slates and I told them it would not be approved by me as the Planning & Community Development Director. It has to be more substantial than that. That was the largest concern. They just wanted privacy. They would also need to put a site obscuring fence around the rear of the property because that also adjoins residential. It is in the county but is also considered residentially zoned. We don't see a lot of wood fencing; they don't last long due to our temperatures and dryness in the area. They have been talked to about it being a solid brick wall 5 to 6 feet in height.

Commissioner Patterson Definitely would need a site obscuring fence. Is the .12 acre owned by the same person? Does it need to be rezoned to C-2 in order to get a drive way in there?

Susan Anderson It is owned by the same property owner. They go together. This applicant will be required to combine those 2 partials. They also will need to get water which is from across the roadway and have been working with our Water Department.

Vice-Chair O'Donnal I think it's a good use of the property. Your presentation states it does match the zoning to the north. It meets with the general plan and conforms with how the City of Safford wants to go with highway property. You done a good job of making sure that the residential area next to it gets its privacy.

Commissioner Hancock I would think the residential properties would be interested in where the driveways are going to be and the privacy. It looks like you're on top of that.

Susan Anderson Depending on where the driveway gets located is where the block wall will need to step down as it approaches the highway, so it is not blocking visibility as people are pulling out of this particular property.

Vice-Chair O'Donnal ADOT has a lot of say in where those entrances and exits go on the highway. ADOT is going to have to plan and approve it.

Susan Anderson That was one of the first steps I told them before they start the design criteria. The applicant is working with ADOT as to where they are going to allow them to have their driveway.

Commissioner Hancock One other thing that would help if maps could have an A or B or where site is.

Vice-Chair O'Donnal Or if the parcel number was on the property.

Susan Anderson I will have our GIS department start marking them. They are currently marked by the striped lines. I will also make maps bigger.

Commissioner Patterson I agree that this is a good use of the property. The other Dollar General is by Roper Lake and one on Highway 70 so they are spread out.

Commissioner Hancock I think if we can get all the entities to work together. Then we can make as many people happy as possible.

Vice-Chair O'Donnal It would be good for the community.

Commissioner Patterson motioned that the Planning & Zoning Commission recommend City Council to rezone Graham County Parcel # 101-14-003D and # 101-14-003E from A-R Agricultural Residential to C-2 Highway Commercial for the following reasons:

1. This zoning classification matches the zoning of other properties located to the north and northwest of these two parcels.
2. The two properties are located on a major five lane highway (US HWY 191).
3. The rezone request is in conformance with the General Plan Citywide Land Use Goals and Policies Goal #1 and Goal #2.

It was seconded by Commissioner Ragland and carried unanimously to approve the rezone of Graham County Parcel # 101-14-003D and # 101-14-003E from A-R Agricultural Residential to C-2 Highway Commercial and make a recommendation to the City Council.

MOTION ADOPTED

8. **PROJECT UPDATES AND ANNOUNCEMENTS:** Susan Anderson

We have 30 single family residential houses under construction - a majority of those are in Copper Canyon. We have 2 in Tierra Bonita II off 26th Street & 8th Avenue. Tierra Bonita II is an older subdivision from 2005-2006 that they starting to infill on that project.

The Dorothy Stinson School project is out to bid. Once they select a contractor then they will come to us for a Building Permit. We have already reviewed the plans and provided comments to them. They will leave the existing school in place, build the new school behind it, and then tear down the existing school and that will become part of the parking area.

The police station is close to being completed. The next step in that process is renovating the existing police station which will be the evidence rooms and detective offices. Hopefully they will get a Certificate of Occupancy in the next month or so. They still need to purchase furniture.

40 units apartment complex is planned along 1st Avenue. They have submitted final site plan and gone thru some revisions. It will be 2 story. It's on a long narrow parcel. They have already gone thru ADOT for right of way.

There are 3 proposed 4 plex's along 20th avenue by Gold Course Road.

New City Council chambers on 9th and Central. We will also have the Planning & Zoning Commission meetings there.

The Mayor recommended and City Council approved Chairperson Tracy O'Donnal reappointment.

- 9. **CALL TO THE PUBLIC – NON-AGENDA ITEMS:** None.
- 10. **NEXT SCHEDULED MEETING:** Monday, April 19th, 2021.
- 11. **ADJOURN:** Meeting was adjourned at 6:35pm.

APPROVED:

Tracey O'Donnal, Chairperson
 Planning & Zoning Commission

ATTEST:

Jennifer Surber, Administrative Assistant
 Planning & Community Development

STATE OF ARIZONA)
) ss
 County of Graham)

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the Meeting of the Safford Planning & Zoning Commission, located in Safford, Graham County, Arizona, held Monday, March 15, 2021 and approved at a Planning & Zoning Commission Meeting on Monday, April 19, 2021. I further certify the meeting was duly called, held and that a quorum was present.

Date

Jennifer Surber, Administrative Assistant

Safford Neighborhood Meeting
Regarding Parcel # 101-14-003D & 101-14-003E
March 02, 2021

Attendees: Lupe Cleland- Representative to the seller of the lot, Susan Anderson- Planning Development Director, Denise Goldman- DCM Development, Jennifer Curri- DCM Development

Meeting minutes for 3-2-2021

- Site lighting was discussed, and we follow the dark sky ordinance for Arizona, all lights are fully shielded.
- We talked about and distributed the food item list.
- The neighbor to the south had some concerns that she spoke with Susan Anderson about in regard to a potential commercial store. She was informed that a 6-foot CMU wall is required, and buyer is aware.

DRAFT