

**NOTICE OF A PUBLIC HEARING OF THE
SNOWFLAKE PLANNING AND ZONING COMMISSION**

Notice is hereby given to members of the Town of Snowflake Planning and Zoning Commission and to the general public that the Town of Snowflake Planning and Zoning Commission will hold a Public Hearing on Tuesday June 16, 2015 at 7:00 P.M. IN THE SNOWFLAKE TOWN COUNCIL ROOM located at 81 West 1st South Snowflake, AZ.

Estimated Time 7:00 p.m.

1. Call to Order / Roll Call
2. Prayer and Pledge
3. Approval of Previous Meeting Minutes
4. Planning and Zoning Commission Reports if any.
Call to the Public – *Those wishing to address the Commission need not request permission in advance and shall be confined to three minutes maximum duration to discuss items not on the agenda. Action however, taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. At the conclusion of an open call to the public, members of the Commission may respond to criticism made by those who have addressed the commission.*
5. **Open Public Hearing:** Consideration of a Rezone request by James & Kristene Ballard and J Dee & Jean Flake to rezone their property from Residential 2 acre (R2-A) w/RR to Residential Transitional (RT) w/RR zoning. This request is for parcels #202-36-019A & B. These vacant parcels are located directly East of 540 N. Apple Blossom Lane.
6. **Close Public Hearing:** Discussion of a Rezone request by James & Kristene Ballard and J Dee & Jean Flake to rezone their property from Residential 2 acre (R2-A) w/RR to Residential Transitional (RT) w/RR zoning. *
7. **Open Public Hearing:** Consideration of a Special Use Permit request by Lorena & Ronald Telford to construct a second residence on their property to help care for their parents. The property is located at 2526 E. 8th Sundown Lane (previously addressed as 2002) Parcel #303-66-064.
8. **Close Public Hearing:** Discussion of a Special Use Permit request by Lorena & Ronald Telford to construct a second residence on their property to help care for their parents. *
9. Adjourn.

Dated and Posted this 12th day of June 2015

Dale Call – Planning/Zoning/ Building Safety

* Commission action possible on these agenda items.

Hello Planning and Zoning Commission,

Below you will find information regarding a rezone request from 2 separate property owners. It was requested that the zoning change be conducted as 1 request so if one property was rezoned, both properties would be rezoned. Although each property will be developed separately, rezoning both properties was requested in order to provide consistency and allow the properties to be developed in a similar fashion, creating uniformity and harmony within the development.

Both properties are 6.63 acres in size. Both sets of owners intend to place an access road between the properties. Both sets of property owners have indicated their intent to place duplex apartments on the property. The vacant properties are located in the West Gardens area, directly East of 540 N. Apple Blossom Lane.

For your convenience, I have included the definitions found in the Town Code for residential zoning.

B. Residential Zones:

1. Single-Family Zones (R): Is applied to properties where uses permitted should promote, preserve, and be compatible with single-family residences. The principal land uses in this zone are single-family dwellings. This district is divided into subdistricts which are identified by the maximum residential density they allow (2 acre, 1 acre, 10,000, 4,500, 2,500 square foot minimum lot sizes). The purpose of the R-2 and R-4 zones is to provide for smaller lot single-family, detached residential dwellings within a planned area development (PAD). The R-2 and R-4 zones are intended to be used only in conjunction with PAD overlay zoning.

2. Multiple-Family Residential Zone (MF): Is applied to properties where uses permitted should promote and preserve single-, double-, and multiple-family dwellings and group residential uses such as apartments, boarding and lodging houses.

3. Residential Transitional Zone (RT): Is applied to properties which are between the general commercial and residentially zoned areas. Properties in this zone may be developed in conjunction with the commercial areas they abut. This district is intended to be predominantly light commercial and residential in character, and to allow greater densities than the R zones. Some of the areas zoned RT may be expected to be rezoned to the general commercial zone as the commercial areas develop and require more depth to permit greater design flexibility. Uses incidental or accessory to dwellings, and recreational, religious, and educational facilities are also permitted.

Also, Lorena & Ronald Telford are wanting to construct a small 2nd residence on their property in order to care for their elderly parents. The property is in the Snowflake Heights area on 2526 E. 8th Sundown Lane. (formerly addressed as 2002 E. 8th Sundown Ln)

Currently, the Telfords property has a 2000 manufactured home, 1680 sq. ft. in size. They provided a site plan that indicated there is sufficient room to place the accessory residential structure. The property is 1 acre in size.

Their SUP request is attached along with a picture of the location of their property.

Thank You,

Dale.

ZONING CHANGE REQUEST FORM

Owner Name: Ballard, James J. and Kristeen M.
Owner Address: PO Box 2110 Snowflake, AZ 85937
Owner Primary Phone: 928-285-9092 Secondary Phone: 928-243-2972

LOCATION OF PROPERTY REQUESTED FOR RE-ZONING:

Address: Apple Blossom Lane, Snowflake Parcel Number: 202-36-019A
Nearest Major Cross Streets: Apple Blossom Lane and Plum Blossom Lane
I would request this property be re-zoned to: Residential Transitional

REASON FOR REQUEST-INTENDED PROPERTY USE:

Build 1 2-unit duplex per acre. Phase 1 = 2 duplexes,
Phase 2 = 2 duplexes and Phase 3 = 2 duplexes.
6 Duplexes, 12 units total.

PROVIDE NAMES AND VALID MAILING ADDRESS FOR ALL PROPERTY OWNERS WITHIN 300' OF SUBJECT PROPERTY. USE ADDITIONAL SHEET IF NECESSARY:

See attached.

I James H. Ballard am the owner of this property and I approve of this zoning change request.

Signed James H. Ballard Date: 5/14/15

(A \$150.00 fee must accompany application. Make checks payable to Town of Snowflake)

ZONING CHANGE REQUEST FORM

Owner Name: Flake, J. Dee and Jean
Owner Address: P.O. Box 2797 (please print clearly)
Owner Primary Phone: 928-425-7915 Secondary Phone: 928-200-4132

LOCATION OF PROPERTY REQUESTED FOR RE-ZONING:

Address: N Apple Blossom Dr Parcel Number: 202-36-019B
(parcel number is mandatory)
Nearest Major Cross Street: N Apple Blossom Dr and Plum Blossom Lane
I would request this property be re-zoned to: Residential Transitional

REASON FOR REQUEST-INTENDED PROPERTY USE:

To Build 1 unit duplex per acre
In 3 to 6 phases for a total of up to 6 duplex - up to 12 units total

PROVIDE NAMES AND VALID MAILING ADDRESS FOR ALL PROPERTY OWNERS WITHIN 300' OF SUBJECT PROPERTY. USE ADDITIONAL SHEET IF NECESSARY:

See attached

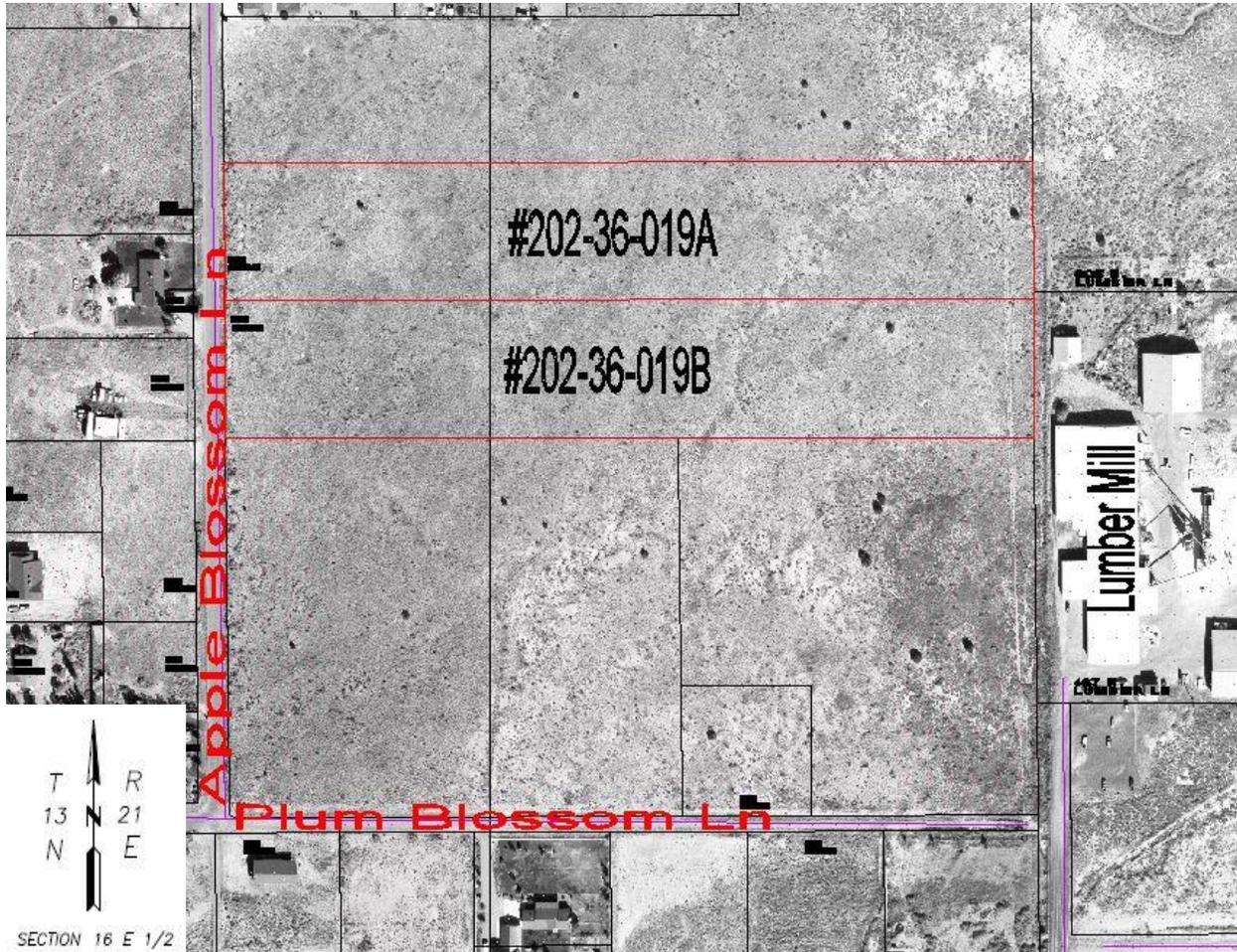
I, J. Dee Flake, am the owner of this property and I approve of this
(please print clearly) zoning change request.

Signed: J. Dee Flake Date: 5-15-15
(signature of owner)

(A \$350.00 fee must accompany application. Make check(s) payable to Town of Snowflake.)

Graphic Representation

Exhibit A



James & Kristene Ballard – Owners of Parcel #202-36-019A
AND

J Dee & Jean Flake – Owners of Parcel #202-36-019B
Are requesting to rezone their property from Residential 2 Acre (R-2A)
To Residential Transitional (RT)

SPECIAL USE PERMIT FORM

Owner Name: LORENA TELFORD + RONARD TELFORD
(please print clearly)
Owner Address: 2002 E 8th SUNDOWN LANE, SNOWFLAKE, AZ
Owner Primary Phone: 928-243-7083 Secondary Phone: 928-243-4312

LOCATION OF PROPERTY REQUESTED FOR SPECIAL PERMIT:

Address: 2002 E 8th SUNDOWN LANE Parcel Number: 303-66-064
(parcel number is mandatory)
Nearest Major Cross Streets: SUNDOWN DRIVE + SNOWFLAKE HEIGHTS BLVD.

REASON FOR REQUEST-INTENDED PROPERTY USE:

WE WISH TO BUILD A COTTAGE ON OUR PROPERTY TO HOUSE MY ELDERLY PARENTS. THEY ARE UNABLE TO CARE FOR THEMSELVES + WE HAVE BEEN PROVIDING FOR THEIR CARE. THEY HAVE BEEN RESIDING IN OUR HOME FOR THE LAST 18 MONTHS AS THEIR TRAILER OUR EAST IS NOT FIT FOR HABITATION. WE WILL BE ADOPTING CHILDREN AT THE END OF THE YEAR + NEED THE ROOMS. WE WISH TO GIVE OUR PARENTS SOME MEASURE OF INDEPENDENCE HOWEVER DUE TO THEIR PHYSICAL + MENTAL CHALLENGES WE NEED TO KEEP A CLOSE EYE ON THEM.

I Lorena D. Telford, am the owner of this property and I approve of this
(please print clearly) Special Use Permit request.

Signed: Lorena D. Telford Date: 4/23/15
(signature of owner)

Zoning applications submitted per Title 10 require a \$100.00 fee with the application.
Aggregate Mining applications submitted per Title 14 require a \$350.00 fee with the application.
Please make checks payable to Town of Snowflake.

