

**COCONINO COUNTY
BOARD OF ADJUSTMENT**

AGENDA

Meeting of June 16, 2020- 3:00 P.M.

THOMAS AUDITORIUM
2500 N. Fort Valley Road, Building 1
Flagstaff, Arizona 86001

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that, at this regular meeting, the Board of Adjustment may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Board's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

ROLL CALL

Dianne Patterson, Chairperson
Craig Bearchell, Vice-Chair

John McCartney
Chris Wannie

I. APPROVAL OF MINUTES

1. Minutes from the Meeting of March 17, 2020

II. PUBLIC HEARING

1. Case No. VAR-20-005: A Variance is requested from Section 4.4.D, Tables 4-8 and 4-9 for a reduction of required landscaping for frontage, parking area, and detention area from a total of 13 required Plant Units to 2 proposed Plant Units.

Owner: LLC LLC- Phoenix, AZ

Applicant: Erin O'Loughlin of PWMA, LLC- Flagstaff, AZ

Supervisor District: 3 (Matt Ryan)

III. ADJOURNMENT

1. No cases currently scheduled for July.

COCONINO COUNTY BOARD OF ADJUSTMENT

Minutes - Meeting of March 17, 2020 at 3:00pm

Thomas Auditorium
2500 N. Fort Valley Road, Building 1
Flagstaff, Arizona

MEMBERS PRESENT

Craig Bearchell (Telephonically)
John McCartney
Chris Wannie

MEMBERS ABSENT

Chair Dianne Patterson

COUNTY STAFF PRESENT

Zach Schwartz, Senior Planner
Marty Hernandez, Recording Secretary

Vice Chair Mr. Bearchell called the meeting to order at 3:09PM.

I. APPROVAL OF MINUTES

The first item on the Agenda was approval of the Minutes from February 18, 2020.

MOTION: Mr. McCartney moved to approve the Minutes as written.

SECOND: The Motion was seconded by Mr. Wannie. The Minutes were approved unanimously.

II. PUBLIC HEARINGS

The next item on the Agenda was Case No. VAR-20-003.

STAFF: Mr. Schwartz asked if everyone had read the staff report and had any questions. There were no questions.

APPLICANT: Matthew Maxwell, Flagstaff, AZ, was present but had nothing to add.

PUBLIC: No one from the public was present to speak.

BOARD: The Board began their discussion. Mr. McCartney could make the findings. Mr. Wannie could make the findings.

MOTION: Mr. McCartney moved to approve Case No. VAR-20-003.

SECOND: Mr. Wannie seconded the Motion.

VOTE: The Motion was unanimously approved.

The meeting adjourned at 3:13PM.

Chairperson, Board of Adjustment

ATTEST:

Secretary, Board of Adjustment

COCONINO
COUNTY ARIZONA
COMMUNITY DEVELOPMENT

Jay Christelman, Director

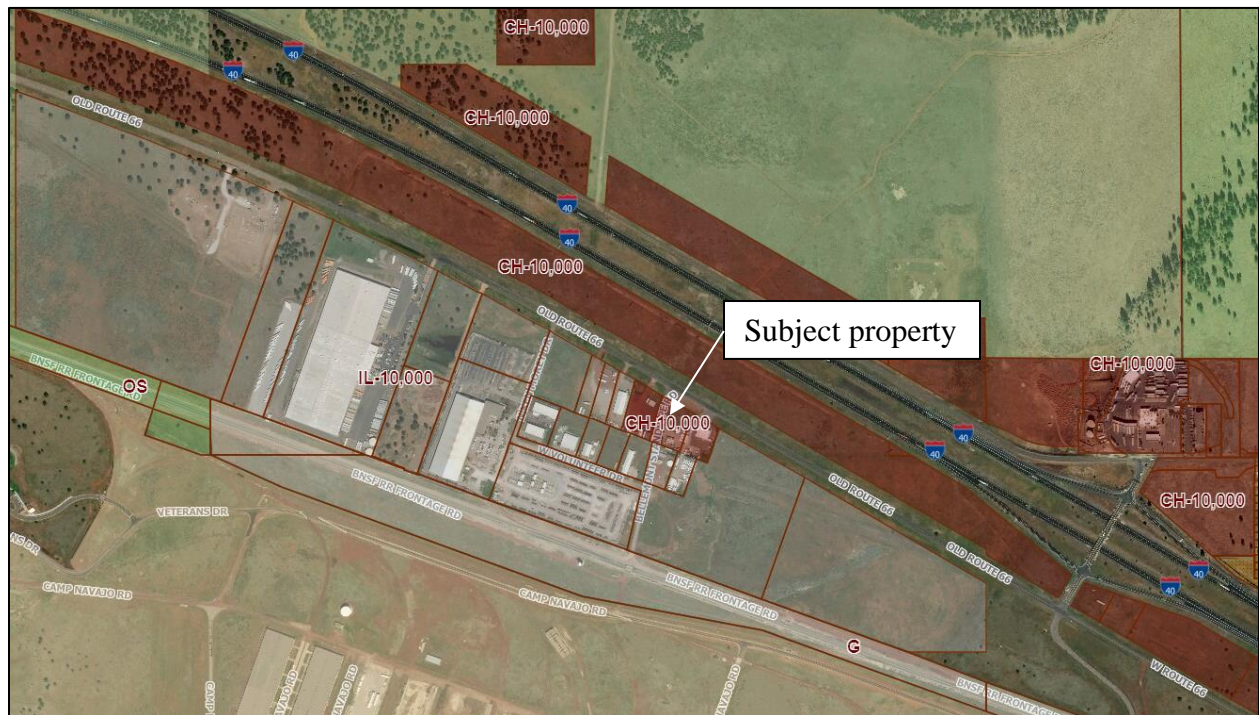
STAFF REPORT

DATE: June 8, 2020

TO: Board of Adjustment

FROM: Department of Community Development

SUBJECT: Case No. VAR-20-005: A Variance is requested from Section 4.4.D, Tables 4-8 and 4-9 for a reduction of required landscaping for frontage, parking area, and detention area from a total of 13 required Plant Units to 2 proposed Plant Units.
Owner: LLC LLC- Phoenix, AZ
Applicant: Erin O’Loughlin of PWMA, LLC- Flagstaff, AZ
Supervisor District: 3 (Matt Ryan)



LOCATION: The subject property is located at the intersection of Belmont Standpipe Road and Old Route 66 in Belmont and is also identified as Assessor’s Parcel Number 203-40-004D.

SUBJECT PROPERTIES AND SURROUNDING LAND USES

The subject property is 0.73 acres, or 31,798.8 square feet, in size in the CH-10,000 (Heavy Commercial, 10,000 square foot minimum parcel size) Zone. The subject property is in south Belmont among a grouping of other CH-10,000 zoned properties. To the east and south is a truck repair business; to the west across Belmont Standpipe Road is an unimproved property owned by the truck repair business that is currently occupied by commercial vehicles and manufactured homes, and to the north across Route 66 is a long strip of vacant land. All directly surrounding properties are in the CH-10,000 Zone and properties beyond that are generally in the IL-10,000 (Industrial Light, 10,000 square foot minimum parcel size) Zone.

REQUEST

The applicant requests a reduction in the required plan units for landscaping from 13 to 3. The applicant’s original request was from 13 to 2 plant units but they reduced the severity of the request after original legal noticing. Each plant unit consists of a number of trees and shrubs as shown below in Table 4-7.

DISCUSSION AND ANALYSIS

Zoning Ordinance Section 4.4.D, Table 4-7 shows what is required for one plant unit:

TABLE 4-7: ONE LANDSCAPE PLANT UNIT	
Quantity of Plants Required⁽¹⁾	Type and Size at Time of Installation
3	6-foot-high Evergreen trees or 8-foot-high Deciduous trees with a minimum DBH of 3 inches or 3-foot-high cacti with a minimum breadth of 2 feet ⁽²⁾
8	2-foot-high shrubs (or 5-gallon minimum)
All landscaped areas	Landscape rock, bark, and vegetative groundcover including native grasses. Artificial turf may be allowed when approved by the Community Development Director.
<p>Note 1: When applied through the Ordinance, and where the resulting number of required plant units is expressed in a fraction, the required number of plant units shall be rounded off to the nearest whole number (rounding is done at the end of calculations). DBH = diameter at breast height.</p> <p>Note 2: In desert and grassland areas where trees are not common, large cacti may be used in lieu of trees subject to the approval of the Community Development Director.</p>	

The applicant provided two landscaping plans showing required and requested landscaping for the Board of Adjustment to compare and consider (attachment 1: ‘Required Landscape Plan’, and attachment 2: ‘Proposed Landscape Plan’).

A significant amount of the area on the subject property is encumbered by easements that limit

the area available for landscaping. Coconino County Public Works has documented that they will not permit landscaping within the 60-foot access easement on the west side of the property even though there is a sizable amount of area between the roadway for Bellemont Standpipe Road and the edge of the actual easement. The required retention area shown on the applicant's site plans also takes up a great deal of space as does the overhead powerline easement. These constraints make it impractical to install the total amount of landscaping required by the Zoning Ordinance. However, the proposed amount of landscaping is well below what could practically be installed on the property.

Section 4.4.F.3 of the Zoning Ordinance allows staff to administratively approve a 20% reduction of required landscaping with three Findings that staff would be able to make in this case. That would reduce the amount of required landscaping from 13 to 10 required plant units without the need for a Variance.

The applicant originally requested a Variance to 2 plant units from 13 and modified their request to 3 requested plant units in order to reduce their request severity to meet Finding D, that the request is the minimum needed.

PUBLIC PARTICIPATION

Staff notified all neighboring property owners within 300 feet of the subject property of this request and did not receive any comments.

FINDINGS OF FACT

Section 5.8.B.4 of the Zoning Ordinance requires the Board of Adjustment to make certain Findings of Fact in order to approve a Variance request. In order to approve the Variance, the Board must make findings of fact that establish that the circumstances prescribed in paragraphs

A, B **or** C and in D **and** E apply. The Findings are as follows

- A. That the Variance is necessary for the preservation of substantial property rights and that strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Ordinance.
- B. That there are preexisting exceptional or extraordinary circumstances or conditions applicable to the land or buildings that were not created or self-imposed by the applicant, and that do not apply generally to other properties in the same zone.
- C. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.
- D. That the granting of the Variance as conditioned is the minimum that will accomplish this purpose and will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the same zone.
- E. That the granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to the public or properties or improvements in the vicinity

Staff is unable to make all required Findings of Fact:

- A. **Staff can make this Finding:** There is some physical hardship associated with the request related to lack of space with two frontages and easements through the property.
- B. **Staff can make this Finding:** The two frontages of the property and large easements running through the property are existing extraordinary circumstances applicable to the property that are not self-imposed and not generally applicable to other properties in the same zone.
- C. **Staff cannot make this Finding:** Without approval of this Variance, the applicant would still be able to build and conduct a commercial business on the subject property.
- D. **Staff can make this finding:** The applicant's request to reduce landscaping from the 13 required plant units to the 3 requested units is the minimum that will allow the applicant to use their property. It is also not a special privilege considering that a neighboring property, Schuff Steel, was given a waiver from the Planning and Zoning Commission from landscaping to a similar extent.
- E. **Staff can make this Finding:** The granting of this Variance would not be detrimental to public health, safety, or welfare.

RECOMMENDATION

If the Board of Adjustment is able to make the required Findings of Fact, staff recommends approval of Case No. VAR-20-005 subject to the following conditions:

1. A Variance is hereby granted for 3 plant units in lieu of 13. The three plant units shall be installed and maintained in substantial compliance with the applicant's submitted landscaping plan. The applicant shall install or bond for completion of installation of the required landscaping prior to final approval of the building permit for the property.

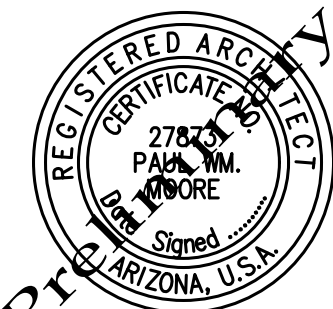
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jess McNeely". The signature is written in a cursive style with a large initial "J" and "M".

Jess McNeely, AICP, Assistant Director/Planning Manager
Prepared by Zach Schwartz, Senior Planner

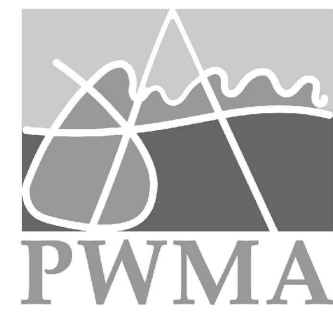
Attachment 1: Required Landscape Plan provided by applicant

Attachment 2: Proposed Landscape Plan provided by applicant



EXPIRES: 03/31/2021
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Drawn by: EAO
 Checked by: PWM
 Date: 06 May 2020
 Revisions: -



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Industrial Rental Project
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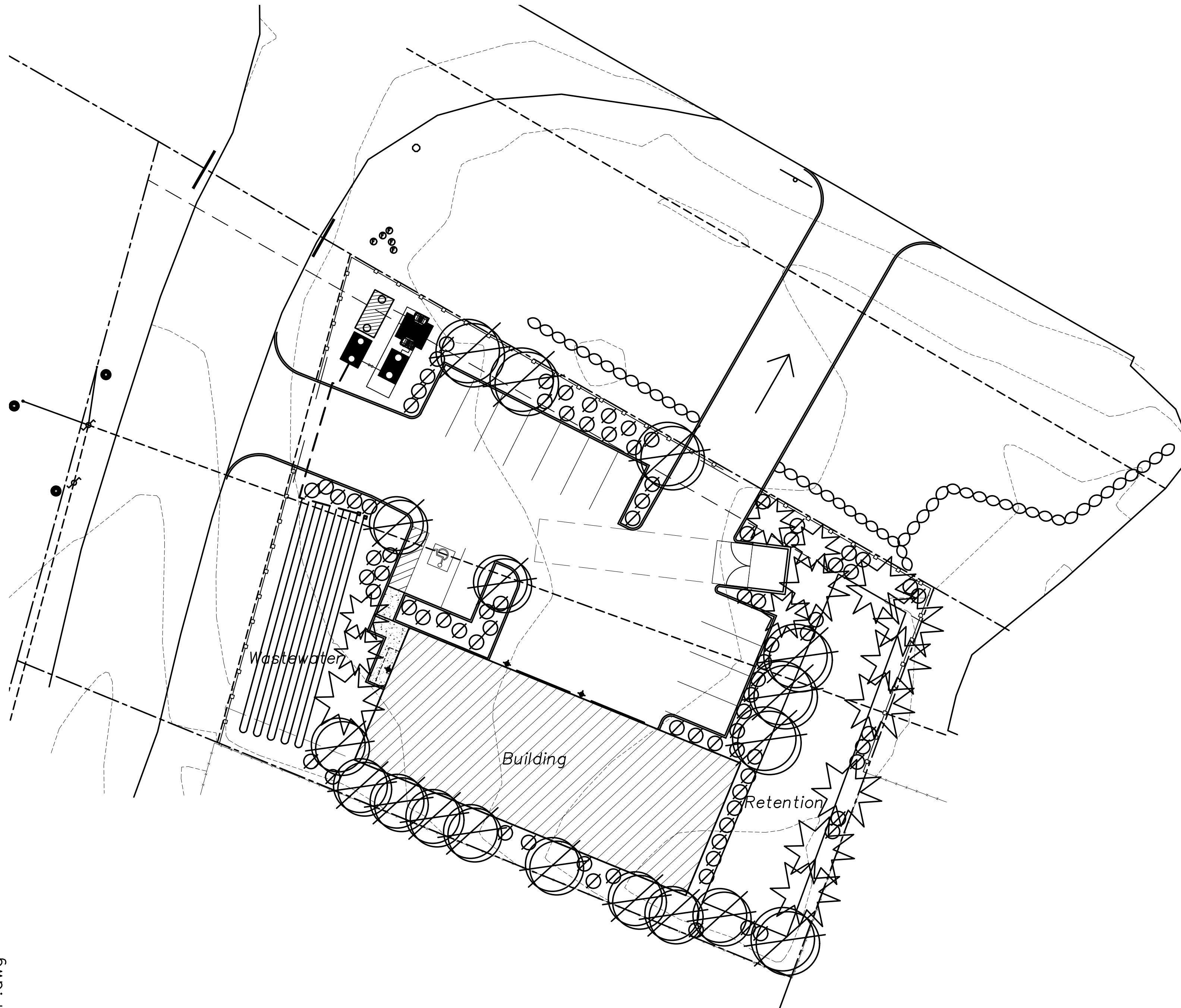
Required Landscape Plan
 1"=20'-0"

L1.0

Landscaping Data								
Area	Width	Depth	Calc.		Plant Unit	Evergreen	Deciduous	Shrub
Street frontage	188'+ 142'	10'	1 unit/100 lin. ft.	330'/100' = 3.3 units	3.3	6' High	8' High with min. DBH of 3"	
Building Perimeter (Within 50' of building)	100'-8"	40'-0"	1 unit/100 lin. ft.	282 lin. ft./100lin. ft. = 2.8 units	2.8			
Parking lot perimeter & rear prop. boundaries	-	5'-0"	324 sf landscaped area, min. 1 unit for 6-20 parking spaces	324 sf landscaped area, min. 1 unit	1			
Perimeter of detention basin			2 unit/100 lin. ft.	250 lin. ft/100=2.5*2=5	5			
Totals					12.1=13	16	16	84
Symbol								
Mature Diameter Shown						15'-20'	15'-20'	4'

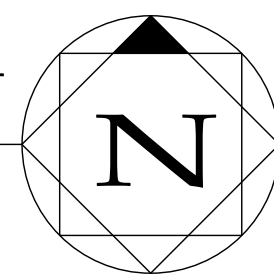
Landscape Notes:

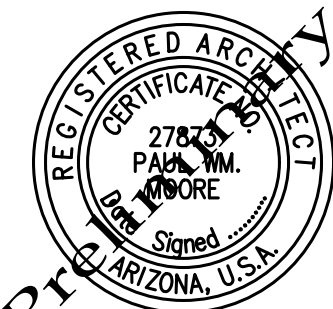
Landscaping Units: 1 unit= 3 trees & 8 shrubs
 Total Required Landscaping: 13 units= 39 trees & 104 shrubs
 Proposed Landscaping: -20% (proposed reduction per CC ZO 4.4.F 3)= 32 trees & 84 shrubs total



Required Landscape Plan

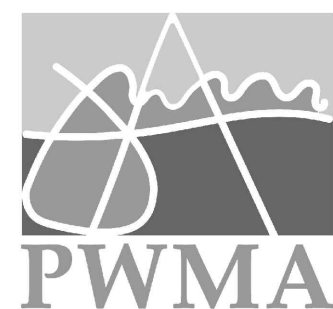
0' 20' 40' 100' Scale: 1" = 20'





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 Date: 06 May 2020
 Revisions: -



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Industrial Rental Project
 Bellemont, AZ

Proposed
 Variance
 Landscape Plan
 1"=20'-0"
 L2.0

Landscaping Data								
Area	Width	Depth	Calc.		Plant Unit	Evergreen	Deciduous	Shrub
Street frontage	188'+142'	10'	1 unit/100 lin. ft.	330'/100' = 3.3 units	3.3	6' High	8' High with min. DBH of 3"	
Building Perimeter (Within 50' of building)	100'-8"	40'-0"	1 unit/100 lin. ft.	282 lin. ft./100lin. ft. = 2.8 units	2.8			
Parking lot perimeter & rear prop. boundaries	-	5'-0"	324 sf landscaped area, min. 1 unit for 6-20 parking spaces	324 sf landscaped area, min. 1 unit	1			
Perimeter of detention basin			2 unit/100 lin. ft.	250 lin. ft./100=2.5*2=5	5			
Totals					12.1=13	2	4	16
Symbol								
Mature Diameter						Varies per species, see chart below		

Landscape Notes:

Landscaping Unit: 1 unit= 3 trees & 8 shrubs
 Total Required Landscaping: 13 units= 39 trees & 104 shrubs
 Proposed Landscaping: 2 units= 6 trees & 16 shrubs

Species List:

Trees

QG - Quercus Gambelli
 RN - Robinia Neomexicana
 JS - Juniperus Scopulorum

Common Name

Gamble Oak
 New Mexican Locust
 Rocky Mountain Juniper

Mature Size (HeightxWidth)

40'x20'
 24'x12'
 25'x20'

Sun Exposure

Sun to shade
 Sun to shade
 Sun to light shade

Bushes

AU - Amelanchier Utahensis
 RT - Rhus Trilobata
 RA - Ribes Aureum
 RW - Rosa Woodsii Var. Arizonica
 PV - Prunus virginiana

Common Name

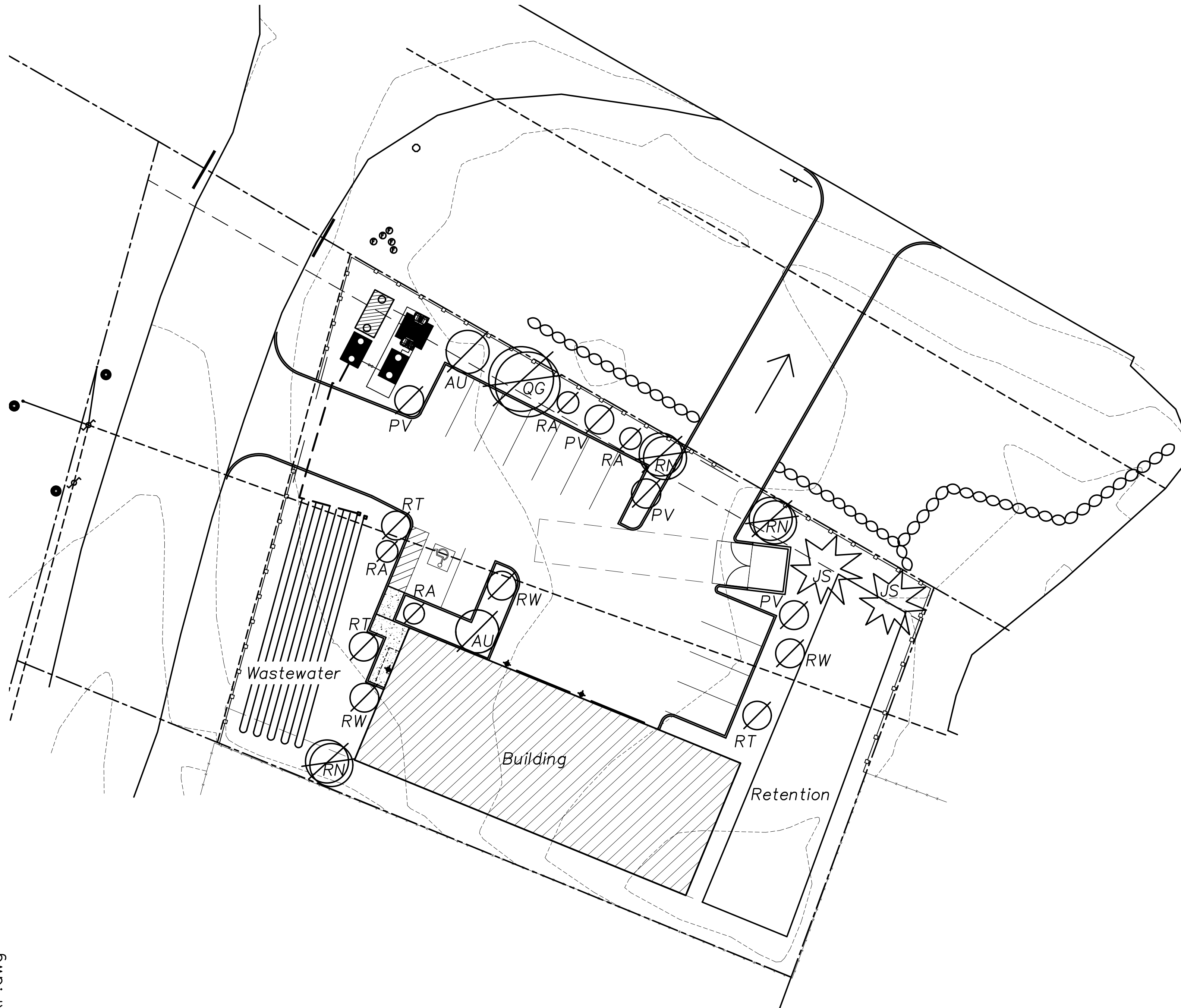
Utah Serviceberry
 Three Leaf Sumac
 Golden Currant
 Wild Rose
 Chokecherry

Mature Size (Height x Width)

15'x12'
 8'x8'
 6'x6'
 6', spreading (shown at 8')
 12'x8'

Sun Exposure

Light shade
 Light shade
 Light shade
 Sun to light shade
 Sun to light shade



Proposed Landscape Plan

