

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Williams Planning and Zoning Commission will hold a public hearing on Thursday, December 15, 2022 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, January 12, 2023, at 7:00 p.m. in City of Williams Council Chambers located at 113 S. First Street, Williams, Arizona, 86046. All interested persons may attend and address their comments to the Commission/City Council, or may submit written comments to the Commission/City Council at the above address.

The following public matter will be heard: Request by Steve Iverson, Cataract Creek Unit 3 subdivision, to rezone APN 202-11-003V from a Commercial Residential (CR) zoned parcel to a Single Family Residential (R1-7) zoning. This parcel is located approx. 500' west of 1100 N. Airport Rd. This rezoning would be a decrease in density to coincide with future plans for a Single Family Subdivision.

Information for this submittal is on the City website, www.williamsaz.gov if you have any other question please contact Tim Pettit, City Manager, 928-635-4451 ext. 201 or e-mail tpetti@williamsaz.gov.

REPORT TO:

PLANNING & ZONING COMMISSION

CASE NO. Rezoning request/ Case# RZ-2022-11-03; *Steve Iverson* "APN: 202-11-003V"

Canyon Crossing LLC

DRT MEETING: October 11, 2022

PLANNING & ZONING COMMISSION MEETING: December 15, 2022

CITY COUNCIL MEETING: January 12, 2023

REQUEST: Rezoning approval by Steve Iverson for APN: 202-11-003V

PROPOSED LAND USE: Future Single Family R1-7 Subdivision

SITE LOCATION: 500' West of 1100 N. Airport Rd, APN: 202-11-003V

SITE SIZE: 2.64 Acres

CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:

According to the General Plan adopted December 2013, this request is in compliance with our General Plan.

- APN: 202-11-003V is currently zoned CR which allows for higher density only to comply with fire code separations. The proposed R1-7 zoning is a single family zoning with a minimum lot size of 7,000 sq.ft. This location allows for 11SFD lots

EXISTING AND SURROUNDING ZONING & LAND USE:

On-site – CR & R1-7 Zoning / Vacant Land

East – CR- Commercial Residential / AR- Agricultural Residential

North – R1-7 Single Family 7,000 sq. ft. min./Vacant Land

West – R1-7 Single Family 7,000 sq. ft. min./ Vacant Land

South – R1-7 Single Family / Vacant Land

ACCESS ROAD STATUS:

At this time no access. Access will be designed through the Subdivision, when designed.

EXISTING UTILITIES AND SERVICES STATUS:

All the following utilities will be constructed by the developer and services will follow:

Water, Sewer, Police Protection & Trash Collection – City of Williams;

Fire Protection – City of Williams Volunteer Fire Department;

Electricity – City of Williams-APS;

Natural Gas – UniSource;

Internet-Telephone – Telcom West and or CenturyLink.

PROPOSED UTILITIES: Water, Sewer, Electric, Natural Gas and Internet

BACKGROUND:

1. Rezoning application was submitted and all fees have been paid.
2. DRT reviewed and commented 10/11/22 / *No-comments*
3. Notice of Public Hearing was published in the local paper on November 30th and December 7th, 2022 and posted on the City Website.
4. Notice of Public Hearing was posted on site, mailed to property owners within 300 feet and posted at City Hall, November 28, 2022.
5. To date _____ response have been received.
6. The status of required documentation and or issues as follows:
 - All reports have been received and are complete (Water and Sewer Impact Analysis, Traffic Impact Analysis, Stormwater)

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning for APN: 202-11-003V. This approval will correspond with future subdivision submittals and is a reduction in density.

MODEL MOTIONS-

FOR APPROVAL:

I move to recommend to council, approval of Steve Iverson's request to rezone APN: 202-11-003V

FOR DISAPPROVAL:

I move to deny the request by Steve Iverson for the rezoning of APN: 202-11-003V

