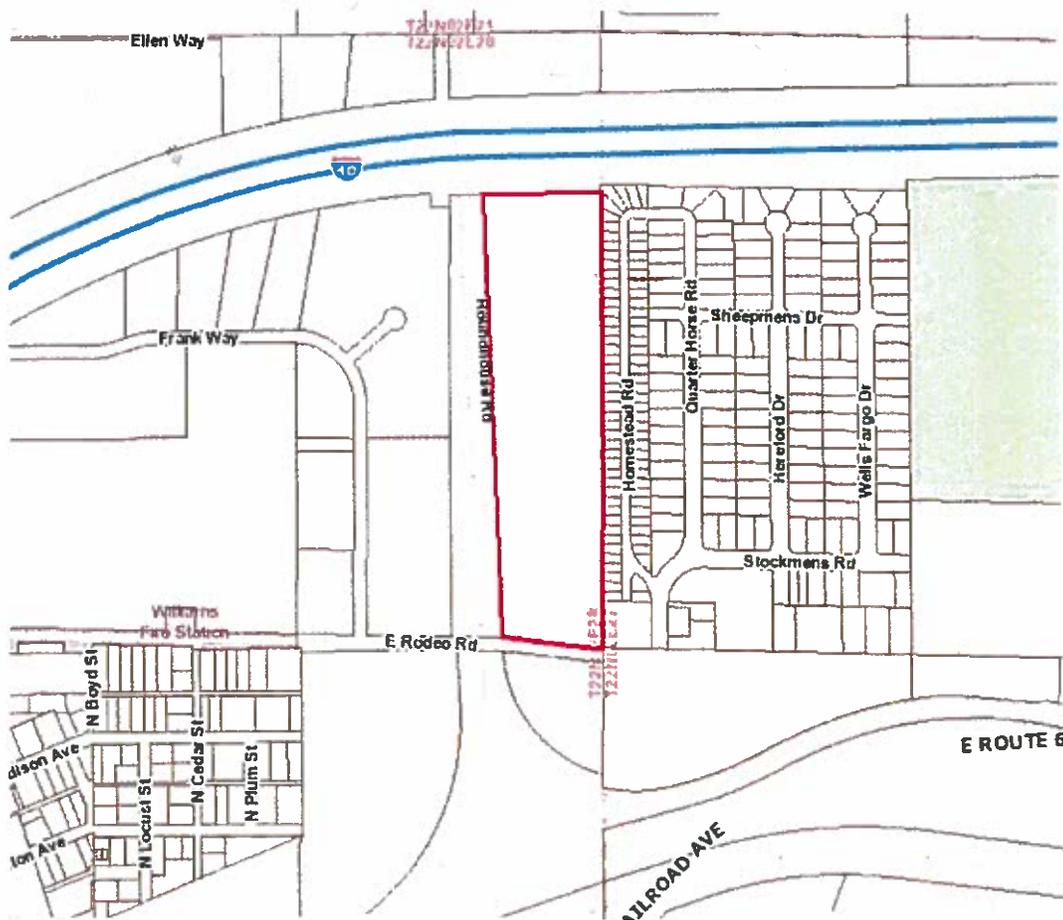


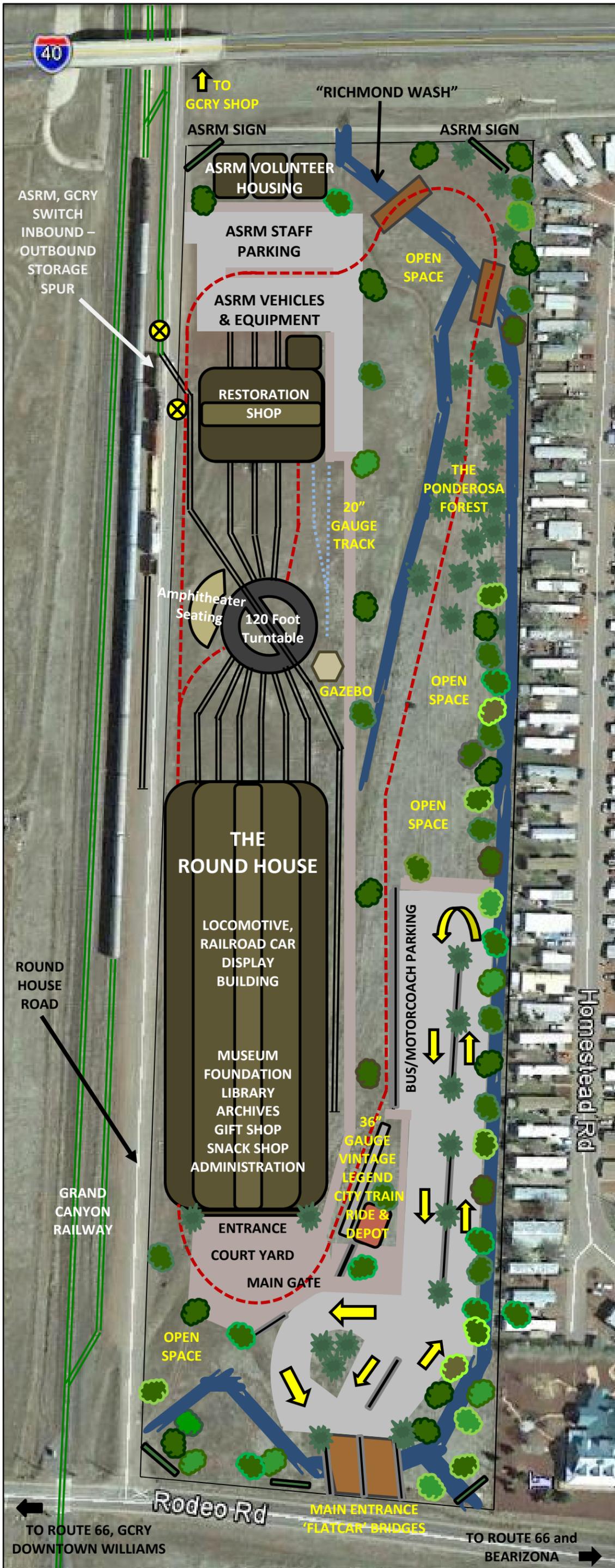
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Williams Planning and Zoning Commission will hold a public hearing on Tuesday, August 11th, 2015 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, August 27th, 2015, 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 Al Richmond, representing ARIZONA STATE RAILROAD MUSEUM, for rezoning of property comprising 21 acres located on Assessor's Parcel Number 200-12-002F. This property is off of Rodeo Rd. next to the access to Grand Canyon Railway Shop, from I-2 (Heavy Industrial) to CBD (Central Business District).

For further information, please contact Tim Pettit, Chief Building Inspector 928-635-4451 ext. 208 or e-mail tpettit@williamsaz.gov.





**Arizona State Railroad Museum
Williams, Arizona**

**Conceptual Layout Ideas for ASRM
campus property at/near:**

**1010 East Rodeo Road
Williams, AZ 86046**

**Based upon architectural plans
prepared by Todd & Assoc. and
AI Richmond.**

v.Rev June 25, 2015 by MAP.

**REPORT TO WILLIAMS PLANNING & ZONING COMMISSION
AND TO WILLIAMS CITY COUNCIL**

PLANNING & ZONING COMMISSION MEETING: August 11, 2015
CITY COUNCIL MEETING; August 27, 2015
ITEM DESCRIPTION: Rezoning request by Al Richmond representing
ARIZONA STATE RAILROAD MUSEUM

PROPOSED LAND USE: Museum W/library, Gift shop, snack shop and restoration shop
SITE LOCATION & SIZE: 900 Block of Rodeo Rd. (APN #200-12-002F), 21 Acres.

CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:

According to the General Plan adopted December 2013, this area is designated as Industrial and the proposed use is comparable to the designated zoning.

EXISTING AND SURROUNDING ZONING & LAND USE:

On-site – Heavy Industrial / Vacant Land

East – Residential Manufactured Housing/ Kaibab Trailer Park

North – Heavy Industrial / Grand Canyon Railway Shop

West – Central Business District / Railside RV Park

South – Rural Res. / Vacant Land

ACCESS ROAD STATUS:

Property can be accessed off of Rodeo Rd.

EXISTING UTILITIES AND SERVICES STATUS:

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

Fire Protection – City of Williams Volunteer Fire Department;

Power – APS;

Natural Gas – UniSource;

Telephone – CenturyLink.

PROPOSED UTILITIES: Same.

BACKGROUND:

1. This Parcel of land is currently zoned Heavy Industrial. The proposed museum conforms more to the CBD zoning, which allows for retail, restaurant and museum type settings. The proposed site plan for this development would be less of an impact to the surrounding properties than what could be developed with the current zoning.
2. Staff is recommending that *condition of approval* for the rezoning be project specific. If any other proposed site plans that's not in substantial conformance to the submitted conceptual site plan, the zoning would revert back to the original Heavy Industrial and any new plan would have to go through the appropriate procedure.
3. The proposed project must adhere to all development procedures, engineering designs standard, floodplain requirements, zoning requirements & current building & fire standards and codes, as adopted by the City of Williams.
4. Notice of Public Hearing was mailed to property owners within 300 feet of the site, posted at City Hall and on site, on July 23rd, 2015.
5. At this time no written responses have been received.

MODEL MOTIONS-

FOR APPROVAL;

I move to approve the request by Al Richmond, representing ARIZONA STATE RAIROAD MUSEUM, to rezone parcel # 200-12-002F from Heavy Industrial to Central Business District with the following conditions;

- Development of this property must be in substantial conformance to the presented conceptual site plan. If not the zoning would revert back to the original Heavy Industrial Zoning.
- Development of the ARIZONA STATE RAILROAD MUSEUM must adhere to all development procedures, engineering designs, floodplain requirements, zoning requirements & current building & fire standards and codes as adopted by the City of Williams.

FOR DISAPPROVAL:

I move to deny the request by Al Richmond, representing ARIZONA STATE RAILROAD MUSEUM, to rezone parcel# 200-12-002F.