



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, April 27, 2006 - 9:00 AM
City Council Chambers

I. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 AM.

II. ATTENDANCE

<p>MEMBERS PRESENT: Don Michelman, Chairman Joe Gardner, Vice-Chairman Tom Menser Dick Rosa Seymour Petrovsky Len Scamardo George Wiant</p>	<p>OTHERS PRESENT: George Worley, Assistant Community Development Director Gary Kidd, City Attorney Dick Mastin, Engineering Services Manager Ryan Smith, Community Planner Mike Bacon, Community Planner Kathy Dudek, Recording Secretary Jim Lamerson, Liaison Councilman</p>
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III. REGULAR/ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

- 1. Approve the minutes** of the 04-13-06 public hearing.

Mr. Wiant, **MOTION: to approve the minutes** of the April 13, 2006 meeting. Mr. Rosa, 2nd. **Vote: 7-0.**

- 2. RE06-004, 345 - 349 S. Pleasant Street.** APN: 110-03-024A and totaling ± 0.40 acre. Zoning is Multi-Family High (MF-H). Request revision of plat to create 3 lots from 2 lots. Owners are William and Sharon Feldmeier. Applicant/Agent is Michael Haywood Associates. Assistant Community Development Director is George Worley. *(May be voted on today).*

Mr. Worley reviewed the staff report and indicated:

- The applicant is requesting a revision of plat to create 3 lots from 2;
- The property is zoned Multi-Family High Density (MF-H) and meets all Code requirements;
- One lot is subject to off-site improvements; and,
- The proposal will require City Council's approval.

Commissioners queried and commented on:

- When water allocation will be looked at for this request.

Mr. Wiant, **MOTION: to approve RE06-044**, revision of plat, 345 – 349 S. Pleasant Street. Mr. Rosa, 2nd. **Vote: 7-0**.

3. **FP05-023, Cloudstone Unit III, Phase 1**. Located south of Rosser Street and generally west of Bloominghills Drive. APNs: 105-07-005, 105-08-001, and 105-03 005J, and totaling ± 41.24 acres. Owner is Canavest Group. Applicant/Agent is Rich Poyner. Community Planner is Mike Bacon. (*May be voted on today*).

Mr. Bacon reviewed the staff report and indicated:

- Council's approval of the preliminary plat on June 10, 2004 recommended that Commission review drainage, grading and landscape remediation prior to sending the final plat back to Council;
- Commission is being asked to review only Phase I at this time;
- Because of grading, the request has been reduced to 52 units, and no more than 50% of each of these lots will be disturbed;
- Mitigation measures have been proposed including erosion control blankets;
- Maintenance of the property will be the responsibility of the homeowners association and then subsequently by the individual property owners; and,
- Because the preliminary parcel came in under the old zoning code, the development is subject to the previous zoning code's provisions.

Commissioners queried and commented on:

- The plantings being reviewed at one year;
- The intersection of Rosser & Blooming Hills Drive; and,
- The steepness of the driveways.

Mr. Rosa, **MOTION: to recommend approval of FP05-023**, grading and landscape remediation plans for Cloudstone Unit III, Phase 1, with the following five conditions as specified:

- 1) Grading plans shall significantly comply with Exhibit "A" (Sheets 33 & 34);
- 2) Landscape remediation plans shall significantly comply with Exhibit "B" (Sheet 1) and Exhibit "C" (Sheets 1 – 4) with the exception that trees may be removed from between lots 5 and 6 and include 1-gallon native shrubs on sloped areas;
- 3) Planting shall achieve a minimum of 90% coverage within one year after planting with subsequent re-seeding of bare areas. Re-seeding shall take place as soon as possible (weather conditions permitting) to achieve as close to 100% coverage as practicably possible;
- 4) Eliminate sod from detention basins and replace with rip-rap/landscape rocks, native grasses and plants; and,
- 5) Eliminate sod from sloped areas and replace with erosion control blankets and native seed mix with 1-gallon native shrubs.

Mr. Scamardo, 2nd. **Vote: 7-0**.

4. **SP05-019, Boulders Office Park. 1455 Willow Creek Road.** APN: 116-17-270B and totaling ± 6.17 acres. Zoning is Single-Family 9 (SF-9). Request subdivision plat approval for a commercial office park. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with GPA05-004 and RZ05-013, Items #6 and #7).** (May be voted on May 25, 2006).

Mr. Smith reviewed the staff report and indicated:

- In conjunction with the subdivision plat approval request, the property will need a general plan amendment and a rezoning;
- The current zoning would allow up to 29 single-family homes;
- A portion of the property is located in the Willow Creek Commercial Corridor overlay;
- The existing buildings owned by the church are proposed to be removed;
- Letters and phone calls have been received in opposition to the proposal;
- The applicant re-designed the project after the first of two area meetings to have the buildings on the outer periphery and the parking located in the inner periphery.

Commissioners queried and commented on:

- Public Works conducting a Traffic Impact Analysis;
- The General Plan Amendment does not make sense;
- The proposal is an inappropriate use for the land; and,
- Potential, questionable activity occurring behind the buildings.

Michael Taylor, Architect, [no signature/address on file], representing the church, indicated:

- An access to Solano Drive is a condition of approval of the site plan; and,
- The buildings were turned at the request of the neighbors attending the area meeting.

Commissioners queried and commented on:

- Services (i.e., mail, deliveries, etc.) should occur from the front of the buildings so as to minimize noise disturbance to the adjacent properties;
- Height restrictions (35'); and,
- The lack of a specific staff recommendation.

The following persons voiced opposition to the project with the reason(s) following:

- Ms. Lillian Marsh, 805 Flora Street: increased traffic and commercial buildings' producing increased tax revenues; and, the large amount of cars dumping onto Willow Creek Road at 5 PM.
- Ms. Sarah Twombly, 727 Prescott Heights: traffic and safety of children; and, the church using the property to develop commercially for financial gains.
- Mr. Bob Wilson, 805 Flora Street: the noticing; Flora will become a cut-through for traffic; and, was a TIA done and how was it done.
- Mr. Angelo Lira, 1410 Northside Drive, retired Prescott policeman: 300-car capacity of the parking lot; increased neighborhood traffic; and, the blind spot at the intersection of Flora and Northside.

- Mr. John McCutcheon, 826 Flora Street: traffic concerns; the City should purchase the area for a park; and, the request change from NOB to BG zoning.
- Ms. Juanita Schulet [?], 825 Flora Street: traffic; and, the church did not put the drain size specified in the obtaining of the conditional use permit.
- Ms. Christine Vianna [no signature on file] 826 Flora Street: people bought their homes with single-family zoning around them, not commercial; and, dumpsters early in the morning will disrupt the neighborhood.
- Ms. Cheryl Guptill, 814 Prescott Heights Drive: the neighbors will lose access to their backyards; concerned with access to power lines; and, concessions for neighbors' accessing the back of their properties from the proposed site.

Persons in support of project:

- Mr. Harold Ritchie, 1455 Willow Creek Road, representative of the church: asked for persons to keep an open mind; the traffic situation existed before the rezoning request; the traffic issue needs to be addressed by the City; the church's need for expanding services in the form of a school; and, the church did not receive the land as a donation (as Ms. Marsh stated).
- Mr. Mike West, 818 Prescott Heights Drive: the commercial buildings will be quieter than single-family homes; BG is preferable over NOB; and, the church has listened to the concerns of the neighborhood.

Further questions and comments by Commissioners and staff included:

- The Willow Creek Corridor Overlay Plan shows commercial as being preferable along Willow Creek Road;
- Setting a precedent by rezoning to BG and encroaching into a SF neighborhood; and,
- The City's legal requirements for the noticing and area/neighborhood meeting procedures.

Chairman Michelman indicated that the neighborhood will not receive another notification for the public hearing and voting sessions in the mail. This item is being continued to May 25, 2006 at 9:00 AM. A public hearing on the General Plan Amendment and the Rezoning request will occur on April 27, 2006 at 9:00 AM.

5. **SP06-004, Carrington Place. 1950 - 1960 Blooming Hills Drive.** APN: 105-03 003D and totaling ± 2.71 acres. Zoning is Single-Family 35 (SF-35). Request preliminary plat approval to create four lots from one parcel. Owner/Applicant is Carrington Homes, Inc. Community Planner is Mark Baker. (**Associated with RZ06-002, Item #8**). (May be voted on May 11, 2006).

Mr. Baker reviewed the staff report and indicated:

- This is request for two parcels that did not want to be included in the previous Carrington Place rezoning;
- The request is associated with a rezoning and is included in the Blooming Hills Estates subdivision as open space; and,
- The project meets connectivity requirements for trails and streets.

Commissioners queried and commented on:

- The Single-Family 12 (SF-12) lots are larger than usual; and,
- Isabelle Lane connectivity;

Mr. Robert Myrick, 939 Bloomingdale Drive, Carrington Homes indicated that this project has received support from the neighborhood.

Mr. Gerry McCauley, 1950 Megan Way, indicated the proposal is a good fit and is supported by the neighborhood. The neighborhood would rather see this property rezoned than left for a future, unknown use.

Chairman Michelman indicated that the rezoning and preliminary plat public hearing and voting will occur on May 11, 2006 at 9:00 AM.

IV. PUBLIC HEARING ITEMS

(May be voted on April 27, 2006 unless otherwise noted).

6. **GPA05-004, Boulders Office Park. 1455 Willow Creek Road.** APN: 116-17-270B and totaling ± 6.17 acres. Zoning is Single-Family 9 (SF-9). Request a general plan amendment to the Willow Creek Corridor Overlay to Business General (BG) zoning designation. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with SP05-019 and RZ05-013, Items #4 and #7).** (May be voted on May 11, 2006).

Refer to Item #4 above.

7. **RZ05-013, Boulders Office Park. 1455 Willow Creek Road.** APN: 116-17-270B and totaling ± 6.17 acres. Zoning is Single-Family 9 (SF-9). Request rezoning from SF-9 to Business General (BG) for a commercial office park. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with SP05-019 and GP05 004, Items #4 and #6).** (May be voted on May 25, 2006).

Refer to Item #4 above.

8. **RZ06-002, Carrington Place.** 1950 – 1960 Blooming Hills Drive. APN: 105-03-003D and totaling ± 2.71 acres. Request zoning change from Single-Family 35 (SF-35) to Single-Family 12 (SF-12). Owner/Applicant is Carrington Homes, Inc. Community Planner is Mark Baker (928) 777-1259. **(Associated with RZ06-002, Item #5).** (May be voted on May 11, 2006).

Refer to Item #5 above.

V. CITY UPDATES

Mr. Worley indicated that Round 1 of the *Land Development Code Amendments* was passed by City Council on April 25, 2006. Round 2, substantive changes to the *Land Development Code*, is scheduled for Commission on May 11, 2006. Voting is scheduled to take place on May 25, 2006.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 10:49 AM.

Donald Michelman, Chairman