



DECISIONS
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, January 11, 2006 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

Don Michelman, Chairman	
Joe Gardner, Vice Chairman - absent	Dick Rosa
Tom Menser	Len Scamardo
Seymour Petrovsky	George Wiant

III. REGULAR/ACTION ITEMS

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

1. Elect chairman and vice-chairman for the 2007 calendar year.

Mr. Wiant, **MOTION: to elect Don Michelman as Chairman** of the Planning & Zoning Commission for the 2007 calendar year. Mr. Rosa, 2nd. **Vote: 5-0-1** (abstention: Michelman).

Mr. Wiant, **MOTION: to elect Joe Gardner as Vice-Chairman** of the Planning & Zoning Commission for the 2007 calendar year. Mr. Rosa, 2nd. **Vote: 6-0.**

2. Approve the minutes of the 11-30-06 meeting.

Mr. Wiant, **MOTION: to approve the minutes** of the November 30, 2006 meeting. Mr. Rosa, 2nd. **Vote: 6-0.**

3. CC06-001, Summit Plaza. Located at 221 S. Montezuma Street. APN: 113-15-071A. Zoning is Downtown Business (DTB). Request approval of Comprehensive Sign Package. Owner is Arma Vista Properties, LLC. Applicant/agent is Dale R. Johnson, Signs Plus. Community Planner is Ryan Smith.

Mr. Scamardo, **MOTION: to approve CC06-001**, Comprehensive Sign Package, Summit Plaza, 221 N. Montezuma Street subject to the following stipulations: 1) Any changes, modifications or additions to the signage for Summit Plaza that would

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otherwise be allowed under the sign code for a Commercial Center, may be approved administratively. All other requests shall require an amendment to the comprehensive sign package and approved by the City Council. Mr. Petrovsky, 2nd. **Vote: 6-0.**

4. **SP06-009, Prescott Executive Airpark.** Located on the north side of Prescott Municipal Airport and within the Airport Noise Overlay District. APNs: 102-02-002, 102-02-003, and 102-02-001E and totaling ± 68.83 acres. Request preliminary plat approval for a Commercial/Industrial center having an aeronautical focus. Owner is Prescott Airpark Development. Applicant/agent is CVID Investment, LLC. Community Planner is Ryan Smith. **(Associated with Item #8, RZ06-008).**

Refer to Item #8, RZ06-008.

5. **SP06-010 Centerpointe South.** Location is south of Hwy. 89A and east of Hwy. 89. APN: 106-01-003S and totaling ± 109.81 acres. Request preliminary plat approval for 7 commercial tracts and 27 residential lots. Owner is James Family Trust. Applicant/Agent is Ty Myers, Centerpointe South Development, LLC. Community Planner is Steve Gaber. **(Associated with Item #9, RZ06-009).**

Refer to Item #9, GP06-002.

IV. PUBLIC HEARING ITEMS

(May be voted on January 11, 2007 unless otherwise noted)

6. **Unified Development Code Committee.** Presentation by Laurie Hadley, Assistant to the City Manager, regarding proposed *Land Development Code* process changes to various sections, and primarily Article 9.

(May be voted on January 25, 2007).

7. **Downtown Fee in Lieu of Parking.**

(May be voted on January 25, 2007).

8. **RZ06-008, Prescott Executive Airpark.** Located on the north side of Prescott Municipal Airport and within the Airport Noise Overlay District. APNs: 102-02-002, 102-02-003, and totaling ± 25.75 acres. Request zoning change from Rural Estate 2-acre (RE-2ac) zoning district to Industrial Light (IL) zoning district. Owner is Prescott Airpark Development. Applicant/agent is CVID Investment, LLC. Community Planner is Ryan Smith. **(Associated with Item #4, SP06-009).**

Mr. Menser, **MOTION: to approve RZ06-008**, rezoning from Rural Estate 2-acre (RE-2ac) to Industrial Light zoning district (IL). Mr. Rosa, 2nd. **Vote: 6-0.**

Mr. Rosa, **MOTION: to approve SP06-009, Prescott Executive Airpark**, subject to the following two conditions:

- 1) Recommendations regarding the TIA must be followed as outlined in the comments from the Transportation Services Division of the Public Works

Department dated December 28, 2006; and,
2) Recommendations regarding Water and Sewer Utilities must be followed as outlined in the comments from the Utility Services Division of the Public Works Department dated December 20, 2006. Mr. Petrovsky, 2nd. **Vote: 6-0.**

- 9. GP06-002, Centerpointe South at Hwy. 89.** Located 0.5 miles south of Hwy. 89A and east of Hwy. 89. APN: 106-01-003S and totaling ± 109.81 acres. Request General Plan Amendment to the Land Use Map to change existing designations of Commercial Employment, Commercial Recreational and Recreational Open Space to Mixed Use. To amend the Airport Specific Area Land Use Map to change the existing designations of Commercial and Recreational Use to Commercial and Residential Use and to remove the reference to density uses for the Deepwell Ranch. Owner is James Family Trust. Applicant/Agent is Ty Myers, Centerpointe South Development, LLC. Community Planner is Steve Gaber. **(Associated with SP06-010, Item #5, and RZ06-009, Item #10).**

Mr. Menser, **MOTION: to approve GP06-002**, amendments to the General Plan Land Use Map and the Airport Specific Area Plan Land Use Map in relation to Centerpointe South development. Mr. Rosa, 2nd. **Vote: 6-0.**

Mr. Menser, **MOTION: to approve RZ06-009**, rezoning of lands associated with Centerpointe South, 60.45 acres from Single-Family 18 (SF-18) to Rural Estate-2 acre Minimum (RE-2ac), and 49.46 acres from Single-Family 18 (SF-18) to Business Regional (BR). Mr. Rosa, 2nd. **Vote: 6-0.**

Mr. Menser, **MOTION: to approve SP06-010**, Preliminary Plat for Centerpointe South, subject to all staff comments included in the report (dated 1/11/07), the Centerpointe South Traffic Impact Analysis Review dated 12/28/06, and the Centerpointe South Commercial and Residential Development Water and Sewer Utilities Review dated 12/29/06. Mr. Rosa, 2nd. **Vote: 6-0.**

- 10. RZ06-009, Centerpointe South at Hwy. 89.** Located south of Hwy. 89A and east of Hwy. 89. APN: 106-01-003S and totaling ± 109.81 acres. Request rezoning from Single-Family 18 (SF-18) to Rural Estate 2-acre (RE-2ac) minimum ± 56.20 acres; and, from Single-Family 18 (SF-18 to) Business Regional (BR) ± 39.15 acres. (Excluded is the right-of-way calculation of ± 14.56 acres). Owner is James Family Trust. Applicant/Agent is Ty Myers, Centerpointe South Development, LLC. Community Planner is Steve Gaber. **(Associated with Item #5, SP06-010, and GP06-002, Item # 9).**

Refer to Item #9, GP06-002.

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 10:37 a.m.