



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, January 11, 2007 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT:

Don Michelman, Chairman
Tom Menser
Seymour Petrovsky
Dick Rosa
Len Scamardo
George Wiant

MEMBERS ABSENT:

Joe Gardner, Vice-Chairman

OTHERS PRESENT

Tom Guice, Community Development Director
George Worley, Asst. Community Development Director
Matt Podracky, Assistant City Attorney
Laurie Hadley, Assistant to the City Manager
Dick Mastin, Development Services Manager
Steve Gaber, Community Planner
Ryan Smith, Community Planner
Ian Mattingly, Traffic Engineer
Jim Lamerson, Council Liaison
Kathy Dudek, Recording Secretary

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 N. 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. Smith reviewed the staff report and indicated:

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 777-1100 (voice) or (TDD) to request an accommodation to participate in this meeting.

- the applicant requests increased monument signage in exchange for decreased wall signage;
- the freestanding building directory signs and 2 freestanding drive-thru signs total 164 square feet;
- the wall signage is requested at 200 square feet for five signs;
- the signs are proposed to be double-sided;
- the largest sign will be 12' high and will have a 2-line LED display that will contain wording that will change no more than once each day;
- the drive-thru signs are approximately 4' tall with 5 square feet of signage.

Commissioners queried and commented on:

- eliminating a visual potential visual problem like the sign at Ruth & Whipple;
- where the taller monument sign will be placed; and,
- reducing the height and making the monument sign wider.

Mr. Dale Johnson, Signs Plus, 9200 Valley Road, Prescott Valley indicated that the sign at the corner of Montezuma and Sheldon is located in the parking area space that is 7' wide. It is impossible to reduce the height and increase the width.

Further questions and comments included:

- is a change in the City's ordinance being requested [Mr. Smith: no];
- will additional businesses locating at the building increase the spaces on the monument sign [Mr. Smith: no];
- the type of information that will appear on the LED screen; and,
- regulation of temporary signage, i.e., banners.

Chairman Michelman asked if anyone from the public wished to speak. No one came forward.

Mr. Scamardo, **MOTION: to approve CC06-001**, Summit Building, subject to the following condition: Any changes, modifications or additions to the signage for Summit Plaza that would 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. Smith reviewed the staff report for RZ06-008 and SP06-009 concurrently and indicated:

- the 61-acre park will have an aeronautic emphasis;
- two conditions are being requested regarding the Traffic Impact Analysis and the water and sewer utilities.

Commissioners queried and commented on:

- the water system portion of the project requiring a 12" main and who is responsible for paying for the improvement;
- rearrangement of traffic in the airport area and the proposed roundabout;
- a temporary right-in, right-out at Ruger Road; and,
- the roundabout accommodating trucks.

Mr. Mastin indicated that discussions are on-going with the developer at this time, and the Chino Valley water has not yet been finalized.

Mr. Mattingly, Traffic Engineer, indicated that a right-in, right-out would be located at Ruger Road and that it will be a permanent location.

Mr. Ty Myers, developer, 3603 Crossings Drive, indicated that the water system and 12" main is not a simple issue because a number of things will be going on in the area. The City will be doing the Chino Valley line when additional studies are made and that the City will be doing a number of upgrades in the area.

Mr. Menser, **MOTION: to approve RZ06-008**, rezoning from Rural Estate 2-acre (RE-2ac) to Industrial Light (IL) zoning district. 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. Gaber reviewed the staff report for GP06-002, RZ06-009 and SP06-010 concurrently and indicated:

- annexation for this area was approved in September 2006;
- the preliminary plat contained traffic issues and has been adjusted;
- 50+ acres have been set aside for commercial development;
- 60+ acres have been set aside for large residential lots that are 2+ acres in size;
- the General Plan Land Use Map and Airport Specific Area Plan both need to be amended;
- a note needs to be placed on the map that relates the density change and deletes the Deepwell Ranch requirement;
- a controlled intersection will be required at Hwy. 89; and,
- lane improvements have not been identified.

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.

Don Michelman, Chairman