



DECISIONS
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, February 22, 2007 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

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

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 2-08-07 meeting.

Mr. Menser, **MOTION: to approve the minutes** of the February 8, 2007 meeting. Mr. Rosa, 2nd. **Vote: 5-0.**

2. SP04-021, Storm Ranch. APN: 105-06-002, 105-05-001B, and 105-06-006Y and totaling ± 299 acres. Zoning is Single-Family 9 (SF-9) and Single-Family18 (SF-18). Request preliminary plat approval for 227 lots. Owner is RHP Development, LLC. Applicant/agent is CSW Prescott, LLC. Community Planner is Ryan Smith.

Mr. Petrovsky, **MOTION: to approve** SP04-021 preliminary plat for the Strom Ranch project subject to the six conditions as outlined by staff. 1) The applicant shall be required to obtain and complete all Right-of-Way acquisitions for the proposed Sundog Connector through the State Land Department, Yavapai County and City of Prescott prior to Final Plat approval. 2) Trails in the Storm Ranch development shall be labeled as "Public Trail" and allow for non-motorized uses, including equestrian use. Details of the trail system shall be addressed in the Development Agreement. 3) An Archaeological Mitigation Plan shall be approved by the Community Development Director and any required excavation work and resulting report completed prior to Final Plat approval. 4) A Final Plat note shall state the Developer shall inform all purchasers of pre-existing industrial and municipal uses in proximity of the development. These facilities include but are not limited to wastewater treatment, solid waste transfer station, animal control, fire/police training center and the outdoor firearms training center. 5) Any proposed

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phasing of the subdivision shall be shown on the Preliminary Plat prior to Council approval. 6) The design/alignment of the secondary access road proposed as emergency access shall be approved by City of Prescott Public Works, engineering Services and Fire department prior to Final Plat approval. Mr. Rosa, 2nd. **Vote: 5-0**

3. **Prescott East Area Plan (PEAP).** APN: 105-06-002, 105-05-001B, and 105-06-006Y and totaling ± 299 acres in the Storm Ranch proposed project. Request a map amendment of the Prescott East Area Plan to eliminate the neighborhood commercial designation. Owner is RHP Development, LLC. Applicant/agent is CSW Prescott, LLC. Community Planner is Ryan Smith.

Mr. Menser, **MOTION: to approve** Prescott East Area Plan Map Amendment related to SP04-021. Mr. Rosa, 2nd. **Vote: 5-0**

IV. PUBLIC HEARING ITEMS

4. **RZ06-012, 1751 S. Blooming Hills Drive (southeast corner of Rosser Street and Bloominghills Drive).** APN: 105-04-203 and totaling ± 1.39 acres. Request zoning change from Single-Family 35 (SF-35) to Neighborhood Oriented Business (NOB). Owner is Triad Investments, LLC. Applicant/agent is Michael Taylor Architects. Community Planner is Steve Gaber (928) 777-1206.

Mr. Mesner, **MOTION: to approve** RZ06-012 change from Single Family 35 (SF-35 zoning) to NOB (Neighborhood Oriented Business zoning). Mr. Rosa, 2nd. **Vote: 5-0**

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT