



DECISIONS
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, July 26, 2007 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT:

Don Michelman, Chairman
Joe Gardner, Vice Chairman
Tom Menser
Seymour Petrovsky
George Wiant

MEMBER(S) ABSENT:

Dick Rosa
Len Scamardo

OTHERS PRESENT:

George Worley, Assistant Community
Development Director
Gary Kidd, City Attorney
Dick Mastin, Development Services Manager
Mike Bacon, Community Planner
Jim Lamerson, Council Liaison
Bob Luzius, Councilman
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. Approve the minutes of the 7-12-07 meeting.

Mr. Wiant, **MOTION: to approve the minutes** of the July 12, 2007 meeting. Mr. Menser, 2nd.
Vote: 5-0.

2. SP07-003, Cedar Ridge Condominiums (337 Robinson Drive). APN: 110-05-016 and totaling ± 2.29 acres. Zoning is Multi-Family High Density (MF-H). Request preliminary plat approval for 30 condominium units. Owner is MRD Properties. Applicant/agent is Michael Haywood. Community Planner is Mike Bacon.

Mr. Gardner, **MOTION: to approve Cedar Ridge Condominiums**, Preliminary Plat #SP07-003. Mr. Petrovsky, 2nd. **VOTE: 5-0.**

3. SP07-002, Mystic Hills Subdivision (located west of Downer Trail and generally north of Sierry Peaks Drive). APN: 115-10-026A and totaling ± 5.5 acres. Zoning is Single Family 35 (SF-35). Request preliminary plat approval for four lots. Owner/applicant is Bryan Tucker. Community Planner is Mike Bacon.

Mr. Petrovsky, **MOTION to approve Mystic Hills**, Preliminary Plat #SP07-002. Mr. Gardner, 2nd. **Vote: 5-0.**

4. **LS07-001, 601 Peterson Lane.** APN: 107-17-001E and 107-17-001P and totaling ± 10 acres. Zoning is Single-Family 9 (SF-9). Request to divide two parcels into three lots with waiver request per LDC Section 7.4.1.D. Owner is Robert Odle. Applicant/agent is Michael Haywood and Associates. Community Planner is Mike Bacon.

Mr. Menser, **MOTION: to approve LS07-001** with a *Land Development Code* waiver of the 150' maximum flagpole lot depth. Mr. Petrovsky, 2nd. **Vote: 5-0.**

5. **RE07-011, 2832 Pleasant Valley.** APN: 106-21-038 and totaling ± 0.65 acre. Zoning is Single-Family 9 (SF-9). Request revision of plat to divide one lot into two lots with *Land Development Code* waiver of the hillside development standards. Owner/applicant is William Hicks. Community Planner is Mike Bacon.

Mr. Wiant, **MOTION: to approve RE07-011**, waiver of the *Land Development Code* minimum lot size requirement and with approval of RE07-011 in accordance with Exhibit A dated July 26, 2007. Mr. Menser, 2nd. **Vote: 5-0.**

6. **SP07-005, 250, 251, 290, 291 Star Pine Place.** APNs: 109-15-055, -056, -059, -060 and totaling ± 0.93 acres. Zoning is Multi-Family Medium (MF-M). Request preliminary plat approval for 11 lots and 1 open space parcel. Owner is Star Pine Development, LLC. Applicant/agent is Catalyst Architecture, LLC. Community Planner is Mike Bacon.

Mr. Gardner recused himself from voting on this issue because he owns property in the area.

Mr. Petrovsky, **MOTION: to recommend approval of Preliminary Parcel #SP07-005**, Starpines Planned Area Development (PAD). Mr. Menser, 2nd. **Vote: 4-0-1.** (recused: Gardner).

IV. PUBLIC HEARING ITEMS

(May be voted on July 26, 2007 unless otherwise noted)

7. **GP07-001 and MPA07-002. General Plan Amendment, Prescott East Area Plan Amendment, and The Ranch Master Plan Amendment.** This General Plan Amendment proposes land use changes to reflect the current uses of the properties clean-up items: A) Five (5) existing residential lots northwest of Wal-Mart from Open Space to Low-Medium Residential (1-7 DUA) and the Mystic Heights Planned Area Development Private Open Space from Low-Medium Residential (1-7 DUA) to Open Space; B) Areas within The Ranch adjoining Lee Boulevard from Medium-High Density Residential (8-32) to Open Space; and, C) Areas within The Ranch adjoining Lee Boulevard from Low-Medium Residential to Open Space. There are also three new proposals for General Plan land use designation changes: 1) A small area northwest of Wal-Mart from Open Space to Commercial; 2) An area south of Gateway Mall from Commercial to Medium-High Density Residential (8-32 DUA); and, 3) An area west of Walker Road (the former Equestrian Park) from Open Space to Low-Medium Residential (1-7 DUA). Community Planner is Mike Bacon. *(May be voted on July 26, 2007)*

Mr. Menser, **MOTION: to approve** General Plan Amendment GPA07-001, the Prescott East Area Plan, and The Ranch Master Plan Amendment, MPA07-002, in accordance with Tables A, B, C, D, 1, 2, and 3, and Exhibits A, B, and C of the report. Mr. Wiant, 2nd. **Vote: 5-0.**

8. **In Lieu of Parking Fee, *Land Development Code*, Section 4.9.** Presentation and discussion of proposed amendment to the *Land Development Code*. George Worley, Assistant Community Development Director. *(May be voted on June 28, 2007) (Continued from 06-07-07).*

Mr. Menser, **MOTION: to continue** the agenda item, In Lieu of Parking Fee, to the Thursday, August 30, 2007 meeting at 9:00 AM in Council Chambers. Mr. Gardner, 2nd. **Vote: 5-0.**

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 11:10 AM.