

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
June 26, 2008
PRESCOTT, ARIZONA**

Minutes of the **PLANNING & ZONING COMMISSION** held on **JUNE 26, 2008** in the **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET**, Prescott, Arizona.

I. CALL TO ORDER

Chairman Gardner called the public hearing to order at 9:00 AM.

II. ATTENDANCE

Members Present

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

Others Present

George Worley, Assistant Community Development Director
Laurie Hadley, Deputy City Manager
Gary Kidd, City Attorney
Richard Mastin, Development Services Manager
Steve Gaber, Community Planner
Kelly Sammeli, Recording Secretary

Council Members Present

Bob Bell
Jim Lamerson

III. REGULAR ACTION ITEMS

(May be voted on contingent upon any related public items below as being acted on unless otherwise noted).

- 1. Approve the minutes** of June 12, 2008 meeting.

Mr. Petrovsky, MOTION: to approve the minutes of the June 12, 2008 meeting.
Mr. Michelman, 2nd. **Vote: 7-0.**

IV. PUBLIC HEARING ITEMS

(May be voted on June 26, 2008 unless otherwise noted.)

- 2. RZ08-004, 902 Jovian Dr.**, located north of Whipple Street on Jovian. APN: 116-20-057A, and totaling ± 6534 square feet. Request zoning change from Single-Family 9 (SF-9) to Residential Office (RO). Owner is Robert E. & Edna L. Smith Revocable Trust. Co-Applicant/Agent is Dennis Burks. Community Planner is Steve Gaber (928) 777-1206.

Mr. Gaber reviewed the staff report and noted:

- the request is to rezone a single lot that contains approximately 7,000 SF from Single Family 9 (SF-9) to Residential Office (RO);
- the proposal calls out seven parking spaces where only five are required under the *LDC*;
- the primary access will be via an expanded driveway, widened from 20' to a 24' driveway to handle the flow of traffic;
- the Engineering Department has reviewed the site again based on the discussion from the June 12, 2008 meeting and they are not recommending any access control at this location;
- there are two properties to the west that have been previously rezoned to RO;
- it has been determined that, at the time of that rezoning, there was an inadequate amount of land to provide a co-access easement to the locations;
- there are also utilities located in the area where the access would be, and relocating the fiber optics and old telephone wires would be cost prohibitive;
- the plan that is proposed today is consistent with the Canterbury Neighborhood Plan;
- several items of the plan were highlighted, including that the area land use retain the residential characters but allow commercial uses;
- properties along Whipple are considered to be appropriate for commercial use;
- a small-type office use such as the insurance office would be a compatible use;
- the Canterbury Neighborhood Plan supports the rezoning of residential locations, two lots deep along Whipple, in the areas from Jovian Drive to Dameron Street;
- there was no opposition to the proposal; and,
- staff is recommending approval.

Commissioners queried and remarked on:

- that staff does not see the need for traffic control or signage at the location;
- if applicant is willing to put in a sign for a right turn only [Mr. Gaber: the applicant is willing to do that; however, staff has looked at the site again and they do not feel it is required and are not making a recommendation for it];
- that the business known as Sonic does have a right turn only sign [Mr. Gaber: that is due to the intensity of use. At peak times there is a lot of traffic in and out of Sonic and it is closer to the corner and the sight distance];
- if the house to the north were rezoned, would that property allow another entrance on to Whipple [Mr. Gaber: That is possible, that is another item that would meet the Canterbury Plan];
- the access is not a concern today, but what happens in the future when there is more traffic flowing onto Whipple, and;
- the new access point onto Whipple could be the assemblage of access for four other properties in the future if they are rezoned.

Mr. Worley, Assistant Community Development Director stated that any rezoning to the other properties would not be greater than RO zoning. That it is an appropriate part of the Canterbury Plan because the properties are located so close to a significant roadway, they are no longer conducive to a residential use. However, the office uses listed in the RO districts are generally low traffic type uses and the intent of the Canterbury Plan is to share driveway accesses. Mr. Worley then introduced Laurie Hadley, Deputy City Manager who participated in the Canterbury Plan process.

Ms. Laurie Hadley, indicated that when she was the Neighborhood Services Director, she had worked with the Planning and Zoning Department when the Canterbury Plan was developed. She stated that when Whipple Street was installed, the quality of life for those who lived along Whipple Street changed. The south side of Whipple already had the zoning in place, but the neighborhood to the north needed the ability to rezone to a light

office use if the desire came about. Both Audrey Lane and Dameron Street had traffic control installed. There is no left turn onto Whipple off of these streets and several of the other streets in that area have one way designations so the traffic is limited. She also stated that she supports this request as it meets all the criteria of the Canterbury Plan and it would be nice to see this property reused.

Chairman Gardner asked if the applicant wished to speak, and the applicant had no comments.

Chairman Garner then opened the meeting for public comment, there was none.

Commissioners further queried:

- about the zoning designation of RO being flexible;
- encouraging the recycling of existing buildings;
- they would rather see access onto Whipple rather than cars parking along Jovian Street, and they trust staff's recommendation of not needing traffic control.

Mr. Menser, **MOTION: to approve RZ08-004**, the rezoning of lot one, Sunland Subdivision from SF-9 to RO. Mr. Petrovsky, 2nd. **Vote: 7-0**.

V. CITY UPDATES

Mr. Worley gave a brief overview of recent action taken by the City Council that included:

- the approval of the General Plan Land Use map amendment for the Fann property at Hwy. 89 & Prescott Lakes Parkway;
- the approval rezoning of the Fann property at Hwy. 89 & Prescott Lakes Parkway;
- the approval of rezoning and preliminary plat for Granite Dells Estates(Fann) south of Hwy. 89 & 89A;
- rural road standards were discussed and the commissioners heard more information on the Development Agreement and the conditions placed within the DA which led to some of Council's actions regarding the preliminary plat; and,
- Council has asked staff from the Engineering Department to develop a definition and sections to describe what a rural street standard is.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Gardner adjourned the meeting at 9:34 AM.

Joe Gardner, Chairman