



PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, JANUARY 29, 2009
9:00 AM**

**COUNCIL CHAMBERS / CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following Agenda was considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** held on **THURSDAY, JANUARY 29, 2009**, in **COUNCIL CHAMBERS** in **CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

Chairman Wiant called the meeting to order at 9:00 AM.

II. ATTENDANCE

Members Present

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

Others Present

George Worley, Asst Community Development Director
Richard Mastin, Development Services Manager
Matt Podracky, Sr. Asst City Attorney
Mike Bacon, Community Planner
Steve Gaber, Community Planner
Kelly Sammeli, Recording Secretary

Members Absent

Joe Gardner

Council Members Present

Jack Wilson, Mayor
Bob Bell
Jim Lamerson, Council Liaison

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 the January 8, 2009 meeting.

Mr. Menser, **MOTION** move to approve the minutes of the January 8, 2009 meeting.
Mr. Michelman, 2nd. **VOTE: 6-0.**

2. RP 08-007, Revision of Plat for the Prescott Lakes Commerce Center

Condominiums. 1973 Commerce Center Circle. APN: 106-18-342. Revision of Plat for Lot 3 Prescott Lakes Commerce Center Creating Four Office and Six Warehouse Condominiums (Existing Structures). Representative Robert Winter, Lyon Engineering, Owners are Prescott Garden Offices LLLP, Canavest Holdings LLC, and President Blake Parker. Community Planner, Steve Gaber (928) 777-1206.

Mr. Michelman, **MOTION: to approve** the Revision of Plat for Lot 3, Prescott Lakes Commerce Center Condominiums.

Mr. Rosa, **2nd. VOTE: 6-0.**

3. CC08-002, Comprehensive Sign Plan for “The Bradshaws”. 133 Bradshaw Drive. APN: 110-04-141W. Zoning is BG-PAD. Agent/Applicant is Fergus and Harding, 7227 N. 16th Street, # 212, Phoenix, AZ 85020. Owner is Bradshaw Senior Community/Prescott LP, 4745 N. 7th St. # 110, Phoenix, AZ 85014. Community Planner, Mike Bacon (928) 777-1360.

Mr. Rosa, **MOTION: to approve the Comprehensive Sign Plan for “The Bradshaws”** in accordance with Exhibits ‘A’ (site plan), ‘B’ (sign elevations), ‘C’ (lighting) along with the staff recommendations.

Mr. Petrovsky, **2nd. VOTE: 6-0.**

4. SI08-002, Site Plan review for The Boulders, A Prescott Retirement Center, Planned Area Development. 910 Canterbury Lane, (north of Whipple Street) APNs: 116-19-017, 116-19-017A, 116-19-017B, 116-19-021B, 116-19-022. (±6.27 acres). Zoning: MF-H. Applicant is CivilTec Engineering, 2050 Willow Creek Road, Prescott. Owner is Arcadia Housing, LLC c/o Bill Spring. Community Planner, Mike Bacon (928) 777-1360.

NOTE: (Mr. Scamardo left the meeting prior to the vote, due to an emergency.)

Mr. Michelman, **MOTION: to postpone** Item # 4, SI08-002 until the next Planning and Zoning meeting scheduled for February 12, 2009 at 9:00 AM.

Mr. Rosa, **2nd. VOTE: 5-0.**

IV. PUBLIC HEARING ITEMS

(May be voted on today unless otherwise specified)

5. GP08-006, City initiated General Plan Amendment for Low Density Residential (1-7DUA) to Mixed Use for APNs: 115-08-033B (a portion thereof), 111-11-001A, 111-11-067, 111-11-068, 111-11-069, 111-11-070, 111-11-071, 111-11-078, 111-11-079, 111-11-089, 111-11-090, 111-11-092, 111-11-093, 111-16-001, 111-16-002, 111-16-003, 111-16-004, 111-16-005, 111-16-006, 111-16-007, and 111-16-011 (a portion thereof); and from Low Density Residential (1-7 DUA) to Commercial for APN 115-08-033B (a portion thereof) and 115-08-081 (a portion thereof) in an area generally described as the Southwest corner of Fair Street and Gail Gardner Way, and along the east side of Gail Gardner Way from Fair Street to Westridge Drive. Applicant/Agent is City of Prescott. Community Planner, Mike Bacon (928) 777-1360.

Mr. Petrovsky, **MOTION: to approve** GP08-006.

Mr. Menser, **2nd. VOTE: 5-0.**

6. GP08-005, 1711 Thumb Butte Road. APNs: 108-06-031K, 108-06-031P, and totaling ± 0.33 acres. Request General Plan Amendment from Low-Medium Density Residential

(1-7 DUA) to Mixed Use. Owners/Applicants are Raymond & Lanette Hanna.
Community Planner, Mike Bacon (928) 777-1360. (Voting on February 12, 2009)

No Action Taken.

7. **RZ08-006, 1711 Thumb Butte Road.** APNs: 108-06-031K, 108-06-031P, and totaling ± 0.33 acre. Request zoning change from Single-Family-9000 square foot minimum lot size (SF-9) to Residential Offices (RO). Owners/Applicants are Raymond & Lanette Hanna. Community Planner, Mike Bacon (928) 777-1360. (Voting on February 12, 2009)

No Action Taken.

V. CITY UPDATES

None

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None

VII. ADJOURNMENT

Chairman Wiant adjourned the meeting at 11:55 AM.