



PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, FEBRUARY 12, 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, FEBRUARY 12, 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
Joe Gardner
Don Michelman
Seymour Petrovsky
Richard Rosa
Len Scamardo

Others Present

Tom Guice, Community Development Director
George Worley, Asst Community Development Director
Richard Mastin, Development Services Manger
Matt Podracky, Sr. Asst City Attorney
Mike Bacon, Community Planner
Ryan Smith, Community Planner
Kelly Sammeli, Recording Secretary

Council Members Present

Jim Lamerson, Council Liaison
Lora Lopas
Bob Luzius

III. REGULAR ACTION ITEMS

1. **Approve the minutes** of the January 29, 2009 meeting.

Mr. Menser, **MOTION**: to approve the amended minutes.
Mr. Rosa, 2nd. **VOTE**: 7-0.

2. **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.

Mr. Scamardo, **MOTION: to approve** the Site Plan for the Boulders, A Prescott Retirement Community Planned Area Development SI08-002 'Exhibit' A, subject to the City Department comments in the Staff Memo dated 2-12-2009, with the deletion of item 3 under the Planning Comments.

Mr. Michelman, 2nd. **VOTE: 7-0.**

IV. PUBLIC HEARING ITEMS

3. **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.

Mr. Rosa, **MOTION: to continue** item # 3 and item # 4 until April 9, 2009, at 9:00AM and the Planning and zoning meeting.

Mr. Scamardo, 2nd. **VOTE: 6-0** (abstention: Mr. Petrovsky)

4. **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.

Note: item # 4 was continued see item # 3 above.

5. **ANX09-001, GRANITE DELLS RANCH.** APNs: 103-01-031A, 103-01-031B, 103-01-053C, 800-10-016, 800-17-021E, 800-17-023W and totaling ± 387 acres. Owner is Granite Dells Ranch Holdings (Cavan). Applicant/agent is Mark Reddie, LVA Urban Design Studio. Community Planner is Ryan Smith (928) 777-1209.

No Action Taken.

associated with

6. **GP09-001, GRANITE DELLS RANCH.** APNs: 103-01-030A, 103-01-031A, 102-06-001 and 102-06-002E and totaling ± 165 acres. Request minor General Plan Land Use Map Amendment. Owner is Granite Dells Ranch Holdings (Cavan). Applicant/agent is Mark Reddie, LVA Urban Design Studio. Community Planner is Ryan Smith (928) 777-1209.

No Action Taken.

associated with

7. **LUP09-001, GRANITE DELLS RANCH.** A portion of 103-01-031A and totaling ± 64 acres. Request amendment to the Airport Specific Area Plan (ASAP) Land Use Map. Owner is Granite Dells Ranch Holdings (Cavan). Applicant/agent is Mark Reddie, LVA Urban Design Studio. Community Planner is Ryan Smith (928) 777-1209.

No Action Taken.

associated with

8. **RZ09-001, GRANITE DELLS RANCH.** APNs: 102-06-002E, 103-01-030A, 103-01-031A, 103-01-031B, 103-01-053C, 800-17-021E, 800-17-023W and portions of the

Peavine Trail west of Granite Dells Estates (Fann) and totaling ± 450 acres. Recommendation for Rezoning includes Single-Family 9 (SF-9 = 9,000 square feet minimum) and Rural Estate-2 acre minimum (upon annexation) to Open Space (OS), Business Regional (BR), and Industrial Light (IL). Owner is Granite Dells Ranch Holdings (Cavan). Applicant/agent is Mark Reddie, LVA Urban Design Studio. Community Planner is Ryan Smith (928) 777-1209.

No Action Taken.

associated with

- 9. MASTER PLAN APPROVAL, GRANITE DELLS RANCH.** APNs: 102-06-001, 102-06-002E, 103-01-031A, 103-01-031B, 103-01-030A, 103-01-053C, 106-06-001, 800-10-016, 800-17-021E, 800-17-023W. Located generally east of Side Road and the Peavine Trail at State Route 89A. Request Master Plan Approval for a ± 498 acre commercial/industrial subdivision inclusive of all the above-referenced APNs. The map of the proposed Master Development Plan is printed below. Owner is Granite Dells Ranch Holdings (Cavan). Applicant/agent is Mark Reddie, LVA Urban Design Studio. Community Planner is Ryan Smith (928) 777-1209.

No Action Taken.

V. CITY UPDATES

Mr. Worley announced that a Unified Development Code Committee meeting would immediately follow the close of the Planning and Zoning meeting. Mr. Worley also noted that the Panda Express Signage that the Commissioners had dealt with some time ago did go before the City Council and was approved by a split vote. Mr. Worley indicated that there were some of the same concerns addressed at the Council that were concerns of the Commissioners however; it was approved by a 4-2 vote.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

Chairman Wiant adjourned the meeting at 10:50 AM.