



PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, FEBRUARY 26, 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 26, 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
Craig McConnell, Deputy City Manager
Steve Gaber, Community Planner
Ryan Smith, Community Planner
Kelly Sammeli, Recording Secretary

Council Members Present

Jim Lamerson, Council Liaison
Bob Bell

III. REGULAR ACTION ITEMS

1. Approve the minutes of the February 12, 2009 meeting.

Mr. Petrovsky noted that one page two under Item 3. GP08-005, that dates after the Vote need to be changed from April 9, 2009 to April 12, 2009 in two locations.

Mr. Rosa, **MOTION:** to approved the amended minutes of the February 12, 2009 meeting.

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

2. **PP09-001, Preliminary Plat for Granite Dells Estates Commercial PAD.** APN: 103-04-001L, 103-04-001M, 103-04-001Q, 103-04-002A, 103-04-003B, 103-04-009C and totaling ± 206 acres. Located South of State Route 89A, East of the Peavine Trail. Owner is Granite Dells Estates Properties Inc. Engineering is Lyon Engineering. Community Planner is Steve Gaber (928) 777-1206.

No Action Taken.

IV. PUBLIC HEARING ITEMS

3. **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.

Mr. Michelman, **MOTION: to recommend** the property be zoned at the time of annexation Rural Estates 2 Acre.

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

associated with

4. **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.

Mr. Michelman, **MOTION: to recommend** approval of General Plan Map Amendment (GP09-001).

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

associated with

5. **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.

Mr. Rosa, **MOTION: to recommend** approval of the Airport Specific Area Plan Amendment (LUP09-001).

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

associated with

- 6. 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.

Mr. Rosa, **MOTION: to recommend** approval of Rezoning (RA09-001) from SF-9 and RE-2A to NOS (Peavine Trail), Business Regional and Industrial Light.

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

associated with

- 7. 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.

Mr. Michelman, **MOTION: to recommend** approval of the Master Development Plan dated 8-12-08 with the following conditions: 1) properties owners within the project shall grant Avigation Easements, to be stipulated in the Development Agreement; and, 2) that there not be at-grade crossings on the Peavine Trail.

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

V. CITY UPDATES

Mr. Worley noted that the Commission had voted and sent recommendation to City Council regarding the Boulders Retirement Community north of Whipple Street and upon presentation on the project at the City Council meeting, a question was raised regarding the zoning and issues related to termination dates within the Development Agreements. Mr. Worley further noted that the developer is certain that the zoning is in place however, the City Attorney had a question regarding whether or not some of the dates coincided. Mr. Worley indicated that because of the concern, the item has not been back to the City Council. Mr. Worley indicated that it is likely that the Planning and Zoning Commission will see the item again to make sure the zoning is put in place. Mr. Worley stressed that this is a corrective action of the zoning procedures and the requirements of the Development Agreement.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

Chairman Wiant adjourned the meeting at 10:30 AM.