



PLANNING & ZONING COMMISSION A G E N D A

PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, July 30, 2009
9:00 AM

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

The following Agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, July 30, 2009**, at **9:00 AM** in **COUNCIL CHAMBERS, 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

II. ATTENDANCE

MEMBERS

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

Seymour Petrovsky
Richard Rosa
Len Scamardo

III. REGULAR ACTION ITEMS

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

1. Consider approval of the minutes of the July 9, 2009 meeting.
2. **MP09-001, Master Plan Amendment, Embry-Riddle Aeronautical University (ERAU), 3700 Willow Creek Road.** Master Plan Amendment for consideration of parsing out 11 new tracts for the development of a Business/Technology Park. The parcels affected are APNs: 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006 and 106-09-006. Owner/applicant is Embry-Riddle Aeronautical University. Wendell Hardin, Community Planner.

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

3. **PP09-003, Preliminary Plat for Embry-Riddle Aeronautical University (ERAU), 3700 Willow Creek Road.** A Planned Area Development for developing a Business/Technology Park associated with the revised Master Plan Amendment MP09-001 to create 11 new tracts. APNs: 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006 and 106-09-006 and totaling ± 430 acres. Owner/Applicant is Embry-Riddle Aeronautical University. Wendell Hardin, Community Planner.
4. **MP08-002 & RZ09-006, United Christian Youth Camp,** 1400 Paradise Valley Lane. APNs: 108-08-003, 108-20-181E, 108-20-181F, 108-08-002K, 108-09-089, 108-08-001T, 108-20-002Y, 108-20-012Q, 108-09-091B, and 108-08-001W. Current zoning is Multi-Family High Density (MF-H) and Single-Family 9 (SF-9). Request is to rezone from Multi-Family High Density (MF-H) and Single-Family 9 (SF-9) to Specially Planned Community (SPC) with a Master Plan for Site Development. Applicant is Headwaters Architect. Owner is United Christian Youth Camp. Contact Person: Mike Bacon, Community Planner (928) 777-1360.

IV. PUBLIC HEARING ITEMS

5. **RZ09-005, Embry-Riddle Aeronautical University (ERAU), 3700 Willow Creek Road.** APNS: 106-02-001J, 106-02 003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006 and 106-09-006 and totaling ± 430 acres. Zoning is Industrial Light (IL) and Business General (PAD) [BG (PAD)]. Request is to reduce current Industrial Light (IL) zoning from 155 acres to ± 20.8 acres and increase the Business General (PAD) zoning by an additional 127 acres. In addition to this request, the applicant proposes that the City remove the existing Commercial Corridor Overlay District (CCO) along the property frontage from the most southern property point to the most northern property point adjacent to Willow Creek Road and extending to the centerline of Willow Creek Road; and, in addition, requests a text modification for *Land Development Code*, Article 9, Section 9.5.10, Exceptions to PAD Development Standards. Owner/Applicant is Embry-Riddle Aeronautical University. Wendell Hardin, Community Planner.
6. **LDC09-002, LDC Text Amendment.** Amending Section 9.5.10, Exceptions to PAD Development Standards by adding language to permit additional flexibility for the City Council in their consideration and approval of Planned Area Developments.
7. **RZ09-006 & MP08-002, United Christian Youth Camp,** 1400 Paradise Valley Lane. APNs: 108-08-003, 108-20-181E, 108-20-181F, 108-08-002K, 108-09-089, 108-08-001T, 108-20-002Y, 108-20-012Q, 108-09-091B, and 108-08-001W. Current zoning is Multi-Family High Density (MF-H) and Single-Family 9 (SF-9). Request is to rezone from Multi-Family High Density (MF-H) and Single-Family 9 (SF-9) to Specially Planned Community (SPC) with a Master Plan for Site Development. Applicant is Headwaters Architect. Owner is United Christian Youth Camp. Contact Person: Mike Bacon, Community Planner (928) 777-1360.

8. **RZ09-002, 102 West Merritt Street.** APNS: 113-02-025B, 113-02-026A, 113-02-030A, 113-02-032A, 113-02-034A and, 113-02-035B and totaling ± 0.96 acres. Zoning is Multi-Family Medium (MF-M). Request rezone from Multi-Family Medium (MF-M) to Neighborhood Orientated Business (NOB) for office/retail suites. Owner is Bill Resnick, Resnick Family Limited Partnership. Agent is Tom Terry, Architect. Ryan Smith, Community Planner.

9. **SUP09-002, 221 West Willis Street.** APN: 113-15-074 and totaling ± 0.75 acre. *Land Development Code* Section 10.2.3 and Use Table 2.3. Zoning is Downtown Business (DTB). Request for a Special Use Permit to increase the size of an existing auto repair business. Owner is Marie T. Smith, Living Trust. Applicant is Headwaters Architects, for Auto Max. Community Planner is Steve Gaber (928) 777-1206. Interested parties are invited to appear at the public hearing.

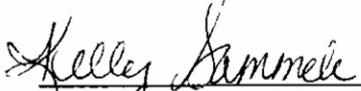
V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on July 24, 2009 at 1:00 P.M. in accordance with the statement filed with the City Clerk's Office.



Kelly Sammeli, Administrative Specialist
Community Development Department

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
JULY 9, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PLANNING & ZONING COMMISSION** held on **July 9, 2009** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

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

II. ATTENDANCE

MEMBERS PRESENT	OTHERS PRESENT
George Wiant, Chairman	Tom Guice, Community Development Director
Tom Menser, Vice Chairman	George Worley, Asst. Community Development Director
Joe Gardner	Matt Podracky, Senior Assistant City Attorney
Don Michelman	Richard Mastin, Development Services Manager
Seymour Petrovsky	Jane Bristol, Economic Development Director
Richard Rosa	Mark Nietupski, Engineering Services Director
Len Scamardo	Scott Tkach, City Engineer
	Wendell Hardin, Community Planner
COUNCIL PRESENT	Ryan Smith, Community Planner
Jack Wilson, Mayor	Kathy Dudek, Recording Secretary
Jim Lamerson, Council Liaison	

III. REGULAR ACTION ITEMS

- 1. Consider approval of the minutes** of the June 25, 2009 meeting.

Mr. Petrovsky, **MOTION:** to approve the minutes of the June 25, 2009 meeting.
Mr. Rosa, 2nd. **Vote: 7-0.**

(After the approval of the minutes, Chairman Wiant stated that Agenda Item #6 will be moved before Item #2. Refer to minutes in Item #6).

- 2. MP09-001, Master Plan Amendment, Embry-Riddle Aeronautical University (ERAU), 3700 Willow Creek Road.** Master Plan Amendment for consideration of parsing out 11 new tracts for the development of a Business/Technology Park. The parcels affected are APNs: 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006 and 106-09-006. Owner/applicant is Embry-Riddle Aeronautical University. Wendell Hardin, Community Planner.

Mr. Hardin reviewed the project's four parts concurrently: MP09-001, PP09-003, RZ09-005, and LDC09-002.

There will be a meeting hosted by ERAU at the Davis Learning Center on Tuesday, July 14, 2009 at 6:30 PM to present the project in further detail to interested members of the public.

Mr. Hardin reviewed the following four parts of Embry Riddle Aeronautical University's request:

■ **MP09-001 -- Land Use Plan Amendment**

- aerial overhead plans were shown of the 11 proposed tracts;
- the proposed business/technology park objectives include:
 1. Creating a business/technology park offering housing, recreation, generous open space with a focus on healthy lifestyle and a safe and secure connection to the central campus;
 2. Leverage ERAU's land assets to create revenue, create high-skilled jobs and create opportunities for applied research;
 3. Provide economic growth for northern Arizona;
 4. Create a market advantage by developing a highly-sustainable, mixed-use park that integrates environmental protection with a unique business environment; and,
 5. Show environmental leadership in the community by setting a high standard of sustainability through "green" building.
- the project will take approximately 15-20 years;
- the first tract will consist of 10 acres, divided into two parcels, and will house two 10,000 SF buildings built to the highest LEED standard possible, i.e., platinum;
- nothing has been done on this scale either locally or nationally.

Commissioners queried and remarked on:

- plans for the roads, possibly using porous pavement especially in the parking lots;
- the roads being private or public [Mr. Mastin: the loop road does not meet City standards and will need a waiver from Council];
- the loop road needs to be installed first;
- a possible conflict with commercial and light industrial zoning;
- what is "LEED" certification [Mr. Hardin explained LEED certification];

Mr. Mike Willinger, applicant, Director of Business and Administration, ERAU, proffered:

- waiver requests may come before the Commission because this is not a typical project;
- a grant from the Economic Development Authority (EDA) and additional funds from the Global Initiative have been secured for help with the LEED Platinum certification;
- the EDA will hold a lien on the property for 20 years;
- prospective tenants include two professors having an interest in locating within the business park;
- the first building should be in place by the winter of 2011;
- the bids are out for architectural engineering, and it is hoped a decision will be made by August 2009.

Mr. Tom Britzman, 5798 Goldenrod Way, asked if more discussion would take place at this meeting or the meeting on July 30. Chairman Wiant indicated that Commission would not act on this item until the July 30 meeting.

Mr. Britzman stated he attended the meeting at the Davis Learning Center and applauds not only the residents of Pinon Oaks but also the City of Prescott. He recommends the Master Plan be amended so that the acreage in front (west) of Pinon Oaks be changed to Single-Family 9 (SF-9) zoning rather than be a part of the commercial overlay. He indicated that he wanted the City to have a "heads up".

Mr. Hardin pointed out that this is not a part of ERAU's request. Chairman Wiant indicated that this is not an agenda item and should not be discussed at this time.

■ ***LDC -- Land Development Code Amendment – Section 9.5.10, Exception to PAD Development Standards***

Mr. Hardin reviewed the changes to the wording of the LDC (the wording was shown on the overhead projector, and is also located in the Commission's packets and on the City's website under the July 9, 2009 meeting). He noted that the onus is on the developer to prove that "innovative techniques" will be used.

Commissioners queried and remarked on:

- the developer having to be required to obtain certification;
- this opens the door for a developer to use "alternative" energy forms of construction; and,
- the change will also be discussed in more detail at the July 30 public hearing.

■ ***RZ09-005 – Rezoning***

Mr. Hardin reviewed the rezoning objectives:

1. Decrease the current Industrial Light (IL) zoning from 155 acres to 28 acres;
2. Increase the current Business General (PAD) from 411 acres to 538 acres;
3. Replacing the Commercial Corridor Overlay (CCO) along the ERAU road frontage by employing stricter building and design guidelines developed by ERAU (currently this is under review by City staff);
4. All business/technology park structures will fall under the new "green" building standards, and tenants will be guided by CC&Rs (also under review by City staff).

Commissioners queried and remarked on:

- the depth of the CCO [Mr. Hardin: 300 feet];
- the thrust of the new tenants [Mr. Hardin: any new tenant will be required to follow the guidelines of the LEED certification];
- who will give approval to prospective tenants [Mr. Hardin: ERAU]; and,
- why there is no recommendation from staff [Mr. Hardin: this will come at the July 30 public hearing].

Mr. Willinger noted that Tract 5 will be the next tract to be developed and will be market driven. Mr. Willinger responded to Commissioner Scamardo by indicating that the guidelines provide greater consistency to the project. The CC&Rs and guidelines will be stringent.

Mr. Scamardo emphasized that by removing the CCO and building to LEED standards, the corridor will be replaced with something greater.

Commissioners further queried and requested:

- the content of the July 14th ERAU meeting [Mr. Hardin: it will replicate the June 22, 2009 area meeting; however, ERAU will be depicting what the new business park will look like. The rezoning, *Land Development Code*, etc., will not be discussed at that meeting. The meeting will be an outreach program at ERAU's Davis Learning Center in conjunction with the U S Green Building Council;
- that copies of maps be supplied in the next packet for the July 30 public hearing.

■ **PP08-003 – Preliminary Plat**

Mr. Hardin reviewed the preliminary plat request and summarized:

- the request is for a Mixed-Use Planned Unit Development;
- there is a compatible zoning all around the proposed project;
- Pinon Oaks will be buffered with open space;
- Tract 1 is the only tract being considered today; and,
- each tract will come back to the P&Z Commission for a separate review and platting.

Commissioners queried and remarked on:

- the terrain dictating the tracts;
- the Circle trail;
- the project's 35% open space;
- how the roads will be designed.

Mr. Hardin noted:

- that at some future time access out to Pioneer Parkway may be requested; and,
- the open space on the northern edge is not permanent.

Ms. Jane Bristol, Economic Development Director, pointed out that she has received several questions about marketing and has been working through the process with ERAU since the project's inception. The project will mesh very nicely with the City's economic development program. Some possible tenants would include companies seeking location in a LEED area; and, there are some computer or tech-related businesses actually seeking out LEED university locations. She is certainly open to any companies seeking these compatible locations.

Mayor Jack Wilson segued on the project and indicated he had spent two days in group focus sessions using the "world-café" approach and looked to bring the best to the table via an elaborate process.

Mr. Mastin has questioned the preliminary plat and what appears to be a 60' right-of-way (ROW) at the loop road and indicated that it needs to be widened to City standards.

Mr. Randall Beck, URS Corporation (no address listed on attendance record), engineer for ERAU, replied that there is 60' of ROW plus an additional 10' for the multi-use path. When the additional lanes are required, for example, at Willow Creek Road, additional ROW will be dedicated at that time.

Mr. Mastin also questioned if the plat of dedication includes the entire loop road initially. [Mr. Beck: that is correct]. It would include all the geometry for all the intersections, the roundabout, etc. [Mr. Beck: no, we are dedicating 60' of ROW with the preliminary plat. As Phase 1 develops and additional lanes are needed, then the roadway would be widened and additional ROW would be dedicated at that time].

Further, Mr. Mastin inquired whether the multi-use trail is an easement or is it intended to be within the public ROW. [Mr. Beck: it is shown on the plat as an easement and is adjacent to the public ROW].

Commissioners further queried:

- if a ROW of 60' is adequate [Mr. Mastin: additional land must be set aside so as not to be encroached upon by a building close to the ROW];
- if space of access at Willow Creek Road will set a precedent for the rest of the development [Mr. Beck: the demand for additional lanes is considered to be far off into the future. As the project develops, there will be additional traffic studies that will inform the City when the lanes are required];
- are we looking for traffic control at the loop at Willow Creek Lane, and who is paying for it [Mr. Mastin: yes, traffic control will be worked out in the development agreement. Ultimately there will be a signal there] [Mr. Beck: yes, ultimately there will be a signal there].

Mr. Scott Tkach, City Engineer, speaking with Traffic Engineer Ian Mattingly, noted that there will be a need for drop lanes with the geometry. We may talk to ERAU about a map of dedication that would quantify the geometry. We also know that there will be a need for drop lanes within the loop road and they have been identified through the Traffic Impact Analysis (TIA). [Mr. Beck: that is correct]. Mr. Mattingly indicated that the access management or spacing on Willow Creek Road, does meet the criteria for a principal arterial which is about 300'.

3. **PP09-003, Preliminary Plat for Embry-Riddle Aeronautical University (ERAU), 3700 Willow Creek Road.** A Planned Area Development for developing a Business/Technology Park associated with the revised Master Plan Amendment MP09-001 to create 11 new tracts. APNs: 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006 and 106-09-006 and totaling ± 430 acres. Owner/Applicant is Embry-Riddle Aeronautical University. Wendell Hardin, Community Planner.

(Refer to Item #3—associated with MP09-001, RZ09-005 and LDc09-002)

IV. PUBLIC HEARING ITEMS

4. **RZ09-005, Embry-Riddle Aeronautical University (ERAU), 3700 Willow Creek Road.** APNS: 106-02-001J, 106-02 003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006 and 106-09-006 and totaling ± 430 acres. Zoning is Industrial Light (IL) and Business General (PAD) [BG (PAD)]. Request is to reduce current Industrial Light (IL) zoning from 155 acres to ± 20.8 acres and increase the Business General (PAD) zoning by an additional 127 acres. In addition to this request, the applicant proposes that the City remove the existing Commercial Corridor Overlay District (CCO) along the property frontage from the most southern property point to the most northern property point adjacent to Willow Creek Road and extending to the centerline of Willow Creek Road; and, in addition, requests a text modification for *Land Development Code*, Article 9, Section 9.5.10, Exceptions to PAD Development Standards. Owner/Applicant is Embry-Riddle Aeronautical University. Wendell Hardin, Community Planner.

(Refer to Item #3—associated with MP09-001, PP09-003 and LDC09-002)

5. **LDC09-002, LDC Text Amendment.** Amending Section 9.5.10, Exceptions to PAD Development Standards by adding language to permit additional flexibility for the City Council in their consideration and approval of Planned Area Developments.

(Refer to Item #3—associated with MP09-001, PP09-003, and RZ09-005)

6. **RZ09-002, 102 West Merritt Street.** APNs: 113-02-025B, 113-02-026A, 113-02-030A, 113-02-032A, 113-02-034A and, 113-02-035B and totaling ± 0.96 acres. Zoning is Multi-Family Medium (MF-M). Request rezone from Multi-Family Medium (MF-M) to Neighborhood Orientated Business (NOB) for office/retail suites. Owner is Bill Resnick, Resnick Family Limited Partnership. Agent is Tom Terry, Architect. Ryan Smith, Community Planner.

(This item was moved up in the agenda and discussed after Item #1 was acted upon).

Chairman Wiant announced that this item is to be continued to the July 30, 2009 public hearing at 9:00 AM.

Mr. Scamardo, **MOTION: to continue this item** to the July 30, 2009 public hearing at 9:00 AM. Mr. Michelman, 2nd. **Vote: 7-0.**

Chairman Wiant announced that the Planning & Zoning Commission will hold a site visit on July 20, 2009 at 8:30 AM. The participants in the site visit will meet at City Hall for purposes of utilizing a carpool. *(No formal discussion or action will be taken during the site visit).*

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

Mr. Worley reminded the public about the ERAU meeting next Tuesday, July 14, at 6:30 at the Davis Learning Center on the ERAU campus.

There will be a site visit to 102 West Merritt Street (RZ09-002) at 8:30 AM on Monday, July 20.

VII. ADJOURNMENT

Chairman Wiant adjourned the meeting at 10:20 AM.

George Wiant, Chairman

MP 09-001 and RZ 09-005
Master Plan Amendment (Map) and Rezoning, 3700 Willow Creek Road
Industrial Light (IL) to Business General PAD (BG-PAD)

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
STAFF REPORT
07/09/09 Regular Meeting and 07/30/09 Public Hearing

TO Planning Commission Members

FROM Tom Guice, Community Development Director *TG*
George Worley, Assistant Community Development Director *GW*
Wendell Hardin, Community Planner

DATE 07/30/09

SUBJECT Master Plan Map Amendment (Business/Technology Park) and Rezoning from reduced IL to increased BG-PAD.

APN 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006, 106-09-006

LOCATION 3700 Willow Creek Road

OWNER Embry-Riddle Aeronautical University (ERAU)
3700 Willow Creek Road
Prescott, AZ 86301
777-3720

REQUEST

This application has two parts.

1. A request to amend the Master Plan Land Use Map of ERAU to show the area associated with the proposed ERAU Business/Technology Park associated with APN's 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006, 106-09-006
2. A request to rezone approximately 155 acres +/- of IL down to 28.0 acres +/- with the addition of 127 acres +/- of BG (PAD).

PROPOSED DEVELOPMENT**ERAU MASTER PLAN and WILLOW CREEK ROAD COORIDOR PLAN**

The current ERAU Master Plan went into effect prior to the time the City of Prescott annexed the university. At that time of annexation the campus was brought in under two categories of zoning; one being commercial, located within the northern portion of the property where the main campus is located and Industrial zoning laid over the southern portion of the property due to its proximity to the industrial areas along Commerce Drive. The proposed ERAU Master Plan seeks to revise the property configuration to leave the existing campus, (approximately 261 +/- acres) in tact while creating 11 new tracts for the purpose of developing a new 'Green' Business/Technology Park of 305 +/- acres. This entails a rezoning request of taking the current Industrial zoned area of 155 +/- acres and reducing it to 28.0 +/- acres at the southwest

boundaries of the ERAU property. In response to this request the current BG (PAD) acreage will grow by 127 acres.

At the time of annexation the university came into the city with a commercial corridor overlay recommended by the Willow Creek Road Corridor Plan and made official by the Land Development Code (LDC) Zoning Map, effective 2005. This overlay is detailed in Article 5 / Overlay Districts, Section 5.3 / Commercial Corridor Overlay (CCO). At this time, ERAU requests that the overlay along their Willow Creek Road frontage be removed with newly installed Design and Building Guidelines/CC & R's developed to address this overlay removal. These guidelines will be established by the revised Master Plan Amendment and required platting.

	Existing Zoning Acreage	Proposed Zoning Acreage
Industrial Zoned (IL)	155	28
Business General (BG)	357	484
		512
Proposed Business/Tech Park		305.00
Remain Campus Acreage		207

NEIGHBORHOOD COMPATIBILITY

This property is located at a northern location within the city limits running from just north of Commerce Street and running north along Willow Creek Road roughly 5,000 feet. The campus is bordered by its northern neighbor, Pinion Oaks Subdivision, County property to its west, and commercial/industrial properties to its southern most boundaries.

SURROUNDING LAND

Direction	Zoning	Land Use
North	SF-18	Residential
South	BG/IT	Business General/Industrial Transition
East	RS/BR	Recreation Space/Business Regional
West	SPC	Specially Planned Community (Pioneer Park)

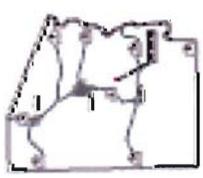
STAFF RECOMMENDATIONS

1. Move to approve Embry Riddle Aeronautical University (ERAU) request for a Revised Master Plan Amendment (MP09-001) as presented (with the understanding that all requested Planned Area Development (PAD) waivers will need to be granted by Prescott City Council).
2. Move to approve Rezoning Request (RZ09-005) and all associated APN's whereby the Industrial Lighting zoning goes from 155 acres within the revised ERAU Master Land Use Plan to 28 acres while increasing the Business General (BG-PAD) zone increases by 127 acres. While including the request to remove the Commercial Corridor Overlay along ERAU frontage to the centerline of Willow Creek Road.

ERAU REVISED MASTER LAND USE PLAN

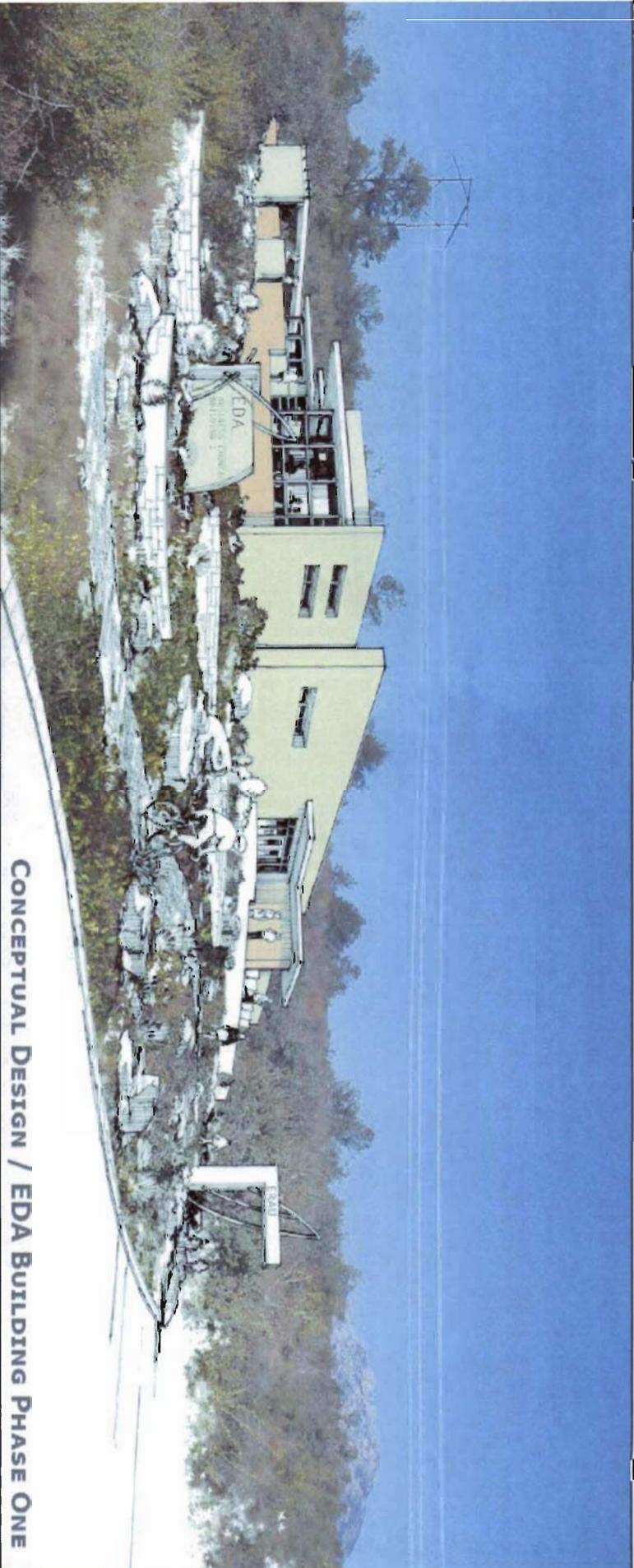


- Legend**
- Blue: High Density Residential
 - Light Blue: Medium Density Residential
 - Yellow: Low Density Residential
 - Dark Blue: High Density Commercial
 - Orange: Medium Density Commercial
 - Red: High Density Commercial
 - Green: Open Space
 - Light Green: Medium Density Commercial
 - Yellow-Green: Low Density Commercial
 - Light Blue: High Density Residential
 - Light Green: Medium Density Residential
 - Yellow: Low Density Residential
 - Dark Blue: High Density Commercial
 - Orange: Medium Density Commercial
 - Red: High Density Commercial
 - Green: Open Space
 - Light Green: Medium Density Commercial
 - Yellow-Green: Low Density Commercial

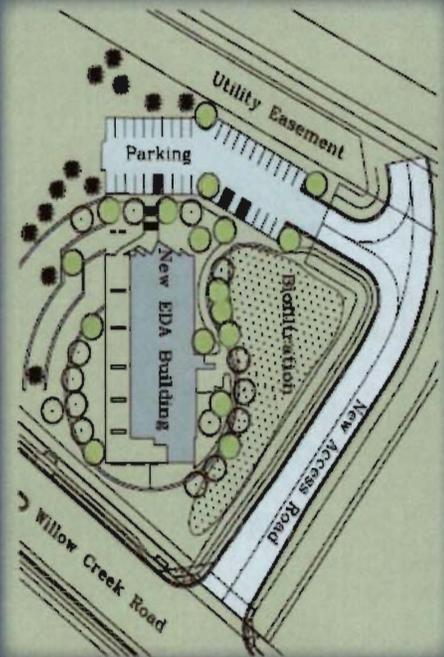


ERAU is a 501(c)(3) non-profit organization. All proceeds from the sale of this plan go to the ERAU Foundation.

TRACT 1 PROPOSED DEVELOPMENT



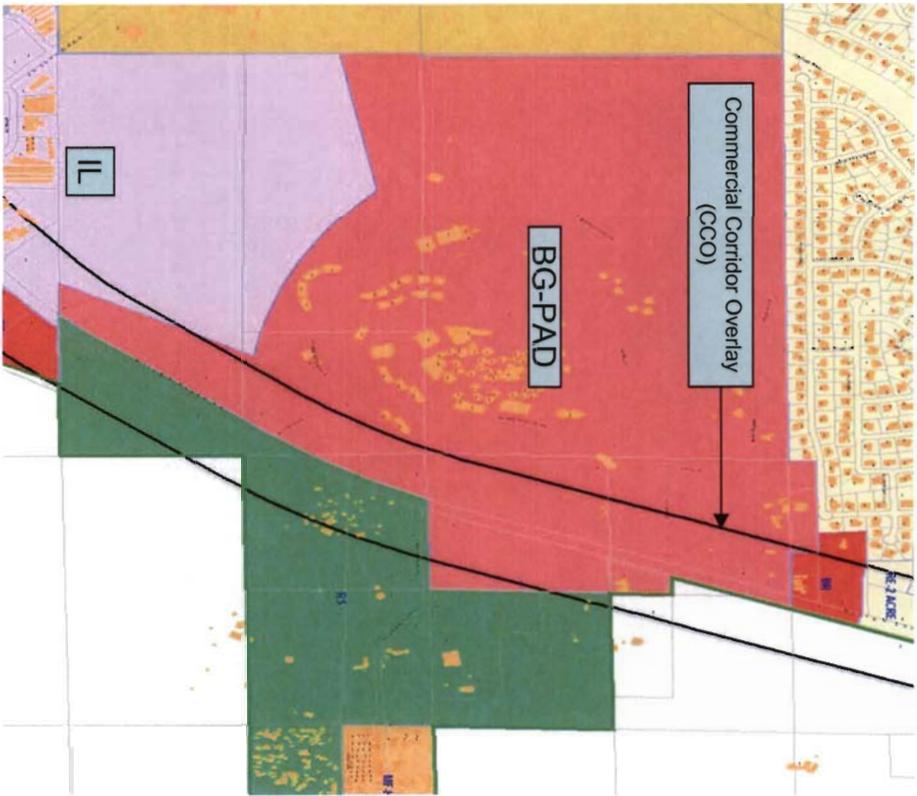
CONCEPTUAL DESIGN / EDA BUILDING PHASE ONE



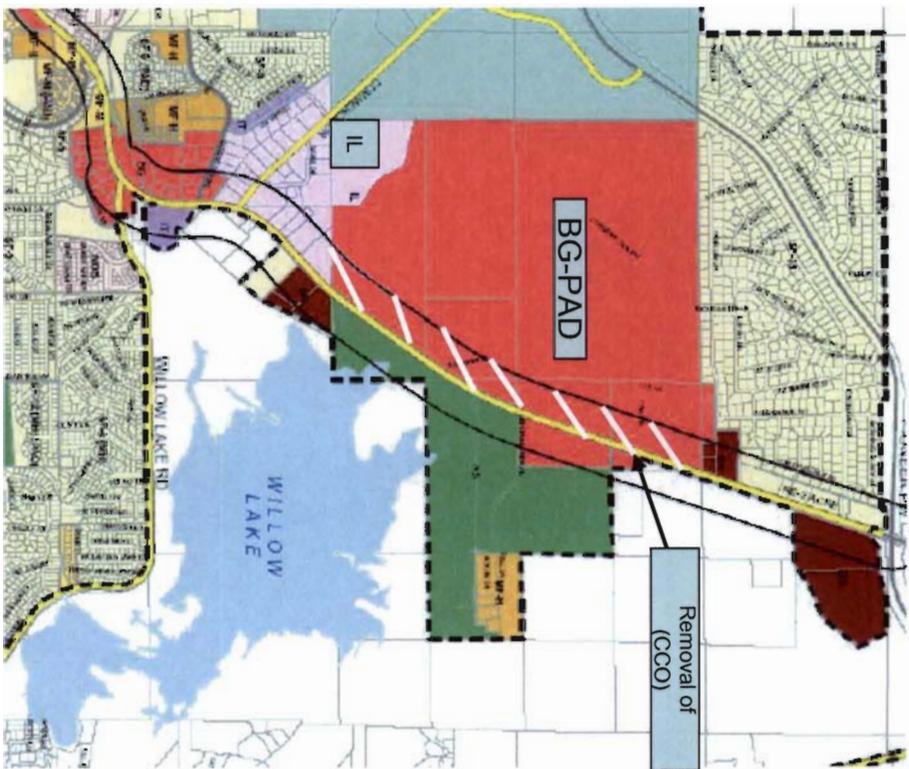
EMBRY-RIDDLE AERONAUTICAL UNIVERSITY BUSINESS + TECHNOLOGY PARK

Proposed Development: 10,000 sq. ft.
Proposed Design: LEED Platinum
Tract 1: 5 acre Parcel
Pilot Program for City of Prescott utilizing Green Technology





Existing Zoning



Requested Rezoning

City of Prescott LDC CCO Exceptions
ERAU Business / Technology Park

<p>Existing Willow Creek Road Corridor CCO</p> <p>Purpose – To promote quality commercial, industrial and multi-family development, compatible with surrounding natural area and residential neighborhoods</p>	<p>Technology Park CCA's / Standards & Guidelines</p> <p>BUSINESS / TECHNOLOGY PARK PRINCIPLES</p> <p>Use of Land Efficiency means land development is compact and uses only as much land as is necessary. This preserves open space, making it available to wildlife and human use in its natural state, with minimal disturbance.</p> <p>Utilization of Services Use existing service capacity where available. Size new facilities to meet planned needs. This principle recognizes that we must make the most of our infrastructure investments.</p> <p>Mixed-use development brings compatible land uses closer together.</p> <p>Transportation Modes Options should include walking, bicycling, electric cars, and public transit, where it is available or may be provided in the future.</p> <p>Human-Factors Design Attracting attention that is socially-focused, pedestrian-friendly, community-oriented and all CCA's / Standards & Guidelines shall apply to all Park land.</p>	<p>Reasoning</p> <p>Promotion of Park mission & goals, and concepts towards a sustainable LIVE WORK LEARN PLAY environment and green design & building</p>
<p>Applicability – any parcel split by a CCO boundary shall be subject, in its entirety, to the CCO Standard</p> <p>Administrative Adjustment – allowed per sec. 9.16</p>	<p>LDC Administrative Adjustments would be requested on a per project basis as desired by future development.</p>	<p>Consistency of Park mission & goals, and concepts</p> <p>Allows for additional promotion of Park mission & goals, and concepts towards sustainability and green design & building</p>
<p>Public Informational Meetings – will be required with the introduction of each new project to the Business/Tech Park.</p> <p>Optional P & Z Commission Site Plan Review – Director may require a P&Z site plan review and Informational Meeting</p> <p>Allowed Users – In accordance with Use Table Sec. 2.3</p>	<p>Public Informational Meetings required for each new project:</p> <p>P & Z Commission Site Plan Review subject to a per project basis</p> <p>Allowed Users are subject to DRC approval in accordance with Tract's land use designation and LDC Use Table Sec. 2.3</p>	<p>ERAU encourages Community participation and public education as part of the Park's mission & goals</p> <p>Allows City review of individual development projects</p> <p>Allows ERAU additional control over uses inconsistent with the University's and Park missions & goals</p>
<p>Density and Dimensional Standards – subject to standards of underlying zoning district standards</p>	<p>Density and Dimensional Standards of individual Tracts are outlined in Park masterplan documents and development agreement.</p>	<p>Water allocation, traffic, utility and other development assumptions have been defined during the masterplanning phase of the Park development</p>
<p>District Standards</p> <p>Minimum Lot Area – per underlying zoning</p> <p>Off-street Parking – Director may approve administrative adjustment for setbacks where shared parking is provided, and require 5% of parking be reserved for park & ride for developments of 100,000SF or more.</p>	<p>Minimum lot area within the Business/Tech Park will follow the City's Land Development Code (LDC)</p> <p>Park requires not exceeding LDC parking requirements; encourages shared parking, alternative transportation; increased compact vehicle (20%), and motorcycle parking(5%); use of Moonerf (shared space) for pedestrian/parking use [for up to 25% of required parking].</p>	<p>Encourage creative use of land within the Park.</p> <p>Promotion of Park mission & goals, and concepts towards a sustainable LIVE WORK LEARN PLAY environment and green design & building.</p> <p>Reduce land disturbance and encourage creation of useable outdoor spaces.</p>
<p>Pedestrian Access & Amenities – paved pedestrian ways shall be provided, and provision of outdoor seating & plazas is encouraged to promote pedestrian activities</p>	<p>Plazas & Public Space; Pocket Parks / Streetscapes</p> <p><i>Plazas, sheltered open spaces, courtyards and linking path elements that encourage public circulation and interaction as well as moments of discovery, privacy, and reflection are vital features of the Park's lifestyle.</i></p> <p>Public plazas should be livable and enjoyable areas that reinforce retail and residential areas by creating gathering spaces for public events adding vitality and increasing retail traffic. Public plazas should promote a dynamic social and civic experience, enhance livability of a place, provide diverse settings for community/social interaction and perform as linkages between tracks, buildings, sidewalks and paths. These spaces are an integral part of everyday life in the Park.</p>	<p>Promotion of Park mission & goals, and concepts towards a sustainable LIVE WORK LEARN PLAY environment and green design & building.</p> <p>Reduce land disturbance and encourage creation of useable outdoor spaces.</p>
<p>Architectural Standards – design should be sensitive to commercial & residential neighborhoods, as well as human scale and pedestrian needs. Building features, signage, and landscaping should be coordinated and integrated.</p>	<p>Intent</p> <p>The architectural lexicon of the Park is one of sustainability, conservation, technology, and living. There is ample opportunity for utilizing fewer resources to achieve greater results; harness solar energy; preserve the natural environment for future generations; engage the Community in cultural development; as well as reduce life-cycle cost and maintenance requirements. In addition to these environmental issues, there is an equally strong opportunity and desire to create energizing spaces that promote social activity, education, commerce and recreation. Screening devices, site walls and enclosed service, loading and refuse areas should be designed to complement the building architecture.</p>	<p>Promotion of Park mission & goals, and concepts towards a sustainable LIVE WORK LEARN PLAY environment and green design & building</p>
<p>Building Facade/Fenestration – exhibit a unity of design for buildings in multi-building complexes; incorporate off-sets, recesses, etc for walls over 100FT long or 35FT high; side & rear facades shall be compatible with overall building design and treated architecturally</p>	<p>All sides of a building should express consistent architectural detail and character. All site walls and screen walls should be architecturally harmonious with the building or as approved as part of an overall master plan area.</p> <p>The apparent mass of a building may be further reduced by the following techniques:</p> <ul style="list-style-type: none"> Variations in material finishes Variations in roof form and parapet heights Incorporating clearly pronounced recesses and projections Introduction of wall plane off-sets (dimension established by building module) Use of reveals and projections in texture and color of wall surfaces Use of deep-set windows Use of ground level arcades and second floor galleries/balconies Incorporate upper story setbacks Use of protected and recessed entries Use of vertical accents or focal points 	<p>CONTEXT FOR GUIDELINES</p> <p>These guidelines provide a framework for considering site and social environmental design for a unique mixed-use Technology Park development in the northern Arizona environment. They are meant to encourage innovative solutions to tract development, and individual business and building programs, providing flexibility to evolve a functional model that supports the LIVE WORK LEARN PLAY character of Prescott's Embury-Riddle Business and Technology Park.</p> <p>Park planners and stakeholders have envisioned a sustainable living community that adheres to LEED standards as a framework for development. The highest principles of ecologic sensibility and sustainability are expected to be incorporated into all planning, with special considerations for the conservation of energy, materials and resources and with an underlying regard for human factors. Brilliant planning will create the path the inhabitants take to realize their optimum personal and business potential.</p> <p>It is expected that designers/developers will embrace a future design vernacular for build</p>

<p>Building Materials – low-maintenance & high quality materials shall be required. Metal siding and glass curtain walls are discouraged</p>	<p>1.1: Exterior Walls Acceptable construction/finish materials shall have significant recycled content and/or be able to be recycled. Minimizing maintenance and other life-cycle costs is encouraged. Genuine materials are to be utilized rather than simulated materials. Construction materials that provide these qualities and can provide an appropriate finished surface are: Metal Concrete Painted masonry Stone Masonry Glass Wood and stucco can also be used to provide an accent finish for small portions of walls. Each facade should be responsive to its environmental exposure. Shading of and incorporation of ventilated wall systems is encouraged for western-facing walls. Super-insulation of opaque areas of walls is encouraged, especially on northern and western exposures. Considered glazing and insulation on eastern exposure. <i>Color characteristics, finish, sheen, and texture are encouraged.</i></p>	<p>High quality materials & low maintenance fit Park mission & goals, and concepts towards sustainability and green design & building. Metal siding is recyclable/re-cycled product & reduces waste. Glass walls are encouraged on southern & eastern exposures for passive winter heat gain and year-long daylighting to reduce energy consumption.</p>
<p>Building Colors – utilize medium to dark earthtones and non-reflective materials, w/ finishes having a LRV of <60</p>	<p>Climatic Response Building elements that speak to the desert environment and climate, such as, architectural shading devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the context of the Arizona high mountain desert. Covered walkways and arcades are an important part of Arizona's architectural heritage. They are a response to climate, provide a sense of protection and can help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all building frontages where pedestrian traffic is likely. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, fin walls and/or covered walkways and low reflective material treatments.</p>	<p>Lighter colors minimize heat-island effect & heat gain; therefore reduce cooling energy consumption. Screening can utilize fewer resources & energy and can provide greater awareness of building function and resource consumption.</p>
<p>Roofs – roofs shall have a maximum LVR of <60; minimum 3:12 pitch or parapet wall or screen of flat roof; skylights shielded to reduce glare, roof-mounted equipment shall be screened in a manner integral with the roof structure & color; flat roofs painted or rocked the color similar to the building</p>	<p>6.1: Roofing Provide cool-roof strategies, by considering: Materials Colors Solar reflectance values Insulation values. Harvest rainwater for irrigation or toilet flushing. Expression of this system may provide increased social awareness of the Park's ideals towards water conservation and recycling. Provide piping or otherwise direct rainwater to storage facilities that are integrated into the landscaping and/or building. Super insulation of the roof is encouraged. Conservation of energy is a primary goal of the Park principles and exceeding minimum insulating values at those areas of a building most prone to undesirable seasonal heat loss and heat gain is highly desirable. The form, color, texture, and material of the roof shall be an integral component of the building design. Architectural articulation of rooftop mechanical equipment, vents, ducts, solar collectors, skylights and other rooftop building elements shall be required to provide an artistic expression of the structure. This office is responsible for the design and construction of the building.</p>	<p>Park mission & goals, and concepts towards sustainability and green design & building promote energy conservation.</p>
<p>Sign Lighting – all sign lighting shall be turned off 1 hour after the close of business or by 10pm. Identification signs for multi-tenant commercial use may remain on throughout the night.</p>	<p>All sign lighting shall be turned off 1 hour after the close of business or by 10pm. Identification signs for multi-tenant commercial use may remain on throughout the night.</p>	<p>Reduce land disturbance and encourage vertical development at Park interior; reduce sightline obstructions from buildings along Willow Creek Road corridor.</p>
<p>Maximum Building Height – per underlying zoning [50FT]</p>	<p>55FT allowance from earlier campus exception; 35FT with 100 FT of Willow Creek Road.</p>	<p>Maintain consistent minimum width of landscape buffer along Willow Creek Road corridor. Reduce land disturbance and encourage creation of useable outdoor spaces.</p>
<p>Front Setback (Willow Creek Road) – residential = 15FT; non-residential = 10FT</p>	<p>20 feet</p>	<p>Reduce land disturbance and encourage creation of useable outdoor spaces.</p>
<p>Side Setback – residential = >5<12FT</p>	<p>None</p>	<p>Reduce land disturbance and encourage creation of useable outdoor spaces.</p>
<p>Corner Setback – 8FT</p>	<p>None</p>	<p>Reduce land disturbance and encourage creation of useable outdoor spaces.</p>
<p>Rear Setback – 10FT</p>	<p>None</p>	<p>Reduce land disturbance and encourage creation of useable outdoor spaces.</p>

PP08-003

Embry-Riddle Aeronautical University Preliminary Plat for Proposed Business/Technology Park

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION STAFF REPORT 07/09/09 Regular Meeting

TO Planning Commission Members

FROM Tom Guice, Community Development Director *TG*
George Worley, Assistant Community Development Director *GW*
Wendell Hardin, Community Planner

DATE 7/09/09

SUBJECT PP08-003 – Preliminary Plat for Embry-Riddle Aeronautical University (ERAU) - A Planned Area Development for developing a Business/Technology Park inline with the revised Master Plan Amendment MP09-001 to create 11 new tracts.

APN 106-02-001J, 106-02-003A, 106-02-006, 106-02-009B, 106-03-004, 106-08-006, 106-09-006

LOCATION 3700 Willow Creek Rd., Prescott, AZ 86301

OWNER Embry-Riddle Aeronautical University, 3700 Willow Creek Rd., Prescott, AZ 86301.

PROPOSED DEVELOPMENT

A Preliminary Plat for 11 new tracts for a proposed Business/Technology Park located on ERAU property.

SITE INFORMATION

The project will consist of utilizing portions from all APN's and carving out a 300 +/- Business/Technology Park with the first development to occur on Tract 1 at the Southeastern portion of the current Campus. The eleven tracts will be designed around the LEED certification concept with the first project to be developed with the intent of being certified Platinum.

UTILITIES

APS current operates a 230 Kilovolt transmission line on ERAU property which has a 100-foot easement. The transmission line runs parallel to Willow Creek Road, on the eastern portion of ERAU property. Presently, the City of Prescott has an existing 8-inch water main that runs the length of ERAU's eastern property line along Willow Creek Road. The proposed Business/Technology Park plan projects construction of one (1) 12-inch water line per project phase. Existing water lines on the present day campus run from as small as 6-inch and up to 12-inch within the campus infrastructure and tie into the City's existing main at Willow Creek Road. The University has an existing wastewater facility which serves the campus today. The Business/Technology Park is proposing to review two new sewer lines designs to provide

alternative directional flow and a Forced-main to tie into the existing City system. This all depends on City capacity at the time of development.

PARKING

Parking design will be based on the development that occurs on each tract at our typical rate of requirements based on use. However, the applicant has proposed an increase in compact parking be allowed at a 25 percent usage rate as opposed to current City limits of 15 percent. In addition to parking the LEED design of the park will require Bike racks and in cases where possible shared parking agreements and multi-modal paths.

CURRENT ZONING

The property is comprised of Business General (BG) PAD and Light Industrial (IL).

GENERAL PLAN and WILLOW CREEK ROAD CORRIDOR STUDY & LAND USE PLAN

The 2003 General Plan Land Use Map notes this particular area as commercial/employment. The Corridor Study was instrumental in establishing a Commercial Corridor Overlay along Willow Creek Road of which the entire ERAU road frontage is a part of at this time. The applicant has requested that the Overlay be removed from ERAU road frontage and in its place ERAU offers to include guidelines and building standards which will address the way the road frontage will be developed in the future. Staff is currently working with ERAU representatives to shape these guidelines and controls for this area within the new CC & R's.

PAD DEVELOPMENT STANDARDS

The PAD standards are set fourth to allow for greater flexibility when select goals are achieved by the proposed developer. In this case, the developer will be seeking waivers to utilize recognized Green-Building Standards for the proposed Business/Technology Park. In selected cases the waivers requested will exceed the City expectations and in others it will be asking for the opportunity to build to new standards that are being tested nationwide, i.e. LED lighting.

The University will exceed the open space requirement and provide open space at 35 % +/-.

Article 9.5.10/ Exceptions allows for the developer to request a wavier for all or a percentage of the requirements requested. And in this case the developer will seek the guidance of the City Council on how to proceed concerning these waivers.

STAFF RECOMMENDATION

The Planning and Zoning Commission grant approval of the proposed preliminary plat PP09-003.

SUGGESTED MOTIONS

1. Move to approve the Preliminary Plat PP09-003, Embry-Riddle Aeronautical University – Business/Technology Park with the approval of PAD exceptions by City Council.

REQUESTED DEVELOPMENT EXCEPTIONS

For the development of the Park, Embry-Riddle Aeronautical University has envisioned a process that:

1. Generates and promotes greater levels of progressive and sustainable land development in the region.
2. Demonstrates collaboration between City and ERAU towards the creation of skilled jobs, economic diversity, market vitality, and "green" initiatives.
3. Engages the public-process to assist with policy revision and improve near-term and long-term investment in the regional environment, economy, history, land and communities.

These Standards & Guidelines will act as an adjunct to the City of Prescott Land Development Code (LDC) and modify the requirements for land development within the Park. The ERAU Technology Park Master Plan calls for the development of the Park's eleven tracts to follow the LDC planned area development (PAD) format. The land uses of BG, IL, MF-M, NOS, SF-18, SF-6, and RT will provide the baseline from which additional restrictions are made by this handbook for the individual tracts.

Where conflict or inconsistency may exist, the Park's Design Review Committee (DRC) shall provide clarification or direction for meeting the intent of the Park principles that are also in compliance with the then-current City of Prescott LDC.

To help meet the Park's vision, including efforts to minimize land disturbance, reduce resource consumption, and decrease energy consumption, the master planning process has allowed the Park to be granted the following modifications to the LDC:

Setbacks & Heights [sec. 4.7 & sec 4.11]

1. Eliminate building setbacks requirements along Open Space (NOS) boundaries of all tracts.
2. Increase maximum building height limitation to 55 feet, except for structures within the 100 foot restriction along Willow Creek Road.

Landscape Screening [sec. 6.5]

Allow use of shared dumpsters or clustered dumpsters.

Outdoor Lighting [sec. 6.11]

Allow use of energy efficient LED lighting for off-street parking.

Parking [table 6.2.3 & sec 6.2]

1. Increase compact car parking allowance up to 20%.
2. Increase motorcycle parking allowance up to 5%.
3. Allow use of shared space (woonerf) to accommodate up to 25% of parking requirement.

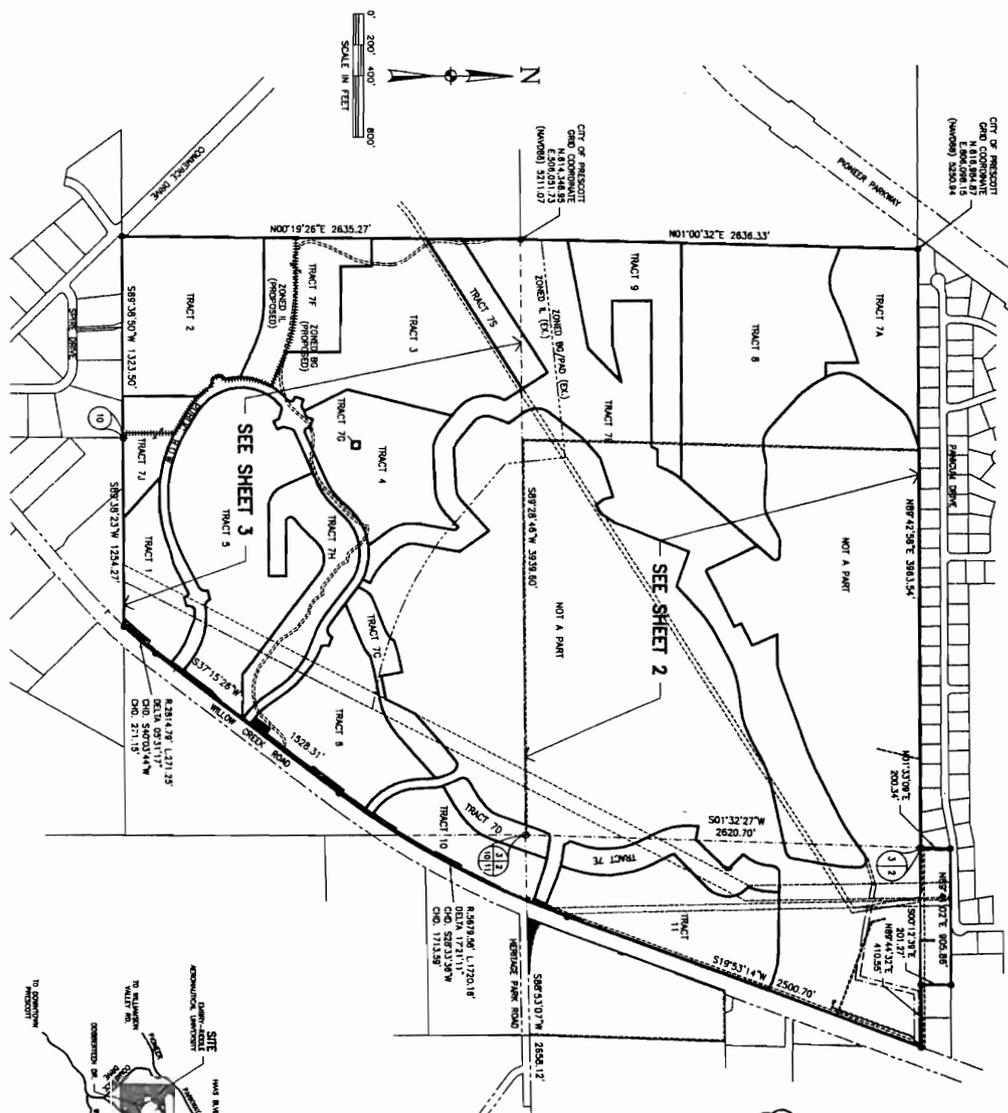
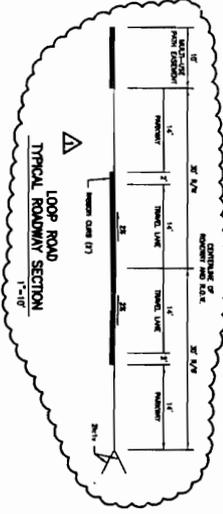
Commercial Corridor Overlay (CCO) [sec 5.3]

The Willow Creek Road CCO requirements shall be omitted and the following Park requirements shall be provided in lieu of the CCO:

1. Restrictions to the Park land from the western ROW of Willow Creek Road to a depth of 100 feet (affecting Tracts 1, 5, 6, 10 & 11):
 - a. A 20 foot minimum setback is required along Willow Creek Road frontage.
 - b. Maximum building height limitation shall be 35 feet.
2. Requirements for all development will be provided by the Building Guidelines and Standards Handbook shall provide the architectural standards for all lands within the Park boundaries.

PRELIMINARY PLAT BARRY-RODLE AERONAUTICAL UNIVERSITY BUSINESS/TECHNOLOGY PARK

WILLOW CREEK ROAD, PRESCOTT, AZ.
PORTIONS OF SECTIONS 2, 3, 10 AND 11,
TOWNSHIP 14 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN,
YAVAPI COUNTY, ARIZONA



KEY MAP
1"=400'

VICINITY MAP
N.T.S.

ASSESSOR'S PARCEL NUMBERS:

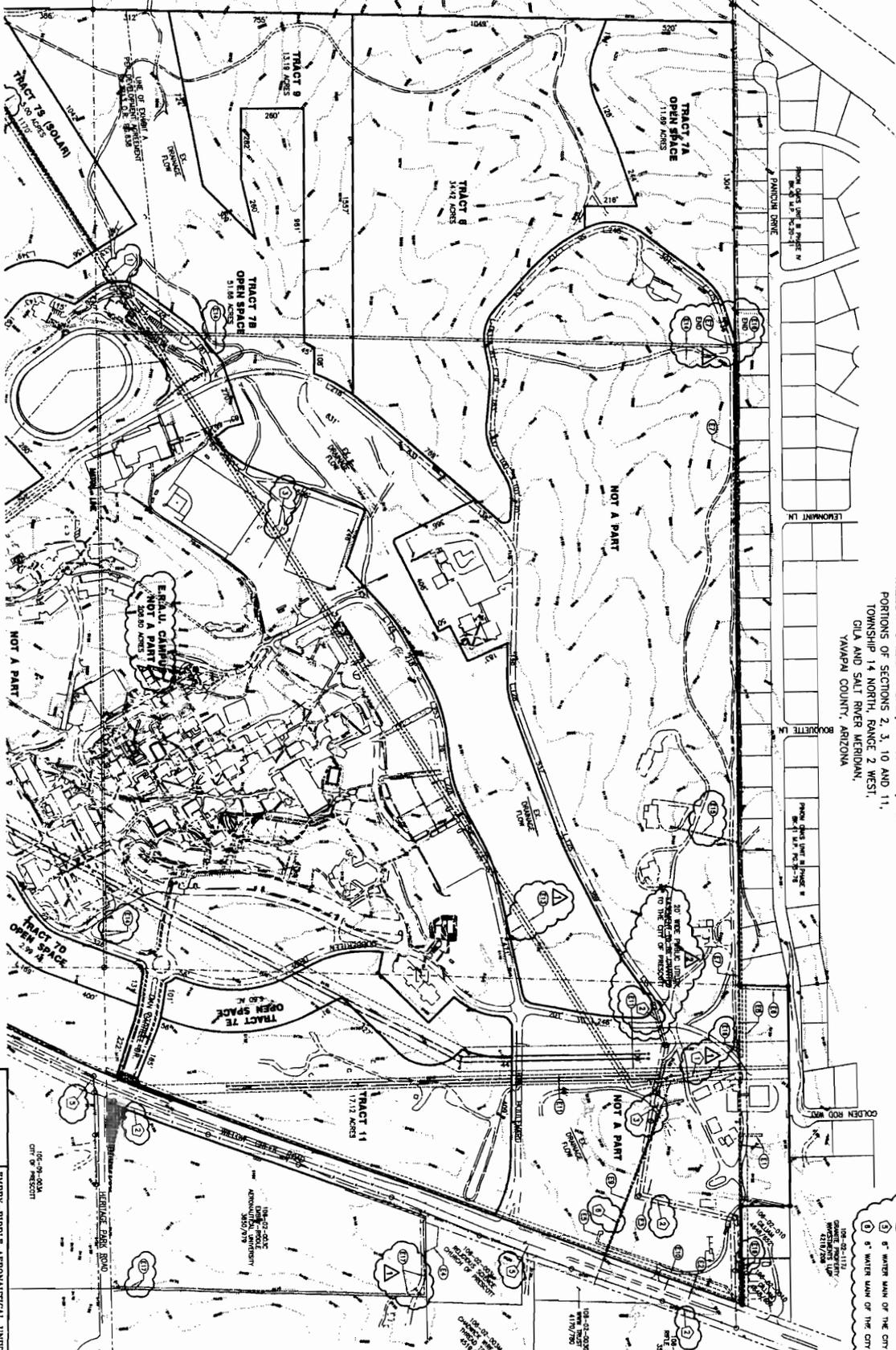
THE LAND SHOWN PLATED HEREIN IS CURRENTLY COMPRISED OF ALL OR PORTIONS OF THE FOLLOWING ASSESSOR'S PARCEL NUMBERS:
108-03-001 108-03-002 108-03-003 108-03-004 108-03-005 108-03-006 108-03-007 108-03-008 108-03-009 108-03-010 108-03-011 108-03-012 108-03-013 108-03-014 108-03-015 108-03-016 108-03-017 108-03-018 108-03-019 108-03-020 108-03-021 108-03-022 108-03-023 108-03-024 108-03-025 108-03-026 108-03-027 108-03-028 108-03-029 108-03-030 108-03-031 108-03-032 108-03-033 108-03-034 108-03-035 108-03-036 108-03-037 108-03-038 108-03-039 108-03-040 108-03-041 108-03-042 108-03-043 108-03-044 108-03-045 108-03-046 108-03-047 108-03-048 108-03-049 108-03-050 108-03-051 108-03-052 108-03-053 108-03-054 108-03-055 108-03-056 108-03-057 108-03-058 108-03-059 108-03-060 108-03-061 108-03-062 108-03-063 108-03-064 108-03-065 108-03-066 108-03-067 108-03-068 108-03-069 108-03-070 108-03-071 108-03-072 108-03-073 108-03-074 108-03-075 108-03-076 108-03-077 108-03-078 108-03-079 108-03-080 108-03-081 108-03-082 108-03-083 108-03-084 108-03-085 108-03-086 108-03-087 108-03-088 108-03-089 108-03-090 108-03-091 108-03-092 108-03-093 108-03-094 108-03-095 108-03-096 108-03-097 108-03-098 108-03-099 108-03-100 108-03-101 108-03-102 108-03-103 108-03-104 108-03-105 108-03-106 108-03-107 108-03-108 108-03-109 108-03-110 108-03-111 108-03-112 108-03-113 108-03-114 108-03-115 108-03-116 108-03-117 108-03-118 108-03-119 108-03-120 108-03-121 108-03-122 108-03-123 108-03-124 108-03-125 108-03-126 108-03-127 108-03-128 108-03-129 108-03-130 108-03-131 108-03-132 108-03-133 108-03-134 108-03-135 108-03-136 108-03-137 108-03-138 108-03-139 108-03-140 108-03-141 108-03-142 108-03-143 108-03-144 108-03-145 108-03-146 108-03-147 108-03-148 108-03-149 108-03-150 108-03-151 108-03-152 108-03-153 108-03-154 108-03-155 108-03-156 108-03-157 108-03-158 108-03-159 108-03-160 108-03-161 108-03-162 108-03-163 108-03-164 108-03-165 108-03-166 108-03-167 108-03-168 108-03-169 108-03-170 108-03-171 108-03-172 108-03-173 108-03-174 108-03-175 108-03-176 108-03-177 108-03-178 108-03-179 108-03-180 108-03-181 108-03-182 108-03-183 108-03-184 108-03-185 108-03-186 108-03-187 108-03-188 108-03-189 108-03-190 108-03-191 108-03-192 108-03-193 108-03-194 108-03-195 108-03-196 108-03-197 108-03-198 108-03-199 108-03-200 108-03-201 108-03-202 108-03-203 108-03-204 108-03-205 108-03-206 108-03-207 108-03-208 108-03-209 108-03-210 108-03-211 108-03-212 108-03-213 108-03-214 108-03-215 108-03-216 108-03-217 108-03-218 108-03-219 108-03-220 108-03-221 108-03-222 108-03-223 108-03-224 108-03-225 108-03-226 108-03-227 108-03-228 108-03-229 108-03-230 108-03-231 108-03-232 108-03-233 108-03-234 108-03-235 108-03-236 108-03-237 108-03-238 108-03-239 108-03-240 108-03-241 108-03-242 108-03-243 108-03-244 108-03-245 108-03-246 108-03-247 108-03-248 108-03-249 108-03-250 108-03-251 108-03-252 108-03-253 108-03-254 108-03-255 108-03-256 108-03-257 108-03-258 108-03-259 108-03-260 108-03-261 108-03-262 108-03-263 108-03-264 108-03-265 108-03-266 108-03-267 108-03-268 108-03-269 108-03-270 108-03-271 108-03-272 108-03-273 108-03-274 108-03-275 108-03-276 108-03-277 108-03-278 108-03-279 108-03-280 108-03-281 108-03-282 108-03-283 108-03-284 108-03-285 108-03-286 108-03-287 108-03-288 108-03-289 108-03-290 108-03-291 108-03-292 108-03-293 108-03-294 108-03-295 108-03-296 108-03-297 108-03-298 108-03-299 108-03-300 108-03-301 108-03-302 108-03-303 108-03-304 108-03-305 108-03-306 108-03-307 108-03-308 108-03-309 108-03-310 108-03-311 108-03-312 108-03-313 108-03-314 108-03-315 108-03-316 108-03-317 108-03-318 108-03-319 108-03-320 108-03-321 108-03-322 108-03-323 108-03-324 108-03-325 108-03-326 108-03-327 108-03-328 108-03-329 108-03-330 108-03-331 108-03-332 108-03-333 108-03-334 108-03-335 108-03-336 108-03-337 108-03-338 108-03-339 108-03-340 108-03-341 108-03-342 108-03-343 108-03-344 108-03-345 108-03-346 108-03-347 108-03-348 108-03-349 108-03-350 108-03-351 108-03-352 108-03-353 108-03-354 108-03-355 108-03-356 108-03-357 108-03-358 108-03-359 108-03-360 108-03-361 108-03-362 108-03-363 108-03-364 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LAND USE TABLE:

TRACT NO.	LAND USE	ACRES	PERCENTAGE OF TOTAL
TRACT 1	BUSINESS/COMMERCIAL	6.942	2.84%
TRACT 2	BUSINESS/COMMERCIAL	24.223	9.73%
TRACT 3	HIGH DENSITY RESIDENTIAL	14.797	5.93%
TRACT 4	BUSINESS/COMMERCIAL	13.816	5.53%
TRACT 5	BUSINESS/COMMERCIAL	16.454	6.58%
TRACT 6	OFFICE SPACE	16.454	6.58%
TRACT 7	OFFICE SPACE	16.454	6.58%
TRACT 8	OFFICE SPACE	16.454	6.58%
TRACT 9	OFFICE SPACE	16.454	6.58%
TRACT 10	COMMERCIAL (FUTURE)	34.432	13.52%
TRACT 11	COMMERCIAL (FUTURE)	13.189	5.27%
TOTAL		240.000	100%

UNDESIGNED
BUREAU OF
LAND MANAGEMENT

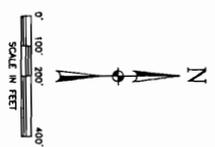
POWER PARKWAY
D.R. 30 A.P. PG. 43-45



PRELIMINARY PLAT
EMERY-RIDDLE AERONAUTICAL UNIVERSITY
BUSINESS/TECHNOLOGY PARK

WILLOW CREEK ROAD, PRESCOTT, AZ.
PORTIONS OF SECTIONS 2, 3, 10 AND 11,
TOWNSHIP 14 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN,
YAVAPI COUNTY, ARIZONA

- EXISTING CITY OF PRESCOTT UTILITY MAINS:
- ① 12" HIGH PRESSURE WATER OF THE CITY OF PRESCOTT
 - ② 8" SANITARY SEWER MAIN OF THE CITY OF PRESCOTT
 - ③ PRESSURE RECOVERY WALES
 - ④ SANITARY SEWER LIFT STATION
 - ⑤ 8" WATER MAIN OF THE CITY OF PRESCOTT (APPROXIMATE)
 - ⑥ 8" WATER MAIN OF THE CITY OF PRESCOTT (APPROXIMATE)



PRELIMINARY
NOT FOR
CONSTRUCTION

EMERY-RIDDLE AERONAUTICAL UNIVERSITY
BUSINESS/TECHNOLOGY PARK

KEILEY/MISE ENGINEERING, INC.

141 GORGE AVENUE
PRESCOTT, ARIZONA 86301
PH: 774-7210
FAX: 774-7210

DESIGN	CKM	REVISION
CHECK	CKM	
DATE	3/21/09	
JOB	09-008	
SHEET NO.	2	OF 3

APR 28, 2009
MAY 22, 2009

AREA MEETING. An area meeting was held July 23 in Council Chambers. Staff will present the results at the Commission meeting. Staff has already received several phone calls. Noise from bands playing later at night and off-the road vehicles are two expressed concerns. Both of these concerns are addressed by Staff in the Conditions of Approval.

STAFF ANALYSIS

The staff analysis and recommendation are based on a review of site suitability, adequacy of existing infrastructure, consistency with the General Plan, applicable City codes and compatibility with neighborhood characteristics.

Background.

Over a period extending back to the late 1990s, the Community Development Department has received and approved Building Permits for remodels and additions to existing cabins and related camp structures within Church-related campgrounds located within the City Limits. The UCYC, however, has not seen the frequency of these remodels and additions as have occurred in other camps.

There are 4 primary concerns with these cabin remodels and additions and other proposed expansions of all (not just UCYC) church camp facilities:

1. 2004 LDC Requirements.

With the adoption of the 2004 Land Development Code (LDC), proposed (new) church camps are required to be zoned SPC with a Master Plan. Existing church camps need to be rezoned to SPC with a Master Plan in order to allow any improvements requiring a Building Permit.

2. Water Usage

Increasing the cabin size either through bedrooms or other space, and the addition of 2nd bathrooms and expanded kitchen facilities (e.g. dishwashers) increases water usage. In the past, cabins have increased in size through these additions and new cabins have been built on vacant leased camp land. Furthermore, the cabin tenancy in church camps is based upon church leases for these cabins which are for extended time periods during the year—not the typical 1 or 2 week vacation period or occasional weekends. Many of these cabins are owned by individual property owners (not the Camp), may be required to be of the same faith and may have the option of extending their leases. In the UCYC only 6 of these cabins are owned by individual property owners. Staff is currently researching the water usage of the camps located within the City limits.

The Staff analysis for UCYC currently reveals an average water use from 1993-1997 of 1.47 acre-feet. A significant increase in water usage occurred from 2003 (4.74 acre-feet) to 2004 (15.36 acre-feet), and in 2005 (16.53 acre-feet). (Refer to Page A-4 of the Master Plan for the water usage by year). The probable cause of this increase was the 2003 addition of two (2) grassed recreation fields. Staff will have more information on the water usage at the Commission meeting. The City requires that commercial facilities have a Water Service Agreement if water consumption exceeds 5 acre-feet a year. Area Church Camps do not presently have a water service agreement.

3. Water Supply and Infrastructure.

There is currently no monitoring of additional fixtures during the Building Permit process to insure there will be adequate water pressure for daily or for emergency use for firefighting. Prior to the approval of additional building permits, the City needs a record of the existing infrastructure to determine water and sewer capacity.

4. Emergency Access.

Emergency access to all parts of a camp may be restricted because of inadequate road-width and or lack of vehicle turn-around.

Rezoning.

As a remedy to the above concerns, Staff has advised Church Camps within the City Limits to submit a Rezone application to a Specially Planned Community (SPC) zoning designation with an associated Master Plan. This will provide guidance to the Camps as to what the development requirements will be for future expansion, and also give the City information on the Camp's future plans in order to determine the existing and proposed infrastructure to accommodate growth and emergency response.

The SPC Zoning Designation allows great flexibility and more creative and imaginative design. The SPC district was created as part of the 2004 LDC and applied to pre-existing and such diverse uses within the City, such as the Hassayampa Planned Area Development, Yavapai Community College, U.S. Veteran Affairs Medical Center (Ft. Whipple), Prescott Lakes Golf and Country Club, and Pioneer Park.

General Plan Consistency.

The General Plan designation for the property is Medium-High Density Residential (8-32 DUA). The proposed SPC zoning is compatible with this designation.

Master Plan

The Master Plan is required as part of the SPC rezoning. Only land uses indicated on the Master Plan are allowed. United Christian Youth Camp has made a significant effort towards addressing, inventorying, and illustrating their existing and proposed uses and facilities with the submission of their Master Plan and a narrative which describes its vision for their future.

Due to the volunteer and charitable nature of Church camps, they do not have the capacity (either staff or financial) to undertake the planning and/or construction of a development program all at once. Progress comes incrementally, as needed, and as finances and donations allow. There is no timeline for the proposed improvements. In deference to the nature of the Camp's circumstances, Staff has made numerous conditions of approval to provide a good foundation for approval of the Master Plan.

Existing Facilities Summary (See narrative for detailed description).

The camp offers the usual amenities and facilities associated with camps: bunkhouses of various sizes, lodges, kitchen/dining hall, athletic and archery fields, climbing wall, basketball, volleyball, hiking trails, activity rooms, swimming pool, open space, and leased space for cabins built by part-time residents. The camp also offer some special facilities, such as a ropes course, skate park, and paint-ball field.

Proposed Facilities Summary (See narrative for detailed description).

1. A new "luxury" conference center is proposed along Hassayampa Drive; however, the camp has no definite plans for what it could be in terms of facilities and associated lodging accommodations. The size of the facility will be dictated by Camp plans, finances, and impacts to City can not manage and /or address any of the impacts of a large (however that may be defined) conference center, the center would be smaller.
2. A 30,000 sq. ft gymnasium and multi-purpose building.
3. Recreational Vehicle camping.

At this time the Camp is unable to quantify (e.g. size, facilities, programs, costs, etc.) certain aspects of their vision, such as their proposed conference center, type or capacity of the several future bunkhouses, and number of future staff. Nevertheless, Staff has been able to formulate Conditions of Approval which will address future camp development impacts to City infrastructure, resources, and land use compatibility with adjoining properties and property owner concerns. Depending on how the camp wishes to achieve their vision, these conditions may or may not require substantial improvements to public and/or private infrastructure (which may allow or preclude the size and extent of development) and/or the necessity for a public meeting to allow the Council to weigh in on the project's approval (e.g. the size and impacts of the Conference Center).

As with any application, the Camp may wish to amend its Master Plan in the future to address possible changes to development and land uses.

Parking.

Existing and proposed parking appears to be adequate based upon the Camp's recognized needs. No special parking study was required by Staff for 3 reasons: 1) The camp is sufficiently large (86 acres) to accommodate expected parking on-site; 2) The parking appears adequate for the present and proposed uses; and 3) the conditions of approval address impacts that may not be foreseen and which can require additional parking (if needed). Present parking totals 254 spaces and future parking will total 445 spaces.

Specially Planned Community (SPC) Master Plan Requirements. The establishment of a SPC district shall require the following (Note: Staff comments are in *italics*):

LDC Section 3.11.3. A. Master Plan Requirement

1. In establishing a SPC district in accordance with this section, the City Council shall require a master plan of the development. Such master plan shall be approved and a Memorandum of Master Plan filed as part of the rezoning ordinance prior to the issuance of any Building Permit or Site Disturbance and Grading Permit in a SPC district. Such required Plan and rezoning ordinance shall set forth the following for each sub-area:
 - a. Proposed land use plan including the number and type of dwelling units, total floor area for specified nonresidential land uses, significant open space, natural areas or recreation features to be incorporated into the development

plan; *This has been accomplished through the inventory of existing facilities and site conditions within the Master Plan. Additional inventorying of facilities, such as fixture units, will be needed prior to issuing building permits for any cabin additions. The camp is not able to provide this information at this time, and Staff has conditioned for this information within the Conditions of Approval.*

- b.** Requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way, sidewalks, utilities, drainage, parking space, setbacks, height of building, maximum lot coverage, yards and open spaces, screening walls or fences, landscaping and other development and protective requirements including maintenance considered necessary to create a reasonable transition to and protection of the adjacent property; *The Camp recognizes that the submitted Master Plan is a concept which will achieve full realization when financial resources are at hand to address the anticipated needs to achieve their vision.*
- c.** Locations of significant natural features including but not limited to steep slope areas, natural drainageways and floodplains, wetlands, ridges, and unique stands of vegetation and rock outcrops; *These are located on the Master Plan. The camp is presently sensitively situated in a naturalized setting. In order to retain its primary purpose of a camp and a retreat center, a naturalized setting is crucial to its mission and success. Future Building Permit submittals will be required to provide the required landscaped buffers as stated on page A-3 and, also, are included within the Condition of Approval.*
- d.** The approximate locations of elements such as a golf course and related facilities, or other recreational facilities and open space, major roads, trails and other dominate features of the Plan; and
- e.** Conceptual plans and/or reports identifying design compatibility and preservation techniques intended for landscaping, natural features, screening, lighting, and other site/building design elements in the SPC Master Plan. *These are addressed in the conditions of approval*

LDC Section 3.11.3. B. Disturbable Area Map *(This applies to Final Plats. The Master Plan does not propose any platting).*

LDC Section 3.11.9 District Standards.

These standards have been conditioned for within the conditions of approval as they apply to specific Building Permit applications. All camps in the City limits are presently quite developed. Except for the Conference Center, most Camp buildings will be out of the public sight. Building separation (Section D.1) is generally indicated on the Master Plan maps and is generous.

A. Sensitive Terrain. *This project is not being platted.*

B. Disturbable Area. *This project is not being platted.*

C. Site Design and Building Orientation*.

D. Building Separation*

E. Land Use Compatibility*. *This is also addressed as part of the setbacks and residential buffer required on page A-3 of the Master Plan.*

** These items will be addressed at the time of Building Permit Application.*

CONDITIONS OF APPROVAL

Engineering. Dick Mastin

1. This is a conceptual Master Plan proposal. Public Works/Engineering does not believe there is sufficient information submitted to make a complete review of this application for site development. Building and Grading permits may be issued for projects such as athletic field development and irrigation, accessory buildings which only require a site plan permit (no building permit), walls, and other small projects as approved by City Staff.
2. Prior to the issuance of any Permit for the site which increases impacts to infrastructure and the environment (such as, but not limited to traffic, water, drainage, grading), however, Public Works will require a complete set of Civil Improvement Plans including grading, water, sewer, drainage, Storm Water Pollution Protection Plan and all Analysis supporting the design. The Civil Plans and Analysis will determine what facilities are available and if improvements are necessary to provide service.
3. A Traffic Impact Analysis (TIA) will be required to determine the impacts any development will have on Hassayampa Village Lane other than the example minor projects listed above in 1. The TIA will also assess internal circulation and what road improvements are necessary to provide access and emergency response.

Engineering: Drainage and Grading. John Lambert

1. We suggest the applicant obtain a Civil Engineer to prepare a site plan that follows the Land Development Code requirements and the previous comments and requests that were made by city staff.
2. It appears that the New Multi Purpose Building and Conference Center are serviced from separate fire lines which originate from Hassayampa Village Drive. The proposed developments would be better serviced from the 10-inch fire line that should loop through the property from Hassayampa Village Lane to Linden Road as previously discussed in PAC.
3. For fire suppression the Fire Department requires a fire hydrant every 500LF. The Future Fire Line sheet should reflect, at a minimum, this standard for fire suppression of existing and future buildings.

Fire Department. Dave Mecca

1. Not enough information is shown for roadways, fire hydrants, fire line sizes, and flow to do a review.
2. All new buildings will require a minimum of a 20 foot paved roadway that meets City standards, with a turnaround.
3. The amount of fire hydrants needed and the locations cannot be determined until building size and location is known.
4. Minimum flow of any hydrant shall be 1,500 GPM or more to be determined by building size and construction.

Historic Preservation. Nancy Burgess

This Master Plan will require a Class III Archaeological Report prior to any earth-moving, infrastructure or construction. Any archaeological sites which may be identified by the Class III survey will have to be avoided or mitigated prior to any construction.

Planning. Mike Bacon

1. Conference Center.
 - A. The ultimate size of the Conference Center will be determined by impacts as described in Engineering's comments noted above.
 - B. Preservation of large trees and significant rock outcrops are to be addressed in potentially large projects, such as the Conference Center.
 - C. Tree protection measures and specific details are to be submitted with the Building Permit application.
 - D. The Conference Center parking lot shall be shielded from view to the practical degree possible from passing motorists on Hassayampa Lane.
 - E. Parking lot lighting shall be minimized.
 - F. The Conference Center is to be operated directly by the Camp and not a hotel, motel, convention or similar related company.
2. Uses.
 - A. Only those uses indicated on the Master Plan are permitted, in addition to standard accepted camp activities related to sports and recreation.
 - B. All Terrain Vehicle (ATV) trails, vehicle racing tracks, and off-road vehicles are not standard recreation activities for a church camp. If existing or proposed, these need to be indicated on a revised Master Plan.
 - C. A motel, hotel, inn, bed and breakfast or similar temporary lodging use that is open to the general public is not allowed.
 - D. Recreational Vehicle camping is limited to one-month duration per user per year.
3. District Standards.
 - A. Proposed development will be required to adhere to the District Standards outlined in Section 3.11.9 of the Land Development Code at the time of Building Permit application. Depending on the project application, the Master Plan narrative may be required to be amended and approved by Council.
 - B. All development shall be in accordance with the Land Development Code.
 - C. Signage.
 - 1). One monument sign of 24 sq. ft. max. per main entrance.
 - 2). One unlighted monument sign of 12 sq. ft. max. at the Paradise Valley Road entrance.
 - 3). Maximum signage height shall be 8 feet.
 - 4). Lighted monument signs are to be turned off at 11 PM.
 - 5) Signage shall meet all other requirements of Section 6.12 of the LDC.
 - D. Height: Residences - 35 feet, All other uses - 40'
 - E. Property Line Setbacks:
 - 1) All Residences including bunk houses - 20'
 - 2) All Other Uses (including all related Conference Center development): Refer to Table 6.13.3 of the Land Development Code (LDC) Residential Protection Standards.
 - F. Outside Music shall cease at 10 PM on Sunday through Thursday, and at 11 PM on

- Friday and Saturday. The City has a Noise Ordinance to protect adjoining neighbors.
4. The main entrances to the Camp shall be from Hassayampa Lane. Paradise Valley Road will not be a main entrance.
 5. **Prior to scheduling for City Council** the following items shall be completed and submitted to Planning:
 - A. All proposed and existing facilities shall be clearly labeled and identified accompanied by an appropriate legend on Page A-5.
 - B. The Legal Description shall be submitted in a Word Document with a surveyor's stamp.

Utilities. Bruce Canavan

1. The applicant shall indicate the size and location of the existing City water meters serving the property, private water tank, private sewage pump station and water and sewer line sizes (to the best extent possible) on the existing utility location sheet prior to submission to City Council.
2. The applicant shall provide a complete existing total fixture count for all buildings prior to submitting an application for any cabin renovations, additions, new buildings and/or improvements which will create additional water usage or sewage discharge.

Water. Connie Tucker

Commercial businesses do not require a Water Service Agreement unless water usage will exceed 5-Acre Feet per year. Current total water usage from utility billing records, for all meters for this facility, averages 17 ac-ft/year. A Water Service Agreement will need to go before City Council for consideration and signing. The Water Service Agreement would normally be signed in conjunction with the Master Plan.



HEADWATERS

ARCHITECTURE P.C.

3170 Stillwater drive, Ste C
Prescott, AZ 86305
928-776-7180
928-776-7800 fx

July 20, 2009

City of Prescott
Attn; Mike Bacon
Planning Department
201 South Cortez, Prescott, AZ 86301

Re: United Christian Youth Camp
Master plan narrative

Dear Mike,

The following is a descriptive narrative outlining the present and anticipated future uses of United Christian Youth Camp.

Existing facts about the camp:

The camp presently comprises of 86 acres in the city of Prescott.

The Camp operates as a camp for the Christian Churches primarily for the summer and some week ends. Guest groups rent the facilities on the remaining weekends. The guest group occupancy rate is approximately 16% of the camps capacity.

Access to the camp is from Hassayampa Village Lane (main entrance and secondary access) and Paradise Valley Road.

The ownership of the camp consists of a 5013C corporation

Leases are for a varied term.

1 leaseholder lives on the camp fulltime.

7 Leaseholders use their cabins 2 weeks in the summer.

Housing is provided for fulltime salaried staff. Currently, the following is the camp's fulltime salaried staff:

Facilities(2)	-onsite
Guest Services	-onsite
Adventure	-on site
Food Service(2)	-on site
Assoc. Director	-on site
Program(4)	-on site
Guest Services	-off site
Graphics	-on site
Exec Director	-on site
Hospitality(2)	-off site
Info/Tech	-on site
Food service	-off site
Assoc Dir	-on site

Current water usage for staff is for the above employees and camper's usage depends on the number of campers we have on campus each week (approx 300 –650 people)

Size of cabins - We refer to the City of Prescott and the normal permit process. Whatever the city code allows is the size Allowed. Average size of cabins is 900 sf. Seasonal use occupancy is 1-2 people average per cabin. (8 total)

Present size:

Area in the city of Prescott 86 acres

Present uses:

Buildings:

Cabins (lease holders) Present occupied 8 total

Camp buildings: (see sheet A-2)= Approx 52 buildings total

Active outside uses:

Team building ropes course, Swimming, basketball court, volleyball, outdoor grass play field, camping, paintball, skateboarding, archery and Recreation al Vehicle camping.

Passive outside uses:

Picnicking, BBQ cooking, hiking, outdoor singing, outdoor musical bands and orchestras and meetings at the amphitheatre or buildings.

Present utility use:

Camp has electrical (APS), natural gas (Unisource), Telephone (Qwest), Water (city of Prescott) and sewer (city of Prescott).

Existing water tank and fire loop with hydrants is at the Log Cabin Village on the western side of camp.

Present parking uses:

All parking is primarily on gravel and summarized as follows:
Cabins and buildings approx 2 @ ea (166 spaces), RV 1 plus RV space (8 spaces), 4 parking lots (80 spaces), = total 254 spaces
Future parking will be gravel.

Future Plans for the camp:

Future uses:

RV camping (approx 12 RV spaces with sewer and water), Team building ropes courses, outdoor play fields and additional team building elements.

Future buildings:

New additional guest cabins 6, new indoor basketball /multipurpose building (with locker rooms, meeting rooms and food service), new guard station, new staff housing, new maintenance building, new dormitory and support buildings, new tent camping and restrooms and quest speaker housing.

Future utility use:

Add fire line from Hassayampa subdivision (west of camp) to new multi purpose building and eventually connect to Linden Lane (east side of camp).
With this fire line fire hydrants will be added.

Future parking:

Parking will be added if necessary to provide parking for additional uses. The primary road to access the new buildings will be improved per fire department for fire lanes. 191 spaces are planned to be added at the new multi purpose building and new dormitory /support buildings.

This summarizes the present and future plans along with the attached site plans for United Christian Youth Camp.

Respectfully Submitted

Todd Marolf



Attachments: ✓

Shts A-1, A-2, A-3, A-5, A-6, A-7

HEADWATERS

ARCHITECTURE P.C.

3170 Stillwater drive, Ste C
Prescott, AZ 86305
928-776-7180
928-776-7800 fx

November 10, 2008

City of Prescott
Attn: Mike Bacon
Planning Department
201 South Cortez, Prescott, AZ 86301

Re: United Christian Youth Camp
Master plan narrative clarifications

Dear Mike,

The following is a response narrative to clarify answers to your questions during the PAC meeting

Engineering:

1. Main line extensions for water and /or sewer mains we will provide city improvements plans.

Field Operations:

1. We will provide an acceptable dumpster location for city approved turn around for refuse trucks.
2. The route will avoid low hanging wires.
3. City standard detail will be used for enclosure.

Fire Department:

1. We will provide a 20' wide all weather fire lane within 150 feet of all portions of the new structures.
2. We will provide approved turn arounds within 150 feet of all new buildings
3. We will provide an approved water fireline, hydrants and system for all new structures.

Planning and Zoning:

1. Typical r.v. duration stay is 1 week. A few will stay longer for volunteer work at camp.
2. Present parking on site is approximately max 6% grade. Proposed future parking will be graded to allow typically less than 6% grade.
3. The camp presently operates as destination for weekly or weekend camps. The majority arrivals are either in busses or vans. New buidings will enhance existing camper experience and not influence the existing traffic.
4. The majority arrivals are either in busses or vans.
5. The camp desires to keep existing zoning but tie it into the master plan.

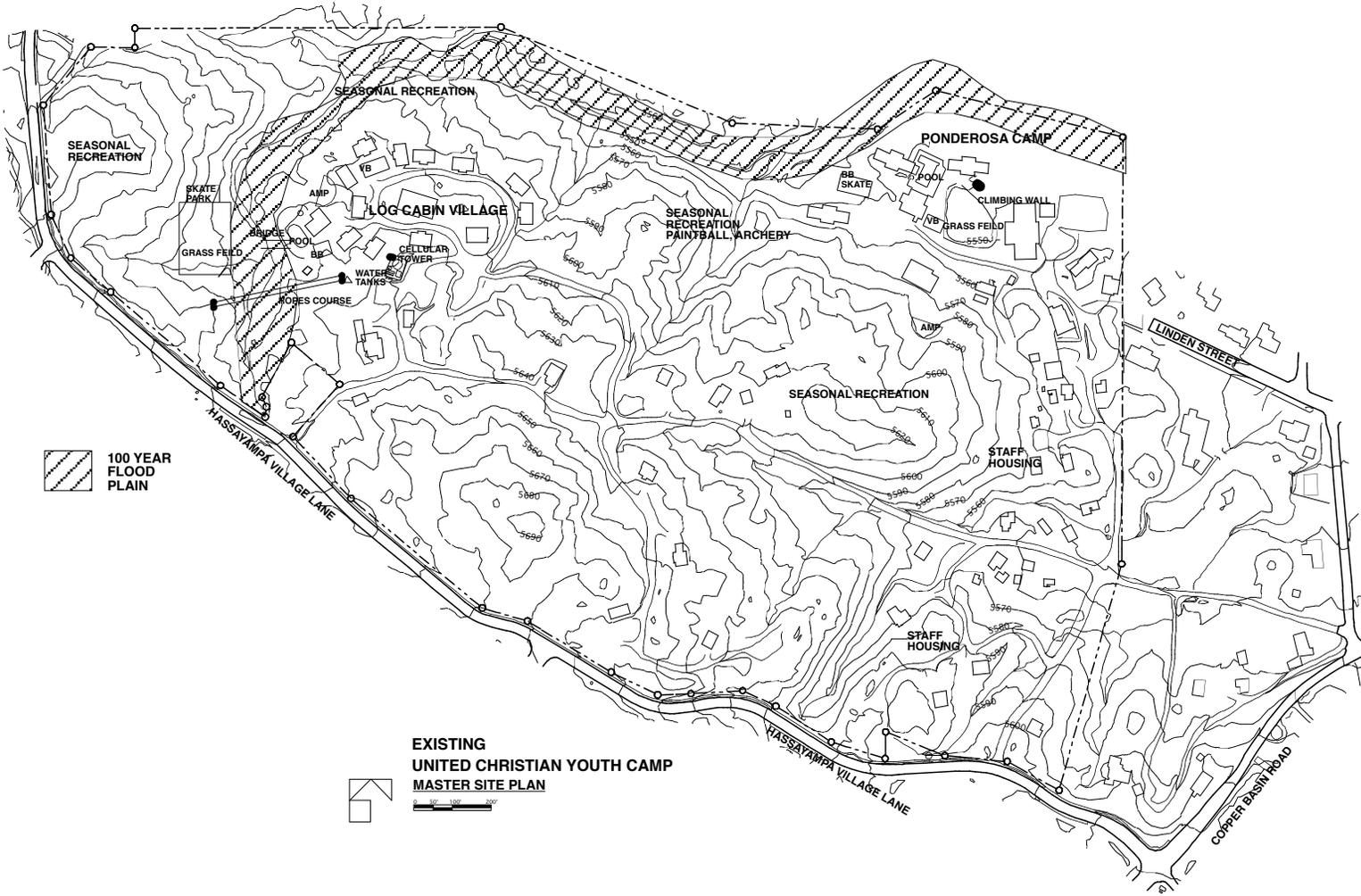
Utilities Department:

1. We understand the new fireline will need to be designed to your fire flow requirements. Size of the line will be verified during the design phase.
2. We understand any new sewer will require a backwater valve. We will clarify the sewer routes through the camp.
3. We will provide fireline design to Public works prior to construction. We understand this is a separate submittal from the master plan.
4. We will provide fire protection plans prior to construction. We understand this is a separate submittal from the master plan.
5. We understand all existing easements need to be recorded and shown on site plan.
6. We understand all water and sewer main extensions will need to have a dedicated easement.
7. We will provide necessary interceptors from discharges exceeding wastewater quality limits.
8. We will coordinate underground lines to not have large trees, boulders or structures over them.

Respectfully Submitted



Todd Marolf



 100 YEAR FLOOD PLAIN

EXISTING UNITED CHRISTIAN YOUTH CAMP MASTER SITE PLAN



ARIZONA

new master plan for
UCYC
 1400 paradise valley road
 PRESCOTT

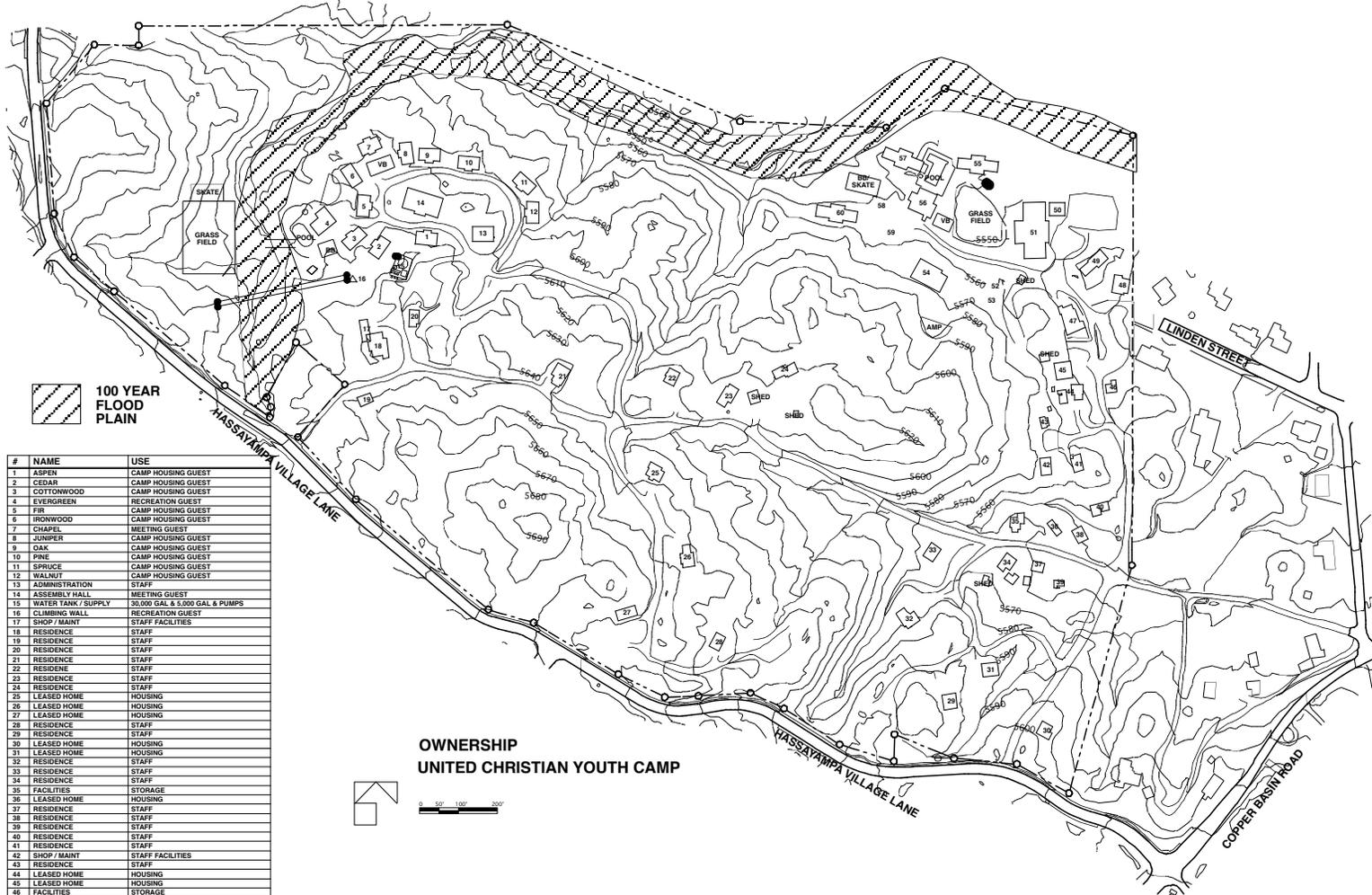


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DATE: 7/20/09
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 REVISIONS:

A-1



#	NAME	USE
1	ASPER	CAMP HOUSING GUEST
2	CEDAR	CAMP HOUSING GUEST
3	COTTONWOOD	CAMP HOUSING GUEST
4	EVERGREEN	RECREATION GUEST
5	FIR	CAMP HOUSING GUEST
6	IRONWOOD	CAMP HOUSING GUEST
7	CHAPEL	MEETING GUEST
8	GUNPER	CAMP HOUSING GUEST
9	OAK	CAMP HOUSING GUEST
10	PINE	CAMP HOUSING GUEST
11	SPRUCE	CAMP HOUSING GUEST
12	WALNUT	CAMP HOUSING GUEST
13	ADMINISTRATION	STAFF
14	ASSEMBLY HALL	MEETING GUEST
15	WATER TANK / SUPPLY	30,000 GAL & 5,000 GAL & PUMPS
16	CLIMBING WALL	RECREATION GUEST
17	SHOP / MAINT	STAFF FACILITIES
18	RESIDENCE	STAFF
19	RESIDENCE	STAFF
20	RESIDENCE	STAFF
21	RESIDENCE	STAFF
22	RESIDENCE	STAFF
23	RESIDENCE	STAFF
24	RESIDENCE	STAFF
25	LEASED HOME	HOUSING
26	LEASED HOME	HOUSING
27	LEASED HOME	HOUSING
28	RESIDENCE	STAFF
29	RESIDENCE	STAFF
30	LEASED HOME	HOUSING
31	LEASED HOME	HOUSING
32	RESIDENCE	STAFF
33	RESIDENCE	STAFF
34	RESIDENCE	STAFF
35	FACILITIES	STORAGE
36	LEASED HOME	HOUSING
37	RESIDENCE	STAFF
38	RESIDENCE	STAFF
39	RESIDENCE	STAFF
40	RESIDENCE	STAFF
41	RESIDENCE	STAFF
42	SHOP / MAINT	STAFF FACILITIES
43	RESIDENCE	STAFF
44	LEASED HOME	HOUSING
45	LEASED HOME	HOUSING
46	FACILITIES	STORAGE
47	RESIDENCE	STAFF
48	RESIDENCE	STAFF
49	FACILITIES	STORAGE
50	KITCHEN STORAGE	STORAGE
51	DINING HALL	DINING GUEST
52	ROADRUNNER	CAMP HOUSING GUEST
53	BATHROOMS	CAMP HOUSING GUEST
54	CHAPEL	MEETING GUEST
55	EAGLE	CAMP HOUSING GUEST
56	COYOTE CAVE	MEETING GUEST
57	HAWK	CAMP HOUSING GUEST
58	JAVELINA	CAMP HOUSING GUEST
59	DREX DEN	CAMP HOUSING GUEST
60	FALCON	CAMP HOUSING GUEST

OWNERSHIP
UNITED CHRISTIAN YOUTH CAMP



ARIZONA

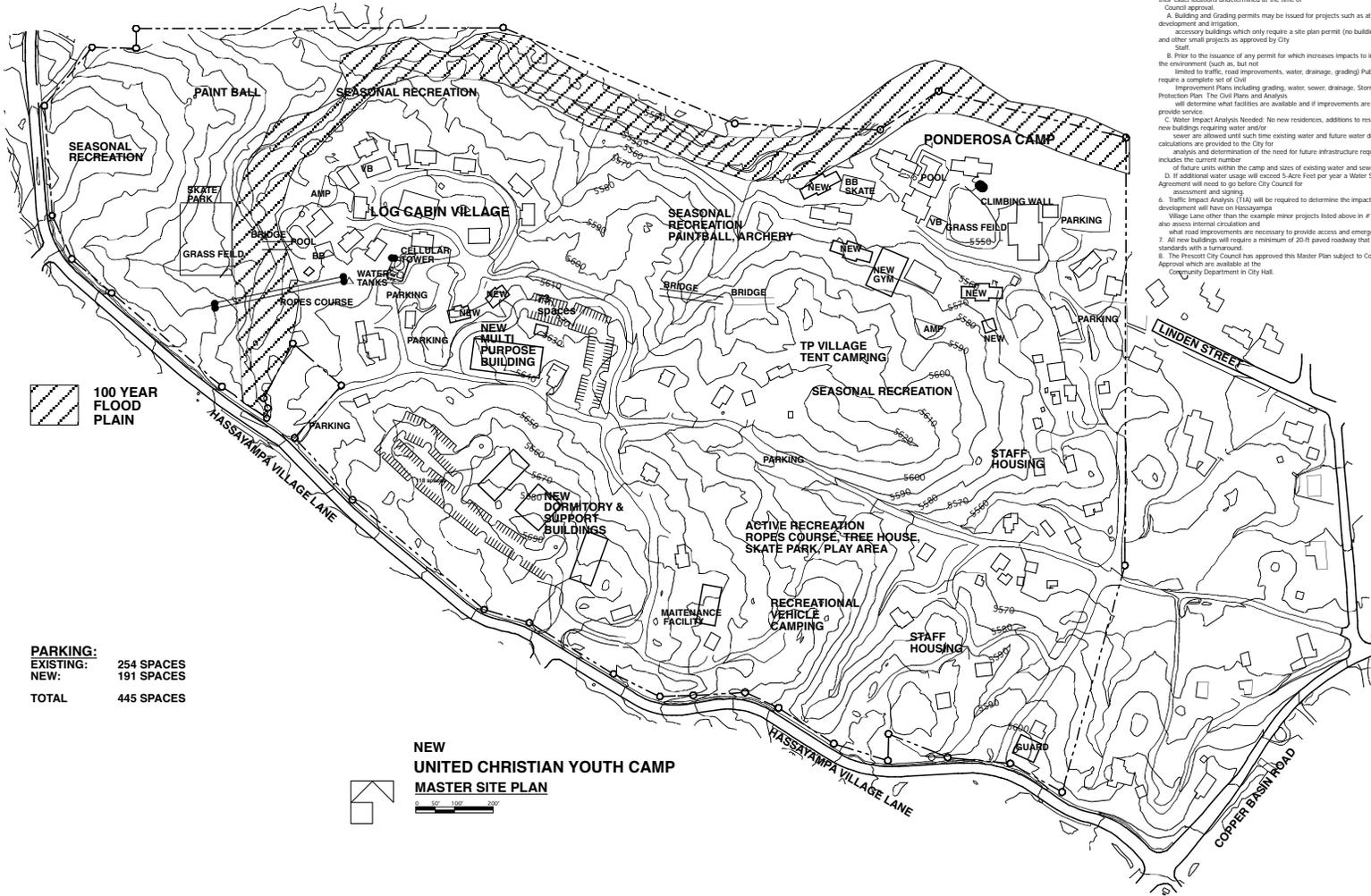
new master plan for
UCYC
1400 paradise valley road
PRESCOTT



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JOB NUMBER:
REVISIONS:



A-2



PARKING:
EXISTING: 254 SPACES
NEW: 191 SPACES
TOTAL: 445 SPACES

**NEW
 UNITED CHRISTIAN YOUTH CAMP
 MASTER SITE PLAN**

1. Height: Residences - 35 feet. All other uses - 40'
2. Property Line Setbacks:
 *All Residences including bank houses - 20'
 *All Other Uses (including all related Conference Center development): Refer to Table 6.3.3 of the Land Development Code (LDC) Residential Protection Standards.
3. Parking calculations for future development to be determined by an Off-Street Parking Study (Table 6.2.3 of the LDC).
4. Landscaping to be in accordance with the Land Development Code.
5. Building Permits: This is a concept Master Plan with the size of proposed facilities and their exact locations undetermined at the time of Council approval.
 A. Building and Grading permits may be issued for projects such as athletic field development and irrigation.
 accessory buildings which only require a site plan permit (no building permit), walks and other small projects as approved by City Staff.
 B. Prior to the issuance of any permit for which increases impacts to infrastructure and the environment (such as, but not limited to traffic, road improvements, water, drainage, grading) Public Works will require a complete set of Civil Improvement Plans including grading, water sewer, drainage, Storm Water Pollution Protection Plan (The Civil Plans and Analysis will determine what facilities are available and if improvements are necessary to provide service.
 C. Water Impact Analysis Needed: No new residences, additions to residences, and/or new buildings requiring water and/or sewer are allowed until such time existing water and future water demand calculations are provided to the City for analysis and determination of the need for future infrastructure requirements. This includes the current number of future units within the camp and sizes of existing water and sewer lines.
 D. If additional water usage will exceed 5-Acre Feet per year a Water Service Agreement will need to go before City Council for assessment and signing.
6. Traffic Impact Analysis (TIA) will be required to determine the impacts any development will have on Hassayampa Village Lane other than the example minor projects listed above in #1.A. The TIA will also assess internal circulation and what road improvements are necessary to provide access and emergency response.
 7. All new buildings will require a minimum of 20-ft paved roadway that meets City standards with a turnaround.
 8. The Prescott City Council has approved this Master Plan subject to Conditions of Approval which are available at the Community Department in City Hall.



ARIZONA

new master plan for
 UCYC
 1400 paradise valley road
 PRESCOTT



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A-3

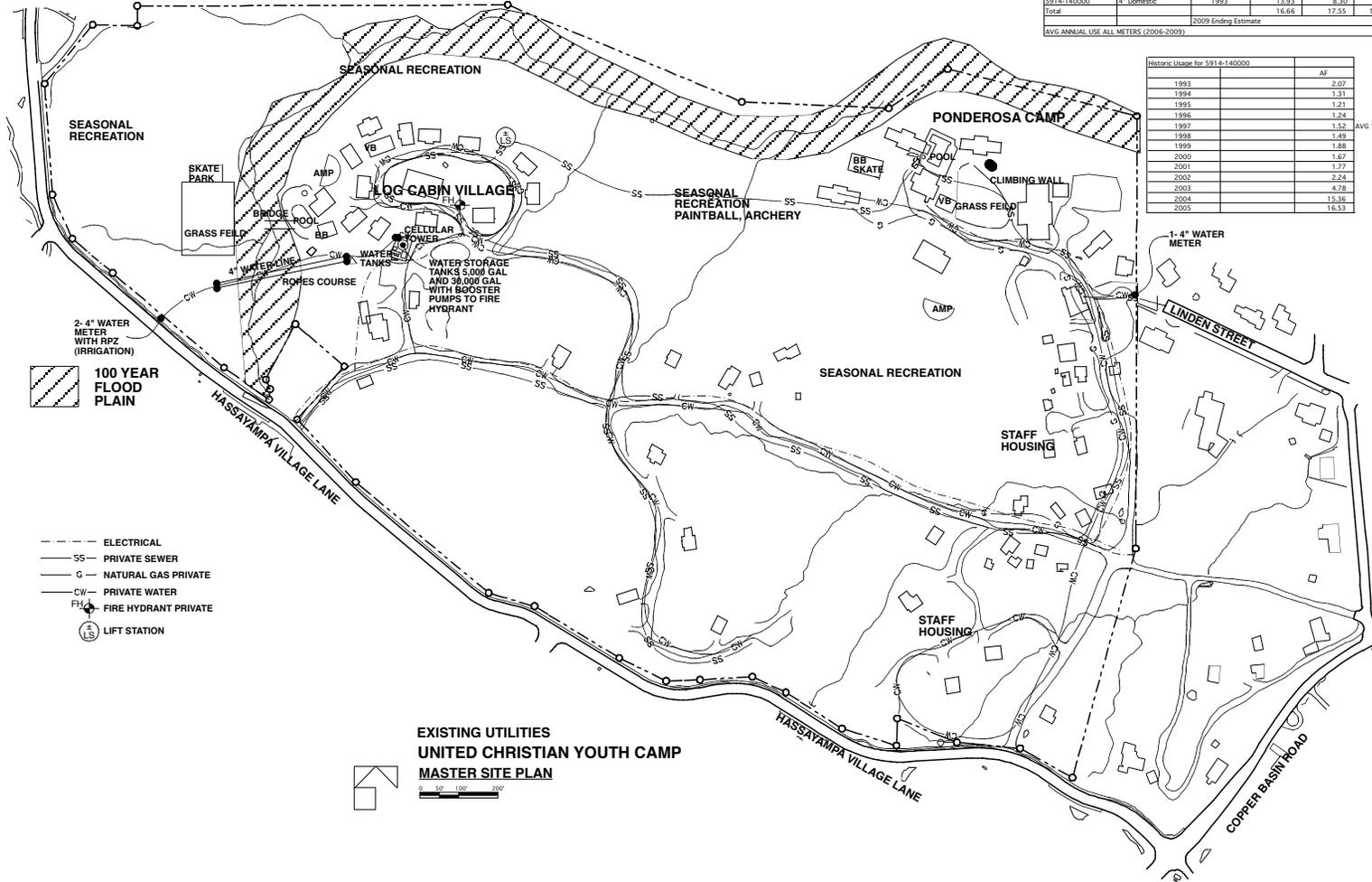
UNITED CHRISTIAN YOUTH CAMP WATER USAGE

Current Usage (2006-2009)				USAGE (AF)			
	Meter Size & Type	Installed	2006	2007	2008	2009	AVG (2006-2008)
12450-140000	4" Irrigation	2004	2.73	2.13	0.89	0.32	1.52
12450-140085	4" Irrigation	2004	-	7.12	7.35	4.95	4.82
5914-140000	4" Domestic	1993	13.93	8.30	8.92	4.73	10.27
Total			16.66	17.55	16.83	10.02	
2009 Ending Estimate							17.18
AVG ANNUAL USE ALL METERS (2006-2009)							17.06

Historic Usage for 5914-140000

Year	AF
1993	2.07
1994	1.31
1995	1.21
1996	1.24
1997	1.52
1998	1.49
1999	1.88
2000	1.87
2001	1.77
2002	2.24
2003	4.78
2004	15.36
2005	16.53

AVG 1993-1997 (6W) 1.47



**EXISTING UTILITIES
UNITED CHRISTIAN YOUTH CAMP
MASTER SITE PLAN**



- ELECTRICAL
- SS --- PRIVATE SEWER
- G --- NATURAL GAS PRIVATE
- CW --- PRIVATE WATER
- FH --- FIRE HYDRANT PRIVATE
- ⊕ LIFT STATION

ARIZONA

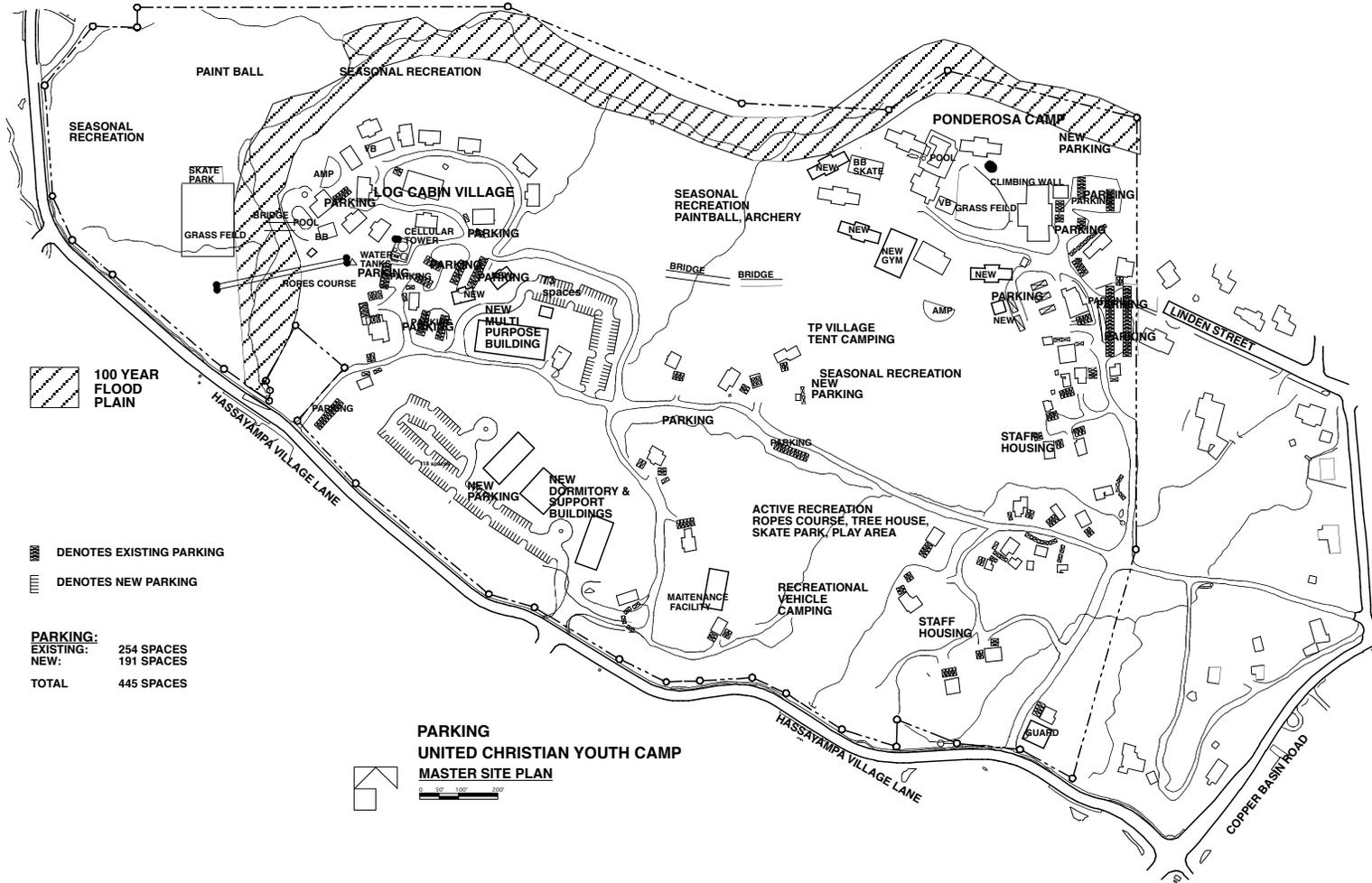
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DATE: 7/20/09
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REVISIONS:

A-4



100 YEAR FLOOD PLAIN

DENOTES EXISTING PARKING
 DENOTES NEW PARKING

PARKING:
 EXISTING: 254 SPACES
 NEW: 191 SPACES
 TOTAL 445 SPACES

**PARKING
 UNITED CHRISTIAN YOUTH CAMP
 MASTER SITE PLAN**



ARIZONA

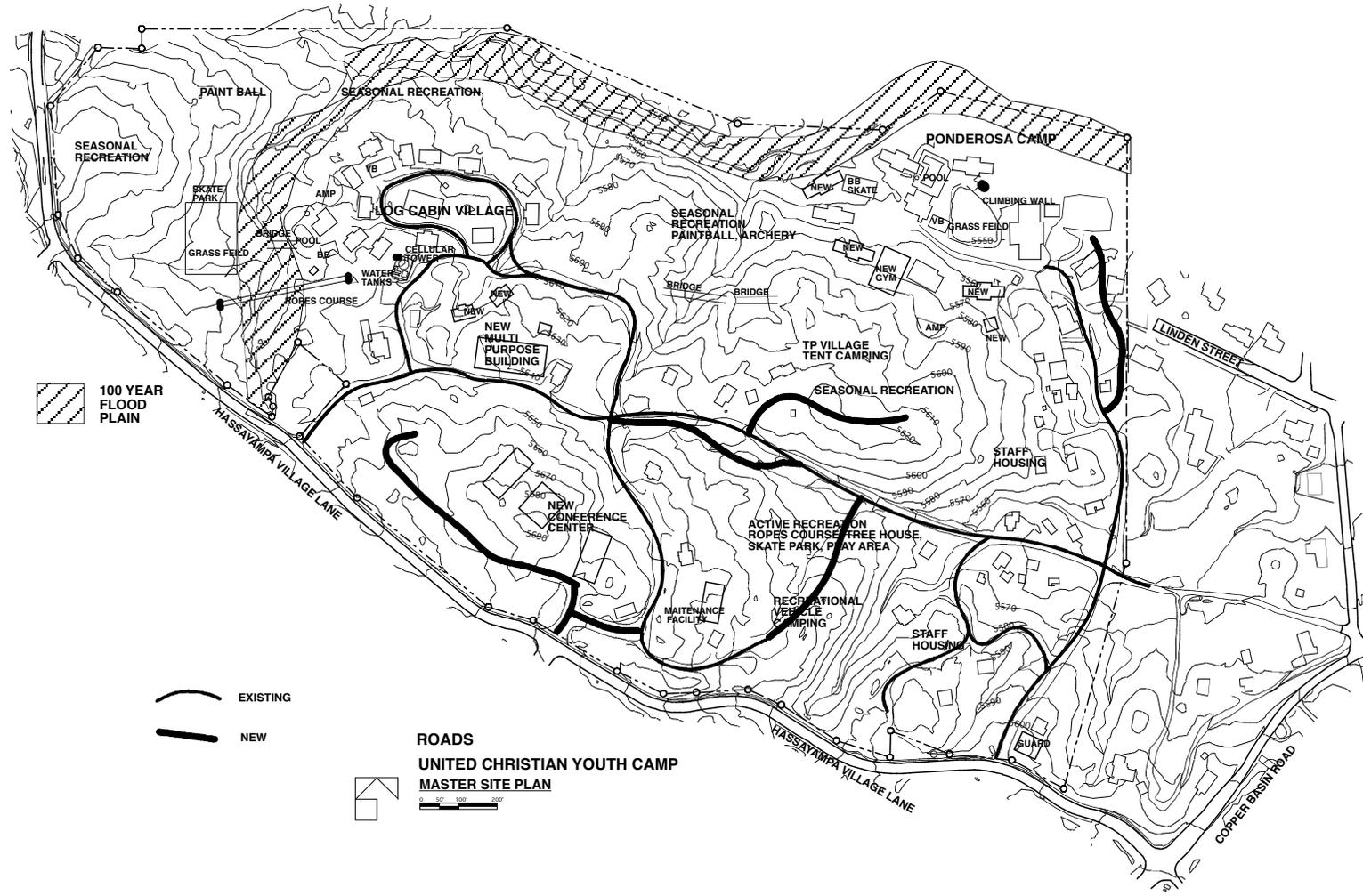
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A-5



100 YEAR FLOOD PLAIN

EXISTING
NEW

ROADS
UNITED CHRISTIAN YOUTH CAMP
MASTER SITE PLAN



ARIZONA

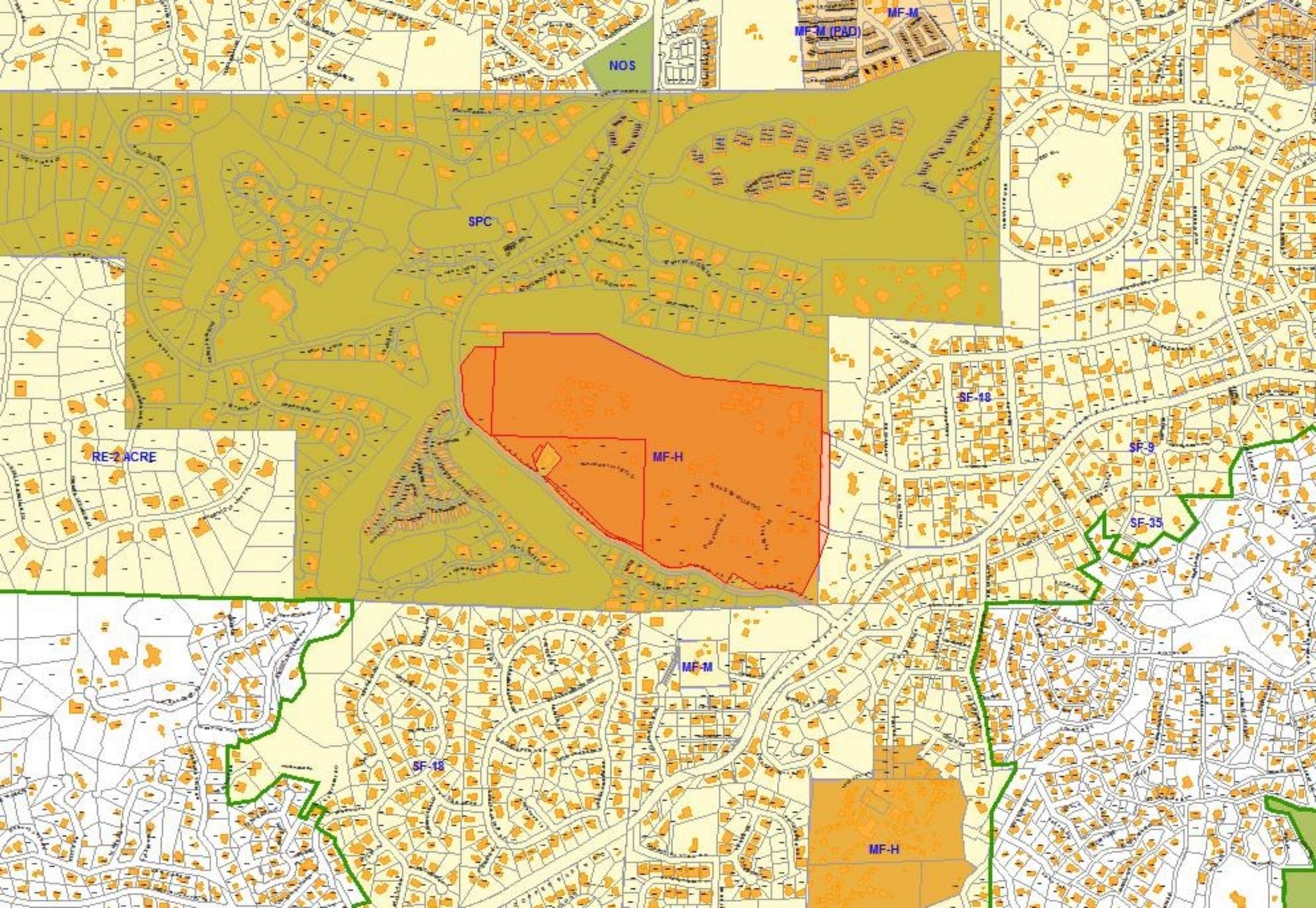
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A-6



NOS

MF-M (PAD)

MF-M

SPC

RE-2 ACRE

MF-H

SF-18

SF-9

SF-35

MF-M

SF-18

MF-H

STAFF REPORT ADDENDUM

AREA MEETING. An area meeting was held July 23 in Council Chambers with 20 area residents and Councilmen Bob Luzius and Bob Bell in attendance. The Camp Manager explained that the Camp brings about 4,000 children in 10 weeks in the summer to the Camp. The camp is also open during the remainder of the year and is open to all for reservations. About 90-95% of Camp activities are church related.

Discussion items (with Staff and Camp Manager's responses in *italics*) included:

- Cabin leases. *6 privately owned cabins hold private leases which expire in about 10 years. Camp construction or sale has the option of retiring these leases ahead of time.*
- Land use compatibility with the adjoining Hassayampa residences. *Zoning and General Plan allow Church camps. The Camp Manager explained that thought has been given of moving the camp to a more rural location in Northeast Arizona; however, a \$10-20 million investment would be needed to replicate the current Camp facilities at a new location. A recent property assessment revealed the 86-acre camp property is worth about \$6 million. The reduced value is due to the number and size of existing buildings which would have to be removed because they would have little use except by another Camp.*
- Night lighting. *Pre-existing mercury vapor lighting (on camp buildings) is grandfathered in.*
- Noise from camp attendees, off-road vehicles, and music at night. *Most all noise items were determined to be complaints from last year and have already been successfully addressed by the camp. As a result of a prior complaint, the camp voluntarily made a \$15,000 sound proofing improvement in an activity building to mitigate indoor music/sound transmission to the outdoors. The Camp Manager also indicated that no sound amplification is used outdoors for any camp activity.*
- Traffic. *Most summer attendees arrive by bus generally on Sunday and depart on Friday. Otherwise there is little other vehicle traffic during the week.*
- Ultimate camp capacity. *About 650 presently and 950 with the addition of the new Dormitory and Support Buildings and other sleeping facilities at the Ponderosa Camp and Log Cabin Village locations.*
- Vision / Master Plan. *No construction is proposed at the present time except for the multi-purpose building which is being donated to the Camp. The donation is the reason the Master Plan is being prepared. Otherwise, it could take many years to reach the vision that the Master Plan proposes.*

LDC Text Amendment

MEMORANDUM

Date _____

AGENDA ITEM # 6

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION PLANNING & ZONING COMMISSION

TO: Planning & Zoning Commissioners

FROM: Tom Guice, Community Development Director *TG*
George Worley, Assistant Director *GW*
Wendell Hardin, Community Planner

DATE: July 30, 2009

TOPIC: Text modification for Section 9.5.10 / Exceptions to PAD Development Standards

INTRODUCTION: The purpose of the amendment is to allow the City of Prescott to have flexibility to allow for exceptions when projects exhibiting high quality designs and innovative techniques on leading edge development and building design are presented. The modification to this section will allow for projects that normally would not be allowed within the City of Prescott due to current code, yet retain the decision making tool for seeking exceptions as it is today, that of the City Council.

SUGGESTED ACTION:

9.5.10 Exceptions to PAD Development Standards

Exceptions to otherwise required minimum PAD standards, ~~including and~~ all requirements within Article 6 / General Development Standards ~~but not limited to open space, lot coverage, setbacks, parking and maneuvering,~~ may be approved by the City Council. Examples of projects that might be eligible for such exceptions include but are not limited to small in-fill projects; existing apartments converting to condominiums and projects exhibiting high quality designs and innovative techniques on the leading edge of development and building design (i.e. LEED, Energy-Star and Form-based Codes) ~~and buffering~~ that adequately meet the PAD objectives. Such exceptions shall not be approved where the exception adversely affects the surrounding neighborhood.

STAFF RECOMMENDATION:

1. Move to approve the amendment of Land Development Code, Article 9, Section 9.5.10/Exceptions, accepting the proposed modification.

Rezoning
102 W. Merritt St. Office/Retail Suites
RZ09-002

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Update Memo

Planning Commission Date: July 30, 2009 (Public Hearing)

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director
George Worley, Assistant Community Development Director *GW*
Ryan Smith, Community Planner *RS*

DATE: July 23, 2009

REQUEST: RZ09-002 **ZONING:** Multi-Family Medium Density (MF-M) - Existing
Neighborhood Oriented Business (NOB) - Proposed

Parcel Number: 113-02-025B, 026A, 028A, 030A, 032A, 034A and 035B

Agent: Tom Terry, Architect
Distinctive Homes
PO Box 3988
Prescott, AZ 86302

Owner: Bill Resnick
Resnick Family Ltd. Partnership
1360 Winfield Circle
Prescott, AZ 86301

PROJECT PROPOSAL:

Located at the southwest corner of Whipple and Merritt Avenue, the applicant is proposing to build a single story 14,000 square foot office/retail center on a seven properties totaling .96 acres with 50 associated automotive parking spaces. Residential protection standards will apply to this project.

At a future date, the applicant must go through the City of Prescott commercial subdivision plat and site plan review process which will specifically address infrastructure, parking, lighting, landscaping and other issues before Building Permits may be issued.

ALTERNATE DEVELOPMENT UNDER CURRENT ZONING:

Under the current zoning, development of multi-family uses is possible. The alley would be the primary access point with identical required improvements. The combined project area of .96 acres would allow for 27 apartments up to 35 feet in height. Residential protection standards would not be required for adjoining residential uses since zoning is the same for neighboring properties.

SURROUNDING ZONING AND LAND USE:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Industrial Transitional, IT	Dentist Office
South	Industrial Transitional, IT	Merritt St. & Airport Shuttle
East	Multi-family High Density, MF-H	Whipple St. & Medical Offices
West	Multi-family Medium Density, MF-M(MH) (allows for Manufactured Homes)	Single & Multi-family Residences

TRAFFIC AND ROADS:

Primary access is proposed from the alley connecting to Merritt St. A secondary entrance will serve Whipple restricted to right-in/right-out movement. Sufficient right-of-way exists at the alley entrance of 25 feet.

PREVIOUS COMMISSION DISCUSSION:

This item was heard on June 25, 2009 at the Commission's regularly scheduled meeting. During the discussion, the Commission indicated a preference to visit the site which took place on July 20. The Commission also requested additional detail on the site plan, possibly addressing impacts to the surrounding properties regarding alley improvements.

The applicant agreed to stake the project boundary adjacent to the alley right-of-way to assist the Commission in the assessment of resident impacts regarding the City's ROW. Development of the property, whether single family, multi-family or commercial will impact the alley. Accessory structures built within the City ROW may need to be relocated by the owner. Also, utilities such as water and gas meters within the ROW may need to be relocated by the developer.

CONSISTENCY WITH LONG RANGE PLANS:

The proposed project is consistent with the 2003 General Plan and the Dexter Neighborhood Plan which recommends that that access be from Merritt Street or the alley. The project is also located in a Commercial Corridor Overlay district.

ADDITIONAL PUBLIC COMMENTS:

Other than the two letters of opposition and petition received during the previous P&Z Commission hearing, no other comments have been received as of this writing.

SUGGESTED ACTION:

Staff suggests a positive recommendation for approval of RZ09-002 for the development of an Office/Retail Center located at the southwest corner of Whipple and Merritt Avenue, with the following condition:

1. The development shall be in general conformance with the site plan revised on 7-8-09.

Attachments:

- Minutes from site visit.

Site Visit 102 W. Merritt Street

PLANNING & ZONING COMMISSION

Monday, July 20, 2009 -- 9:00 AM

Commissioners, Wiant, Michelman, and Gardner attended a site visit to 102 W. Merritt Street along with Assistant Community Development Director, George Worley, Richard Mastin, Development Services Director, and Kelly Sammeli, Recording Secretary, on Monday, July 20, 2009 at 8:30 AM.

Arriving at the site, there were several neighbors who joined the Commissioners. The group went to the location of the alley and reviewed the property stakes that had been posted by the developer, Mr. Resnick. Mr. Resnick also provided a site plan of the proposed project for everyone to reference as they reviewed the site.

Mr. Resnick indicated that the City alley had been surveyed and marked from the proposed project site to Merritt Street. Mr. Worley provided a tape measure and along with Mr. Mastin pulled that tape across the alley. Mr. Resnick noted that most of the improvements to the alley would take place along the east side. As everybody reviewing the survey pins that were noted on both sides of the alley, Commissioners queried: the location of several large trees that may need to be removed, the location of several power poles that will need to be relocated, the gas meter locations and a storage shed located at the entrance of the alley off of Merritt Street, that is encroaching into the right of way. Mr. Resnick noted that there will be only one gas line that will need to be relocated on the west side and none will have to be relocated on the east side. Mr. Resnick noted that he would be willing to help with the relocation of the shed and the gas line when they do the improvements to the alley. Mr. Resnick indicated that the alley would be improved to a full 24 feet and that there will be a six foot fence placed around the site to help buffer the adjacent residential areas. Mr. Resnick noted speed humps will be placed in the alley and that they would do what they could to help address the concerns of the neighbors. Mr. Resnick indicated that they site plan reflected the items as well as the removal of the trees and the relocation of the power poles.

At this time the group went to look at proposed site of the right in, right out entrance off of Whipple Street. The group viewed the flow of traffic, the height of the wall along the adjoining property and the large trees that are located along the front portion of the property. Mr. Michelman and Mr. Wiant both indicated that they did not like the location of the entrance, as it was along a curve and the fast flow of traffic could possibly cause many accidents as traffic entered or exited into the purposed site. Mr. Gardner noted that it would also provide a perfect cut through for traffic for the residential area that currently enters off the alley way. Mr. Resnick, the developer indicated that they were not married to the entrance off of Whipple and could possible do away with it. All three of the Commissioners present indicated that they would like to see the alley developed to it's full potential and the entrance be utilized from Merritt

and the alley, and the right in, right out entrance off of Whipple go away. One neighbor, Mr. Unger voiced that he did not like the project at all and that he would voice his concerns further at the next Planning and Zoning Commission meeting on July 30, 2009.

The site visit concluded at approximately ended at 9:15 AM.



Kelly Samtheli, Admin. Specialist,
City of Prescott

SUP 09-002
Special Use Permit
Expansion of Auto Max, 221 Willis Street
Downtown Business District (DTB)

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING and ZONING COMMISSION
STAFF REPORT
7/30/09 Public Hearing

TO Planning Commission Members

FROM Tom Guice, Community Development Director
George Worley, Assistant Community Development Director *GW*
Steve Gaber, Community Planner *SG*

DATE 7/24/09

SUBJECT Special Use Permit to Allow For the Expansion of the Existing Auto Max Garage, 221 Willis Street

APN 113-15-074

PROPERTY OWNER

Marie T. Smith
9866 W. Comstock Ct.
Sun City, AZ
623-412-8456

APPLICANT

Todd Marolf (for Auto Max)
Headwaters Architecture
1956 Commerce Center Cir.
Prescott, AZ 86301
776-7180

Request

This is a request for a Special Use Permit (SUP) to expand the existing Auto Max, auto repair business, located at 221 Willis Street. The existing shop includes 5 repair bays. The proposed expansion includes a building addition to create a new bay and the conversion of an existing bay into a storage space for tool and parts. Thus the business will continue to operate with 5 repair bays. This property is located in the Downtown Business District (DTB). Auto repair businesses require a SUP in the DTB. The existing auto repair business predated the DTB and is a legal nonconforming use per the Land Development Code, (LDC Section 10.1). However the expansion requires a SUP (LDC Section 10.2.3 and Use Table 2.3).

Parking Requirements

The existing parking lot is gravel and accommodates 20+/- vehicles. Paving and striping of the lot is required as part of this expansion. Parking requirements for auto repair businesses occur at 4 spaces per repair bay, including the bay. The 5 usable bays require a total of 20 spaces. The site plan shows 15 regular spaces plus the 5 bays, a total of 20 full sized spaces. Typically parking for an auto repair business is required to be setback at

least 10' from all right-of-ways and 5' from all other property lines (LDC 2.4.9). Given that this property has been operated as an auto repair business for 47 years, a wavier to the parking lot setback requirements is requested.

Landscape Requirements

LDC Section 6.5.6. includes provisions for landscaping along parking lot perimeters. The typical requirement is for landscape strips 10 feet wide along the street and 5 feet wide along other property lines. In this situation the requirement cannot be met and a wavier is requested. The LDC does provide some flexibility in this regard. In this application it is suggested that the area of right-of-way outside of the sidewalk that currently contains decomposed granite and rocks in one area and pavers in another area be landscaped with juniper or other evergreen shrubs. This would be consistent with the landscaping occurring in front of Classic Paint the neighboring business to the west. Trees are not suggested as they would compound vision clearance issues with the driveway.

Historic Preservation

This concrete block building was built in 1962 as a garage and was originally occupied as "George's Mechanical Services". It has been in continuous use as a garage. It is listed on the Arizona Register of Historic Places. The addition as proposed will result in the de-listing of the property.

Floodplain

This site is located within the FEMA designated Granite Creek Floodplain. The existing structure was constructed prior to adoption of floodplain regulations. The addition is required to be built in conformance with floodplain regulations. This will occur by providing vents in the walls of the addition to allow the flow of flood water through the building. The vents must be within 1 foot of the finished grade on three exterior walls. Each square foot of floor area requires 1 square inch of vent opening.

Special Use Criteria

LDC Section 9.9.5 provides Special Use Review Criteria. The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The Council shall consider the following criteria in its review.

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property, *Acknowledging the floodplain issues as described above, there are no known environmental detriments.*

B. Compatible with Surrounding Area

The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to scale, height, landscaping and screening, lot coverage and density. *Acknowledging the parking and landscape limitations as described above, the existing business and the expansion are viewed as compatible with the area.*

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

It is a given that an auto repair business will generate noise, fumes along with smoke and dust. However, the existing business and the proposed expansion do not appear to negatively impact the area.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts upon existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

There are no known impacts to infrastructure.

E. Consistent with the General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.

Acknowledging the parking and landscape limitations as described above, the existing business and the expansion are viewed as consistent with the LDC and the General Plan.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district. *This is an expansion of an existing business on an existing site. No additional land is available.*

G. Site Plan

The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.

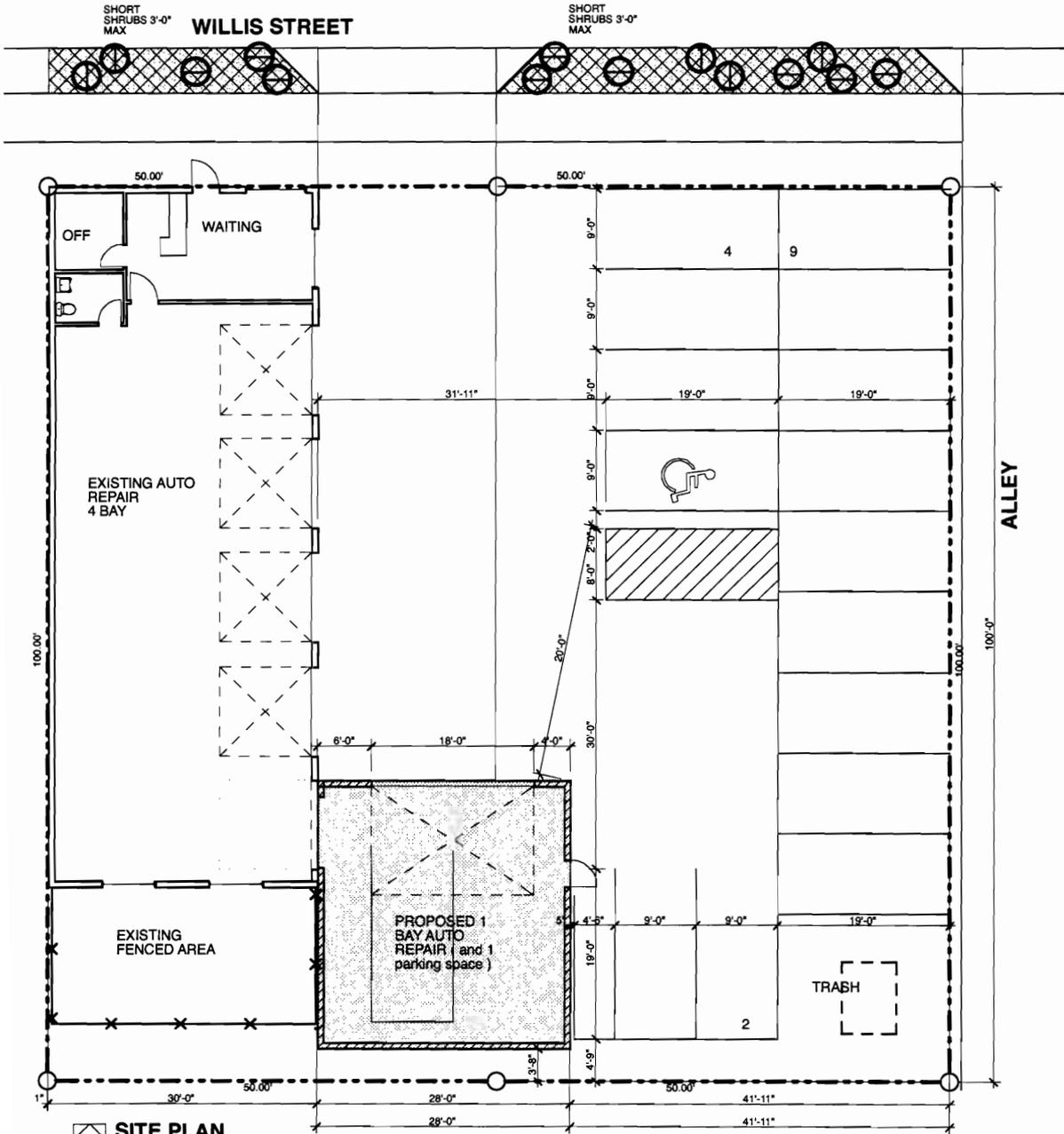
The site plan has been modified in relation to comments provided at a pre-application conference, 4/10/09.

STAFF RECOMMENDATION

Staff is recommending approval of this Special Use Permit

SUGGESTED MOTION

Move to approve SUP 09-002, allowing an expansion of the Auto Max, auto repair business, located at 221 W. Willis Street.



PROJECT DATA:

OWNER:
AUTO MAX

SCOPE OF WORK:
ADDING 1 BAY TO EXISTING 4 BAY
AUTO REPAIR SHOP

BUILDING AREA:
EXISTING 2,350 SF
PROPOSED 900 SF

ALLOWABLE AREA:
TABLE 503 8,500 SF

SITE AREA:
10,000 SF OR .23 ACRES

LOT COVERAGE:
32.50 %

OCCUPANCY:
F-1

OCCUPANT LOAD:
100 SF / OCCUPANT = 25
OCCUPANTS

CONSTRUCTION TYPE:
VB

ZONING:
DOWNTOWN BUSINESS

PARKING:
REQUIRED 4 / BAY = 20 TOTAL
1 ACCESSIBLE

PROVIDED:
20 SPACES
(15 ON PARKING LOT AND 5 IN
SIDE BAYS.

SITE PLAN
SCALE 1" = 10'-0"