

# PLANNING & ZONING COMMISSION AGENDA

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**PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, JANUARY 28, 2010  
9:00 AM**

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

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The following Agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING/PUBLIC HEARING** to be held on **JANUARY 28, 2010**, in **COUNCIL CHAMBERS, in CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

**I. CALL TO ORDER**

**II. ATTENDANCE**

**Members**

George Wiant, Chairman

Tom Menser, Vice Chairman

Joe Gardner

Don Michelman

Seymour Petrovsky

Richard Rosa

Len Scamardo

**III. REGULAR ACTION ITEMS**

1. **Consider approval the minutes of the September 10, 2009 meeting.**
2. **Election of Chairman** for calendar year 2010.
3. **Election of Vice-Chairman** for calendar year 2010.
4. **CC10-001, Comp Sign Amendment for the Villages at the Boulders Commercial Center.** APNs: 115-05-080D and 115-05-080E. Request to relocate 2 freestanding signs, due to the constraints caused by the addition of a retaining wall and required safety rail. Owner is Bonanza, LLC. Applicant/agent is Lars Anderson, Pacific Development Partners, LLC. Community Planner is Ryan Smith (928) 777-1209.

*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.*

**IV. PUBLIC HEARING ITEMS**

5. **RZ09-009, 302 N. Alarcon Street**, located on the northwest corner of E. Sheldon St. and N. Alarcon St. APN: 113-13-006A and totaling ± 0.09 acres. Zoning is Multi-Family High (MF-H). Request zoning change from Multi-Family High Density (MF-H) to Industrial Light (IL). Owner is Miss Kitty's Cat House. Applicant/Agent is Marcia L. Kerans. Community Planner is Ryan Smith (928) 777-1360.
  
6. **SI10-001, 121 Bradshaw Drive, Phase IV**. APN: 110-04-193D and totaling ± 1.48 acres. Located on the southeast corner of Stetson Road and Bradshaw Drive. Zoning is Business General-Planned Area Development (BG-PAD). Request revised Site Plan for the Bradshaws Phase IV. Replace the 2-story 20 unit Family Apartment Building with a 3-story 32 unit Apartment Building. Owner is WESCAP Investments, Inc. Applicant/Agent is Chris Fergis and Harding, Inc. Community Planner is Mike Bacon (928) 777-1360.

**V. CITY UPDATES**

**VI. SUMMARY OF RECENT OR CURRENT EVENTS**

**VII. ADJOURNMENT**

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**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 **January 22, 2010 at 10:00 AM** in accordance with the statement filed with the City Clerk's Office.

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Kelly Sammeli, Administrative Specialist  
Community Development Department

PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
SEPTEMBER 10, 2009  
PRESCOTT, ARIZONA

MINUTES of the **PLANNING & ZONING COMMISSION** held on **SEPTEMBER 10, 2009** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

Chairman *pro tempore* Menser called the meeting to order at 9:00 AM.

**II. ATTENDANCE**

<b>MEMBERS PRESENT</b> Tom Menser, Vice Chairman Joe Gardner Don Michelman Seymour Petrovsky Len Scamardo	<b>OTHERS PRESENT</b> George Worley, Asst. Community Development Director Matthew Podracky, Sr. Asst. City Attorney Richard Mastin, Development Services Manager Steve Gaber, Community Planner Kelly Sammeli, Recording Secretary
<b>MEMBERS ABSENT</b> George Wiant, Chairman Richard Rosa	<b>COUNCIL PRESENT</b> Councilman Lamerson

**III. REGULAR ACTION ITEMS**

1. **Consider approval of the minutes** of the August 27, 2009 meeting.

Mr. Michelman, **MOTION: to approve the minutes** of the August 27, 2009 meeting.

Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 5-0.**

2. **SUP09-004, 218 E. Willis Street**, APN: 113-16-032 and totaling ± 0.17 acres. Zoning is Business Regional (BR). Request Special Use Permit for modifications to an existing Wireless communications site. Applicant is Brandon Brown/Reliant Land Services for Verizon Wireless. Property Owner is Roger Brown. Community Planner is Steve Gaber (928) 777-1206.

Steve Gaber, Community Planner reported that it was the public hearing on the request for a Special Use Permit to re-construct, improve, and modify an existing cell site located at 218 E. Willis Street. Mr. Gaber noted that the public hearing notification had occurred coinciding with the request and that it had not generated any public comment or opposition to the request. Mr. Gaber placed a photograph of the site on the overhead and briefly summarized that the site is a pre-existing, non conforming site that has been in operation at that location for many years, prior to the adoption of regulations of Wireless Telecommunications sites by the City. Mr. Gaber noted that the request is to upgrade the tower by replacing the wooden pole with steel pole and slightly increase the antenna on it. The site

continues to be and is an intricate part of the Verizon communication system. Mr. Gaber continued to reported that as stated at the last Planning and Zoning Commission the site plan for the cell tower has been revised to meet the 50 foot height requirement. Concluding, the report Mr. Gaber noted that staff was recommending approval of the application with the condition that the steel pole and the antenna is constructed with a rust/brown finish, to help reduce the visual impacts of the site. Mr. Gaber added that Mr. Brandon Brown, Agent for Reliant Land Services, was present to answer any questions from the Commission.

Chairman *pro tempore* Menser called for questions from the Commissioners.

Mr. Petrovsky asked staff to review the background information as to why the site was needed for the record.

Mr. Gaber indicated that there are multiple cell service providers competing to provide service and each of those entities have their own sites to make the service work better. Mr. Gaber added that many of the larger cell site locations have co-locate however, the site in review has been one of the original sites in the downtown area for Verizon for at least a decade. Mr. Gaber noted that the site helps provide service to the downtown area and plays a major role in their service circles.

Chairman *pro tempore* Menser inquired if the wooden pole would be completely replaced.

Mr. Gaber reported that the wooden pole was deemed structurally deficient and will be replaced by a metal pole that will provide a more efficient structural base for the larger antenna.

Chairman *pro tempore* Menser asked staff to briefly review the non conforming items related to the request.

Mr. Gaber reported the most significant was the setback requirement which typically requires the setback be equal to the height of the pole and that this pole has no setback. Mr. Gaber further noted that a 300 foot separation between residential uses and the cell structure is also required and the site is located within a mixed use area. The structure should be non apparent and the fix in this situation is the brown and rust colors to aid it in blending with the power poles and utility poles within the vicinity.

Chairman *pro tempore* Menser asked Mr. Brown if the color if the pole would be an issue for Verizon.

Mr. Brandon Brown, Reliant Land Services for Verizon Wireless, 3234 S. Fair Lane, Tempe, AZ 85050 indicated that it would not be an issue for Verizon to paint the pole to appear rusted out.

Chairman *pro tempore* Menser opened the item up to the public. Hearing no public Comment the item was closed the pubic hearing and a motion was called for.

Mr. Scamardo, MOTION: to approve SUP09-004, application to modify the existing

wireless communication site at 218 E. Willis Street subject to a condition that the monopole and the antenna array be a rust/brown color.

Mr. Petrovsky, 2<sup>nd</sup>.

Mr. Gardner noted for the record that he owned the property located to the east of the site and was properly notified of the request. Mr. Gardner added that he was o.k. with the request and did not feel that there was a conflict.

Chairman pro tempore Menser noted the motion and the 2<sup>nd</sup>, and called for the vote.

VOTE: 5-0.

## **V. CITY UPDATES**

Assistant Community Director, George Worley informed the Commission that the two Special Use Permits, related to automotive uses that were before the Planning Commission previously, had been approved by the City Council. The locations were Eco3 Oil Change at 202 S. Montezuma and Automax located on Willis Street. Additionally Mr. Worley reported that there was a change in the regime at ERAU (Emberly Riddle Aeronautical University) which caused the changes to the master plan, subdivision plat, and the language of to the LDC to be slowed down. Staff is expecting that they (ERAU) will not move forward with the Master Plan, or the rezoning for a while so the modifications to the Commercial Corridor overlay will not happen. The PAD code changes previously requested, to allow for more flexibility, will move forward. ERAU will also move forward with the first building that was discussed.

## **VI. SUMMARY OF CURRENT OR RECENT EVENTS**

None.

## **VII. ADJOURNMENT**

Chairman *pro tempore* Menser adjourned the meeting at 9:15 A.M.

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Tom Menser, Chairman *pro tempore*

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# Comprehensive Sign Package

## Village at the Boulders

### CC10-001

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**AGENDA # 4**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION

**Staff Report**

Planning Commission Dates: January 28, 2010 (Regular Meeting)  
February 11, 2010 (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:** January 21, 2010

**Zoning District:** BG

**APN:** 115-05-080D and E

**Location:** Northeast Corner of Gail Gardner Way and Iron Springs Road

**Agent:** Lars Anderson  
Pacific Development Partners, LLC  
30220 Rancho Viejo Road, #B  
San Juan Capistrano, CA 92675

**Owner:** Bonanza, LLC  
8400 S. Kyrene Road, #113  
Tempe, AZ 85284

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**REQUEST:**

To amend an existing Comprehensive Sign Plan, relocating two of thirteen previously approved freestanding double sided signs, a multi-tenant monument sign measuring 42.5 square feet and a single-tenant monument sign measuring 18 square feet. Due to constraints caused by the addition of a retaining wall and required safety railing, the multi-tenant sign does not have the physical space, and the single-tenant sign would be obscured. Neither sign has been erected and both are located near the west corner of the “Hi Health” vitamin and health food store.

On Iron Springs Road, there is a right-in only driveway between Hi Health (Pad D) and a vacant structure on Pad C to the north. The 42.5 square foot multi-tenant sign is proposed to be relocated as a 32.5 square foot wall sign (one-sided) to the opposite corner of the driveway on Pad C. The applicant is proposing to trade the single-tenant monument sign for a wall sign. The current comprehensive sign plan allows for an 18 square foot single-tenant monument sign. Therefore, this sign is proposed to become an 18 square foot exterior wall sign on the south wall of Hi Health.

**EXISTING CONDITIONS:**

The commercial center is made up of a large multi-tenant building, which includes Wal-Mart and up to 8 out parcel buildings or building pads. This is a mixed-use shopping center allowing for retail stores, offices and restaurants. The complex has street frontage on 2 different streets, Iron Springs Road and Gail Gardner Way, with vehicular access from both streets. There is shared parking for the primary site with separate parking areas for out parcel buildings.

The current Comprehensive Sign Plan, CC04-005, includes 13 free standing center identification and major tenant signs, ranging from 18 to 98 square feet. This results in a total free standing sign package of 467.5 square feet. The approved Comprehensive Sign Plan allows for more freestanding signage than would otherwise be permitted under the Land Development Code, however, given the large nature of the shopping center complex, the application was deemed reasonable. Overall, the proposal is in keeping with the design and scale of the complex.

**PRIOR RECOMMENDATION AND ACTIONS:**

The P&Z Commission reviewed the current Comprehensive Sign Package at their meeting on January 13, 2005 with a positive recommendation for approval. Council later approved the application on February 8, 2005.

## Attachments:

Applicant Narrative

Vicinity Map

Site Plan

Elevations

**Recommended Action:**

Staff supports a positive recommendation to Council for CC10-001 Comprehensive Sign Plan Amendment for the Village at the Boulders shopping center, as submitted.



January 4, 2010

Mr. Ryan Smith  
Community Planner  
City of Prescott  
201 S. Cortez Street  
Prescott, AZ 86303

CC10-001

Re: Village at the Boulders  
Sign Program

Dear Mr. Smith:

Please allow this letter to serve as a formal request to modify the Comprehensive Sign Program for the Village at the Boulders shopping center. Enclosed please find drawings detailing the revised locations for the signs and layout. I have also included a copy of the original sign program drawings for your comparison. A check for \$368.00 is also enclosed. The following is a brief description of the changes and reasons for our request.

Sign Type 2, Small Multi Tenant Monument. The approved program shows a Type 2 monument sign located to the west of Pad D (Hi Health). Due to constraints caused by the addition of the retaining wall and pipe railing by the City when Iron Springs was originally widened, the sign cannot be located as shown in the approved sign program. We are requesting permission to install this sign across the driveway on Iron Springs adjacent to Pad C. The sign would be single faced instead of double, as originally proposed.

Sign Type 3, Small Single Tenant Monument. Due to the site constrictions noted above, the Type 3 sign for Hi Health Pad D was not installed. We are requesting to trade out this sign for a building wall sign on the east elevation.

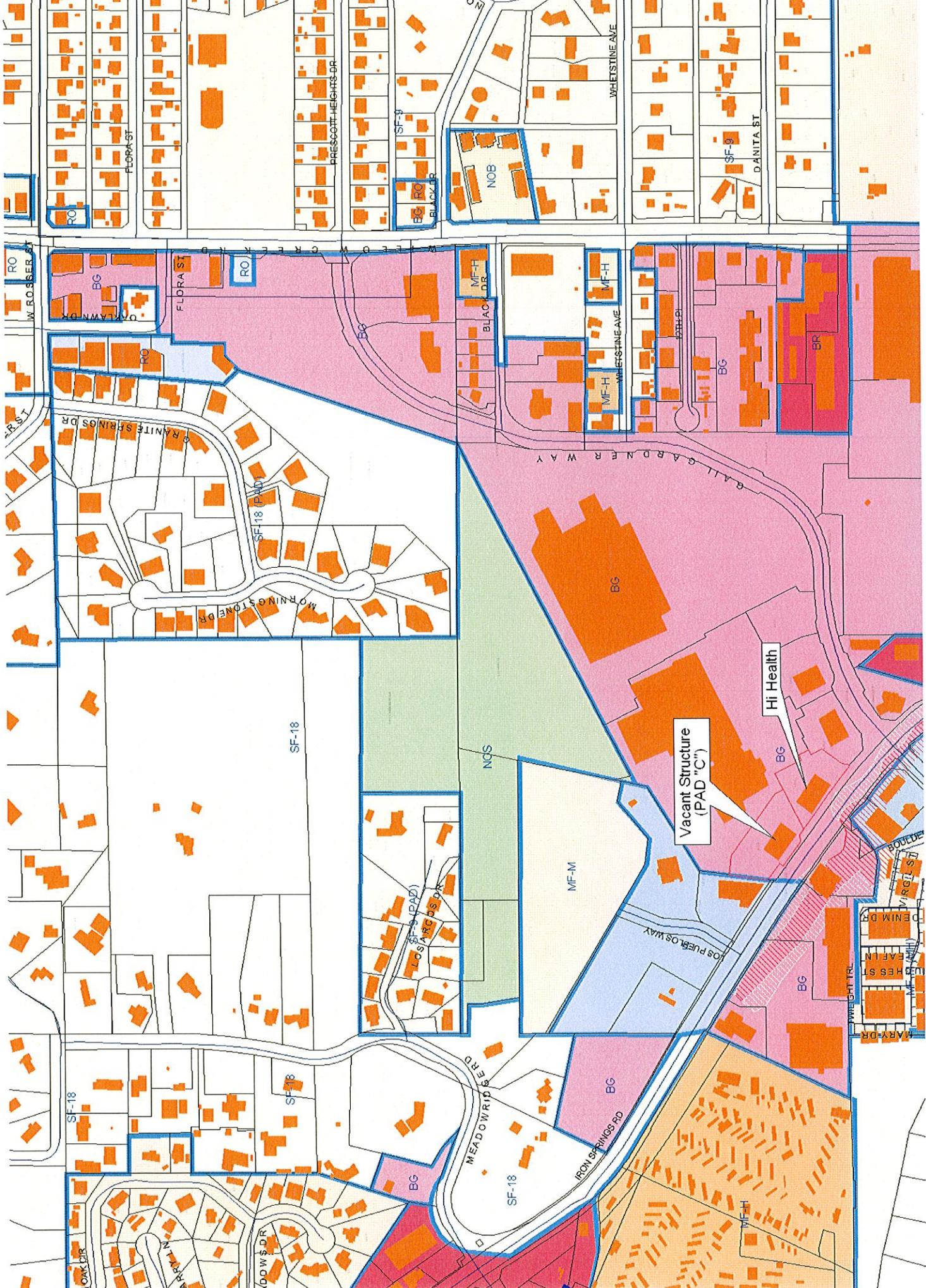
Please call me at (949) 481-0463 Ext. 228 should you have any questions. Please let me know if you require any additional information.

Sincerely,

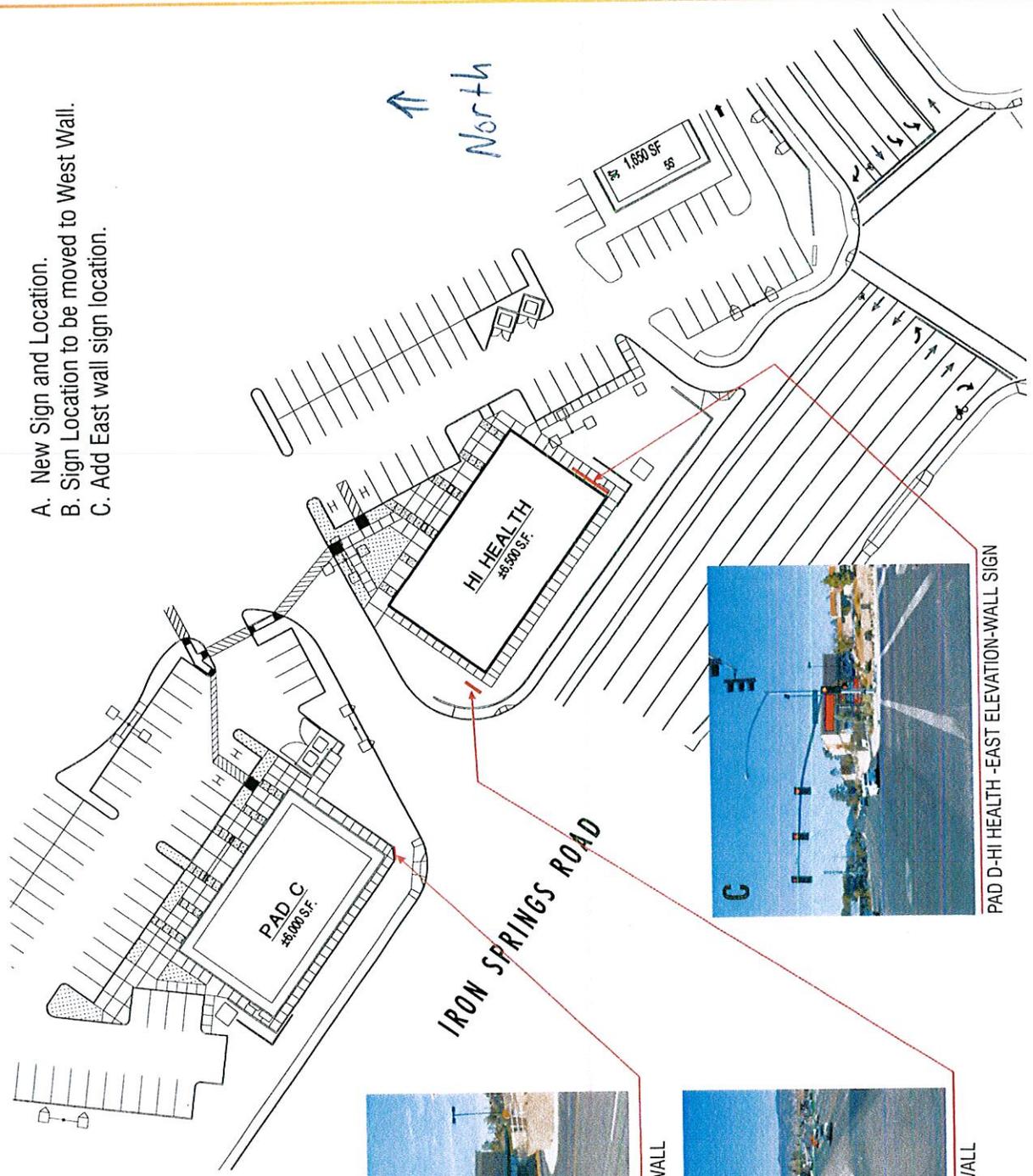
Lars Andersen  
Pacific Development Partners, LLC

CC: Ron Recht                      Bonanza, LLC  
Tom Guice                         City of Prescott

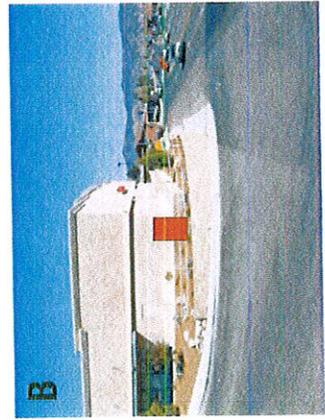
30220 RANCHO VIEJO ROAD, SUITE B  
SAN JUAN CAPISTRANO, CA 92675  
949.481.0463  
949.481.0452                      FAX  
lpa@pdpllc.net                    E-MAIL  
www.pdpllc.net                    WEBSITE



- A. New Sign and Location.
- B. Sign Location to be moved to West Wall.
- C. Add East wall sign location.



IRON SPRINGS ENTRANCE-WEST WALL



IRON SPRINGS ENTRANCE-EAST WALL



PAD D-HI HEALTH - EAST ELEVATION-WALL SIGN

A.

**VILLAGE BOULDERS**  
PRESCOTT, ARIZONA

**BRUCE A. DANIELS**  
177 South Beverly Drive  
Prescott, AZ 86302  
Tel: (928) 774-4444  
Fax: (928) 774-4444

1.31 BOULDER 14.000.14.001  
200 SHILK, AVONDALE, BOULDER  
COUNTY, COLORADO  
ISSUED: 01/12/2009 10:23 AM  
SCALE: 1/8" = 1'-0"

**BADANIELS**  
ARCHITECTS  
1000 N. GARDEN AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8888  
WWW.BADANIELS.COM

AS SHOWN  
DATE: 12/14/09  
PROJECT: 121409

REVISIONS  
NO. DESCRIPTION  
1.00 ISSUED FOR PERMITTING

REVISIONS  
LOCATIONS  
IRON SPRINGS  
ROAD

G 1-028

13'-3"

72"

10" 6"

65"

60"

9"

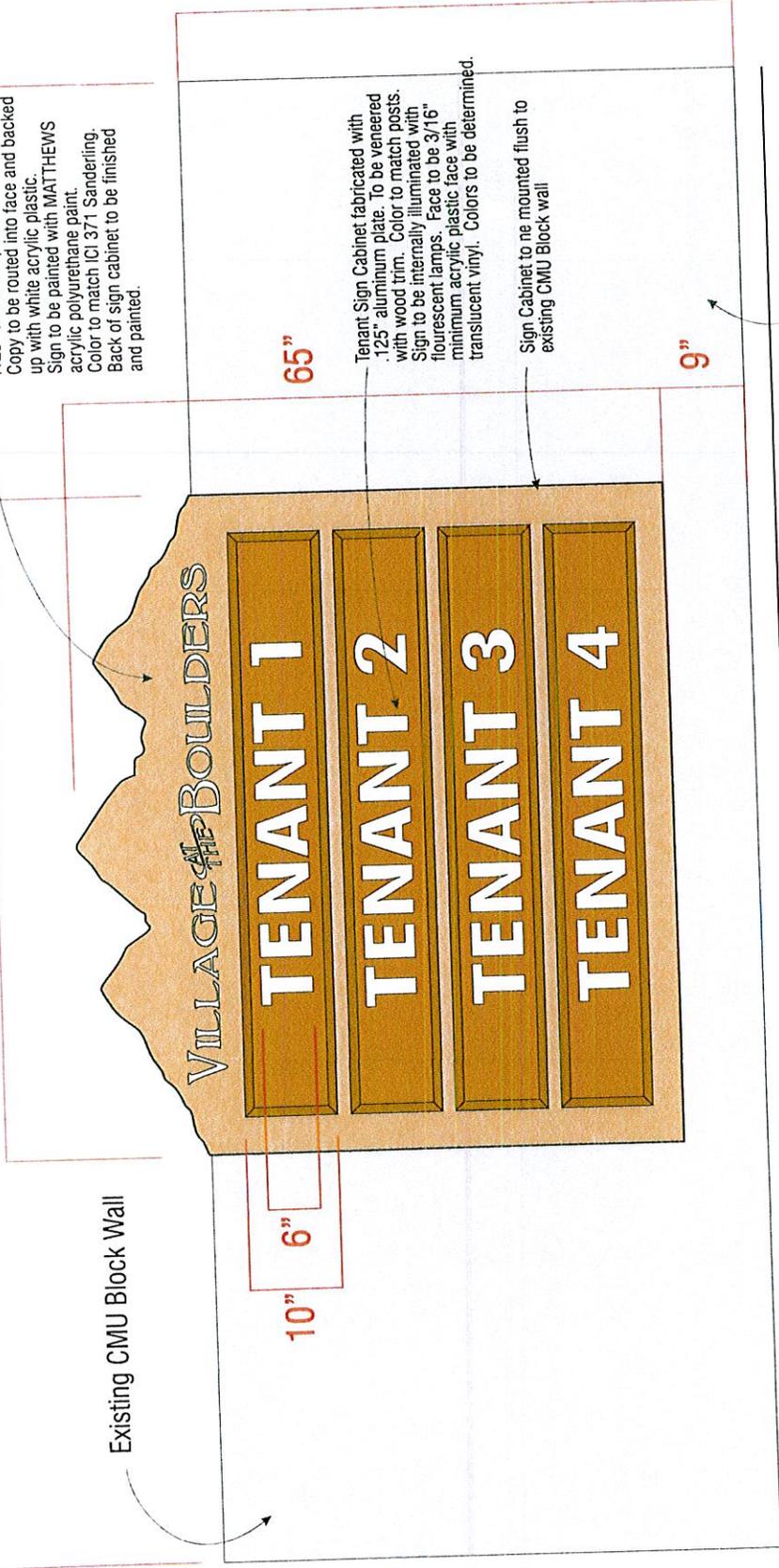
Base Sign Cabinet fabricated with .125" aluminum plate. Copy to be routed into face and backed up with white acrylic plastic. Sign to be painted with MATTHEWS acrylic polyurethane paint. Color to match ICI 371 Sanderling. Back of sign cabinet to be finished and painted.

Tenant Sign Cabinet fabricated with .125" aluminum plate. To be veneered with wood trim. Color to match posts. Sign to be internally illuminated with fluorescent lamps. Face to be 3/16" minimum acrylic plastic face with translucent vinyl. Colors to be determined.

Sign Cabinet to be mounted flush to existing CMU Block wall

Existing CMU Block Wall

IRON SPRINGS ENTRANCE-WEST WALL



B.

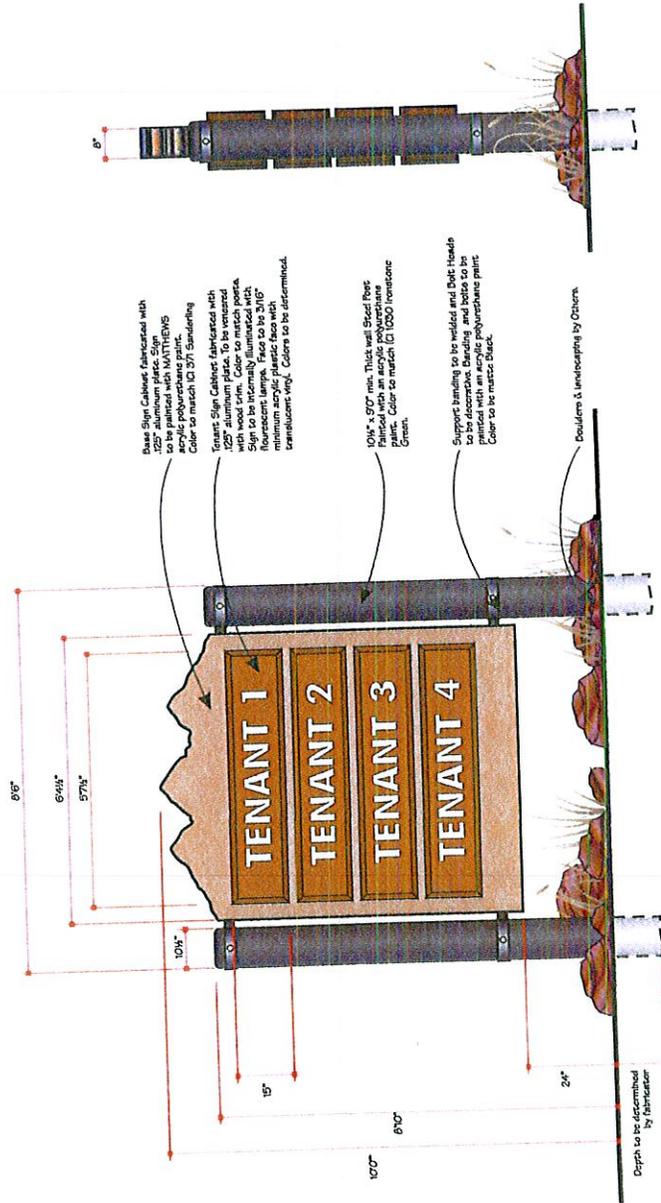
# VILLAGE AT THE BOULDERS

## SIGN CRITERIA

VILLAGE AT THE BOULDERS  
PRESCOTT, ARIZONA

BRUCE A. DANIELS  
ARCHITECT

DATE: 12-14-09  
DRAWN BY: [Name]  
SIGN TYPE: 2  
62-01



SEE 12-14-09 REVISION FOR  
SIGN ON IRON SPRINGS

Sign Type: 2

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**Rezoning**  
**302 N. Alarcon St.**  
**RZ09-009**

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COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION

**Staff Report**

Planning Commission Dates: January 28, 2010 (Regular Meeting)  
February 11, 2010 (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:** January 21, 2010

**REQUEST:** RZ09-009    **ZONING:** Multi-Family High Density (MF-H) - Existing  
Industrial Light (IL) - Proposed

**Parcel Number:** 113-13-006A

**Agent:** Marcia L. Kerans  
2740 Whispering Way Circle  
Prescott, AZ 86303

**Owner:** Miss Kitty's Cat House  
609 S. Granite St.  
Prescott, AZ 86303

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**PROJECT PROPOSAL:**

Located at the northwest corner of E. Sheldon St. and N. Alarcon St., the applicant is proposing to operate a cat kennel and public adoption facility on one property totaling 0.09 acres. The current zoning district does not allow for a kennel, therefore, the applicant is requesting that the zoning be returned to it's previous designation of IL.

**PREVIOUS COMMISSION/COUNCIL ACTIVITY:**

The area is part of the Prescott Original Townsite established in 1864 and later incorporated in 1958. Council rezoned the property from Industrial Light to MF-H in 2003 (RZ-0309) to allow for multi-family uses. A Conditional Use Permit, CC05-005 was granted by the BOA in 2005 to allow for a contractors office.

**EXISTING SITE and AREA CONDITIONS:**

The proposed kennel is a site built structure originally used as a single family residence, and was most recently used as a contractors office. The site is located in the East Prescott Historic National Register District and is not within any designated FEMA flood zone.

A portion of the lot was acquired for the widening of Sheldon Street several years ago. Prior to that, the lot was 50' X 100', similar to lots to the north. The lot is now irregular in shape and is approximately 39' X 100' in size.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTERISTICS, ZONING & LAND USE:**

The proposed use is compatible with the surrounding area. The properties to the north, east and west to the project are zoned industrially as IL. The properties to the south to the project proposal are zoned BR.

The property was originally zoned as Industrial Light along with the surrounding properties to the north, east and west. A previous property owner requested the rezoning to permit a multifamily residential use, which is prohibited in the IL district. That use never materialized, however the MF-H zoning remains. The Land Development Code typically encourages commercial uses along major roads. The previous Industrial zoning and proliferation of commercial uses in the vicinity of the parcel would suggest limited residential uses at this location.

**SURROUNDING ZONING AND LAND USE:**

Direction	Zoning	Land Use
North	Industrial Light, IL	6-plex Mixed Use & Offices
South	Business Regional, BR	Sheldon St., Caldwell Banker & Cabinet Shop
East	Industrial Light, IL	Alarcon St. & Pawn Shop
West	Industrial Light, IL	Mirror Shop & Hotel

**TRAFFIC AND ROADS:**

The primary parking area is accessed from the alley connecting to Sheldon Street. Additional parking is located in the right-of-way along Alarcon Street.

**CONSISTENCY WITH THE GENERAL PLAN AND DEXTER NEIGHBORHOOD PLAN:**

The proposed project is consistent with and conforms to the City's adopted 2003 General Plan. This area is designated as Industrial which is defined as a mix of offices, wholesaling manufacturing, fabrication and processing of durable goods. Residential uses are not anticipated.

**PUBLIC COMMENTS:**

Notices were mailed to the surrounding property owners of record. The mailing included project details, a hearing schedule, contact information and a vicinity map. Also, the application has been advertised and posted according to State requirements. An area meeting was held on January 20, 2010. No opposition has been received as of this writing.

**Attachments:**

- Applicant Narrative
- Vicinity and Zoning Map
- Site Plan

**STAFF RECOMMENDATION:**

Staff suggests a positive recommendation of approval to Council for RZ10-001, for the development of an kennel and animal adoption facility, located at the northwest corner of E. Sheldon St. and N. Alarcon St.

December 10, 2009

City of Prescott  
Community Development Department  
Planning and Zoning Division  
201 S. Cortez St.  
Prescott, AZ 86302

### Rezoning Application Narrative

Miss Kitty's Cat House (MKCH) is an all volunteer cat rescue and no kill shelter that has been in the Prescott area for over eight years. To date we have placed well over 2,000 abandoned or feral cats in the community. All animals are spayed or neutered prior to adoption. In addition we administer a free spay and neuter program for low- income families through a grant from PetsMart. To date we have operated from a rented facility where we house approximately twenty adult cats. All kittens are fostered in private homes of our volunteers. Adoptions are conducted primarily at the local PetsMart on weekends and on a limited basis from the house.

Recently MKCH inherited a sum of money from the estate of Bess Brumley, one of our valued volunteers, for the sole purpose of purchasing a new facility to house MKCH. After numerous attempts we located and purchased the current property now before you for your consideration. The property address is 302 N. Alarcon on the NW corner of E. Sheldon. It is located within the boundaries of the East Prescott National Register Historic District and is listed in the National Register. The proposed improvements will have no impact on the historic integrity of the building.

The current zoning is listed as MF-H. This zoning was changed from the former IL designation around 2003. The remainder of properties on the west side of N. Alarcon are all zoned IL. Our understanding is that the MF-H was granted to facilitate a previous owners request to obtain a residential vice commercial loan.

We are simply requesting a change in zoning to the previous IL designation which is consistent with the adjoining properties and our proposed usage.

We are planning the following improvements to the Alarcon property:

#### Exterior

- New roof and new siding
- Full exterior paint in historic colors
- New stairs to rear entrance
- Misc repairs to parking and retaining wall along E. Sheldon

New ADA compliant railing on handicapped ramp in front of house

Interior

Complete new paint in historic colors

Necessary door and passageway improvements for ADA compliance

ADA compliant restroom improvements

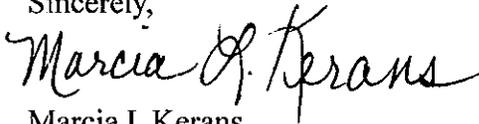
New flooring throughout

Plumbing and electrical improvements to code

We feel that the above proposal will result in a very positive improvement of a historical building at a highly visible corner. It will allow MKCH to continue their good work for the community in a better equipped facility with no negative impact to the neighboring businesses and residences.

We request your favorable and timely consideration of our rezoning request. For any additional information please contact me at the below numbers.

Sincerely,

A handwritten signature in black ink that reads "Marcia L. Kerans". The signature is written in a cursive, flowing style.

Marcia L Kerans

President

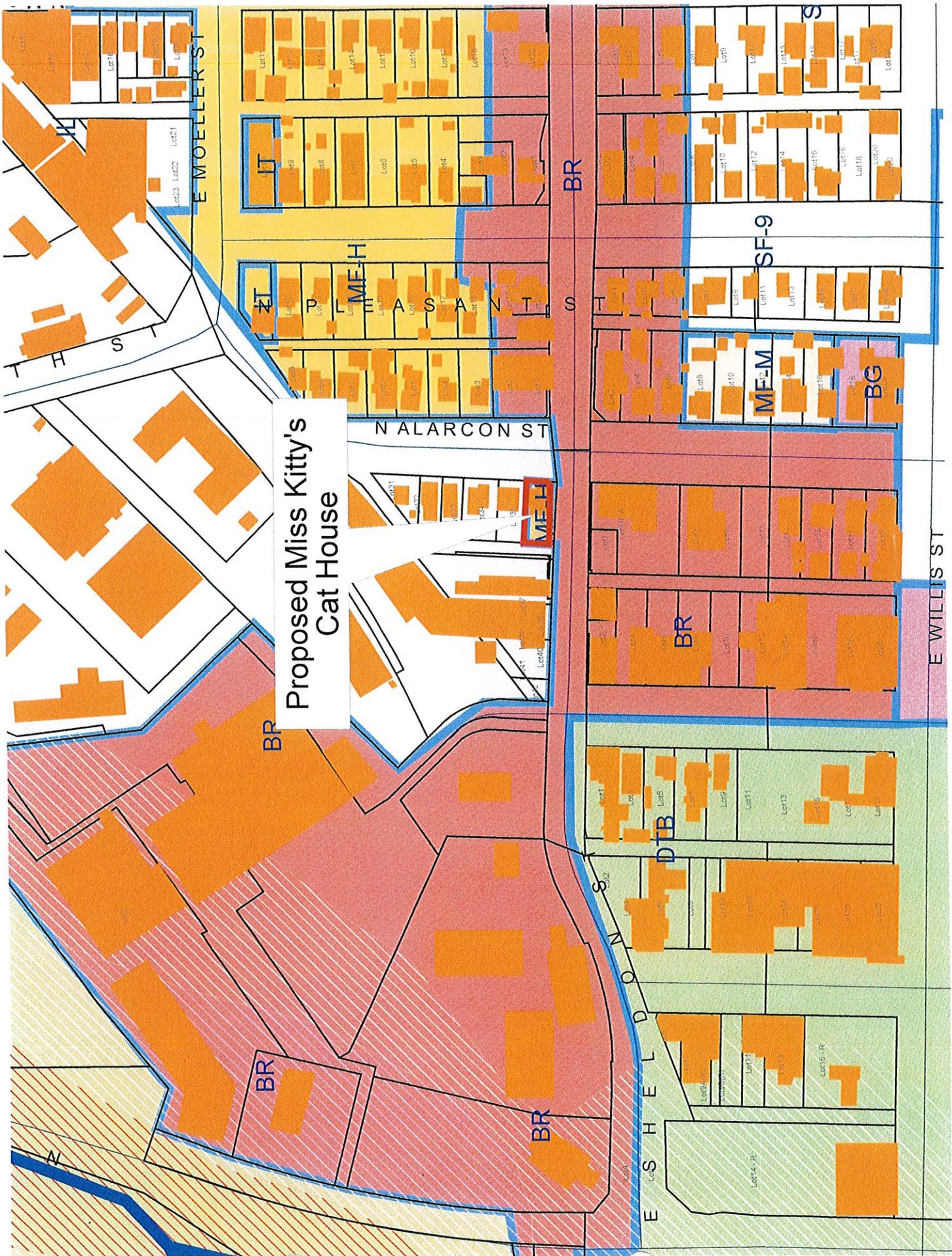
MKCH

928 541-1652 HM

928 925-5455 CELL

2740 Whispering Way Cir

Prescott, AZ 8630399777



Proposed Miss Kitty's  
Cat House

E MOELLER ST

N ALARCON ST

BR

SF-9

MF-M

BG

BR

DTB

BR

BR

E WILLIS ST

E SHELTON ST

AV

THS

THS

THS

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# SI10-001 The BRADSHAW'S SITE PLAN-PAD Agenda # 6 \_\_\_\_\_ PHASE IV Revised

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COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
PLANNING AND ZONING COMMISSION  
**STAFF REPORT**  
Meeting Date: 1/28/09

**TO:** Planning Commission  
**FROM:** Tom Guice, Community Development Director  
George Worley, Assistant Director *EW*  
Mike Bacon, Community Planner *MB*  
**DATE:** 1/21/10

**Request:** The Bradshaws Phase IV (Revised)– Planned Area Development  
**Parcel No:** 110-04-141z (±24,710 sq. ft.) **Zoning:** BG-PAD  
**Location:** Southeast corner of Bradshaw Drive and Stetson Road  
**Agent/Applicant:** Chris Fergis, Fergis and Harding, Inc, 7227 N. 16<sup>th</sup> St #212, Phoenix, AZ.  
**Owner:** Bradshaw Senior Community/Prescott LP, 4745 N. 7<sup>th</sup> St. #110, Phoenix, AZ.

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## REQUEST

A revision to Phase IV by changing the occupancy from affordable family housing to senior affordable housing on the 1.48 acre site, increasing the number of units from 20 to 32, changing the building footprint, moving the building to the northeast, and decreasing the setbacks as follows:

	<u>Phase IV</u>	<u>Phase IV Revised</u>
Front: (Stetson)	35'	15'
Side/Rear (east):	40'	20' (22' required)

The overall height will remain nearly the same: 42.5' (originally) to a proposed 44' (50' max per LDC). The total number of parking stalls for the *overall* site development will be reduced by 8 total spaces because of the less restrictive parking requirement for senior housing. (The LDC parking requirement was changed in 2009).

**AREA MEETING.** An hour long area minute area meeting was held on January 20 at the Bradshaws Senior Apartments Phase I with 6 adjoining property owners. Discussion topics included:

- Reason for change. The State has withdrawn support for affordable family housing because of the increased need for senior housing and the long waiting list for seniors. There is a waiting list of over 300 for the Bradshaws Phase I.
- In order for the project to pencil-out, 32 senior affordable family units are proposed.
- Basketball court noise impacts. The architect agreed to move it to the south property line. Comments regarding the court grade and lighting are no longer applicable because the court is being moved.

- Ridgeline height (44') of the new 32-unit building is only about 18-inches higher than the original approved 20-unit, 3-story building.
- Construction of Phase II (affordable family/workforce housing) is slated to begin in February.
- Construction of Phase III (senior housing) is slated to begin in March.
- The property owner of 1125 Overstreet Drive was given assurances by the architect that the larger building will not extend to her property line,

### **Prior Council Approvals**

2009, June. SI09-001–Approval of a 5-phased site plan Planned Area Development (PAD) totaling 172 apartment units with a revision of Phase II from 60 units to 52 units and adding Phase V.

Phase I: A 46-unit, 3-story senior apartment building.

Phase II: A 52-unit family apartment complex of 3 buildings with 2 and 3 bedroom units.

Phase III: A 46-unit, 3-story senior apartment building similar to Phase 1.

Phase IV: A 20-unit, 3-story apartment building similar in design to Phase 2.

Phase V: An 8-unit, 2-story apartment building of 1 bedroom units.

2009, June. DA1996-150A1–Approval of Amended Development Agreement for deferring the impact fees until issuance of a Certificate of Occupancy.

2008, Feb. SI07-003–Bradshaw Senior Community Site Plan for a 126 units of senior and family apartment living located east of Bradshaw Drive & south of Stetson on ±10.47 acres and WSA08-003–Water Service Agreement for 60 units of family apartments in Phase 2.

2007, Feb.- SI07-001 Bradshaw Senior Community Site Plan for a 52 unit senior apartment building (later reduced to 46 units) on ±2.86 acres and WSA07-011–Water Service Agreement for 52 units..

1996, DA1996-150. Approval of original Development Agreement which addresses (but not limited to) the following:

- Neighborhood meeting required.
- Site plan review/approval by both Planning and Zoning Commission and City Council.
- Limits on use with residential uses permitted.
- Right of way dedication.
- Limit LOS “C” on traffic generation from the project site.
- Payments for off-site improvements.
- Payments of proportional costs of a traffic study.

### **Prior Planning Commission Approvals**

2009, March. Approval of grading plan for Phase II of The Bradshaw Senior Community (SI07-003).

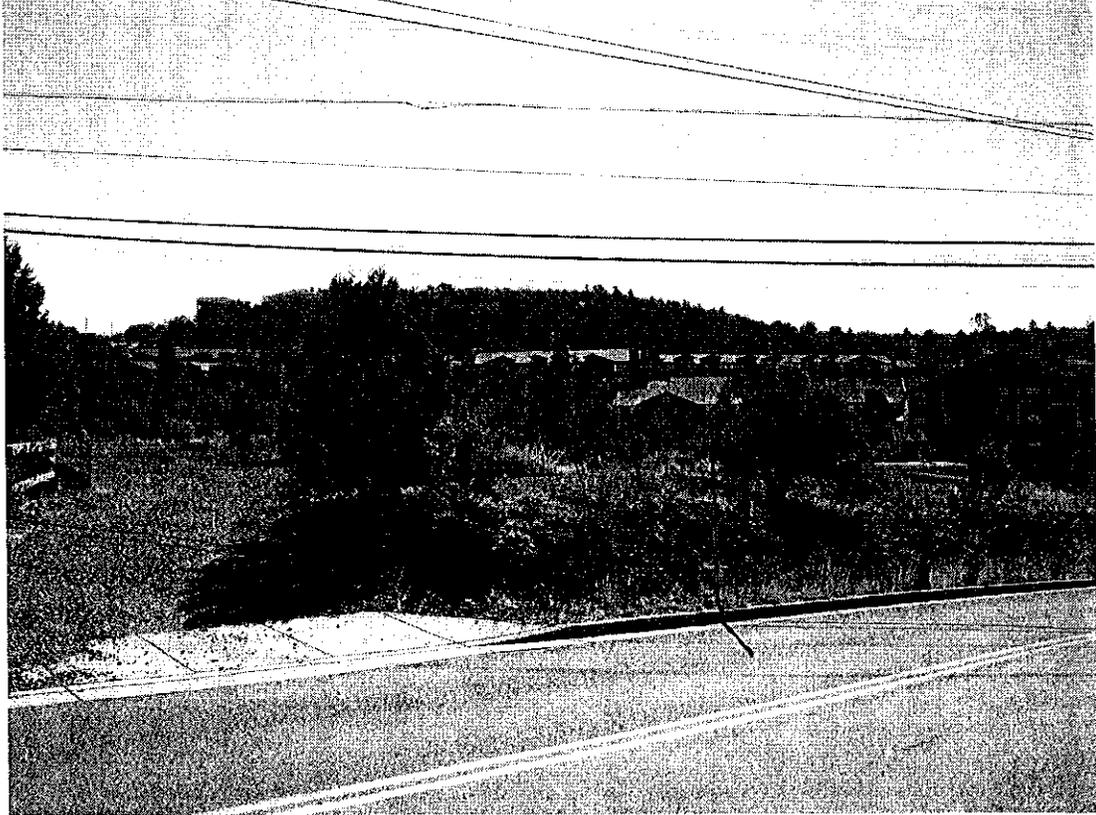
2008, Jan. SI07-003. Approval of site plan with the dumpster locations as sited by the applicant to take them out of the view of the neighbors along Web Place; however, in response to an adjoining neighbor’s request, the applicant agreed to investigate relocating the dumpsters so odors will not impact these adjoining properties.

2007, Sept. Approval of grading plan for Phase I of The Bradshaw Senior Community (formerly SI07-001).

Photo 1. View to the south side of adjoining residential lots' rear yards.



Photo 2. View south from Stetson Road.



**STAFF ANALYSIS**

**Access.** The campus has access from Bradshaw Drive with a proposed a fire access drive (only) from Stetson Road. The proposed parking lot driveway network will provide the needed access to the site. Legal access to the individual parcels will be provided through easements delineated in a land split which is to be approved by the City (and is a Planning Division Condition of Approval).

**Zoning.** The property is zoned Business General (BG) which allows residential development. Surrounding zoning and land uses:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-family, vacant,	BG and SF9
East	Single-family, vacant	SF9
South	Peridot- Assisted Living	BG-PAD
West	Apartments and single-family	MF-H and SF-9

**Land Development Code (LDC) Requirements.** In summary, the site plan meets City requirements for development of this Business General (BG) Planned Area Development; some of which include:

**Grading.** The finish floor elevation of the proposed senior apartment building is ±5441.5'. The estimated finish floor elevation of the adjoining properties on Overstreet Drive are:

<u>Address</u>	<u>Elevation</u>
1119	5444.0'
1121	5447.0
1125	5450.0
1129	5457.0

**LDC Setback, Buffering and Screening Requirements- Section / Table 6.13.3.**

The residential buffer requirements are greater in this case than the standard district zoning required setbacks. The buffering requirement may be reduced with a PAD, but Staff does *not* recommend this be done. The building buffering distance will need to be increased from 20' to 22' with landscaping provided to meet the required buffering:

Type of Use Adjacent-to-Zoning (Based on Unlike Zoning Districts)

Building & Parking Full-Width Buffer (With 50% Screening)

Multi-Family Residential to Single-family Residential Equal to height of building  
 (This is not achievable with the Phase IV Revision).

Building and Parking Half-Width Buffer (With 80% Screening)

Multi-Family Residential to Single-family Residential Equal to ½ height of building  
 (This is achievable with the setback being increased slightly from 20' to 22').

**Traffic.** The Traffic Study (TIA) associated with the 2008 Site Plan approval satisfied all the traffic issues and no additional improvements are required on Bradshaw or Stetson.

**Development Agreement (DA).** This site includes a Development Agreement (DA 96-150). The agreement addresses (but not limited to) the following:

- Neighborhood meeting required.
- Site plan review/approval by both Planning and Zoning Commission and City Council.
- Limits on use with residential uses permitted.
- Right of way dedication.
- Limit LOS "C" on traffic generation from the project site.
- Defer payment of the City required impact fees at the time of Building Permit issuance until the time the Certificate of Occupancy is issued.
- Reduction in parking (since then, a code change has addressed the new parking requirements for Workforce Housing).

The amended project before the Commission, today, meets the requirements of the DA.

#### **Water Service Agreement**

A Water Service Agreement was previously prepared for the first 2 phases. A new agreement is needed for the remaining phases.

#### **STAFF RECOMMENDATION**

We expect all Department comments to be in hand by the Commission meeting. If the plan is approved and/or approved by conditions by the Departments, Staff will be recommending approval in accordance with the Conditions noted further below.

#### **Recommended Action**

Move to Recommend Approval of The Bradshaws Phase IV Revised - A Planned Area Development Exhibits 'A' S110-001, subject to City Department Comments within this Staff Report dated January 21, 2010

**CITY DEPARTMENT COMMENTS**  
**Updated Comments Will Be Presented At The Commission Meeting**

**Engineering:** John Lambert 777-1694/Dick Mastin 777-1273

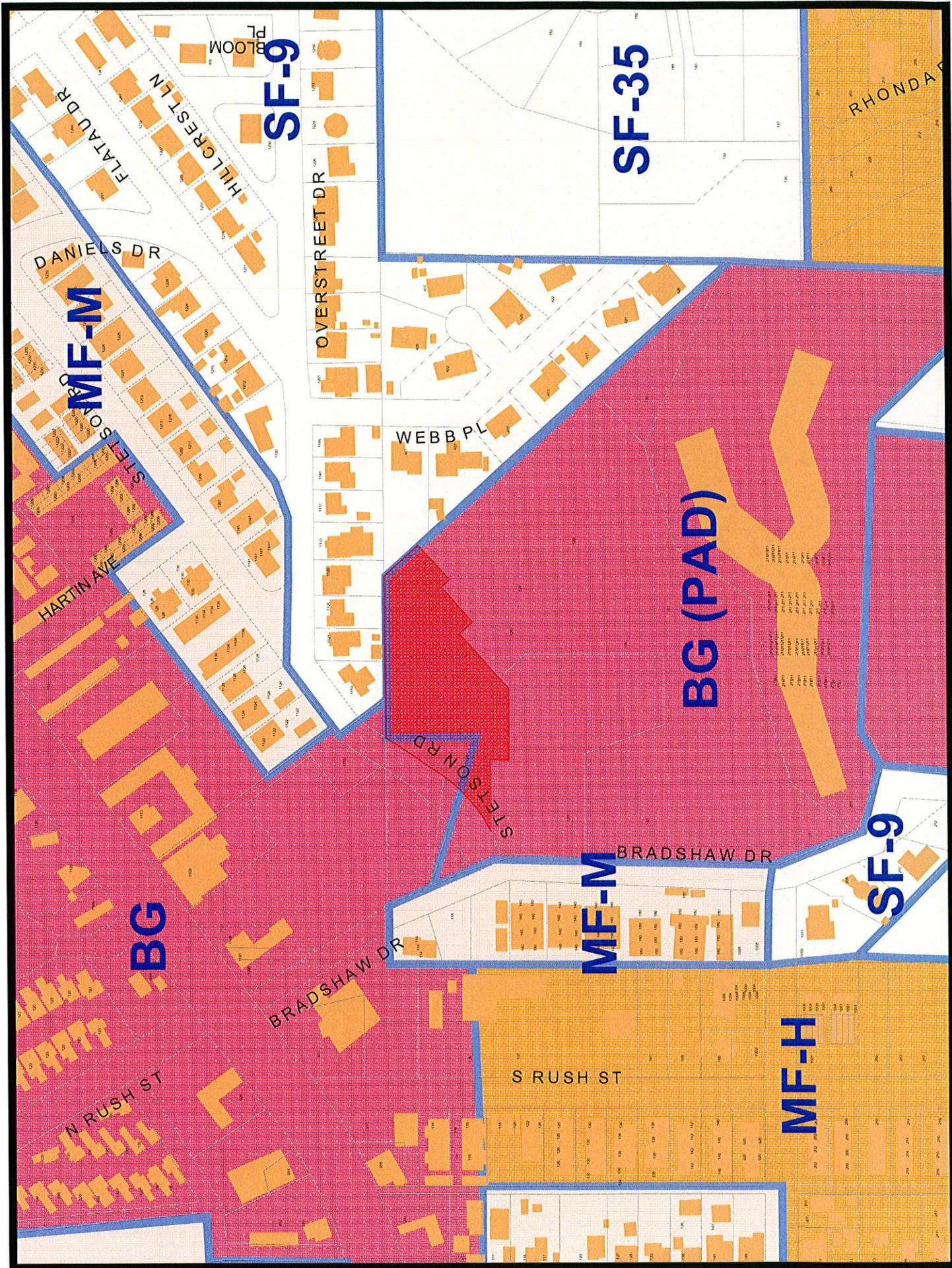
**Fire:** If building exceeds 30 feet in height from the fire lane access road, then the 24 foot fire lane shall be expanded to 26 feet for laddering purposes.

**Planning**

1. Required erosion control and landscaping shall be provided in accordance with Sections 6.5, 6.7.8, and 6.8.4.D of the Land Development Code with appropriate calculations indicated on the site plan to clarify compliance with the LDC. The tree replacement requirement (Sec.6.5.4) applies to this site.
2. Comply with all City and Agency Building Permit and Site Plan Permit requirements prior to the issuance of Building Permits.
3. The site plan shall substantially comply with Exhibits 'A' dated 1/21/10.
4. Lighting must meet the outdoor lighting requirements of the LDC and will be reviewed at the time of the Building Permit application.
5. Signage is by separate permit.
6. Prior to the issuance of a Building Permit, a land division application is to be approved by the City.
7. Prior to the issuance of a Building Permit for the last phase of development, a Preliminary Plat application needs to be approved by City Council.
8. Prior to the issuance of a Certificate of Occupancy for the last phase of development, a Final Plat is to be approved by City Council and recorded within 6 months of Council approval.
9. Label the site plan as a "Planned Area Development" at the time of Building Permit application.
10. Submit a revised site plan which addresses the required residential buffering requirement.

**Utilities:**

The dumpster enclosures as shown do not allow the truck to pick up going in one direction through the complex. All new enclosures need to have the access facing the opposite direction to avoid road damage and unnecessary backing by the trucks.



BLOOM PL  
**SF-9**

**SF-35**

RHONDA PL

**MF-M**

OVERSTREET DR

WEBB PL

**BG (PAD)**

DANIELS DR

HARTIN AVE

STETSON RD

BRADSHAW DR

**SF-9**

**BG**

BRADSHAW DR

**MF-M**

N RUSH ST

S RUSH ST

**MF-H**

**PROJECT DATA**

BRADSHAW SENIOR COMMUNITY	121	3 STORY
BRADSHAW CROSSING APARTMENTS PHASE II	125	COMM. CENTER
BRADSHAW CROSSING APARTMENTS PHASE II	127	PROPOSED 16-UNIT 2-STORY BUILDING
BRADSHAW CROSSING APARTMENTS PHASE II	129	PROPOSED 16-UNIT 2-STORY BUILDING
BRADSHAW CROSSING APARTMENTS PHASE II	131	PROPOSED 20-PART 3-STORY BUILDING
BRADSHAW CROSSING APARTMENTS PHASE II	133	46-UNIT 3-STORY BUILDING
BRADSHAW CROSSING APARTMENTS PHASE II	139	PROPOSED 8-UNIT 2-STORY BUILDING

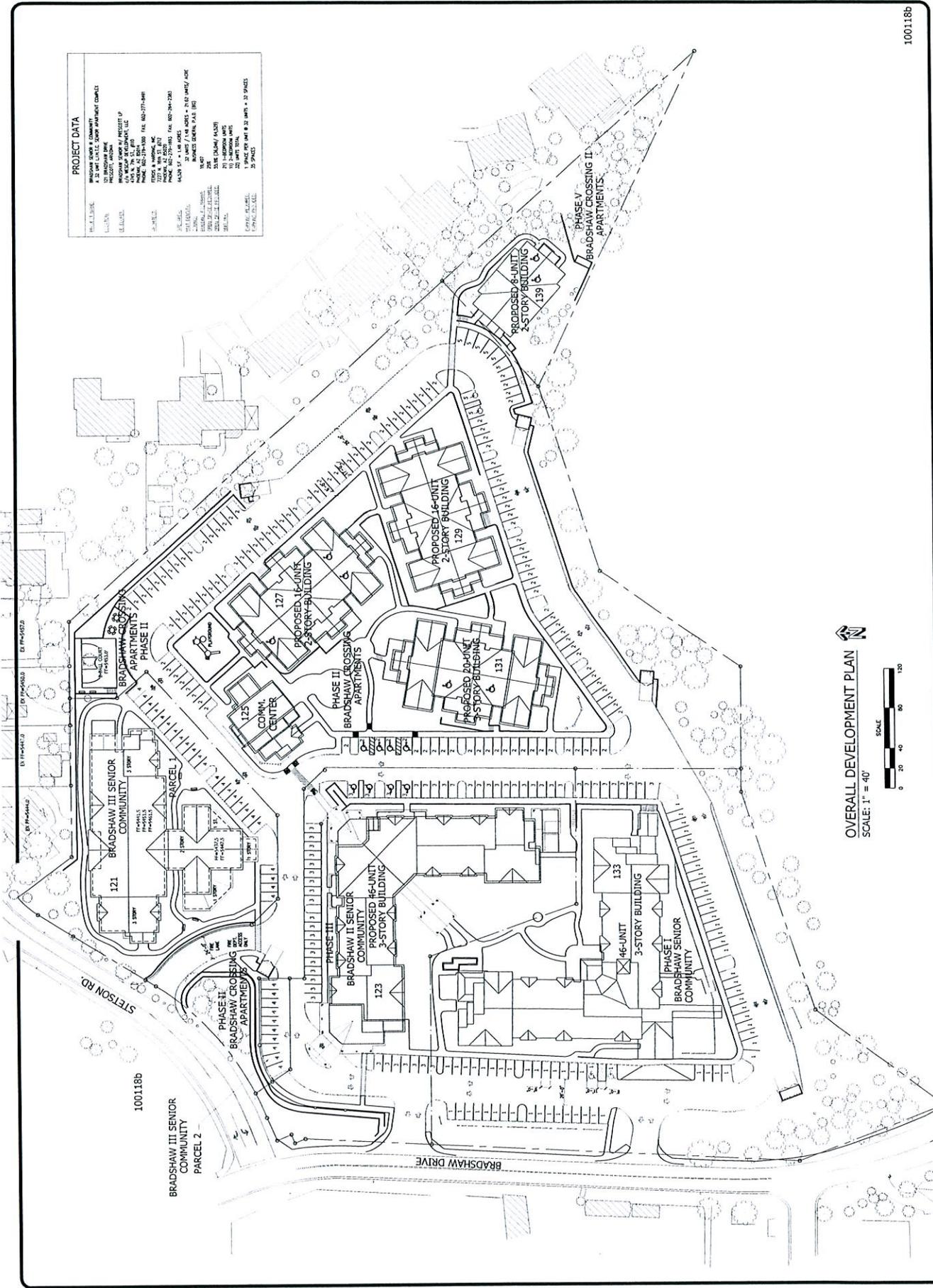


EXHIBIT A 1 of 3

100118B

**PROJECT DATA**

DESIGNER:	FERGIS & HARDING, INC.
CLIENT:	WESCAP INVESTMENTS, INC.
PROJECT NAME:	BRADSHAW SENIOR III COMMUNITY
PROJECT ADDRESS:	121 BRADSHAW DRIVE, PRESCOTT, AZ 86301
PROJECT PHONE:	(602) 279-1699
PROJECT FAX:	(602) 264-2383
PROJECT EMAIL:	info@fergis.com
PROJECT WEBSITE:	www.fergis.com
PROJECT DATE:	JANUARY 19, 2010
PROJECT STATUS:	ARCHITECTURAL SITE PLAN
PROJECT AREA:	121 BRADSHAW DRIVE, PRESCOTT, AZ 86301
PROJECT PERMIT:	121 BRADSHAW DRIVE, PRESCOTT, AZ 86301
PROJECT PLAN:	121 BRADSHAW DRIVE, PRESCOTT, AZ 86301
PROJECT TOTAL:	121 BRADSHAW DRIVE, PRESCOTT, AZ 86301
PROJECT TOTAL:	121 BRADSHAW DRIVE, PRESCOTT, AZ 86301

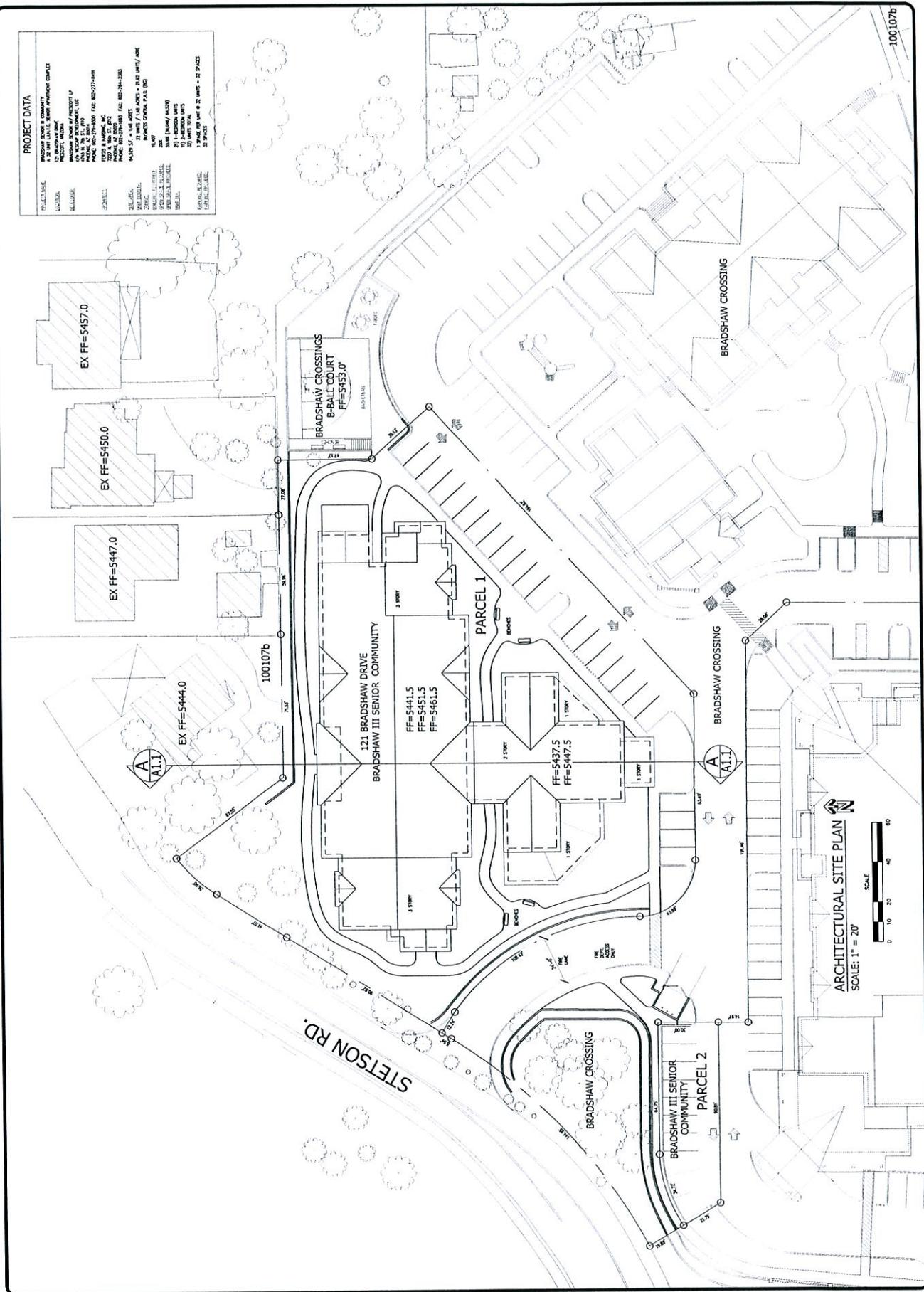
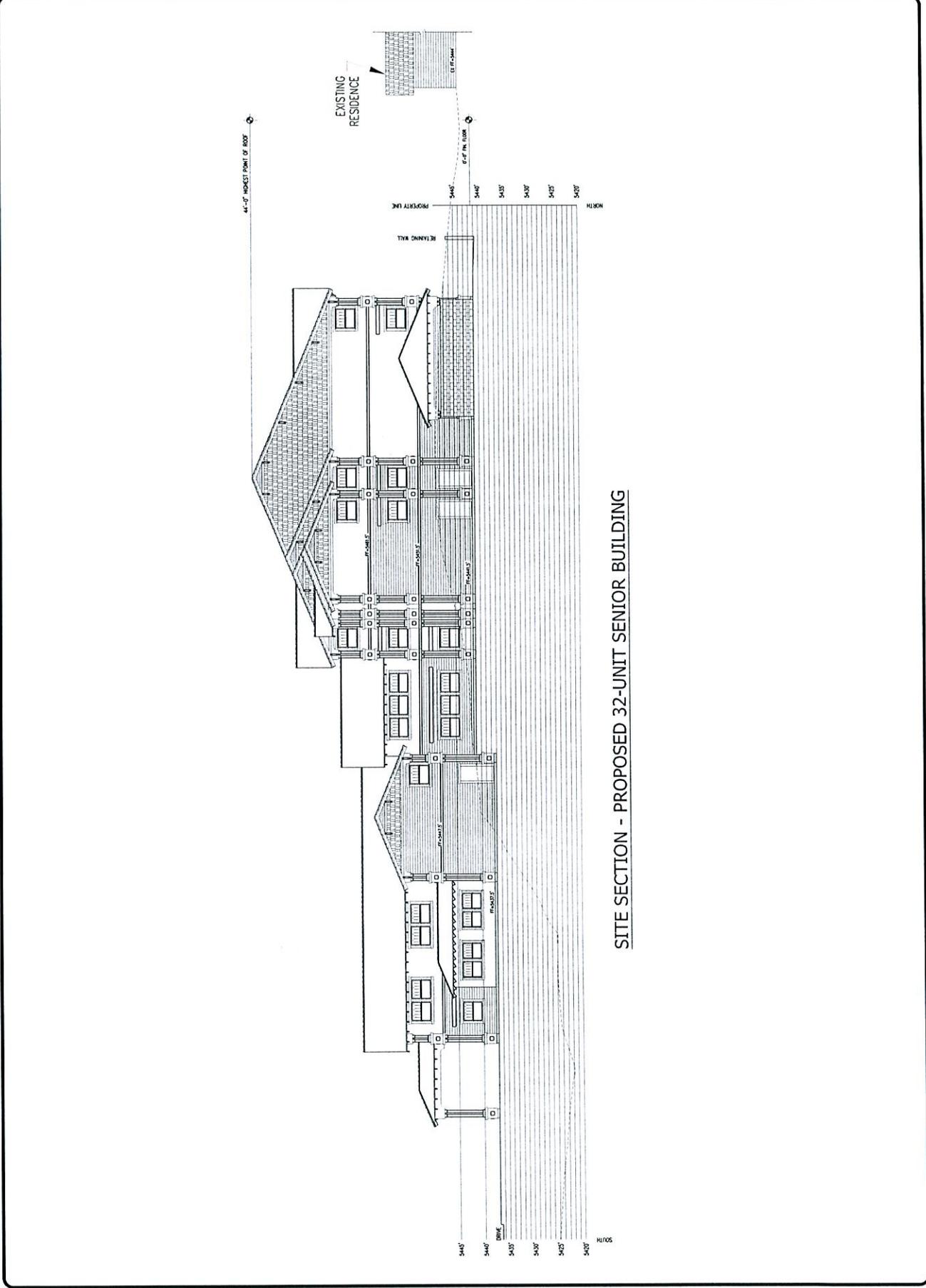


EXHIBIT A 2 of 3



**SITE SECTION - PROPOSED 32-UNIT SENIOR BUILDING**

*EXHIBIT A 3 of 3*