



PLANNING & ZONING COMMISSION A G E N D A

PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, APRIL 29, 2010
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, APRIL 29, 2010, 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 hearing items below being acted on unless otherwise noted).

1. **Consider approval of the minutes** of the April 8, 2010 meeting.
2. **PP09-002, 710 Tenney Lane** (located east of Senator Highway, west of Summer Field, and primarily north of Nathan Lane). APNs: 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 17 acres. Request Preliminary Plat approval for 33 lots. Owners are Tenney Homestead, LLC, and Jeanne Tenney Brown. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon (928) 777-1360. *(May be voted on April 29, 2010, contingent with the rezoning request being approved).*

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

(May be voted on April 29, 2010 unless otherwise noted).

3. **RZ09-004, 710 Tenney Lane** (located east of Senator Highway, west of Summer Field, and primarily north of Nathan Lane). APNs: 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 17 acres. Zoning is Single-Family 35 (SF-35). Request zoning change from Single-Family 35 (SF-35) to Single-Family 18 (SF-18). Owners are Tenney Homestead, LLC, and Jeanne Tenney Brown. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon (928) 777-1360.

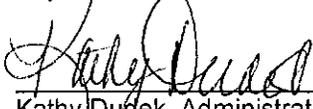
V. CITY UPDATES

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 April 20, 2010 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.



Kathy Dudek, Administrative Assistant
Community Development Department

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
APRIL 8, 2010
PRESCOTT, ARIZONA**

MINUTES of the **PLANNING & ZONING COMMISSION** held on **APRIL 8, 2010** at **9:00 AM** 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

<p>MEMBERS PRESENT George Wiant, Chairman Tom Menser, Vice Chairman Joe Gardner Richard Rosa Len Scamardo</p> <p>MEMBERS ABSENT Don Michelman Seymour Petrovsky</p>	<p>OTHERS PRESENT Tom Guice, Community Development Director George Worley, Asst. Community Development Director Matt Podracky, Senior Assistant City Attorney Richard Mastin, Development Services Manager Ian Mattingly, Traffic Engineer Mike Bacon, Community Planner Ryan Smith, Community Planner Kathy Dudek, Recording Secretary</p> <p>COUNCIL PRESENT Jim Lamerson, Council Liaison</p>
---	--

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 March 25, 2010 meeting.

Mr. Scamardo, **MOTION: to approve the minutes** of the March 25, 2010 meeting.
Mr. Rosa, 2nd. **Vote: 5-0.**

2. PP10-001, Gardner Cove Townhomes. APNs: 115-08-034C, 115-08-034D, and 115-08-071G and totaling ± 1 acre. Zoning is Multi-Family Medium (MF-M). Request preliminary plat approval for a Planned Area Development (PAD) consisting of 16 townhomes contained in eight duplexes. Owner is Advanced RE Management, LLC. Applicant/Agent is Gisi Enterprises, Inc. Community Planner is Ryan Smith (928) 777-1209.

Mr. Smith reviewed the staff report and noted:

- the changes made to the preliminary plat after the March 25, 2010 meeting;
- the applicant has provided individual easements which eliminate the need for a separate street parcel;
- the driveways have been adjusted to reflect a 22' length from the garage to the curb;

- the waivers of lot coverage, front setback, and parking being taken out of the front setback have now been eliminated; and,
- waiver requests remain for the rear and side yard setbacks and the common open space area.

Commissioners queried and remarked on:

- the space between buildings [Mr. Smith: 10' remains between buildings];
- the 22' driveway [Mr. Smith: the structures were moved back 2' from the front of garage to the curb];
- the turning radius is more important than the parking allowed in the driveway [Mr. Rick Radovich, 3200 Lakeside Villa Drive, owner/agent, [who was not present at the March 25, 2010 meeting], indicated that he was not told about the radius, rather he was told about the 22' driveway length and then cited Section 6.2.5 of the LDC];
- the street width is only 20' where 24' is required by code;
- the driveway could flare out so that a turn could be easier; and,
- the driveway turn is more than 90 degrees.

Mr. Mattingly indicated that the discussion appears to be about a two-way aisle with a required width of 24'.

Commissioners further discussed and questioned:

- driveway length and width;
- whether the project meets code [Mr. Smith: yes];
- the 45-degree angle on the driveways should be done;
- whether the applicant would be willing to change the surface street width to 22-feet and decrease the driveway apron to 20' [Mr. Radovich: we will do that]; and,
- supplying City Council with drawings showing turning with a car greater in size than a Yugo, i.e., a Lincoln Towncar would not be able to turn as presently shown in the plat.

Councilman Lamerson noted that the plat meets code if waivers are allowed under the Planned Area Development designation.

Mr. Gardner, **MOTION: to approve PP10-001**, Gardner Cove Townhomes, with the following two conditions of approval: 1) that the surface street width is increased to 22 feet; and, 2) that the driveway length is waived to 20 feet in length. Mr. Menser, 2nd. **Vote: 5-0.**

3. **PP09-002, 710 Tenney Lane** (located east of Senator Highway, west of Summer Field, and primarily north of Nathan Lane). APNs: 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 17 acres. Request Preliminary Plat approval for 33 lots. Owner is Tenney Homestead, LLC. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon (928) 777-1360.

(May be voted on April 29, 2010, contingent with the rezoning request being approved). No action taken.

(This project was discussed concurrently with RZ09-004, Item #4).

IV. PUBLIC HEARING ITEMS

(May be voted on April 29, 2010 unless otherwise noted).

- 4. RZ09-004, 710 Tenney Lane** (located east of Senator Highway, west of Summer Field, and primarily north of Nathan Lane). APNs: 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 17 acres. Zoning is Single-Family 35 (SF-35). Request zoning change from Single-Family 35 (SF-35) to Single-Family 18 (SF 18). Owner is Tenney Homestead, LLC. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon (928) 777-1360.

Mr. Bacon briefly reviewed the request and gave a brief history of the project which started in 2006. He then asked the applicant to present the details of the request.

Mr. Carl Tenney, 2191 N. Val Vista Drive, Chino Valley, representing Tenney Homestead, LLC, explained the project:

- this will be one of the last subdivisions platted in southeast Prescott;
- the project is located between The Foothills and Summit Pointe off Senator Highway;
- the lots approaching the downtown are typically smaller than those farther out of town;
- the project comprises 33 lots of which 5 lots are in Phase I;
- the 28 lots in Phase II will not be developed for two years per the development agreement;
- the City's traffic engineer stated that the project does not pose a major impact and no Traffic Impact Analysis is needed;
- the following monies have been pledged by the applicant:
 - 1) \$28,000 for a leftbound lane at Senator Highway
 - 2) \$120,000 for the detention basin
 - 3) \$20,000 in Phase II for Acker Park improvements;
- Nathan Lane will be renamed City Lights;
- there will be connectivity to trails and Acker Park by those living in The Foothills;
- drainage will be retained in a regional stormwater detention basin;
- all prior subdivisions have requested and received rezoning;
- subdivisions have clustered their homes near this property;
- in requesting SF-18, 18,000 SF lots are needed, and the ones platted average ±19,000 SF.

Mr. Roger Swenson, 717 City Lights, submitted a letter on April 7 to the City. Each attending commissioner received the letter prior to the meeting. Mr. Swenson has concerns that include: a) the drainage through the driveway that will be transferred into the major culvert; b) the viewshed; c) traffic impact; d) safe yield; and e) wildlife.

Mr. Ralph Rodarte, 251 S. Mt. Vernon, indicated he has lived in his home for 45 years and has watched the traffic grow. He does not feel that the project will cause any traffic problems. Mr. Rodarte is in favor of the project.

(May be voted on April 29, 2010). No action taken.

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Wiant adjourned the meeting at 10:01 AM.

George Wiant, Chairman

DRAFT

RZ09-004 Rezoning from SF-35 to SF-18
PP09-002 The Homestead Preliminary Plat

Agenda # 2, # 3

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
STAFF REPORT
4/29/10 (Voting Session)

TO: Planning Commission Members
FROM: Tom Guice, Community Development Director *TG*
George Worley, Assistant Director *GW*
Mike Bacon, Community Planner *MB*
DATE: 4/9/10
Subject: RZ09-004 (formerly RZ06-003) (±17 acres)
PP09-002 (formerly SP06-003)–The Homestead Preliminary Plat.
33 Lots, (± 17.94 acres)
Parcels: 110-06-005R, 005Q, 006A (±17.94 acres) **Zoning:** SF-35
Location: East of Senator Highway and west of Summer Field

Agent/ Applicant: Carl Tenney, 2191 N. Val Vista Dr, Chino Valley AZ 86323.

Owners: Tenney Homestead, LLC., and Jeanne Tenney Brown, Prescott, AZ 86303.

UPDATE. Street Name Request. This request is no longer an issue. The Fire Department has given their approval to the naming of the streets as indicated on the proposed plat.

REQUEST. Rezone ±17 acres from Single-Family 35,000 sq. ft minimum lot size (SF-35) to Single-Family 18,000 sq. ft minimum lot size.(SF-18) with an associated request for a 33-lot preliminary plat (PP09-002) on ±17.94 acres. The reason for the difference in the rezoning and plat acreage is that Lots 4 and 5 of the proposed plat do not have to be rezoned because they are currently zoned SF-12. A Water Service Agreement for 11.55 acre-feet of water and a Development Agreement (both to be approved by Council) are also proposed for the plat.

STAFF RECOMMENDATION

Staff recommends approval with the City Department Comments as listed below.

Recommended Action:

1. Move to Recommend Approval of RZ09-004; and
2. Move to Recommend Approval of PP09-002–The Homestead Preliminary Plat subject to the City Department Comments within this Staff Report dated May 14, 2009.

CITY DEPARTMENT PRELIMINARY PLAT COMMENTS

Addressing. Paula Greenlee 777.1306

Per Eric Kriwer, City of Prescott Fire Marshall: Tenney Lane and Teeples Lane are approved pending review and approval of appropriate signage located at the intersection of Summerfield, Teeples Lane and Tenney Lane. by the Fire Department prior to approval of final plat.

Historic Preservation Specialist: Nancy Burgess (777.1318)

All required archaeological reports have been submitted and reviewed for this project. Cleared archaeologically for development.

Parks and Recreation. The Acker Trust approved the regional detention basin at their meeting on March 25 with the \$120,000 contribution by the applicant toward the construction of the basin. The \$20,000 contribution towards trails and parking improvements is correct and Council is aware of this project coming their way.

Planning. Mike Bacon (777.1360).

1. Rezone #09-004 is to be approved in conjunction with this preliminary plat request.
2. Prior to the Recordation of the Final Plat remove the existing portion of the home on Lot 17.
3. Lots 12, 13, 18, 19, 24, and 25 are double frontage lots which will have front yards on two streets, and are to be noted as such on the Final Plat.
4. A common easement for a driveway for Lots 2 and 3 is a suggestion.
5. Abandon existing wells in accordance with the proposed Water Service Agreement.

Yavapai County Engineering. Tim Stotler. The County recommends reviewing the possible need for left-turn lane on Senator Highway due to the additional traffic turning onto Nathan Lane.

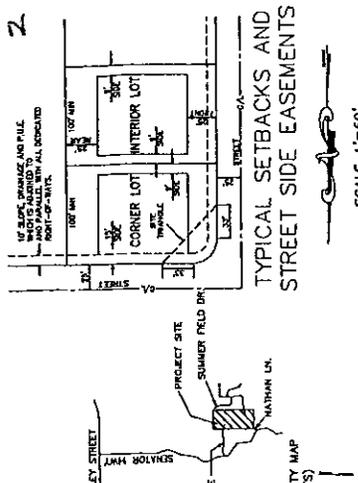
PRELIMINARY PLAT

THE HOMESTEAD SUBDIVISION

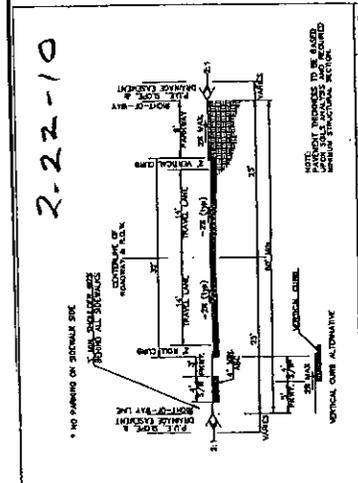
A.P.N. 110-06-005Q, 110-06-005R, 110-06-005V, 110-06-006A SECTION 3, TOWNSHIP 13 N, RANGE 2 W, G.&S.R.M. 33 LOTS, 17.94 ACRES PHASE 1 - LOTS 1-5 PHASE 2 - LOTS 6-33

ENGINEER: KELLY/WISK ENGINEERING CAR TENNEY AGENT CHRISTOPHER W. KELLY 40100 PRESCOTT, ARIZONA 86301 (928) 713-1881 (928) 443-3086

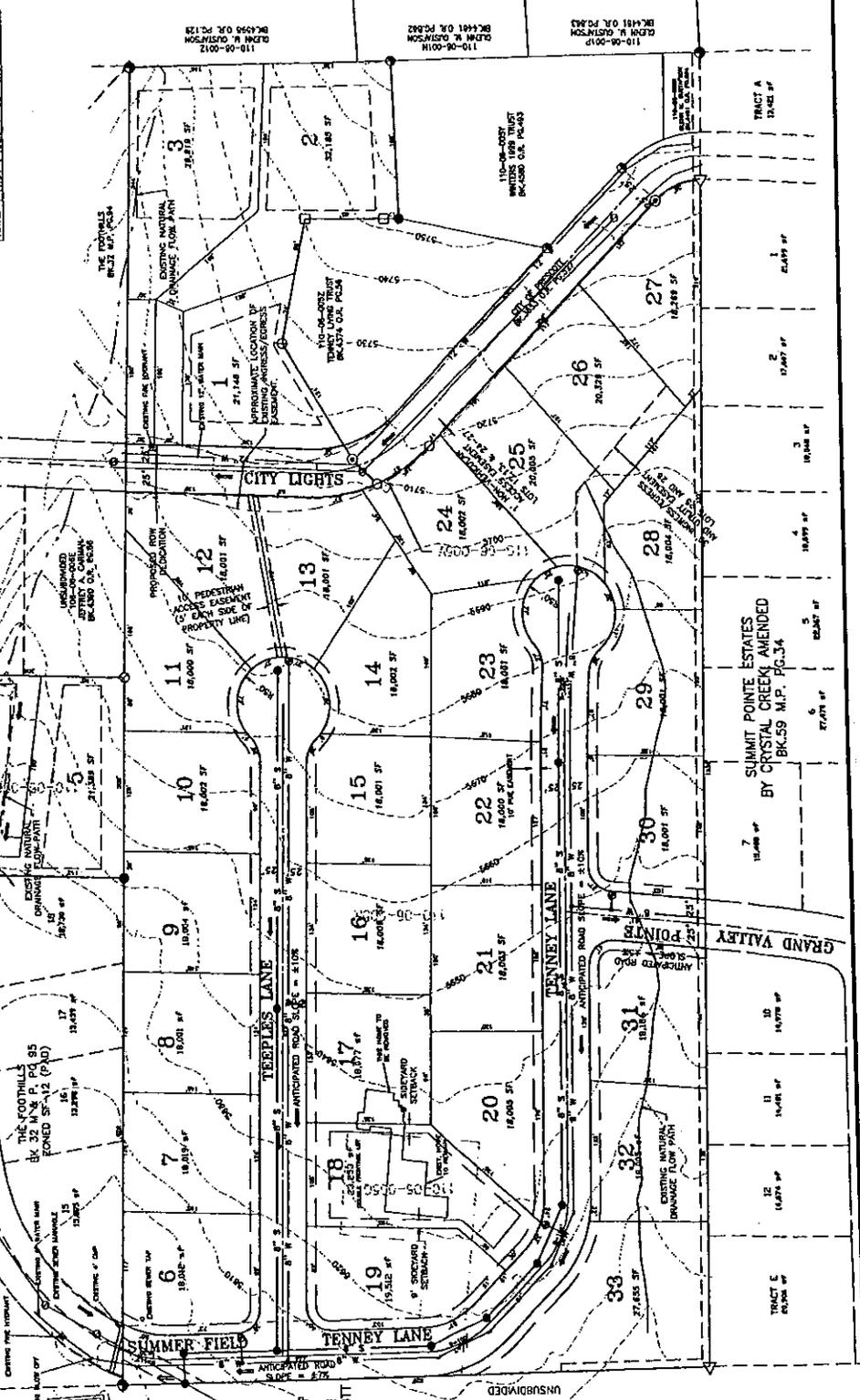
AGENT: 2141 N. 146th DR. OKLAHOMA CITY, OKLAHOMA 73160 (405) 751-1881 (405) 443-3086



LAND USE TABLE with columns for ZONING CODES, AREA, # OF LOTS, and DENSITY.



LOCAL RESIDENTIAL STREET TYPICAL SECTION. CITY OF PRESCOTT, ARIZONA. 801 P.



NOTES: EXISTING ZONING 332A... WATER SERVICE AGREEMENT WITH THE CITY OF PRESCOTT... DRAINAGE NOTE: SHALL INTERFERE WITH THE FLOW OF WATER...

UNSUBDIVIDED. 110-06-0012. 110-06-0011. 110-06-0010. 110-06-0009. 110-06-0008. 110-06-0007. 110-06-0006. 110-06-0005. 110-06-0004. 110-06-0003. 110-06-0002. 110-06-0001.