



# PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
THURSDAY, SEPTEMBER 9, 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, SEPTEMBER 9, 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

Tom Menser, Chairman  
Len Scamardo, Vice Chairman  
Joe Gardner  
Tim Greseth

Ken Mabarak  
Terry Marshall  
Don Michelman

## 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 August 12, 2010 regular meeting/public hearing.

## IV. PUBLIC HEARING ITEMS

*(May be voted on today unless otherwise noted).*

2. **CC10-003, 3230 Willow Creek Road (Tim's Subaru)**. APN: 106-08-008D and totaling ± 5.03 acres. Zoning is Industrial Light (IL). LDC Section 6.12. Request Comprehensive Sign Plan for Tim's Subaru. Owner is TC Land Management, LLC. Applicant/agent is A & B Sign Company. Community Planner is Ryan Smith (928) 777-1209.  
*(May be voted on September 30, 2010).*

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.

**V. CITY UPDATES**

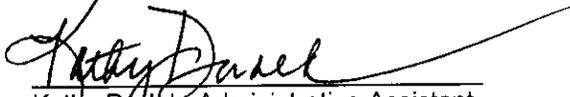
**VI. SUMMARY OF CURRENT OR RECENT EVENTS**

**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 September 3, 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  
AUGUST 12, 2010  
PRESCOTT, ARIZONA**

**MINUTES** of the **PRESCOTT PLANNING & ZONING COMMISSION** held on **AUGUST 12, 2010** at **9:00 AM** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

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

**II. ATTENDANCE**

<b>MEMBERS PRESENT</b> Len Scamardo, Vice Chairman Tim Greseth Ken Mabarak Terry Marshall Don Michelman	<b>STAFF PRESENT</b> Tom Guice, Community Development Director Matt Podracky, Sr. Asst. City Attorney Richard Mastin, Development Services Manager Ryan Smith, Community Planner Kathy Dudek, Administrative Assistant & Recording/Transcribing Secretary
<b>MEMBERS ABSENT</b> Tom Menser, Chairman Joe Gardner	<b>COUNCIL PRESENT</b> Jim Lamerson, Council Liaison

**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 July 29, 2010 regular meeting/public hearing.

Mr. Michelman, **MOTION: to approve the minutes** of the July 29, 2010 regular meeting/public hearing. Mr. Marshall, 2<sup>nd</sup>. **Vote: 5-0.**

**IV. PUBLIC HEARING ITEMS**

(May be voted on today unless otherwise noted).

- 2. SUP10-001, 613 Miller Valley Road (Scooter and Auto Source).** APN: 113-07-012 and totaling ± 0.6 acre. Zoning is Business General (BG). Request Special Use Permit to sell automobiles and scooters with an outdoor display. LDC Section 9.9 and Table 2.3. Owner is Orville and Helen Heuer Trust. Applicant/agent is Mark Tetreau. Community Planner is Ryan Smith (928) 777-1209.

Mr. Smith recapped the staff report and noted:

- two additional conditions have been added to the suggested motion after discussion at the July 29, 2010 meeting: a) the four parking spaces must be designated as "no parking"; and, U-Haul™ and/or similar type businesses are prohibited; and,
- the applicant is present at today's meeting.

When asked, Mr. Smith described the options that are available for parking for the complex:

- the parking was considered adequate at the time of the complex's construction;
- the number of spaces, including parking on Division Street, totals 33 spaces;
- the two gravel spaces are not included in the parking calculations;
- if service-type businesses, i.e., Able Saw and a locksmith, are tenants there would not be a parking problem;
- parking is adequate for retail businesses;
- if a restaurant or beauty shop wanted to locate in the complex, parking would be required at a higher level, and staff would take a hard look at the parking; and,
- if the owner could demonstrate that uses, i.e., a beauty shop that would not be open at dinnertime and a restaurant only open for dinner are compatible with parking requirements, then an exception to parking requirements could be made.

No questions or comments were made by the public.

Mr. Michelman, **MOTION: to recommend approval of SUP10-001**, 612 Miller Valley Road (Scooter and Auto Source) subject to the following conditions:

- 1) The required setback of 10' from all right-of-ways and 5' from all other property lines for parking areas shall be waived;
- 2) Provisions for landscaping along the parking lot perimeter for landscape strips 10' wide along the street and 5' wide along other property lines shall be waived;
- 3) Up to four parking spaces may be used to display scooters and/or autos. The display area shall be located on the southwest portion of the parking lot near Miller Valley Road and shall be clearly signed as "reserved parking" for the display of vehicles; and,
- 4) U-Haul™ display and/or similar rentals are prohibited.

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

3. **CC10-002, 2001 Excellence Way (Centerpointe Professional Suites)**. APN: 102-06 210C and totaling ± 3.42 acres. Zoning is Industrial Light (IL). LDC Section 6.12. Request comprehensive sign package. Owner is Centerpointe Professional Suites, LLC. Applicant/agent is A & B Sign Company. Community Planner is Ryan Smith (928) 777-1209.

Mr. Smith recapped the staff report and noted:

- the applicant is requesting monument signage;
- no wall signage will be used;
- the applicant is requesting a higher amount of directory signage in lieu of any wall signage; and,
- a representative for the applicant is here today.

No questions or comments were made by either the Commissioners or the public.

Mr. Michelman, **MOTION: to recommend approval of CC10-002**, 2001 Excellence Way (Centerpointe Professional Suites), subject to the terms and conditions listed in the Staff Report dated July 29, 2010 and August 12, 2010. Mr. Greseth, 2<sup>nd</sup>. **Vote: 5-0.**

## V. CITY UPDATES

Mr. Smith noted the Council Liaison Jim Lamerson will be giving an update of the Planning & Zoning Commission meetings to City Council at their regularly scheduled meetings.

Mr. Guice proffered that both of today's items, SUP10-001 and CC10-002, will be scheduled for the Council's agenda on August 31, 2010 at 3:00 PM.

## VI. SUMMARY OF CURRENT OR RECENT EVENTS

*None.*

## VII. ADJOURNMENT

Chairman *pro tempore* Scamardo adjourned the meeting at 9:10 AM.

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Len Scamardo, Chairman *pro tempore*

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**Comprehensive Sign Plan**  
**Tim's Subaru**  
**CC10-003**

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COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION

**Staff Report**

Planning Commission Dates: September 9, 2010 (Regular Meeting)  
September 30, 2010 (Public Hearing)

**TO:** Prescott Planning and Zoning Commission

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

**DATE:** September 2, 2010      **PARCEL NUMBER:** 106-08-008D      **ZONING:** IL

**Agent:** Perry Wieweck, A&B Signs      **Owner:** TC Land Management  
691 N. 6<sup>th</sup> Street      1006 Commerce Drive  
Prescott, AZ 86301      Prescott, AZ 86301

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**REQUEST:**

Tim's Subaru is an automotive dealership in the auto sales complex located at the Northwest corner of Willow Creek Road and Sandretto Drive. To maximize visibility as cars drive past the hill on South bound Willow Creek Road, the applicant is requesting a freestanding sign 98 square feet in size, 20 feet in height and 10 feet from the Willow Creek Road ROW. The dealership is a new building featuring a showroom and offices. The applicant proposes the placement of wall signage totaling 136 square feet.

**BACKGROUND:**

The standard sign code will allow for one freestanding sign up to 24 square feet in size and 12 feet in height. The sign may be allowed as close as 5 feet from the Willow Creek Road ROW. Due to the amount of building frontage facing the street, wall signage is allowed up to 89 square feet.

Alternatively, the Highway Commercial signage provision within the LDC would allow for 2 freestanding signs up to 20 feet in height, and, up to 100 square feet in size, provided, however, the signs must be setback 1 foot for every 2 square feet of sign area (as an example; a 98 square foot sign must be setback 49 feet from the ROW). Wall signage would be allowed up to 89 square feet.

The applicant's increased wall signage and larger freestanding sign 20 feet height and setback only 10 feet, require an approved Comprehensive Sign Plan. The dealership is being built under existing zoning with no waivers or variances requested. The subject property has over 680 feet of street frontage. Approved building permits are on file for the structure and site parking.

The LDC allows that a Comprehensive Sign Plan may be requested by the owner of a property of a multi-tenant or multi-service commercial development. The Plan allows for innovative sign design, greater number of signs and greater sign area in exchange for higher quality signage or other considerations (Section 6.12.6.A).

**FINDINGS:**

The applicant appears to meet the criteria required for a Comprehensive Sign Plan. Section 6.12.6.C of the Sign Code requires that a Comprehensive Sign Plan must provide signs that are a similar type and function with consistent size, lettering, color & material, or, that the request results in improved sign designs in exchange for otherwise allowed signage size and number of signs. The proposal appears to meet the needs of the applicant by allowing increased wall signage and reducing the setback for the single freestanding sign, as well as eliminate an allowed, but unnecessary second freestanding sign.

Galpin Ford and Tim's Toyota also have Comprehensive Sign Plans. The Toyota and Subaru dealerships have the same ownership, but are considered separate businesses. All three dealerships are located in the Commercial Corridor Overlay district which requires that all sign lighting be turned off one hour after closing or by 10:00 pm, which ever is later.

**PUBLIC COMMENTS:**

The Director of Business and Finance at Embry-Riddle Aeronautical University requested further information regarding the application. He later indicated that he had no concerns with the request. No other comments or concerns have been received as of this writing.

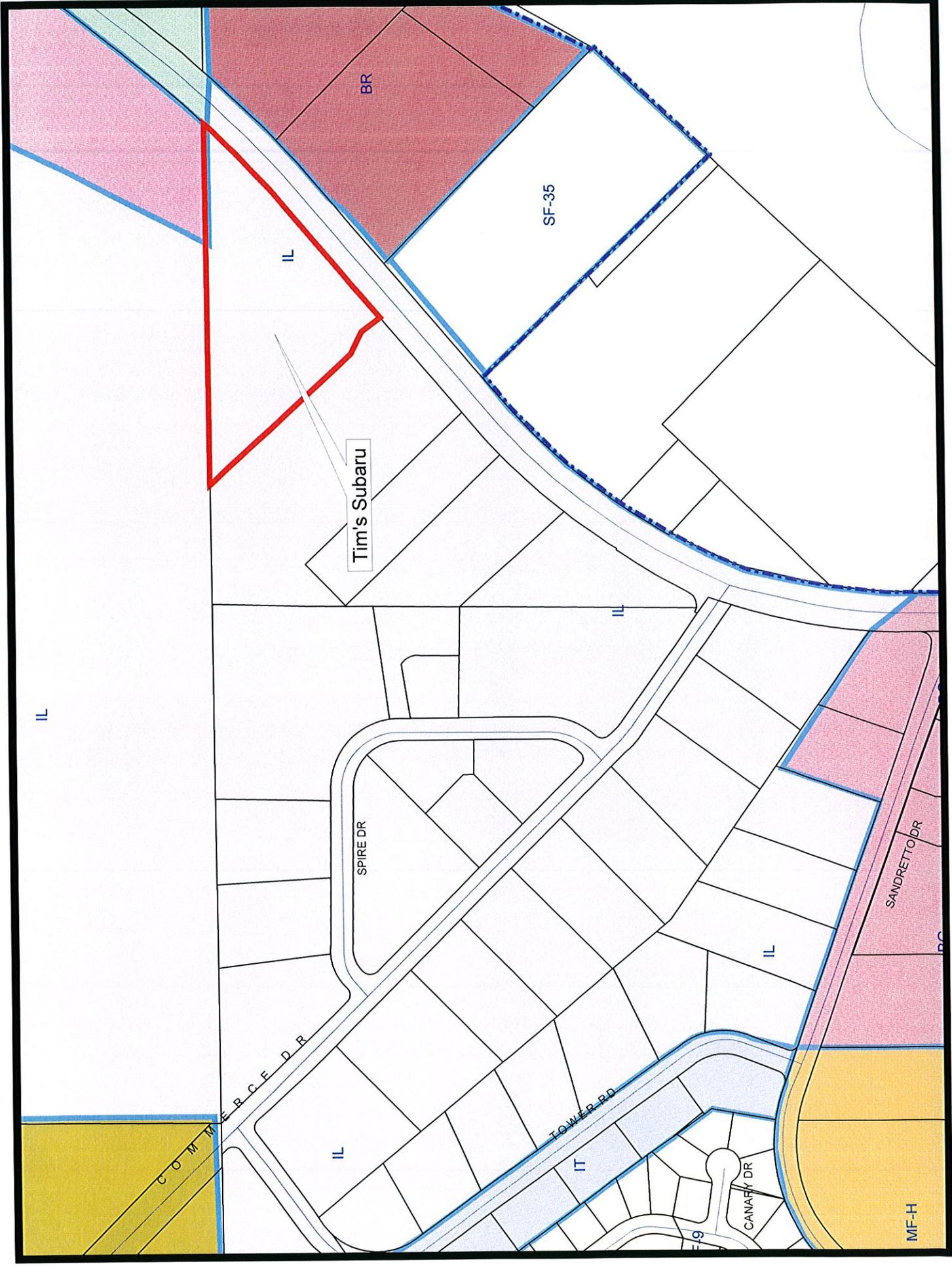
**RECOMMENDATION:**

Staff recommends approval of CC10-003 subject to the following stipulations:

1. All signage lighting must be switched off at night in accordance LDC section 5.3.8.E.

**Attachments:**

- Vicinity and Zoning Map
- Letter of Intent
- Elevations





CC10-003

691 North Sixth Street, Prescott, Arizona 86301 • Phone 928 445-6995

APN: 106-08-008D

Tim's Subaru is a locally owned car dealership opening a new showroom located at 3230 Willowcreek Road. Due to its proximity to Willowcreek Road, it qualifies for highway commercial. The code allows for up to 100 sq/ft and 20 foot overall height if properly set back on property. Tim's Subaru is requesting that the newly proposed sign be allowed a 10 foot setback because of terrain and other signage in place for other dealerships. All other signage will conform to code requirements for highway commercial.

*Perry Weirich*  
President

Photo for conceptualization only.



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Office 928 445-6995  
Fax 928 776-4429  
absign@qwest.net  
691 North 6th street  
Prescott, AZ 86301

COMPANY: Tims Subaru  
CLIENT:  
PHONE:  
APPROVAL:

EMAIL:  
FILE: Tims Subaru  
Origin DATE: 8-17-10  
Revise DATE:  
DATE: Design by SP

**A&B**  
SINCE 1951  
Prescott's Only Full Service Sign Shop  
AZ. Licensed Contractor # 070010



Philadelphia Sign  
 C O M P A N Y  
 707 West Spring Garden Street  
 Philadelphia, New Jersey 08105

Phone: 215-462-1100  
 Fax: 215-462-1101  
 Email: info@philadelphia-sign.com

CUSTOMER:

JOB #: \$VB-09762

REVISIONS

#	Date	Description	By

DRAWING TYPE:

PERMIT

SIGN TYPE:

LETTERS - 1060

LOCATION: 4078  
 WILSON SUBWAY  
 3750 WILLOW CREEK RD  
 PARSIPPANY, NJ 07054

DATE:

8/17/2010

DRAWN BY:

R

SHEET:

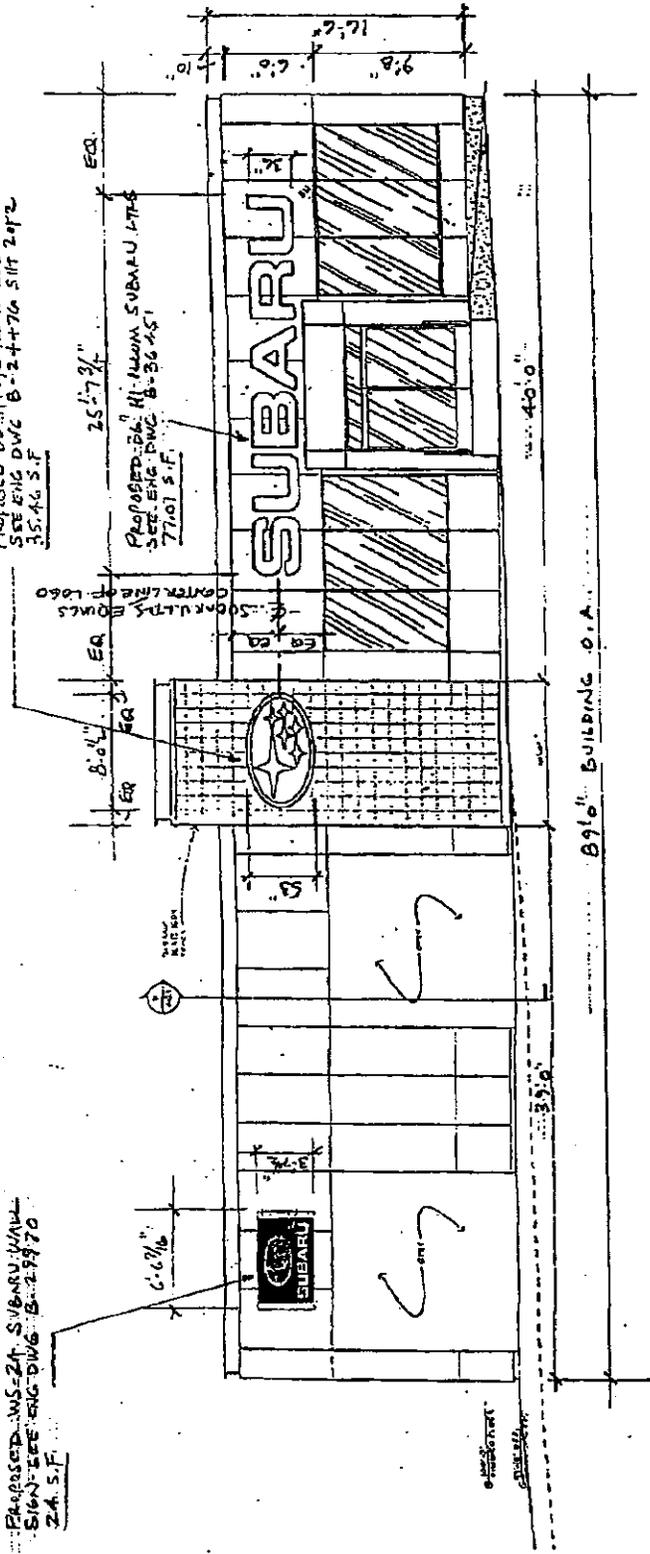
DWG NUMBER:

A-1

THIS IS AN ORIGINAL UNREPRODUCED  
 DRAWING CREATED BY PHILADELPHIA SIGN  
 IS SUBMITTED FOR YOUR PROJECT  
 USE IN CONJUNCTION WITH A PROJECT  
 BEING PLANNED FOR YOU BY P.S.C.  
 IT IS NOT TO BE SHOWN TO ANYONE  
 OUTSIDE YOUR ORGANIZATION NOR  
 BE REPRODUCED, COPIED, REPRODUCED  
 OR DISTRIBUTED BY ANY PERSON.

PROPOSED 63" HI. SIG. ALUM. LOGO  
 SEE ENG DWG B-2-4-716 SHT 2 OF 2  
 35.46 S.F.

PROPOSED 86" HI. ALUM. SUBARU LETTERS  
 SEE ENG DWG B-2-36-451  
 71.07 S.F.



136' total

ENGINEERING  
SHOP  
VINYL LAYOUT  
ROUTING / KNIFE

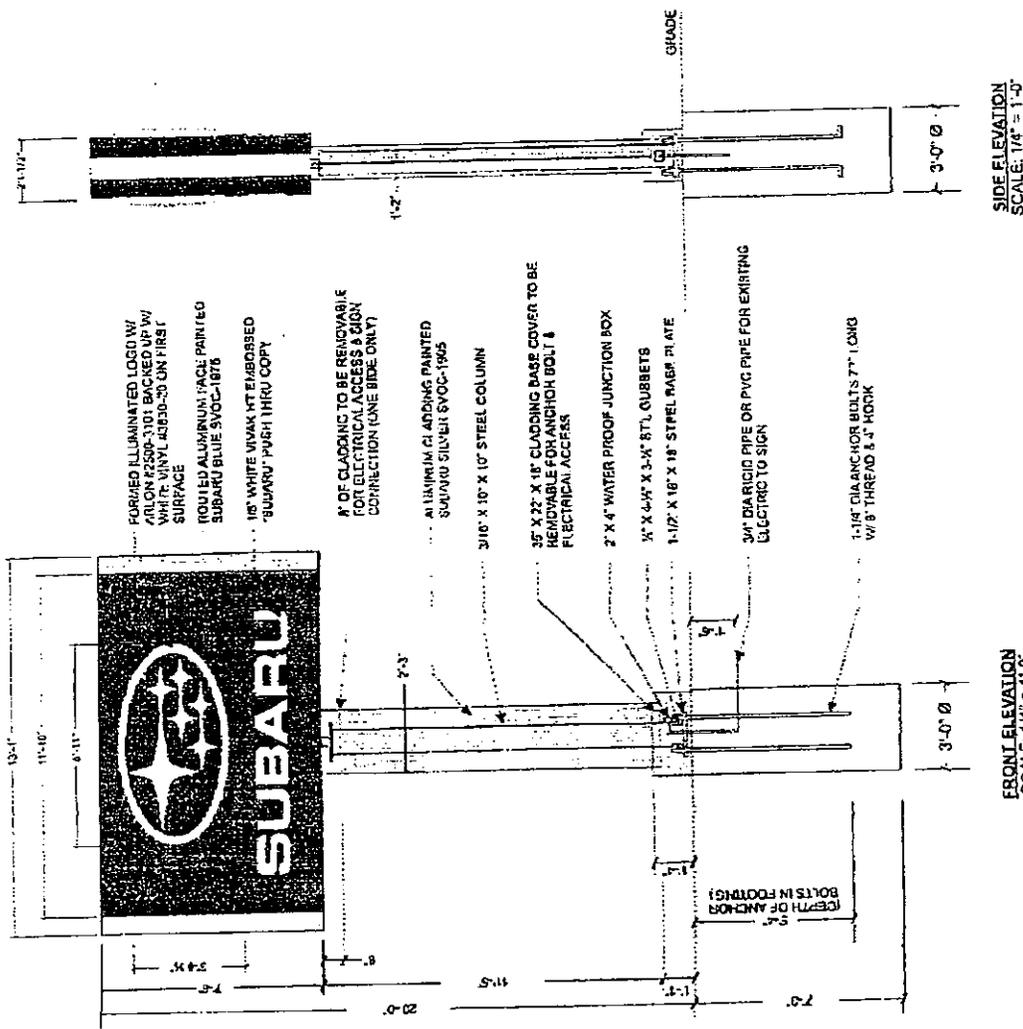
PHILADELPHIA  
SIGN

**Philadelphia Sign**  
C O M P A N Y  
207 West Spruce Garden Street  
Philadelphia, New Jersey 08107

<b>CUSTOMER:</b>	<b>SUBARU</b>
<b>JOB NUMBER:</b>	<b>SUB09782</b>
<b>SIGN TYPE:</b>	<b>Pylon</b>
<b>LOCATION:</b>	<b>3230 Willow Creek Road Prescott, AZ 86305</b>
<b>DATE:</b>	<b>6-8-10</b>
<b>DRAWN BY:</b>	<b>RAB</b>
<b>REVISION:</b>	<b>Number: _____ Date: _____</b>
<b>SHEET:</b>	<b>1 OF 3</b>
<b>DWG NUMBER:</b>	<b>837897</b>
<b>ENGINEER SEAL:</b>	

**MAX DESIGN WIND SPEED 90 MPH  
MAX DESIGN WIND LOAD 30 LB/SQ FT  
EXPOSURE C**

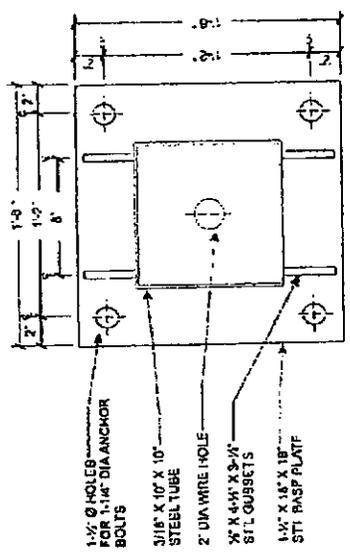
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- FORMED ILLUMINATED LOGO W/ ARLON F2500-3101 BACKED UP W/ WHITE VINYL 42830-20 ON FIRST SURFACE
- ROUNDED ALUMINUM FRAMES PRINTED SUBARU BLUE SVOC-1876
- 105 WHITE VINYL W/ EMBOSSED SUBARU PWRTH THRU COPY
- 1" OF CLADDING TO BE REMOVABLE FOR ELECTRICAL ACCESS & SIGN CONNECTION (ONE SIDE ONLY)
- ALUMINUM ANODIZING PAINTED SUBARU SILVER SVOC-1965
- 3" X 4" X 10" X 10" STEEL COLUMN
- 3/4" X 3/4" X 1" CLADDING BASE COVER TO BE REMOVABLE FOR ANCHOR BOLT & ELECTRICAL ACCESS
- 2" X 4" WATER PROOF JUNCTION BOX
- 3" X 4" X 3" X 3" STL GUSSETS
- 1-1/2" X 18" X 18" STEEL WAGER PLATE
- 3/4" DIA RIGID PIPE OR PVC PIPE FOR EXITING ELECTRICAL TO SIGN
- 1-1/4" DIA ANCHOR BOLTS 7" L CWD 1/2" B THREAD & 4" HWDK

**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**BASE PLATE DETAIL**  
SCALE: 1-1/2" = 1'-0"

- STANDARD PYLON NOTICES:**
1. Sufficient Primary Circuit in Vicinity Of Sign
  2. By Others.
  3. Final Primary Hook-up By Sign Installer.
  4. Sign to be Installed by Licensed Electrician.
  5. Sign to be Installed to the Maximum Clearance Of 2,500 Feet.
  6. Minimum Soil Bearing Capacity Of 2,500 P.S.F.
  7. Concrete 3,000 P.S.I. @ 28 Days.
  8. Reinforcing Steel Shall Be ASTM A615 GR-40.
  9. Reinforcing Steel Shall Be ASTM A333.
  10. All Welds Shall Conform to AWS D1.9 Standard.
  11. All Work Shall be Done in Accordance with the Criteria set forth in the IBC 2002 & IBC 2006, (110 Design Loads or Exceeds those Requirements for the Geographical Location in Which It is to be Erected.

**Electrical Lead**  
6.87 Amps @ 120 Volts  
Electrical Reqrmts  
(1) 20 Amp/120 Volt Circuits

NOTE: THIS SIGN IS SUBJECT TO BE SUBJECT TO AN APPROVED SIGNAGE PERMITS AND/OR OTHER LOCAL, STATE OR FEDERAL REGULATIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR OTHER REGULATIONS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE SIGN AND DOES NOT INCLUDE OBTAINING PERMITS OR OTHER REGULATIONS.