



PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, February 10, 2011
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, February 10, 2011, 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 January 27, 2011 regular meeting / public hearing.
2. **CC11-001 – Comprehensive Sign Plan for “The Shops at Prescott Gateway” located at the Southwest corner of S.R. 69 and Lee Blvd. APN is 103-20-570M. Applicant is Red Real Estate Advisors. Community Planner is Ryan Smith.**

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 today unless otherwise noted).

3. **RZ10-001 - Rezone Parcels from RE-2 to SF-12 for property on Walker Road.**
APN 103-20-610, -002J and -002P. Applicant is Scott Lee. Community Planner is Mike Bacon.
4. **RZ10-002 - Rezone Parcels from SF-12 to MF-M for property at 3351 Gateway Blvd.**
APN 103-20-596K and -611A. Applicant is Scott Lee. Community Planner is Mike Bacon.

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 February 3, 2011 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
JANUARY 27, 2011
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PLANNING & ZONING COMMISSION** held on **JANUARY 27, 2011** at **9:00 AM** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

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

II. ATTENDANCE

MEMBERS PRESENT Tom Menser, Chairman (late) Len Scamardo, Vice Chairman Tim Greseth Ken Mabarak Terry Marshal Don Michelman	STAFF PRESENT George Worley, Planning Manager Richard Mastin, Development Services Manager Ian Mattingly, City Traffic Engineer Mike Bacon, Community Planner Ryan Smith, Community Planner Ruth Hennings, Community Planner Intern and Recording/Transcribing Secretary
MEMBERS ABSENT Joe Gardener	COUNCIL PRESENT 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 January 13, 2010 regular meeting / public hearing.

Mr. Michelman, **MOTION: to approve the minutes** of the January 13, 2010 regular meeting / public hearing. Mr. Marshal, 2nd. **Vote: 5-0.**

2. **SI11-001 & CC11-001 - Site Plan Review for "The Shops at Prescott Gateway" at the Southwest corner of S.R. 69 and Lee Blvd.** APN is 103-20-570M. Applicant is Red Real Estate Advisors. Community Planner Ryan Smith.

Mr. Smith reviewed the staff report and indicated:

- the property is sited next to the Gateway Mall, at the southwest corner of Hwy 69 and Lee Boulevard;
- as a part of the rezoning for the mall, which the parcel was originally part of, it was stated in the development agreement that all site plans must go to Council for approval;
- the plan includes 6 buildings, for a total of 39,000 square feet of shop and restaurant area;
- there are 249 parking spaces which allows for up to 3 of the buildings to be restaurants,

- the applicant has provided a landscape plan and is working with staff to make sure that their plans conform to the Land Development Code;
- the plan shows 170 trees and staff has requested that 24 be placed along Lee Blvd for enhancement of that section of the right of way and that more drought tolerant shrubs be used;
- the comprehensive sign plan features 3 monument signs placed at a 0' setback;
- the primary sign is requested to be 240 square feet at a height of 20 feet;
- the secondary signs are requested to be 144 square feet at a height of 12 feet;
- the signs will be placed along right of ways that are landscaped and up to 70 feet wide;
- wall signage is requested at up to 300 square feet along each street;
- the site is no longer included in the Gateway Mall sign package, which included a very large sign allowance to major stores;
- major concerns at last week's area meeting concerned traffic and who the tenant might be;
- 60 residents attended and the tone was positive, except for the traffic concerns; and,
- staff supports a positive recommendation to Council for both the site plan and the comprehensive sign package.

Commissioners queried and remarked on:

- are there examples of the sign designs to review [Mr. Smith: no, do not have the elevations or images yet. If the Commission feels it is important to review those, approval of the sign package may be deferred, or the Commission may place a condition that the signs require review by P & Z after Council approval];
- will all the occupants of the site be restaurant or retail [Mr. Smith: zoning allows for offices and there is enough parking to accommodate those different uses];
- whether signage needs to comply with Gateway Mall Criteria [Mr. Smith: no, it does not need to comply with the mall signage]
- it is difficult to review comprehensive sign package without reviewing actual signs [Mr. Smith: this can be conditioned upon approval that it returns to the Commission];
- calculations show signage is in excess of what standards allow [Mr. Smith: considering the speeds along the road it is not uncommon to have larger monument signs];
- when is construction anticipated to begin [Mr. Heron, Red Realty Advisors, 6263 N Scottsdale Road # 330, Scottsdale, AZ: construction is expected to begin in April of this year];
- if the applicant would mind returning with the designs when ready [Mr. Heron: that would be fine, normally would have designs to look at but the tenant has not yet approved them. He requested that the Commission approve sign size and location and then they would return for design approval];
- has a traffic impact analysis been required or completed [Mr. Mattingly: the square footage of this site does allow the City to require a traffic impact analysis. Public Works reviewed the site and, they determined that anything they would recommend is already in place. He feels that the site can handle the anticipated traffic. Staff will continue to monitor San Francisco and the intersection of Hwy 69 and Lee Blvd, though that intersection is under ADOT control];
- is there enough room for a signal at Lee Blvd and San Francisco if traffic grows [Mr. Mattingly: Yes, there is sufficient room and the signal would not cause troubles backing up onto Hwy 69];

- if the traffic cutting through from Walker to San Francisco was an issue [Mr. Mattingly: the volumes are very low and manageable. The intersection has been cleared for sight distance and speeds and it would continue to be monitored];
- what is allowed for monument signage under standard code provisions in comparison with what is being requested in the comprehensive sign package [Mr. Smith: highway commercial standards would allow approximately 200 square feet and the applicant is asking for approximately 500 square feet];
- where the new proposed sign is in relation to the mall monument sign [Mr. Smith: the two signs are very close];
- if there is a potential use of the right of way in the future where the width might shrink [Mr. Mattingly: Lee Blvd is not planned to be widened. ADOT controls the right of way along Hwy 69, and they have planned for 6 or 7 lanes but that would not necessitate widening the street beyond another 12 or 14 feet];
- are the signs proposed to be any distance from the right of way [Mr. Smith: no, they are proposed to abut the right of way, as the comprehensive sign package allows for setback modifications]; and,
- signs appear to conflict with sight distance on San Francisco [Mr. Smith: if any sign should interfere with the sight triangle it would not be allowed].

Mr. Marshall, **MOTION: to recommend approval of SI11-001**, Site Plan Review for “The Shops at Prescott Gateway” at the Southwest corner of S.R. 69 and Lee Blvd., with no stipulations. Mr. Michelman, 2nd. **Vote: 5-0.**

Commissioners further remarked on the comprehensive sign package, and discussed possible stipulations. Mr. Smith suggested that the signs should be of similar type and function. Mr. Smith suggested that they may also defer their decision until the February 10th meeting. The developer agreed to this, but requested approval for the size and location. The Commissioners reached a consensus that they had concerns over the size and design of the signs.

Mr. Marshall, **MOTION: to defer recommendation of CC11-001**, Comprehensive Sign Package for “The Shops at Prescott Gateway” at the Southwest corner of S.R. 69 and Lee Blvd., until the February 10, 2011 Public Hearing. Mr. Greseth, 2nd. **Vote 5-0.**

3. **Report on Similar Use Interpretation for Medical Marijuana.** Planning Manager George Worley.

Mr. Worley reviewed and reported:

- the City is required to implement zoning requirements as needed to adapt to the new Proposition 203 which allows for various uses related to medical marijuana;
- one concept that applies is “rational nexus,” which suggests that there needs to be a rational reason for a new regulation to be put in place;
- staff is considering applying a similar use interpretation for the new uses created in Proposition 203 instead of writing new regulations;
- similar use interpretations allow for flexibility within the more static use table, which can address uses that arise after the code has been put into effect;
- similar uses are uses that are similar in function to an existing use listed in the code;
- medical marijuana associated uses include dispensaries, growing facilities, and infusion facilities;
- the Department of Health Services is also in the process of developing rules for those who can receive medical marijuana and the facilities where the product is processed and dispensed;

- these new DHS provisions might affect zoning regulations;
- if the new use functions equivalent to an existing use, then they should be treated like the existing use;
- there must be a known adverse impact to create the need for new restrictions;
- a dispensary is similar in use to a drug store, a growing operation is similar to an agricultural production, and an infusion facility is a manufacturing type use;
- there are already people in the community who are interested in moving forward with their plans for dispensaries;
- these members of the community may start the Pre Application Conference process which is a simple site plan review; and,
- because DHS has not released their final rules, staff will continue to work on the City's ruling of the similar use interpretation

Commissioners queried and remarked on:

- how the City of Prescott's procedures are similar or different than other municipalities [Mr. Worley: Prescott's similar use interpretation will be different than some, as other communities are writing specific codes to address the new uses. However, staff believes the process that already exists in the LDC is appropriate and should be used as intended];
- the City of Prescott's code already allows for adaptation to these new uses so there is no need to rewrite anything;
- there are distance requirements and separation requirements mandated by the DHS;
- there are only going to be 120 in the state [Mr. Worley: there will be 125 distributed throughout and there will be at least one per county, plus there will be considerations based on population and the market. Tucson and Phoenix will likely have greater numbers than anywhere in the northern section of the state]; and,
- no action is necessary today and if the similar use interpretation is used it requires no City Council or Planning and Zoning Commission action.

Tom Menser arrives 9:50 AM.

IV. PUBLIC HEARING ITEMS

(May be voted on today unless otherwise noted).

- 4. RZ10-001 - Rezone Parcels from RE-2 to SF-12 for property on Walker Road.**
APN 103-20-610, -002J and -002P. Applicant is Scott Lee. Community Planner Mike Bacon. (Vote February 10, 2011)

Mr. Bacon reviewed the staff report and noted:

- there are two rezonings in front of the Commission today, both of which are a part of the Ranch Master Plan;
- the first rezoning is composed of several parcels off of Walker Road;
- the emergency access easement in the area no longer exists legally;
- the owner is proposing to rezone the parcels from RE-2 to SF-12 similar to the rest of the Ranch;
- the site is mostly level and has a covering of Pinyon pine, Juniper, and grasses;
- the Ranch Master Plan has designated this area for single family zoning;
- the Prescott East Area Plan has also indicated the project area for single family zoning;
- at the area meeting there were 8 residents in attendance who had some minor concerns about drainage and the potential development;

- there are plans to build between 25 and 30 single family homes though a development plan has not been submitted;
- the applicant is here to answer questions.

Commissioners queried and remarked on:

- both the master plans show this to be zoned as single family [Mr. Bacon: that is correct];
- are there plans for where the subdivision will take access [Mr. Bacon: access will occur from Walker Road and only single access is required];
- the rezoning is in front of the Commission now and a subdivision plat will come at a later date showing access, lot divisions, specific utilities, and potential secondary access [Mr. Bacon: yes, a plan would come back to the Commission as a preliminary plat and it is likely that access will be restricted to one access point];
- if staff was aware of plans for a Forest Service campground across the street [Mr. Bacon: no, staff is unaware of those plans].

Mr. Scott Lee, with Bullwhacker Ranch Associates, PO Box 471, Prescott, AZ, responded to questions and discussed the project. The proposal is basically a rezoning to get everything to match up with the Master Plan. He will address concerns on access when they return later with the subdivision plat.

5. RZ10-002 - Rezone Parcels from SF-12 to MF-M for property at 3351 Gateway Blvd.
 APN 103-20-596K and -611A. Applicant is Scott Lee. Community Planner Mike Bacon.
 (Vote February 10, 2011)

Mr. Bacon reviewed the staff report and noted:

- this is a rezoning for property near the Gateway Mall;
- the applicant is requesting a rezoning from SF-12 to MF-M;
- the area is about 14 acres which is part of a larger parcel that is 25 acres;
- there is no property line but there is a zoning district boundary line;
- this rezoning is shown in the Master Plan and the zoning is consistent with the Prescott East Area Master Plan;
- residents at the area meeting had some concerns with what types of buildings would be constructed, whether it might be condos, townhomes, or apartments;
- the applicant is still considering the various options but again the zoning is consistent with the larger plans for density in this area; and,
- the allowed density for this site would permit 21 units per acre under a Planned Area Development, which may or may not be realistic at this site.

Commissioners queried and remarked on:

- 21 units per acre is the maximum and the apartments could be 2 or 3 story [Mr. Bacon: yes];
- why that parcel was zoned single family [Mr. Bacon: when the Ranch was first annexed into the City it was annexed under the current zoning at that time which was single family. It was a separate ranch at that time]; and,
- whether a plan will come back in front of the Planning and Zoning after the rezoning showing what buildings will be constructed [Mr. Bacon: there will be an area meeting because it is under the Commercial District overlay. The site plan will also return to the Commission because of the Gateway area plan requirements. If they decide to subdivide the area or go forward with a PAD, a preliminary plat will also come in front of the Commission].

Mr. Scott Lee, with Bullwhacker Ranch Associates, PO Box 471, Prescott, AZ, responded to questions and discussed the project. The area was originally an old homestead and a life estate, and so it was never necessary to zone it differently. One of the owners has passed away and the other still lives there, but it is now appropriate to get the zoning to where the Master Plan is.

6.* LDC11-002 - Amend LDC provisions relating to Transitional Housing. Planning Intern Ruth Hennings. (Vote February 24, 2011)

A.* EXECUTIVE SESSION: Discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to ARS §38-431.03(A)(3) re above item.

Mr. Michelman, **MOTION: to recess the hearing and begin an Executive Session.** Mr. Marshall, 2nd. **Vote: 6-0.**

The Commission recessed into the Executive Session at 10:11 AM.

The Commission reconvened from the Executive Session at 10:33 AM.

B. Discussion/possible action in open session - LDC11-002 - Amend LDC provisions relating to Transitional Housing.

Chairman Menser reopened the Public Hearing.

Ms. Hennings reviewed the staff report and noted:

- these amendments will address zoning for transitional housing and group homes;
- the strategy is to remove existing language in the zoning code that is out of compliance with federal Fair Housing laws and replace that with today's standards for these uses;
- the 1988 amendments to the Fair Housing Act state that within land use law you cannot treat groups of persons with disabilities any differently than groups of people without disabilities;
- this includes a clause for reasonable accommodation;
- the definition of family under the City of Prescott's Land Development Code is a group of unlimited related people or a group of up to 8 unrelated people, living as a single housekeeping unit;
- persons with disabilities within the context of federal Fair Housing law includes anyone with a mental or physical disability or handicap, and anyone who may be recovering from an addiction;
- this does not include juveniles or sex offenders or current users of controlled substances;
- the residences for persons with disabilities are defined as community residences and include uses such as group homes and halfway houses;
- based on Prescott's definition of a family, any community residence with 1 – 8 people must be permitted the same as any other single family dwelling;
- further zoning regulations only apply to the community residences of 9 or more people;
- the two types of the larger community residences are transitional and family residences;

- transitional community residences have a length of tenancy measured in weeks or months and family community residences measure length of residence in years;
- family community residences are more appropriately zoned for single family neighborhoods and transitional community residences are more appropriately zoned in multi family neighborhoods;
- licensing requirements apply to community residences of 9 or more people;
- community residences of 9 or more people that don't conform to any national or state licensing or certifying body must go through the Conditional Use process;
- a provision for senior family homes is also included;
- staff is recommending a date-specific continuance of this public hearing on February 24, 2011; and,
- agencies and organizations are here to answer any questions of the Commission.

Ms. Karen Morse, owner of Chapter 5, 818 West Gurley, Prescott, AZ, discussed operations of their organization. She mentioned that she was available to answer questions any questions related to their types of communities. There is not a true representation of the recovery community in Prescott present today. She noted that her business was within code.

Mr. Scamardo explained that the purpose of this meeting was to discuss how to bring the zoning code up to national standards and to make sure that zoning did not exclude the types of uses that Ms. Morse works with. He requested information from the operators of these facilities to help guide the Commission in their decision.

Ms. Morse further explained that Cottonwood recently went through this process and staff may want to discuss this with them. Her organization would like to go by the guidelines and so would many of the other recovery communities. But many other recovery communities do not abide by the licensing requirements, and she thought the meeting today might discuss that issue. Ms. Morse explained that their clients come from 30-day detoxification or treatment facilities and then come to her residences. Other guests do come from jail, but are interviewed first and the managers then determine whether or not they are comfortable with a particular person. Ms. Morse also noted that many of the recovery home managers do not own their own homes, and because Ms. Morse does, they are more invested in making sure that they are in compliance. She noted that she does not have any issues with the proposed zoning regulations.

Chairman Menser noted that this discussion is coming from a zoning standpoint and that staff is trying to categorize it for the purposes of the Code. The Commission cannot interfere with operations of these facilities. Mr. Scamardo reiterated the definition of a family and how that applies to the zoning of these residences.

Ms. Laura Norman, with West Yavapai Guidance Clinic, 632 Dameron Drive, Prescott, AZ discussed her organization. WYGC provides primarily treatment and services in licensed centers, and they do not have any group housing that falls under what is being discussed today. She does not have any concerns with what has been proposed for zoning regulations. Ms. Norman also spoke to the quality

of the programs here today, and that they represent exemplary service in the realm of recovery communities.

Kathleen Haley, with Women in New Recovery, 601 Ruth Street, Prescott, Arizona, discussed her organization. They operate licensed, transitional community residences. They have concerns that they don't want to be clumped together with the unlicensed homes, if there are negative opinions of those unlicensed operations. WNR has to comply with many standards to maintain their licensing, and they run their programs with integrity. The supervision is well managed and there is a high level of accountability. The program is very structured and disciplined and they are referred out for specific treatments. They feel proud of their business, and in previous meetings have felt the negative stigma that is associated with halfway houses. Ms. Haley feels that their homes and clients are an asset to the community in Prescott, and that they are doing their best to meet the needs of their disabled guests. Many people in the community are uneducated about the good work that they do, and their clients typically move forward to become productive members of society. Ms. Morse also noted that they typically have no more than 10-12 people in one residential house, and usually it is less than that.

The Commissioners further queried and remarked:

- how does the licensing work for these residences and who does the licensing [Ms. Norman: to provide treatment and have counselors, WYGC goes through the state Department of Health Services, the office of Behavioral Health Licensure. There are other facilities without treatment offered, where there is no licensing];
- is there any licensing through the City of Prescott required to operate these community residences [Ms. Hennings: no, the licensing requirement in the zoning regulation refers to the applicable state or federal certification / license for that particular use, if it exists];
- the regulations are not specific to the types of disabilities that the residents may have and are separated into transitional and family residences; and,
- the zoning requirements apply to both residential and commercial zoning, and is less restrictive in the commercial areas.

Mr. Scamardo, **MOTION: to continue the Public Hearing on LDC 11-002**, related to Transitional Housing to the February 24, 2011 Planning and Zoning Commission Public Hearing. Mr. Michelman, 2nd. **Vote: 6-0.**

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

Chairman Menser adjourned the meeting at 11:08 AM.

Tom Menser, Chairman

DRAFT

Comprehensive Sign Plan Shops at Prescott Gateway PAD CC11-001

AGENDA

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Update

Planning Commission Dates: February 10, 2011

TO: Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 
Ryan Smith, Community Planner 

DATE: January 20, 2011 **APN:** 103-50-028, 103-20-603A, 567U, 598C **ZONING:**BR

Agent: Brett Heron / ERH Acquisitions, LLC **Owner:** VHC, 228 LLC UI
One E. Washington Street, #300 7377 E. Double Tree Ranch Rd.
Phoenix, AZ 85004 Phoenix, AZ 85004

REQUEST:

The Shops at Prescott Gateway is a proposed retail shopping center located at the Southwest corner of SR69 and Lee Blvd. The applicant is requesting 3 monument signs with no setback requirement for each sign. Wall signage is proposed to be 1.5 square feet of signage per 1 linear foot of building frontage up to 300 square feet on each street frontage.

UPDATE:

The applicant has provided elevations at the request of the Planning & Zoning Commission. An updated site plan and narrative have also been provided in the hope of clarifying the request. Upon review of the elevations, it was discovered that the overall area of each monument sign is less than originally proposed. The largest monument sign, shown as sign type "A" is approximately 230 square feet in size. The two smaller monument signs, shown as sign type "B" are approximately 70 square feet in size.

ADDITIONAL FINDINGS:

The 3 proposed monument signs are double sided. The LDC states that the area of a double sided sign is to be measured from only one side. The developer had inadvertently added both sign faces together on the smaller type "B" monument sign in his original proposal.

Traffic moving in the direction of Prescott Valley on SR69 will have 2 opportunities to move to the right turn lane to enter the shopping center. Traffic heading in the direction of Prescott will have a single opportunity to move in the left turn lane and would likely be required to wait at the intersection. This would suggest that a larger monument sign at the intersection may be needed to alert drivers of the upcoming left turn.

RECOMMENDATION:

Staff supports a positive recommendation to Council for CC11-001 subject to the following suggested stipulation:

1. Signs shall be of similar type and function with consistent size, lettering, color & material.

Attachments:

- Updated Site Plan
- Updated Narrative
- Elevations

The Shops at Prescott Gateway

COMPREHENSIVE SIGN PLAN

Project Name: The Shops at Prescott Gateway
Applicant: ERH Acquisitions, LLC
Date: February 2, 2011

COMPREHENSIVE SIGN PLAN

This Comprehensive Sign Plan ("CSP") document is presented in accordance with Section 6.12.6 of the City of Prescott Land Development Code (the "Code") in order to establish modified signage standards for the Shops at Prescott Gateway located at the southwest corner of Highway 69 & Lee Boulevard (the "Project").

Comprehensive Sign Plan Standards

The standards applicable to the Project shall be those contained in the Code for "Commercial or Industrial Centers (3 or more businesses)" except as specifically modified by this CSP. In the event of a conflict between the Code and this CSP, this CSP shall govern. The section references contained in this CSP refer to the applicable sections of the Code which are being modified by this CSP.

Free Standing Sign Standards

Commercial or Industrial Centers (3 or more businesses)

1. **Number Permitted.** Three (3) freestanding signs shall be permitted for the Project. These three (3) signs shall be in addition to the mall sign located at the western edge of the Project (which is located in an easement for the benefit of the mall and is not a part of this CSP).
2. **Height.** Sign Type "A" shall have a maximum permitted height of twenty feet (20'). Sign Type "B" shall have a maximum permitted height of twelve feet (12').
3. **Setback.** No setback shall be required from adjacent property lines or right-of-way.
4. **Area.** Sign Type "A" shall have a maximum of 230 s.f. of sign area per side. Sign Type "B" shall have a maximum of 80 s.f. per side.

Canopy or Wall Sign Standards

Commercial Center (3 or more businesses)

1. **Permitted Locations.** Wall signs are permitted on any building elevation which is oriented towards the street, an interior parking area or drive aisle.

Sign Calculations

Sign Area B

1. **Area.** One and one half (1 1/2) square feet of sign area for each linear foot of building frontage up to 300 square feet per wall of building frontage. Notwithstanding the foregoing, each business shall be allowed a minimum of 40 s.f. of sign area per building frontage.

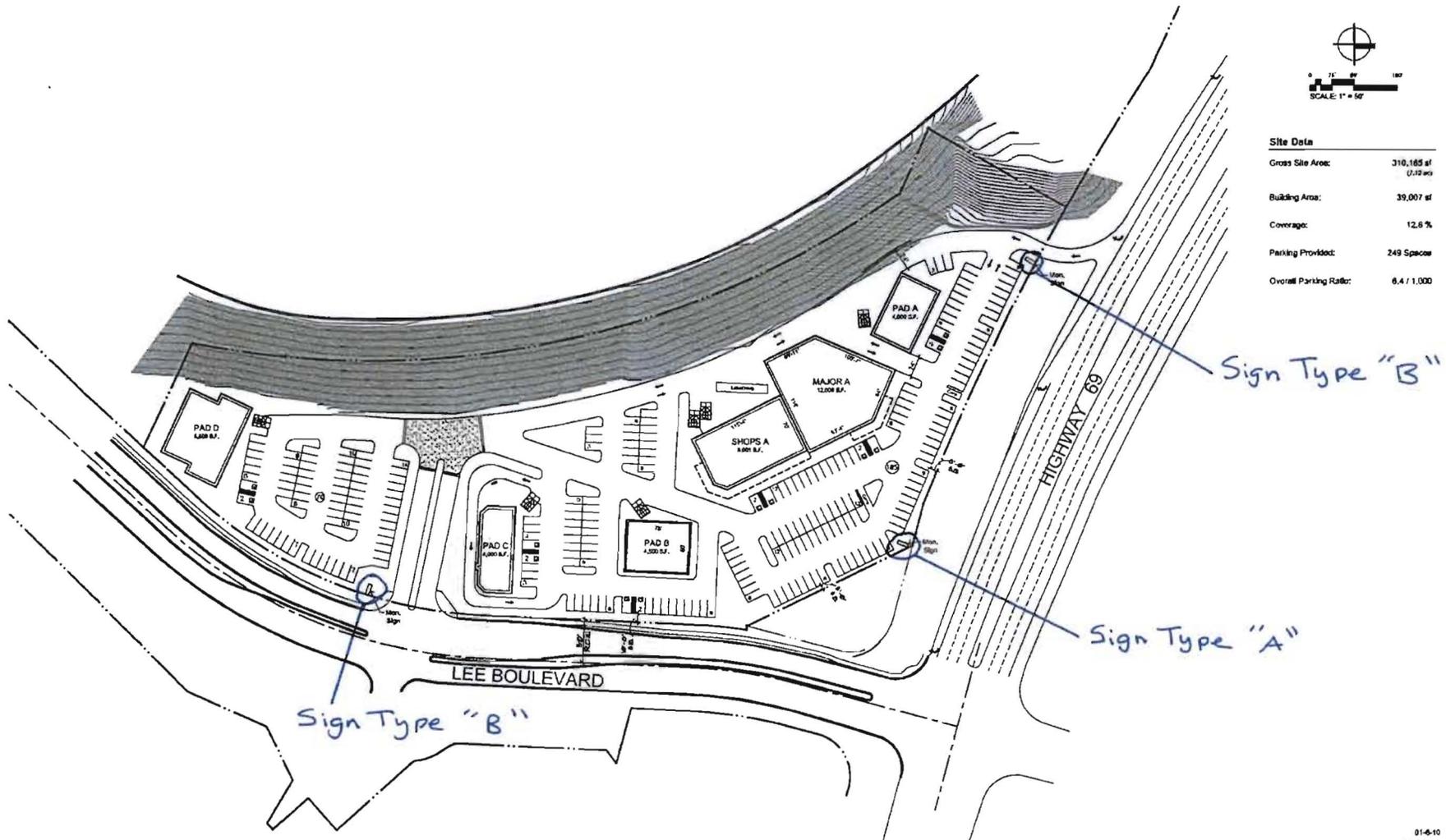
Administrative Adjustments

1. Adjustments to the sign standards contained in this CSP may be approved in accordance with the provisions of Section 9.16, Administrative Adjustments of the Code. (Section 6.12.4)



Site Data

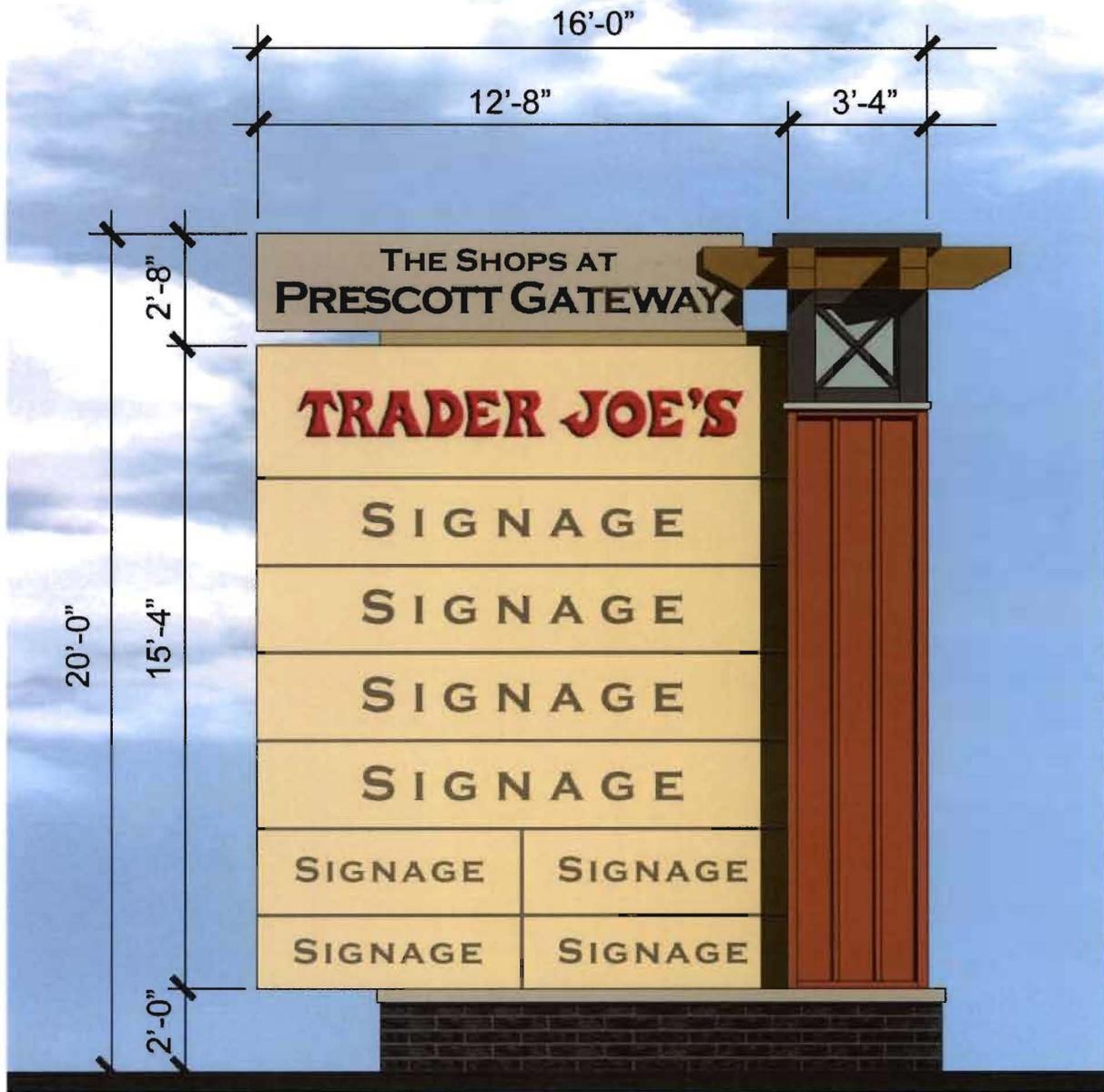
Gross Site Area:	310,185 sf (7.12 ac)
Building Area:	39,007 sf
Coverage:	12.6 %
Parking Provided:	249 Spaces
Overall Parking Ratio:	6.4 / 1,000



THE SHOPS AT PRESCOTT GATEWAY

SWC Highway 69 and Lee Boulevard
Prescott, Arizona





Sign - A

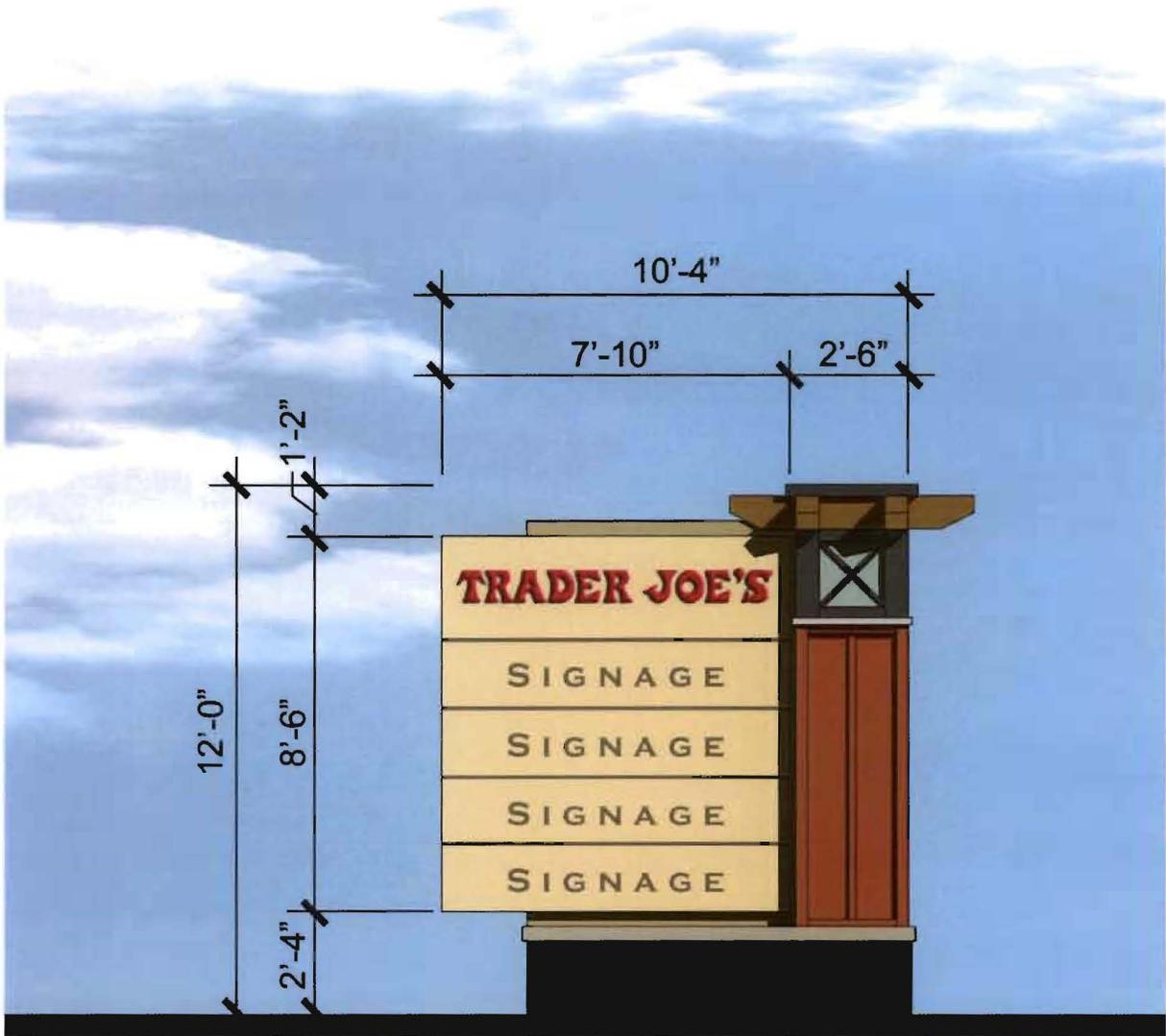
Scale: 1/4" = 1'-0"

PRESCOTT GATEWAY

SWC Highway 69 and Lee Boulevard
Prescott, Arizona

10145
02.02.11





Sign - B

Scale: 1/4" = 1'-0"

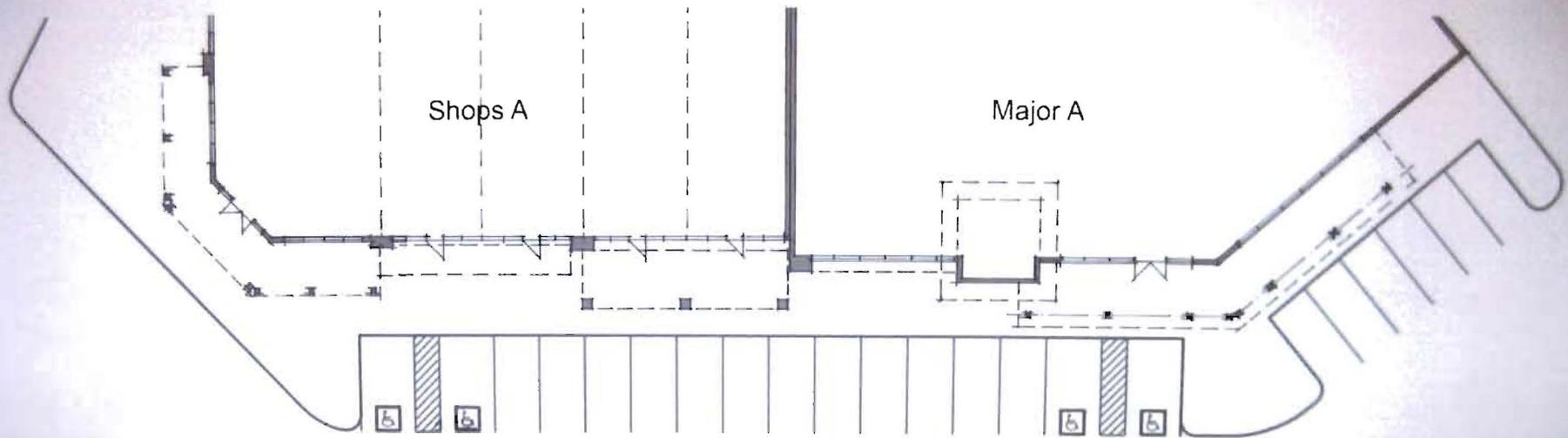
PRESCOTT GATEWAY

SWC Highway 69 and Lee Boulevard
Prescott, Arizona

10145
02.02.11



Butler Design Group, Inc.
architects & planners



The Shops at Prescott Gateway
 SWC Highway 69 and Lee Boulevard
 Prescott, Arizona



RZ10-001

**Rezoning from RE-2 to SF-12
Walker Road**

ITEM 3

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
STAFF REPORT
2/10/11 (Public Hearing)

TO: Planning Commission Members
FROM: Tom Guice, Community Development Director *TG*
George Worley, Planning Manager *GW*
Mike Bacon, Community Planner *MB*
DATE: 2/1/11

Subject: RZ10-001 Rezoning from RE-2 to SF-12
Parcels: APN: 103-20-610, -002J and -002P (±8.02 acres) **Zoning:** RE-2
Location: 100 N. Walker Road
Agent / Applicant: Applicant/Agent is E. Scott. Lee, 300 N. Lee Blvd, Prescott, AZ 86301.
Owners: Bullwhacker Associates, 300 N. Lee Blvd, Prescott, AZ 86301.

UPDATE. One letter in support has been received (attached). Staff has no further comments.

REQUEST. Rezone ±8.02 acres from Rural Estate-2 Acre minimum lot size zoning district (RE-2) to the Single-Family Residential-12,000 sq. ft. minimum lot size (SF-12) zoning district. No Water Service Agreement is proposed at this time, nor is there a project proposal at this time either.

Recommended Action:
Recommend Approval of RZ10-001

February 10 Planning and Zoning Public Hearing

Robert & Maxine Tinney [tinneys2@hotmail.com]

Sent: Tuesday, February 01, 2011 6:52 PM

To: Bacon, Mike; Smith, Ryan

Dear City of Prescott Planning and Zoning Commission Members,

Thank you for the invitation to attend the Area Meetings, *courtesy review*, and Public Hearings and to submit input with regards to "The Shops at Prescott Gateway" and the two Ranch Rezoning Requests (Addendum¹). As Homeowners in The Ranch at Prescott, we are **in support of** all three of these Items.

The insight of the City of Prescott leaders to continue supporting economic growth and development of our Community is most appreciated. Many of The Ranch residents are excited about *Trader Joe's* and possible restaurants locating in "The Shops at Prescott Gateway".

The two Ranch rezoning parcels will allow future quality expansion consistent with The Ranch development and allow current residents of The Ranch to future downsizing to casitas, condos or patio homes should they wish. The attention to *Architectural Design Guidelines* and *Covenants, Conditions and Restrictions* by the Bullwhacker Development was primary in our decision to consider Prescott for purchasing our lot and the building of our home in The Ranch.

Your consideration and support of these three projects are most appreciated.

Respectfully,

Bob and Maxine Tinney

2690 Moonridge Circle, Prescott, AZ 86303

Telephone: 928-541-9211 Email: tinneys2@hotmail.com

Addendum¹ City Planning and Zoning Items:

SI11-001 & CC11-001 - Site Plan Review for "The Shops at Prescott Gateway" at the Southwest corner of S.R. 69 and Lee Blvd. APN is 103-20-570M. Applicant is Red Real Estate Advisors. Community Planner Ryan Smith.

RZ10-001 - Rezone Parcels from RE-2 to SF-12 for property on Walker Road. APN 103-20-610, -002J and -002P. Applicant is Scott Lee. Community Planner Mike Bacon. (Vote February 10, 2011)

RZ10-002

**Rezoning from SF-12 to MF-M
3351 Gateway Blvd.**

ITEM 4

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
STAFF REPORT
2/10/11 (Public Hearing)

TO: Planning Commission Members
FROM: Tom Guice, Community Development Director *TG*
George Worley, Planning Manager *GW*
Mike Bacon, Community Planner *MB*
DATE: 2/1/11

Subject: RZ10-001 Rezoning from SF-12 to MF-M
Parcels: APN: 103-20-596K and -611A (±14.03 acres) **Zoning:** SF-12
Location: 3351 Gateway Blvd.
Agent / Applicant: Applicant/Agent is E. Scott. Lee, 300 N. Lee Blvd, Prescott, AZ 86301.
Owner: Bullwhacker Associates, 300 N. Lee Blvd, Prescott, AZ 86301.

UPDATE. One letter in support has been received (attached). Staff has no further comments.

REQUEST. Rezone ±14.03 acres from Single-Family Residential-12,000 sq. ft. minimum lot size (SF-12) Zoning District to the Multi-Family Medium Density (MF-M) Zoning District. No Water Service Agreement is proposed at this time, nor is there a project proposal at this time either.

Recommended Action:
Recommend Approval of RZ10-002