



# PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
THURSDAY, JUNE 30, 2011  
9:00 AM**

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

The decisions were made by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, JUNE 30, 2011, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting was given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

## **I. CALL TO ORDER**

Chairman Menser called the public hearing to order at 9:00 AM.

## **II. ATTENDANCE**

### **MEMBERS PRESENT**

Tom Menser, Chairman  
Joe Gardner  
Tim Greseth  
Ken Mabarak  
Don Michelman  
George Sheats

### **MEMBERS ABSENT**

Len Scamardo, Vice Chairman

### **STAFF PRESENT**

George Worley, Planning Manager  
Richard Mastin, Development Services Manager  
Ruth Hennings, Community Planner  
Ian Mattingly, City Traffic Engineer  
Chris Hosking, Parks/Rec Maintenance Technician  
Kathy Dudek, Administrative Assistant &  
Secretary to the Commission

### **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 June 9, 2011 regular meeting / public hearing.

Mr. Sheats, **MOTION: to approve the minutes** of the June 9, 2011 meeting. Mr. Mabarak, 2<sup>nd</sup>. Vote: 5-0-1 (abstention due to absence: Michelman).

**IV. PUBLIC HEARING ITEMS** *(May be voted on today unless otherwise noted).*

- 2. GP11-002, 912 Dameron Street.** APN: 116-20-009 and totaling ± 0.12 acre. Request to amend the General Plan Land Use Map from Low-Medium Density Residential to Commercial and to amend the Canterbury Neighborhood Plan, Goal 1, Objective 1.b. Owner is Dameron Properties, LLC. Applicant/agent is Jason Gisi. Planning Manager is George Worley (928) 777-1287. *(May be voted on today).*

Mr. Sheats, **MOTION: to recommend approval of GP11-002** amending the General Plan designation of parcel 116-20-009 from Low-Medium Density Residential to Mixed-Use Commercial, and amending the Canterbury Neighborhood Plan by changing Goal 1, Objective 1b to support changes in zoning up to three lots deep where those lots adjoin existing Commercial zoning; and, adding the condition that no access be taken from Dameron Street. Mr. Mabarak, 2<sup>nd</sup>. **Vote: 6-0.**

- 3. RZ11-003, 902, 908 and 912 Dameron Street.** APN: 116-20-009, 116-20-010, 116-20-011B, and totaling ± 0.35 acre. LDC Sections 4.7, 9.15 and Table 2.3. Request to rezone from Single-Family 9 Residential (SF-9) to Business General (BG) to allow a commercial development. Owner is Dameron Properties, LLC. Applicant/agent is Jason Gisi. Planning Manager is George Worley (928) 777-1287. *(May be voted on today).*

Mr. Michelman, **MOTION: to recommend approval of RZ11-003**, rezoning parcels 116-20-009, 116-20-010 and 116-20-011B from Single-Family Residential (SF-9) to Business General (BG) with the condition that the Conceptual Site Plan be modified to eliminate the driveway onto Dameron Street. Mr. Greseth, 2<sup>nd</sup>. **Vote: 6-0.**

- 4. SI11-002, 201 and 203 W. Leroux Street.** APN: 109-14-019 and totaling ± 0.18 acre. Zoning is Business Regional (BR). Request to construct six units of affordable housing per Planned Area Development (PAD) standards for increased density, LDC Section 9.5. Owner/applicant is Project Aware. Community Planner is Ruth Hennings (928) 777-1319. *(May be voted on today).*

Mr. Greseth, **MOTION: to recommend approval of SI11-002**, site plan for a Planned Area Development. Mr. Sheats, 2<sup>nd</sup>. **Vote: 6-0.**

- 5. MP11-001, Master Plan Amendment, The Preserve at Prescott (Downer Trail),** a Planned Area Development, amending the number of lots in Phase Four, changing the proposed housing type of Phase Four, and providing for public ownership of the open space tracts with trail connectivity. LDC Section 9.3. Existing Master Plan covers 146 acres zoned SF-18 (PAD) and contains 144 platted Lots. Owner is Westridge Preserve, LLC. Applicant is Tom Devereaux. City Planner is George Worley. *(May be voted on July 14, 2011).*

*(No action taken).*

**V. CITY UPDATES**

None.

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

None.

**VII. ADJOURNMENT**

Chairman Menser adjourned the public hearing at 10:20 AM.

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**CERTIFICATION OF POSTING OF DECISIONS**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted on the City's website on July 1, 2011 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.



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Kathy Dudek, Administrative Assistant  
Community Development Department