



PLANNING & ZONING COMMISSION A G E N D A

PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, JULY 14, 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, JULY 14, 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
Don Michelman
George Sheats

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 30, 2011 regular meeting / public hearing.

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 July 14, 2011 unless otherwise noted).

2. **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).*

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 July 8, 2011 at 4:00 p.m. 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
THURSDAY, JUNE 30, 2011
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on JUNE 30, 2011 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA. 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
Joe Baynes, Assistant Parks & Recreation Director
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, 2nd. 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. Worley reviewed GP11-002 and RZ11-003 concurrently and indicated:

- after the public hearing is closed, both items may be voted on separately today;
- the General Plan Land Use Map amendment at 912 Dameron Street from Low-Medium Density Residential to Mixed-Use (a commercial designation) is being requested;
- two of the three lots (902 and 906) are already designated as Mixed-Use on the GP Land Use Map;
- if the GP amendment occurs, a rezoning request for a retail commercial center will follow the amendment;
- staff supports the fact that the residential parcel does not have a long life as a residential and supports the amendment;
- the rezoning, if approved, would allow for a retail commercial center;
- notices were mailed two separate times and door hangers were also delivered on June 24, 2011 to the nearby residences;
- no property owners from the area attended the last Planning & Zoning Commission meeting;
- the site plan proposal includes a single commercial building with surrounding parking;
- staff has concerns with the driveway access onto Dameron Street and proposes to eliminate the access;
- the Canterbury Neighborhood Plan denotes the appropriateness of rezoning properties off Whipple Street for commercial uses;
- staff is recommending approval of both the GP amendment and rezoning; and,
- the applicant is present to answer questions.

Commissioners queried and remarked on:

- the zoning of Shuttle "U" [Mr. Worley: Business General (BG)]; and,
- the City's traffic engineer's recommendation of not moving the existing barricade [Mr. Worley: staff is not in favor of moving the barricade].

Mr. Jason Gisi, applicant, 3200 Lakeside Village Drive, responded to questions and comments presented by commissioners:

- there is a tentative tenant for the property and, without being specific, might be a business similar to a Dunkin' Donut, Einstein Bagel or Subway;
- there is an opportunity for a drive-through window;
- with retailers, there is no such thing as too much access;
- at the neighborhood meeting which was largely attended, some neighbors want the barricade moved while others do not want it moved;
- the traffic to the high school was the "creator" of the barricade; and,
- the pre-application conference will examine the driveway and traffic pattern.

Mr. Mastin concurred that removing the barricade would be problematic. Public Works and Engineering have discussed the removal of the barricade as well as the stacking. He also concurs with not having access on Dameron Street.

Chairman Menser closed the public hearing and indicated that the GP amendment would be voted on first followed by the vote on the rezoning.

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, 2nd. **Vote: 6-0.**

(Refer to Item #3 for the rezoning vote).

- 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).*

(Discussion of this item occurred concurrently with Item #2 above).

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, 2nd. **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).*

Ms. Hennings reviewed the staff report and indicated:

- the request is for site plan approval for a Planned Area Development (PAD);
- the item was reviewed at the P&Z study session on June 9, 2011 and may be voted on today;
- the site was purchased in April 2011 with Community Development Block Grant funds;
- City Council approved the grant application;
- concern with parking requirements occurred at the June 9, 2011 P&Z study session;
- the residents of Project Aware are monitored and are not allowed to have guests visit;
- parking is limited to ½ parking space per dwelling unit plus one space for an employee for a total requirement of four parking spaces for the project;
- the PAD designation is being requested for the increased density of six units where four units are permitted under Code;
- staff supports the request; and,
- the applicant is present to answer questions.

Questions and comments from the Commissioners included:

- concern with a change to the project in the future [Ms. Hennings: the housing is required to be “affordable housing” for 20 years. If a change occurred, the parking spaces would have to be compliant with code requirements. The right of-way surface could be graveled and used but could not be designated as parking spaces];

- the grade difference [Ms. Hennings: the grading and buildings must meet requirements. Two 2-story buildings are planned]; and,
- who owns the property [Ms. Hennings: Project Aware].

Mr. Alfred Falk, applicant, 1911 Atlantic Avenue, responded to questions and comments from the Commission:

- the persons who will occupy the units are formerly homeless people; and,
- this component will house women coming from the women's shelter who may also have children.

Mr. Greseth, **MOTION: to recommend approval of SI11-002**, site plan for a Planned Area Development. Mr. Sheats, 2nd. **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).*

Mr. Worley reviewed the staff report and indicated:

- the request is for an amendment to the existing Master Plan for the Preserve at Prescott;
- specifically, the applicant wants to amend and update the master plan for the Downer Trail/Preserve at Prescott subdivision which will modify the boundaries of Phase 4 and increase the area of open space to ± 31 acres;
- the original subdivision contained 144 lots plus a common area;
- because of newer street guidelines, 21 lots were "lost" from the redesign of phases 1 through 3;
- the applicant desires to transfer the 21 lots into phase 4 which will not increase the number of lots originally platted;
- the applicant would like to negotiate for the City to purchase lot 144 to be incorporated into the open space and developed for public parking and access to the trails;
- the applicant wishes to donate the 31 acres to the City;
- the benefit to the City will be trail connectivity through the area linking the existing trails to the west (Enchanted Canyon) with a hard trail/sidewalk all the way to the Rodeo Fairgrounds;
- the benefit to the applicant will be the elimination of the active homeowners' association because the common space is the only common area that would require the association;
- the change in the plat will occur through the plotting process and requires City Council action; and,
- the Master Plan Amendment will also go to City Council for action.

Mr. Tom Devereaux, applicant, 1153 Linwood Avenue, responded to comments and queries from the Commission:

- the subdivision was recorded and he receives separate tax bills for 144 parcels;

- Prescott has changed and people are looking for different types of parcels to purchase than before;
- the open space has increased from 27 acres to 31 acres;
- Phase 1 is recorded, Phase 2 is not recorded;
- the area has water (from 1988) and falls under the rules;
- because the 144 lots do not increase density, this request does not have to go to ADWR for approval;
- Phase 4 will include 38 to 42 patio homes on 16.2 acres (similar to Timber Creek at Hassayampa), and will be gated;
- it will be three to five years before the platting process continues;
- the Planned Area Designation (PAD) goes away as it is not necessary; and,
- architectural control will occur even if the homeowners' association goes away;
- the CC&Rs stay in place.

Mr. Joe Baynes indicated that Parks & Recreation has gone out and redlined and used GPS to study the trail. The trail is definitely buildable. There are approximately two miles of trail within Enchanted Canyon.

Mr. Devereaux asked the Commission if there were any further questions he could answer. He stated that he will be unavailable on July 14, 2011. No further questions were asked.

(No action taken).

(Item may be voted on at the next Planning & Zoning Commission Public Hearing on July 14, 2011 at 9:00 a.m.)

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

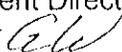
Chairman Menser adjourned the public hearing at 10:20 AM.

Tom Menser, Chairman

**MP11-001 - Master Plan Amendment for
The Preserve at Prescott /Downer Trail**

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
July 14, 2011

TO: Planning Commission Members

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

DATE: July 14, 2011

ZONING: Single-Family Residential SF-18 (PAD)

APPLICANT: Tom Devereaux / Westridge Preserve, LLC

PARCELS: Multiple, see map

SUMMARY

This request seeks to amend the Master Plan for the Preserve at Prescott. The Preserve at Prescott is a multi-phased subdivision controlled by a Master Plan and containing multiple unit plats. The applicant desires to amend and update the master plan for the Downer Trail/Preserve at Prescott subdivision to modify the boundaries of Phase 4 and to increase the area of open space. Phase 4 is proposed to be redesigned to accommodate a higher density residential type, such as patio homes. The open space will become public. The proposal retains the previous build-out maximum of 144 lots resulting in no increase in the number of lots originally platted.

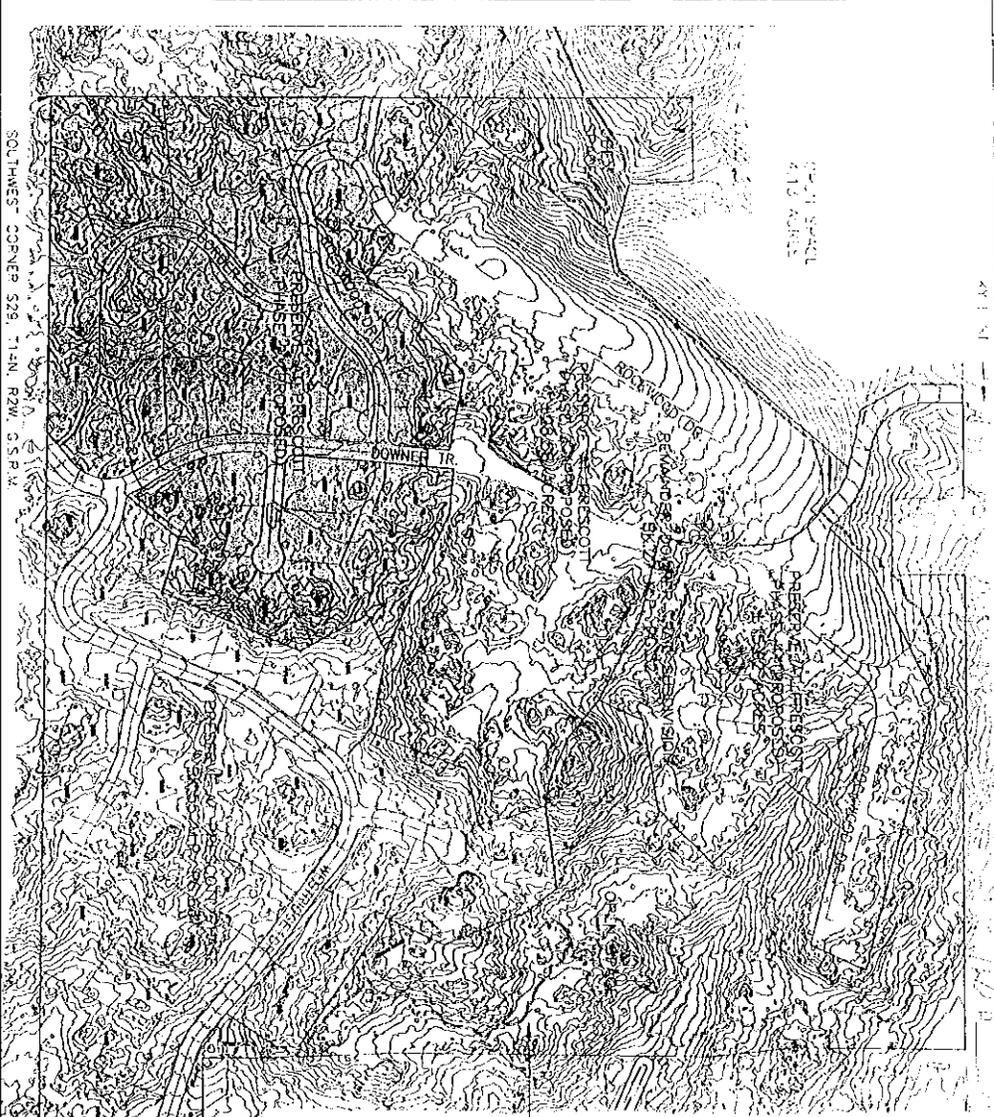
SUMMARY

To summarize, this proposal will result in:

1. Twenty-one additional lots in Phase 4.
2. No net increase in the 144 lots originally approved for the development.
3. A higher density housing type for Phase 4.
4. Public ownership and use of the current private common area tracts.
5. Improved trails and open space connectivity within the area.

SUGGESTED MOTION

Move to recommend approval of the amended Master Plan of the Preserve at Prescott as presented and dated April 13, 2011.



SOUTHWEST CORNER 529 TIAN PAW C.S.P.M.

2011 SURVEY
2.10 ACRES

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

OPEN SPACE EXH-B1

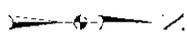
DOWNER TRAIL SUBDIVISION
THE PRESERVE AT BRESCO

PORTIONS OF THE SOUTH PART OF SECTION 10
TOWNSHIP 12 NORTH RANGE 7 EAST
COUNTY OF CALT RIVER NEBADA, WYOMING COUNTY, NEB.

TOTAL OPEN SPACE 467.73 ACRES

PLANT	34	ACRES
WATER	4.1	ACRES
ROADS	28.07	ACRES
EMERALD	1.38	ACRES
TOTAL	67.59	ACRES

STON SPACE
27,758 ACRES



0 100 200 300
SCALE IN FEET (1"=100')

0 100 200 300
SCALE IN METERS (1"=25.4M)

GAR GARDNER WAY