



# PLANNING & ZONING COMMISSION A G E N D A

PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
THURSDAY, OCTOBER 13, 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, OCTOBER 13, 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  
Joe Gardner  
Tim Greseth

Ken Mabarak  
Don Michelman  
George Sheats  
(Len Scamardo, leave of absence)

## 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 September 29, 2011 regular meeting / public hearing.
2. **CC11-002, 3291 Willow Creek Road (Prescott Honda)**. APN: 106-08-209 and totaling  $\pm$  5.01 acres. Zoning is Business Regional (BR). Request comprehensive sign plan for new dealership. LDC Section 6.12. Owner is Prescott Commercial Properties. Applicant/agent is Dale Johnson, Signs Plus. Planning Manager is George Worley (928) 777-1287.

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).*

**V. CITY UPDATES**

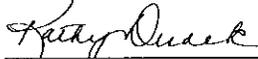
**VI. SUMMARY OF CURRENT OR RECENT EVENTS**

**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 23, 2011 at 4:00 p.m. in accordance with the statement filed with the City Clerk's Office.



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Kathy Dudek, Administrative Assistant  
Community Development Department

PLANNING & ZONING COMMISSION  
 REGULAR MEETING / PUBLIC HEARING  
 THURSDAY, SEPTEMBER 29, 2011  
 PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on SEPTEMBER 29, 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 a.m.

II. ATTENDANCE

<b>MEMBERS PRESENT</b>	<b>OTHERS PRESENT</b>
Tom Menser, Chairman	George Worley, Planning Manager
Don Michelman	Richard Mastin, Development Services Manager
Joe Gardner	Ian Mattingly, Traffic Engineer
Tim Greseth	Ryan Smith, Community Planner
Ken Mabarak	Kathy Dudek, Administrative Assistant and
George Sheats	Recording/Transcribing Secretary to the Commission
<b>LEAVE OF ABSENCE</b>	<b>COUNCIL PRESENT</b>
Len Scamardo, Vice Chairman	Jim Lamerson, Council Liaison
	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 September 8, 2011 regular meeting / public hearing.

Mr. Michelman, **MOTION: to approve the minutes** of the September 8, 2011 regular meeting/ public hearing. Mr. Sheats, 2<sup>nd</sup>. Vote: 6-0.

2. **PP10-002 (Terrace View South Subdivision), 1302 Terrace View Drive.** APNs: 116-18-066E, 116 -18-080, 116-18-083 and totaling ± 18.6 acres. Zoning is Single-Family 9 (SF-9). Request preliminary plat approval for 40 single-family homes. LDC Sections 9.10 and Table 2.3. Owner/applicant is Albert M. Coury, Sr., Qualified Trust. Community Planner is Ryan Smith (928) 777-1209.

Mr. Smith reviewed the request and noted:

- this item was discussed at the prior meeting on September 8, 2011 and was

- continued to today;
- the area has been platted as a 40-unit single-family subdivision on approximately 18 acres;
  - the objections received center around the following areas: a) questions about the old subdivision (ca 1983); b) lack of secondary access; c) width of Terrace View Drive at 20'; and, d) sewage that is to be pumped uphill;
  - the streets were looked at and traffic does not warrant a modification to the street width;
  - the sewage grinder pumps will be placed underground with noise being minimal;
  - the subdivision previously came before Council in 1983 and contained 50 units on approximately 29 acres;
  - the subdivision did not reach finalization because of the extensive upgrades required to the water system;
  - traffic was a concern because of the short length of Rosser Street (1983) and connectivity was a problem at that time;
  - in 1983 a 20' wide street width waiver was asked for;
  - a 20' street width today does not meet *Land Development Code* requirements;
  - terracing has been at the site for many years and predates the *LDC* and is, therefore, grandfathered; and,
  - the Hillside Ordinance does not apply to this request.

When asked about the fill dirt, Mr. Mastin indicated he looked at the property and it does not appear to have affected the slope. The fill is located on Lot #34, is not in the swale, and appears to have no impact on the drainage line.

Commissioners had no questions for staff.

Chairman Menser asked members of the public to speak.

Mr. Jack Wilson, 1514 Eagle Ridge Road, stated the infill was placed on more than Lot #34 and watched 50 trucks come in to most of the center of the property.

Mr. Scott Lyon, Lyon Engineering, 1650 Willow Creek Road, noted the area shown was flown in 2009 and that Mr. Wilson did not state an exact date when the dirt was brought in. If the occurrence was post 2009, it can be addressed via geotechnical reports; however, at this time, Mr. Lyon cannot see any material that would impede the drainage. When asked, Mr. Lyon stated that the negotiations for a sewer easement have occurred; consequently, with lack of agreement, a wastewater pump station will be necessary.

In responding to questions, Mr. Mastin noted there is a 50' right of way on Terrace View Drive should there be a capital improvement project in the future. Terrace View Drive is a public right of way. Presently, the road is covered with chip seal and has very few long cracks and is not "alligatored".

Commissioners indicated that, since the letter from Mr. Furlong was received just prior to the start of the meeting, Mr. Smith summarized the contents:

- 1) the design presented in the 80s had a very different connectivity [Mr. Smith: the 20' street width at that time was a red flag, not Terrace View Drive];
- 2) access was a big issue [Mr. Smith: Rosser Street was short and necessitated traffic winding through other subdivisions at that time];

- 3) the sharp turn is unsafe [Mr. Smith: both Mr. Mattingly and Mr. Mastin looked at the turn and concur that this is not a safety issue]; and,
- 4) the in-home sprinkling systems being inadequate [Mr. Smith: fire code calls for sprinklers in lieu of the second access].

In reviewing Mr. Bennett's letter, Mr. Smith indicated that topography, street construction costs and the market for the properties is not within the City's or Planning & Zoning Commission's purview in the development of this property. Mr. Bennett is also concerned that when another 40 units are added, Public Works would post no parking signs along Terrace View Drive.

Mr. Mastin noted that Terrace View Drive is a public street. Per code, any new subdivision pays into a street maintenance fee.

Ms. Mary Terrell, 366 Terrace View Drive, has concerns with parking. She noted two families have to park on Terrace View Drive and use the turn when it snows.

Mr. Mattingly said he looked at the turn which has a small radius and it is not ideal for today's standards. These conditions happen throughout many areas in town. The city could install warning signs as needed for slowing traffic. Mr. Mattingly feels no inherent safety problem exists.

Chairman Menser noted that private streets require private plowing; and, it may be the case that the private snow plow coming down Terrace View Drive may have to plow that street to get into the development.

Mr. Smith proffered that if the commissioners want to have the final plat come before Planning & Zoning Commission, it must be made a part of the motion.

Mr. Michelman, **MOTION: to approve PP10-002**, Terrace View South Subdivision, 1302 Terrace View Drive, with the condition that the final plat be reviewed before the Planning & Zoning Commission prior to submission to City Council. Mr. Mabarak, 2<sup>nd</sup>. **Vote: 6-0.**

After the vote, Mr. Michelman asked that the applicant be encouraged to continue working on a secondary access to the subdivision.

#### IV. PUBLIC HEARING ITEMS

*(May be voted on September 29, 2011 unless otherwise noted).*

None.

#### IV. CITY UPDATES

None.

#### V. SUMMARY OF CURRENT OR RECENT EVENTS

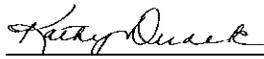
None.

## VI. ADJOURNMENT

Chairman Menser adjourned the meeting at 9:38 a.m.

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Tom Menser, Chairman



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Kathy Dudek, Administrative Assistant  
and Recording/Transcribing Secretary  
to the Commission

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**COMPREHENSIVE SIGN PLAN  
CC11-002 Prescott Honda  
3291 Willow Creek road**

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COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
PLANNING & ZONING COMMISSION  
**Regular Meeting October 13, 2011**

**STAFF REPORT**

**TO:** Planning & Zoning Commission

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

**Date:** September 30, 2011

**Request:** Comprehensive Sign Plan for Prescott Honda

**Parcel No:** 106-08-209                      **Zoning:** Business Regional (BR)

**Location:** 3291 Willow Creek Road

**Owner:** Prescott Honda

**Applicant:** Signs Plus, 9200 Valley Road, Prescott Valley, AZ 86314

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**REQUEST:**

The applicant represents Prescott Honda and desires a comprehensive sign plan for the new Honda location on Willow Creek Road. The site fronts a segment of Willow Creek Road posted at 40 miles per hour, so it qualifies for Highway Commercial signage under the Land Development Code, Section 6.12. However, the desired sign package exceeds what is allowed. The applicant believes the design is reasonable and seeks the comprehensive sign plan as an alternative.

**SITE DEVELOPMENT:**

The project site faces and has frontage on Willow Creek Road. The site is currently under construction. A site plan indicating the building and the proposed sign locations is attached.

**COMPREHENSIVE SIGN PLAN:**

Attached are drawings from Signs Plus indicating the plan as proposed. Also attached is a written synopsis of the proposed comprehensive sign plan. The proposed plan provides 395 square feet of building signs and a 100 square foot free-standing sign, for a total of 495 square feet of signs.

The property frontage along Willow Creek Road is 425 feet. The building frontage facing Willow Creek Road is 215 feet. Under the Highway Commercial sign provisions, the building would be permitted one square foot of sign for each linear foot of frontage up to 300 square feet. The building frontage in this case would allow a maximum of 215 square feet of signage on the west facing wall if using only the highway commercial allowances. The proposal is for 395 square feet of signs, which at first blush seems like a lot. However, the building is setback 160 feet from the Willow Creek Road property line. As can be seen on the elevation drawing, the largest item is the large "H" emblem, but this emblem is located on the tallest segment of the building façade, which keeps it in scale. In addition, five of the signs do not actually advertise the business. They refer to the Service Center, the reception area and the express service bays, totaling 130 square feet. Given the distance from the road, the scale of the signs on the building and the directional nature of much of the signage, staff believes the 395 square feet is reasonable.

In addition to the building signs, the site is permitted one free-standing sign of up to 100 square feet and up to 20 feet in height. The size is based upon the formula of 2 square feet of sign per each 1 foot of setback from the front property line, up to 100 square feet. To reach 100 square feet under the highway commercial allowances, it would require a 50 foot setback for the free-standing sign. The proposed plan would have the 20 foot tall 100 square foot free-standing sign at a reduced setback of 8 feet. Again, staff considered the scale of the signage versus the overall site. As noted above, the property frontage along Willow Creek Road is 425 feet. Taken in context, the 20 foot tall, 100 square foot sign appears very reasonable.

There are three other automobile dealerships in the immediate vicinity on Willow Creek Road. These dealerships, Tim's Toyota, Tim's Subaru and Galpin Ford, have each obtained a comprehensive sign plan. The Toyota plan allowed 1,155 square feet, the Subaru plan allowed 234 square feet and the Galpin plan allowed 450 square feet.

**RECOMMENDATION:**

The requested comprehensive sign plan asks for more signage than would be allowed under the Highway Commercial sign provisions of the LDC, but the additional signage is not out of scale with the size of the building and the site. Based upon these factors, staff recommends approval of the proposed Comprehensive Sign Plan (CC11-002).

**MOTION:**

*"Recommend approval of the proposed Comprehensive Sign Plan (CC11-002) for Prescott Honda as submitted."*