



# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
THURSDAY, May 10, 2012  
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, May 10, 2012, 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  
Ken Mabarak, Vice Chairman  
Joseph Gardner  
Timothy Greseth

George Sheats  
Don Michelman  
Terry Marshall

**III. REGULAR ACTION ITEMS**

1. **Consider approval of the minutes** of the April 26, 2012 regular meeting / study sessions.
2. **CC12-001, 1320 Willow Creek Road.** APN: 115-05-166M, N & P. Existing zoning is Business General. The current application is for a Comprehensive Sign Plan for the Shops at the Boulders. Agent/Applicant is Morgan Sign Company, 704 E. Moeller Prescott, AZ. Owner is Gisi Enterprises, 3200 Lakeside Village Prescott, AZ 86301. Community Planner is Mike Bacon (928) 777-1360.
3. **CC12-002, 1048 Willow Creek Road.** APN: 115-09-091C and 115-09-095B. Existing zoning is Business General. The current application is for a Comprehensive Sign Plan for the Willow Creek Shopping Center. Agent/Applicant is Morgan Sign Company, 704 E. Moeller Prescott, AZ. Owner is Willow Creek Plaza LLC, 17165 New Hope St #H, Fountain Valley, CA. Community Planner is Mike Bacon (928) 777-1360."

**IV. PUBLIC HEARING ITEMS**

1. **RZ12-001, 2121 Larry Caldwell Drive.** APN: 102-06-005H totaling ±23.5 acres. Existing zoning is Single-Family Residential (SF-9), Neighborhood Oriented Business (NOB), and Residential Office (RO). The current application is for a rezoning to a Business General zoning district, of the NOB and SF-9 portions of the property only. Owner/Applicant is The Heights Church. Community Planner is Ruth Hennings (928) 777-1319.

**V. CITY UPDATES**

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

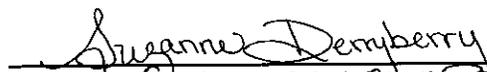
**VII. ADJOURNMENT**

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.

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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 May 4, 2012 at 4:00 p.m. in accordance with the statement filed with the City Clerk's Office.

  
Suzanne Derryberry, Administrative Specialist  
Community Development Department



**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
April 26, 2012  
PRESCOTT, ARIZONA**

**MINUTES** of the **PRESCOTT PLANNING & ZONING COMMISSION** held on **April 26, 2012** at **9:00 AM** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

Chairman Menser called the meeting to order at 9:00 a.m.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
Tom Menser, Chairman	Tom Guice, Community Development Director
Ken Mabarak, Vice Chairman	Ruth Hennings, Community Planner
Tim Greseth	Suzanne Derryberry, Administrative Specialist
Don Michelman	Matt Podraky, City Attorney
George Sheats	Gwen Rowitsch, Engineering Technician
Joe Gardner	Ian Mattingly, City Traffic Engineer
	Eric Kriwer, Fire Marshal
	<b>COUNCIL PRESENT</b>
	Jim Lamerson

**III. REGULAR ACTION ITEMS**

1. Consider approval of the minutes of the April 12, 2012 regular meeting / public hearing.

Mr. Michelman, **MOTION: to approve the minutes**; Mr. Sheats 2<sup>nd</sup>. **VOTE: 6-0**

Mr. Menser stated that the commissioners received a great deal of additional information from the residents and the church may have additional information as well, therefore, they will not be voting that day but more than likely on May 10<sup>th</sup>.

Mr. Greseth stated that as a member of the Height Church he received a letter from the church requesting he recused himself from any action taken by the Planning & Zoning Commission; Mr. Greseth left the City Council Chambers.

**IV. PUBLIC HEARING ITEMS**

1. RZ12-001, 2121 Larry Caldwell Drive. APN: 102-06-005H totaling +23.5 acres. Existing zoning is Single-Family Residential (SF-9), Neighborhood Oriented Business (NOB), and Residential Office (RO). The current application is for a rezoning to a Business General zoning district, of the Neighborhood Oriented Business and SF-9 portions of the property only. Owner/Applicant is The Heights Church. Community planner is Ruth Hennings.

Mr. Menser requested Ms. Hennings to read directly from the staff report. Ms. Hennings briefly discussed different issues including: potential uses of the property, parking and landscaping, open space area, a fence permit, emergency access off Larry Caldwell and public comments.

Staff suggested a motion to move to continue the Public Hearing for RZ12-001 to the Planning and Zoning Commission meeting on May 10, 2012. Ms. Hennings then asked for any questions.

Ian Mattingly, City Traffic Engineer, discussed the concerns regarding emergency access off of Larry Caldwell Drive. He spoke to ADOT regarding the possibility of having direct exiting onto 89A or having Larry Caldwell open onto 89A with a right turn lane; both requests were denied due to taper lanes and the three lanes which merge into one. ADOT did say there might be possible access from the church site onto the 89A ramp with a crash gate. However, the request was for emergency vehicles to get in on the 89A side due to traffic congestion in the area to the East caused by church let-out or special events. Mr. Mattingly had yet to get an answer back regarding the question of the crash gate from 89A at Larry Caldwell but he was still in the process of working with ADOT. Mr. Menser clarified the area where the crash gate could be located. Mr. Mattingly continued to discuss possibilities to reduce any traffic backup on the bridge.

Mr. Sheats asked if there must be sprinklers systems in homes where there is only one way into a community and there are over 40 units. Eric Kriwer, Prescott Fire Marshal, stated that in new neighborhoods, homes would have to have sprinklers installed but not in homes which already exist.

Mr. Myers, Heights Church Staff, asked if he could be copied on correspondence from the neighborhood when it is received by staff. Ms. Hennings stated that when it is received it becomes public record and it is placed online where he can access the information.

Mr. Myers stated that there was a meeting held the previous night at the church which included members of the neighborhood who represented the individuals who signed the petition. Mr. Myers briefly discussed the nine items which were discussed at that meeting and indicated that the church would like to keep the Residential Office on the West end of the property and keep the Neighborhood Oriented Business on East end only; the center of the property would be Business General with church uses only. Mr. Menser added that they will need to define the meaning of "church uses only" in the development agreement to the City Council and that it would have to be specific.

Mr. Myers noted that after the discussions with the neighborhood members that were present, they were in agreement of the size for the 50,000 sq ft building as long as the materials, treatments and colors would be similar to the first three buildings which already exist on the church property. In addition, the height of the building would come down to forty feet as opposed to the original fifty feet.

Mr. Myers indicated on the overhead projector that the 50,000 sq ft building (building "D") would be moved to the east of the existing auditorium which is near building "5". The Neighbors would preferably have building "D" moved just below building "P", but if they could meet somewhere in the middle, they could agree to move building "D" to where building "M" is currently proposed. Mr. Myers stated that the neighbors requested to move all buildings in the area where the proposed "B", "C" and "D" would exist, as far south as possible and the church agreed they could.

Mr. Myers discussed areas of elevation and issues with parking and screening. He added that they will meet all requirements in regards to any landscape buffering or screening which may be needed.

In regards to the traffic issues, Mr. Myers felt that Mr. Mattingly stated it best and that he is anxious to see what ADOT has to say regarding the right turn lane out to the on-ramp and that it would be a great addition for everyone.

Mr. Myers provided a timeframe from now up to two years and indicated that they have plans to do a lobby expansion on one of the current buildings as well as a nursery expansion on the south side with storage fencing placed as soon as possible for hazards and visibility reasons. Mr. Menser inquired as to why the church was denied their request for fencing. Ms. Hennings stated that outdoor storage accessory or primary use in a Single Family Zoning district is not permitted. Church uses themselves do not grant other uses to be permitted unless otherwise specified. Mr. Myers added that is why they felt that a zoning change would be the best tool for them to be able to move forward.

Mr. Myers continued by noting that there would be a parking lot on the east side of the property, especially if the bigger building, building "D", moves to the east. They would then add a restroom area and office buildings located on site for use by the church. The 50,000 sq ft building would then be constructed anywhere from four to ten years, but even that is a guess as it would be hard to plan that far out in the future. Mr. Myers added that the use of the development agreement and the revised site plan would leave as little ambiguity as possible. Mr. Michelman inquired about the office buildings and if they would be strictly used for church related uses. Mr. Myers stated that they would be used for church uses only.

Mr. Menser pointed out that the church owns a very large piece of property and if it were zoned for any other use, the General Plan indicates the land as commercial zoning, therefore, it could have been build up to 200,000 sq ft.

Ken Helenbolt, 5651 Hole In One Drive, questioned the significance of Prescott's General Plan to the commissioners when they address issues such as the present rezoning request. Mr. Menser stated that it is the mission of the Planning Commission to follow the General Plan but they are currently on a fine line. If the project meets the overall good of the community it takes precedence, but if there is a potential for the community to be negatively impacted, then the neighborhood takes precedence.

Mr. Helenbolt asked for Ian Mattingly, City Traffic Engineer, to provide a better understanding of the Traffic Impact Analysis. Mr. Mattingly provided a synopsis of the Traffic Impact Analysis and noted that they will require the development agreement to state that if there are any other uses which generate traffic during the week; they would be required to do another Traffic Impact Analysis which could trigger additional improvements.

Mr. Gardner questioned the reasoning of driveways one, two and three being exit only. Mr. Mattingly stated that most people will take the first available turn in and if you allow people to turn in where there are already people turning out, it will congest the side ways and the inbound cars will block the east bound movements or stop people from continuing to the west. Presently the church places cones to help modify the behavior of the drivers to prevent those issues from happening.

Mr. Garner asked if there were plans which would not allow parking on Larry Caldwell due to overflow. Mr. Mattingly stated that with the improvements such as vertical curbs, gutters and sidewalks that parking would be eliminated from the street. Mr. Gardner asked if emergency vehicles would be able to use the shoulder to drive on. Mr. Mattingly stated that it will be a vertical curb but if they chose to drive on it they could.

Mr. Menser inquired if either a zoning change or the modification of the Conditional Use Permit would trigger a traffic infrastructure requirement. Ms. Hennings stated that a Conditional Use Permit approval would require a new Traffic Impact Analysis and traffic improvements. Substantial construction triggers the requirement for a new Traffic Impact Analysis. It's not the zoning or the Conditional Use Permit but the conceptual plan and the increase in traffic that will trigger the need for a new Traffic Impact Analysis.

Mr. Helenbolt wanted clarification regarding the amount of services and attendees present during the services last Easter. Mr. Menser stated that they had five services with approximately 4,500 attendees. Mr. Helenbolt's concern is that the expansion will come with additional services and church members and he will run into a lot of traffic trying to exit the neighborhood; he could easily be in the back of the line for an hour. He felt that the traffic is the main problem and there is no solution around it; there is only one way into the neighborhood.

Jim Kilbourne, 1946 Golf View Lane, wanted clarification regarding the cost of the four lanes and who owns the property that would be widened. Mr. Mattingly stated that there is existing right of way and it's sufficient to contain those lanes. Mr. Kilbourne discussed elevations and the possible need for retaining walls and relocation of fire hydrants; he wanted to know who would cover those expenses. Mr. Mattingly stated that if those issues were found to be necessary, the church would be responsible for those costs.

Tonia Fortner, 2131 Golf Links Drive, shared concerns regarding issues with dust, noise, traffic and property values.

Andy Ozols, 2029 Golf Links Drive, displayed a slideshow and video clips showing traffic and noise during normal Sunday services. He added that the community was still totally against the rezoning request. Mr. Menser asked hypothetically that if the rezoning request was not approved and church decided to modify the Conditional Use Permit, would he accept some of the things that would come with it. Mr. Olzos stated that they would need to know the specifics of the requests and they would consider them, but he could not give a yes or no answer at that time.

Bill Denny, 5592 Hole In One Drive, stated that when people bought the lots in the neighborhood as a single family residence they put trust in the city that it would always be Single Family Zoning. If there is approval of the rezoning it would violate the trust he had put in the city.

Jim Mitchell, 5688 Hole In One Drive, stated that he was upset that they still didn't know the ambitions of the church. He also shared concerns with traffic and emergency services.

Dan Fraijo, 2002 Golf View Lane, spoke about issues with public safety. He stated that he had heard the fire station in the neighborhood could possibly be closing. He continued to discuss the impacts which that would have on the neighborhood.

Mr. Menser called for a break at 10:35 a.m.

Hadley Mills, 2021 Golf Links Drive, discussed traffic issues and the affects that has had on him personally.

Sharon Anderson, 5658 Hole in One Drive, discussed the use of church offices located onsite. She also shared concerns regarding traffic issues at the present time without the additional size of the church. Mr. Myers addressed Ms. Anderson's concerns and noted that the office uses will be for church uses only; they would not be renting out the offices for profit but they may allow them to be used for things like meetings, but at no cost; they are there for an asset to the community.

Mr. Michelman stated that he would like to see a new site plan to review since they had proposed to move buildings to different areas. Also, he wanted to know if they could hear what the church would like to have in the development agreement, even though it is not up to the Commissioners to make the final decision. Ms. Hennings stated that if the church would like to provide them with a list of proposed amendments that they would be allowed to do so. Mr. Menser asked if the church will need to submit a new conceptual plan due to their revised changes. Ms. Hennings stated that staff would like a new plan to include in the next meeting packet.

Mr. Mabarak asked if there are ways for the church to help mitigate issues with noise. Ms. Hennings stated that there are certain ways to address that issue and they can brainstorm on ideas to help alleviate the impact of noise to the neighborhood. She added that there could be conditions placed on the approval of the rezoning to help deal with the noise impact. Mr. Myers addressed the issue of noise and suggested that by moving the larger building to a different area it would potentially help with those issues.

Mr. Gardner stated that he would like to see a more thorough master plan. The church is proposing a very big change which is three times larger than what is there today, and what is there today seems to be generating a lot of noise and traffic issues. He added that the information the commissioners have received does not address those particular issues. Although he felt that a lot of the changes the church has proposed are in the right direction, this is such a huge interest he just didn't see those issues as being addressed.

Mr. Olzos asked if it would be possible for the members of the neighborhood to have a copy of the church's proposal. Ms. Hennings stated that at the time the packets are constructed, it then becomes available to everyone and they can access the information online.

Mr. Michelman, MOTION to continue the Planning and Zoning to May 10, 2012 at 9:00 a.m. and to keep the public hearing open. Mr. Sheats, 2<sup>nd</sup>. VOTE: 6-0.

**V. CITY UPDATES**

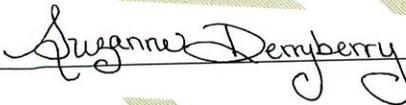
None

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

None

**VII. ADJOURNMENT**

Chairman Menser adjourned the meeting at 11:18 a.m.



Suzanne Derryberry,  
Administrative Specialist

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Tom Menser, Chairman

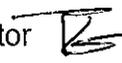
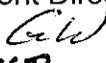
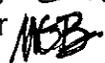
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**CC12-001**

**Comprehensive Sign Plan  
Shops at the Boulders**

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COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
PLANNING & ZONING COMMISSION  
**STAFF REPORT**  
**5/10/12**  
(Regular Meeting-Study Session)

TO: Planning Commission  
FROM: Tom Guice, Community Development Director   
George Worley, Planning Manager   
Mike Bacon, Community Planner   
DATE: 4/9/12  
SUBJECT: Comprehensive Sign Plan for Shops at the Boulders  
Location: 1320 Willow Creek Road  
APNs: 115-05-166M, N & P  
Agent/Applicant: Morgan Sign Company, 704 E. Moeller, Prescott, AZ 86301  
Owner: Gisi Enterprises, 3200 Lakeside Village, Prescott, AZ 86301

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**REQUEST:** A Comprehensive Sign Plan for the new Shops at the Boulders commercial center located at the northwest corner of the intersection of Willow Creek Road and Gail Gardner Way. The first of the proposed businesses will be Natural Grocers. (The applicant's narrative is attached which describes in detail his proposal).

**STAFF ANALYSIS**

The property is currently graded and the zoning is Business General (BG).

**Prior Council Actions**

2011. Council Approved Revision to Plat of Lot 3 (RE11-018) Shops at the Boulders.  
2005. Council Approved Final Plat (FP07-007) Shops at the Boulders.

**Land Development Code (LDC)**

The property exceeds 200 lineal feet along both Willow Creek Road and Gail Gardner Way. The plan essentially requests one free-standing sign to exceed the maximum allowed size under the Land Development Code (LDC): 32-sq.ft. maximum allowed versus the 65-sq.ft. requested. The LDC requirements are compared below with the applicant's request:

<u>Land Development Code</u>	<u>Comprehensive Sign Plan Request</u>	
2 Free-Standing Signs per frontage over 200-ft long (4 allowed):	2 Free-Standing Signs Total ( <i>not</i> 4):	
	<i>Sign A</i>	<i>Sign B</i>
	(Intersection)	(Gail Gardner Entrance)
12-ft. max. height	12-ft. max. height	12-ft. max. height
32-sq.ft. signage per sign	65-sq.ft.	18-sq.ft.

(No other free-standing signs are allowed by the individual parcels within the Center in accordance with the LDC, and none are requested with this application).

Wall Signs: 40-sq.ft. to 80-sq.ft. per tenant,  
depending on business frontage.

*Sign E and other buildings*  
Per Land Development Code

*Sign C* Is a traffic directional sign which is internal to the development. The LDC does not regulate this type of internal signage that is not viewed from the public R.O.W.

#### *Square Footage Analysis*

- ▶ Instead of 2 free-standing signs of 32-sq.ft. each, one sign of 65-sq.ft. is proposed along Willow Creek Road.
- ▶ Instead of 2 free-standing signs of 32-sq.ft. each, one sign of 18-sq.ft. is proposed along Gail Gardner Drive.
- ▶ Altogether, this is a total of 45-sq.ft. less than the maximum allowed under the LDC for free-standing commercial center signage (LDC Table 6.12.5A) along both streets.

#### **Comprehensive Sign Plans**

Comprehensive Sign Plans allow additional signage when other factors are considered. As required by the LDC, the current plan includes the size, location, height, color, lettering, lighting, and orientation of all proposed signs - i.e. street, wall, and freestanding.

Staff finds that the current Comprehensive Sign Plan meets the following two LDC criteria:  
"A Comprehensive Sign Plan shall not be approved until and unless the City Council finds that:

- "1. The plan provides that signs of a similar type and function within the development will have a consistent size, lettering style, color scheme and material construction; and the plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this section.
- "2. The plan results in an improved design in exchange for a greater number of signs or larger sign face area than otherwise permitted by this section."

#### **Sign Permit Required**

All proposed signage is still required to be reviewed by the City through the standard sign application process. A sign application for Sign A has already been submitted and approved by Building and Engineering Departments. Planning will approve the sign application after City Council approves this Comprehensive Sign Plan.

#### **Area Meeting**

No area meeting is required.

#### **STAFF RECOMMENDATION**

The Commission may vote on this item at this meeting. Staff recommends approval.

#### Attachments:

Zoning Map                      Sign B & C Elevation  
Sign A Elevation                Wall Signage Illustration  
Sign Location Map

CC12-001



City of Prescott  
Community Development Dept.  
Planning and Zoning Division  
201 S. Cortez Street  
Prescott, AZ 86303

February 8, 2012

To Whom It May Concern:

PH 115-05-166M

Morgan Sign Company is representing Gisi Enterprises concerning their signage needs for a new shopping center, **Shops @ The Boulders, located at 1320 Willow Creek Rd.** and consisting of five proposed buildings.

We respectfully submit the following comprehensive sign package details for your review:

Item 1 - Sign A: One free standing monument directory sign, 12' high with two 2' x 8' sign cabinets and three 1.5' x 6' sign cabinets. The sign faces will consist of cut out aluminum, internally illuminated with fluorescent lamps, so only name and graphics are lit. Total square footage of signage will be 65 sq. ft. "Shops @ The Boulders" is approximately 2' x 3' and will consist of custom cut out letters, non illuminated. The sign location is to be at the corner of Willow Creek Rd. and Gail Gardner Way.

Sign B: One free standing monument directory sign, 10' high with five 10" x 40" sign panels, non illuminated. Total square footage of signage will be 18 sq. ft. "Shops @ The Boulders" is approximately 20" x 30" and consists of custom cut out letters. The sign location is to be at the shopping center entrance at Gail Gardner Way.

Sign C: One "Exit" sign to facilitate traffic flow, directing traffic to Oaklawn Drive exit.

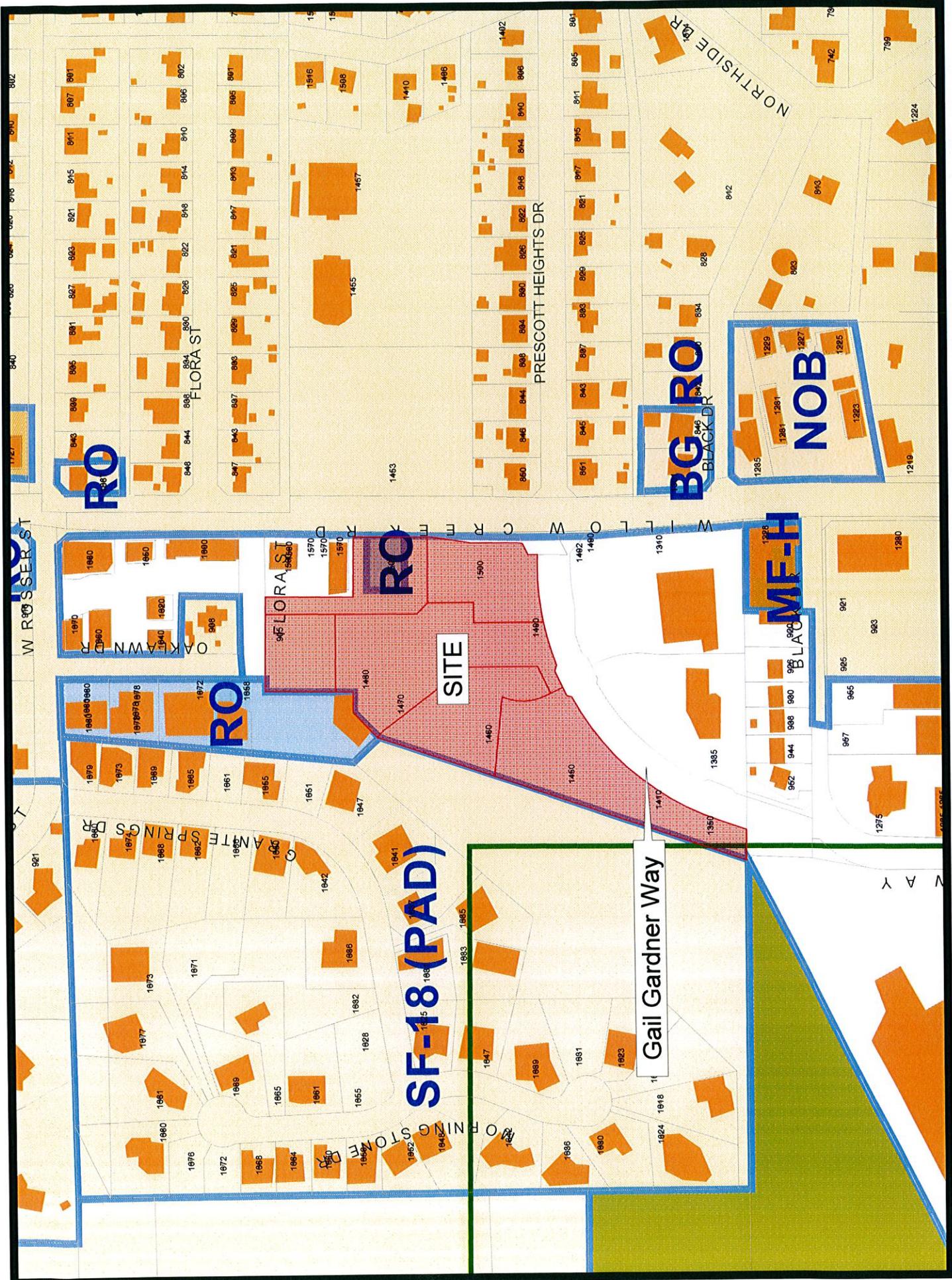
Item 2 - Sign E: Wall mounted tenant signage. All tenant signs will be individual letters and graphics. Maximum letter height is 24" and square footage will be 1 sq. ft. per linear frontage. Signs will be internally illuminated with LED or neon, no direct illumination or exposed lighting will be permitted. Signs will comply with current city codes.

Shops @ The Boulders will consist of commercial buildings. The sign designs were created to differentiate from the existing commercial signage on Willow Creek Road, to create better visibility because of the increased amount of traffic in this area and to create a distinctive appearance for the new shopping center.

We request approval for this sign package, as we believe it will enhance the commercial area while giving our client a unique appearance.

Sincerely,

Stephan Markov  
Morgan Sign Co.



RO

RO

RO

BG

NOB

SF-18 (PAD)

ME-H

SITE

Gail Gardner Way

W ROSSER ST

FLORAST

PRESCOTT HEIGHTS DR

BLACK DR

NORTHSIDE DR

OAKMAN

GANT PRINGS DR

HOPKINS ST

VAY



SIGN A

INTERSECTION OF  
Willow Creek Rd & Sail Gardner Way

PROJECT:

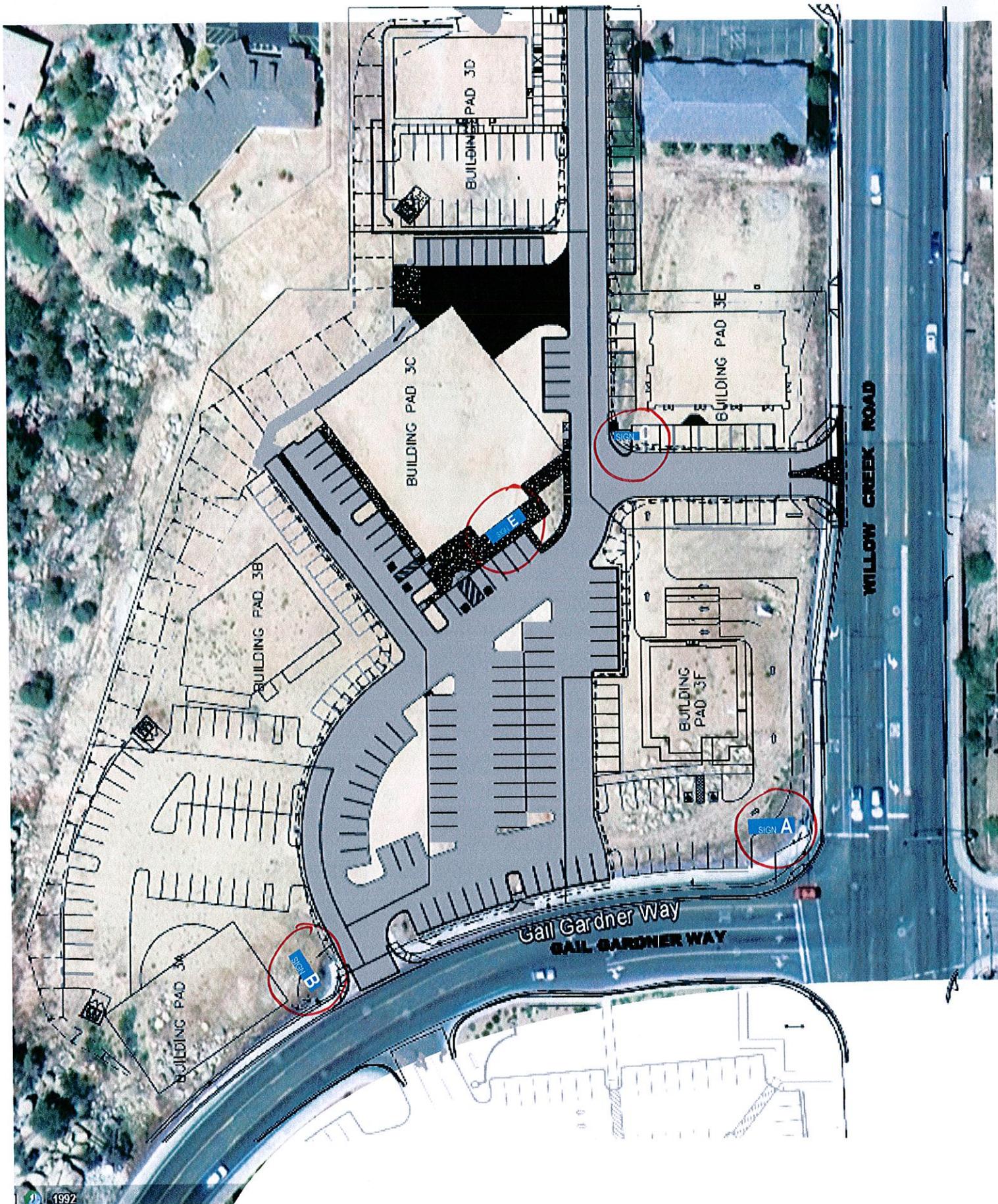
DRAWN BY: SKM      SCALE: NTS  
DATE:  
CUSTOMER APPROVAL:

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL IDEAS HEREIN ARE PROPERTY OF MORGAN SIGN.



Satisfaction by Design  
  
**morgan sign**  
 ROC173453      ANNO MCMLXXXII

704 Moeller  
 Prescott, AZ 86301  
 p 928.778.6334  
 f 928.778.5094  
 www.morgansign.com  
 morgansign@cableone.net



PROJECT:

DRAWN BY: SKM SCALE: NTS

DATE:

CUSTOMER APPROVAL:

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL DRAWING AND ALL RIGHTS ARE PROPERTY OF MORGAN SIGN.

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Satisfaction by Design

**morgan sign**  
 ANNO MCMLXXXII

ROCI173453

704 Moeller  
 Prescott, AZ 86301  
 p 928.778.6331  
 f 928.778.5094  
 www.morgansign.com  
 morgansign@cableone.net

3'

20"x30"

4.2

Shops @  
The  
Boulders

NATURAL  
GROCCERS

10x40"

2.75 x 5  
13.75

3'

10'

1320

↑  
EXIT

5'

SIGN B

GAIL GARDNER WAY

SIGN C

INTERNAL  
PARKING LOT

\*COLORS ARE FOR VISUAL PRESENTATION ONLY. ACTUAL COLORS MAY VARY

PROJECT:

DRAWN BY: SKM

SCALE:

DATE:

CUSTOMER APPROVAL:

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION OR REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL IDEAS HEREIN ARE PROPERTY OF MORGAN SIGN.



Satisfaction by Design

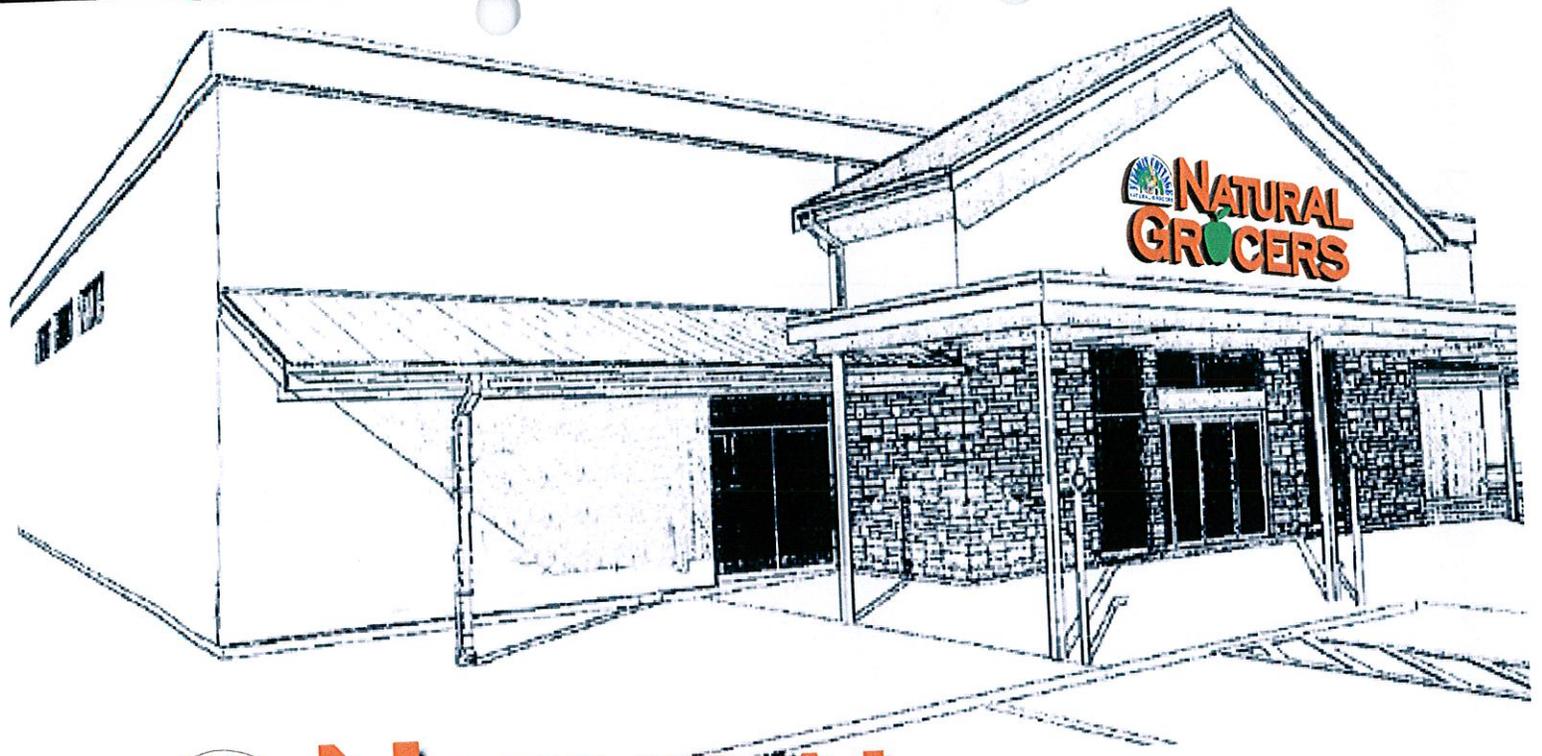


morgan sign

ROC173453

ANNO MCMLXXXII

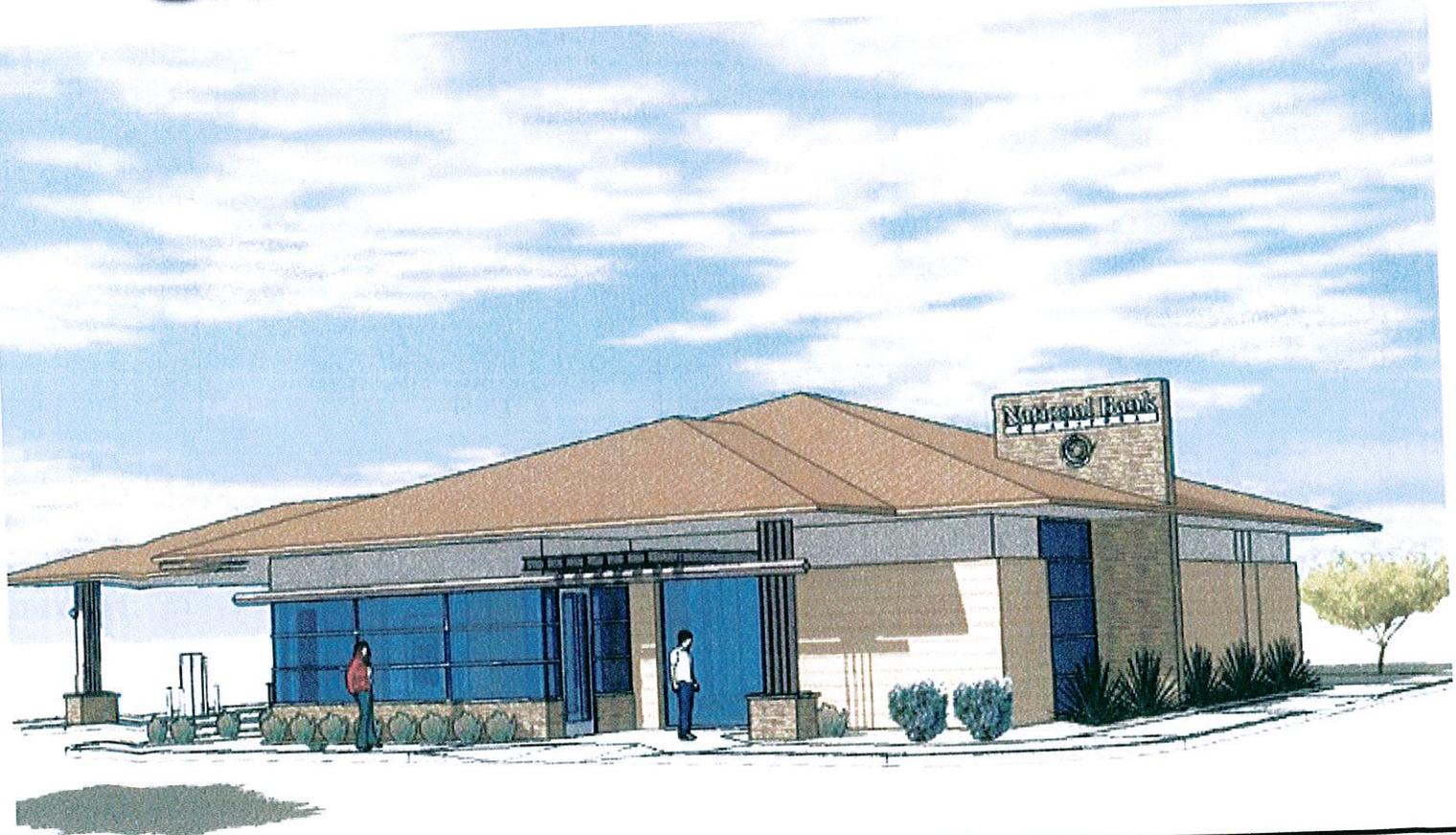
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Prescott, AZ 86301  
p 928.778.6331  
f 928.778.5094  
www.morgansign.com  
morgansign@cableone.net



# NATURAL GROCERS

WALL MOUNTER SIGNAGE:  
ALL GRAPHICS TO BE INDIVIDUAL CHARACTERS WITH TRANSLUCENT FACE  
AND INTERNAL ILLUMINATION - LED or NEON

SIGN E



PROJECT:

DRAWN BY: SKM      SCALE: NTS  
DATE:  
CUSTOMER APPROVAL:



MORGAN SIGN COMPANY  
IS A REGISTERED TRADE NAME IN THE STATE OF ARIZONA.

Satisfaction by Design   
**morgan sign**  
ROCI73453      ANNO MCMLXXXII

704 Moeller  
Prescott, AZ 86301  
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www.morgansign.com  
morgansign@cableone.net

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**CC12-002**

**Comprehensive Sign Plan  
Willow Creek Shopping Center**

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COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
PLANNING & ZONING COMMISSION  
**STAFF REPORT**  
**5/10/12**  
(Regular Meeting-Study Session)

TO: Planning Commission  
FROM: Tom Guice, Community Development Director *TG*  
George Worley, Planning Manager *GW*  
Mike Bacon, Community Planner *MB*  
DATE: 4/9/12  
SUBJECT: Comprehensive Sign Plan for Willow Creek Shopping Center  
Location: 1048 Willow Creek Road  
APNs: 115-09-091C and 115-09-095B  
Agent/Applicant: Morgan Sign Company, 704 E. Moeller, Prescott, AZ 86301.  
Owner: Willow Creek Plaza, LLC, 17165 New Hope St #H, Fountain Valley, CA

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**REQUEST:** A Comprehensive Sign Plan for the Willow Creek Shopping Center located at 1248 Willow Creek Road. The applicant proposes to remove 3 small 8-ft. x 3-ft. free-standing signs (2 along Willow Creek Road and 1 along Iron Springs Road) and replace them with one 72-sq. ft. sign at each street location. (The applicant's narrative is attached which describes in detail his proposal).

**STAFF ANALYSIS**

The zoning is Business General (BG).

**Land Development Code (LDC)**

The property exceeds 200 lineal feet along both Willow Creek Road and Iron Springs Road. The plan essentially requests two free-standing signs to exceed the maximum allowed size under the land Development Code (LDC): 32-sq.ft. maximum allowed versus the 72-sq.ft. requested, and 12-ft. maximum height allowed versus 13-ft. requested. The LDC sign requirements are compared below with the applicant's request for greater signage.

<u>Land Development Code</u>	<u>Comprehensive Sign Plan Request</u>
2 Free-Standing Signs per frontage over 200-ft long (4 allowed):	2 Free-Standing Signs Total ( <i>not</i> 4):
12-ft. max. height	(Willow Creek Rd) (Iron Springs Road)
32-sq.ft. signage per sign	13-ft. max. height 13-ft. max. height
	72-sq.ft. 72-sq.ft.

(No other free-standing signs are allowed by the individual parcels within the Center in accordance with the LDC, and none are requested with this application).

Wall Signs: 40-sq.ft. to 80-sq.ft. per tenant,  
depending on business frontage.

Per Land Development Code  
(no special request made)

### *Square Footage Analysis*

- ▶ Instead of 2 free-standing signs of 32-sq.ft. each, one sign of 72-sq.ft. is proposed along Willow Creek Road.
- ▶ Instead of 2 free-standing signs of 32-sq.ft each, one sign of 72-sq.ft. is proposed along Iron Springs Road.
- ▶ Altogether, this is a total of 8-sq.ft. for each sign over the maximum allowed for free-standing commercial center signage (LDC Table 6.12.5A) for both streets.

### *Height Analysis*

- ▶ The maximum height of 12-ft. is only exceeded by several inches overall, and one-foot only where the address is displayed at a triangular feature on top of the sign.

### **Comprehensive Sign Plans**

Comprehensive Sign Plans allow additional signage when other factors are considered. As required by the LDC, the current plan includes the size, location, height, color, lettering, lighting, and orientation of all proposed signs - i.e. street, wall, and freestanding.

Staff finds that the current Comprehensive Sign Plan meets the following two LDC criteria: "A Comprehensive Sign Plan shall not be approved until and unless the City Council finds that:

- "1. The plan provides that signs of a similar type and function within the development will have a consistent size, lettering style, color scheme and material construction; and the plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this section.
- "2. The plan results in an improved design in exchange for a greater number of signs or larger sign face area than otherwise permitted by this section."

### **Sign Permit Required**

All proposed signage is still required to be reviewed by the City through the standard sign application process. A sign application has already been submitted and approved by Building and Engineering Departments. Planning will approve the sign application after City Council approves this Comprehensive Sign Plan.

### **Area Meeting**

No area meeting is required.

### **STAFF RECOMMENDATION**

The Commission may vote on this item at this meeting. Staff recommends approval.

### **Attachments:**

Zoning Map	Willow Creek Road Sign Perspective and Location
Sign Elevation	Iron Springs Road Sign Perspective and Location
Sign Location Map	

CC12-002



City of Prescott  
Community Development Dept.  
Planning and Zoning Division  
201 S. Cortez Street  
Prescott, AZ 86303

February 8, 2012

APN 15-09-095B, 115-09-091C

To Whom It May Concern:

→ Morgan Sign Co. is representing Summit Team, Inc., property management for the Willow Creek Village shopping center located at 1044 Willow Creek Rd. in regards to updating their entry marquee signage.

We respectfully submit the following comprehensive sign package details for your review:

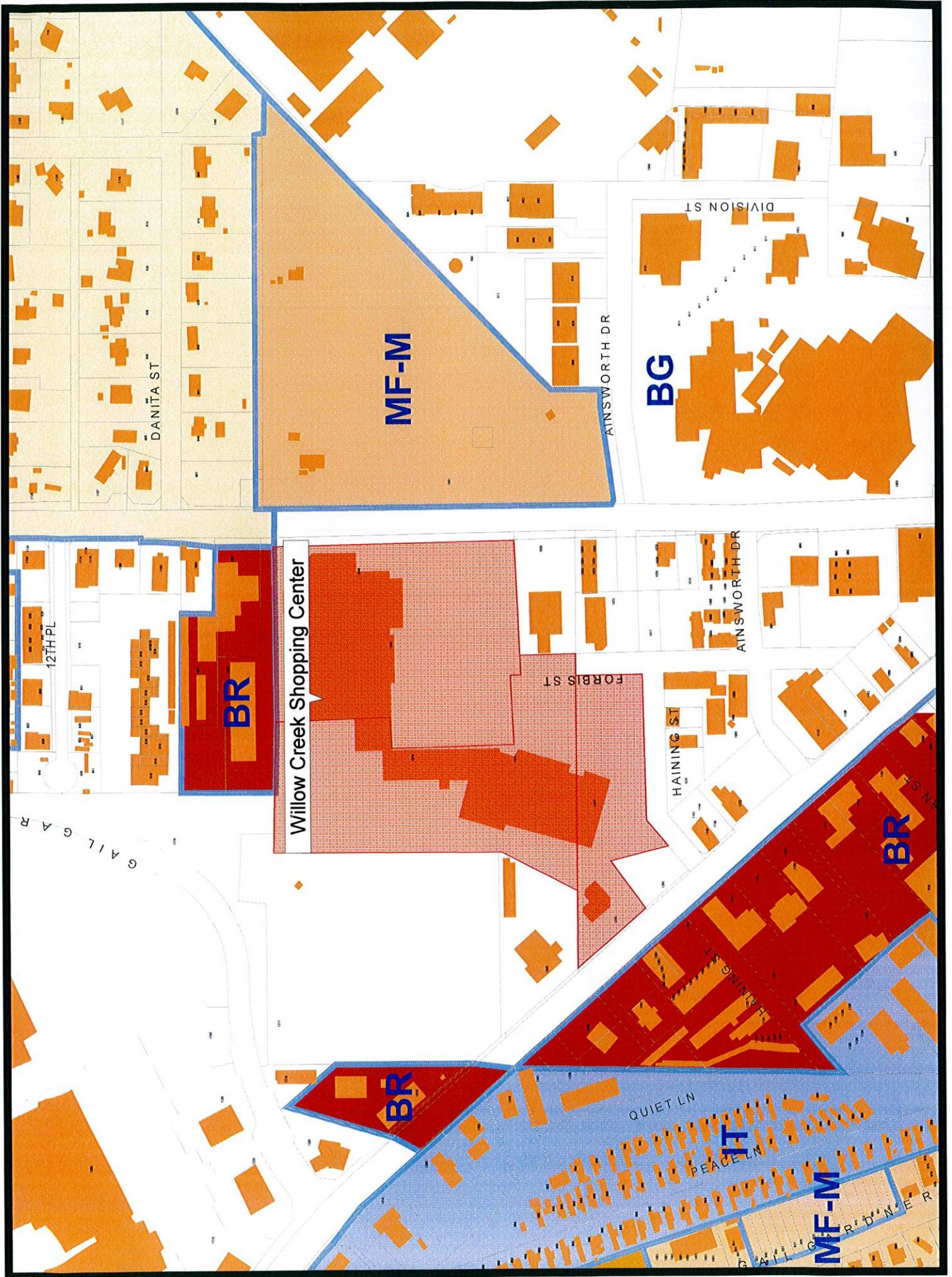
1. Remove two existing 32 sq. ft. each signs on Willow Creek Rd., and replace with one 72 sq. ft. sign.
2. Remove one 32 sq. ft. sign from Iron Springs Rd. and replace with one 72 sq. ft. sign.

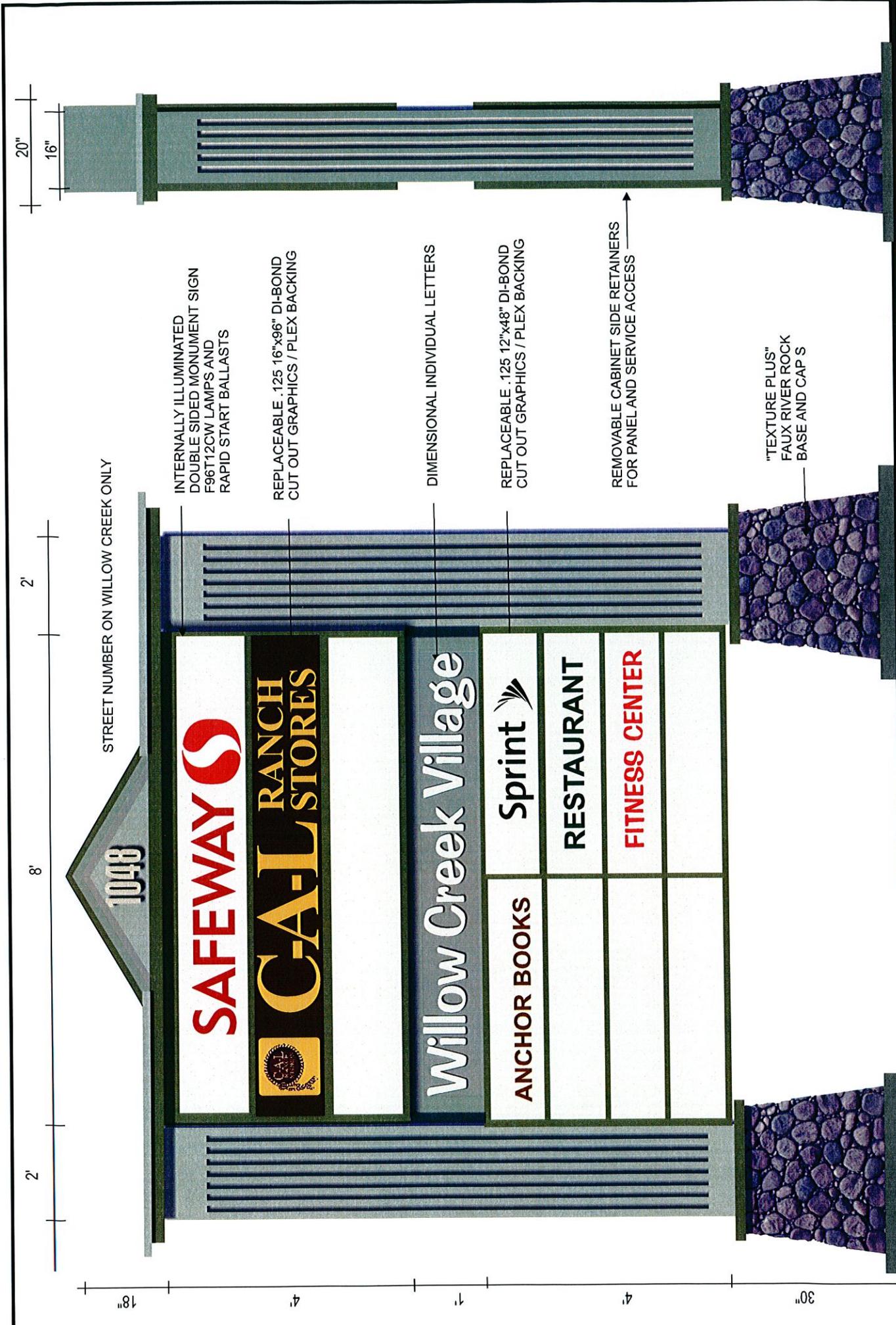
The sign design reflects the refurbishing "face lift" that Safeway and CAL Ranch stores recently underwent. It also gives main street exposure to more tenants, reducing the need for A-frame signs, vans and various other forms of advertising. Visibility of the new signage is in keeping with the increase of the traffic volume in this area.

We request approval for this sign package and believe the updates occurring at this center are a benefit to the whole community.

Sincerely;

*Stephan Markov*  
Stephan Markov  
Morgan Sign Co.





STREET NUMBER ON WILLOW CREEK ONLY

INTERNALLY ILLUMINATED  
DOUBLE SIDED MONUMENT SIGN  
F96T12CW LAMPS AND  
RAPID START BALLASTS

REPLACEABLE .125 16"x96" DI-BOND  
CUT OUT GRAPHICS / PLEX BACKING

DIMENSIONAL INDIVIDUAL LETTERS

REPLACEABLE .125 12"x48" DI-BOND  
CUT OUT GRAPHICS / PLEX BACKING

REMOVABLE CABINET SIDE RETAINERS  
FOR PANEL AND SERVICE ACCESS

"TEXTURE PLUS"  
FAUX RIVER ROCK  
BASE AND CAP S

704 Moeller  
Prescott, AZ 86301  
p 928.778.6336  
f 928.778.5094



DRAWN BY: SKM	SCALE: NTS
DATE:	
CUSTOMER APPROVAL:	

PROJECT: PROPOSED MONUMENT MARQUEE FOR WILLOW CREEK VILLAGE  
048 WILLOW CREEK ROAD PRESCOTT, AZ

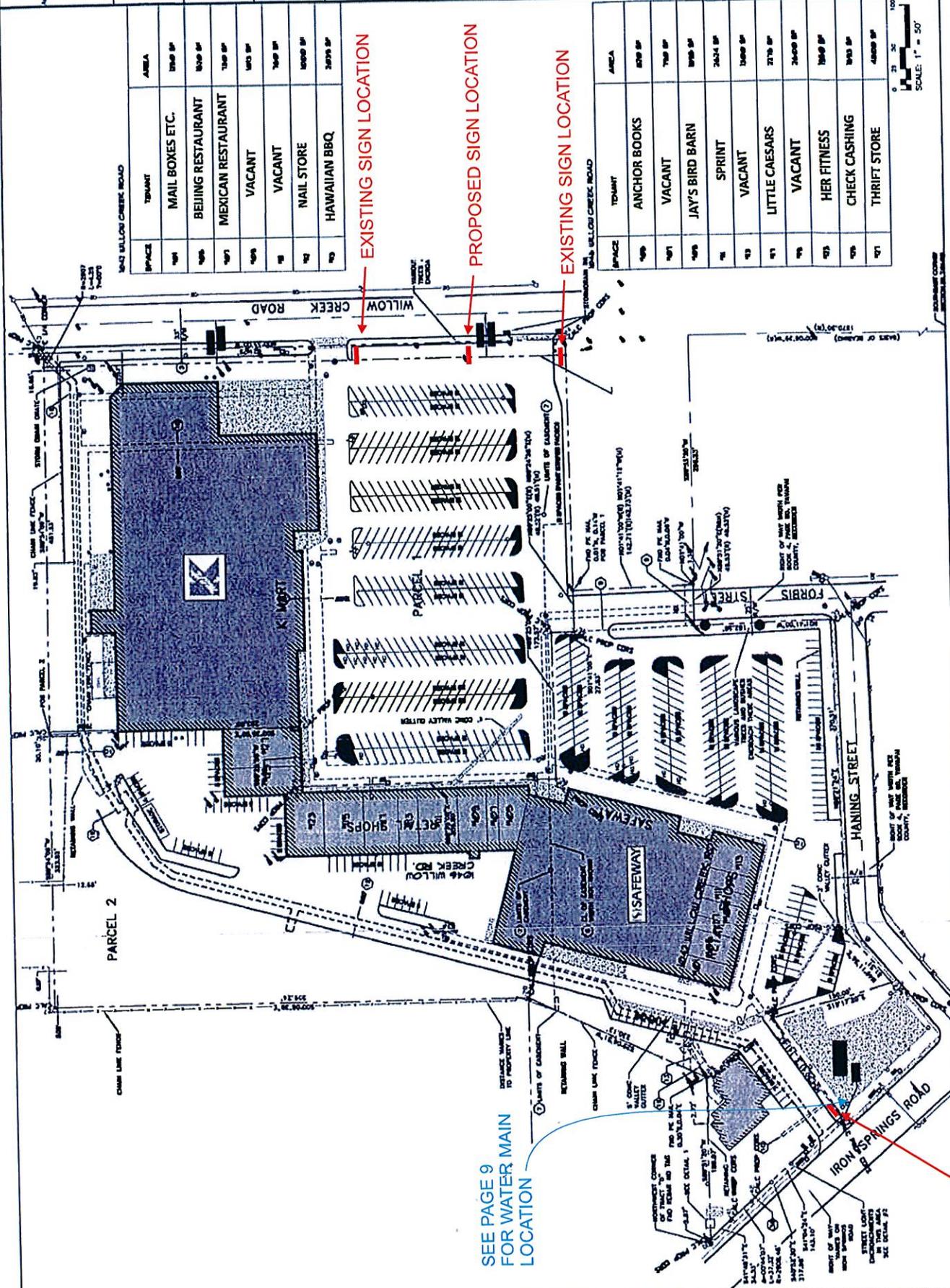
SPACE	TENANT	AREA
101	MAIL BOXES ETC.	1700 SF
102	BEIJING RESTAURANT	1800 SF
103	MEXICAN RESTAURANT	1700 SF
104	VACANT	1900 SF
105	VACANT	1600 SF
106	NAIL STORE	1000 SF
107	HAWAIIAN BBQ	2000 SF

EXISTING SIGN LOCATION

PROPOSED SIGN LOCATION

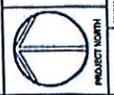
EXISTING SIGN LOCATION

SPACE	TENANT	AREA
108	ANCHOR BOOKS	800 SF
109	VACANT	700 SF
110	JAY'S BIRD BARN	1800 SF
111	SPRINT	2600 SF
112	VACANT	1000 SF
113	LITTLE CAESARS	2100 SF
114	VACANT	2400 SF
115	HER FITNESS	1000 SF
116	CHECK CASHING	1000 SF
117	THRIFT STORE	4000 SF



SEE PAGE 9 FOR WATER MAIN LOCATION

EXISTING SIGN LOCATION AND REPLACEMENT (SEE PAGE 9 FOR DETAILS)



PROJECT NAME: WILLOW CREEK SHOPPING CENTER  
 PROJECT NUMBER: 101  
 SHEET NUMBER: 101  
 DATE: 10/14/04  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT LOCATION: WILLOW CREEK ROAD, PORTLAND, OR, 97204  
 PROFESSIONAL SEAL: [Seal]

SCALE: 1" = 50'

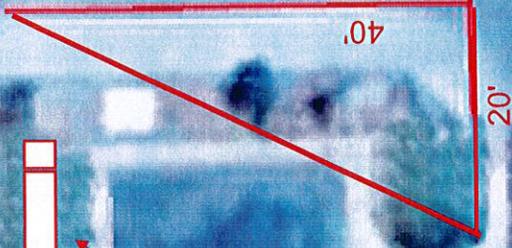


WILLOW CREEK ROAD



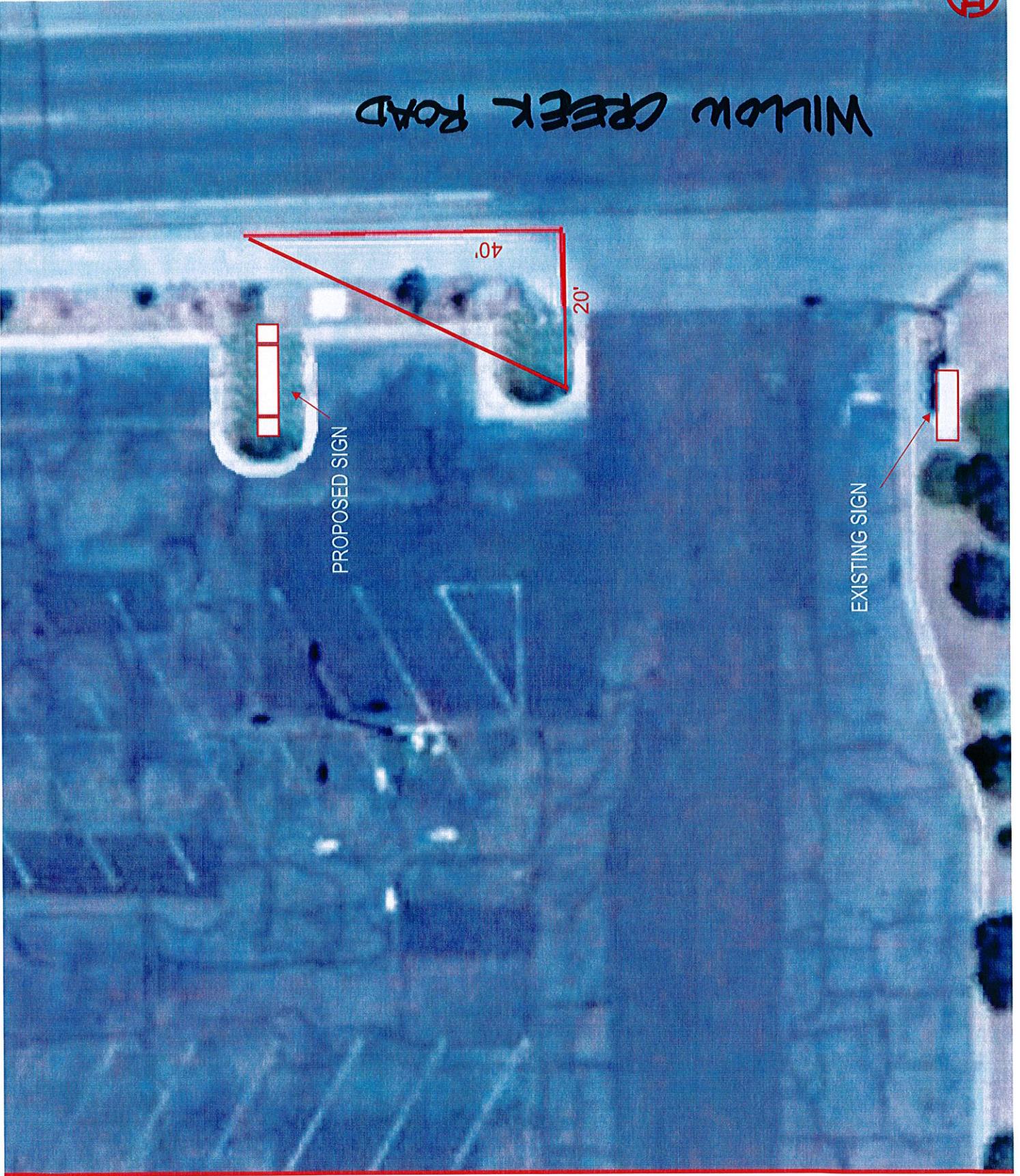


WILLOW CREEK ROAD



PROPOSED SIGN

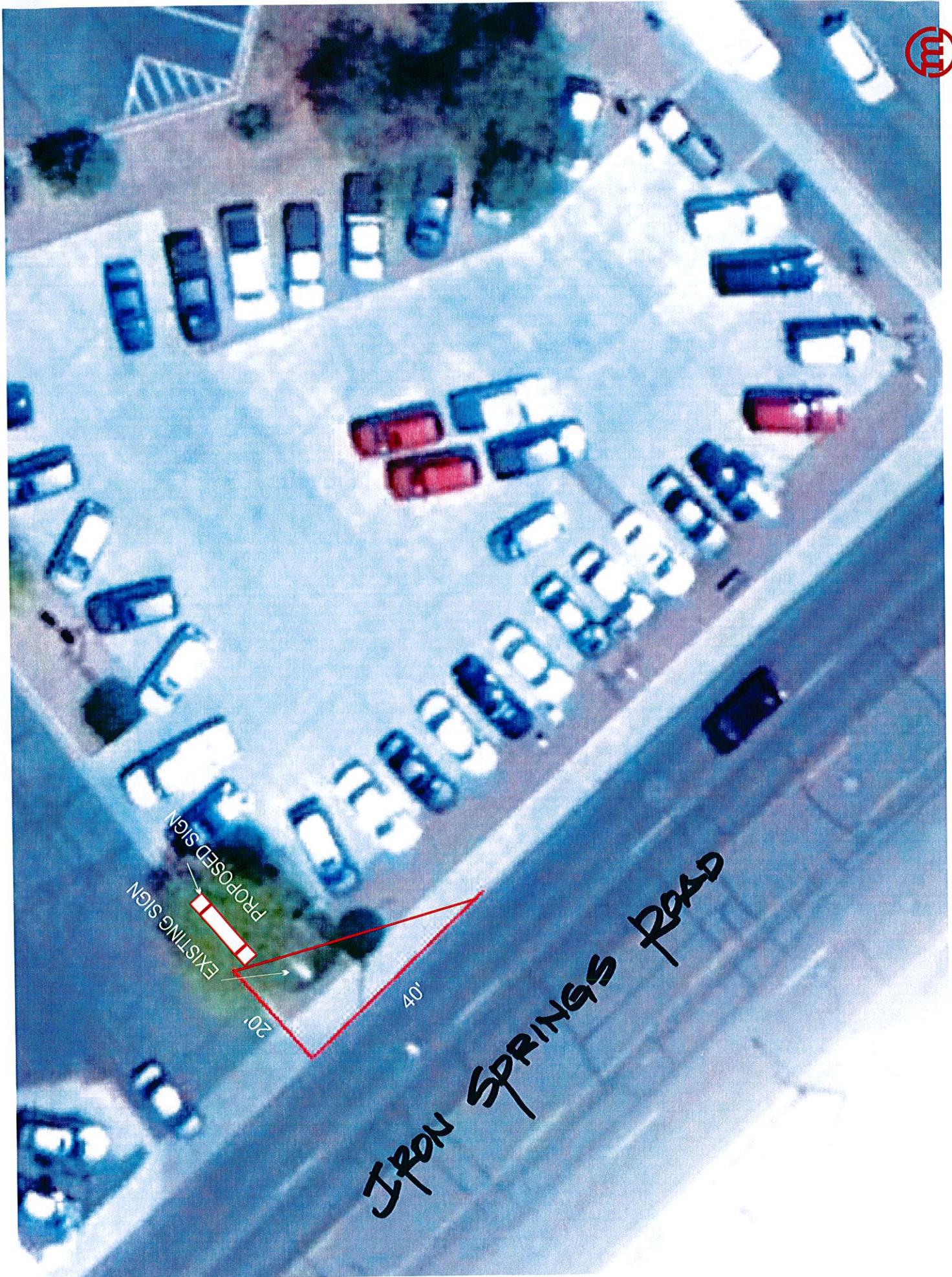
EXISTING SIGN



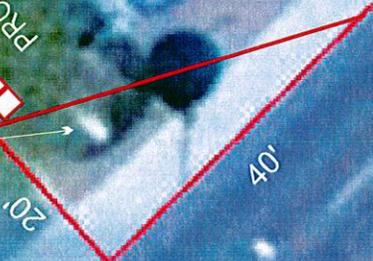


IRON SPRINGS ROAD





PROPOSED SIGN  
EXISTING SIGN



IRON SPRINGS ROAD

**RZ12-001**

**Rezoning**

Agenda # \_\_\_\_

**2121 Larry Caldwell Drive**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION

PLANNING AND ZONING COMMISSION for May 10, 2012

**STAFF REPORT – UPDATE**

**TO:** City of Prescott Planning and Zoning Commission

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

**DATE:** May 10, 2012

**REQUEST:** RZ12-001

**EXISTING ZONING:** Residential Office (RO), Single-Family 9 (SF-9), and Neighborhood Oriented Business (NOB) with Development Agreement 03-015 restricting uses in the RO and NOB zoned areas

**PROPOSED ZONING:** Residential Office (RO), Business General (BG), and Neighborhood Oriented Business (NOB) with a proposed amendment to the Development Agreement restricting land uses within the BG zoned areas

**LOCATION:** 2121 Larry Caldwell Drive

**APN:** 102-06-005H

**AREA:** 23.5 acres

**OWNER:** The Heights Church  
2121 Larry Caldwell Drive  
Prescott, AZ 86301

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**ORIGINAL REQUEST:** The Heights Church requested a rezoning to Business General of the areas of the parcel zoned Single-Family 9 and Neighborhood Oriented Business only. The Church also proposed to amend and use the existing Development Agreement to limit the uses that would typically be permitted by the Business General zoning district, to only those allowed by the Neighborhood Oriented Business district.

The conceptual site plan showed the proposed uses to be church facilities and accessory uses that support the church operations. The largest building, a new worship facility, was proposed at approximately 50,000 square feet and 50 feet high. It was proposed to be located adjacent to the intersection of Larry Caldwell Drive and Golf Links Drive.

**REVISED REQUEST:** Representatives of The Heights Church and the neighborhood met on Wednesday, April 25, outside of the regular Planning and Zoning Commission meetings. As a result of that meeting, the Church revised its request, affecting both the zoning and the conceptual plan.

The Church now proposes to rezone the center portion to Business General, and for the eastern portion of the property to remain Neighborhood Oriented Business (see attachment). As shown on the conceptual plan, the rezoning request also adjusts the boundary line between the BG and NOB districts further to the east. The new worship facility has been moved south and east, to the boundary line between the zoning districts, but within the BG district. The Church stated in the previous Public Hearing on April 26 that they were willing to limit the building height to 40 feet.

The revised request also proposes amendments to the Development Agreement to limit the uses otherwise allowed by the Business General zoning district (see attachment). A Development Agreement (DA) is a voluntary contractual agreement between a property owner and the City, which is often used to specify the standards and conditions that will govern development of the property and to minimize the impacts of the development on the neighboring properties. These revisions to the DA were received by staff just before completion of this report, and will require further review. However, following a cursory review, staff has noted that several of the uses listed require Conditional and Temporary Use Permits in the Business General zoning district.

**PUBLIC COMMENT:** A total of eight letters have been received to date, seven of which are in opposition to the project. Included in these letters is a petition signed by a majority of the Golf Links subdivision property owners opposing the rezoning and proposed development. No new letters have been received since the Public Hearing on April 26.

At the Public Hearing, residents and representatives of the neighborhood continued to voice opposition to the rezoning, notwithstanding the revisions discussed by the Church. The primary concerns voiced were traffic impacts, noise from events and services, and lack of information related to future uses and timing of development.

**CONSIDERATIONS FOR THE COMMISSION:** Land Development Code Section 9.15.5 specifies that the criteria for evaluating a rezoning request shall include, but not be limited to:

- A. Consistency (or lack thereof) with the Prescott General Plan, and other adopted Plans;
- B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;

- C. Suitability of the subject property for uses permitted by the proposed zoning district;
- D. Suitability of the subject property for uses permitted by the existing district; and
- E. Availability of sewer, water and storm water facilities.

**A. Consistency with the General Plan and other Plans:** The General Plan Land Use Map is the future projection of land uses throughout the City. The map designates the subject property as Commercial. The land use designations of the General Plan map were based upon existing Specific Area Plans, in this instance the Airport Specific Area Plan (ASAP) adopted in 2001. Arizona statutes and the City's General Plan encourage the adoption of Specific Plans to assist in the implementation of the General Plan. The ASAP Land Use map designates the subject site as Commercial, but specifically calls for "Low intensity non-residential uses targeted near established neighborhoods". The General Plan notes that *"where Specific Area Plans exist and where their Land Use designations differ or conflict with the Land Uses indicates on the LUM, the Specific Area Plans shall be deemed the more specific and shall control"*.

The intensity of compatible commercial uses was significant enough to specifically call out in the map key on the ASAP land use map. ASAP land use policies also include "B.6 Low-intensity business uses such as offices, professional services, lodges, and mini storage units shall be used as a transitioning non-residential land use in proximity to established neighborhoods. Adequate and attractive buffering is required to screen adjacent unlike uses". Nearby property owners contend that The Heights Church current development and its proposed conceptual plan is of a higher intensity that is not compatible with existing nearby land uses, specifically their single-family neighborhood. The Prescott General Plan Section 4.4 provides a formula for balancing community values when conflicts occur. *"Business development, neighborhood and environmental protection efforts will at times conflict. The challenge lies in the choices and tradeoffs the community must make when values conflict. In making these conscious community choices and tradeoffs, community wide interests and benefits will be primary criteria for resolving the conflict. When considering neighborhood conflicts not of a community wide impact, the concerns of the neighborhood will be the primary consideration."*

The Commission must determine if the proposed rezoning and its results represent a community wide interest and benefit or, if instead, it represents a neighborhood interest. Examples of uses that could represent community wide interests include schools, hospitals, and regional shopping centers. Other uses having more localized benefits or impacts are neighborhood interests. Should the Commission determine that this proposal is not of a community wide interest, then the concerns of the neighborhood should be the primary consideration in this rezoning request.

In addition to the forgoing, Arizona Revised Statutes states (9-462.01(F)):

*"In the case of uncertainty in construing or applying the conformity of any part of a proposed rezoning ordinance to the adopted general plan of the municipality, the ordinance shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies and applicable elements of the general plan. A rezoning ordinance conforms with the*

*land use element of the general plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the land use element of the general plan.”*

Does the Commission conclude that The Heights Church conceptual development proposal is consistent with the General Plan and the Airport Specific Area Plan?

**B. Compatibility with existing uses and character of the neighborhood.** The surrounding properties include the Golf Links neighborhood, zoned Single-Family, and a City-owned golf course. The neighborhood is composed of single-story residences on dead end streets, with a single access off Larry Caldwell Drive.

In determining the compatibility of the proposed Church's expansion and development with the existing surrounding properties, staff evaluates the ways in which the uses function and the potential impacts that they create. From there, an evaluation can be made as to whether those impacts may adversely change the character of the neighborhood in a way that cannot be mitigated.

As represented by The Heights Church, a wide variety of uses are proposed. These include, but are not limited to, regular large-scale events (services, concerts, etc.), administrative uses (offices, accounting, clerical, etc.), support services (counseling, group meetings, etc.), schools (K-8, 9-12, colleges, and universities), youth activities, retail, food services, and outdoor structures (*See the attached list provided by the church*). The impacts that these uses may create include increased week day and weekend traffic congestion, daytime and evening noise, and a contrast in the scale of development.

Careful consideration must be given to whether or not it is possible to mitigate the impacts of the development to the degree that they will not adversely affect the character of the surrounding neighborhood. Noise and scale impacts may be mitigated by building placement and landscaping to the point where they can be made compatible with the surrounding neighborhood. Increased traffic congestion cannot be so easily mitigated. Impacts that are significant and negative to the neighborhood are a potential. Neighborhood concerns about the scale and negative impacts of the events that already occur mid-week and on the weekends calls into question the ability of the church to adequately mitigate the greater impacts that would accompany development as indicated by their proposal.

Does the commission find that the proposal is compatible with the existing uses and character of the neighborhood, that it can be made compatible by mitigating impacts?

**C. Suitability of the subject property for the proposed zoning district.** The most significant limiting factors of the subject property are vehicular access and proximity to an existing developed neighborhood. While the property is adjacent to State Route 89A, the only access is off of Larry Caldwell Drive which is not a through street and designed as a minor collector. This limited access affects its suitability for higher intensity commercial uses. Appropriate and suitable uses for this property can include low-intensity commercial and residential uses, if traffic

improvements can be made to accommodate the increased daily volumes while mitigating negative impacts on nearby existing development.

Traffic concerns relating to the proposed scale of the development (over an undefined period of time) are legitimate issues for the Commission to consider. The recently received list of proposed uses includes many that carry the potential for significant traffic generation. As a result of this new list, the Traffic Engineer has submitted additional input as to the timing of new or revised traffic studies and the construction of necessary improvements to the streets and intersections of the area. Please see both the revised proposal from the applicant and the Traffic Engineers attached memorandum.

Does the Commission conclude that the property is suitable for the proposed zoning change?

**D. Suitability of the subject property under the existing zoning district.** The property includes three zoning districts. The current use of the property is in compliance with the existing zoning, with a Conditional Use Permit (CUP) for the current church development and a Development Agreement restricting uses within the NOB and RO portions of the site. Modification of the CUP to allow more or different development of the site is possible. In combination, the CUP and the use-restricted NOB and RO designations, provide a list of compatible uses and appropriately scaled building sizes. Further development of this site, even under the existing zoning classifications and CUP will likely require the mitigation of impacts as noted in Sections A, B, and C, above.

Does the Commission find that the property is suitable for the uses permitted by the existing zoning districts?

**E. Availability of sewer, water and storm water facilities.** Utilities are available to the site and are sufficiently sized to accommodate the proposed development.

No Commission findings are needed for this section.

**COMMISSION ACTION:**

Findings for the following LDC criteria:

- A. Consistency (or lack thereof) with the Prescott General Plan, and other adopted Plans;
- B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- C. Suitability of the subject property for uses permitted by the proposed zoning district;
- D. Suitability of the subject property for uses permitted by the existing district; and
- E. Availability of sewer, water and stormwater facilities.

As with any proposed rezoning request, the Commission may recommend denial, approval or approval with conditions of this request. Should the Commission choose to recommend

approval with conditions, staff suggests the following be considered as possible conditions of the rezoning:

- a. Building sizes and locations shall substantially conform to the Conceptual Site Plan dated May 1, 2012.
- b. Any building exceeding 12,000 square feet or any use or structure requiring a new Traffic Impact Analysis will require Site Plan approval by the City Council.
- c. Any buildings other than the ramada and the restrooms will require all roadway and traffic improvements identified in the existing Traffic Impact Analysis (dated May 18, 2011) to be constructed.

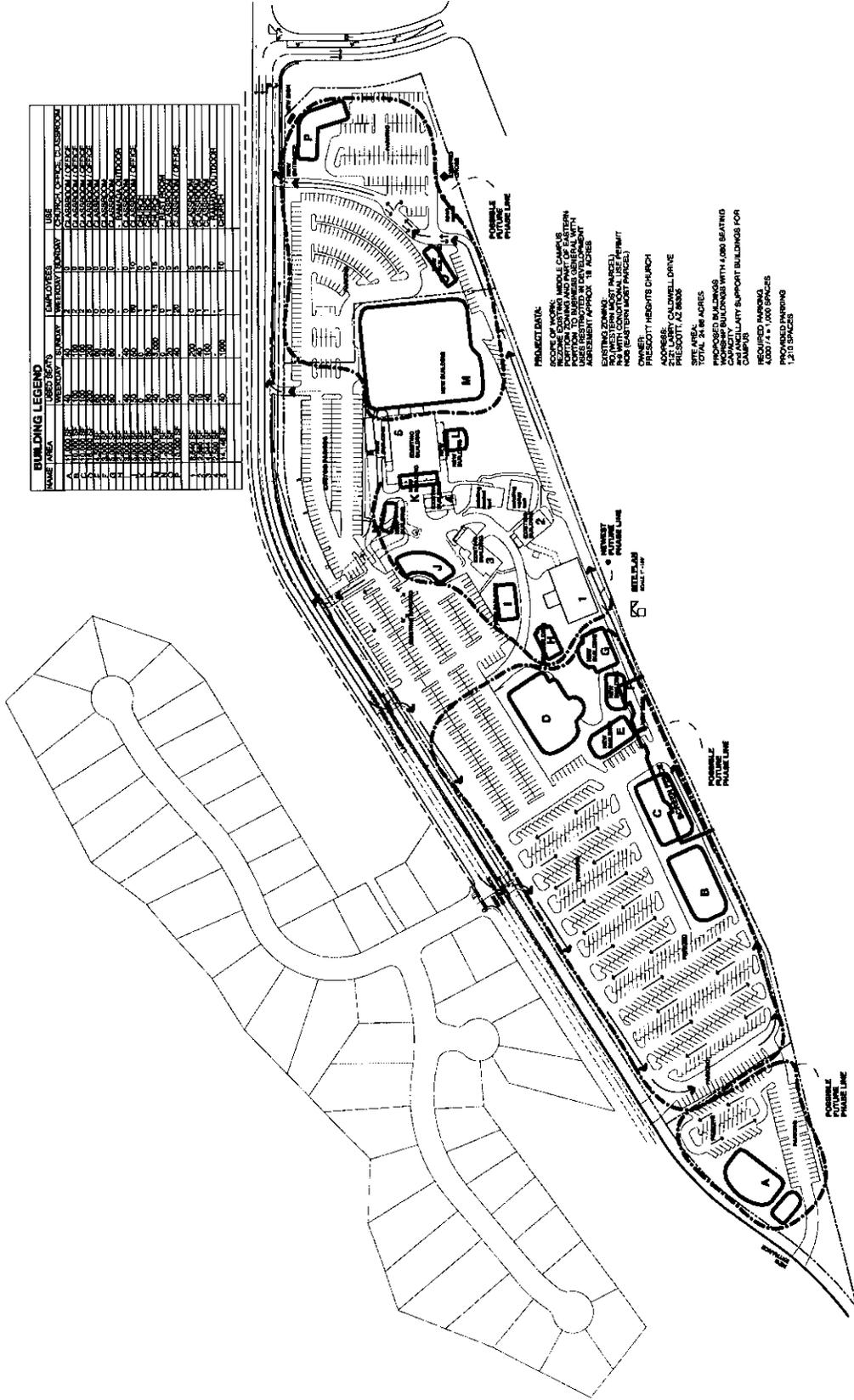
In addition, the Commission may recommend to the City Council the following amendments to the existing Development Agreement to address other development impacts:

- a. A revised list of permitted uses.
- b. Limitation of noise levels measured at the property line not exceeding 55 dBA during the hours 7:00am to 10:00pm, and not exceeding 50 dBA during the hours 10:00pm to 7:00am.
- c. Maximum building height within the Business General zoning district portions of the development is limited to 40' within, as measured from natural grade.

**Attachments:**

- 1) Revised Conceptual Site Plan
- 2) Revised Zoning request
- 3) Proposed amendments to the Development Agreement
- 4) Memorandum from Traffic Engineer dated May 4, 2012
- 5) ASAP Land Use Map

CONCEPTUAL MASTER PLAN  
EXACT LOCATION AND SHAPES MAY CHANGE



BUILDING LEGEND		EMPLOYEES	SEATING	USE
1	OFFICE BUILDING	100	100	OFFICE
2	OFFICE BUILDING	100	100	OFFICE
3	OFFICE BUILDING	100	100	OFFICE
4	OFFICE BUILDING	100	100	OFFICE
5	OFFICE BUILDING	100	100	OFFICE
6	OFFICE BUILDING	100	100	OFFICE
7	OFFICE BUILDING	100	100	OFFICE
8	OFFICE BUILDING	100	100	OFFICE
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50	OFFICE BUILDING	100	100	OFFICE

PROJECT DATA:  
 BOOKS OF WORK: PROJECTS 100 AND 101 OF EASTERN  
 METHODIST UNIVERSITY CAMPUS  
 LOCATION: 2121 LARRY CALDWELL DRIVE  
 PRESCOTT, AZ 86306  
 ASSESSMENT APPROX. 18 ACRES  
 EXISTING ZONING: R-1 (RESIDENTIAL)  
 R-2 (RESIDENTIAL USE PERMIT)  
 R-3 (RESIDENTIAL USE PERMIT)  
 R-4 (RESIDENTIAL USE PERMIT)  
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 R-97 (RESIDENTIAL USE PERMIT)  
 R-98 (RESIDENTIAL USE PERMIT)  
 R-99 (RESIDENTIAL USE PERMIT)  
 R-100 (RESIDENTIAL USE PERMIT)

MASTERPLAN FOR  
**THE HEIGHTS**  
 2121 LARRY CALDWELL DRIVE  
 PRESCOTT, ARIZONA



**HEADWATERS**  
 ARCHITECTURE P.C.  
 PRESCOTT, AZ 86306  
 778-7100  
 DATE: REV 8/1/12  
 JOB NUMBER:  
 REVISIONS:



**A-0**

THE HEIGHTS CHURCH INTENT IS TO CONTINUE TO USE THE EXISTING PALLET OF MATERIALS AND COLORS IN  
 UNIQUE WAYS THAT RESPOND TO THE FUTURE NEEDS OF THE CAMPUS  
 SUCH AS USED FOR SHADING AND OUTDOOR MEETING SEMI PERMANENT AWNING AND BANNERS.





## **HEADWATERS**

*ARCHITECTURE P.C.*

1951 Commerce Center Circle, Ste A  
Prescott, AZ 86301  
(928)-776-7180 ph  
(928)-771-9625 fx

May 2, 2012

Attn Ruth Hennings  
Planning Department  
City of Prescott  
201 South Cortez Street  
Prescott, AZ 86303

RE: Rezoning Heights Church

Dear Ruth,

We are listing these church uses to be inserted into the development agreement.

**Church Related Single Family and Multi Family Dwellings**

- Housing
- Assisted Living/ Nursing Home
- Congregate Living
- Dormitories
- Caretaker Quarters

**Church Related Education**

- Employer Day Care Centers
- Colleges/ Universities
- Day Care (8+ persons)
- Schools (Pub. Or Priv.) K-8
- Schools (Pub. Or Priv.) 9-12
- Babysitting (up to 4 persons)

**Church Related Food Service**

- Candy & Ice Cream Stores
- Delicatessens
- Restaurants – Outdoor Dining
- Restaurants – Standard

**Church Related Office and Business**

- Libraries
- Churches
- Art Gallery
- Artisan or Photo Studio
- Book Stores
- Offices
- Print Shops
- Radio/ TV Broadcast Studios
- Studios – Dance or Music

Church Related Outdoor Functions

Cemeteries/ Mausoleums

Park/ Nature Preserve

Playgrounds

Outdoor Statuary, Small Sheds, Patio Equipment

Parking Garages

Outdoor Production or Storage (fenced/ screened)

Garages

Gazebos

Satellite Receivers, Ham Radio Towers, Antennas

Swimming Pools

Carnivals, Circuses or Special Events, temporary

Construction/ Storage Offices, temporary

Respectfully submitted,

Todd Marolf



## City of Prescott

### Public Works Department

PO Box 2059 Prescott, Arizona 86302

Phone: (928) 777-1130 TDD: (520) 778-5680 FAX: (928) 771-5929

## Memorandum

To: Tom Guice, Community Development Director  
George Worley, Planning Manager  
Ruth Hennings, Community Planner

From: Ian Mattingly, City Traffic Engineer

Date: May 4, 2012

Subj: Heights Church Rezone – traffic improvement triggers in Development Agreement

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Provided are several points which should be considered for inclusion in the Development Agreement to ensure that the required traffic infrastructure improvements are completed when needed.

1. Without a detailed description of what each new proposed building will be used for, the City should require that all roadway traffic improvements shall be constructed by the Church with the addition of any building except the Ramada (H) and restroom (N).
2. The list of proposed church uses to be inserted into the development agreement is vast and many may impact weekday traffic if implemented.
3. The proposed church uses should be separated into two sections: those related to Church service operation only and those that would operate during non church service times.

***Uses operating during Church Service: (operating only during and around church services and non-recurring special events.)***

#### Church Related Education

Day Care (8+ persons) – for childcare during services

#### Church Related Single Family and Multi Family Dwellings

Congregate Living  
Caretaker Quarters

#### Church Related Food Service

Candy & Ice Cream Stores  
Delicatessens

Radio/ TV Broadcast Studios  
Studios – Dance or Music

Church Related Outdoor Functions

Swimming Pools

4. Any use listed in the section “Uses operating outside of Church Service” and defined in the D.A as such would require a TIA to be performed to determine the traffic impacts on the roadway system during the traditional weekday peak periods. Substantial traffic infrastructure improvements may be required to mitigate these uses and will be the responsibility of the Church.

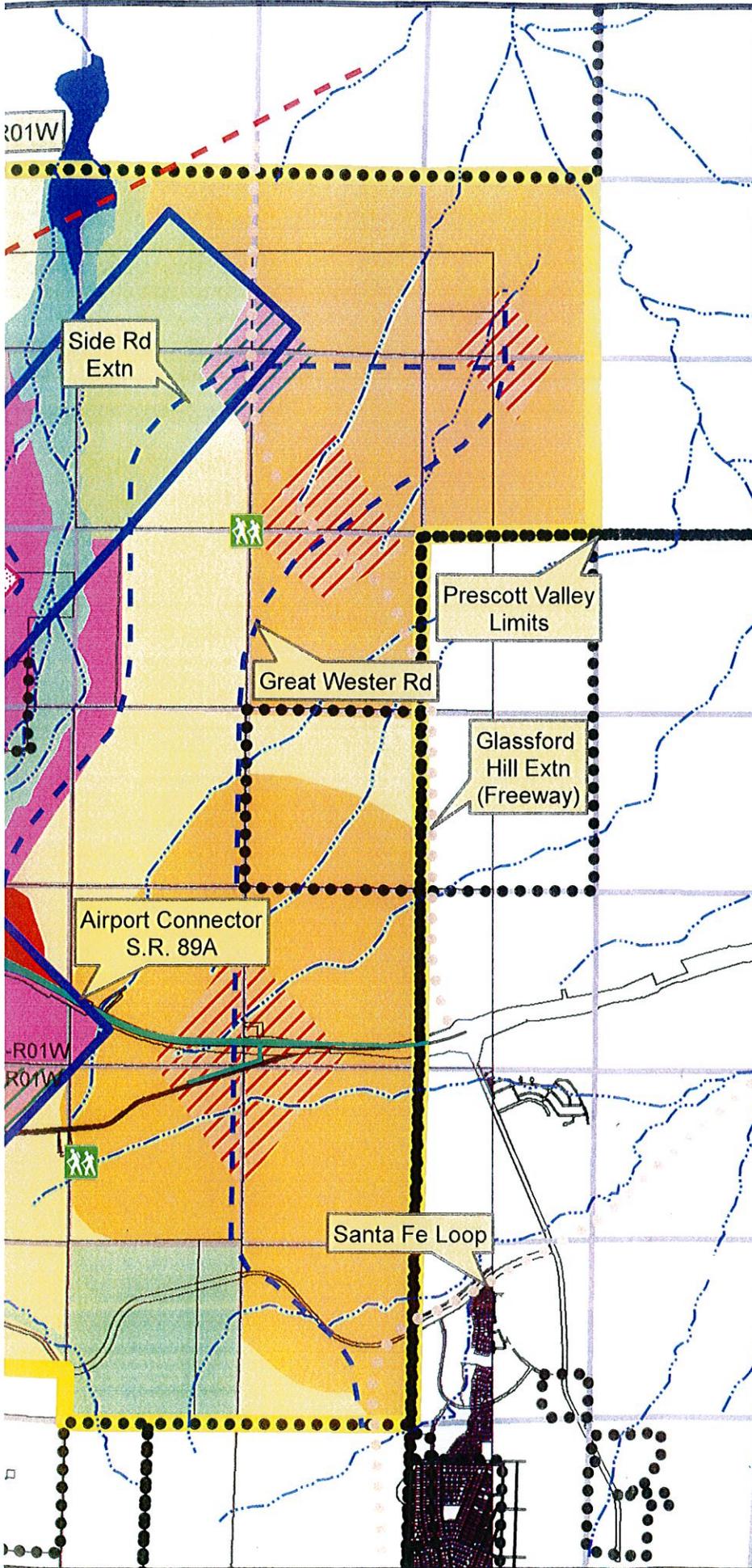
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Ian Mattingly

attachment – Heights Church TIA summary



# City of Prescott Airport Specific Area Plan Figure 6 Landuse Plan Ammended 9/18/2007



## Proposed Future Road Alignments

- Future Arterial Streets
- Recommended Airport Clear Zones
- ASAP Boundary
- 1 Mile (wide) Approach/Departure Routes  
(No new residential except as specified in Land Use Table)
- Township, Range, Section
- Trailhead

## APS Power Corridor

- 69 KV
- 230 KV

## Land Use (Proposed)

- RANCHING (HOLDING DESIGNATION)
- NATURAL OPEN SPACE  
may include Sand and Gravel Extraction in Granite Creek wash  
may include expanded Open Space areas through entitlement processes
- RECREATIONAL OPEN SPACE
- MIXED COMMERCIAL / EMPLOYMENT  
Residential permitted <= 1 DU / 5 Acres
- COMMERCIAL  
Low intensity non-residential uses targeted near established neighborhoods
- MIXED COMMERCIAL / RECREATION  
Residential Permitted <= 1 DU / 5 Acres
- MIXED COMM/STUDENT HOUSING (ERAU)
- LOW DENSITY RES - 0.5 - 1.0 DU/ACRE  
Residential may include Golf Courses
- MED DENSITY RES 2 - 6 DU/ACRE  
Residential may include Golf Courses
- MIXED-USE VILLAGES: 7-20 DU/ACRE  
(may include a golf course)
- 1 RIFLE RANCH - Very Low Density permitting 1 DU / 5 Acres (Clustering based on preserving rock outcrop areas)
- 2 POWERLIN Easements with generous development setbacks to create wildlife movement corridors.

## Map Revisions

1. LUP0302 - April 8, 2003
2. GP06-002 - January 23, 2007

