

# BOARD OF ADJUSTMENT AGENDA

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**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, FEBRUARY 20, 2014  
9:00 AM**

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

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The following agenda will be considered by the BOARD OF ADJUSTMENT at its PUBLIC HEARING to be held at 9:00 AM on February 20, 2014, in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

**I. CALL TO ORDER**

**II. ATTENDANCE**

**Members**

Mike Klein, Chairman	Phil King
George Wiant	Richard Rosa
Johnnie Forquer	
James DiRienzo	

**III. REGULAR AGENDA / PUBLIC HEARING ITEMS**

1. Approval of January 16, 2014 meeting minutes.
2. CUP14-001 705 E Sheldon St. APN: 114-04-004A totaling ±0.1 acre. LDC Sections 2.3 and 4.8. Zoning is Business Regional (BR). Request a Conditional Use Permit to allow for the operation of a Tattoo Parlor. Owner is Vasquez Resources, LLC. Applicant is Autumn Goodspeed, 843 Sunset Ave, Apt. B, Prescott, AZ 86305. Community Planner is Ryan Smith (928) 777-1209.

**IV. REVIEW ITEMS**

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

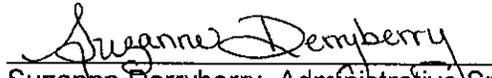
**VI. ADJOURNMENT**

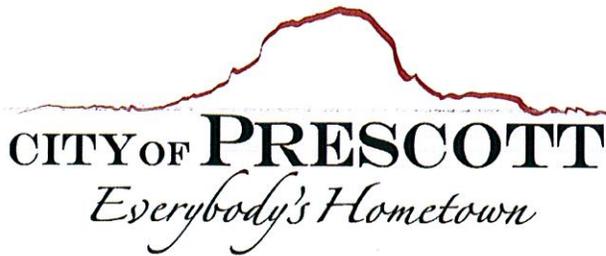
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE 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 February 14, 2014 at 10:00 AM in accordance with the statement filed with the City Clerk's Office.

  
Suzanne Derryberry, Administrative Specialist  
Community Development Department



# BOARD OF ADJUSTMENT AGENDA

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, JANUARY 16, 2014  
9:00 AM**

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

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT held on January 16, 2014 in Council Chambers, City Hall, located at 201 S. Cortez Street, Prescott, Arizona 86303.

## I. CALL TO ORDER

Chairman Klein called the meeting to order at 9:06 a.m.

## II. ATTENDANCE

### Members

<i>MEMBERS</i>	<i>STAFF PRESENT</i>
Michael Klein, Chairman	Ruth Traxler, Community Planner
Johnnie Forquer	Suzanne Derryberry, Administrative Specialist
Phil King	Ian Mattingly, Traffic Engineer
James Di Rienzo	Matt Podracky, Senior Asst. City Attorney
George Wiant	<i>COUNCIL PRESENT</i>
Richard Rosa (Absent)	Greg Lazzell

## III. REGULAR AGENDA / PUBLIC HEARING ITEMS

1. Approval of the November 21, 2013 meeting minutes.

Mr. Wiant, MOTION to approve the November 21, 2014 meeting minutes.  
Mr. Di Renzo, 2<sup>nd</sup>. VOTE 5-0; passed.

2. CUP13-004, Conditional Use Permit for a Trinity Christian School. APN: 106-47-338A, 3201 Lakeside Village, totaling 0.54 acres. Located at 3201 Lakeside Village, in the Reserve at Willow Hills Commerce Center. Zoning is Neighborhood Oriented Business (NOB). Request is for approval to construct and locate a private school within the NOB zoning district. Owner is Northern Arizona Investment Group Inc. Applicant is Brian Wirick, Sterling Builders LLC. Community Planner is Ruth Traxler (928) 777-1319.

Ms. Traxler reviewed the staff report and indicated that the request was for a Conditional Use Permit for an extension of the main campus of Trinity Christian

School. She indicated that the extended campus was proposed to be located in the Reserve at the Willow Hills Commerce Center at the intersection of Lakeside Village Drive and Willow Lake Road. The proposed location was situated within a Neighborhood Oriented Business Zoning district which is a low intensity zoning district typically located adjacent to residential areas. The transitional area requires schools to obtain a Conditional Use Permit in the NOB zoning district.

Ms. Traxler continued by displaying photos on the overhead projector and discussing the current location of the main campus of the school as well as other aspects related to the school and the criteria related to conditional use permits.

Ms. Traxler concluded by stating that staff was in support of approval of the request with the following conditions:

- The expansion of Trinity Christian School located at 3201 Lakeside Village must be in substantial conformance to the site plan dated December 19, 2013.
- Students are required to park at Willow Hills Baptist Church. Student parking is not allowed at the Reserve at Willow Hills Commerce Center.
- Infrastructure improvements to accommodate increased pedestrian traffic are to be completed in substantial conformance to the Traffic Engineer's recommendations (Staff Report, Attachment D).
- An internal multipurpose room or space is required to accommodate student activity during breaks and other times as necessary.

Ian Mattingly, City of Prescott Traffic Engineer, discussed traffic impacts and indicated that there was not a cause for concern regarding additional traffic being generated on-site.

Various discussions between staff and commissioners discussed issues related to traffic, crosswalks and pedestrians.

Kyle Mystrie, 1077 Mogillon Rd, Head Master, discussed student safety.

Chairman Klein made a public call for comments; there were none.

Mr. King, MOTION to approve CUP13-004, with the conditions as set forth my staff. Ms. Forquer, 2<sup>nd</sup>. VOTE: 5-0-1 (Rosa absent); motion passed.

#### **IV. REVIEW ITEMS**

None

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

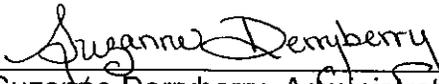
None

## VI. ADJOURNMENT

Chairman Klein adjourned the meeting at 9:17 a.m.

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Mike Klein, Chairman



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Suzanne Derryberry, Administrative Specialist  
Community Development



be minimal with hours of operation not extending past 7pm on Friday and Saturday. The use does not create a nuisance that may arise from noise, smoke, odor, dust vibration or illumination.

- B. Compatible with surrounding area:** The business is located on the corner of Sheldon St. at Washington Ave. where there is considerable traffic. Other businesses operate nearby. Across Sheldon Street is Downtown Motors, an auto dealership. Across Washington Ave. is the Cattleman's restaurant.
- C. External impacts minimized:** The proposed location is a storefront within an existing building facing Sheldon Street. Access to parking is from Washington Ave. External visual impacts are minimal. No external changes are proposed.
- D. Infrastructure impacts minimized:** Additional infrastructure is not required.
- E. Consistent with General Plan and Code:** The request is consistent with the General Plan.
- F. Parcel size:** The subject property is adequately sized for this use.
- G. Site Plan:** A site plan has been provided and meets LDC criteria. No additional parking or landscaping is required since this is an existing building built prior to 1968. The Land Development Code considers a tattoo shop as personal services.

**NEIGHBORHOOD COMMENTS:**

Staff has sent mailings to the owners of record within 300' of the property, posted the property, and published notices in the local paper. No comments have been received as of this writing.

**STAFF FINDINGS AND RECOMMENDATIONS:**

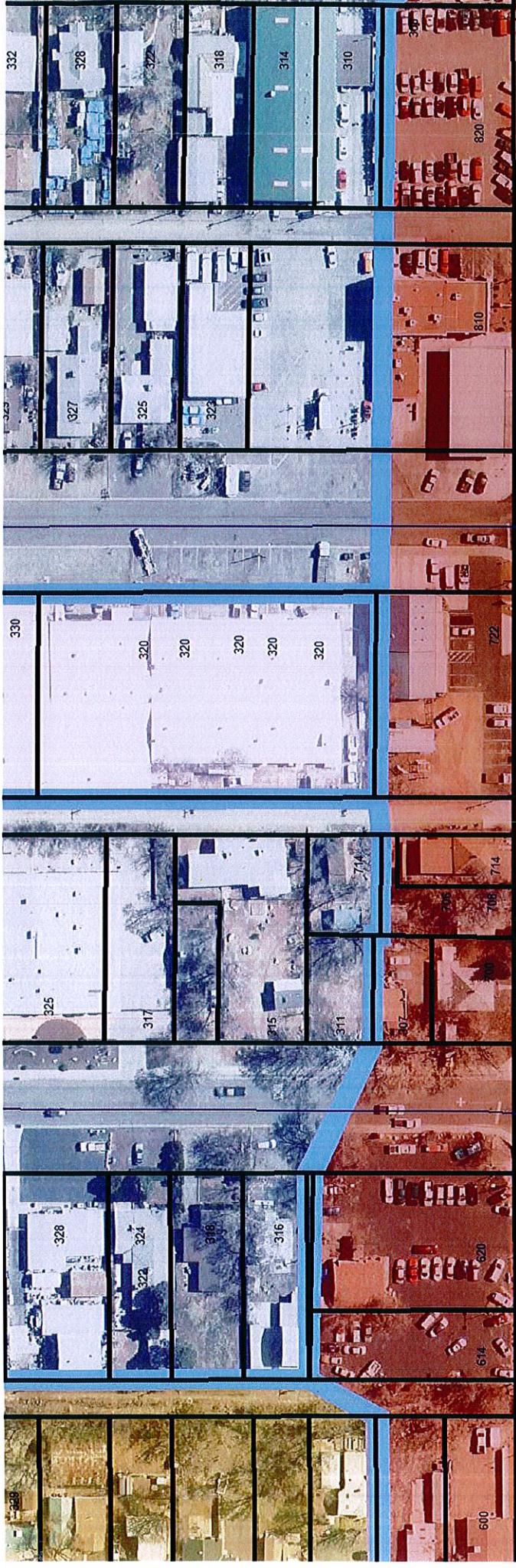
The Land Development Code allows for this use under the CUP process. No comments have been received from the public. Therefore, staff is recommending approval of CUP14-001 with no suggested conditions.

**SUGGESTED MOTION OF APPROVAL WITH NO CONDITIONS:**

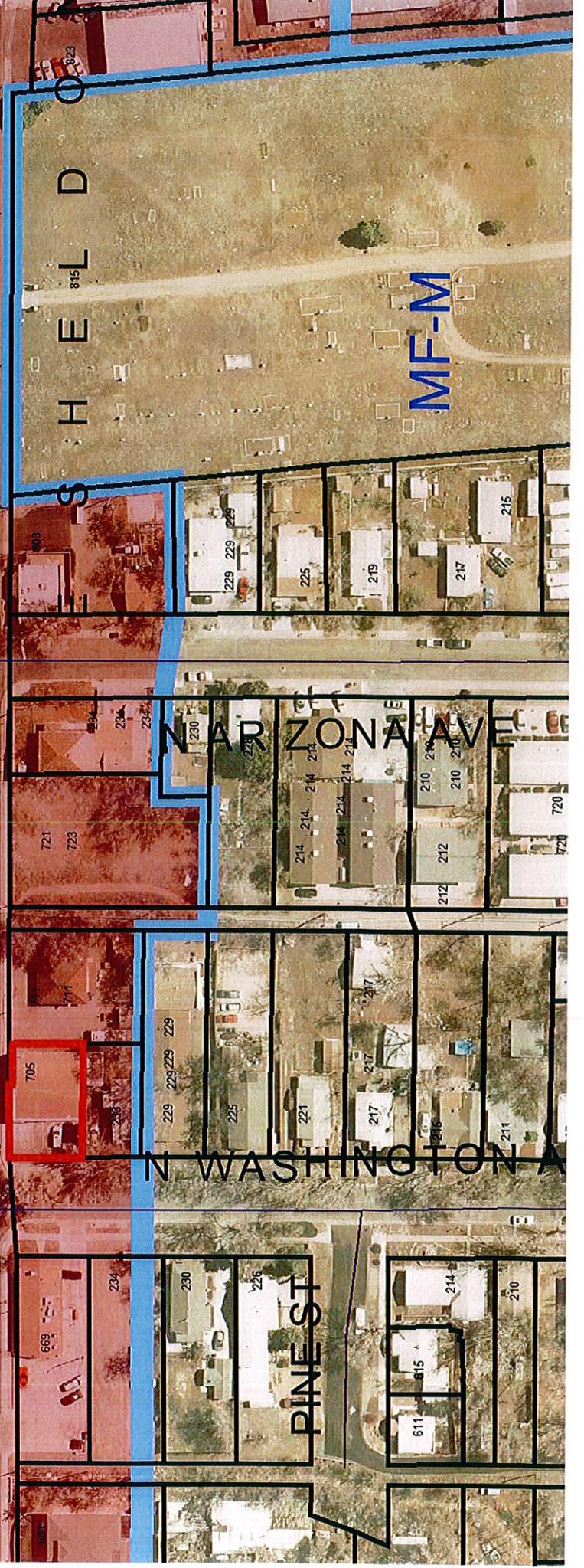
Move To Approve Conditional Use Permit Amendment CUP14-001.

**Attachments:**

Vicinity and Zoning Map  
Site Plan  
Applicant Narrative



BR



S H E L D O N

MF-M

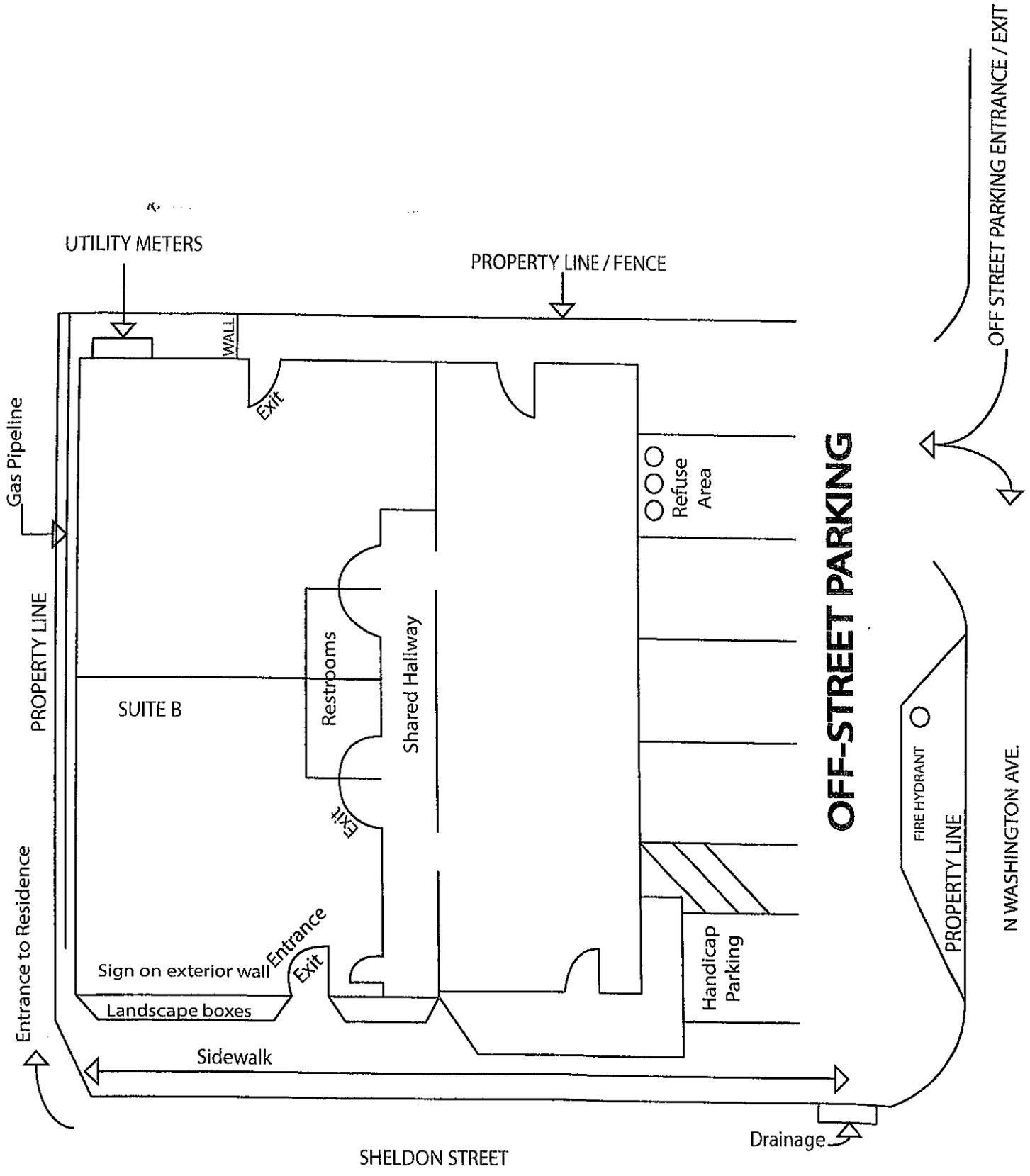
NAR ZONA AVE

N WASHINGTON A

PINE ST



705



**OFF-STREET PARKING**

OFF STREET PARKING ENTRANCE / EXIT

N WASHINGTON AVE.

SHELDON STREET

Drainage

Entrance to Residence

UTILITY METERS

PROPERTY LINE / FENCE

Gas Pipeline

PROPERTY LINE

SUITE B

Restrooms

Shared Hallway

Refuse Area

Entrance

Exit

Exit

Sign on exterior wall  
Landscape boxes

Sidewalk

Handicap Parking

FIRE HYDRANT

PROPERTY LINE

# THANATOO

Gallery and Body Art  
705 E. Sheldon St. Suite B

THANATOO Gallery and Body Art will provide Prescott with high quality photography and thoughtful tattoo work. We would like to focus the majority of our business towards the art gallery using around seventy five percent of the space for display purposes. The tattoo portion of the business will have one working artist focusing on individualized artistic work. Overall the business will have a professional gallery feel while mixed with the art of tattooing.

All materials used in tattooing procedures are pre-sterilized and single use. After each procedure is complete the needles used are placed in a self-contained sharps receptacle and disposed of by a professional service. Hospital grade disinfectants are used before and after all procedures to ensure cleanliness.

The gallery portion of THANATOO will consist of a variety of landscapes taken from all over the world. (see examples provided)

No person under the age of eighteen will be accepted as a tattoo client and proof of age will be photocopied to all release forms. All designs for any person under the age of twenty-one shall be thoroughly screened and placed only on areas of the body that can be readily covered.

THANATOO will be highly dedicated to a clean sterile environment and educating all tattoo clients about what is involved in getting any permanent work done. Consultation appointments will be available prior to any procedure.

THANATOO is in no direct operating conflict with surrounding businesses. The building itself has three suites with only one being occupied at this time.

There is one entrance/exit to the parking area off of N. Washington Street the parking area can accommodate six vehicles. If more parking availability is needed we would propose renting spaces from Cattleman's located across the street.

No direct impact will be made on emergency services.

Operating hours will be Wednesday through Sunday ten to seven. We will be closed on Monday and Tuesday.

Thank you for your time and consideration of our application.