



PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, FEBRUARY 27, 2014
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, FEBRUARY 27, 2014, 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. Approval of the January 9, 2013 meeting minutes.
2. Discussion of the General Plan Update; no action required. *Discussion to follow Public Hearing Items.*

IV. PUBLIC HEARING ITEMS

1. PP13-002, 340 North Lee Blvd. APN: 103-20-604K totaling ±44.23 acre. LDC Sections 9.5 and 9.10 Zoning is Business Regional (BR). Request is for a Preliminary Plat/Planned Area Development. Owner: Lee, Ltd., PO Box 471, Prescott, AZ 86302 Applicant/Agent: Touchmark Development & Construction Company, 5150 SW Griffith Dr., Beaverton, OR 97005. Community Planner is Ryan Smith (928) 777-1209.

2. SUP13-001, 340 North Lee Blvd. APN: 103-20-604K totaling ±44.23 acre. LDC Sections 4.8 and 9.9 Zoning is Business Regional (BR). Request is for a Special Use Permit for an increased building height of 80'. Owner: Lee, Ltd., PO Box 471, Prescott, AZ 86302
Applicant/Agent: Touchmark Development & Construction Company, 5150 SW Griffith Dr., Beaverton, OR 97005. Community Planner is Ryan Smith (928) 777-1209.

V. CITY UPDATES

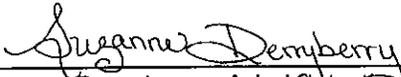
VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

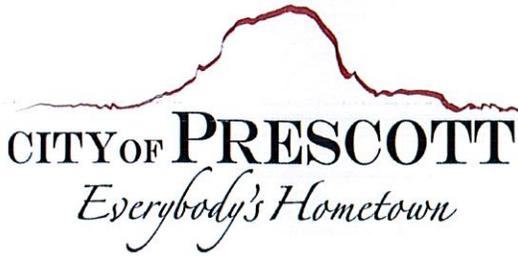
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

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 21, 2014 at 1:00 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
JANUARY 9, 2014
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on
JANUARY 9, 2014 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

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Suzanne Derryberry, Administrative Specialist
Don Michelman	
George Sheats	COUNCIL PRESENT
Terry Marshall	Len Scamardo
Joe Gardner	Marlin Kuykendall, Mayor
Tim Greseth	Charlie Arnold

III. REGULAR ACTION ITEMS

1. Approval of the October 31, 2013 meeting minutes.

Mr. Michelman, MOTION to approve the October 31, 2013 meeting minutes. Mr. Mabarak, 2nd. VOTE 7-0; passed.

2. CC13-004 APNs 106-20-189 to 201 located south of the intersection of Willow Creek Road at Willow Lake Road. LDC Section 6.12.6. Zoning is Business General. Request is to allow for additional signage for a commercial center and its individual business in the Lakeview Plaza commercial subdivision. The Owner/Applicant/Agent is Lakeview Plaza LLC – Ken Mabarak, 1400 St. George Circle, Prescott 86301. Planner is Ryan Smith (928) 777-1209.

Mr. Mabarak and Mr. Marshall both recused themselves stating a conflict of interest.

Mr. Smith reviewed the staff report and discussed the location of Lakeview Plaza. He stated that due to its location and related speed limit, it would allow the plaza additional signage since it would be a highway commercial area.

Mr. Smith continued by discussing the signage proposals and displayed the site plan on the overhead projector. He noted that the signs were proposed to be 50 sq ft with a maximum height of 10' with the individual businesses having one monument sign each

up to 25 sq ft with a maximum height of 6'. The Land Development Code would allow monument signage for the plaza or monument signage for individual businesses but not both; hence the reasons for the Comprehensive Sign Plan.

Mr. Smith continued by showing various photos of the proposed signage placement and design on the overhead projector and continued by discussing further specifics related to signage dimensions.

Mr. Smith concluded by stating that the item could be voted on during the meeting and that staff was recommending approval of the proposal with five suggested conditions.

Mr. Michelman discussed highway commercial signage and the requested signage in comparison to other signage found throughout the city.

Various other discussion were related to menu boards, tenant wall signage and site elevations.

Todd Sergi, 122 Cortez, discussed the various aspects related to the Comprehensive Sign Plan.

Continued discussions between staff and commissioners included topics related to the commercial dark sky ordinance, multi-tenant signage and off-site infrastructure improvements.

Mr. Michelman, MOTION to recommend approval of CC13-004, Comprehensive Sign Plan for Lakeview Plaza with the following conditions:

1. Lakeview Plaza shall be allowed three monument signs up to 50 square feet in area and not more than 10 feet in height.
2. One monuments sign shall be allowed per individual business up to 25 square feet in area and not more than 6 feet in height.
3. CVS Pharmacy shall be allowed up to four wall signs totaling 200 square feet in area.
4. McDonald's shall be allowed wall and drive thru signage totaling 458 square feet plus two menu boards 41 square feet each according to sign plan submittals.
5. Future tenants/businesses other than McDonald's and CVS shall be allowed wall signage according to LDC standards for non-highway commercial businesses.

Mr. Greseth, 2nd. VOTE 5-0-2 (Marshall, Mabarak abstained from voting); motion passed.

3. Discussion of the General Plan Update; no action required.

Various members of staff and the commission discussed the General Plan update and possible Planning and Zoning workshops to review the General Plan. Ultimately, the commission decided to take a month to review the plan and proceed with discussions during the next regular Planning and Zoning meeting.

IV. PUBLIC HEARING ITEMS

None

V. CITY UPDATES

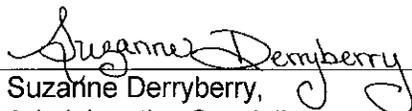
Discussions took place regarding the Willow Creek Apartment Complex which had been discussed at City Council.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None

VII. ADJOURNMENT

Chairman Menser adjourned the meeting at 9:55a.m.


Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman

Preliminary Plat and Special Use Permit for "Touchmark at the Ranch PAD" PP13-002 and SUP13-001

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Report

Planning Commission Dates: February 27, 2014

TO: Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director *TG*
George Worley, Planning Manager *GW*
Ryan Smith, Community Planner *RS*

DATE: February 20, 2014 **APN:** 103-20-604K **ZONING:** BR, MF-M (PAD) and SF-12

Applicant/Agent: Touchmark Development
& Construction Company
5150 SW Griffith Dr
Beaverton, OR 97005

Owner: Lee, Ltd.
PO Box 471
Prescott, AZ 86302

PROJECT PROPOSAL

The request is for a Planned Area Development featuring 379 multi-family and single-family senior housing units consisting of independent living, assisted living and memory care units, located at 340 North Lee Blvd., east of Wal-Mart, on a single parcel totaling ±44.23 acres. Open space is shown on the plat in 2 tracts at 15.25 acres or approximately 34% of the project area.

The applicant is also requesting a Special Use Permit to allow for an 80' building height in a BR zoning district. Up to 50' height is allowed by right; however, the Land Development Code allows a building height of up to 100' in the BR zoning district with an approved SUP.

CONSISTENCY WITH THE GENERAL PLAN AND PRESCOTT EAST AREA PLAN

The assisted living facility, 4-plexes and residential lots may be constructed as shown on the proposed site plan without amendments to these plans. Plan boundaries for commercial, multi-family and residential uses follow the respective BR, MFM (PAD) and SF12 zoning districts.

NEIGHBORHOOD COMPATIBILITY

To the south and west are commercial uses - The Ranch at Prescott Commercial Center and the Wal-Mart Supercenter. To the north and east there is open space and single-family development.

SURROUNDING LAND

Direction	Zoning	Land Use
North	NOS and MF-M (PAD)	Open Space & Single Family Homes
South	BR	Commercial and SR 69
East	SF-9 (PAD)	Open Space & Single Family Homes
West	BR	Commercial (Wal-Mart)

PREVIOUS COUNCIL ACTION

The project area along with the Ranch at Prescott and Yavapai Hills was annexed into the City on September 8, 1987. A 136 acre rezoning and Master Plan amendment (RZ-9900) was approved by Council on February 23, 1999. The rezoning included the project area, Wal-Mart and the auto dealerships, rearranging the zoning from various residential and commercial districts to the configuration today. Council adopted Resolution 3865-0833 on November 13, 2007 approving the Ponderosa Hotel and Conference Center; however, this project was not constructed.

EXISTING SITE AND AREA CONDITIONS:

Commercial projects are not subject to hillside regulations. However, the project area contains a residential element in an SF12 zoning district. Some residences may be in areas with a greater than 20% slope and may be subject to hillside regulations which include minimum lot sizes of ½ acre or more. As a PAD, lot sizes may be reduced to allow for clustered home development as long as required open space is maintained.

There are no FEMA flood zone areas; however, the project is near a local stream affected by Section 404 of the Clean Water Act. The stream bed is in a protected drainage channel, located within a City owned parcel toward the north of the project. The development does not impact the protected area.

DEPARTMENT AND AGENCY COMMENTS

Fire, Public Works, Engineering Services and other agencies have reviewed the proposed plat and SUP with the applicant addressing any potential issues. A Traffic Impact Analysis (TIA) for the Development was completed in 2013. The TIA was reviewed and approved by the City Traffic Engineer with no outstanding traffic issues or concerns.

The Water Service Agreement (WSA) is under review and will be ready prior to Council review. Staff reviewed the Preliminary Water and Sewer Report dated 12/11/13, Appendix A - Water Usage Projections. The project was taken to the Water Issues Subcommittee in April 2013. It was presented as an informational item to provide an estimate for the amount of water that might be required for the project and what portions of the alternative water portfolio would be applied. A second subcommittee meeting will be arranged pending additional information from the applicants engineer regarding non-residential water use. The draft WSA will then be available to the Water Issues Subcommittee at the upcoming meeting.

PUBLIC COMMENTS

The preliminary plat application has been submitted under existing zoning as a PAD. No public advertising for the preliminary plat is required; however, the Special Use Permit application for increased building height requires public notification. An informal area meeting was held by the applicant on August 20, 2013, prior to submittal of City applications, to inform neighbors and garner input from the adjoining subdivisions. As part of the application process, a more formal area meeting was held by the City on February 19, 2014 with over 80 people from the public in attendance. Topics included concerns regarding the SUP request, traffic, view shed, drainage, location of the facility, construction noise and decreased property values with both opposition and support to the project expressed. Comments in opposition focused mainly on obstruction of views due to the tall structure, traffic safety due to a lack of secondary access and fire danger.

Support cited increased tax revenue for the City and the desirability of downsizing as the population ages. Two letters in opposition have been received (attached).

FINDINGS

The Fire Department will require fire suppression sprinkler systems due to the single access road, building size and occupancy. The traffic study for the proposed development indicates Lee Blvd. does not have any known traffic safety issues that would make it unsuitable to handle the increased traffic from the proposed development. Impacts are expected to be minimal on the existing roadway network. Resident concerns for the wide ROW at Lee Blvd are addressed by striping modifications performed by the City to improve the area. This had been decided prior to the TIA for Touchmark and has been completed by the City striping contractor.

The applicant provided a preliminary Grading Plan for the proposed development which was reviewed and approved. The Water and Sewer Plan indicates a gravity sewer system connecting to SR 69 via Lee Blvd. The water system is proposed to be looped to the north at Bar Circle A Road and to the south at Lee Blvd. and SR 69. The applicant will need to secure a utility easement through the Ranch at Prescott unit 9 - Mystic Heights subdivision common area to connect to the water main at Bar Circle A Road. Details regarding a gravity fed sewer system and looped water system will be finalized in the Final Plat process.

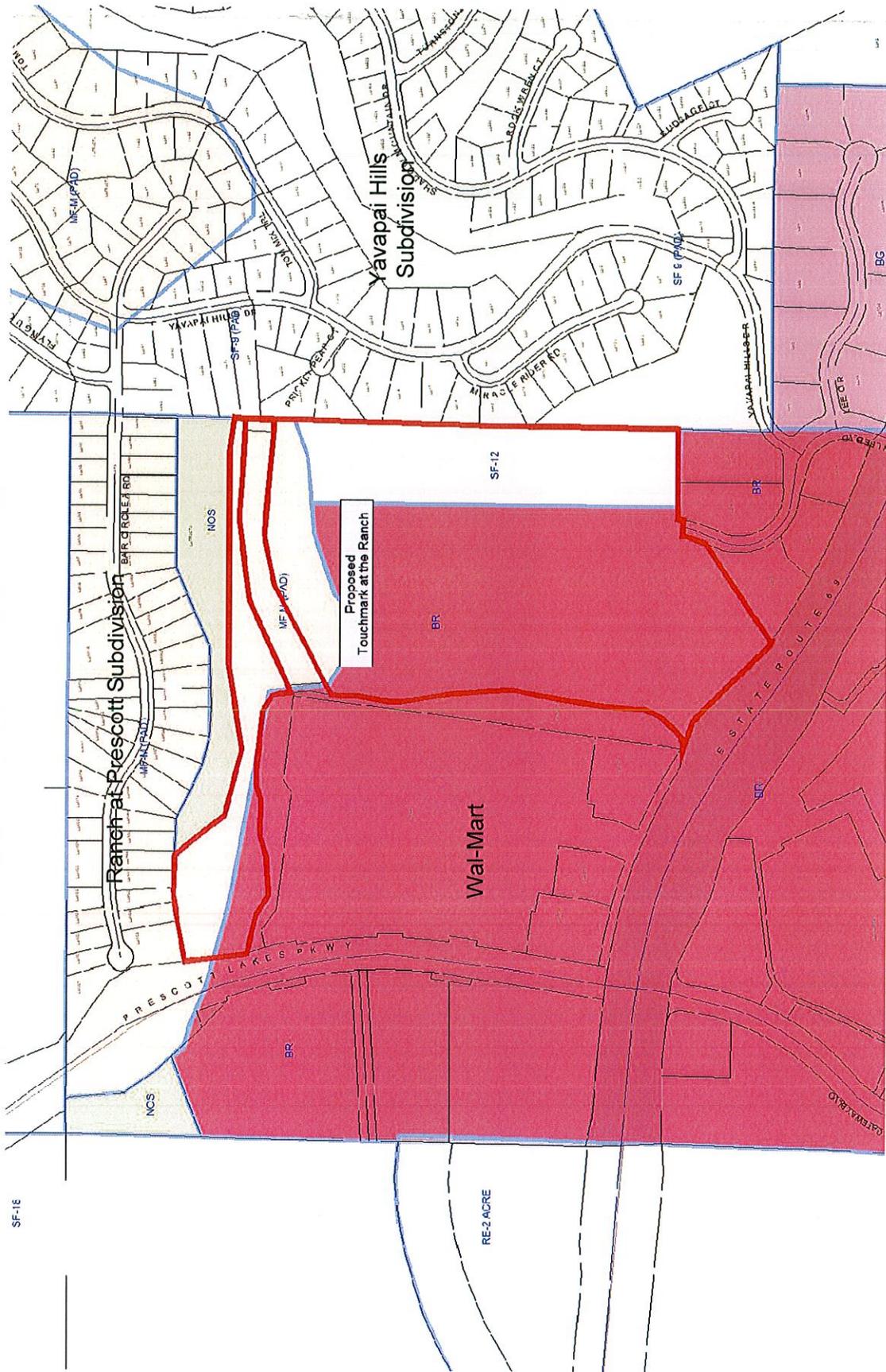
The property is within the Commercial Corridor Overlay District (CCO). The district has development standards for building and roof materials with regard to light reflective value (LRV). Other standards include building materials, colors and architectural and building façade/fenestration. A maximum 60% LRV is permitted.

A Development Agreement, DA99-035, exists for this property with requirements for open space, density and residential uses in some portions of the property. As a PAD, the 44 acre development is required to have 25% open space. The project meets the intent and requirements of the DA.

Attachments:

- Vicinity and Zoning Map
- Proposed Preliminary Plat
- Applicant Narrative
- Building Height Exhibits
- Letters of Opposition

Vicinity & Zoning



October 28, 2013

GBE Project: 13018

Ryan Smith, Community Planner
City of Prescott
201 S. Cortez Street
Prescott, Arizona 86303

Re: Touchmark at the Ranch – Planned Area Development

Dear Ryan,

Included herewith please find our Preliminary Plat submittal for Touchmark at the Ranch for your review and consideration. As you are aware, Touchmark at the Ranch will be a multiphase development consisting of approximately 379 active adult single-family, apartment homes and independent/assisted living units situated on a 45±acre campus. The development is comprised of (31) single family units, (13) garden home 4-plex units, and (296) independent/assisted living units. The intent is to develop the property as a Planned Area Development (PAD).

Sequencing of the project will include three (3) primary phases:

1. (160) Independent Apartments, Assisted Living and Memory Care Units
(7) Garden Home 4-plex Units
 - Start Construction in Fall of 2014
2. (136) Independent Apartments, Assisted Living and Memory Care Units
 - Start Construction in Fall of 2017
3. (31) Single Family Units and (6) Garden Home 4-plex units
 - Schedule based on demand

The site planning and development process for Touchmark at the Ranch has included numerous meetings with City staff including Community Development, Fire Department, Engineering and Public Works. The initial Pre-Application Conference (PAC) was held on April 18, 2013. Several meetings have been held since the initial PAC to coordinate with City staff on key design elements. Some of the main site constraints identified early in the planning process related to the single point of access, available sewer connections and traffic impacts.

Based on the characteristics of the proposed development, the 2006 International Fire Code (IFC) requires two means of access/egress with a geographical separation that is not attainable for the subject property. Based on this deficiency, and the additional life hazard associated with having a single access/egress to the development, the Prescott Fire Department has requested that NFPA 13 sprinkler systems be installed throughout the project. Additionally, the single access/egress to the development will be developed at a maximum gradient of 10% with two (2) 20-ft lanes, one in each direction, separated with a curbed landscape median.



The point of sewer connection was coordinated with the Prescott Engineering and Public Works Department. Staff determined that the existing 8-in sewer main terminating at the end of North Lee Boulevard, and the 10-in sewer main crossing SR 69, have sufficient capacity to serve the project. Although, an area of potential surcharge was identified further downstream in the existing 12-in sewer main along SR 69 and Prescott Lakes Boulevard. Accordingly, the City has tentatively planned a Capital Improvement Project (CIP) for this area to accept sewage flows from the project.

A Traffic Impact Analysis (TIA) was prepared to address access to the project from SR 69; including operation of the SR 69, Yavapai Hills Drive and Lee Circle intersections with North Lee Boulevard; and queuing of traffic exiting to SR 69. Based on projected trip generation rates, the TIA did not identify any major capacity issues. For the main access to the project, the intent is to continue North Lee Boulevard into the project with a private ingress, egress and public utility easement. Public safety improvements to North Lee Boulevard include additional lane striping between Lee Circle and the project entrance.

Public outreach for this project was addressed with an area meeting for adjacent property owners within 1,000-ft of the project boundary. The meeting was held on August 20, 2013 at the Residence in located at 3599 Lee Circle. Some of the major concerns expressed by area residents included view obstructions, the single point of access to the project, and traffic safety along North Lee Boulevard. We believe we have adequately addressed these concerns throughout the planning and preliminary design process.

A Special Use Permit (SUP) is required for the proposed multi-family senior housing building consisting of the Independent Apartments, Assisted Living and Memory Care Units. The 63' to 80' high building is located on the southwest portion of the property, adjacent to the neighboring commercial uses. A detailed narrative of the additional height request is included with the SUP application.

Our submittal includes all necessary items for the Preliminary Plat Application, the Special Use Permit Application, the Water Service Agreement and all necessary fees. A detailed list of transmittal items is included for your convenience. Please note the subject property is owned by Lee, Ltd and is being developed by Touchmark Development and Construction Company. Accordingly, a letter of authorization from Lee, Ltd is provided for Touchmark to act as an agent to obtain the necessary land use approvals in cooperation with the City of Prescott.

Sincerely,

A handwritten signature in blue ink, appearing to read "Davin Benner", is written over a light blue horizontal line.

Davin Benner, P.E.

Granite Basin Engineering, Inc.



October 28, 2013

GBE Project: 13018

Ryan Smith, Community Planner
 City of Prescott
 201 S. Cortez Street
 Prescott, Arizona 86303

Re: Touchmark at the Ranch – Special Use Permit for Building Height Greater than 50 feet

Dear Ryan,

In cooperation with Touchmark Development and Construction Company and LRS Architects, we have prepared this narrative in support of the Special Use Permit (SUP) required for building heights exceeding 50 feet. Touchmark at the Ranch will be a multiphase development consisting of approximately 379 active adult single-family, apartment homes and independent/assisted living units situated on a 45.4-acre campus. The development is comprised of (31) single family units, (13) garden home 4-plex units, and (296) independent/assisted living units. The intent is to develop the property as a Planned Area Development (PAD).

Land Development Code Reference

Section 3.5.3 / Density and Dimensional Standards in the SF-12 Zone

Section 4.8.3 / Density and Dimensional Standards in the BR Zone

Section 2.7.3.E / Maximum Height in PAD

Section 9.5.1 / Planned Area Development (PAD) Purpose

The purpose of a PAD is to permit flexibility...

D. A creative approach to the use of land and related physical development, such as...flexible building height, buffer yards, and greater or lesser setbacks;

Section 9.9 / Special Use Permits

Summary of Project Density and Dimensional Standards

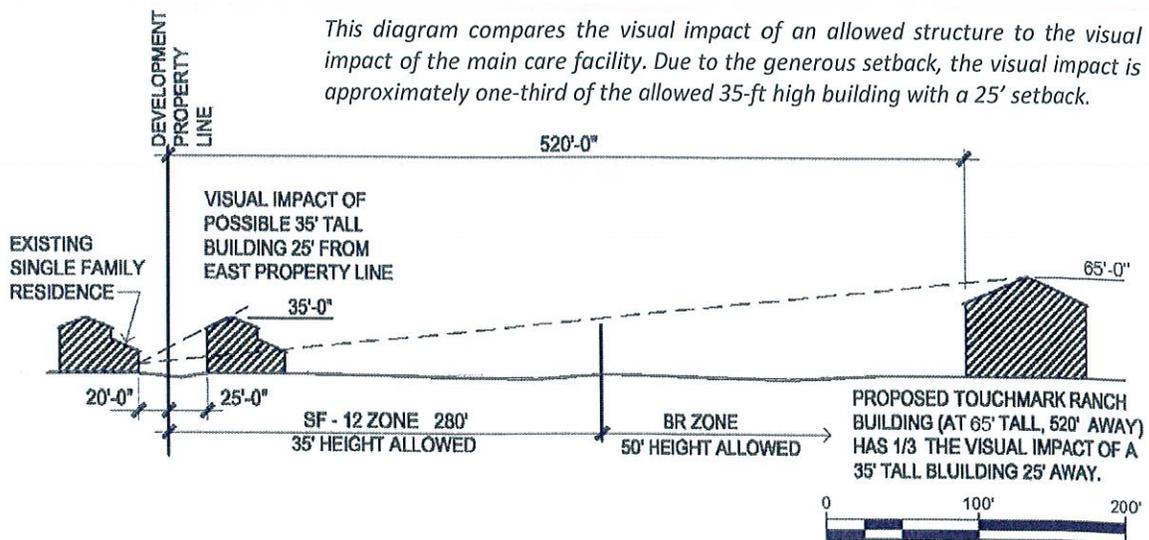
Existing Zoning	Existing Acreage	Density (DU/Acre)		Total Units		Setbacks (ft)		Building Height (ft)	
		Max Allowed	Proposed	Max Allowed	Proposed	Min Allowed	Proposed	Max Allowed	Proposed
SF-12	10.8	3.3	1.3	36	14	25	50-65	35	35
MF-M	7.0	21.0	0.0	147	0	20	290	35	0
BR	27.6	32.0	13.2	883	365	15	500+	50	80
	45.4			1,066	379				(100 by SUP)

Height standards are created to control and mitigate visual impacts of buildings to and from adjacent sites and to prevent excessive obscuring to and from adjacent neighbors. The setback standards allow for some obscuring to and from adjacent neighbors. For example, a 35-ft tall building set 25-ft from an adjacent neighbor's property is allowed by right and would obscure views and create a visual impact close to that neighbor's house.

The SUP allows City Council to adjust permitted building heights. Because the proposed height of the main care facility is greater than 50-ft, the SUP is required. The applicant requests approval of the proposed 80-ft high main building located adjacent to the neighboring commercial use to the west, with a generous setback from the neighboring single family to the east.

The subject property is zoned SF-12 on the east and MF-M to the north, with the majority of the property zoned BR. The proposed site plan locates the lower-density, single family homes adjacent to the neighboring SF-12 Zone to the east with setbacks more than twice the minimum allowed. The 2-½ story garden home 4-plex units are located near the center of the property and the taller buildings are located adjacent to the commercial development in the low-lying, southwest portion of the property. The scale and height of the proposed buildings provide a logical transition from the nearby existing single family residential development to the east.

The proposed single family homes and garden home 4-plex units exceed the minimum setback requirements and meet the maximum height requirements of the SF-12 and BR Zones. The proposed 80-ft high main care facility, consisting of Independent Apartments, Assisted Living and Memory Care Units, is located near the southwest portion of the property, adjacent to the neighboring commercial uses. The proposed building is approximately 520-ft from the nearest single family property corner. As the site slopes down, two small portions of the building are up to 80-ft high and range from 750-950-ft from the nearest existing single family homes to the east. This substantial increase in building setback mitigates the visual impact of the increased building height.



Touchmark at the Ranch utilizes appropriate scaling of the project, creating a denser, cluster-like arrangement with fewer buildings over the 45.4-acre site. This helps maximize the amount of open space, which is about 40% of the property. The result is a cluster-like design scheme with buildings that exceed 50-ft in height.

Exhibit A1, enclosed with this letter, includes two photo renderings that illustrate the visual impact of the increased setback. The photos were taken from a location between the existing single family residences. Exhibit A2, also enclosed, is a map showing the location and perspective of the photos used in the renderings presented in Exhibit A1.

Based upon the substantial setbacks which mitigate the visual impact, we are requesting that the height of 80-ft for the main care facility be granted.

Sincerely,



Davin Benner, P.E.

Granite Basin Engineering, Inc.

Enclosures: Exhibits A1 & A2

PROPOSED TOUCHMARK BUILDING WILL APPEAR ONLY 6' TALLER THAN A 50' TALL BUILDING PLACED ON THE TOP OF THE EXISTING HILL AT ELEVATION 5808.0'

PER ZONING REGULATION BUILDING HEIGHT DEFINITION: HEIGHT OF BUILDING IS MEASURED FROM TOP OF ROOF RIDGE DOWN TO FINISH GRADE ALONG BUILDING, MEASURED VERTICALLY AND ALONG NATURAL GRADE SLOPE OF ADJOINING SITE = ZONING VERTICAL ENVELOPE HEIGHT

8% AVERAGE PROPOSED & EXISTING SLOPE AT TOP OF HILL

NATURAL EXISTING & PROPOSED GRADES AROUND LARGE BUILDING COMPLEX RANGE FROM 6% TO 10%; AVERAGING 8%

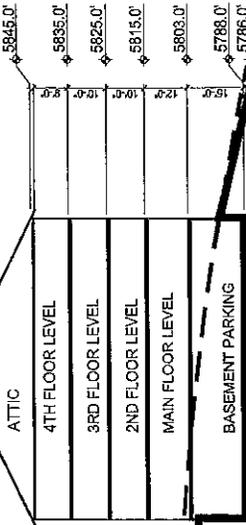
EXISTING TOPE OF HILL 5808.0'

FROM TOP OF EXISTING HILL TO TOP OF ROOF

VERTICAL ENVELOPE HEIGHT PER ZONING CODE

74' TALLEST VERTICAL ENVELOPE HEIGHT PER ZONING HEIGHT DEFINITION
78' TALLEST VERTICAL HEIGHT MEASUREMENT

5864.0' MAXIMUM BUILDING HEIGHT
5845.0'
5835.0'
5825.0'
5815.0'
5803.0'
5788.0'
5786.0' LOWEST GRADE AGAINST BLDG



1/6/2014

Touchmark at the Ranch

Building/Site Section

Touchmark at the Ranch
Special Use Permit Height
Exhibit A1

Photo / Illustration
View A



Photo / Illustration
View B



The following image illustrates 28-ft high single family homes located 25-ft from the property line (these homes are 7-ft shorter than what is allowed by right).



The image below shows the proposed main care facility with the previous single family homes massed over the top. This demonstrates that the single family homes, allowed by right, have a much larger visual impact on the neighboring homes than the proposed main care facility.



gweiner900@aol.com [gweiner900@aol.com]

Sent: Tuesday, February 11, 2014 2:57 PM

To: Smith,Ryan

I live off of Bar circle A and i cannot understand a 80ft building and how it would be not only be awful to look at it is so environmentally unfriendly in the Prescott community. It would be pollution nightmare. Its their land and it should not get any special attention. It needs to conform to the rules that have been set and not changed..This is PRESCOTT not phoenix! Gene Weiner manager Cade Group

To: City of Prescott
Touchmark at the Ranch
Yavapai Hills HOA

February 19, 2014

From: Enrique and Pamela Melendez
341 Flying U Ct.
Prescott, Arizona 86301

Re: Touchmark Proposal

To Whom it may concern:

There are three issues of great concern to our family in moving the Touchmark project forward.

The first is SAFETY: Our previous correspondence to the City of Prescott, the Yavapai Hills HOA and other interested parties specifies the need to have another entry point to the development. The cross street of Hwy. 69 and Lee Blvd. has become dangerous following the opening of Trader Joes and other retail stores in the same complex. Therefore another street, preferably where a light exists at the main Mall entrance.

The second is FIRE: The risk of having only one entry point could become a life threatening issue if a fire started deep into the Yavapai Hills community. The elderly and ill would by nature be given a priority safety evacuation factor thereby creating a potentially dangerous back up on Yavapai Hills Drive.

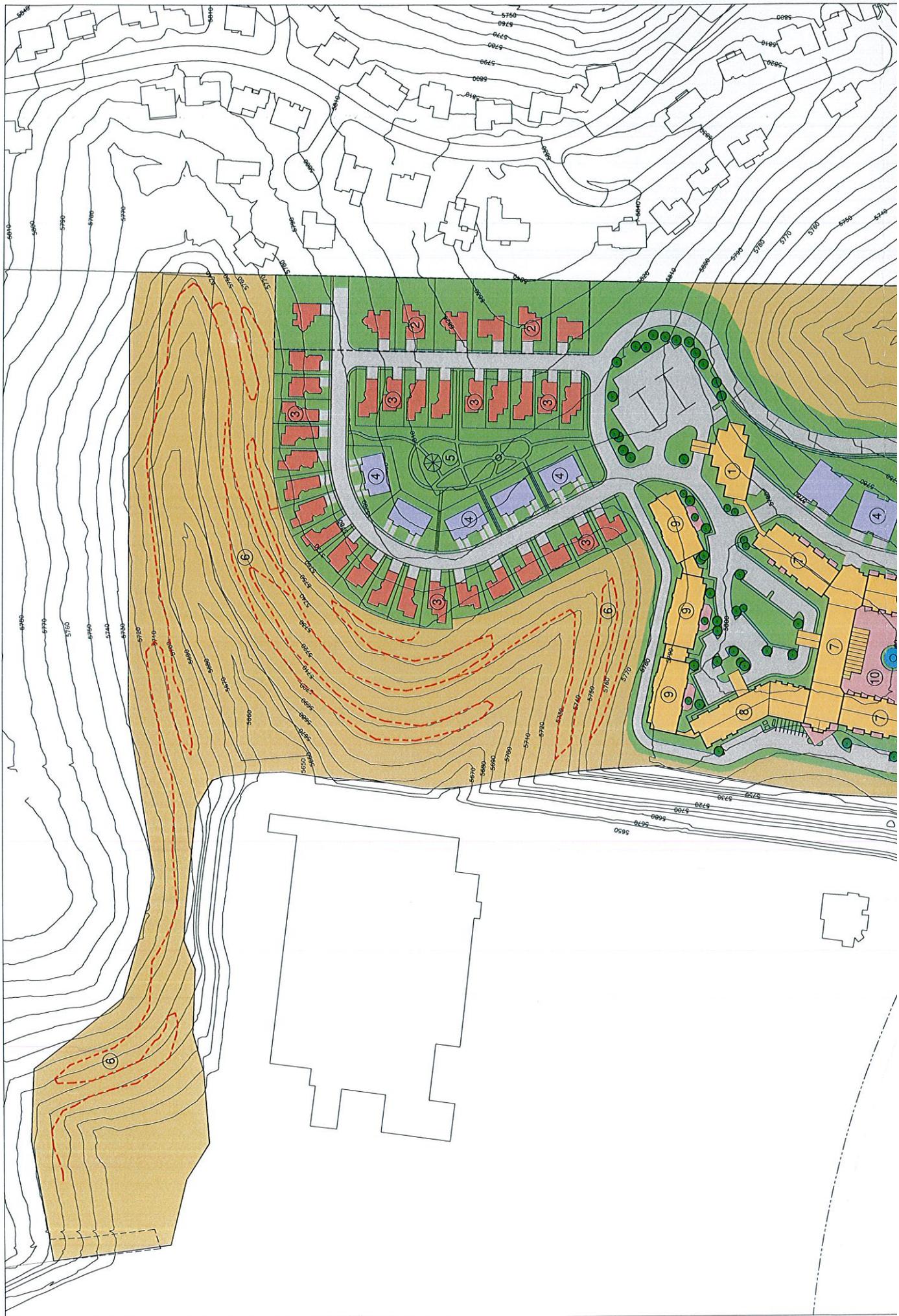
The third is WATER: All of us in the State of Arizona have been advised for many years to conserve water. Clearly, we do not want to be like California and be mandated to gallons of water each day...and with that comes the inevitability of water rate increases.

There are other important issues as well which other residents, I'm sure, will continue to appropriately raise such as the height factor of the proposed "Main Building" and the overall look of the development. We were initially told the architecture would be similar to a New Mexico Southwestern motif. Now it appears to be more Northwestern in style with very high pitched roofing. (All of this greatly effecting the views of existing homes)

ALL of our concerns will also, in our opinion, cause a loss in property values by this proposed development as has been shown in the information so far prepared and handed out by the developer.

Lastly, we would ask for more detailed final plans for the surrounding space which includes landscaping, trails and public access, erosion protection, and existing landscape protection (saving the natural trees/shrubs in non building areas). These and other environmental concerns should all be addressed before any type of approval begins...not in a piecemeal fashion at later dates.





PLOTTED: Dec 16, 2013 9:31am

PRELIMINARY TOUCHMARK

A PLANNED AREA
SITUATED IN A PORTION OF SECTION
OF THE GILA AND SALT RIVER MERIDIAN,

DECLARATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT "TOUCHMARK AT THE RANCH", AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "TOUCHMARK AT THE RANCH" BEING A PLANNED AREA DEVELOPMENT SITUATED IN A PORTION OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, CITY OF PRESCOTT, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "TOUCHMARK AT THE RANCH" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF PRESCOTT A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE RESPECTIVE ENTITIES, EASEMENTS FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES, AND DRAINAGE AS SHOWN AND PLATTED HEREON.

EASEMENTS FOR INGRESS AND EGRESS, AND VEHICULAR PARKING, AND PEDESTRIAN ACCESS WITHIN THE AREAS ON THIS PLAT DESIGNATED AS "COMMON AREA", "LIMITED COMMON AREA", "OPEN SPACE", AND "TRACT" ACROSS SPECIFIC DRIVEWAYS, PARKING AREAS, AND SIDEWALKS AS MAY BE CONSTRUCTED. NO VEHICULAR ACCESS WILL BE ALLOWED OUTSIDE OF THE FINAL CONSTRUCTED DRIVEWAYS, PARKING AREAS, AND SIDEWALKS OTHER THAN MAY BE REQUIRED BY EMERGENCY PURPOSES.

EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC FOR INGRESS AND EGRESS, AND VEHICULAR PARKING, AND PEDESTRIAN ACCESS WITHIN THE AREAS ON THIS PLAT DESIGNATED AS "COMMON AREA", "LIMITED COMMON AREA", "OPEN SPACE", AND "TRACT" ACROSS SPECIFIC DRIVEWAYS, PARKING AREAS, AND SIDEWALKS AS MAY BE CONSTRUCTED FOR USE BY POLICE, FIRE, SANITATION, AND OTHER OFFICIAL PURPOSES.

ALL DRAINAGE WILL BE MAINTAINED WITHIN THE PROJECT LIMITS. PRE-DEVELOPMENT DISCHARGE WILL BE EQUAL TO THE POST-DEVELOPMENT RATE AND DRAINAGE FEATURES ONCE CONSTRUCTED WILL BE CONTAINED WITHIN THE TRACTS AND OPEN SPACE AS DETAILED HEREON AND WILL BE THE RESPONSIBILITY OF THE "TOUCHMARK AT THE RANCH" PROPERTY OWNERS ASSOCIATION TO MAINTAIN.

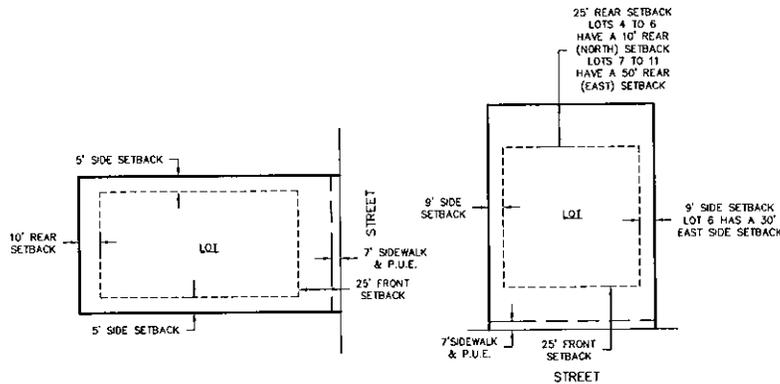
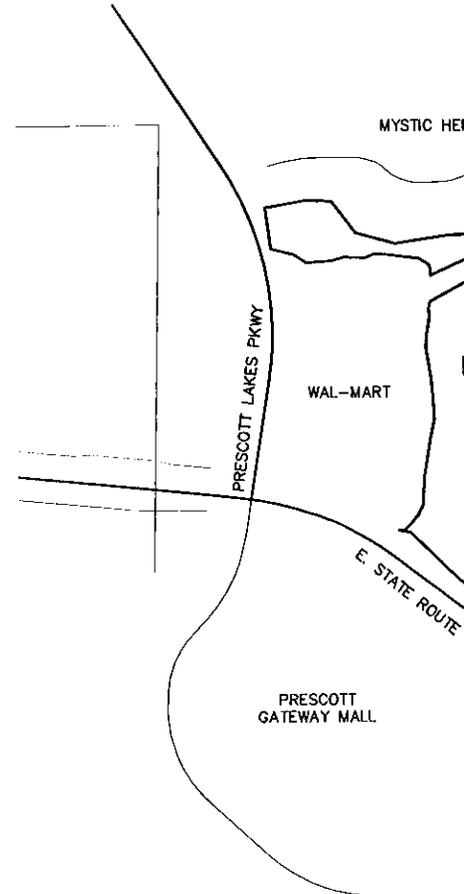
THIS PROJECT WILL BE SUBJECT TO MASS GRADING. ALL PROPOSED EARTHWORK WILL BE CONTAINED WITHIN THE SITE. ALL NECESSARY EROSION CONTROL MEASURES WILL BE DEVELOPED AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT OR STABILIZATION OF THE DISTURBED AREAS OCCURS. ALL CITY OF PRESCOTT HILLSIDE RESTRICTIONS WILL BE ADHERED TO DURING THE DEVELOPMENT OF THIS PROJECT.

THAT "TOUCHMARK AT THE RANCH" PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS ON THIS PLAT DESCRIBED AS "COMMON AREA".

IN WITNESS WHEREOF:

"TOUCHMARK AT THE RANCH"

"TOUCHMARK AT THE RANCH", AS OWNER, HAS CAUSED THE NAME OF THE CORPORATION TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF RICK WESSEL, WHO ACKNOWLEDGES HIMSELF AS THE PRESIDENT OF "TOUCHMARK AT THE RANCH", AND ACKNOWLEDGES AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO DO SO ON THIS



TYPICAL 18 THRU 34
NOT TO SCALE

TYPICAL LOT 4 THRU 12
NOT TO SCALE

TYPICAL SETBACKS

SH	
1	COVER
2	AREA AND TO
3	LOT PLAN

FILE: Z:\Projects\2013\13018\DWG\Survey\Preliminary Plat (Rev2)\13018 01 COVER.dwg <<C30_Imprint>



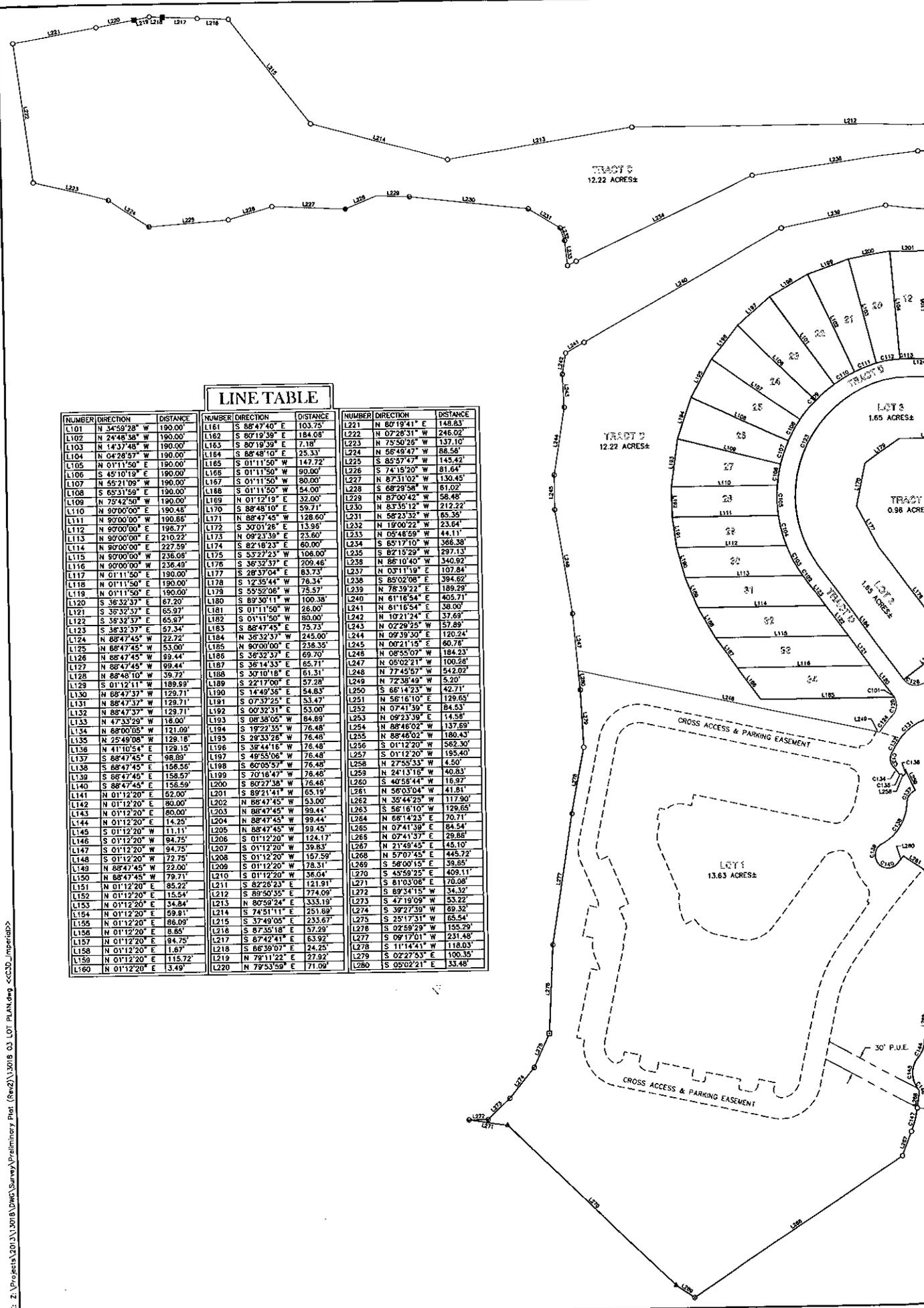
THE RANCH AT PRESCOTT
 UNIT IX
 BOOK 47 OF
 MAPS AND PLATS
 PAGE 93, Y.C.O.R.

WAL-MART STORE
 #1417-01
 BOOK 46 OF
 MAPS AND PLATS
 PAGE 17, Y.C.O.R.

THE RANCH AT PRESCOTT
 COMMERCE CENTER
 BOOK 29 OF MAPS AND PLATS
 PAGE 23-24, Y.C.O.R.

PRESCOTT
 GATEWAY
 MALL

PLOTTED: Dec 18, 2013 12:56pm



LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L101	N 34°59'28" W	190.00'	L161	S 88°47'40" E	103.75'	L221	N 80°19'41" E	145.83'
L102	N 24°48'58" W	190.00'	L162	S 60°19'59" E	184.08'	L222	N 07°28'31" W	246.02'
L103	N 14°37'48" W	190.00'	L163	S 80°19'59" E	7.18'	L223	N 75°50'26" W	137.10'
L104	N 04°28'57" W	190.00'	L164	S 68°48'10" E	25.33'	L224	N 66°49'47" W	86.56'
L105	N 01°11'50" E	190.00'	L165	S 01°11'50" W	147.72'	L225	S 85°57'47" W	145.42'
L106	S 45°10'19" E	190.00'	L166	S 01°11'50" W	90.00'	L226	S 74°15'20" W	81.64'
L107	N 52°1'09" W	190.00'	L167	S 01°11'50" W	80.00'	L227	N 87°31'02" W	130.45'
L108	S 65°31'59" E	190.00'	L168	S 01°11'50" W	54.00'	L228	S 88°29'58" W	61.02'
L109	N 75°42'50" W	190.00'	L169	N 01°11'50" E	32.00'	L229	N 87°00'42" W	56.48'
L110	N 80°00'00" E	190.45'	L170	N 88°48'10" E	59.71'	L230	N 83°35'12" W	212.22'
L111	N 80°00'00" W	190.85'	L171	N 88°47'45" W	128.60'	L231	N 85°23'32" W	65.35'
L112	N 80°00'00" E	198.77'	L172	S 30°01'28" E	13.96'	L232	N 19°00'22" W	23.64'
L113	N 80°00'00" E	210.22'	L173	N 09°23'39" E	23.60'	L233	N 05°48'59" W	44.11'
L114	N 80°00'00" E	227.59'	L174	S 82°18'23" E	60.00'	L234	S 65°17'10" W	368.38'
L115	N 80°00'00" W	236.08'	L175	S 53°27'23" W	106.00'	L235	S 82°19'29" W	297.13'
L116	N 80°00'00" W	236.45'	L176	S 36°32'37" E	75.73'	L236	N 85°10'40" W	340.92'
L117	N 01°11'50" E	190.00'	L177	S 28°37'04" E	63.73'	L237	N 03°11'19" E	107.84'
L118	N 01°11'50" E	190.00'	L178	S 12°35'44" W	76.34'	L238	S 85°02'08" E	394.62'
L119	N 01°11'50" E	190.00'	L179	S 55°52'06" W	75.57'	L239	N 78°39'22" E	189.29'
L120	S 36°32'37" E	67.20'	L180	S 89°30'11" W	100.38'	L240	N 61°18'54" E	405.71'
L121	S 36°32'37" E	65.97'	L181	S 01°11'50" W	26.00'	L241	N 61°18'54" E	38.00'
L122	S 36°32'37" E	65.97'	L182	S 01°11'50" W	80.00'	L242	N 10°21'24" E	37.69'
L123	S 36°32'37" E	67.34'	L183	S 88°47'45" E	75.73'	L243	N 02°29'25" W	57.85'
L124	N 88°47'45" W	22.72'	L184	N 80°00'00" E	238.35'	L244	N 09°39'30" E	120.24'
L125	N 88°47'45" W	93.44'	L185	N 80°00'00" E	238.35'	L245	N 00°21'15" E	60.78'
L126	N 88°47'45" W	93.44'	L186	S 36°32'37" E	69.70'	L246	N 08°55'07" W	184.23'
L127	N 88°47'45" W	99.44'	L187	S 36°14'33" E	65.71'	L247	N 05°02'21" W	100.26'
L128	N 88°48'10" W	39.72'	L188	S 30°10'18" E	61.31'	L248	N 77°45'57" W	542.02'
L129	S 01°12'11" W	189.59'	L189	S 22°17'00" E	57.28'	L249	N 72°38'49" W	5.20'
L130	N 88°47'37" W	129.71'	L190	S 14°49'36" E	54.83'	L250	S 66°14'23" W	195.80'
L131	N 88°47'37" W	129.71'	L191	S 07°32'25" E	53.47'	L251	N 56°16'10" E	129.65'
L132	N 88°47'37" W	129.71'	L192	S 00°32'31" E	53.00'	L252	N 07°41'39" E	84.53'
L133	N 47°33'29" W	16.00'	L193	S 08°38'05" W	84.89'	L253	N 09°23'39" E	14.58'
L134	N 88°00'05" W	121.09'	L194	S 19°22'35" W	76.48'	L254	N 88°46'02" W	137.69'
L135	N 25°49'08" W	129.18'	L195	S 28°33'26" W	76.48'	L255	N 88°46'02" W	180.43'
L136	S 88°47'45" E	98.89'	L196	S 38°44'16" W	76.48'	L256	S 01°12'20" W	582.30'
L137	S 88°47'45" E	106.56'	L197	S 48°55'06" W	76.48'	L257	S 01°12'20" W	195.80'
L138	S 88°47'45" E	158.57'	L198	S 60°05'57" W	76.48'	L258	N 27°55'33" W	4.50'
L139	S 88°47'45" E	158.57'	L199	S 70°16'47" W	76.48'	L259	N 24°13'16" W	40.83'
L140	S 88°47'45" E	158.57'	L200	S 80°27'38" W	76.48'	L260	S 40°58'44" W	16.97'
L141	N 01°12'20" E	80.00'	L201	S 89°21'41" W	65.19'	L261	N 56°03'04" W	41.81'
L142	N 01°12'20" E	80.00'	L202	N 86°47'45" W	53.00'	L262	N 30°44'25" W	117.90'
L143	N 01°12'20" E	80.00'	L203	N 88°47'45" W	99.44'	L263	S 56°18'10" W	129.65'
L144	N 01°12'20" E	14.25'	L204	N 88°47'45" W	99.44'	L264	N 66°14'23" E	70.71'
L145	S 01°12'20" W	11.11'	L205	N 88°47'45" W	99.45'	L265	N 07°41'39" E	84.54'
L146	S 01°12'20" W	94.75'	L206	S 01°12'20" W	124.17'	L266	N 07°41'37" E	29.86'
L147	S 01°12'20" W	94.75'	L207	S 01°12'20" W	39.63'	L267	N 21°48'45" E	45.10'
L148	S 01°12'20" W	72.75'	L208	S 01°12'20" W	157.59'	L268	N 57°07'45" E	445.72'
L149	N 88°47'45" W	22.00'	L209	S 01°12'20" W	78.31'	L269	S 58°00'15" E	39.65'
L150	N 88°47'45" W	79.71'	L210	S 01°12'20" W	36.04'	L270	S 45°59'25" E	409.11'
L151	N 01°12'20" E	85.22'	L211	S 82°28'23" E	121.91'	L271	S 81°03'08" E	10.68'
L152	N 01°12'20" E	15.54'	L212	S 80°50'35" E	774.09'	L272	S 89°34'15" W	34.32'
L153	N 01°12'20" E	34.84'	L213	N 80°59'24" E	333.19'	L273	S 47°19'09" W	53.22'
L154	N 01°12'20" E	59.81'	L214	S 74°51'11" E	251.89'	L274	S 39°27'39" W	69.32'
L155	N 01°12'20" E	86.09'	L215	S 37°49'05" E	233.67'	L275	S 25°17'31" W	65.54'
L156	N 01°12'20" E	8.85'	L216	S 87°35'18" E	57.29'	L276	S 02°58'29" W	155.29'
L157	N 01°12'20" E	94.75'	L217	S 87°42'41" E	63.92'	L277	S 09°17'01" W	231.48'
L158	N 01°12'20" E	1.87'	L218	S 86°39'07" E	24.25'	L278	S 11°14'41" W	118.03'
L159	N 01°12'20" E	115.72'	L219	N 78°11'23" E	27.92'	L279	S 02°27'53" E	100.35'
L160	N 01°12'20" E	3.49'	L220	N 79°53'59" E	71.09'	L280	S 05°02'21" E	33.48'

FILE: 2: Projects\2013\1308\DWG\Survey\Preliminary Plat (Rev2)\1308 03 LOT PLAN.dwg <<C3D Imperial>>