



PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, MARCH 13, 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, MARCH 13, 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 February 27, 2014 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

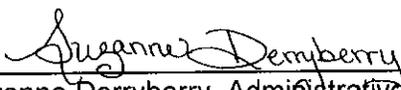
VI. SUMMARY OF CURRENT OR RECENT EVENTS

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 March 7, 2014 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
FEBRUARY 27, 2014
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on
FEBRUARY 27, 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
Tim Greseth	Greg Lazzell
Joe Gardner	Steve Blair
MEMBERS ABSENT	
Terry Marshall	

III. REGULAR ACTION ITEMS

1. Approval of the January 9, 2013 meeting minutes.

Mr. Michelman, MOTION to approve the January 9, 2014 meeting minute. Mr. Sheats, 2nd.
VOTE 6-0; passed.

2. Discussion of the General Plan Update; no action required. *Discussion to follow Public Hearing Items.*

Mr. Smith discussed the General Plan Adoption Schedule and went on to discuss the different sections of the General Plan.

Various discussions took place regarding the Growing Smarter Legislation, sustainability, growth rates, traffic calming, future development and employment opportunities.

Mr. Smith discussed informational changes and noted that updates were still in process. He also noted that one of the goals of the committee was to remove a large part of the redundancy from the 2003 plan.

Staff and commission members continued with general discussions about various sections of the General Plan.

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.

Mr. Smith reviewed the staff report and indicated that the project proposal was a planned area development for a 379 multi-family and single-family senior housing project consisting of independent living, assisted living, and memory care units on approximately 44 acres.

Mr. Smith stated that the project was located near the corner of HWY69 and Prescott Lakes Parkway. The majority of the property was within a Business Regional zoning district; a small portion was zoned single-family and multi-family.

Mr. Smith stated that the Special Use Permit was for the requested building heights of 63 feet and 80 feet.

Mr. Smith continued by discussing the Planned Area Development portion of the project as well as items related to traffic, engineering and fire.

Mr. Smith discussed the formal area meeting which was held by the City earlier in the month. Approximately 88 people from the public attended the meeting where they were given the opportunity to discuss any questions or concerns.

Mr. Smith concluded his presentation by noting that staff did not currently have a recommendation regarding the project and suggested bringing the item back for additional discussions in 2 weeks.

Joseph Billig, 5150 SW Griffith Dr, Beaverton, OR, displayed information on the overhead projector and discussed various topics related to the project such as open space, fire access, topographic issues, layout of the proposed project, height of the taller structures, and architectural style possibilities.

Richard Russell, 5150 SW Griffith Dr, Beaverton, OR, displayed height depictions on the overhead projector and discussed the Special Use Permit regarding the building heights, as well as reasons why the proposed heights were being requested.

Mr. Menser called for questions.

Mr. Gardner discussed the site area and height issues; he requested they further discuss those topics at the next meeting.

Mr. Michelman discussed topics related to fire and medical concerns given the single entrance to the community.

Mark Copeland, 720 NW Davis, Portland, OR, spoke about fire ratings, resident safety, and staff being capable of offering medical support in emergency situations.

Eric Kriwer, City of Prescott Fire Marshal, stated that the 10% grade of the road was the maximum allowable for the Fire and City Code; therefore, it was no different than any other access issues found around the city.

Mr. Michelman requested a rendering of how it would look if you were down on HWY69 looking up towards the property; Mr. Billig stated they would provide that at the following meeting.

Mr. Sheats and Mr. Billig discussed emergency medical situations.

Mr. Sheats discussed building heights and noted that the homes on the mountain across the way were actually much higher in elevation than the proposed buildings.

Ian Mattingly, City of Prescott Traffic Engineer, stated that the site had potential for many developments, of those possibilities; the current proposal was likely to be one of the lowest creators of additional traffic. He also indicated that there had been a Traffic Impact Analysis requested by the Public Works department even though they did not meet requirements to have one performed.

Mr. Mattingly stated that the proposal would cause a low volume of generated traffic; calculated traffic would be around 375 trips a day. In conclusion, it would have minimal impact with no required modifications of traffic control devices.

Mr. Greseth and Mr. Mattingly continued to discuss peak traffic hours as well as overall traffic numbers.

Mr. Menser wanted to know employee numbers and the amount of vans available to transport the residents. Mr. Russell stated that at total build out, it was estimated to have approximately 135 fulltime employees with daytime consisting of about 80 employees. He added that often times the shifts are staggered so they wouldn't all be coming and leaving at the same time.

Mr. Mabarak wanted to know how many residents would reside at the location. Mr. Russell stated that it would be a hard number to calculate, but he did know it would be more than 379 individuals since couples would be living together. He added that he would attempt to get some information to the commission at the next meeting.

Mr. Michelman discussed the reconfiguration of units. Mr. Russell addressed those concerns and stated that there were a large number of operational, as well as other aspects, which would make it complicated.

Menser made a call to the public.

Helen Moyer, 673 Yavapai Hills Dr, wanted to know if there would be any blasting on the hillside. Mr. Kriwer discussed the current blasting code and stated that blasters were required to get a permit from the Fire Department and, depending on the project, would also be required to do several different surveys.

Ms. Moyer discussed her concerns regarding fires in the area. Mr. Kriwer stated that all structures would be required to have an upgrade to the fire sprinkler system as well as fire wise landscaping. He added that if anything, that area could potentially be one of the safest parts of the entire vicinity. Lastly, he discussed possible evacuation plans and the need for all residents to be prepared.

Enrique Melendez, 841 Flying U Ct, discussed his concerns regarding safety, traffic, fire and water.

Kim Leschly, 634 Sunrise Blvd, discussed his concerns regarding noise, future road access, monsoon rain, and floods.

Ed Wolfe, 818 Tom Mix Trail, discussed the traffic report, visitors to the location, and the size of the project. Mr. Russell stated that the community at the proposed size would be optimal in regards to the services being offered, market limitations, economy, cost of land, etc.

Ed Villarreal, 484 Miracle Rider Rd, discussed his concerns regarding views, property values, and the access road.

Don Balzarini, 791 Tom Mix Trail, stated that he opposed all proposed height variances and went on to discuss views from his property.

Richard Kaplan, 840 Flying U Ct, discussed concerns regarding traffic; he requested the placement of a stop sign to be located at the intersection of Lee Blvd and Yavapai Hills Dr. Mr. Mattingly discussed traffic controls and stated that engineering would be open to reviewing and modifying the configuration.

Mr. Smith discussed access areas and displayed photos on the overhead projector.

Maxine Tinney, 2690 Moodridge Cir, discussed several positive aspects related to the project and noted that she was in favor of the development.

Sandy Stutey, 4976 Cactus Place, wanted to know if there would be any potential, with the addition of 400-600 senior residents, for reduced response times for either fire or ambulance. Mr. Kriwer stated that such a proposed use would generate a higher call volume for the Fire Department; however, there are other stations which help to cover other stations when needed.

Jerry Mellinger, 584 Yavapai Hills Dr, discussed the fact that a second access was not obtainable and requested to see a study in writing pertaining to that topic. He also wanted to know if a permit had been issued to build the road on that property. Mr. Smith stated that a trial had been cut many years ago and that the land owner was allowed to construct a road since the threshold for the required permit was high.

Mr. Smith stated that the following meeting would be held in two weeks and if the public had any information or comments, to send them to Planning and Zoning by the following week.

Mr. Mabarak, MOTION to continue to March 13, 2014, while leaving the Public Hearing open. Mr. Michelman, 2nd. VOTE 6-0; passed.

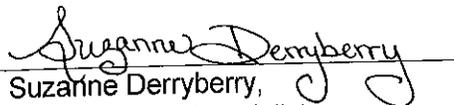
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V. **CITY UPDATES**

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

VII. **ADJOURNMENT**

Chairman Menser adjourned the meeting at 11:35 a.m.


Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman

Staff Update for 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: March 13, 2014

TO: Prescott Planning and Zoning Commission

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

DATE: March 6, 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. The applicant is also requesting a Special Use Permit (SUP) to allow for an 80' building height in a Business Regional (BR) zoning district.

DEPARTMENT AND AGENCY COMMENTS

Fire, Public Works, Engineering Services and other agencies have reviewed the proposed plat and SUP. 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 identified.

In lieu of a secondary access, the Fire Department will require that all buildings be sprinkled, a divided private road design will allow for emergency access with each side of divided roadway 20' in width and all landscaping must follow firewise principals. The roadway along larger multi story units shall be 26' wide for laddering purposes. Hydrant spacing on assisted living, memory care and independent living areas shall be spaced at 300' to 350' between hydrants with 4-plex area and single family home area hydrant spacing at 450' to 500' apart.

Staff reviewed ridgeline protection standards and has determined that the ridgeline occurs along Miracle Rider Road and Bar Circle A Road; therefore, ridgeline protection building standards do not

apply. Onsite lighting must be compatible with Prescott's Dark Sky and Commercial Corridor Overlay District requirements.

The preliminary Water and Sewer Plans are acceptable to Public Works. The Water Service Agreement (WSA) is under review and will be ready prior to Council review. The project was taken to the Water Issues Subcommittee in April 2013. A second subcommittee meeting will be arranged pending additional information from the applicants engineer regarding non-residential water use.

The assisted living facility, 4-plexes and residential lots are consistent with the General Plan, Prescott East Area Plan (PEAP) and The Ranch at Prescott Master Plan. A Development Agreement, DA99-035, exists for this property. The project meets the intent and requirements of the DA.

PUBLIC COMMENTS

Six additional written correspondences in opposition have been received (see attached). Topics cited include concerns regarding the view shed, building height and traffic safety. It is suggested that the property should be rezoned to low density residential to reduce impacts to the area, but also suggests that traffic issues would still have to be resolved.

PLANNING AND ZONING COMMISSION WRITTEN INTERPRETATIONS

The P&Z Commission Powers and Duties include Land Development Code interpretations. During the Touchmark initial public hearing, Rick Wessel of Touchmark presented 2 versions of the project site plan. One version showed the Health and Fitness Center / Clubhouse partially within the SF-12 zoning district, the other did not. Staff has now received updated site plans and Touchmark has stated their intent to place the Health and Fitness Center / Clubhouse partially within the SF-12 district.

Touchmark has indicated that the public, who may be potential Touchmark residents, will be allowed to purchase guest memberships to the Health and Fitness Center / Clubhouse (see Touchmark letter attachment received 3-7-14). Planning staff consulted the City's Legal Department and determined that as a Health and Fitness Center open to the general public, this would be considered a commercial business, which is not permitted in a single-family zoning district. If the Community Center were restricted to existing Touchmark residents only, it would be considered an accessory use to the subdivision and would be permitted.

Section 9.5.9.1 Planned Area Development - Land Uses states, "All land uses shall conform to those permitted in the underling zoning district....". As written the PAD section is designed to allow flexibility with physical performance criteria, not land use criteria.

Staff requests a formal interpretation by the Planning and Zoning Commission with a finding as to the commercial or non-commercial nature of the Health and Fitness Center and, if necessary, to condition the motion accordingly.

SUGGESTED MOTIONS:

1. **Move to** recommend approval of Preliminary Plat PP13-002, Touchmark at the Ranch, A Planned Area Development.
2. **Move to** recommend approval of Special Use Permit SUP13-001 with the following conditions:
 - Special Use Permit SUP13-001 must be in general conformance with the site plan.
 - Maximum building height may not exceed 80'.

Attachments:

1. Touchmark letter received 3-7-14
2. Building Height Elevation
3. Preliminary Plat
4. Site Plan associated with the Preliminary Plat
5. Site Plan associated with the Preliminary Plat
6. Letters of Opposition



March 7, 2014

RECEIVED
MAR 07 2014
CITY OF PRESCOTT
COMMUNITY DEVELOPMENT

Tom Guice
Community Development Director
City of Prescott
201 South Cortez
Prescott, AZ 86303

RE: Touchmark at The Ranch
Prescott, AZ

Dear Tom,

I'm writing to confirm our intent as to how our Health & Fitness Center/Community building will operate. The building will include several components, including the health & fitness area (including a therapy pool), a community gathering area for residents, and a sales office.

We do not intend to operate the health & fitness portion of the building as a commercial enterprise. This portion of the operation is intended for the use of our residents, and is not designed to serve the general public. We do allow some non-residents to use the facility as an important part of our sales and marketing efforts. This use is targeted at those who may be interested in becoming residents; they must be age qualified, and express an interest in living in the community. They do pay a nominal monthly fee, which helps us avoid people who might otherwise take advantage of the opportunity to use the facilities at no cost without being serious about becoming a resident. As the community reaches full occupancy even this use becomes limited as the building is sized only to accommodate our resident population.

I hope this helps clarify any concerns you may have over the building location. If you have any further questions please feel free to contact me to discuss further.

Sincerely yours,

Richard M. Wessell
Senior Vice President – Director of Construction

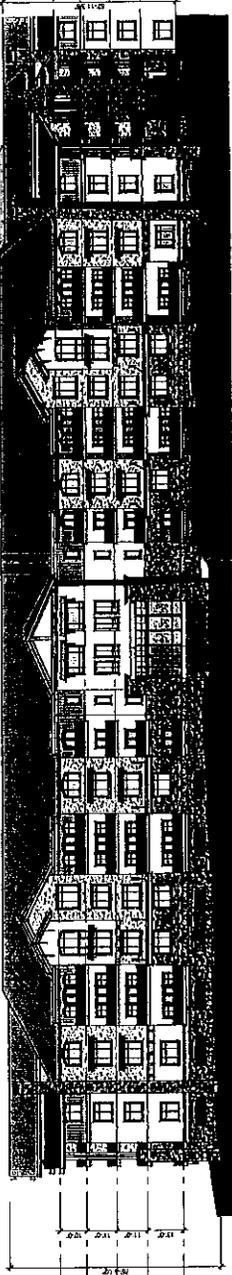
Cc: Werner G. Nistler, Jr.
Joseph A. Billig
Jim Lee

TOUCHMARK *Central Office*

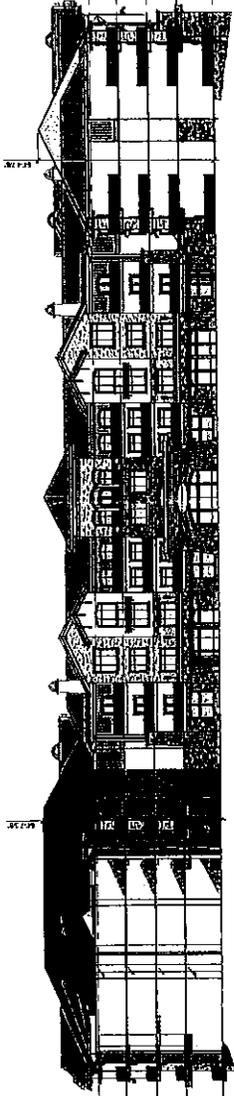
5150 SW Griffith Drive - Beaverton, OR 97005
503-646-5186 - info@Touchmark.com - Touchmark.com

ARCHITECT
 PROJECT NO.
 DATE ISSUED

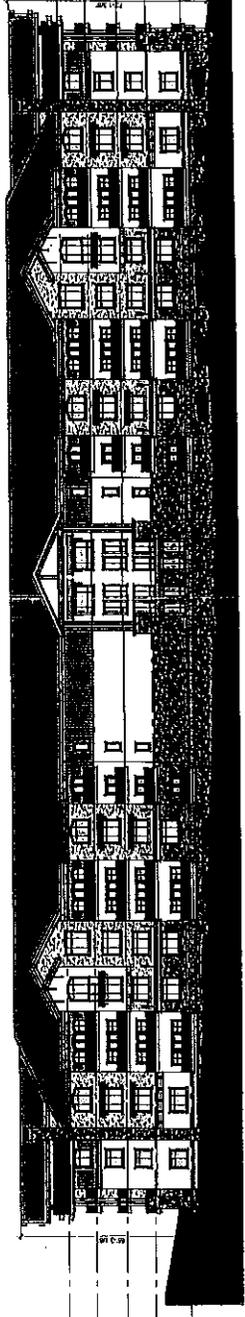
CONSULTANT



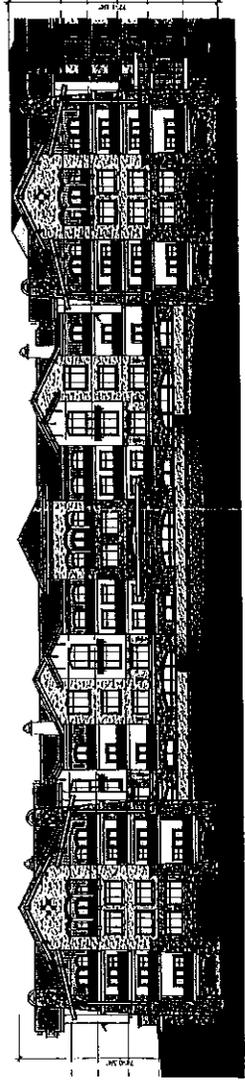
1. WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2. NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3. SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



4. EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 21002

TPAZ

Address
 City, State, Zip

SHEET TITLE

DRAWN BY
 DATE ISSUED

SHEET

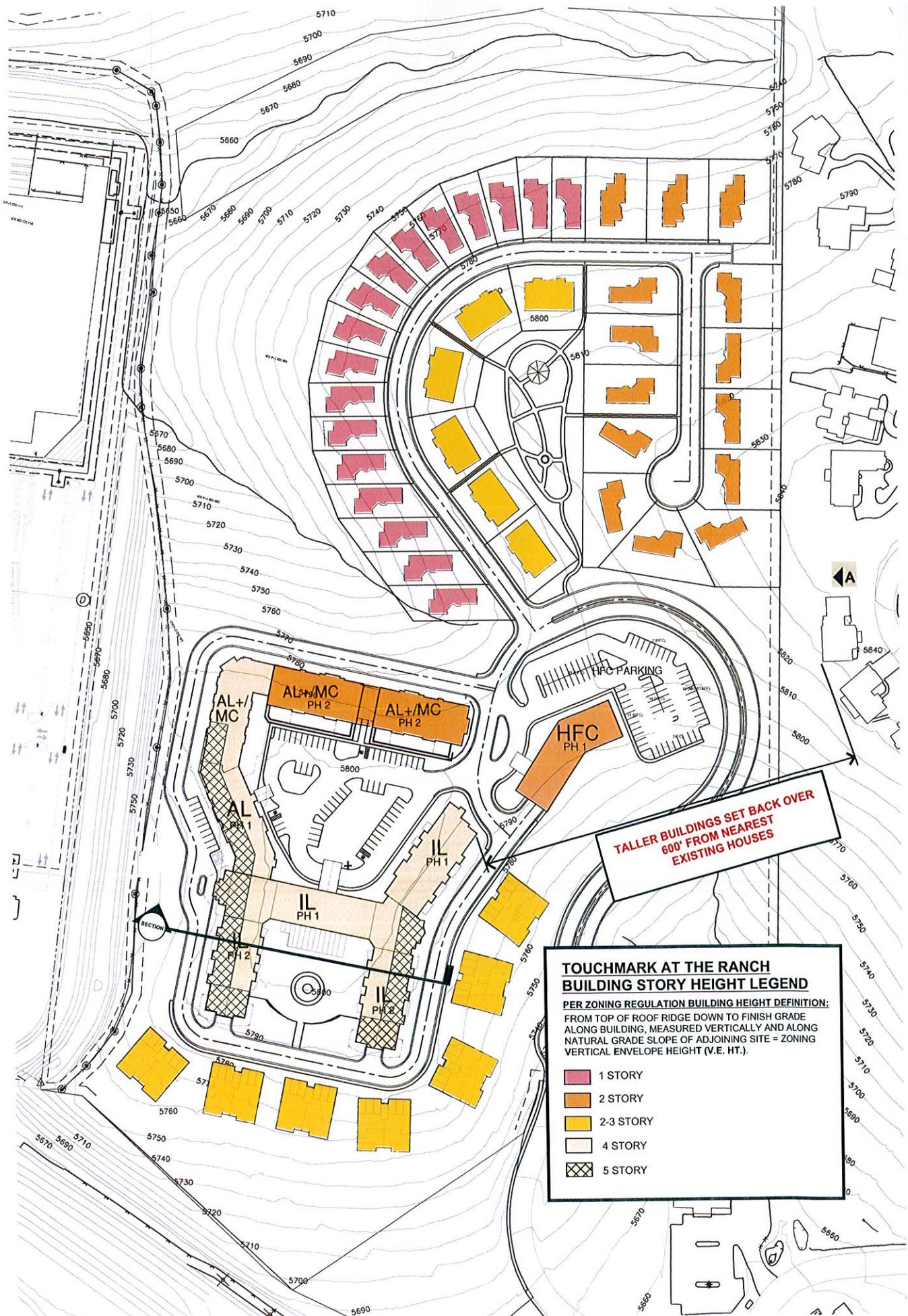
10/10/2010



Site Key

- 1. Health & Fitness Center / Clubhouse
- 2. Single Family SF-12 zoning
- 3. Single Family
- 4. Garden Home 4-plex
- 5. Community Garden / Park
- 6. Hiking & Jogging Trails
- 7. Independent Living
- 8. Assisted Living
- 9. Memory Care & Assisted Living
- 10. Courtyard
- 11. Walmart





**TOUCHMARK AT THE RANCH
BUILDING STORY HEIGHT LEGEND**

PER ZONING REGULATION BUILDING HEIGHT DEFINITION:
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 (V.E. HT.).

- 1 STORY
- 2 STORY
- 2-3 STORY
- 4 STORY
- 5 STORY



Prescott Ranch development

KIM ROBIN [krleschly@msn.com]

Sent: Thursday, February 27, 2014 12:35 PM**To:** Smith,Ryan

Ryan Smith and the Prescott Planning & Zoning Commission,

Thank you for conducting the public hearing concerning the planned development on 340 North Lee Blvd. (Prescott Ranch) today.

After hearing the presentation and comments by the Commission and a few citizens earlier today, it appears that there are several remaining unresolvable obstacles to the proposed development. As the developer (I think) mentioned to me after the hearing, the proposed project has less impacts on the community than most other concepts (e.g. high density apartment/condos or commercial buildings, etc.) - given the particular zoning for the area (Business Regional).

The most obvious solution to this problem seems to be to **rezone the area for residential use**, like the surrounding areas: Prescott Ranch and Yavapai Hills. We already have plenty of partly empty business/commercial area nearby (Frontier Village and the Gateway mall areas), so we really don't need any more business/commercial areas right there. To allow construction of low-density residential single-family housing would be much more beneficial to the community, and avoid any future debacles over what commercial projects to consider in this area - all of which would most likely draw a lot of resistance from nearby communities. It would also provide a much more natural solution to the dual road access problem by making a connection at the north end to either Bar-Circle-A or Yavapai Hills roads. All building height questions and emergency vehicle access would also naturally disappear, while the traffic/safety concern at the Lee Blvd/Yavapai Hill interchange would still have to be resolved somehow.

I would therefore like to propose that the commission consider **rezoning the area for residential use**. It seems to be the most straight forward solution.

Do not hesitate to call/write if you need any clarification to this proposal, or citizen support/help in implementing it.

Yours kindly,

Kim Leschly
634 Sunrise Blvd.
Prescott, AZ 86301
(928) 778-5281

Planning Commission Memo

DONALD BALZARINI [dcbalzarini@cableone.net]

Sent: Monday, March 03, 2014 9:44 AM

To: Smith,Ryan

MEMORANDUM

To: Ryan Smith, Community Planner

City of Prescott

From: Carol D. Balzarini

Date: March 1, 2014

Subject: Touchmark at the Ranch

I have two major concerns regarding the proposed development called Touchmark at the Ranch.

First, the request for a height variance. Practically and aesthetically, it would not be in the best interests of either the city or the surrounding properties. The elevation of the property is extreme to say the least. To plant the proposed building on top would look ridiculous. Maybe the impact would have been less had the hillside not been decimated to make room for Walmart. I understand that the intent of the developers is to get as much out of it as possible. Money is a huge consideration, but should not be the only one as far as the city is concerned.

The second concern is access to the site. The current configuration of the Lee Blvd and Yavapai Hills

Dr. is difficult at times for us now whether entering or exiting. Trader Joe's and the development of that corner has increased traffic greatly. My question is if the traffic study referred to occurred before or after the opening of that site. As a planner I would question the extension of the road to the site and the grade. How accurate is the estimate of the traffic generated by the development?

My concerns come from previous experience. I was a planning commissioner in another state. Our community was a very desirable one and we were inundated by proposals for development projects. We had high standards and stuck to them, not wanting to establish precedents that could work against us with future projects. If we ever lost a project, it was our philosophy that the project would not have been good for the community.

Thank you for your consideration.

Carol D. Balzarini

791 Tom Mix Trail

Yavapai Hills

Prescott, AZ 8630

445-2920

Objection to Proposed Retirement Development

Donald Hecht [dhecht@cableone.net]

Sent: Wednesday, March 05, 2014 2:33 PM

To: Smith,Ryan

Dear Mr. Smith,

As the owner of our new home being built on three lots at 3350 Bar Circle A Road at Mystic Heights I am opposed to the proposed project of building a high density Retirement complex adjacent to Yavapai Hills. The proposed project will have an adverse impact on the Yavapai Hills community and on the Mystic Heights residents. Not only traffic will be impacted, but also the peace and quiet of this entire neighborhood will be adversely affected, and the green belt, that we cherish and for which we located our homes will be forever destroyed. Building a massive structure 5 stories high is totally out of character for this neighborhood. And the anticipated traffic, cars, noise, and exhaust pollution is contrary to sound environmental planning.

Good planning entails rational use of land so that everyone in the community enjoys benefits.

To permit this total disregard for the land and community by a developer whose only intent is to maximize profits at the expense of neighborhoods cannot be permitted. I am confident the developers can find plenty of suitable and available land away from residential neighborhoods to build their monstrosity.

I and others in the community urge the City and its Planning Department to block this project in consideration of the people who are the City of Prescott.

Thank you.

Dr. Donald Hecht
3350 Bar Circle A Road
Prescott, AZ 86301
dhecht@cableone.net

March 6, 2014

City of Prescott
Planning and Zoning Commission
City Hall
201 S. Cortez
Prescott, AZ 86303

Dear Commissioners,

I am writing to voice my strong opposition to the proposed Touchmark at the Ranch Planned Area Development and to the requested Special Use Permit. I am a resident of Yavapai Hills and owner of a home at 484 Miracle Rider Road. The building of this development as characterized, will have a direct impact on my property both economically and environmentally.

Simply put, 379 units on 44 acres with buildings towering at an altitude of 5880 ft. is a misguided project for a town like Prescott. Prescott is known for its beautiful landscapes and small town atmosphere. Construction of such a massive project on this property will destroy the character of this area.

Also, as articulated by many residents at the planning and zoning meeting on February 27, 2014, there are many legitimate concerns regarding this project. Foremost among them is a second access road, fire safety, traffic, water usage and building heights. Touchmark repeatedly mentions the challenges of building on such difficult topography but rather than choose another site or scale down this enormous project, it asks this commission to grant it special privilege at the expense of surrounding residents.

I fear that the the Planning and Zoning Commission has pre determined the status of this development. It is so invested in this project for the sake of the developers and the owners of this land that they have lost sight of what is good for Prescott and its citizens.

I strongly urge the commission to reject the requested Special Use Permit and to take in consideration all the concerns stated by the people of Prescott.

Sincerely,

Ed Villarreal
484 Miracle Rider Rd
Prescott, AZ 86301
928-237-4956

Opposition to Touchmark Project

Sandy Irwin [sandy.irwin@verizon.net]

Sent: Thursday, March 06, 2014 3:00 PM

To: Smith,Ryan

Dear Mr. Smith:

We live at 3311 Bar Circle A Road in the Mystic Heights area of The Ranch. We strongly oppose the development of this type of project for the property off Lee Boulevard on the following grounds:

- **Variance for the Building Height:** An 80-foot building would be an eye-sore to the community. Visitors who enter Prescott, "Everyone's Hometown," via highway 69 will be struck by the contrast of trying to promote Prescott as a small town with a huge building perched on a ridge in a residential area. Also, this variance will set a precedent for future projects that will not be good for the City. The position of this height at the top of the ridge is also a concern. It should be placed further down the hill towards highway 69. This way the height of the building would not be so obtrusive. We understand that the developer can charge a premium cost for the units when there are expansive views, but this should not be at the expense of the homeowners already in the area.
- **Environmental Impact Report:** Is there one? There will be a concentration of population (estimated at over 1,000 people) in a small area when this project is complete and it will impact water usage which is already stretched. It will also displace the wild life that is currently there. Is there going to be a water tower? If so, where?
- **Safety:** This issue is of great concern to the current residents of Yavapai Hills and The Ranch, as there is no separate entrance or escape route for not only the residents of this project, but also those living in the Yavapai Hills Drive area. If there were to be an evacuation due to forest fire, it would be difficult for the 1,000 plus project residents and the Yavapai Hills/Ranch residents to escape along the same road that the emergency vehicles and first responders would be trying to enter. Does the Prescott Fire Department have the equipment to reach the top of an 80-foot building?
- **Landscaping:** We understand that there will be green space areas completed by the developer. With respect to dollars and cents, the current senior living facilities in Prescott now are only about 50% of capacity. Therefore, if the developer cannot sell out quickly, the budget will need to be cut and the first item to be cut would be landscaping that was promised. This will leave an eyesore which the City would not be willing to correct. Are there any guarantees?
- **Construction Concerns:** This construction will be occurring in a residential area. Certain guidelines must be followed. The major issue would be that all construction must occur during daylight hours only!! Nighttime construction seven days a week is NOT acceptable. Also, where will the heavy equipment, worker vehicles, etc. be placed. If it will be along Lee Boulevard blocking the road at the base of Yavapai Hill Drive, there will again be a safety issue and will not be tolerated.

We sincerely hope that the City will reject this project on the basis of the real concerns listed above. These concerns have been voiced by many residents of the area at other hearings, and we would hope that the City will listen to the residents and reject such a project. Please submit this letter of opposition into the proceedings surrounding this proposal. We understand that there will be a hearing at 9 AM on Thursday, March 13. We have not received any notice; just word-of-mouth.

Sandra L. Irwin
Lawrence K. Lauber
928-237-1421

Touchmark

Dave McDonald [davewmcdonald55@gmail.com]

Sent: Thursday, March 06, 2014 5:02 PM

To: Smith,Ryan

Attachments: Notice of intent - Touchmark.pdf (147 KB)

Ryan,

Thank you for taking the time to read my offering.

I have been involved in several successful actions in the past, stopping Orme Dam and the termination of the ENSCO hazardous waste burning facility in Maricopa among the most satisfying. Losing to Sumitomo though was tough to accept.

I am an environmentalist. I care about quality of life. I care about personal property rights as well, but they most certainly do not supersede the rights of citizens as a whole. This project is wrong for our town and its long reaching implications are sad to consider..

Please put Prescott first.

Dave McDonald

March 6, 2014
City of Prescott
Planning and Zoning Commission
City Hall
201 S. Cortez
Prescott, AZ 86303

Dear Commissioners,

I am writing to voice my strong opposition to the proposed Touchmark development on top of the ridgeline adjacent to AZ69 at the Lee Blvd intersection.

My main objection is the height of the proposed project. At 80 feet on top of the ridgeline, which already rises approximately 130 to 140 feet above the roadway, it will be an "in your face" ugly eyesore to anyone traveling AZ69. Residents will see this looming monstrosity daily and tourists will see this as their last visual impression of Prescott "Everybody's Hometown". Is this really what we want? Take a drive from downtown to this location, visualize the impact this development will have on the skyline of Prescott, then think about this.....Once you grant this developer the requested height you will not be able to deny any future developer the same request. If you deny, they will sue, you will lose. I have seen this play out in Phoenix with regards to scenic corridor setbacks. Once granted, Pandora's Box is never to be closed. So picture, if you will, not just this monstrosity on top of this ridgeline, but high risers on every piece of elevated land where a developer decides his profits are worth more than the collective wills of the community. It could create a virtual canyon of hodge-podge high rise buildings from Prescott Valley to the downtown area. Is this the image you want for Prescott? I can assure you, if the courts ultimately allow this project to proceed and the buildings do rise above that ridgeline, you will then hear an outcry from those Prescott residents who are now unaware of this project and have awakened too late to its consequences. Their only recourse then is to go after the decision makers. In your shoes??? Not me.

Make the developer live within the stated height restrictions; they are there for a reason. If it is not economically viable for them to live within the regulations, then they can simply find another location. The people and the image of this town should not have to pay in perpetuity for the short term greed of the land owner and the developer. Please do what is right for the city of Prescott, not Mr. Lee, not Touchmark, but for the citizens of this city. Do not grant the height request.

Sincerely,
David McDonald
491 Miracle Rider Rd
Prescott, AZ 86301
davewmcdonald55@gmail.com

March 4, 2014

Prescott Planning Manager George Worley
201 S. Cortez
Prescott, Arizona 86303

Dear Mr. Worley,

You would have received this letter earlier in time for the first meeting opposing the proposed senior housing development on N. Lee Blvd if we had known about the project and meeting. Unfortunately we were not able to attend the February 27 meeting.

This project sounds like a desperate attempt by Lee Ltd., having failed to build a resort/conference center on the same site in 2007, now enlisting the Touchmark Company to develop and build a senior housing complex.

We live in Prescott. Who decided if we need or want another senior housing facility? At last count we have at least nine Senior Living Communities, and many areas and apartments to live if downsizing is desired, or special care is needed.

With all the "tough" building site problems, height limits, single access point, over size of the project, and other concerns like water use, fire hazards, traffic impact and safety, not to mention destruction of the land, site blasting, construction noise, blocking views of existing homeowners, and disruption of the quality of life for residents of Yavapai Hills, how did this project even come this far?

It is obvious to us this is not the place for a senior housing complex. What do you think? Your vote will tell us about what Prescott really values.

Concerned Yavapai Hills Residents,

Jim Matakovich
Lynda Matakovich

Jim and Lynda Matakovich

4886 Hornet Drive

Prescott, Az. 86301

(928) 771-9830

RECEIVED

MAR 07 2014

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT