



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 29, 2015
9:00 AM**

**DOWNSTAIRS CONFERENCE ROOM
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** to be held on **THURSDAY, JANUARY 29, 2015, at 9:00 AM** in the **DOWNSTAIRS CONFERENCE ROOM, 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	George Sheets
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

III. REGULAR ACTION ITEMS

1. Approval of the October 30, 2014 meeting minutes.
2. FP15-002, Final Plat of Granite Dells Estates Phase 1D, a 12 lot residential subdivision with private streets. [Zoning: Rural Estate 2 (RE-2) (PAD); Property Owner: Granite Dells Estate Properties, Inc.] Property Owner: Granite Dells Estates Properties, Inc. Community Planner is Frank V. Hall (928) 777-1319.
3. RP14-005, Revision of Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB); Property Owner: Braken Properties, Inc. Community Planner is Frank V. Hall (928) 777-1319.

IV. PUBLIC HEARING ITEMS

V. CITY UPDATES

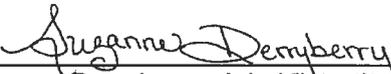
VI. SUMMARY OF CURRENT OR RECENT EVENTS

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 January 22, 2015 at 11:00 a.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
OCTOBER 30, 2014
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on OCTOBER 30, 2014 at 9:00 AM in DOWNSTAIRS CONFERENCE ROOM, 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
Joe Gardner	Suzanne Derryberry, Administrative Specialist
David Stringer	Tom Guice, Community Development Dir.
George Sheats	Frank Hall, Community Planner
Len Scamardo	Matt Podracky, Assistant Attorney
Ken Mabarak, Vice Chairman	
Terry Marshall	COUNCIL PRESENT
	Jim Lamerson
	Marlin Kuykendall

III. REGULAR ACTION ITEMS

1. Approval of the September 25, 2014, October 2, 2014, October 9, 2014 and October 16, 2014 meeting minutes.

Mr. Sheats, MOTION to approve the September 25, 2014 meeting minutes. Mr. Scamardo, 2nd. VOTE 7-0; passed.

Mr. Sheats, MOTION to approve the October 2, 2014 meeting minutes. Mr. Scamardo, 2nd. VOTE 7-0; passed.

Mr. Sheats, MOTION to approve the October 9, 2014 meeting minutes. Mr. Scamardo, 2nd. VOTE 7-0; passed.

Mr. Sheats, MOTION to approve the October 16, 2014 meeting minutes. Mr. Scamardo, 2nd. VOTE 7-0; passed.

2. PP14-001, VACANT PARCELS ON SIERRY PEAKS TRAILS. APN: 115-10-004M. LDC Section 9.10. Zoning is Single-family 18 (SF-18). Request is for a new six lot subdivision. Owner/Applicant: Alan R. Payne Revocable Living Trust. Community Planner is George Worley (928) 777-1207.

Mr. Worley reviewed the staff report and indicated that the request was for a preliminary plat for a new subdivision to create six lots from one. He continued by displaying a site plan on the overhead projector. He noted that the parcel was currently zoned as single-family 18 (SF-18). Nearby was a church camp zoned as single-family 35 (SF-35), as well as a planned area development across the way zoned as SF-12.

Mr. Worley pointed out that the property in question did contain some structures which would be removed once the land could be developed. He discussed the topography of the lot and drainage features.

Mr. Worley discussed the proposal of the 6 lots noting that the smallest lot was just about 18,000 sq ft, and the largest was about 22,000 sq ft in size. He added that all parcels met required zoning. He continued by discussing utilities and access easements.

Mr. Worley stated that all of the requirements of a typical subdivision plat process had been met, aside from access to utilities, and reviewed by various city departments. He stated there were no comments either for, or against, the project. He concluded that staff was recommending for approval to be forwarded to council for final action.

Mr. Menser clarified that all lots would be single family; Mr. Worley confirmed.

Mr. Menser discussed access to the lots.

Mr. Scamardo pointed out that lots 2, 3, and 4 would be flag lots due to topography.

Mr. Sheats wanted to know the minimum number of lots in a subdivision. Mr. Worley stated that it would typically start at four lots.

Alan Payne, 1539 Sierry Peaks Rd, discussed lot access.

There were no other comments from the public.

Mr. Sheats, MOTION to recommend approval of PP14-001, Sierry Peaks Trails, a six-lot residential subdivision on 3.28 acres. Mr. Mabarak, 2nd. VOTE 7-0; passed.

IV. PUBLIC HEARING ITEMS

3. Discussion of the 2014 General Plan Draft.

Mr. Menser discussed the General Plan workshops where they worked on the draft of the plan. He stated that they would begin by working on Element 8, Open Space.

Mr. Worley stated that there were only minor language adjustments in Element 8.

Mr. Menser moved on to Element 9, Environmental Issues. Mr. Worley stated that the modifications made to the element were based on information received during the public workshop meetings; the comments received were for very minor changes.

Mr. Sheats pointed out that specific references to kelvin and lumins were to be removed. It was also requested to have the second paragraph under 9.5 to be removed

9.5 darks sky remove entire 2nd paragraph. And last of 9.2 and part of strat 1.2 Mr. Scam, Mabark 2nd. 7-0; passed.

Element 10 Water Resources Element.

Economic Development, Element 11. Discussions about housing studies ... some additions and deletions 11.2.3 add Iron Springs rd. Mabarak Motion, Sheats 2nd.

Mr. Scamardo Stringer 2nd. Mabarak withdrew original motion.

11.3.1 telecommuting Mr. Sheats Stringer 2nd to add the word technology.

11.3.2 strategy 2.4

Strategy 4.6 Element 11. Ms. Ruffner stated she wasn't sure if the strategy should even be included in the General Plan. Mabarak remove motion, 2nd? 7-0; passed.

Element 12 most of discussion making sure planning commissioners understood ...

Mr. Menser opened the public hearing and called for any comments. Ms. Ruffern thanked the commission for their hard work. Mattson added the need for editing, Ms. Bell stated that no section on GP amendments Mr. Worley statd no info in plan itself...

Mr. Menser closed the Public Hearing at 9:53 a.m.

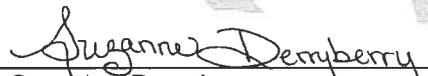
Mr. Marshall, MOTION to approve General Plan Draft to go to City Council. Mr. Scamardo, 2nd. 7-0; passed

V. **CITY UPDATES**

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

VII. **ADJOURNMENT**

Mr. Menser adjourned the meeting at 9:54a.m.


Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 1/29/15

DEPARTMENT: Community Development

AGENDA ITEM: Approval of FP15-002, Final Plat of Granite Dells Estates Phase 1D, a 12 lot residential subdivision with private streets. [Zoning: Rural Estate 2 (RE-2) (PAD); Property Owner: Granite Dells Estate Properties, Inc.]

Approved By:

Date:

Director:	Guice, Tom		1.21.15
Planning Manager:	George Worley		1/21/15
Community Planner:	Frank V. Hall		1/21/15

Item Summary

Granite Dells Estates is a Planned Area Development (PAD) located south of State Route 89A, east of the Peavine Trail, and west of Granite Dells Parkway. The mixed-use PAD zoning includes single family, multifamily, and commercial zoning categories on nearly 1,100 acres.

The residential portion of Granite Dells Estates consists of 1,308 residential units, private roads, and substantial open space. This Final Plat is for Phase 1D of the larger Rural Estate 2 (RE-2) area. Phase 1D totals 41.65 acres and includes a total of 12 lots ranging in size from 2 acres to 3.15 acres, two (2) open space tracts, and two (2) "Rural Street" private roads.

Background

The City Council reviewed the Annexation and Master Plan request for Granite Dells Estates at numerous meetings between June and November of 2007. The Annexation was approved by Ordinance No. 4632-0834, Resolution No. 3864-0832 and Development Agreement No. 2008-164 on November 30, 2007.

AGENDA ITEM: Approval of FP15-002, Final Plat of Granite Dells Estates Phase 1D, a 12 lot residential subdivision with private streets. [Zoning: Rural Estate 2 (RE-2) (PAD); Property Owner: Granite Dells Estate Properties, Inc.]

The Planning Commission recommended approval of the Preliminary Plat in 2008 after both a Study Session on April 24, 2008 and Public Hearing on May 8, 2008. At that time, the Commission concluded that the "Rural Street" private roadway design was appropriate for the area to be zoned "Rural Estate 2 Acre" (RE-2)

The Preliminary Plat (PP08-002) was approved by the City Council on May 27, 2008. Staff believes this final plat is in substantial conformance with the preliminary plat.

GENERAL PLAN & ZONING MAP

The 2013 General Plan Land Use Map generally identifies Phase 1D as a mixed use and low to medium residential development.

The current Zoning Map shows Phase 1D as RE-2 which is consistent with this final plat application.

AIRPORT SPECIFIC AREA PLAN

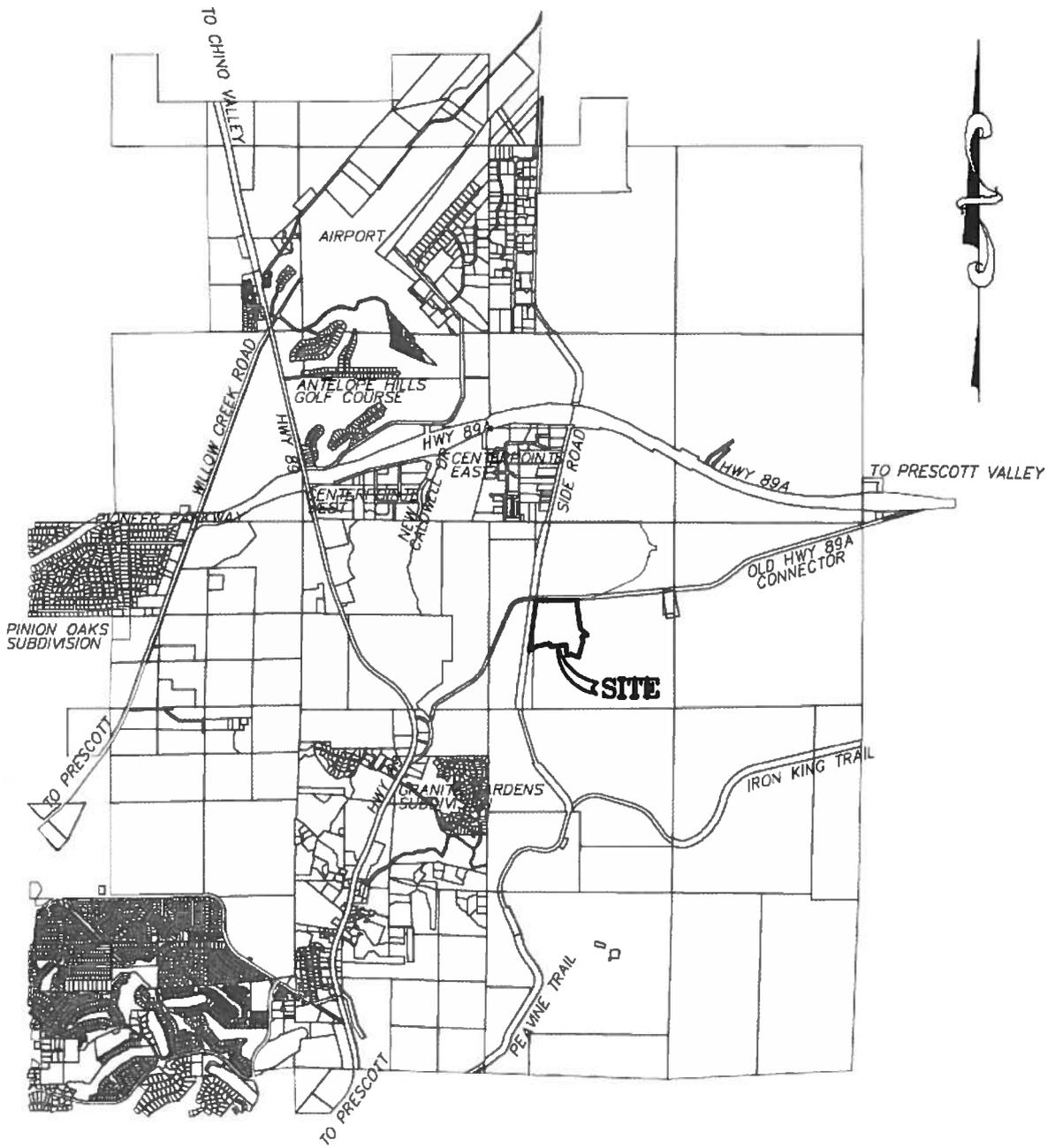
Portions of the property are located within the Airport Specific Area Plan (ASAP) boundaries and are subject to the ASAP requirements. The Noise and Avigation Disclosure note on the final plat has been recently updated to read:

Granite Dells Estates Phase 1D is located within the vicinity of the Prescott Municipal Airport (Ernest A. Love Field). This location will be subject to Aircraft over flights. Ordinance No. 4129, designates "An Airport Influence Area", Recorded in Book 3861 of official records, Page 398 on file in the office of the Yavapai County Recorder, Yavapai County, Arizona. The recordation of the final plat is public notice to all residents and property owners that this subdivision is located within an "Airport Influence Area".

Attachments

1. Vicinity Map
2. Master Plan
3. Preliminary Plat
4. Final Plat

Recommended Action: MOVE to recommend approval of FP15-002, Final Plat of Granite Dells Estates Phase 1D.



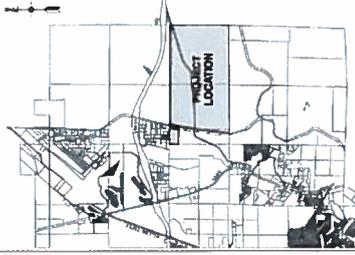
VICINITY MAP
N.T.S.

SUBDIVISION MASTER PLAN

GRANITE DELLS
ESTATES

LOCATION MAP

NOT TO SCALE



NON-RESIDENTIAL	
INDUSTRIAL GENERAL	16 AC.
BUSINESS GENERAL	47 AC.
EQUESTRIAN CENTER	13 AC.

RESIDENTIAL DWELLING UNITS (D.U.)			
PRODUCT	COUNT	AREA (AC.)	MASS GRADED
55'x125'	86	0.16 AC.	YES
60'x120'	58	0.17 AC.	YES
70'x125'	101	0.20 AC.	YES
75'x125'	42	0.21 AC.	YES
80'x130'	60	0.28 AC.	YES
CUSTOM	66	0.50 AC.	YES
CUSTOM	12	0.75 AC.	YES
EQUESTRIAN	52	1 AC.	YES
CUSTOM	56	2 AC.	NO
MULTI-FAMILY	308	18.8 AC.	YES
WORKFORCE	80	28 AC.	YES
TOTAL	1,038		

REQUESTED WATER ALLOCATION • 1,038 D.U.

OWNER
GRANITE DELLS ESTATES PROPERTIES, INC.
GRANITE DELLS ESTATES PROPERTIES II, INC.
1403 INDUSTRIAL WAY
PRESCOTT, ARIZONA 86301
(928) 778 - 0770
PROJECT CONTACT: MICHAEL FAWN

ENGINEERS/SURVEYORS
L&L ENGINEERS/SURVEYORS
1000 W. WASHINGTON ST. #100
PHOENIX, AZ 85001
DATE OF REVISION: 02/17/2016

EXHIBIT
USE
ONLY

SHEET: 1 OF 1

DRAWING SCALE
1 inch = 400 Feet, Horizontal
1 inch = 20 Feet, Vertical
2" CURBION INTERVAL



GRANITE DELLS PKWY

STATE ROUTE 188A

PFAYNE TRAIL

OPEN SPACE (AND COMMON AREA)
(TYPICAL)

WORKFORCE HOUSING
85 D.U.
60'x120'
13 AC.

WORKFORCE HOUSING
75'x125'
13 AC.

85'x125' MASS GRADED CUSTOM LOTS

85'x125' MASS GRADED CUSTOM LOTS

99 D.U.
60'x120'

431 D.U.
70'x125'

BUSINESS GENERAL
14 AC.

BUSINESS GENERAL
13.5 AC.

BUSINESS GENERAL
6.5 AC.

BUSINESS GENERAL
13 AC.

EQUESTRIAN CENTER
13 AC.

80 D.U. HOUSING LOTS

QUIET FAMILY RESIDENTIAL
383 D.U.
15'x16' AC.

106'x111'
55'x125'

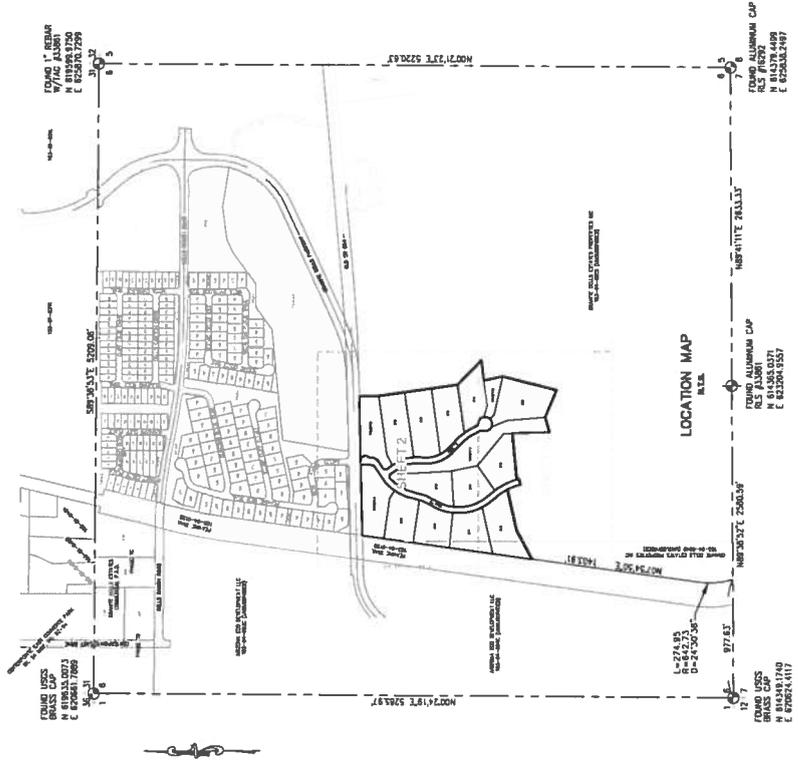
42 D.U.
75'x125'

60 D.U.
95'x130'

36 D.U. MASS GRADED CUSTOM LOTS

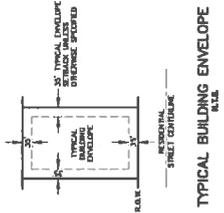
FINAL PLAN OF GRANITE DELLS ESTATES PHASE 1D

LOCATED IN SECTION 6, TOWNSHIP 14 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.



TRACT AREA (S ²)	AREA (ACRE)
A	126,807.22
B	91,257.72
C	171,500.04
D	32,258.86
E	133,763.18

LOT	AREA (S ²)	AREA (ACRE)
1	81,257.72	2.11
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANITE DELLS ESTATES PROPERTIES INC. AS OWNER, HAS SUBMITTED UNDER THE NAME OF "GRANITE DELLS ESTATES PHASE 1D", LOCATED IN SECTION 6, TOWNSHIP 14 NORTH, RANGE 1 WEST AND SALT RIVER BASE AND MERIDIAN, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS BEING ESTERED PHASE 1D, AND HEREBY DECLARES THAT:

- SAD PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND TRACT SHALL BE SHOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY, AS SHOWN ON SAID PLAT.
- AND OWNER DECATES EASEMENTS IN SAID STREETS AND ADDITIONAL EASEMENTS CLASSIFIED AS SHOWN HEREON FOR PUBLIC AND PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.
- THE TRACTS SHOWN PLATTED HEREON AND DESIGNATED AS TRACTS "A", "B", "C", & "D" ARE DEDICATED FOR OPEN SPACE, INCLUDING SLOPES, LANDSCAPING, AND DRAINAGE USE.
- THE TRACT SHOWN PLATTED HEREON AND DESIGNATED AS TRACT "E" AND INCLUDED IN THE ABOVE DESCRIBED PHASES IS HEREBY DEDICATED AS PRIVATE ROADWAY WITH AN EASEMENT FOR PUBLIC UTILITIES, CABLE COMMUNICATION AND LANDSCAPE PURPOSES.

IN WITNESS WHEREOF:

GRANITE DELLS ESTATES PROPERTIES INC., AS OWNER, HAS CAUSED THE NAME OF THE CORPORATION TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DAY OF _____ 2015.

GRANITE DELLS ESTATES PROPERTIES INC.

BY: _____ ITS MANAGER.

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF YAVAPAI)

ON THIS _____ DAY OF _____ 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GRANITE DELLS ESTATES PROPERTIES INC. AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BEING DULY AUTHORIZED TO DO SO.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF PRESCOTT ON THIS _____ DAY OF _____ 2015.

MAYOR _____ CITY CLERK _____

APPROVED BY THE CITY OF PRESCOTT ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ 2015.

CITY ENGINEER _____

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____ 2015.

COMMUNITY DEVELOPMENT DIRECTOR _____

C C & R's

THE DECLARATION OF RESTRICTIONS FOR "GRANITE DELLS ESTATES PHASE 1D" ARE RECORDED IN BOOK _____ OF OFFICIAL RECORDS, PAGE(S) _____ IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, AND IS HEREBY INCORPORATED AS A PART OF THIS PLAT.

NOISE AND AVIGATION DISCLOSURE:

GRANITE DELLS ESTATES PHASE 1D IS LOCATED WITHIN THE VICINITY OF THE AIRPORT INFLUENCE AREA (AIA) AND AIRPORT OPERATIONAL OVERFLIGHT PATTERNS (AOOP). THE AIA AND AOOP ARE SHOWN ON THE "AIRPORT INFLUENCE AREA" RECORDED IN BOOK _____ OF OFFICIAL RECORDS, YAVAPAI COUNTY, ARIZONA. THE DECLARATION OF THE FINAL PLAT IS PUBLIC NOTICE TO ALL RESIDENTS AND PROPERTY OWNERS THAT THIS SUBDIVISION IS LOCATED WITHIN AN "AIRPORT INFLUENCE AREA".

COMPLIANCE

THE FINAL PLAT OF "GRANITE DELLS ESTATES PHASE 1D" IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CODES OF THE CITY OF PRESCOTT, ARIZONA.

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 6 OF ARS 49-576.
- THIS PLAT IS IN COMPLIANCE WITH CRITERIA ESTABLISHED BY STATE STANDARD REGULATIONS AND THE ORDINANCES OF THE CITY OF PRESCOTT, ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).
- CONSTRUCTION OF BOTH PUBLIC AND PRIVATE INFRASTRUCTURE, ROADWAYS AND ON-SITE GRADING AND DRAINAGE SHALL CONFORM TO N.P.D.C.'S CRITERIA.
- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR ADHERING TO CITY OF PRESCOTT ON-SITE STORM WATER DETENTION REQUIREMENTS AND REGULATIONS AND ARE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT'S INTEGRITY WITHIN THEIR PROPERTY BOUNDARY.
- THE PROPERTY OWNER ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE SLOPE AND DRAINAGE EASEMENT'S INTEGRITY WITHIN ALL TRACT BOUNDARIES.
- DRAINAGE EASEMENTS CONFORM TO MATERIAL OR MAN-MADE WATER COURSES. THESE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF FOLIAGE AND/OR DEBRIS FROM THE COURSE OF THE WATER COURSE. THE MAINTENANCE SHALL BE THE FINAL PLAT FOR THIS SUBDIVISION. IN THE EVENT THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, IN THE OPINION OF THE CITY ENGINEER OF THE CITY OF PRESCOTT, ARIZONA, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO ENTER THE PROPERTY AND/OR CAUSE THE NECESSARY MAINTENANCE TO BE PERFORMED. THE NECESSARY MAINTENANCE SHALL BE AT THE EXPENSE OF THE INDIVIDUAL PROPERTY OWNER.
- THE PROPERTY OWNER ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE ROADWAY INTEGRITY WITHIN TRACT "E".
- SEWER LOCATION AND ENTRY ALIGNMENT FEATURES MUST BE DIVULGED TO THE RIGHT OF CITY AND WITHIN SEPARATE AND SPECIFIC "SEWER EASEMENTS" PRE-APPROVED BY THE CITY OF PRESCOTT. THESE SEWER EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- A WATER TANK, A BOOSTER PUMP STATION, AND A WASTE WATER LIFT STATION ALL RESIDE WITHIN THE GRANITE DELLS ESTATES SUBDIVISION.
- THERE IS A WASTE WATER TREATMENT PLANT NORTH OF STATE ROUTE 89A.
- NOTICE TO ALL HOME BUYERS, LOTS 200-220 WILL REQUIRE THE ADDITION OF A LOW PRESSURE SEWER SYSTEM IN ORDER TO PROVIDE POSITIVE SEWER FLOW TO THE TREATMENT PLANT. THE HOME BUYER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SEWER SYSTEM. THE FLOW OF THE STREET THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STREET. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GRAVITY SEWER MAIN LINES OWNED BY THE CITY OF PRESCOTT.

LYON ENGINEERING
Civil Engineers & Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 778-1750
DATE: 01-09-15 DRAWN BY: RLM
JOB NO. 814-20 CHECKED BY: JD

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR. THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE POSITIONARY CORRECTIONS SHALL BE MADE BY THE SURVEYOR. THE POSITIONARY CORRECTIONS SHALL BE MADE BY THE SURVEYOR. THE POSITIONARY CORRECTIONS SHALL BE MADE BY THE SURVEYOR.

EXPRESS 6/30/16

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 1/29/15

DEPARTMENT: Community Development

AGENDA ITEM: RP14-005, Revision of Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB)]; Property Owner: Braken Properties, Inc.

Approved By:

Date:

Director:	Guice, Tom		1.21.15
Planning Manager:	George Worley		1/20/15
Community Planner:	Frank V. Hall		1/21/15

Item Summary

The Kensington Place PAD is located east of South Blooming Hills Drive, north of Rosser Street, and south of Prescott Lakes Golf Club. Single-family zoning (SF-9, SF-18, and SF-35) surrounds the site on all sides for the communities of Blooming Hill Estates to the north and west, and Cliff Rose to the east.

The proposed Re-Plat of Kensington Place will modify the side and front yard setbacks for twelve of the original attached townhouse lots to accommodate a change to detached single-family lot dwelling units. The proposed side yard setback is five (5) feet and the front yard setback will be reduced from 22 feet to eight (8) feet, thereby reducing the driveway length by 14 feet.

In addition, a four (4) space off-street guest parking lot known as "Tract D" will be reconfigured to support lot size increases for the subject lots.

Finally, the side yard lot lines for all twelve lots will be adjusted/straightened typical of standard single family detached lots. Impacts on water allocation, traffic volume, and open space requirements are not anticipated since the number of lots and zoning densities are unchanged.

AGENDA ITEM: RP14-005, Re-Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB); Property Owner: Braken Properties, Inc.

Background

The City Council approved the Final Plat (FP05-004) of Kensington Place on May 24, 2005 following a rezoning of the site to NOB from Single-Family-35 (SF-35) in late 2004.

This site is designated Mixed-Use on the 2013 General Plan map and development in the vicinity of Kensington Place is primarily single-family residential (SF-9 & SF-35). All lots front on Kensington Court which is a 36 foot wide right-of-way with 28 feet of paved roadway with parking originally proposed to be on one side of the street.

Original setbacks of FP05-004 were approved as 5 feet side, 0 feet on the common wall side of the townhouse units, 8 feet rear, and 22 feet from the back of sidewalk to the face of garage to allow for additional driveway parking.

Planning & Zoning Commission review of the original PAD proposal occurred during May, June and July of 2004. At the June 10, 2004 meeting, the Commission voted to postpone approval of the Preliminary Plat, in part, to correct the plat to show a 22 foot setback to the garage to allow room for off-street parking in individual driveways. On July 8, 2004 the Commission voted to approve the Preliminary Plat since the minimum setback to the garage was changed to 22 feet.

Planning staff noted the Commission's 2004 garage setback concerns during the October Pre-Application Conference for this re-plat and requested written clarification from the applicant to justify the 14 foot reduction of the front yard setback needed to accommodate the new single-family housing type. The Planning and Fire Departments continue to have concerns regarding pedestrian and vehicular safety of an eight (8) foot driveway in addition to the resulting reduction of off-street parking availability since vehicles have been seen parking in the no-parking area of the hammerhead turnaround for emergency vehicles.

Attachments

1. Vicinity/Zoning Map
2. Aerial Map
3. Original Final Plat – FP05-004
4. Revision of Plat – RP14-005
5. Planning Commission Minutes – June 10, 2004 & July 8, 2004
6. Architect's Letter dated 11/18/14
7. Typical Lot Exhibits (2)
8. Aerial Photo of Hammerhead Turnaround with Vehicle (Yavapai County GIS)

AGENDA ITEM: RP14-005, Re-Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB)]; Property Owner: Braken Properties, Inc.

Recommended Action: **MOVE** to recommend approval/disapproval of RP14-005, the Revision of Plat of Kensington Place to modify the side yard and front yard setbacks, reconfigure Tract D, and adjust/straighten lot lines for Lots 1 and 2, and 7 through 16.

Meeting Minutes

PLANNING & ZONING COMMISSION

Regular Meeting & Public Hearing Thursday, June 10, 2004 9:00 AM

I. CALL TO ORDER

Chairman Wiant called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT:

George Wiant, Chairman
Richard Rosa, Vice-Chairman
Joe Gardner
Tom Menser
Don Michelman
Len Scamardo
Seymour Petrovsky

OTHERS PRESENT:

Julie Pindzola, Planning Manager
George Worley, Long Range Planner
Mike Bacon, Community Planner
John Moffitt, City Attorney
Dick Mastin, Development Svs Mgr., Public Works
Ted Galde, Fire Marshall
Linda Hartmann, Recording Secretary
Rowle Simmons, Mayor
Bob Bell, Councilman

III. REGULAR/ACTION ITEMS

May be voted on, contingent upon any related public hearing item below being acted on.

1. **SP04-005, Preliminary Plat for Redfield Subdivision, located on South Lake View Drive, Lot 12.** APN: 106-20-022A, 022B. Proposing 8 lots on ±5.02 acres. Current zoning is Residence A-35 (RA-35). Proposed zoning is Residence A-18 (RA-18). Agent is Mark Adams. Owners are Jim & Mike Roden. Community Planner is Mike Bacon. (Associated with RZ04-013, #7).

Mr. Bacon stated that the preliminary plat was for 8 lots north of South Lakeview Drive. The water and sewer line issues have been resolved and no significant issues remain. Staff supports both the preliminary plat and rezoning applications.

Mr. Scamardo asked if the applicant had a grading plan? (Ms. Pindzola: The grading plan submitted showed a shared driveway between 2 single-family lots. There will need to be careful, detailed plans with information showing topography and disturbable area).

Mr. John Hooker, 309 S. Marina St., a resident since 1951 expressed concern that Prescott is becoming a "great mecca of development." He stated that we are destroying our environment. He cited a need to stop development, consider natural resources, etc.

Chairman Wiant responded, while development can't be stopped, there is an attempt to control and direct it in a manner that will be as beneficial as possible.

Mr. Rosa **MOTION:** Move to **approve** rezoning RZ04-013 from Residence A-35 (RA-35) to Residence A-18 (RA-18) and to **approve** SP04-005 preliminary plat for the Redfield Subdivision. Mr. Petrovsky 2nd. **Vote:** 7-0.

2. **SP04-004, Preliminary Plat for Kensington Place Townhomes**, located on S. Blooming Hills Drive just north of Rosser Street. APN: 105-04-001U. Proposing 16 lots on ±2.34 acres. Current zoning is Residence A-35 (RA-35). Proposed zoning is Neighborhood Oriented Business (NOB) using a PAD

Ms. Pindzola stated that it does not always work like that. Most dedications are common tract dedicated to a homeowners association. The homeowners association is responsible for the maintenance and, thereby, the installation if necessary.

Chairman Wiant would hope the City moves strongly with enforcement if the developer does not complete the landscaping as stipulated. It would be wrong to pass this on to the homeowners association.

VOTE: 6-1 (Menser)

3. **SP04-007, Subdivision Exception and Plat Approval, Centerpoint East Subdivision** located near the Southwest corner of 89A and Side Road. ±62.47 acres. APN: 103-01-032, 033B, 033E, 034A; 034B. Seeking to subdivide the ±62.47 acres of land for commercial/industrial development and requesting a subdivision exception per Subdivision Regulations Section 12-7-2. Zoning is Commercial A (CA). Applicant is Chamberlain & Myers Development. Owner is Country Dells LLC. Long Range Planner is George Worley. **(Associated with RZ04-012, #9)**

Mr. Worley explained that this is a request for both a subdivision exception and a rezoning for property that was formerly known as Country Dells.

The property was zoned Commercial A (CA) approximately 6 months ago by the City per a settlement agreement with the property owners. The CA district is being requested to change to Industrial A (IA) TO allow a commercial/industrial park. The property is indicated as employment on the 2003 General Plan. The proposed IA as well as the CA generally comply with the General Plan uses that are specified in that employment designation. So either or both are appropriate here. The goal is to help exclude residential uses for the property because of its location near the airport. It is part of the ASAP plans for protection of the airport by providing industrial, commercial and open-space buffers.

During the last meeting, extending Side Road south was discussed. The preliminary plat shows an easement that extends further to the south to connect to the future development. There is an emergency access provided along Heckathorn. A request was made for some option to connect to the east. The developers provided an easement with the same conversion to right-of-way and where requested by the City. Mr. Worley noted that the adjacent property is currently outside the City limits.

Mr. Worley indicated the emergency access is limited to approximately a 25' easement at this time. The developer has agreed to improve to an all-weather surface. The roadway is wider than required due to anticipated truck traffic. We now have an agreement with the developer that casts out inappropriate IA uses given his proximity to existing residential uses. The agreement also addresses additional landscaping, doubling the amount of landscaping plantings, screening outside storage, etc.

Mr. Gardner asked about future utilities. (Mr. Worley: They will probably terminate where the pavement terminates now; and as the roadway extends to the south, utilities will also extend to the south).

Mr. Gardner asked if the present property owner will pay for the extension. (Mr. Worley: The property owner will be required to extend utilities to his property line).

Mr. Ty Myers, Chamberlain & Myers Development, L.L.C., 3605 Crossings Drive, stated that he is in agreement with what he has heard so far and sees no problem or conflict.

Ms. Pindzola indicated that the development agreement with the CC&Rs that Mr. Myers is working on would help to define the character and the quality of the development. (i.e., the maximum height of the masonry wall, additional landscaping, etc.)

townhomes have a "meandering-type" of sidewalk which is the intent of the applicant. This would provide enough grade difference for the driveway to become acceptable).

Mr. Mastin would like to see a more free-flowing design as opposed to the angular design.

Mr. Michelman asked about storm water flow. (Mr. Mastin: This is a Public Works concern and is on our DRC comments. Detention is a concern).

Mr. Petrovsky questioned the entrance into the garages. (Mr. Bacon indicated that there would be an entrance from the alley and an exit on Marina Street).

Mr. Menser expressed the fact that in going to a PAD this project doesn't meet any basic planning minimums that exist in the City, i.e., back-up space, turning area, guest parking, landscaping, and open space. Why is Commission looking at this? (Mr. Bacon: Staff is obligated to bring these items to you as part of an application. The requirements of the application are being made known to you at that time).

Mr. Menser stated that it is impossible to turn a car into a garage in 18'.

Mr. Michael Haywood, 115 E. Goodwin, addressed the Commission. Mr. Jim Turner, who designed the project, re-examined how this proposal could work with the garages underneath and the units on top. Granted, there is not much parking, but it does satisfy Code requirements. Marina Street provides lots of parking space. The sidewalk was designed to enhance the existing sidewalk as well as the grading. We propose to utilize areas of landscaping as detention. Many driveways exist in Prescott without the radius necessary for turn-ins. From a technical point of view, we believe that we can now accommodate the engineering concerns of gradation, of detention, of access to the structures. We are not asking for anything bizarre; but, because of a misconception of what would accommodate a 4-plex, that now would provide 3 single-family houses on a property and would serve all in the neighborhood.

Chairman Wiant pointed out the fact that planters cannot control the water coming down the driveway. (Mr. Bacon indicated that the planters will not work).

Mr. Gardner stated that once the garage had 12'-doors, the project would be impossible and the entrance is another issue.

Mr. Rosa stated the picture shows single doors instead of double doors.

Mr. Menser stated that it wouldn't work. The only deviation from the basic City standards for PAD exists only if there is a good reason. (Ms. Pindzola inserted: "and if it functions").

Mr. Scamardo inserted that the driveway will not work. This in-fill project doesn't work.

Ms. Pindzola suggested that a duplex might be a better solution.

Mr. Jim Turner, 1232 Valor Street, General Contractor (not architect), assured the Commission that it is a tight project. The property owners desired the maximum usage. He believes that the present plan is workable.

Mr. Petrovsky stated that most people don't approach parking in a slow manner. He asked: In order to get into the entrance, you have to pull into the garage, exit the garage, close the garage door and then walk around the property to a stairwell. (Mr. Turner: The 3' elevation change complicates things).

Chairman Wiant also brought up inclement weather and the challenge it presents.

neighborhood when it doesn't need to happen. Traffic should be encouraged to use Willow Lake Road to Prescott Lakes Parkway; and, Smoketree Lane should be accessed by Prescott Lakes Parkway to go west.

Sarafina should be designed to provide access to the park, and Sarafina should tie into the overall pedestrian trail and bicycle path network. It should not be encouraged to have a high rate of traffic and speed. Sarafina has one connection with a gated neighborhood abutting it. Sarafina then goes north through the park area and connects to the existing streets. M3 has proposed that the street width be reduced to 28' and the bike/pedestrian trail system be moved to the 125'-wide easement, thereby allowing those people to have direct connectivity into the park and trail system from Smoketree Lane. The street can be left at 32' as per the current requirements in the Development Agreement if necessary. M3 won't create both on-street and off-street bike/pedestrian improvements.

The Development Agreement provides the ability to realign the street. A connectivity between Smoketree Lane, Trail Walk and Lakeview Street has been provided; and, we do have the right in the Development Agreement to have private streets with the exception of Smoketree Lane, Prescott Lakes Parkway, Blooming Hills Drive and Sarafina. At this time, we are looking to view Northridge as a public street, but that is subject to change.

Prescott Lakes will develop approximately 2,200 units, a reduction of 1/3 of the total number of planned units in the community. The open space should exceed 30%. A broad-range of housing from the low \$200's up to a million dollars will exist.

Mr. Menser: Assuming that it is a good idea to hold traffic down on Sarafina, and anyway you examine the issue, it is still a form of a residential collector. Would a few more cul-de-sacs be a major cost? (Mr. Brownlee stated with slope, it becomes a narrow corridor and the ability does not exist to create cul-de-sacs).

Mr. Gardner asked to see some method of holding down through traffic. Traffic should be able to go through but shouldn't be encouraged as a major thoroughfare or collector street. (Mr. Brownlee: People from the Cottages will use it and it will have slightly more traffic than the other streets).

Ms. Pindzola noted that Sarafina has been called out to be one of the north-south linkages replacing Samaritan Way. There is some validity in keeping the 32'-wide street intact. Whether we want to call Sarafina a residential collector or not, once put through, that is exactly how it will function. Public Works does receive regular complaints from the residents along nearby Sequoia about the cut-through traffic.

Chairman Wiant inquired about the width of Rosser Street in Cliff Rose. (Ms. Pindzola stated Rosser was wider than 28').

Ms. Pindzola indicated Vista Verde III calls for 28'-wide streets and 7'-wide sidewalks. The 32'-wide street for Sarafina is designed to serve a multi-modal purpose. There is no strong opinion about whether to keep it on Sarafina or take it to the power line except that most people do not wish to walk under a power line. Eric Smith, Parks & Recreation's open-space trail advisor, acknowledged taking the bicycle trails off Sarafina and putting it under the power lines would be advisable because it would separate bikes from numerous driveways.

Chairman Wiant inquired about existing scientific evidence regarding the power line. (Ms. Pindzola: Not aware of any definitive scientific evidence; however, many people choose not to walk under power lines).

Mr. Menser suggested that ideally both options could exist. If, as Mr. Brownlee indicated, the developers go with the 32'-section, the question is moot.

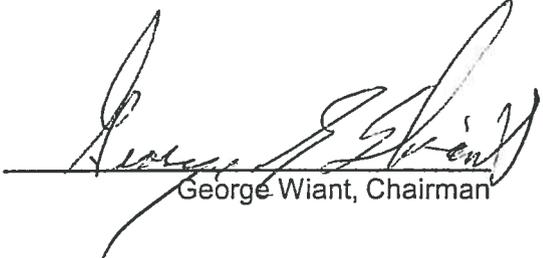
Ms Pindzola explained that informational meetings are taking place and the zoning map is being updated to comply with the new Land Development Code. She also noted that more than 18,000 notices had been sent to City of Prescott residents and to folks in the county within 300' of the City limits. This revision in code is not a rezoning and will not affect taxes. The public hearing is scheduled to take place June 24, 2004.

V. DISCUSSION ITEMS

12. **Council Updates:** Ms. Pindzola updated the Commission on recent Council actions.

VI. ADJOURNMENT

13. There being no further business the meeting was adjourned at 11:58 AM.


George Wiant, Chairman

Meeting Minutes

PLANNING & ZONING COMMISSION

Public Hearing Thursday, July 8, 2004

9:00 AM

I. CALL TO ORDER

Chairman Wiant called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT:

George Wiant, Chairman
Richard Rosa, Vice-Chairman
Don Michelman
Seymour Petrovsky
Len Scamardo

MEMBERS ABSENT:

Joe Gardner
Tom Menser

OTHERS PRESENT:

Julie Pindzola, Planning Manager
Mark Baker, Community Planner
George Worley, Long-Range Planner
John Moffitt, City Attorney
Dick Mastin, Development Sys. Mgr., Public Works
Mark Woodfill, Budget & Finance Director
Jim McCasland, Recreation Services Director
Judy Carlson, Recording Secretary
Rowle Simmons, Mayor
Bob Bell, Councilman
Ted Galde, Fire Marshal

III. REGULAR/ACTION ITEMS

May be voted on contingent upon any related public hearing item below being acted on:

1. **Approve 05/27/04 Minutes.** Mr. Rosa **MOTION:** to approve the minutes of the meeting on 05/27/04, Mr. Michelman 2nd. **Vote 5-0.**

2. **SP04-004, Preliminary Plat for Kensington Place Townhomes**, located on South Blooming Hills Drive just north of Rosser Street. APN: 105-04-001U. Proposing 16 lots on ±2.34 acres. Current zoning is Residence A-35 (RA-35). Proposed zoning is Neighborhood Oriented Business (NOB) using a PAD designation. Applicant is Terry Clayton. Owner is Canavest IV, LLC. Community Planner is Mark Baker. **(Associated with RZ04-011, #6).**

Mr. Baker reviewed the staff report. At the meeting on June 10, the request for more detail on the plat was made. The landscape plan for Kensington Place will be required at the final plat. Staff is recommending approval of both SP04-004 and RZ04-011.

Questions were raised by the Commissioners. The topics included: the egress from the garage to the street, parking spaces, and length of backup room. Ms. Pindzola indicated a 28' backing-out space exists that is supplemental to the required parking. The minimum setback for this PAD is 22' from the sidewalk.

Mr. Scamardo **MOTION:** to approve SP04-004 and RZ04-011 subject to landscape review and final plat, Mr. Rosa, 2nd. **Vote 5-0.**

3. **SP04-003, Preliminary Plat for Vista Verde Estates Unit 3.** Located at the south end of Sarafina Drive. Proposing 59 lots on ±15.52 acres, with PAD designation. APN: 106-18-059B, 059C, 059D, 059E, 059F, and 059G. Current Zoning is RA6-MH and RA-35, proposed zoning is RA6-MH with PAD

Mr. Gaber indicated that the location of the monument signs, color, etc., have not been worked on and will follow as construction progresses.

Mr. Michelman questioned the proposed, illuminated signs. (Mr. Gaber indicated that the sign will be illuminated during the hours of operation, which may be 24 hours).

Mr. Scamardo **MOTION**: to approve CC04-001, Mr. Rosa, 2nd. **Vote 5-0.**

IV. PUBLIC HEARING ITEMS

Voting may occur, unless otherwise noted.

6. **RZ04-011, Kensington Place Townhomes**, located on S. Blooming Hills Drive just north of Rosser Street. APN: 105-04-001U. Request to rezone from Residence A-35 to Neighborhood Oriented Business (NOB). Proposing 16 lots on ±2.34 acres using a PAD designation. Applicant is Terry Clayton. Owner is Canavest IV, LLC. Community Planner is Mark Baker. **(Associated with SP04-004, #2). (Public Hearing closed 6/10/04). (Approved see #2).**
7. **RZ04-010, Vista Verde Estates Unit 3**. Located at the south end of Sarafina Drive. APN: 106-18-059B, 059C, 059D, 059E, 059F, and 059G. Request to rezone approximately 4.5 acres (APN: 106-18-059D, 059F) from Residence A-35 (RA-35) to Residence A-6MH (RA-6MH) Proposing 59 lots on ±15.52 acres. Applicant is Vince Fornara. Owner is Vista Del Lago; Inc. Planning Manager is Julie Pindzola. Community Planner is Steve Gaber. **(Associated with SP04-003, #3). Continued from 06/10/04 and 06/24/04. (Continued to 07/29/04).**
8. **MPA04-001, Master Plan Amendment to Prescott Lakes Community and Development Agreement Amendment and "Relotting Proposal."** The Plan Amendment pertains to four areas: 1) A conceptual lot layout of approximately 230 acres located north of Smoke Tree Lane and served by the future alignments of Sarafina Drive and Northridge Drive (associated with "relotting" the preliminary plats of the Pinnacle Units 2 and 3 and Lakeside); .2) A proposed land use change for approximately 4.5 acres located south of Smoke Tree Lane (south of the future intersection with Sarafina Drive); 3.) Recognition that the undeveloped lands east of Prescott Lakes Parkway will include a mix of commercial and residential uses; and, 4) Adopting a new superceded Development Agreement based on these and other provisions. Applicant is Jeff Davis, M3 Companies. Community Planner is Steve Gaber. **(Continued from 06/24/04).**

Mr. Gaber reviewed the staff report. The Commission previously discussed the amendments to the Prescott Lakes Master Plan on June 10, 2004 and June 24, 2004. The four significant Master Plan changes were reviewed.

The first change is a conceptual layout for the northern area of the Prescott Lakes Community (north of Smoketree) to be accessed by the future Sarafina and Northridge Drive area. The area includes ±230 acres, and the larger portion is intended to be developed by SunCor. Approximately 389 lots are located within the area, with M3 reserving 43 units in the high sloping area for estate homes.

The second change centers around the re-alignment of Sarafina. Proposed is a more meandering route west of the power lines and connecting to the park location at the northern end to join with the Vista Verde area, thence to Willow Creek Road. Staff is requesting a re-design to limit the number of driveways onto Sarafina).

The third change includes a 9-acre section of land immediately south of the future Smoketree and Sarafina intersection. On the currently approved Master Plan, the area was shaded to imply open space but not formally designated as open space. Two of the three parcels within the 9 acres are not owned or controlled by M3 (the Welsh property and the Denton property). The remainder of the

9. **GP04-002, Centerpoint West located at the SW corner of State Hwy 89A and Larry Caldwell Drive.** Request to amend the 2003 General Plan Land Use Map to change the designation of approximately 64.5 acres from Commercial to Commercial/Employment. APN: 102-06-005J. Current zoning is Residence A-9 (RA-9). Applicant/Agent is Chamberlain & Myers. Owner is the Izona Family LLP. Long-Range Planner is George Worley.

Mr. Worley reviewed the staff report. The property is to be known as Centerpoint West. About a month ago, Commission dealt with a similar request for property to be known as Centerpoint East. The Development Agreement casts out inappropriate uses for the area. The request is in compliance with the objectives of the Airport Specific Area Plan, with the intent being non-residential uses. This change to employment still meets that goal. Area meetings were held and the primary concern of people attending was the intersection at Larry Caldwell Drive. A Traffic Impact Analysis will be required and the developer has been made aware of the requirement. Staff is recommending approval of the General Plan Amendment.

Mr. Ron James, 4985 N. Hwy. 89, indicated that he will work with the developer to make the area a first-class development.

Mr. Bob Fox, 2091 Golf Links Drive, indicated that 64.5 acres would translate into 250-275 homes. He stated that he and many neighbors do not want to see spots of commercial development around their neighborhood. When Potter's House holds their yearly assemblies, approximately 500-1,000 cars heavily impact the traffic. Police need to direct traffic at those times. We are not in favor of this rezoning and request commercial property be placed in the other commercial zone (not industrial).

Mr. Ty Myers, 3605 Crossings Drive, developer, indicated Mr. Fox is accurate in much of what he brought up. The General Plan Amendment will align the uses that are desirable for the area. The first draft of the TIA is done, corrections are being made, and it will be presented shortly.

Mr. Petrovsky questioned the outcome of the area meeting. (Mr. Worley: Most attendees were from the Golf Links area. The most prevalent concern centered around traffic impact at the interchange).

Mr. Fox indicated a meeting was held at City Hall, not in the Golf Links area. Many people do not want to go out at night.

Mr. Michelman **MOTION:** to approve GP04-002. Mr. Rosa, 2nd. **VOTE: 5-0.**

10. **RZ04-015, 2550 Willow Creek Road.** (Southwest corner of Geneva Drive and Willow Creek Road) A request to rezone ±14.62 acres from Residence A-35 (RA-35) to Residence A-12 (RA-12). (The proposal is for a 39-unit single family residential PAD development). APN: 106-22-008. Applicant/Agent is Christopher Browning. Owner is Christian Fellowship Church, Inc. Long Range Planner is George Worley. **(Associated with #11).**
11. **LUP04-003, 2550 Willow Creek Road** (Southwest corner of Geneva Drive and Willow Creek Road) A request to amend the Willow Creek Corridor Plan Sub Area 2.E to permit development of 39 Single-family homes. Applicant/Agent is Christopher Browning. Owner is Christian Fellowship Church, Inc. Long Range Planner is George Worley. **(Associated with #10).**

Mr. Worley reviewed the staff report. The request is for a rezoning to change lot size to 12,000 SF per lot. Also requested is a change to the Willow Creek Road Corridor Plan needed to allow the rezoning to Residence A-12 (RA-12). The property is partially developed and a number of structures exist on the northeast corner. It is within the Willow Creek Corridor Overlay. The initial concept presented to staff was for single-family homes clustered to the south and east sides of the property and a central

Ms. Ellen McGowan, 840 Geneva Drive, indicated no one has addressed the General Plan election results from 6 weeks ago. The voters of Prescott overwhelmingly (3 to 1) endorsed the current Master Plan for growth in town under which the WCRCP was a part. While the study can be appreciated, it should be continued.

Ms. Ellen Maquee, 5431 Diamond Valley, talked about Habitat for Humanity and living in one of its affordable housing units. She pointed out that the homes are consistently kept up in appearance; and, she also indicated no homes have ever been foreclosed on for inability to make the mortgage payment.

Mr. Petrovsky, **MOTION:** to postpone RZ04-015 and LUP04-003 and reopening the Public Hearing to review Preliminary Plat on August 12, 2004. Mr. Scamardo, 2nd. **VOTE: 5-0.**

12. **RZ04-009, Citywide Zoning Map Update.** Public Hearing is scheduled for 07/08/04, 07/29/04. Planning Manager is Julie Pindzola.

Ms. Pindzola updated the Commission. Public Hearings and informational meetings have been held over the last month. Currently underway is the undertaking of converting today's Zoning Map to the Interim Zoning Map that will eventually replace the Land Development Code that will be adopted by Council later this year. Refinements will be brought before Commission along the way. One more hearing will take place at the July 29, 2004 meeting.

V. DISCUSSION ITEMS

13. **Storm Ranch, discussion** about development agreement for annexation, density, water and open space.

Ms. Pindzola presented the recent developments of Storm Ranch. Mr. Doug Patterson, Principal, JPB Development, has an option to purchase the 962-acre Storm Ranch. This includes three disconnected parcels. The proposal is for 2,250 homes on 962 acres with annexation being necessary for the northern and southern acreages. The density proposed, the water access issue, road building, etc., need to be studied further. Approximately 200 acres are proposed for 1,000 homesites. The Prescott East Area Plan recommends density in the lower two areas of between 2 and 6 units per acre. The densities proposed are not contrary to PEAP, but slopes, open space and housing types are not in keeping with PEAP codes. Two trails would connect to the Peavine Trail. Issues of access are noted including Sun Dog Ranch Road, Granite Dells Road, and using the Peavine Trail as an emergency access. Water allocation would be needed at the rate of 780 AF/year. That is not available at this time. The Development Agreement draft calls for a Transportation Study and more refined master planning that would cover plats and rezoning before roadways can be constructed as needed.

Mr. Bill Whittington, Boyle, Pecharich & Whittington, presented an overview of the three parcels of land that would comprise Storm Ranch and how they interrelate. Point of Rocks and Granite Dells Ranch adjoin the proposed area on the north. Of the approximate 963 acres, 240 acres will be open space. A total of 2,250 units with 2.6 units per acre will be developed. The south parcel comprised of 200 acres will have 5 units per acre, and high density may be the only way to use this property. The middle parcel has 300 acres with 14 acres of open space. Average density will be 3.34 units per acre, or 1,000 units. The north parcel has 463 acres with 225 acres open space and an average density 0.54 units per acre. The project will require expertise with all parties involved. Partial relief is needed from the Hillside Ordinance. The Development Agreement needs to grant public access to the Peavine Trail and Glassford Hill.

Mr. Thomas Slaback, 715 E. Goodwin, indicated that the Rail to Trail and its preservation includes view sheds, lights, and noise issues. In 1984 a committee was formed to acquire the Peavine Trail with tie hiking trails. The Commission needs to view the trail and lake level looking upward. He stated a need for conserving what the public spent money on.

Mr. Petrovsky asked about the lack of water and the direction the developer needs to take with that in mind. (Ms. Pindzola: There is not sufficient water at present. There could be some water allocated to a portion of this project within the next year or two. Staff requests the Commission look at the issue with all aspects on the table. This needs to be clearly understood at the front end of the Development Agreement).

Mr. Jim Knapp, 200 Parker Road, indicated The Dells is one of the "7 Wonders of Prescott." The Peavine Trail is an asset, and no more mass grading should occur. The impact load should be taken very seriously.

Mr. Patterson commented that he is sensitive to the Peavine Trail and The Dells. The focus is not to disturb these areas but enhance them.

Mr. Kurt Womack, 1150 N. Opal Drive, focused on the affordable housing issue. The General Plan is sensitive to creating affordable housing. Will any public monies be used for the massive earth moving and how will it be paid back. (Ms. Pindzola: A workshop on affordable housing is scheduled on July 20 that will attempt to define affordable housing. If some of the Hillside Standards need to be relaxed, a portion of the overall acreage gets dedicated to the City, a commitment towards the cost may be made. A trade-off is another option).

Mr. Jim Laurence, 345 High Chaparral Loop, pointed out the citizens have already purchased a portion of the Storm Ranch and paid a high premium price to the owners. The value of this property has already, therefore, been subsidized. This is a prime area. This is a project for another area, not the premium area.

14. **Council Updates:** Ms. Pindzola indicated Council was taking a two-week sabbatical.

VI. ADJOURNMENT

The meeting was adjourned at 1:20 PM.


George Wiant, Chairman



11-18-14
City of Prescott
Community Development Department
Revision of Plat Review
Kensington Townhomes
Attn: Frank Hall
Project # RP14-005

Dear Mr. Hall,

As per our phone conversation on Friday November 7, 2014, here is our response to your plan review comments from 10-16-14.

Your only comment was related to the loss of driveway parking space on this new plat as compared to the previous plat. You have asked me to clarify or address the off-street parking concerns from Planning Staff. There are several reasons for our reduction in driveway space that we feel are pertinent to the discussion. The reasons are that we are not proposing any additional units with this re-plat and the driveway parking was in excess of the zoning ordinance, we are still on a public street and will maintain fire clearance, and the existing four off-street guest parking provided does not change with this submittal.

The main purpose of this re-plat was to introduce a different housing type to this development. We felt that the single family detached structures are more marketable and a better fit to the housing type that is found in the area. With that in mind, we did not add to the number of units in this development. The unit size and type of amenities in each unit are smaller than the residences that are currently in place. Each of our new units also provide a two car garage. The zoning ordinance requires two parking spaces for single family houses and we meet that need. The driveway parking provided with the old duplex plan was in excess of the ordinance required spaces.

Each of these units have access off of Kensington Court, a 36' wide public street. The width of Kensington Court is adequate to provide for on street parking if necessary for guests. Even if cars were parked on both sides of the street, there is enough room for two way traffic. There is red curbed no parking areas on the north end of this street for fire department turn around access. This is no different from the previous approved plat.

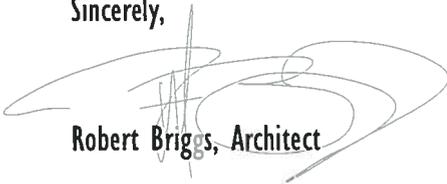
Finally, this proposed re-plat does not change the extra off-street guest parking that was provided with phase one. There will be 4 spaces maintained in tract 'D'. This was adequate for additional parking with the initial

plat and we feel we have not changed the number of residences with this re-plat and that this number of spaces will be enough to serve the new type of residence.

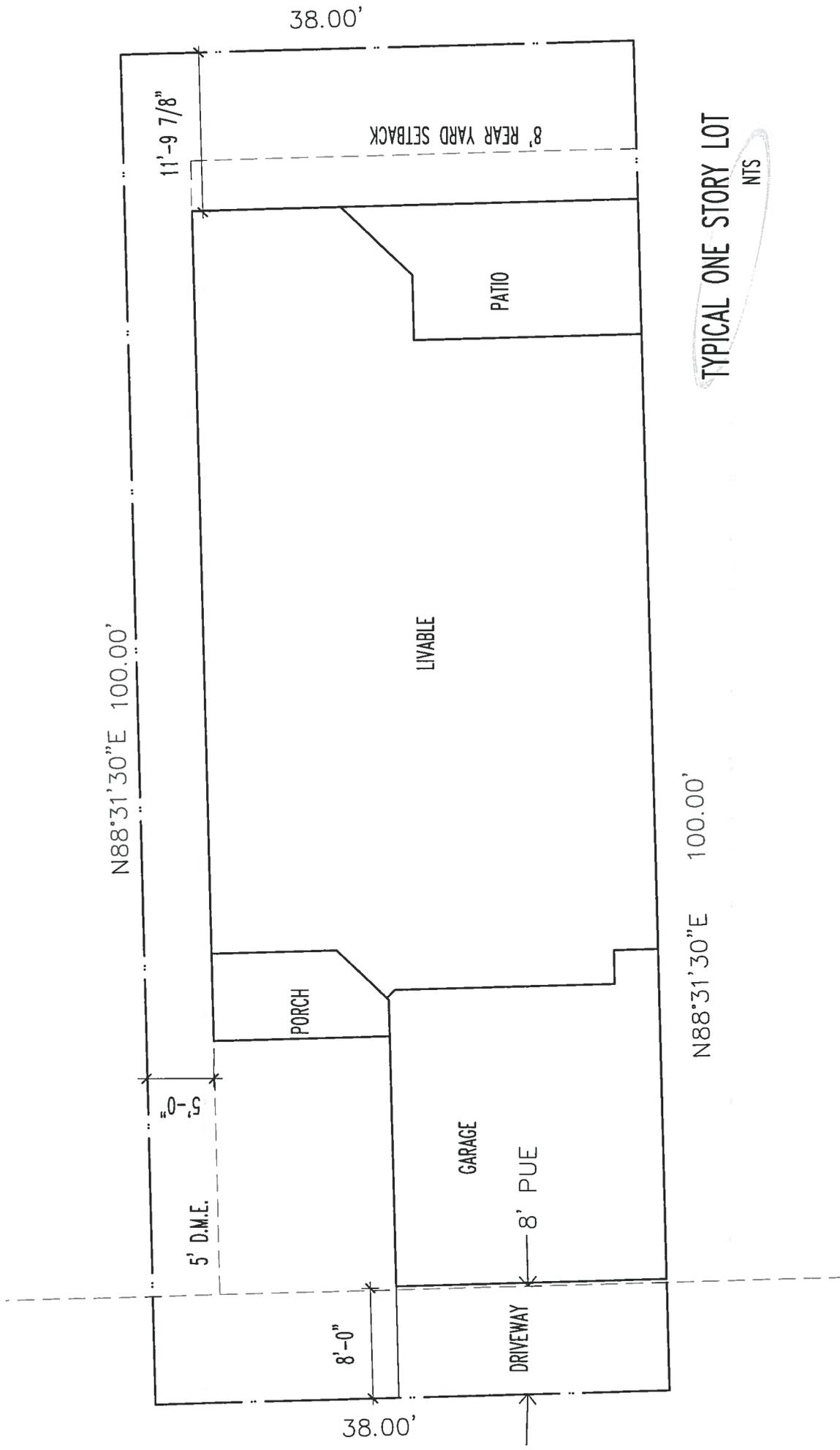
Just to re-cap our discussion, this re-plat does not add to the number of units from the previously approved plat. We meet the zoning required number of parking spaces, all units are accessed off of a public street with fire access maintained, and the number of additional off-street parking spaces provided under the previous plat has not been changed.

We hope that this plat may now be forwarded to the next step and the process and we will be able to get the re-plat approved under the next approval cycle. Please call me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Briggs", is written over a large, light-colored scribble or stamp.

Robert Briggs, Architect



TYPICAL ONE STORY LOT
NTS

N88°31'30"E 100.00'

N88°31'30"E 100.00'

38.00'

38.00'

11'-9 7/8"

8' REAR YARD SETBACK

PATIO

LIVABLE

PORCH

GARAGE

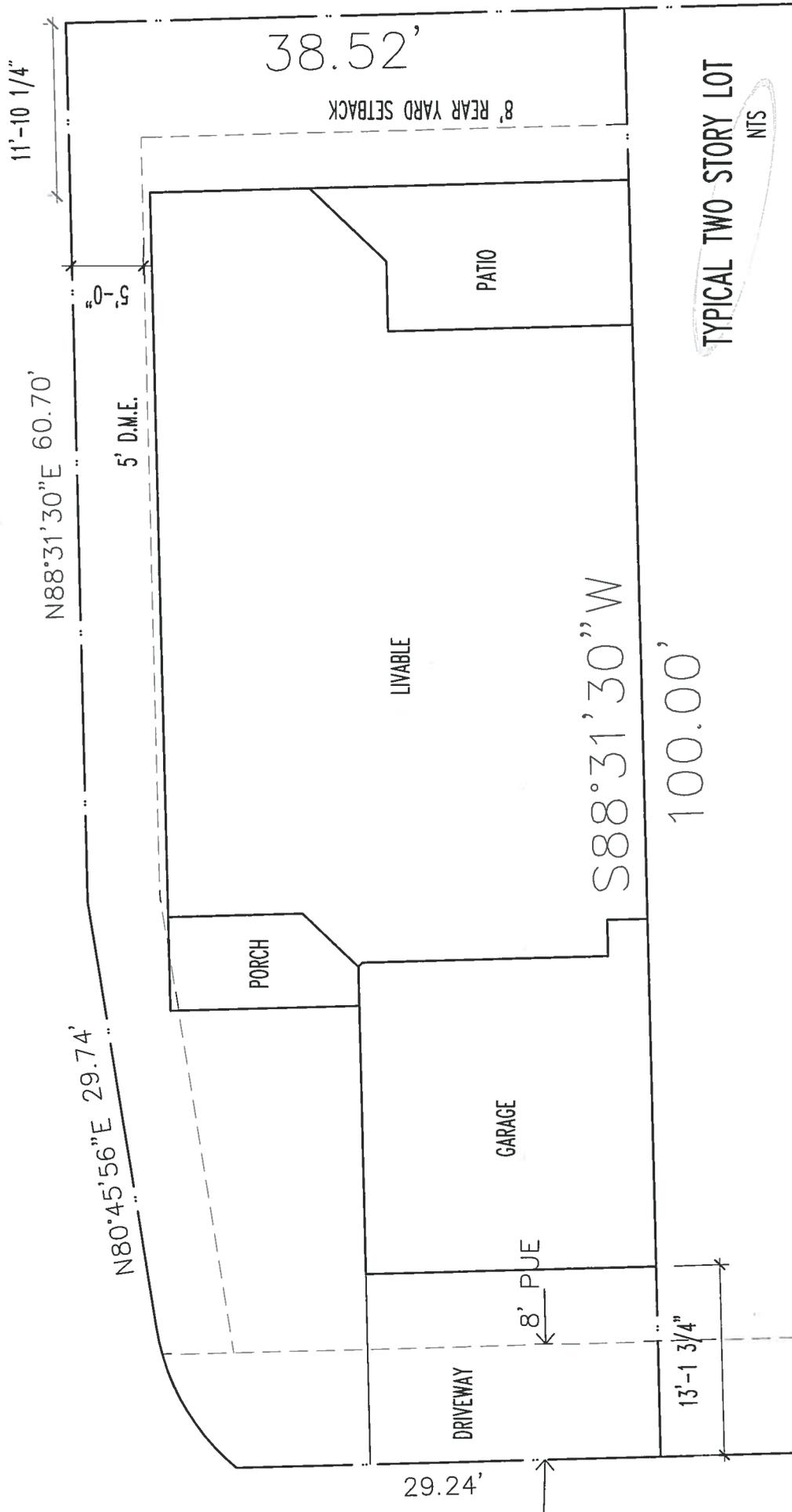
8' PUE

DRIVEWAY

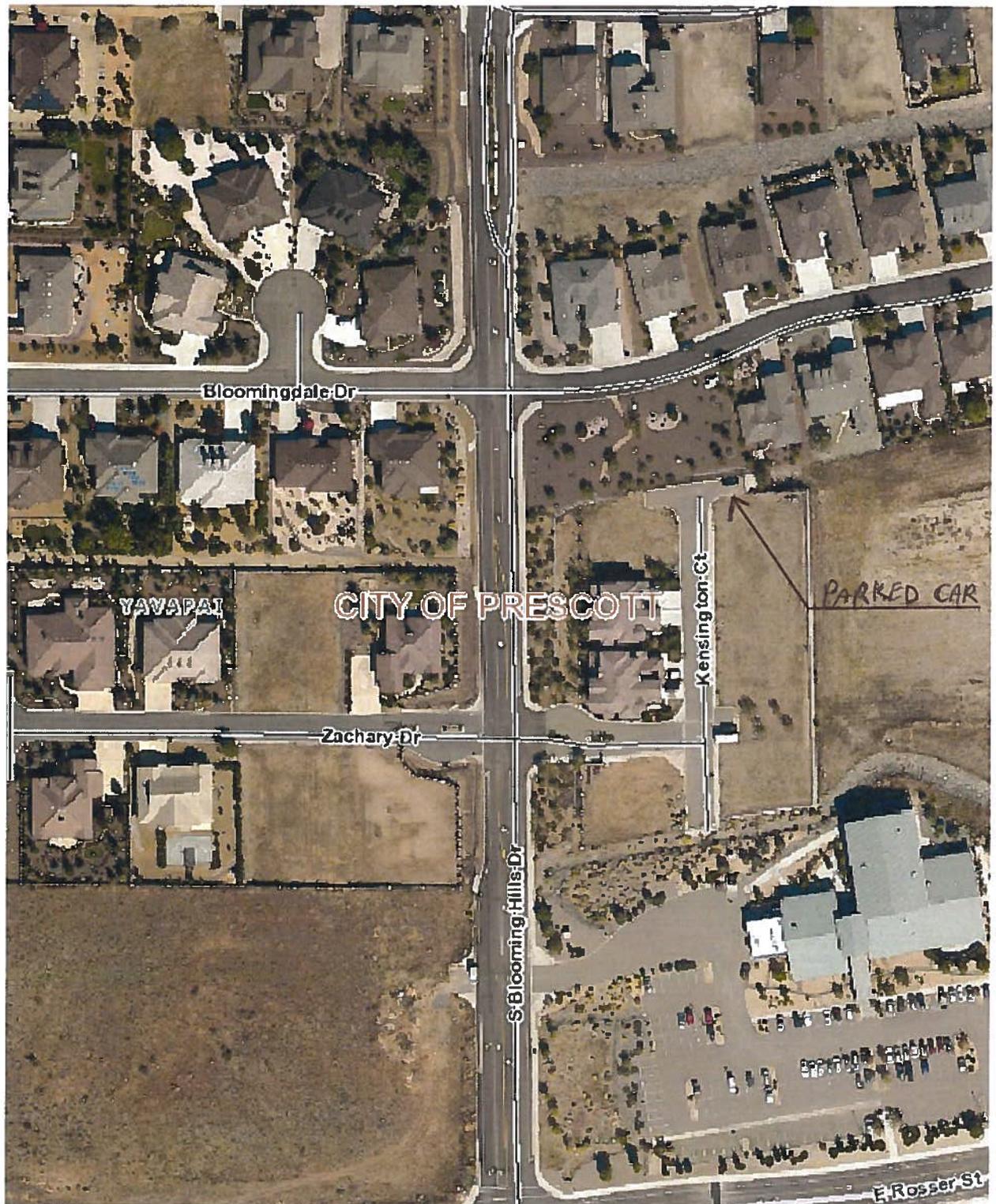
5'-0"

5' D.M.E.

8'-0"



TYPICAL TWO STORY LOT
NTS



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 1.16.2015