



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 28, 2015
9:00 AM**

**CITY 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** to be held on **THURSDAY, MAY 28, 2015, at 9:00 AM** in the **City 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	George Sheets
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

III. REGULAR ACTION ITEMS

1. Approval of the May 14, 2015 meeting minutes.

IV. PUBLIC HEARING ITEMS

1. SUP14-005, 930 Ruth Street. APN: 11619006N. Request to replace existing pole with new 60' pole of larger diameter and place antennas on the pole. Addition of new outdoor radio equipment and emergency generator behind new enclosure attached to dugout at the field.
2. RZ15-002 – Continuation of request for a Rezoning, General Plan Map Amendment, and Amendment of the Willow Creek Corridor Plan at 926 Whetstine Ave from a Single-Family 9,000 sq ft (SF-9) to a Multi-Family High Density (MF-H) Zoning District. APN: 115-05-014. Owner/Applicant is Greseth Family L.P. Community Planner is George Worley, Phone: 777-1287.

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 May 21, 2015 at 3:00 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
MAY 14, 2015
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on MAY 14, 2015 at 9:00 AM in DOWNSTAIRS CONFERENCE ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Vice Chairman Mabarak called the meeting to order at 9:01 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman (Absent)	Suzanne Derryberry, Admin Specialist
Ken Mabarak, Vice Chairman	Frank Hall, Community Planner
Joe Gardner	Clyde Halstead, Assistant City Attorney
Terry Marshall	
Len Scamardo	COUNCIL PRESENT
George Sheats	None
David Stringer	

III. REGULAR ACTION ITEMS

1. Approval of the March 12, 2015 meeting minutes.

Mr. Scamardo, MOTION to approve the March 12, 2015 meeting minutes. Mr. Marshall, 2nd. VOTE 6-0; passed.

IV. PUBLIC HEARING ITEMS

1. RZ15-003 - Request for a Rezoning to include General Plan map amendment and amendment to the Willow Creek Corridor Land Use Plan at 903 Green Lane from a Single-Family 18,000 sq ft (SF-18) to a Residential Office (RO) Zoning District. APN: 116-06-060B. Owner/Applicant is Michael Taylor Architects, Inc. Community Planner is Frank Hall, Phone: 777-1319.

Mr. Hall reviewed the staff report and discussed the differences between the Neighborhood Oriented Business (NOB) and Residential Office (RO) Zoning Districts. He indicated that RO was the least intense of all commercial or business uses and is meant to be a transition zone between commercial and residential zoning districts. NOB districts were more intense but still compatible with a residential district.

Mr. Scamardo discussed residential uses within higher zoning classifications. Mr. Hall stated that multi-family dwellings would be permitted in a RO Zoning District.

Mr. Hall stated that the applicant was proposing a rezoning of the property to a Residential Office Zoning District for the construction of a 6,000sf office building. The surrounding

properties consisted of SF-18, RO, and BG. He pointed out that the proposed use as an office building would be a permitted use in the RO Zoning District. The 2003 General Plan showed the property designated as Single-Family 1,800sf, therefore, in addition to the rezoning, it would also require a change to the General Plan and the Willow Creek Corridor Plan.

Mr. Hall continued by displaying a site plan on the overhead projector showing the proposed office building and parking. He indicated the applicant had gone through the Pre-Application Conference and the outcome of the meeting had noted that the entrance would need to be located to the far west side of the property with only a single driveway.

Various discussions took place regarding zoning changes in the area, other businesses in the vicinity, and the Willow Creek Corridor Plan.

Michael Taylor, 544 Whetstine Ave, discussed the proposed RO Zoning and stated that they felt it was the most appropriate zoning classification since it would have the lowest possible impact. He continued by directing attention to the site plan and pointed out that the driveway could be shifted to the west. He also noted that the site design should not create any significant traffic impacts upon that neighborhood.

Mr. Taylor stated that the property immediately to the west wrapped around the applicants parcel on the south side. He indicated that the applicant had negotiated an easement with the property owner to use the south side to help buffer other nearby properties to the south.

Mr. Marshal discussed the possibility of having the building placed up against Willow Creek with the curb cut pushed all the way up against the property line. Mr. Hall stated that due to line-of-site and the buffering standards set forth by the Residential Protection Code, staff was in agreement to have the building set much farther to the west of the property. He added that the setback on the west side was 7 feet, although the applicant was proposing a setback of 8 feet.

Other discussions took place about the various possible uses of the property should the requested zoning be approve.

Joe Van Bourgondiel, 2157 Santa Fe Springs, stated that he is the president of the homeowners association for Santa Fe Springs. He noted that his main concern is regarding the corner of Green Lane and Willow Creek. Discussions took place regarding the city right-of-way, possible improvements to the intersection, and traffic volumes on Green Lane.

Mr. Scamardo, MOTION to recommend approval of RZ15-003 to include the following:

- 1) amend the 2003 General Land Use Plan map from Low to Medium Residential Density to Mixed Use;
- 2) amend the 1997 Willow Creek Road Corridor Study and Land Use Plan;
- 3) rezone parcel 116-06-060B located at 903 Green Lane from Single-Family-18 (SF-18) to Residential Office (RO); and,
- 4) site plan review for approval by the Planning and Zoning Commission prior to building permits being issued

Mr. Marshall, 2nd. VOTE 6-0; passed.

CITY UPDATES

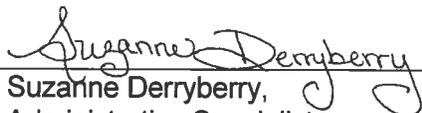
None

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Mr. Mabarak adjourned the meeting at 9:40 a.m.



Suzanne Derryberry,
Administrative Specialist



Ken Mabarak, Vice Chairman

DRAFT

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 5/28/15

AGENDA ITEM: Special Use Permit (SUP14-005) for the installation of a Cell Tower at 930 Ruth Street. Site zoning is Business General (BG). Property owner is Prescott Unified School District. Site APN is 116-19-006N

Approved By:

Director:	Tom Guice	<i>TG</i>	<i>5-19-15</i>
Planning Manager:	George Worley	<i>GW</i>	<i>5/19/15</i>

Item Summary

This is a request for a Special Use Permit (SUP) for the replacement of an existing light pole with a 60 foot high pole and installation of a cellular antenna on the new pole. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers (installations), except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned BG, which allows telecommunications facilities with an approved SUP.

Background

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage and data capacity in the vicinity of Prescott High School on Ruth Street. The proposed location is within a commercial district containing High School sports fields south of the tennis courts. The proposed site is near the northeast corner of the ball field, outside the backstop fence.

Site Design

The installation is a replacement pole at the same location, and the same height as the existing 60 foot high pole. The existing 60 foot pole supports netting above the backstop and the replacement pole will also serve that purpose. The design is a monopole with three 12' antenna arrays at the top. The pole is 63 feet from the nearest (east) property line. This meets the fall distance setback as required by LDC Section 2.4.49.L.2.a. The design will allow collocation of additional antennas, but none are proposed at this time.

The antenna has an associated ground mounted equipment cabinet. The cabinet and a back-up diesel generator will be placed within a concrete block compound attached to the back side of the existing dugout, and painted to match. The block wall will secure the compound, and provide sound attenuation for the back-up generator.

Agenda Item: Special Use Permit (SUP14-005) for the installation of a Cell Tower at 930 Ruth Street. Site zoning is Business General (BG). Property owner is Prescott Unified School District. Site APN is 116-19-006N

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the Business General (BG) district has a height limit of 50 feet. The requested 60 foot monopole would require specific Council height approval as a part of the SUP approval.

Neighborhood Comments

Notice was mailed to property owners within approximately 500 feet of the proposed location. At the time of this writing, no objections have been received.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan packet

Recommended Action:

1. **MOVE** to recommend approval of SUP14-005 for a cellular monopole antenna at 930 Ruth Street with a maximum pole height of 60 feet.



Subject Site

MF-M

SF-9

RO

RO

MF-H

BR

DIVISION ST

DIVISION ST

SUN ST

CAMERON DR

AUDREY LN

JOVIAN DR

SUN ST

SCOTT DR

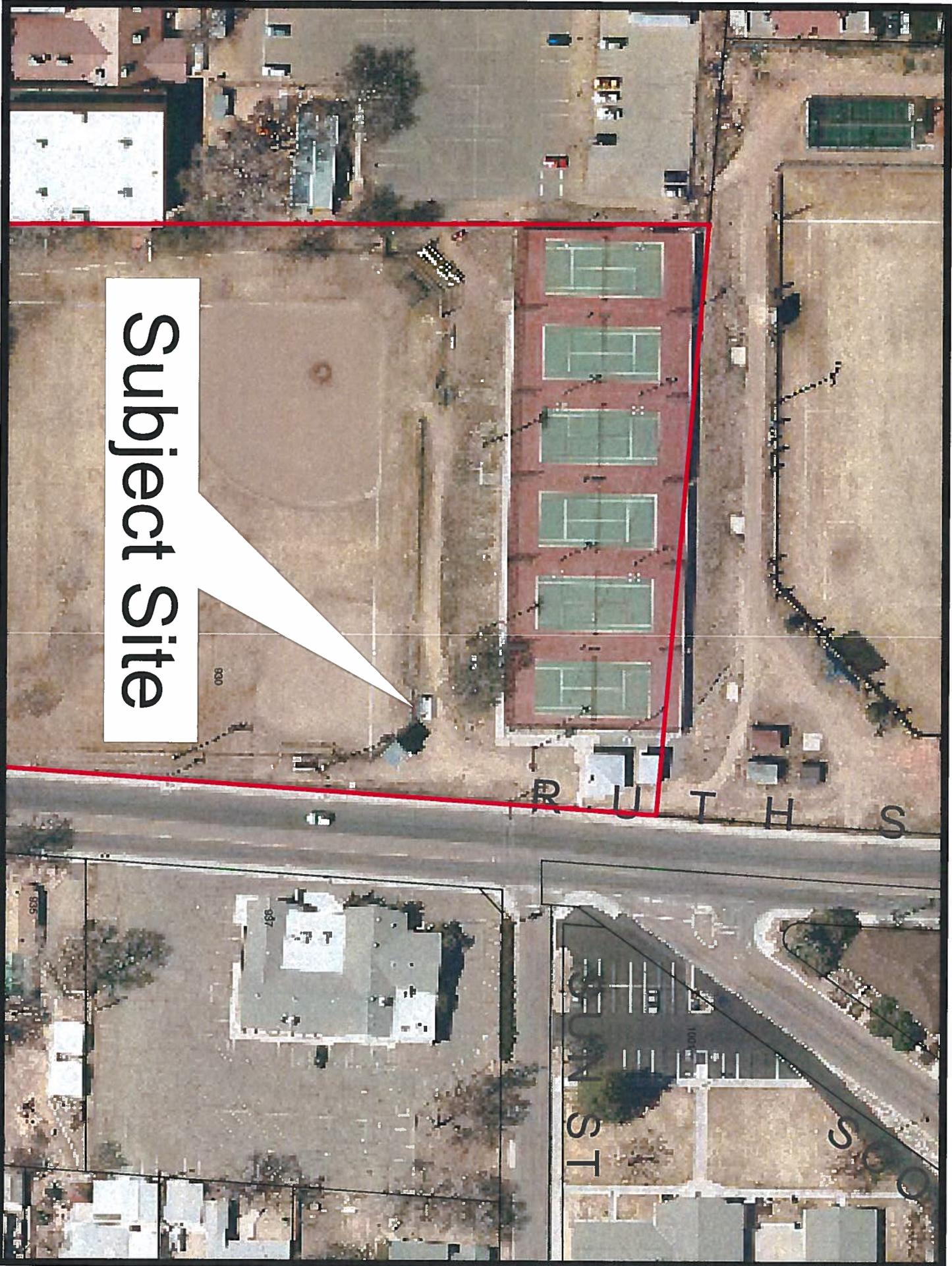
SCOTT DR

KALAMITA DR

5TH DR

G

Subject Site

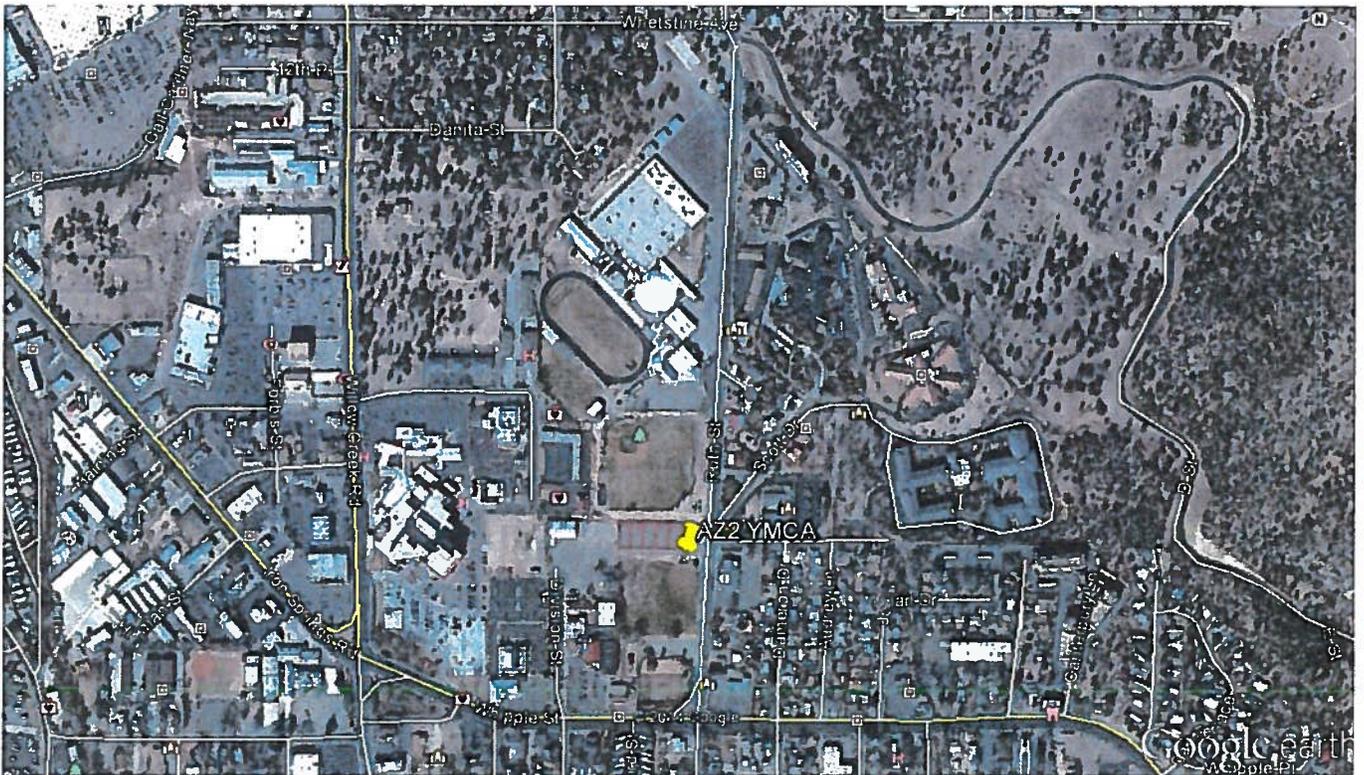


PROJECT NARRATIVE

FOR

Verizon Wireless AZ2 YMCA (Replacement 60' Pole)

930 Ruth St
Prescott, AZ 86305
APN: 116-19-006N
Jurisdiction: Prescott
Zoning: BG



Submitted by:

Reg Destree

Reliant Land Services, Inc.
7201 E. Camelback Rd, Ste 310
Scottsdale, AZ 85251
602-349-6930 (mobile)
602-453-0002 (fax)
Reg.destree@rlsusa.com

October 9th, 2014

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Yavapai County, Verizon Wireless is proposing to place a new wireless telecommunications facility at the softball field at Prescott High School. The main objectives of this site are to improve coverage and capacity in the school, hospital and homes in the area. This site will help fill some gaps in coverage related to topography and allow Verizon to reduce the capacity lag from the existing tower serving this area from City property off of Willow Creek Road. We refer to that existing site as AZ2 Prescott North and this is one of several sites that are going to help offload that site to improve overall network quality.

Verizon has been receiving complaints of poor call quality, dropped calls and poor data speed from residents in this area. We have been working to improve coverage for about a year. This proposed new wireless facility will help residents, businesses, and travelers in this area while being designed to utilize existing verticality on a type of parcel that has become common for Wireless Communications Facilities.

Site Description

The subject parcel is developed with the softball field for Prescott High School. The parcel is just over 4 acres and is one of several parcels that make up the school grounds. This subject parcel is surrounded by YMCA property to the west and south, churches across the road to the east and courts and field for the high school to the north. This area is predominantly BG zoned with MF-M across the street to the east.

The proposed location is north of the softball field. There are several existing metal poles which were donated by APS that are being used to hold up a screen net behind the softball field. This particular pole is the furthest from the road and the MF-M zoning to the east. The pole to be replaced is adjacent to the bleachers and press box. The new equipment enclosure will be tied into the dugout along the north side of the field.

Site History

Verizon Wireless has been working to improve coverage and especially capacity in this area for a while. This search ring was originally centered on the YMCA building southwest of this field. The search was shifted a bit east and north from there to take advantage of the 20-30 existing structures at the multiple fields the school has to offer.

Three existing poles on school property were submitted for review by Verizon's team. This location was deemed to be the most effective for coverage purposes. Once this site was selected as primary, we met with the School to develop drawings to show the replacement pole and the new enclosure tied into the existing dugout.

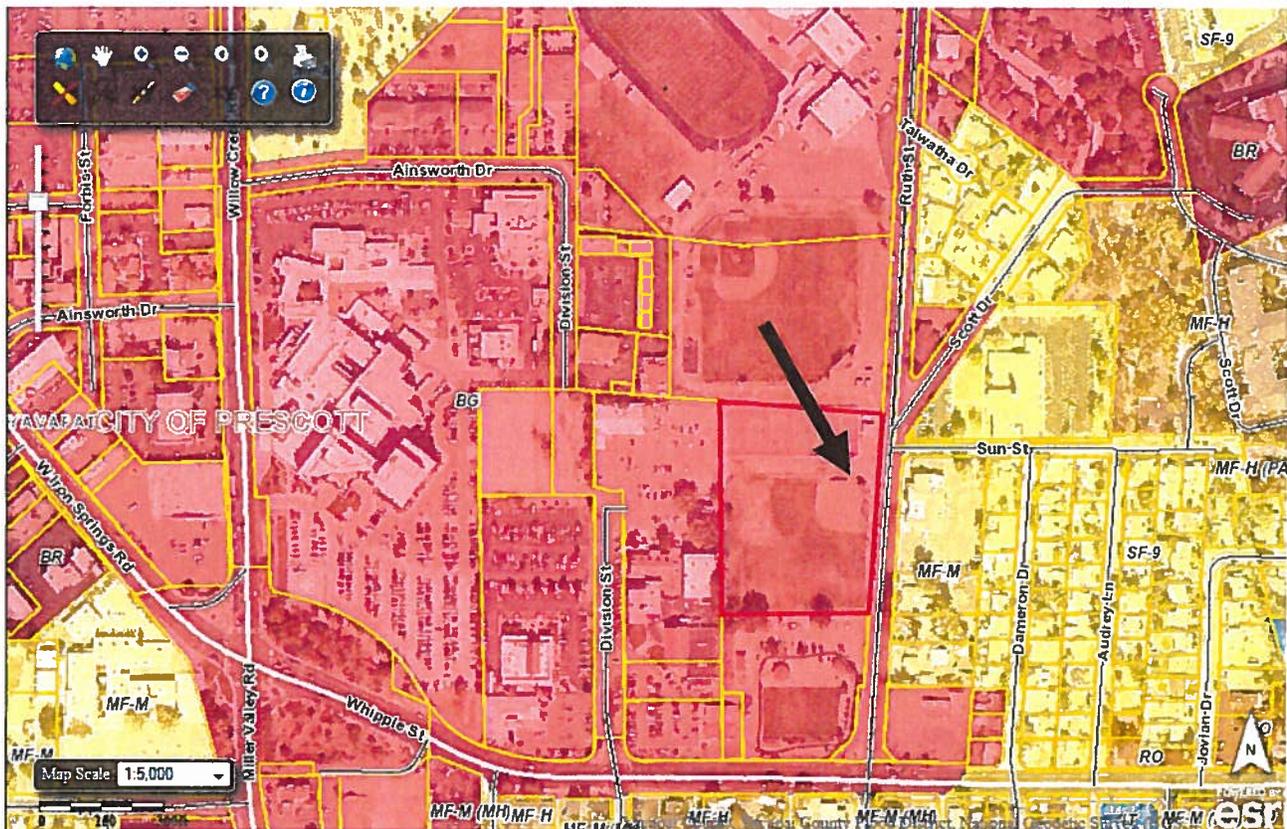
Description of Proposal

The proposed site development includes placement of 12 panel antennas and related equipment on a replacement 60' pole. The panel antennas are used for coverage to communicate with phones. The 60' height will offer good coverage in the area while matching the height of the existing pole that is being replaced. The pole will be structurally capable of handling future collocation but that is unlikely as future carriers would probably use one of the other existing poles. This replacement pole will still be used to support the safety net behind the softball field as it currently is.

The pole is located 300' from the nearest home and there are three other poles of the same size between this pole and that home. The pole is over 62' from the Ruth St ROW to the east, over 300' from the park to the south, over 300' from the YMCA to the west and over 150' from the next school parcel to the north.

The Verizon radio equipment will be secured in a new block-wall enclosure (11' 4" x 34' 8") which will be incorporated into the existing dugout and designed and painted to match. This enclosure will also house an emergency diesel generator.

Access to the site is from the existing gate at Ruth St. I have attached an aerial of the area showing the proposed site and neighboring parcels with the zoning overlay turned on.

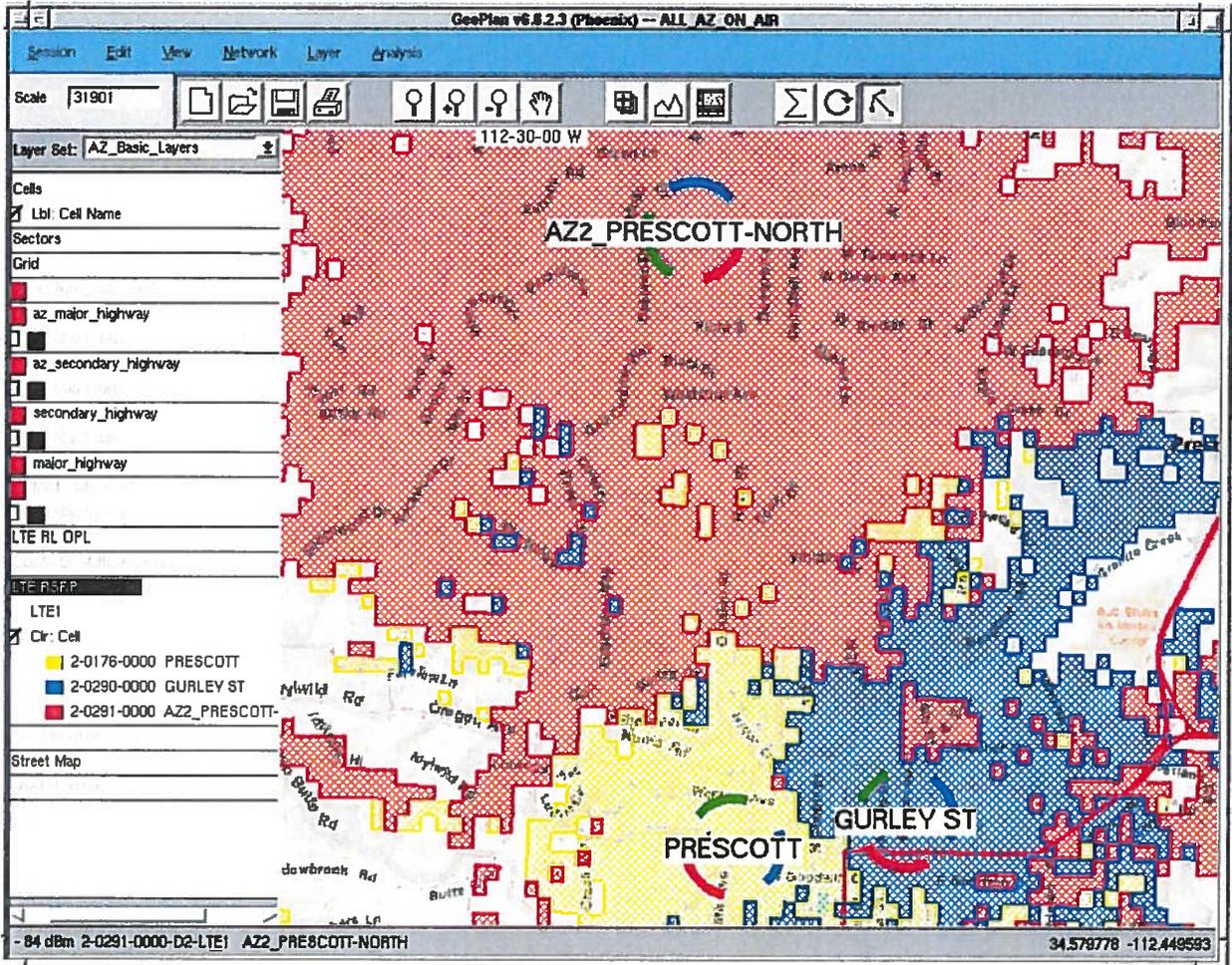


Conclusion

Utilizing existing verticality on this school property offers an ideal location for a wireless communication facility which will not add any new structures in this area. This site will benefit residents, businesses, and visitors in the area as well as students and parents at the school. We are requesting approval for the maximum length of time possible for this proposed site.

Before

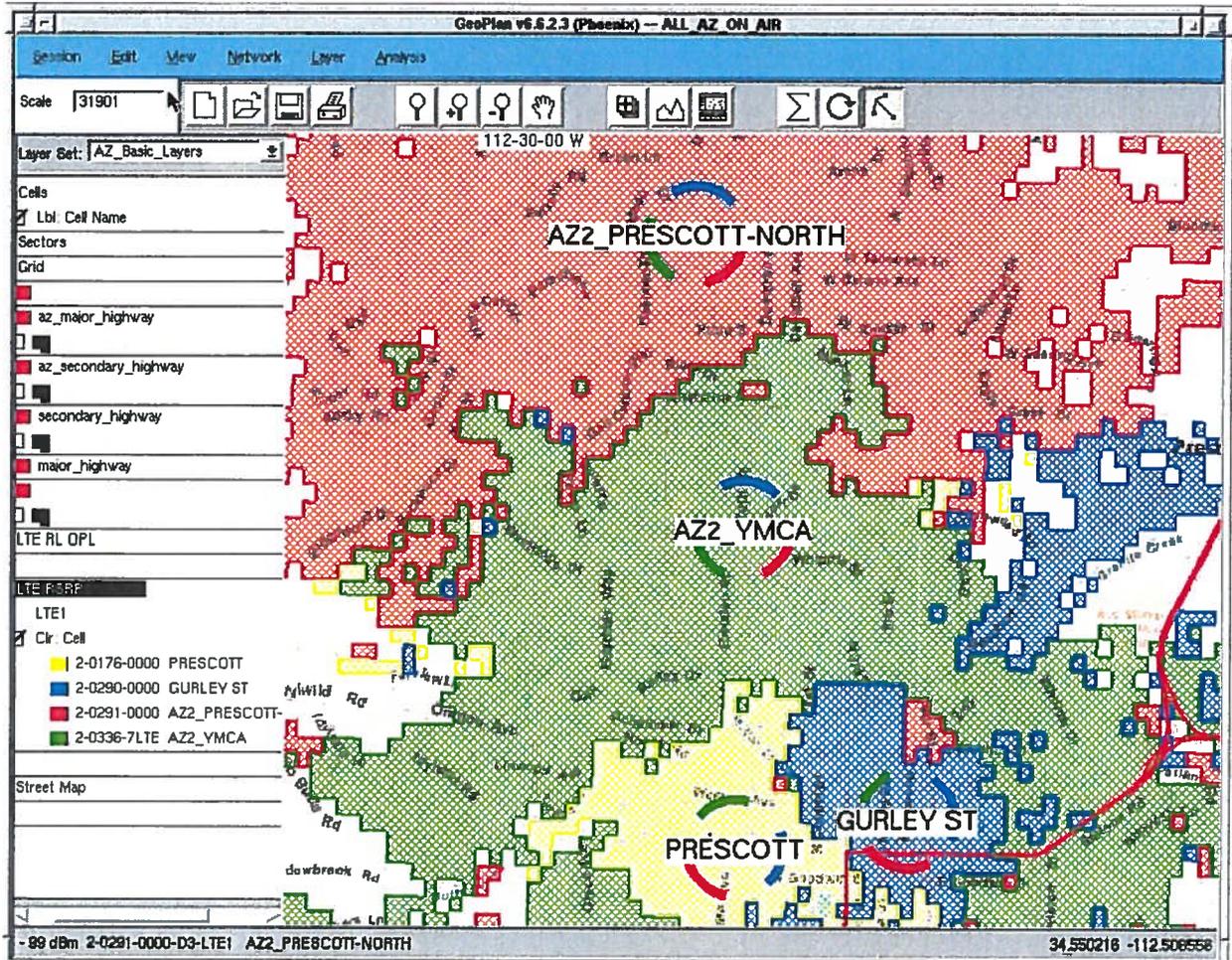
EXISTING 4G LTE 700 MHZ ONLY COVERAGE



Aster

PROPOSED 4G LTE 700 MHZ COVERAGE

WITH NEW SITE AZ2 YMCA TO PROVIDE ADDITIONAL COVERAGE AND CAPACITY



5-21-15

RECEIVED
MAY 21 2015
CITY OF PRESCOTT
COMMUNITY DEVELOPMENT

To: City of Prescott Planning and Zoning Committee

From: Cathey Rusing, 1904 Young Pl., Prescott, AZ 86303, 928-445-1197

Re: Special Use Permit for cell tower at 930 Ruth St., SUP 14-005, APN 11619006N

Dear Committee:

I will not be able to speak at the meeting on May 28th at 9 AM. Therefore, as a concerned member of the health care community, I am putting my concerns in writing. Please admit this letter to the public letter as a protest to the above tower.

I am very concerned about the location of this cell tower being in such close proximity to the YRMC Med Evac chopper helipad landing site.

If you look at the Google Earth Satellite map, the tower will be approximately the length of 2 football fields, or about 750 linear ft. from the landing pad. It would only be seconds away by air speed.

Also, you must be aware of the 80 ft. tower planned on Iron Springs Rd. at the site of the Savoini feed store, in close proximity to the West side of YRMC.

Our Med Evac pilots have to deal with enough adverse conditions, so why create a ring of cell towers around their landing site?

The community of Prescott depends on you to do your due diligence. Please contact Mr. John Amos, CEO, YRMC, the Native Air pilots, and the FAA and get their approval for this tower. They weren't contacted re the other one!

It would be a severe blow to our community if we lost our Med Evac services due to these cell towers.

Also, please note that in all fairness to the public, you need to run your Notice of Public Hearing more than once in the local paper. Most notices run at least 3 times.

Thank you!



Cathey Rusing, RN, BSN

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 05/28/15

AGENDA ITEM: Continuation of Public Hearing for rezoning (RZ15-002) of property at 926 Whetstine Avenue from Single-family 9 (SF-9) to Multifamily High (MF-H), and amend the General Plan designation (GP15-002) from Low/Medium density residential to Medium/High density residential to permit five dwelling units. Property owner is Greseth Family L.P. Site APN is 115-05-014. Lot area is 17,875 square feet (0.41 acre).

Approved By:

Director:	Tom Guice	TG 5.21.15
Planning Manager:	George Worley	GW 5/21/15

Item Summary

This is a request to rezone a developed single-family parcel to multifamily to permit development of five residential dwelling units. Rezoning to Multifamily High Density (MF-H) would allow five units on the 0.41 acres. The General Plan designation is proposed to be amended from Low/Medium Density Residential to Medium/High density residential. The properties to the east are currently zoned MF-H and another property to the west is also zoned MF-H. The property immediately to the west is single-family, as are the properties across Whetstine to the south. In general, the neighborhood contains a mix of single-family, multifamily and commercial zoning. This parcel lies within the scope of the Willow Creek Road Corridor Study, but was not made a part of a specific study area and was not recommended for a change of zoning classification from its existing Single-family classification. The parcel is, however, subject to the Commercial Corridor requirements of the LDC (5.3.8), which include architectural standards such as colors, materials and roof types.

Background

The parcel currently contains a single-family home and free-standing garage. The site is identified as Low/Medium Density Residential on the 2003 General Plan Land Use Map. The proposed rezoning and development of five multifamily dwelling units requires the General Plan designation to be amended to Medium/High density residential.

Site Design

The applicant desires to retain the existing single-family house and add two duplex buildings. The proposed design places a duplex at the setback line on the east and west of the site. The existing house does not meet the rear (north) setback, but is a legal nonconforming structure and may remain if it is undisturbed as proposed. Parking for the

Agenda Item: Request for rezoning (RZ15-002) of property at 926 Whetstine Avenue from Single-family 9 (SF-9) to Multifamily High (MF-H) and amend the General Plan designation (GP15-002) from Low/Medium density residential to Medium/High density residential to permit five dwelling units. Property owner is Greseth Family L.P. Site APN is 115-05-014. Lot area is 17,875 square feet (0.41 acre).

complex is accessed from Whetstine Avenue. Two parking spaces are required per dwelling unit and the applicant has depicted 10 spaces, meeting the requirement. The buildings are proposed to be one-story in height and will be well under the maximum height of 40 feet permitted by the MF-H district. Development of the subject property with one or more multifamily buildings will require an additional residential protection buffer along the west property line. Residential protection buffers are required between multifamily residential uses and adjoining single-family uses. A typical buffer is a densely planted (80% opaque) landscaped strip ½ the height of the multifamily building, or a combination of landscaping and an opaque wall.

Supplemental Information

The Planning Commissioners requested additional information to assist in making a determination on this requested rezoning. Staff was asked when the current mixed zoning along Whetstine was established. The Ponderosa Redevelopment Plan, adopted in 2003, shows the current zoning and City zoning map from 2001 also indicates the same zoning.

Staff was asked for more information from the Ponderosa Redevelopment Plan. The zoning map and text of the Plan relating to this neighborhood is attached to this report and staff will be able to answer questions.

Staff was also asked about traffic impacts. To address those potential impacts, the City Traffic Engineer, Ian Mattingly will be present for the May 28 meeting.

Attachments

1. Vicinity and Zoning Map
2. General Plan Land Use Map
3. Aerial vicinity map
4. Site plan
5. Ponderosa Redevelopment Plan map
6. Ponderosa Redevelopment Plan text excerpt

Recommended Action: Move to recommend approval of RZ15-002, and GP15-002.

Parcel Report for APN: 115-05-014

Site Address: 926 WHETSTINE AVE

Owner:
GRESETH FAMILY LP
2620 W GREEN BRIER DR
PRESCOTT AZ 863058715

Subdivision Name: BONITA ACRES

Max. Lot Coverage: 40%
Max. Bldg Height: 35 ft
Setbacks:
Front: 25 ft
Side: 7 ft
Rear: 25 ft
Corner: 15 ft

Acres:
Square Ft: sq.ft.
TRS:

DOR Usage Code: Residential
Description: 0130-SFR-AVERAGE/AVERAGE PLUS

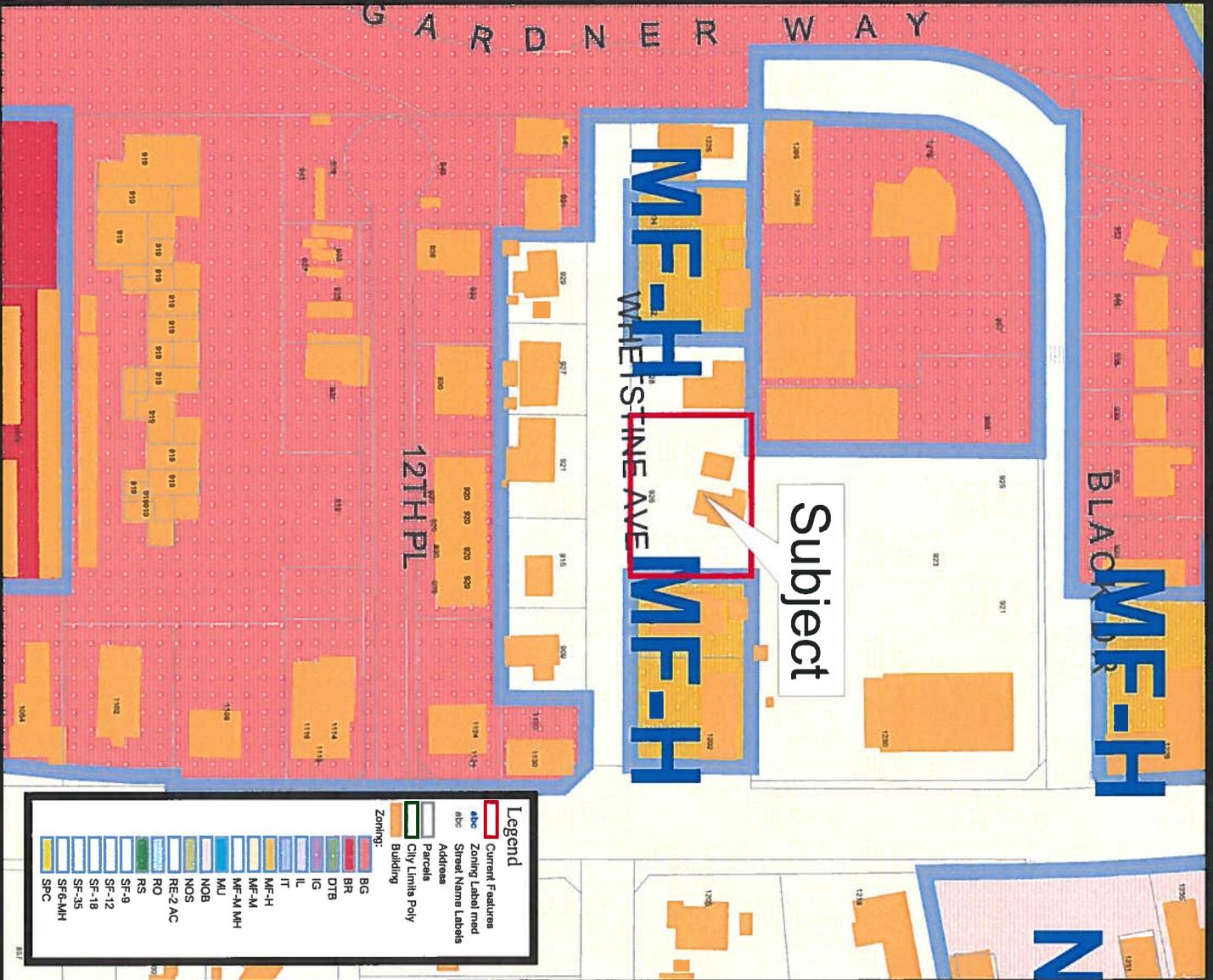
Zoning Information
Zoning: SF-9

Flood Zone: X
FIRM Panel: 0405C2055G

Overlay District Information

HPD District: Outside
NR District: Outside
Willow Creek District: Outside
Wipole-Zuma District: Outside
Hwy 69 District: Outside
Prescott East Area Plan: Outside
Prescott Enterprise: Outside
Airport Noise District: Outside
Wildlife Urban Interface: Inside

Planner's Actions:



926 WHETSTINE AVE

This map is a product of The City of Prescott



0 1" = 152'

Legend

- Current Features
- Zoning Label (med abc)
- Street Name Labels
- Address
- Parcels
- City Limits Poly
- Building

Zonings:

- BG
- BR
- DTB
- IG
- TL
- MF-H
- MF-M
- MF-MH
- MU
- N0B
- N0S
- RE-2 AC
- RO
- RS
- SF-9
- SF-12
- SF-18
- SF-25
- SF-6MH
- SFC

Parcel Report for APN: 115-05-014

Site Address: 926 WHETSTINE AVE

Owner:
GRE BETH FAMILY LP
2620 W GREEN BRIER DR
PRESCOTT AZ 863058715

Subdivision Name: BONITA ACRES

Max. Lot Coverage: 40%
Max. Bldg Height: 35 ft

Setbacks:
Front: 25 ft
Side: 7 ft
Rear: 25 ft
Corner: 15 ft

Acreage:
Square Ft: sq. ft.
TRS:

DOR Usage Code: Residential
Description: 0130-SFR-AVERAGE/AVERAGE
PLUS

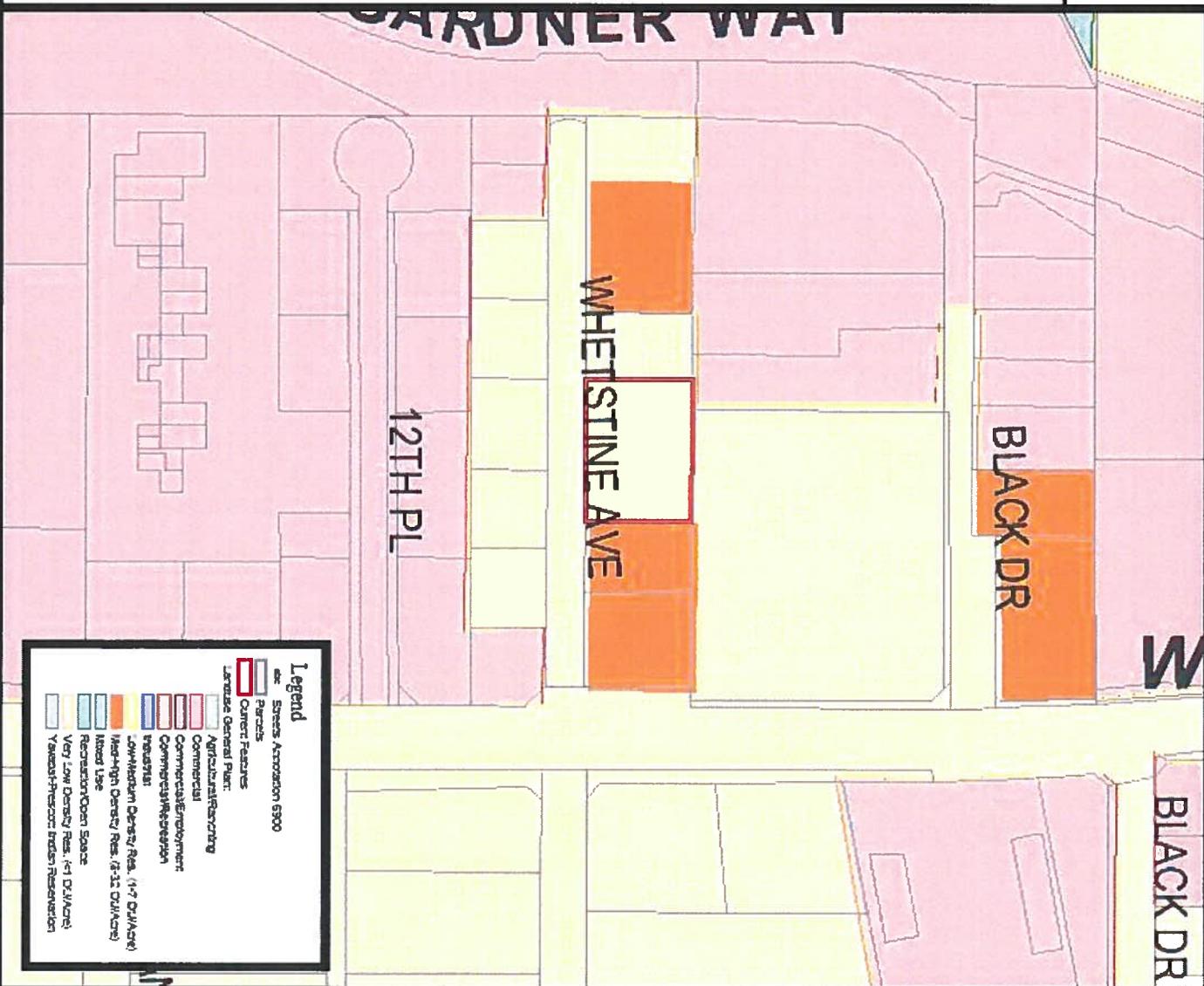
Zoning Information

Zoning: SF-9
Flood Zone: X;
FIRM Panel: 040250C2055G

Overlay District Information

HPD District: Outside
NR District: Outside
Willow Creek District: Outside
Wipple-Zuma District: Outside
Hwy 89 District: Outside
Prescott East Area Plan: Outside
Prescott Enterprise: Outside
Airport Noise District: Outside
Wildlife Urban Interface: Inside

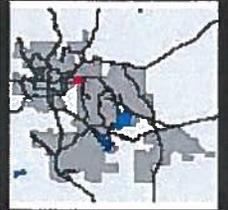
Planner's Actions:



Legend

Streets Accretion 6900

- Parcels
- Current Features
- Agricultural/Zoning
- General Plant:
- Commercial
- Commercial/Development
- Commercial/Residential
- Industrial
- Low-Medium Density Res. (1-7 DUs/Acre)
- Medium Density Res. (8-12 DUs/Acre)
- High Density Res. (13+ DUs/Acre)
- Recreation/Open Space
- Very Low Density Res. (<1 DU/Acre)
- Yielded/Physicoc Index Reservation



926 WHETSTINE AVE

This map is a product of The City of Prescott



1" = 112'

Parcel Report for APN: 115-05-014

Site Address: 926 WHETSTINE AVE

Owner:
GRESETH FAMILY LP
2620 W GREEN BRIER DR
PRESCOTT AZ 86308715

Subdivision Name: BONITA ACRES

Max. Lot Coverage: 40%
Max. Bldg Height: 35 ft
Setbacks
Front: 25 ft
Side: 7 ft
Rear: 25 ft
Corner: 15 ft

Acres:
Square Ft: sq.ft.
TRS:

DOR Usage Code: Residential
Description: 0130-SFR-AVERAGE/AVERAGE PLUS

Zoning Information
Zoning: SF-9

Flood Zone: X
FIRM Panel: 04025C2055G

Overlay District Information

HPD District: Outside
NR District: Outside
Willow Creek District: Outside
Wipple-Zuma District: Outside
Hwy 69 District: Outside
Prescott East Area Plan: Outside
Prescott Enterprise: Outside
Airport Noise District: Outside
Wildlife Urban Interface: Inside

Planner's Actions:



Subject



926 WHETSTINE AVE

This map is a product of The City of Prescott

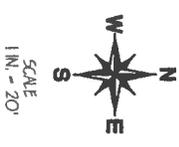


0 1" = 93'

Legend

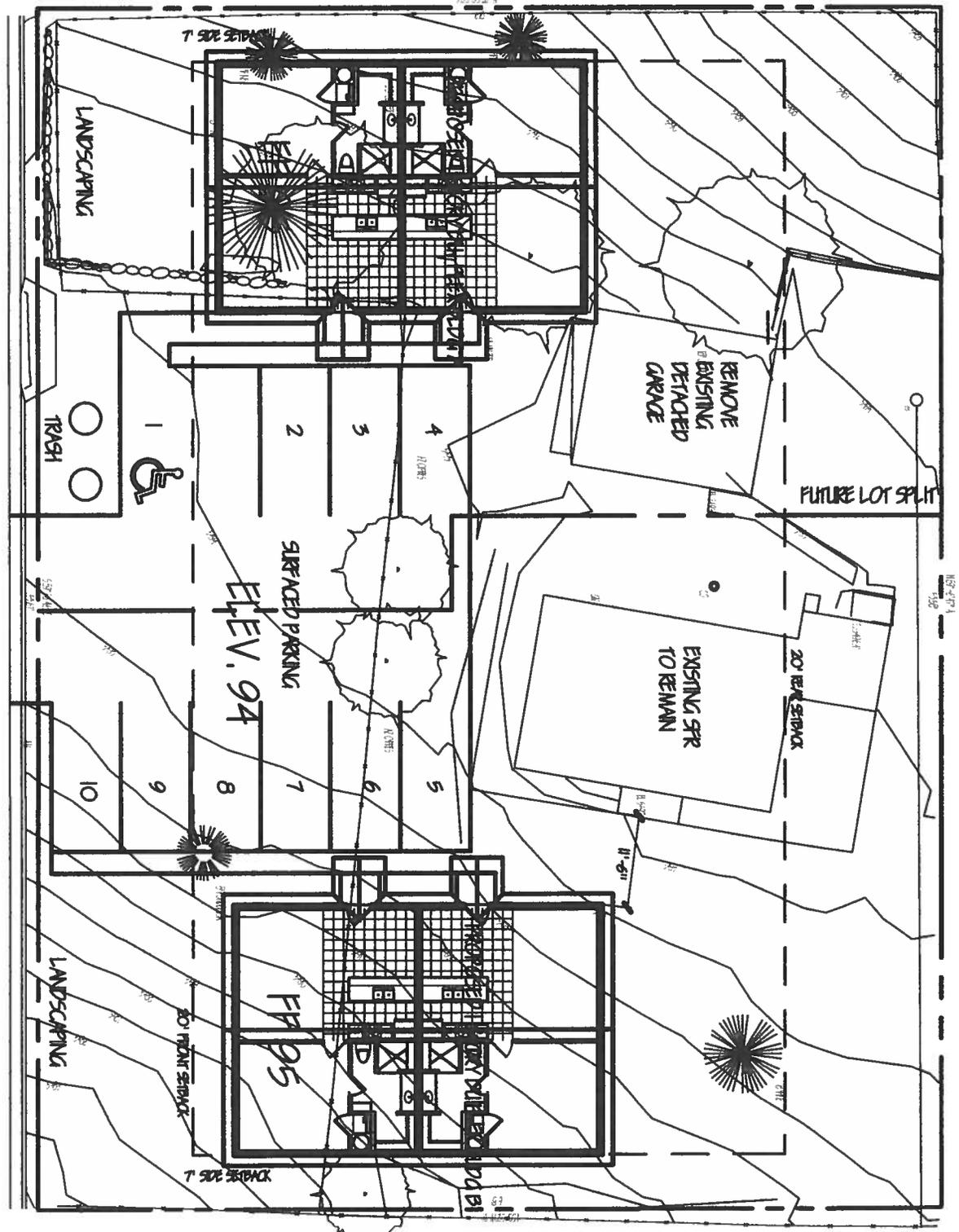
- Current Features
- Street Name Labels
- Address
- Parcels
- City Limits Poly

ADDRESS
 926 WESTLINE AVE
 PRESCOTT AZ, 86305
 A.P.N.
 115-05-014
 BEGINNING ZONING
 5-9

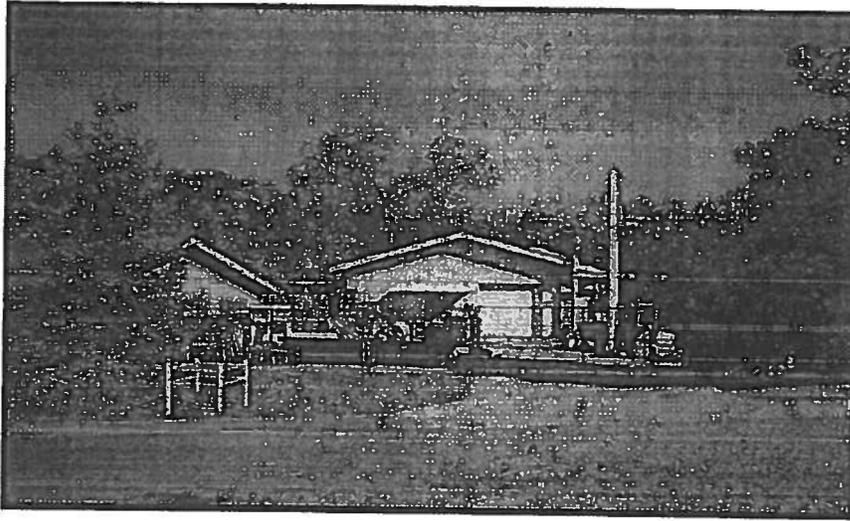


SCALE
 1" = 20'

926 WESTLINE AVENUE



Existing Whetstine



Whetstine Avenue represents a pocket of residential zoning and use in a predominantly commercial area.

Land-Use

Whetstine Drive is a residential street that links Ponderosa Plaza Drive to Willow Creek Road though there is a "Do Not Enter" sign for east-bound traffic onto Whetstine from Ponderosa Plaza Drive.

Single and multi-family rental units characterize this area, which includes approximately 25 dwellings or about 50 residents. The majority of this area is zoned Residential A-9 allowing single family use. There are two pockets zoned Residential C allowing apartments and offices.

Whetstine Ave. is an isolated and largely single-family residential block of 5 acres that is becoming marginalized with commercial and office development on three sides.

Infrastructure/Access

This local street has degraded pavement and no sidewalks but it does function adequately for its current use. Access to this street is from Willow Creek Road, with exit only onto private Ponderosa Plaza Drive. The one way restricted flow successfully reduces the volume of commercial traffic on Whetstine, but it also reduces its ability to supplement Black Drive for through traffic. Whetstine Ave. transects a hill that inhibits visibility between Willow Creek Road and Ponderosa Plaza Drive.

Ownership

Absentee landlords own fifty-five percent (55%) of the residential parcels along Whetstine Avenue. While many of these owners live within the community, they rent these dwellings as residential tenancies. Some of the dwellings display abandoned vehicles and signs of neglect.

Proposed Whetstine

As discussed, Whetstine Avenue represents an island of residential zoning and use in an increasingly commercial area. Determinations need to be made through the redevelopment and neighborhood planning processes whether this area should be protected for residential use, or whether redevelopment as business should be encouraged instead.

This block's close proximity to Ponderosa Plaza may be valuable if future large-scale plans are sought for business expansion. If this area is ever considered for business expansion, zoning changes must be made and access issues resolved. Adaptive reuse of existing residences is possible; however, site clearance would be needed for mall site expansion. If a determination is made that Whetstine should remain residential, then appropriate buffering for those remaining residents should be considered.