

PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 30, 2016
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, JUNE 30, 2016, 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 Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode
Len Scamardo	

III. REGULAR ACTION ITEMS

1. Approval of the April 14, 2016 and April 28, 2016 Meeting Minutes
2. Site Plan Review Process Discussion
3. SI16-003, Site Plan for twelve (12) apartments in three separate four-plex buildings. [Zoning: Industrial Transition (IT); APN 106-18-071, 106-13-025P; Property Owner: F.L. Brown Enterprises]
4. SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings [Zoning: Multi-Family Medium (MF-M); APN 110-05-002B; Property Owner: Robinson Duplexes, LLC]
5. RP16-003, Replat and Site Plan approval for The Reserve at Willow Hills Commerce Center to combine parcels for development of a 70 unit apartment complex [Zoning: Neighborhood Oriented Business (NOB); APN: 106-47-325; Property Owner: Redfoot Properties, LLC]
6. SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

7. CC16-002, Comprehensive Sign Plan for Thumb Butte Medical Center [Zoning: Neighborhood Oriented Business (NOB); APN 106-20-433; Property Owner: Hosn Hojatollah Askari, 3191 Stillwater Drive, Prescott, AZ 86305]
8. RZ16-001, for Elm Grove Apartments at 780 Gail Gardner Way from Single-family (SF-9) to Multi-family Medium (MF-M). Zoning District. APN:111-11-080; Property Owner: Tom Devereaux, Level Vision LLC, 1153 Linwood Ave., Prescott, AZ 86305] This is to consider a request for rezoning. The Public Hearing/Voting Session for this item will be held on Thursday, July 14, 2016. *(Discussion only this meeting)*

IV. CITY UPDATES

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

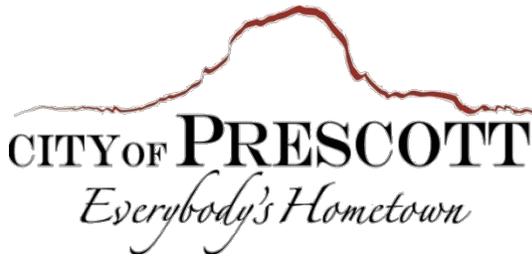
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE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

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 June 23, 2016 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Darla Eastman, Administrative Specialist
Community Development Department



**DRAFT MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION
REGULAR MEETING held on APRIL 14, 2016 at 9:00 AM in COUNCIL CHAMBERS
ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Vice-Chairman Mabarak called the meeting to order at 9:05 a.m. He thanked Councilman Lamerson for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice-Chairman	George Worley, Planning Manger
Joe Gardner	Frank Hall, Community Planner
Terry Marshall - Absent	Darla Eastman, Administrative Specialist
Len Scamardo	COUNCIL PRESENT
George Sheats	Jim Lamerson, Chairman
Phil Goode	

III. REGULAR ACTION ITEMS

1. Approval of the February 11, 2016 meeting minutes.

Mr. Sheats, MOTION to approve the February 11, 2016 meeting minutes. Mr. Scamardo, 2nd. VOTE 6-0; passed.

2. Discussion to Amend the Land Development Code to Increase Multi-family Residential Density in the DTB, LDC Sect. 4.9

Frank Hall presented the staff report on increasing density in the multi-family residential zoning district in the downtown business district (DTB). He stated that the idea started at a recent Pre-Application Conference (PAC) where an applicant proposed a new multi-family residential building that included six (6) apartments on a 7,500 square foot lot in the DTB. The applicant was advised that the base residential density of Article 4, Section 4.9.3.B.5.a of the Land Development Code (LDC) permits a maximum of three (3) multi-family residential units on a 7,500 square foot lot. As a result, the applicant submitted an email to the Community Development Department requesting a zoning amendment to increase the multi-family residential density in the DTB zoning district.

Mr. Hall stated that the existing DTB Zoning Density lot to a maximum of three (3) multi-family dwelling units. The maximum residential density in the DTB zoning district for all residential types is fifty-eight (58) units to the acre. Without the additional site amenities

described in the LDC, a fourth multi-family unit would require the lot to be at least 8,700 square feet in area.

Mr. Hall stated that the increase in lot area needed for more than three (3) units decreases when open space or recreational amenities are included in the multi-family development. For example, a fourth multi-family unit with a courtyard or gym would require the lot to be 8,150 square feet. All other residential types permitted in the DTB district do not have a recreational or open space amenity requirement.

The amendment shown to use the existing maximum residential density for the DTB district at fifty-eight (58) units to the acre for multi-family residential dwelling types per Article 4, Section 4.9.3.A of the LDC without a minimum lot size and delete the requirement for recreational and open space amenities to increase residential densities.

The proposed amendment, if approved, would permit up to nine (9) multi-family dwelling units on a 7,500 square foot lot as compared to the current limit of three (3) units for the same size lot. This idea was brought before the Unified Development Committee and was voted unanimously to bring it forward to the Planning and Zoning Commission.

The Commission discussed residential density in the downtown business district. Some of the Commissioners agreed that higher density is a good thing and that it make available more units to live in and that will bring more people into the downtown area to keep it alive after the business people have gone home for the day and for economic purposes. Other Commissioners felt that there should be a balance of density in the downtown area to preserve the small town feel, historical value, and will increase traffic.

Mr. Hall thanked the Commissioners for their comments and that any changes in the historical district will go before the Prescott Preservation Commission. He then briefed the Commissioners on the statements in the 2015 General Plan that support this issue to preserve the identity and image of downtown as a historic government, business, cultural and residential center, and to maintain and encourage an expansion of the mix of commercial and residential.

IV. PUBLIC HEARING ITEMS

1. Proposed General Engineering Standards

Charles Andrews, City Engineer, Public Works, thanked the Commissioners, staff, and Sandy Griffis, Yavapai County Contractor's Association for their support and time at the last meeting. Mr. Andrews state that the Land Development Code is policy and the General Engineering Standards is technical. Mr. Andrews highlighted the more active subjects of the 10 (ten) articles of the GES.

Gwen Rositsch reviewed the proposed changes and modifications to several chapters of City Code, including the Land Development Code as part of the adoption process of the GES. She stated that in addition to the changes to the City Code and LDC, the Financial Assurances and the Quad City Standard Details were included for review.

The Committee members then discussed the GES in more detail. The Committee wants to hear more about what doesn't work for the developers and what will assist them in project development. They are trying to figure out what will the 5% of the developers who oppose

the GES and what can we do to fix the issues before we send it out as part of the "Code" based on the input we receive. The goal is to develop a set of standards for all the engineers to follow so that there is not mis-interpretation for the majority of the categories in the GES. Eventually these project will be turned over to the City for maintenance.

Currently, they are seeing many of the projects that should last for 25 years needing repair or replacement within 5-7 years. The Committee has asked City staff to develop these standards so the project doesn't come back for the City to pay again. Another discussion item was that they did not want to see developers flatten the topography just to make it easier to put in utilities and other infrastructure. The designers who work with Prescott's unique landscape to build beautiful structure should be commended. If standards are written in a book, there may not be flexibility for someone with a unique situation to have the ability to work around it.

The Committee agreed that they do not support a document that doesn't have flexibility for unique situations, and if there is a unique situation the developers should not have to ask for a waiver. They also agreed that a special meeting with all the stakeholders to go through the GES and the changes that are being proposed would be beneficial. Another discussion by the Committee of the GES was that Prescott has various landscapes, soils and within the City and one standard will not fit into every site. There needs to be a review and dialogue for each site as to what will be accurately designed. If the bar needs to be raised on standards of the products that is different than infrastructure design.

Henry Hash commented that the Public Works staff have been more than transparent than ever and have provided the best communication in the development of the GES. There have been many public meetings for months inviting contractors, developers, and engineers to attend and provide comments. The GES has changed dramatically in the past few months with all the comments by the stakeholders are included. He said he was very surprised to hear that contractor's were contacting the Committee members with questions about design standards. Mr. Hash stated that it is our intent is to provide our City with the best customer service we can provide and on day one, stakeholders know exactly what the City expects so there are no surprises, delays or extra costs.

The Committee continued to discuss the issues with the GES and what it requires and the lack of flexibility written within it. Mr. Hash stated that the Committee requested that staff develop the standards to protect the City against project failures. However, the Committee wants developers to be able to make changes at will and go the less expensive route. Unfortunately, we can't have it both ways, he said, and he is going to with what works best for the City and what will last. The standard changes over the years because our climate changes, population, infrastructure, and many other factors that would make the need for change.

Sandy Griffis, Yavapai County Contractor's Association, stated that we have had many meetings and have worked on hundreds of issues with developers, builders, architects, and surveyors (Public Works, YCCA, and stakeholders) and have solved many of those issues and have made corrections. Ms. Griffis stated that she feels there are "two elephants left in the room," and I don't know which of the two or what percent makes up the 5% who we do not have on board. Those elephants are the required use of ductile iron pipe (dip) on water installations; and rubber gasket reinforced concrete pipe (rgrcp) on all culvert and storm drain installations. The engineers in the community want to use pvc and hdpe or a cmp product. This is the case where one size does not fit all. By going to this "Cadillac-type" of material, we are losing our competitive edge in the City of Prescott

when the price of building structures goes up. However, there needs to be decision of what type of products the GES requires, when to use it, and how to use it and it make it financially manageable for this community. She stated that products fail, but sometimes it's how it's installed and that will be an issue in the future.

The Committee decided that due to time constraints, the continued discussion of the GES, the sign regulations and remaining agenda items will continued to be discussed at the next meeting on April 13, 2016. The Committee also requested that staff review

2. Amendment to Land Development Code Sign Regulations, LDC Sect. 6.12

George Worley reviewed the staff report and displayed information on the overhead projector stating that this is a conceptual discussion of the potential changes to the sign codes. Due to a Supreme Court decision last year relating to regulation of content based signs, planning and legal staff undertook a review of Prescott's sign regulations to assure that the City's code conformed to Constitutional protections of free speech and that we are remaining content neutral, as well as, in the Land Development Code.

Mr. Worley displayed a table of information from the Land Development Code that showed free-standing signs and sign on buildings that are not content neutral. We will have change those sections or remove them. A key component of those protections is that regulations of free speech must be based upon criteria other than the content of the message. We have spent a lot time to come up with a method to reduce the regulations to the portions of free-speech regulations that the court has supported limiting the scope of regulations to time, place, and manner components. With signage, it's often the location, size, and where it is readable. It's the ability of the sign to convey a message. We also looked at the speed limit of the roadways and compared to the need of the size of the sign with the exception of downtown. Mr. Worley continued to discuss the difference between the free-standing signs and signage on the building, as well as, commercial verses residential signs and how they are regulated.

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

No comments at this time.

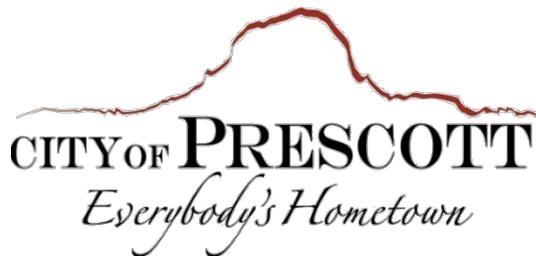
VII. ADJOURNMENT

Ken Mabarak, Vice-Chairman adjourned the meeting at 11:12 a.m.



Darla Eastman,
Administrative Specialist

Ken Mabarak, Vice-Chairman



**DRAFT MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION
REGULAR MEETING held on APRIL 28, 2016 at 9:00 AM in COUNCIL CHAMBERS
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. He thanked Councilman Lamerson for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner - Absent	Frank Hall, Community Planner
Terry Marshall	Darla Eastman, Administrative Specialist
Len Scamardo	Randy Pluimer, Building
George Sheats	
Phil Goode	COUNCIL PRESENT
	Jim Lamerson, Mayor Pro Tem

III. REGULAR ACTION ITEMS

1. Presentation of the Proposed Planning, Building, Fire, Water Resources and Public Works Fees

George Worley presented the staff report on Building, Fire, Planning and Water Resource fees and stated that this is an introduction to the upcoming fees in which no action is required, but will be presented at the next Council meeting on May 17th for adoption. Mr. Worley walked through the three major section of the fees, Building, Fire, Planning and Water Resource fees. Mr. Worley introduced Sandy Griffis, Yavapai County Contractor's Association (YCCA), as a major contributor to revising the new fees. YCCA, local contractors, and other interested parties have given their input and criteria into the new fees. Mr. Worley said that most of the Planning and Zoning fees have been adjusted based upon the complexity of the application types. While most fees have been raised, few were raised significantly. New fees were established for General Plan minor amendments, Master Plan amendments and Comprehensive Sign Plans.

Randy Pluimer presented the Building fee portion of the staff report and stated that back in November 2015, the City Manager and Council requested that we develop proposed fee adjustment for revenue enhancements and cost recovery. The proposed adjustments and new Building, Fire, and Planning fees were presented to local contractors and developers at two meetings held in February and March, and then

presented to Council at the March 1, 2016, Study Session. Mr. Pluimer displayed a cost analysis on the overhead projector showing the difference in cost of a new single family home currently and with the new fee increase. He stated that building permit fees have been adjusted and a number of new services and fees have been added. The net impacts of these adjustments on a new single-family home permit would add approximately \$565 in fees to the current \$1,650 Building portion of the permit fee for a new 3,000 square foot house with a construction valuation of approximately \$300,000. He also stated that single family homes are up 32% from last year.

Mayor Pro Tem Lamerson commented that the fees we impose are based on cost recovery for the services we supply; it's not a revenue generating opportunity.

Don Devendorf presented the Fire fee portion of the staff report and stated that his Department was also requested to develop a proposed fee adjustment. He said that he looked into other fire departments in the County and provided new numbers based on the information and looked at the time it takes to complete the task.

Sandy Griffis, YCCA, stated that with all due respect, the City of Prescott fees should never be compared to Prescott Valley, Dewey-Humboldt, Chino Valley, Yavapai County or any other city or town. Who cares? We are never going to ask that question again. We are different from any other County, City or Town and the services that we provide for our taxpayers. It's what we are, and it's what we do. We know that the new fee increase is for cost recovery is going into the City's General Fund and I think that is extremely unfortunate. But we are going to move forward and it's going to be okay.

IV. CITY UPDATES

No updates.

V. SUMMARY OF CURRENT OR RECENT EVENTS

No comments at this time.

VI. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:21 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: Discussion of Site Plan review process (LDC Section 9.8). Staff will discuss why a limited version of this process has been re-introduced.

Approved By:

Date:

Director:	Guice, Tom	<i>TG</i>	6.23.16
Planning Manager:	George Worley	<i>GW</i>	6/24/16

Item Summary

The LDC incorporates the concept and a process for formal, public reviews of commercial site plans in Section 9.8. The purpose of this section is to assure that nearby residents and the public in general could see and comment on major commercial project land planning. It is also to allow staff and the Planning and Zoning Commission (and sometimes City Council) to review the site design prior to the applicant committing a large investment into construction and infrastructure plans. Design flaws or conflicts with neighboring developments could be identified and addressed with only the commitment of a site plan.

In a related matter, over the past eight months the City Council and Water Resources staff significantly changed the Council Water allocation process to better reflect available supplies and the current high demand for alternative water supplies. As a part of that revision, it was evident that a streamlined application process was needed to allow a developer to submit for water without committing a large sum of money to have full construction plans produced for building permit prior to knowing that water will be allocated to the project. It was determined that a form of Site Plan approval, focusing on key site design elements, would be the appropriate means to accomplish the needed streamlined process.

An abbreviated Site Plan review allows the Planning and Zoning Commission to evaluate the feasibility of a project's design and its compatibility with surrounding development. The Commission can then forward a recommendation to the City Council confirming (or not) that the project is feasible and compatible. Using the Commission's recommendation, along with the other criteria in the water policy, the City Council can then make an educated decision about the allocation of water.

AGENDA ITEM: Discussion of Site Plan review process (LDC Section 9.8). Staff will discuss why a limited version of this process has been re-introduced.

An abbreviated review is appropriate because the extensive requirements for the building and utility permit plans address much of the criteria of the two lists. Many of the submittal requirements of Section 9.8.4.B.2 and the review criteria of Section 9.8.5 are actually only applicable at the time of full permit application. There are, however, certain aspects of the design that can be considered to be basic to the determination of project feasibility and compatibility. Pulling those elements out of the lists in Sections 9.8.4.B.2 and 9.8.5 creates an appropriate, list of review criteria.

Staff recommends the following as the abbreviated list of review criteria:

1. Drainage ways and any needed detention;
2. Ingress and egress points;
3. Internal circulation plan;
4. Landscaping and screening;
5. Off-street parking layout;
6. Building, lot and setback requirements;
7. Utility lines (and points of connection to mains);
8. Topographic contours;
9. Residential Protection Standards of Sec. 6.13, where applicable;
10. Grading and bank stabilization plans, where applicable;
11. Hillside development standards of Sec. 6.8, where applicable.

Planning staff recommends that, using this list of review criteria, the Planning and Zoning Commission make a determination that each project is either in substantial conformance with the LDC design criteria and can be forwarded to the City Council for consideration, or that the project is not in conformance with the LDC.

Recommended Action: Discussion only

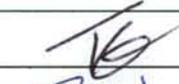
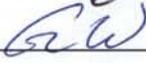
MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-003, Site Plan for twelve (12) apartments in three separate four-plex buildings. [Zoning: Industrial Transition (IT); APN 106-18-071, 106-13-025P; Property Owner: F.L. Brown Enterprises]

Approved By:

Date:

Director:	Guice, Tom		6-23-16
Planning Manager:	George Worley		6/23/16
Community Planner:	Frank V. Hall		6/23/16

Item Summary

The subject property is a 1.00 acre site zoned as Industrial Transition (IT) which permits up to 13 multi-family dwelling units. The site is contiguous to the Prescott Lakes Commerce Center to the west and south, and the Green Acre Village apartment complex and Dells View Mobile Home Park to the east.

The site plan is for twelve apartments in three separate four-plex buildings. The apartment types are all two bedroom units. Thirty-two (32) parking spaces are provided to accommodate the bedroom count, guest parking, and existing uses.

Storage units are planned as an accessory use/amenity for each apartment. Access will be provided via an existing private driveway from Willow Lake Road.

Background

The property currently includes a single family dwelling and an office building. The Water Issues Committee recommended approval of the Water Service Agreement for the twelve (12) apartments at their meeting on June 14, 2016.

Attachments

1. Zoning/Location Map
2. Site Plan

Recommended Action: MOVE to recommend approval of Site Plan SI16-003 for twelve (12) apartments in three (3) 4-plex buildings.

ZONING LOCATION MAP

ITOM (B PAD)
CENTER CR

SUBJECT PARCEL





The design will be based on the information provided in the preliminary site plan. The design will be based on the information provided in the preliminary site plan. The design will be based on the information provided in the preliminary site plan.

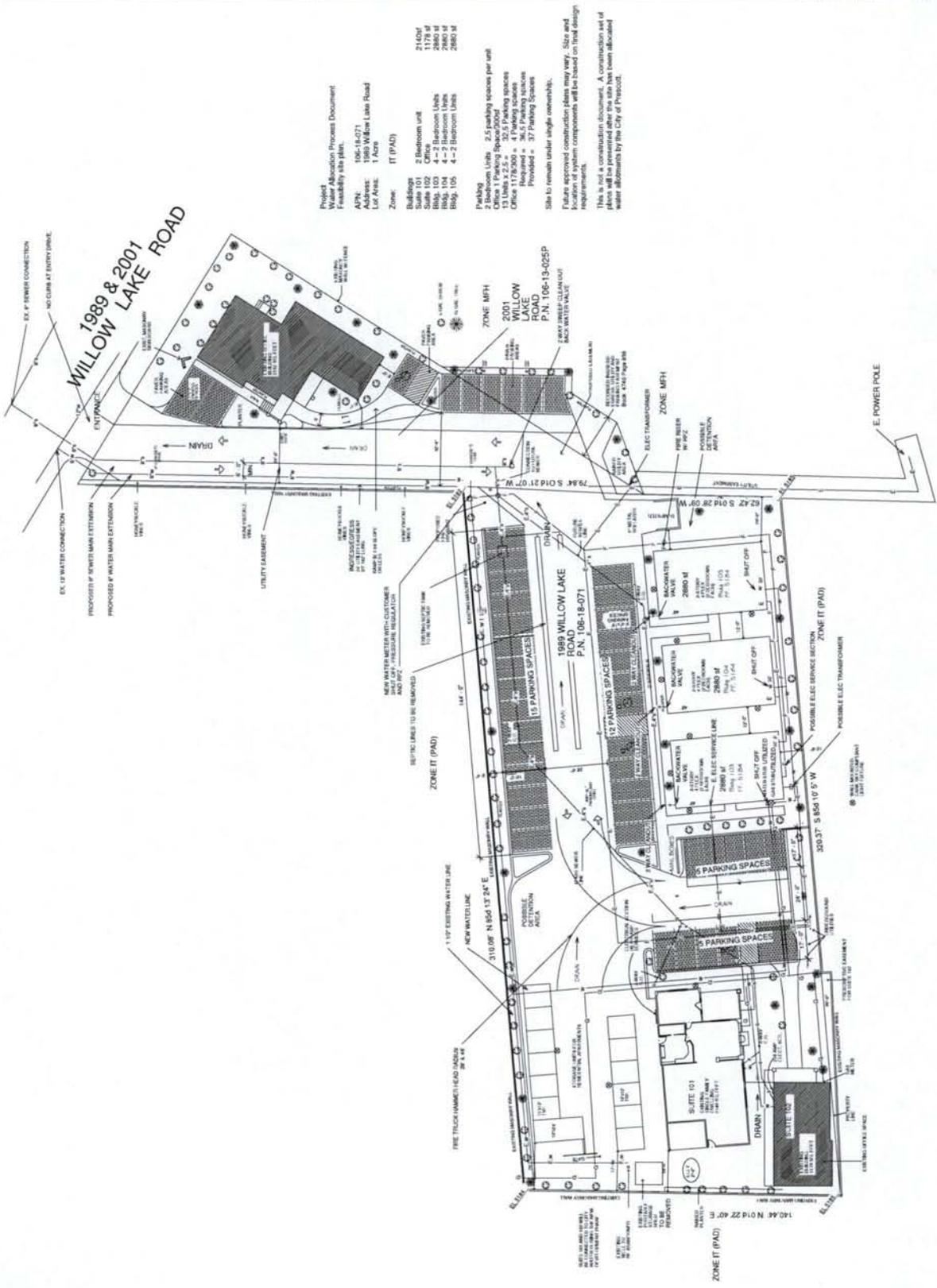
KMA

Kenneth Mehn Architect
3915 West Roadrunner Drive
Chino Valley, Arizona 86323
mehnarch@kma.com
Office 928-271-5230

1989 Willow Lake Road Prescott, Arizona

No.	Description	Date

Site Plan	
Project Number	2016-20
Date	08/2016
Drawn by	KMA
Checked by	KMA
Scale	A0
Sheet	1" = 20'-0"



Project
Water Allocation Process Document
Feasibility site plan.

APN: 106-18-071
Address: 1989 Willow Lake Road
Lot Area: 1 Acre
Zone: IT (PAD)

Buildings:
2 Bedroom unit
Suite 101
2001 Willow Lake Road
Bldg. 101 4-2 Bedroom Units
Bldg. 102 4-2 Bedroom Units
Bldg. 103 4-2 Bedroom Units
Bldg. 104 4-2 Bedroom Units
Bldg. 105 4-2 Bedroom Units

Parking
2 parking units 2.5 parking spaces per unit
Office 1 Parking Space/2000
13 Units x 2.5 = 32.5 Parking spaces
Office 1 Parking Space/2000
Office 1 Parking Space/2000
Required = 36.5 Parking spaces
Provided = 37 Parking Spaces
Site to remain under single ownership.

Site is proposed construction plan only. Size and location of system components will be based on final design requirements.

This is not a construction document. A construction set of plans will be presented after the site has been allocated water allotments by the City of Prescott.

1" = 20'-0"
N

MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings [Zoning: Multi-Family Medium (MF-M); APN 110-05-002B; Property Owner: Robinson Duplexes, LLC]

Approved By:

Date:

Director:	Guice, Tom	<i>TG</i>	6.23.16
Planning Manager:	George Worley	<i>GW</i>	6/23/16
Community Planner:	Frank V. Hall	<i>FVH</i>	6/23/16

Item Summary

The subject property is a 2.16 acre site zoned as Multi-Family Medium Density (MF-M) which permits up to 21 dwelling units/acre or up to 45 multi-family residential units. The site is contiguous to multi-family high density zoning to the east, SF-35 zoning to the south and west (Prescott Vistas P.A.D.), multi-family medium zoning and the Green Manor Heights single family 9 subdivision to the north.

The site plan is for six (6) duplexes for a total of 12 residential units. Vehicular access is provided via two entrances from Robinson Drive. Two parking spaces plus guest parking are provided in front of each unit.

Additional landscaping and screening will be required by the Residential Protection Standards of Article 6, Section 6.13 of the Land Development Code (LDC) along the southern and western property boundaries. A fire department turn-around may be required for building six. An additional dumpster should be located near buildings one and two.

Background

The property is currently vacant and slopes upward from Robinson Drive to the west at nearly 20%.

SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings
[Zoning: Multi-Family Medium (MF-M); APN 110-05-002B; Property Owner: Robinson
Duplexes, LLC]

Attachments

1. Zoning/Location Map
2. Site Plan

Recommended Action: **MOVE** to recommend approval of Site Plan SI16-005 for the Robinson Duplexes.



GRADING AND DRAINAGE PLAN 6 DUPLEXES 344 ROBINSON DRIVE APN# 110-05-002B



VICINITY MAP

OWNER

SJ HOMES, L.L.C.
3131 PAMELA STREET
PRESCOTT, ARIZONA 86305
CONTACT PERSON: STEVE PERRY 713-6677

ENGINEER

BC ENGINEERING
212 S. MARINA STREET
PRESCOTT, ARIZONA 86303
(928) 899-8772
CONTACT PERSON: WILLIAM J. CARNES, P.E. # 45612

GENERAL CONSTRUCTION NOTES:

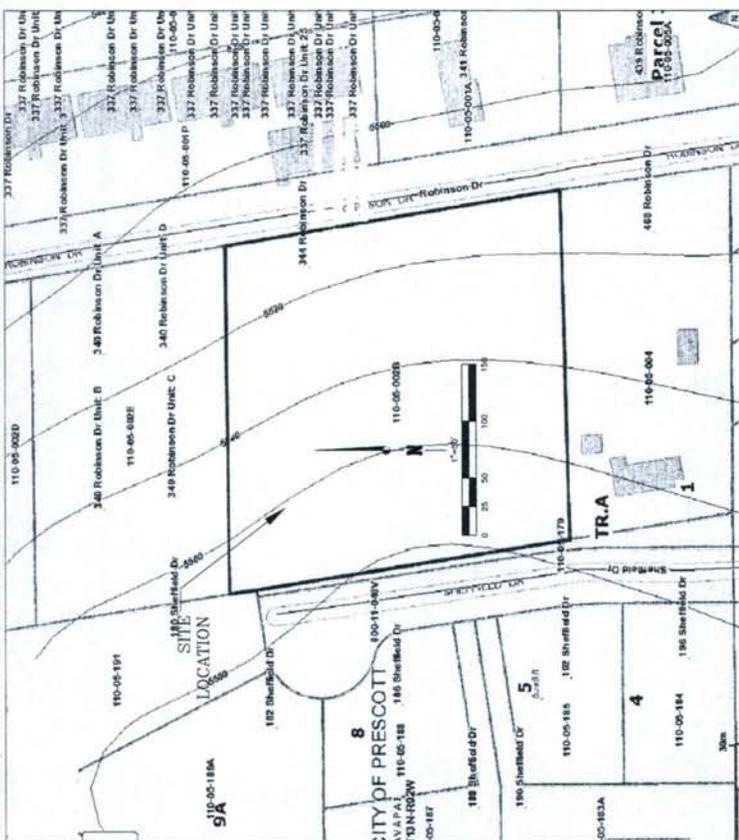
- All construction shall conform to the Maricopa Association of Governments Specifications and Details, 1994 revision, and Triennial Association of Governments (TAG) Detail Drawings.
- Prior to bidding the work, the Contractor shall thoroughly verify himself as to the actual conditions and requirements of the work. No claim shall be made against the Owner or the Engineer for any alleged misrepresentation of the conditions or nature of the work.
- Nothing contained in the construction drawings shall create, nor shall be construed to create, any contractual relationship between the Engineer and the Contractor or any subcontractor.
- The Engineer will not be responsible for construction means, methods, techniques, or procedures or programs utilized in connection with the work.
- It is the sole responsibility of the Contractor to obtain, at his own expense, such permits as are required from the appropriate agency construction.
- The Engineer shall be notified 24 hours prior to beginning any work.
- Work not in conformance with the plans and specifications is subject to removal and replacement at the Contractor's expense.
- It shall be the responsibility of the bidder to verify all quantities including excavation, borrow, embankment, shrub or well, ground sloping, and any other items shown on the plans. The Contractor shall be responsible for any and all items not shown on the plans. It shall be the bidder's responsibility to verify the information furnished. It shall be the bidder's responsibility to notify the Engineer prior to bidding of any major discrepancies.
- Deposit and/or stockpiling of excess material shall be done in such a way that will not create a nuisance. The piling of material on private property of another requires written authorization.
- No job will be considered complete until all pavement is swept clean of all dirt and debris.

GENERAL GRADING AND PAVING NOTES:

- #### GRADING
- All aggregate materials shall be specified to a depth of six inches (6"). The moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D-998.
 - Construction tests shall be taken to verify compliance with these specifications.
 - Grading and grubbing shall extend to the limits of grading and construction shall be in accordance with M&A Specifications, Section 802.
- #### PAVING
- All paving in parking lot to be 2" A.C. on 6" A.B.C.
 - All asphaltic concrete (A.C.) shall be C-3/A such as per applicable M&A Specifications. Mix design shall be submitted to the Geotechnical Engineer for approval prior to start of construction.
 - A.C. compaction shall be 95 percent of ASTM D-1556, 75 blow Marshall Density test.



NOTE: IT IS POSSIBLE THAT CABLE TV, TELEPHONE, ELECTRIC, GAS, CONSTRUCTION, UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL UTILITIES AND ELEVATIONS. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.



TOTAL SITE AREA:
AREA = 94,104 SQ. FT.
ACREAGE = 2.1624 ACRES

EARTH QUANTITIES FOR SITE:
TOTAL CUT FOR SITE: 98,374 CU YDS
TOTAL FILL FOR SITE: 308,241, 1028
NET QUANTITY FOR SITE: 87,658 CU. YDS. CUT

LOT INFORMATION

APN #110-05-002B
ACREAGE: 2.1624 ACRES
EXISTING ZONING: MF-M
LOT OWNER: SJ HOMES, L.L.C.

SHEET #	DESCRIPTION
1	GRADING PLAN SHEET
2	COVER SHEET
3	CONSTRUCTION DETAIL SHEET
4	CONSTRUCTION DETAIL SHEET
5	CONSTRUCTION DETAIL SHEET
6	CONSTRUCTION DETAIL SHEET
7	CONSTRUCTION DETAIL SHEET
8	CONSTRUCTION DETAIL SHEET

BENCHMARK
 1. BENCHMARK 425 454508
 2. BENCHMARK 425 454508
 3. BENCHMARK 425 454508
 4. BENCHMARK 425 454508
 5. BENCHMARK 425 454508
 6. BENCHMARK 425 454508
 7. BENCHMARK 425 454508
 8. BENCHMARK 425 454508

CITY OF PRESCOTT
 PRESCOTT, AZ 86303
GRADING & DRAINAGE PLAN
 344 ROBINSON DRIVE
 APN# 110-05-002B
 COVER SHEET & NOTES

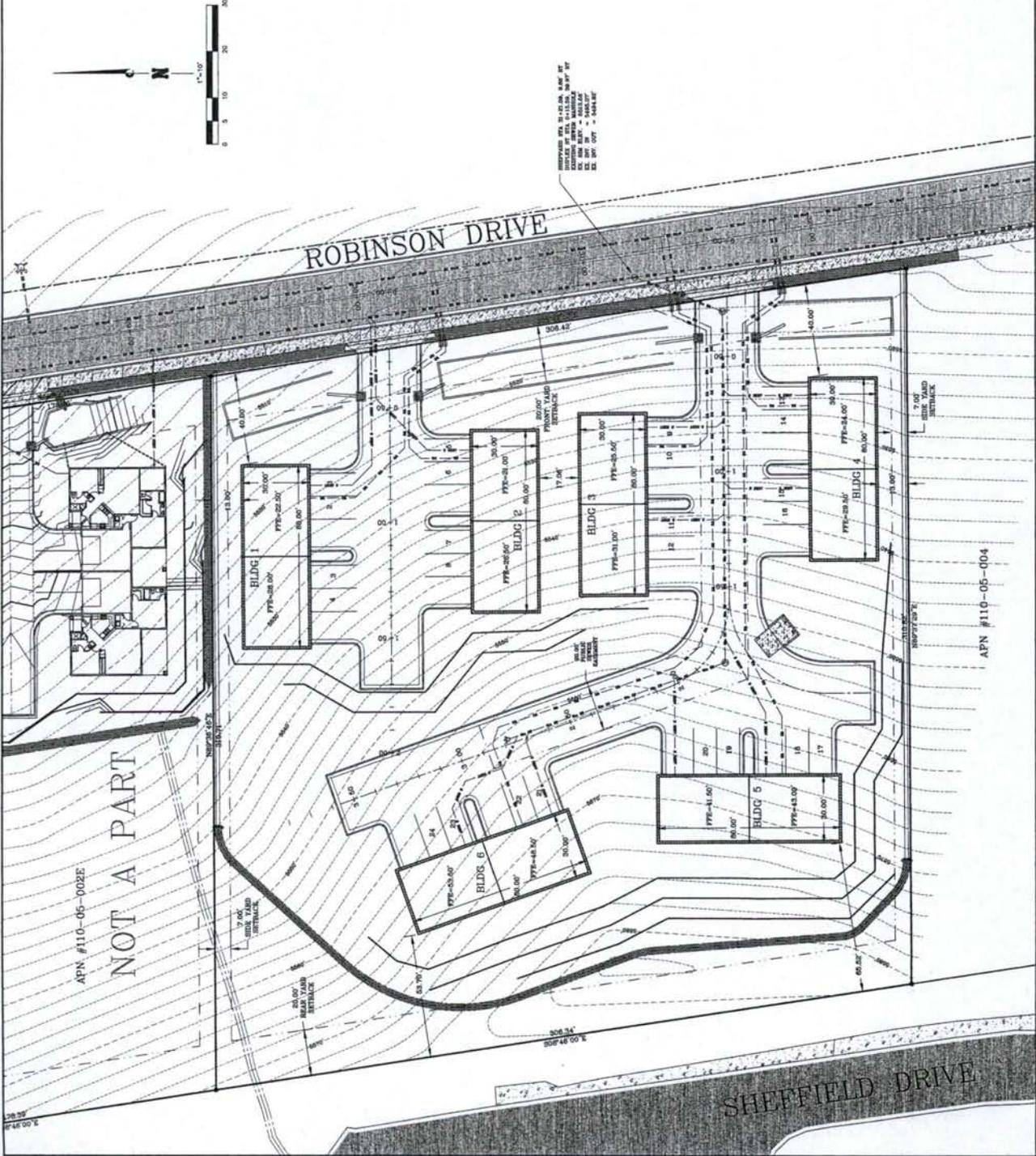
DATE: 11/15/2011
 SHEET NO: 1
 OF 8
 SCALE: AS SHOWN

APN #110-05-002B
 344 ROBINSON DRIVE
 ACREAGE: 2.1624 ACRES
 ZONING: MF-M



BC ENGINEERING		DATE: 11-17-17
222 S. MARINA STREET PRESCOTT, AZ 86303		CHECKED BY: []
APN: 110-05-002B		DATE: 09-05-2018
PROJECT: 110-05-002B		CHECKED BY: []
DRAWN BY: []		DATE: 09-05-2018
SCALE: 1"=10'		

CITY OF PRESCOTT 301 SOUTH CORNER STREET PRESCOTT, AZ 86303	
PROJECT NO.:	110-05-002B
PROJECT NAME:	GRADING & DRAINAGE PLAN
PROJECT ADDRESS:	344 ROBINSON DRIVE
PROJECT APN:	APN# 11005002B
PROJECT TYPE:	UTILITY LAYOUT SHEET
SHEET NO.:	4 OF 8



NOT A PART

APN: #110-05-002E

APN #110-05-004

1.4 - OFFICE PEOPLE FILED/FIELD'S ENG 1087/1023 ROBINSON DR ELEV 82.42 - 8-DUCKS UTILITY LAYOUT SHEET 4. 6/3/2016 2:22:17 PM

ZONING LOCATOIN MAP

SF-9

MF-M

MF-H

SF-35
(PAD)

ROBINSON DUPLEX SITE

Prescott Vistas



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

AGENDA ITEM: RP16-003, Replat and site plan approval for The Reserve at Willow Creek Commerce Center, combining parcels to permit development of a 70 unit apartment complex.

Approved By:

Director:	Guice, Tom	<i>TO</i>	<i>6-23-16</i>
Planning Manager:	George Worley	<i>GW</i>	<i>6/24/16</i>

Item Summary

This revision of The Reserve at Willow Hills Commerce Center is to combine parcels to permit the development of a 70 unit apartment complex in an area formerly intended for commercial retail and office uses. The property is zoned Neighborhood Oriented Business (NOB) and is the commercial component of a larger mixed use development that included the single-family neighborhood to the south, known as the Reserve at Willow Hills. The NOB zoning allows for development of multifamily residential complexes. The site is 4.99 acres, allowing for a total of 70 residential units.

Background

The property was platted in 2006 as a commercial retail and office park. The plat included 17 building pads and several open space, parking, and buffer tracts. The tracts also include common areas for landscaping areas and drainage facilities. Two of the southernmost lots were combined previously and a commercial office building was constructed. This proposed replat will leave out that lot and the two adjacent lots to the west along the south property line. It is anticipated that these lots will build out with commercial uses compatible with the proposed apartment complex.

South of the Reserve at Willow Hills Commerce Center is the associated Reserve at Willow Hills residential neighborhood that shares the NOB zoning. The neighborhood is building out at a moderate pace.

Site Plan

The proposed apartment complex site plan indicates 70 dwelling units in six buildings. The buildings are distributed throughout the central area of the site with considerable open space and landscaped areas interspersed. Parking is required at the rate of one space per bedroom, plus guest spaces, plus 20 additional spaces for the remaining commercial uses along the south property boundary. The parking layout forms a ring around the buildings and includes the required 149 spaces. Some of the spaces are intended to be covered,

Agenda Item: RP16-003, replat and site plan approval for The Reserve at Willow Creek Commerce Center, combining parcels to permit development of a 70 unit apartment complex.

however, the final locations of these covered parking spaces will be adjusted to avoid utility easements.

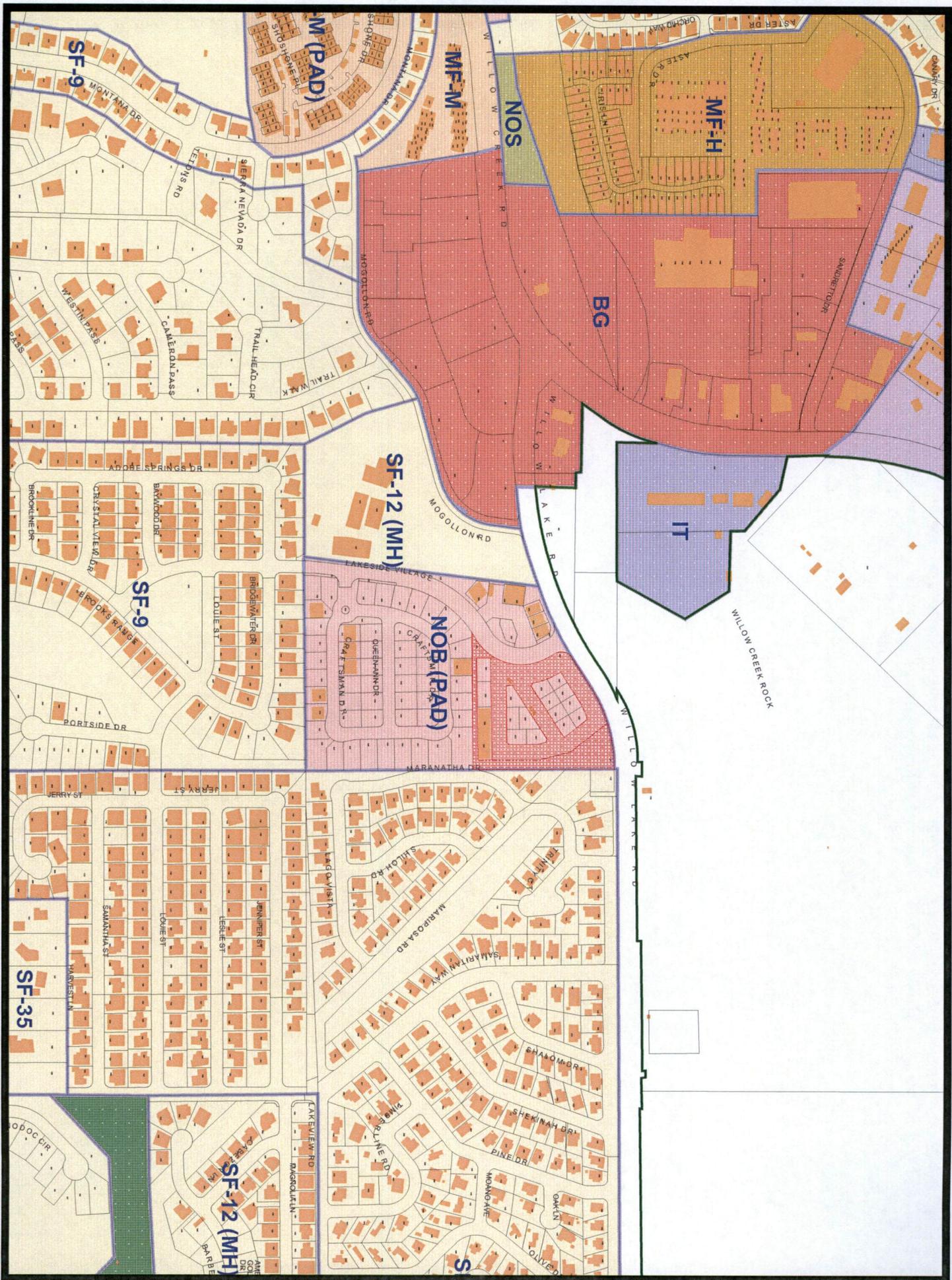
The site adjoins single-family zoning to the east and requires a residential buffer per LDC Section 6.13. The site retains Tract B from the original plat as that buffer.

Attachments

1. Vicinity and Zoning Map
2. Proposed Replat for The Reserve at Willow Creek Commerce Center
3. Site Plan for The Reserve at Willow Creek Commerce Center

Recommended Action:

MOVE to recommend approval of RP16-003, a replat of The Reserve at Willow Creek Commerce Center.



THE FIRST REVISION OF PLAT
THE RESERVE AT WILLOW CREEK
COMMERCCE CENTER
TRACT A AND LOTS B1-B13
IN A PORTION OF SECTION 15, T14N, R24E,
GADSDEN, YAVAPAI COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RESERVE AT WILLOW HILLS COMMERCCE CENTER PROPERTY OWNERS ASSOCIATION, AS DATE OWNERS, HAVE REPAIRED UNDER THE NAME OF "THE RESERVE AT WILLOW HILLS COMMERCCE CENTER PROPERTY OWNERS ASSOCIATION" TRACT 9 AND B1-B13 A PORTION OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE THIRD RANGE EAST AND MERRILL COUNTY OF ARIZONA, BEING THE SAME AS SHOWN ON THE FIRST REVISION OF PLAT OF THIS PLAT AS AND FOR THE PART OF THE FIRST REVISION OF PLAT OF THE HEREBY RECORDED WILLOW HILLS COMMERCCE CENTER TRACT A AND B1-B13 AND 1 SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE TRACTS CONSTITUTING SAID EACH TRACT SHALL BE KNOWN BY THE LETTER DESIGNATED ON THIS PLAT.

2. EXCEPT FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES, AND EXCEPT FOR THE PURPOSES OF THE WATER SERVICE AREA AS SHOWN AS SHOWN IN THE ORDINALLY RECORDED PLAT BOOK 58 OF MAPS AND PLATS, PAGES 175.

3. TRACT 9, HEREIN RESERVED IN FEE BY REDEVELOPMENT PROPERTIES, LLC 199 (THE REDEVELOPMENT)

COMPLIANCE

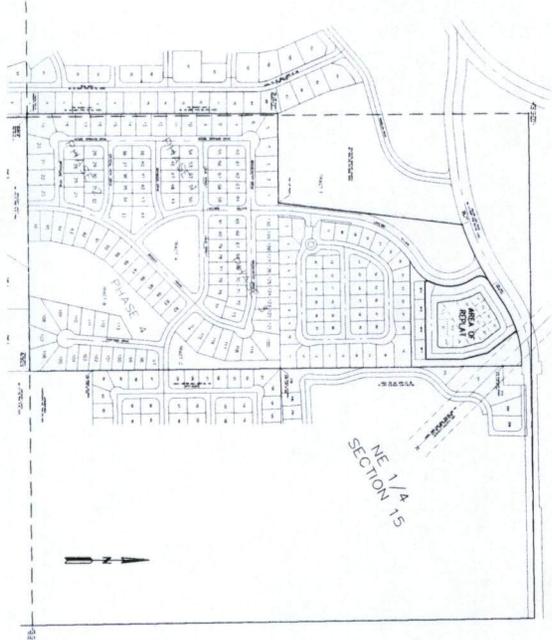
THE PLAT OF THE RESERVE AT WILLOW HILLS COMMERCCE CENTER IS IN COMPLIANCE WITH CURRENT SUBDIVISION MAP ACT, ARIZONA STATUTES, AND ORDINANCES OF THE CITY OF PRESCOTT, ARIZONA.

C C & R's

THE CITY OF PRESCOTT, ARIZONA, HAS RECORDED RESTRICTIONS FOR THE RESERVE AT WILLOW HILLS COMMERCCE CENTER IN BOOK 4433 OF LOCAL RECORDS, RECORD 10, AND IS HEREBY INCORPORATED AS A PART OF THIS PLAT.

NOTES

- 1) THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY PULSANT TO SECTION 6 OF MAP 49-518.
- 2) THIS PLAT IS IN COMPLIANCE WITH CRITERIA ESTABLISHED BY THE CITY OF PRESCOTT, ARIZONA, AND IS HEREBY INCORPORATED AS A PART OF THIS PLAT.
- 3) DRAINAGE EXISTENTS CONFORM TO NATURAL OR MAN-MADE WATER COURSE. THESE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF LEAF LITTER, DEBRIS, AND OTHER OBSTRUCTIONS FROM THE DRAINAGE CHANNELS. ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION.
- 4) IN THE EVENT THE DRAINAGE EXISTENTS ARE NOT MAINTAINED, THE CITY OF PRESCOTT SHALL HAVE THE AUTHORITY TO TAKE THE NECESSARY ACTION TO MAINTAIN THE DRAINAGE EXISTENTS. THE CITY ENGINEER APPROVING THIS PLAT SHALL HAVE THE NECESSARY MAINTENANCE AND SHALL FURNISH THE NECESSARY MAINTENANCE AND SHALL FURNISH THE NECESSARY MAINTENANCE AND SHALL FURNISH THE NECESSARY MAINTENANCE TO THE PROPERTY OWNERS ON THE RESERVE AT WILLOW HILLS COMMERCCE CENTER PROPERTY OWNERS ASSOCIATION.



VICINITY MAP
SCALE 1" = 200'

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND ACKNOWLEDGED WITNESSES, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED SAID INSTRUMENT, HAS PERSONALLY APPEARED TO ME, AND HAS BEEN DULY AUTHORIZED TO SO DO.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND ACKNOWLEDGED WITNESSES, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED SAID INSTRUMENT, HAS PERSONALLY APPEARED TO ME, AND HAS BEEN DULY AUTHORIZED TO SO DO.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SECTION	SQUARE FOOTAGE	ACRES	USDA
TOTAL, BOUNDARY	173,475.90 SF	3.933 AC	COMMERCIAL/RESIDENTIAL
TRACT 9	72,000.00 SF	1.625 AC	FLUID DEVELOPMENT



NOTE
ALL VARIANCE ON THE FACE OF THE ORIGINAL PLAT AS RECORDED IN BOOK 58 MAP 10, HAVE BEEN REPAIRED HEREIN.

REASON FOR REPAIR
1. TO REMOVE LOTS B1 THROUGH B13 AND THAT PORTION OF TRACT A BETWEEN LOTS B1 THROUGH B13 AS SHOWN HEREIN.

BASIS OF BEARINGS

THESE BEARINGS ARE SOUTH 89°49'07" EAST 45' MEASURED ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 15 AS DEFINED BY A FOUND 1/2" REBAR AT THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST, G1A AND S&1 TOWER B&E AND MERRILL COUNTY, ARIZONA, AND AS SHOWN ON THE FINAL PLAT OF THIS PLAT AS AND FOR THE PART OF THE FIRST REVISION OF PLAT OF THIS PLAT AS AND FOR THE PART OF THE FIRST REVISION OF PLAT OF THE HEREBY RECORDED WILLOW HILLS COMMERCCE CENTER TRACT A AND B1-B13 AND 1 SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE TRACTS CONSTITUTING SAID EACH TRACT SHALL BE KNOWN BY THE LETTER DESIGNATED ON THIS PLAT.

REFERENCES

THE RESERVE AT WILLOW HILLS COMMERCCE CENTER
BOOK 58 MAP 10, PAGE 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEY NOTES

1. FIELD MEASUREMENTS USED TO PREPARE THIS PLAT WERE MADE IN APRIL, 2016.
2. DIMENSIONS SHOWN ARE MEASURED MEASURED ADAPTED FIELD MEASUREMENTS, OR CALCULATED DIMENSIONS.
3. LINES OF OCCUPATION HAVE BEEN NOTED ON THIS PLAT.
4. LINES OF OCCUPATION IF ANY.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF PRESCOTT ON THIS _____ DAY OF _____ 2016.

CITY CLERK

APPROVED BY THE CITY OF PRESCOTT ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ 2016.

CITY ENGINEER

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____ 2016.

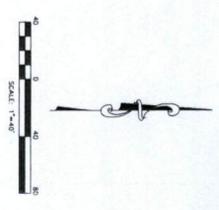
COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATION
I, THE UNDERSIGNED, AS A LICENSED PROFESSIONAL ENGINEER, HAVE PREPARED AND CHECKED THE ACCURACY OF THE DIMENSIONS AND BEARINGS SHOWN ON THIS PLAT AND HAVE BEEN DULY AUTHORIZED TO SO DO. I HAVE ALSO BEEN DULY AUTHORIZED TO SO DO.

DATE: 04-13-16 DRAWN BY: JAM
JOB NO: 416-03 CHECKED BY: JO
SHEET 1 OF 2

LEWIS ENGINEERING
Civil Engineers & Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750

THE FIRST REVISION OF PLAT
 THE RESERVE AT WILLOW CREEK
 COMMERCE CENTER
 TRACT A AND LOTS B1-B13
 IN A PORTION OF SECTION 15, T14N, R2W
 GABRIELLA YAVAPAI COUNTY, ARIZONA



LEGEND

- SET CORNER BEAK, R.S. #4443
- FOUND MONUMENT - 1/2" REBAR #3018
- BOUNDARY LINE - 1/2" REBAR #3018
- BOUNDARY LINE
- PROPERTY LINE
- RADIUS CURVE
- WILLOW COUNTY RECORDS OFFICE

NO.	BEARING	DISTANCE
1	N89°00'00"W	21.78
2	S72°37'17"W	6.80
3	S44°56'51"W	11.80
4	S34°56'51"W	11.80
5	N15°56'51"W	46.00
6	N15°56'51"W	46.00
7	N15°56'51"W	46.00
8	N15°56'51"W	46.00
9	N15°56'51"W	46.00
10	N15°56'51"W	46.00
11	N15°56'51"W	46.00
12	N15°56'51"W	46.00
13	N15°56'51"W	46.00
14	N15°56'51"W	46.00
15	N15°56'51"W	46.00
16	N15°56'51"W	46.00
17	N15°56'51"W	46.00
18	N15°56'51"W	46.00
19	N15°56'51"W	46.00
20	N15°56'51"W	46.00
21	N15°56'51"W	46.00
22	N15°56'51"W	46.00
23	N15°56'51"W	46.00
24	N15°56'51"W	46.00
25	N15°56'51"W	46.00
26	N15°56'51"W	46.00
27	N15°56'51"W	46.00
28	N15°56'51"W	46.00
29	N15°56'51"W	46.00
30	N15°56'51"W	46.00

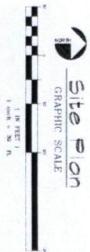
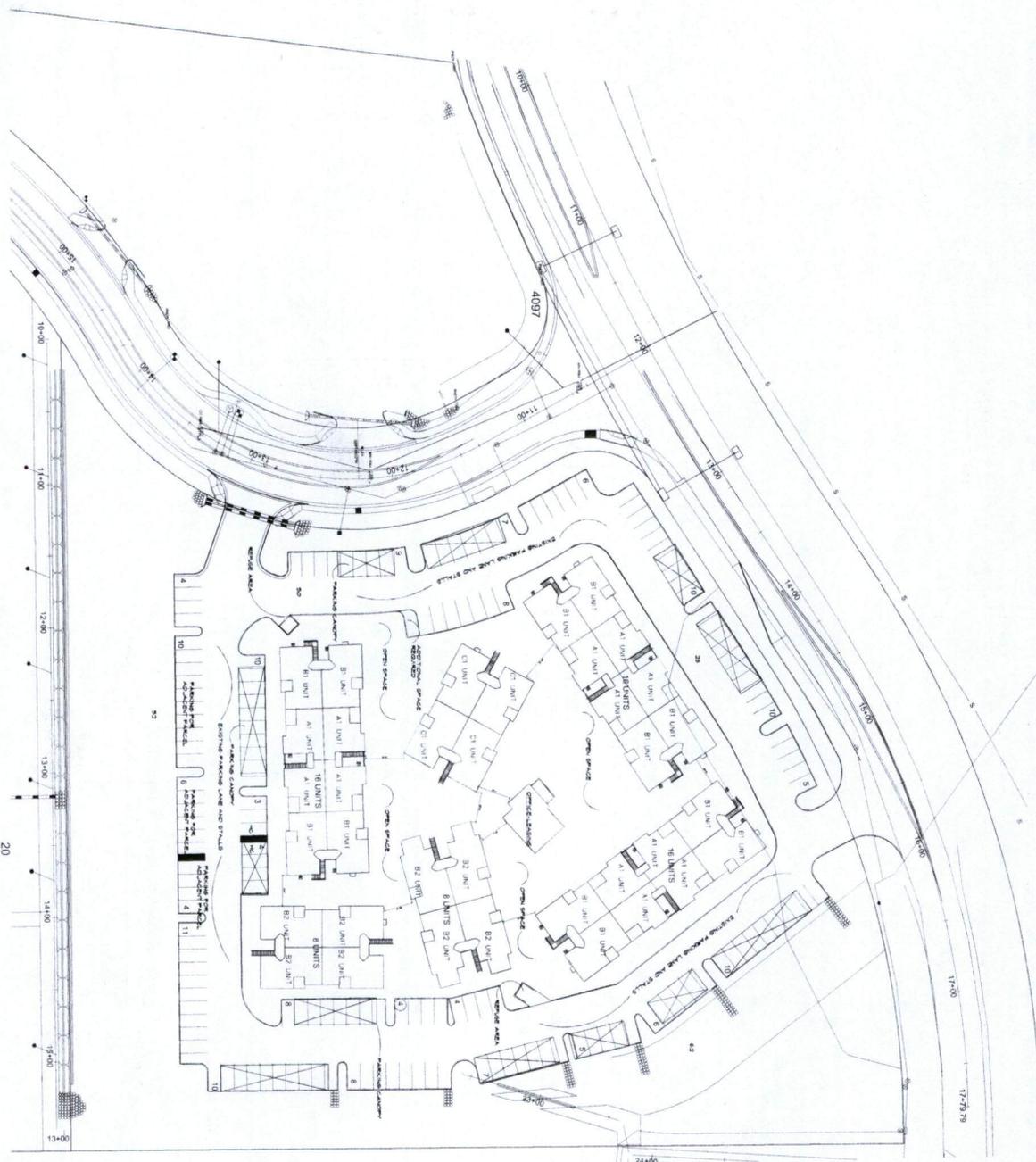
NO.	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	435.00'	133.33'	N71°57'10"W	21.57'
C2	218.00'	66.67'	S71°57'10"W	11.79'
C3	218.00'	66.67'	S71°57'10"W	11.79'
C4	218.00'	66.67'	S71°57'10"W	11.79'
C5	218.00'	66.67'	S71°57'10"W	11.79'
C6	218.00'	66.67'	S71°57'10"W	11.79'
C7	218.00'	66.67'	S71°57'10"W	11.79'
C8	218.00'	66.67'	S71°57'10"W	11.79'
C9	218.00'	66.67'	S71°57'10"W	11.79'
C10	218.00'	66.67'	S71°57'10"W	11.79'
C11	218.00'	66.67'	S71°57'10"W	11.79'
C12	218.00'	66.67'	S71°57'10"W	11.79'
C13	218.00'	66.67'	S71°57'10"W	11.79'
C14	218.00'	66.67'	S71°57'10"W	11.79'
C15	218.00'	66.67'	S71°57'10"W	11.79'
C16	218.00'	66.67'	S71°57'10"W	11.79'
C17	218.00'	66.67'	S71°57'10"W	11.79'
C18	218.00'	66.67'	S71°57'10"W	11.79'
C19	218.00'	66.67'	S71°57'10"W	11.79'
C20	218.00'	66.67'	S71°57'10"W	11.79'

JASON GREEN, P.L.S.
 CERTIFICATION
 I, JASON GREEN, P.L.S., DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AND THAT THE SAID SURVEY RECORD IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AND THAT THE SAID SURVEY RECORD IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD.

LE LION ENGINEERING
 Civil Engineers • Land Surveyors
 1650 WILLOW CREEK ROAD
 PRESCOTT, AZ 86301
 (928) 776-7750

THE FIRST REVISION OF PLAT
 THE RESERVE AT WILLOW CREEK
 COMMERCE CENTER

DATE: 04-13-18 DRAWN BY: B.M.
 JOB NO. 18-01 CHECKED BY: JG
 SHEET 2 OF 2

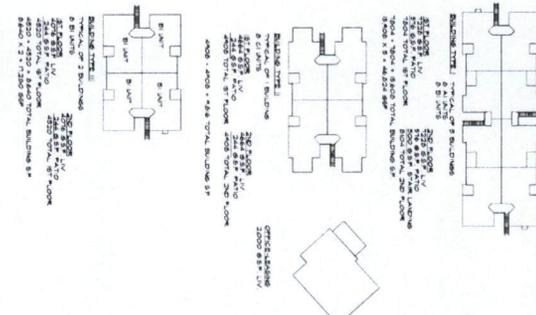


Site Plan
GRAPHIC SCALE
1" = 30'

20

20

UNIT	TYPE	AREA (SQ FT)	PERCENT	TOTAL	TYPE
1	1-BR	1,200	10.0%	12,000	1-BR
2	2-BR	1,500	12.5%	15,000	2-BR
3	3-BR	1,800	15.0%	18,000	3-BR
4	4-BR	2,100	17.5%	21,000	4-BR
5	5-BR	2,400	20.0%	24,000	5-BR
6	6-BR	2,700	22.5%	27,000	6-BR
7	7-BR	3,000	25.0%	30,000	7-BR
8	8-BR	3,300	27.5%	33,000	8-BR
9	9-BR	3,600	30.0%	36,000	9-BR
10	10-BR	3,900	32.5%	39,000	10-BR
11	11-BR	4,200	35.0%	42,000	11-BR
12	12-BR	4,500	37.5%	45,000	12-BR
13	13-BR	4,800	40.0%	48,000	13-BR
14	14-BR	5,100	42.5%	51,000	14-BR
15	15-BR	5,400	45.0%	54,000	15-BR
16	16-BR	5,700	47.5%	57,000	16-BR
17	17-BR	6,000	50.0%	60,000	17-BR
18	18-BR	6,300	52.5%	63,000	18-BR
19	19-BR	6,600	55.0%	66,000	19-BR
20	20-BR	6,900	57.5%	69,000	20-BR
21	21-BR	7,200	60.0%	72,000	21-BR
22	22-BR	7,500	62.5%	75,000	22-BR
23	23-BR	7,800	65.0%	78,000	23-BR
24	24-BR	8,100	67.5%	81,000	24-BR
25	25-BR	8,400	70.0%	84,000	25-BR
26	26-BR	8,700	72.5%	87,000	26-BR
27	27-BR	9,000	75.0%	90,000	27-BR
28	28-BR	9,300	77.5%	93,000	28-BR
29	29-BR	9,600	80.0%	96,000	29-BR
30	30-BR	9,900	82.5%	99,000	30-BR
31	31-BR	10,200	85.0%	102,000	31-BR
32	32-BR	10,500	87.5%	105,000	32-BR
33	33-BR	10,800	90.0%	108,000	33-BR
34	34-BR	11,100	92.5%	111,000	34-BR
35	35-BR	11,400	95.0%	114,000	35-BR
36	36-BR	11,700	97.5%	117,000	36-BR
37	37-BR	12,000	100.0%	120,000	37-BR
38	38-BR	12,300	102.5%	123,000	38-BR
39	39-BR	12,600	105.0%	126,000	39-BR
40	40-BR	12,900	107.5%	129,000	40-BR
41	41-BR	13,200	110.0%	132,000	41-BR
42	42-BR	13,500	112.5%	135,000	42-BR
43	43-BR	13,800	115.0%	138,000	43-BR
44	44-BR	14,100	117.5%	141,000	44-BR
45	45-BR	14,400	120.0%	144,000	45-BR
46	46-BR	14,700	122.5%	147,000	46-BR
47	47-BR	15,000	125.0%	150,000	47-BR
48	48-BR	15,300	127.5%	153,000	48-BR
49	49-BR	15,600	130.0%	156,000	49-BR
50	50-BR	15,900	132.5%	159,000	50-BR
51	51-BR	16,200	135.0%	162,000	51-BR
52	52-BR	16,500	137.5%	165,000	52-BR
53	53-BR	16,800	140.0%	168,000	53-BR
54	54-BR	17,100	142.5%	171,000	54-BR
55	55-BR	17,400	145.0%	174,000	55-BR
56	56-BR	17,700	147.5%	177,000	56-BR
57	57-BR	18,000	150.0%	180,000	57-BR
58	58-BR	18,300	152.5%	183,000	58-BR
59	59-BR	18,600	155.0%	186,000	59-BR
60	60-BR	18,900	157.5%	189,000	60-BR
61	61-BR	19,200	160.0%	192,000	61-BR
62	62-BR	19,500	162.5%	195,000	62-BR
63	63-BR	19,800	165.0%	198,000	63-BR
64	64-BR	20,100	167.5%	201,000	64-BR
65	65-BR	20,400	170.0%	204,000	65-BR
66	66-BR	20,700	172.5%	207,000	66-BR
67	67-BR	21,000	175.0%	210,000	67-BR
68	68-BR	21,300	177.5%	213,000	68-BR
69	69-BR	21,600	180.0%	216,000	69-BR
70	70-BR	21,900	182.5%	219,000	70-BR
71	71-BR	22,200	185.0%	222,000	71-BR
72	72-BR	22,500	187.5%	225,000	72-BR
73	73-BR	22,800	190.0%	228,000	73-BR
74	74-BR	23,100	192.5%	231,000	74-BR
75	75-BR	23,400	195.0%	234,000	75-BR
76	76-BR	23,700	197.5%	237,000	76-BR
77	77-BR	24,000	200.0%	240,000	77-BR
78	78-BR	24,300	202.5%	243,000	78-BR
79	79-BR	24,600	205.0%	246,000	79-BR
80	80-BR	24,900	207.5%	249,000	80-BR
81	81-BR	25,200	210.0%	252,000	81-BR
82	82-BR	25,500	212.5%	255,000	82-BR
83	83-BR	25,800	215.0%	258,000	83-BR
84	84-BR	26,100	217.5%	261,000	84-BR
85	85-BR	26,400	220.0%	264,000	85-BR
86	86-BR	26,700	222.5%	267,000	86-BR
87	87-BR	27,000	225.0%	270,000	87-BR
88	88-BR	27,300	227.5%	273,000	88-BR
89	89-BR	27,600	230.0%	276,000	89-BR
90	90-BR	27,900	232.5%	279,000	90-BR
91	91-BR	28,200	235.0%	282,000	91-BR
92	92-BR	28,500	237.5%	285,000	92-BR
93	93-BR	28,800	240.0%	288,000	93-BR
94	94-BR	29,100	242.5%	291,000	94-BR
95	95-BR	29,400	245.0%	294,000	95-BR
96	96-BR	29,700	247.5%	297,000	96-BR
97	97-BR	30,000	250.0%	300,000	97-BR
98	98-BR	30,300	252.5%	303,000	98-BR
99	99-BR	30,600	255.0%	306,000	99-BR
100	100-BR	30,900	257.5%	309,000	100-BR



CLIENT: GEORGE ROTHFUSS III
 ARCHITECT: GREG ZIMMERMAN
 7406 East Northchapel Avenue
 Carefree, Arizona 85317
 602-531-7641 greg@zimmermanarchitect.com

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Architectural Site Plan
 1" = 30'

Millcreek Village



Contractor must verify all dimensions at project before proceeding with this work. These documents are instruments of professional service and the information contained herein is for the use of the architect, engineer, and other professionals in the field. It is not to be used for any other purpose without the express written consent of G.M. Zimmerman - Architect. Use or reproduction of these documents in whole or in part without express written consent of G.M. Zimmerman - Architect is a violation of copyright law, copyright, statute and other reserved rights. These plans are on notice as copyrighted property of G.M. Zimmerman - Architect.
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G.M. Zimmerman - Architect

P.O. BOX 5402 • CAREFREE, ARIZONA 85377 • (602) 531-7641

MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

Approved By:

Date:

Director:	Guice, Tom	TG	6-24-16
Planning Manager:	George Worley	GW	6/24/16
Community Planner:	Frank V. Hall	FVA	6/24/16

Item Summary

The subject property is a 7.50 acre site zoned as Multi-Family High Density (MF-H) which permits up to 32 dwelling units/acre or up to 240 multi-family residential units. The site is contiguous to the Temple B'rith Shalom synagogue to the east, Basis School to the south, and the Prescott Lakes Commerce Center to the west.

The site plan for Prescott Lakes Villas is for a 200 unit multi-family apartment complex. Six (6) separate apartment buildings are proposed to be constructed in phases to coincide with the availability of any water allocation granted by the City Council. A seventh building near the center of the development includes a community center, indoor pool, and media center for the residents.

The apartment types will consist of 90 one bedroom, 90 two bedroom, and 20 three bedroom units. 365 parking spaces are provided to accommodate both the bedroom count and guest parking of which 15% of the spaces are for compact cars.

The primary access will be from Brohner Way which is a 24 foot wide paved road. Brohner Way leads to a stop sign at Willow Lake Road, but ends at its eastern extent before State Route 89. Brohner Way also provides access to the Temple B'rith Shalom.

Background

The current use of the property is the Dells View Mobile Home Park which is included in the inventory of distressed mobile parks with the Community Development department.

AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

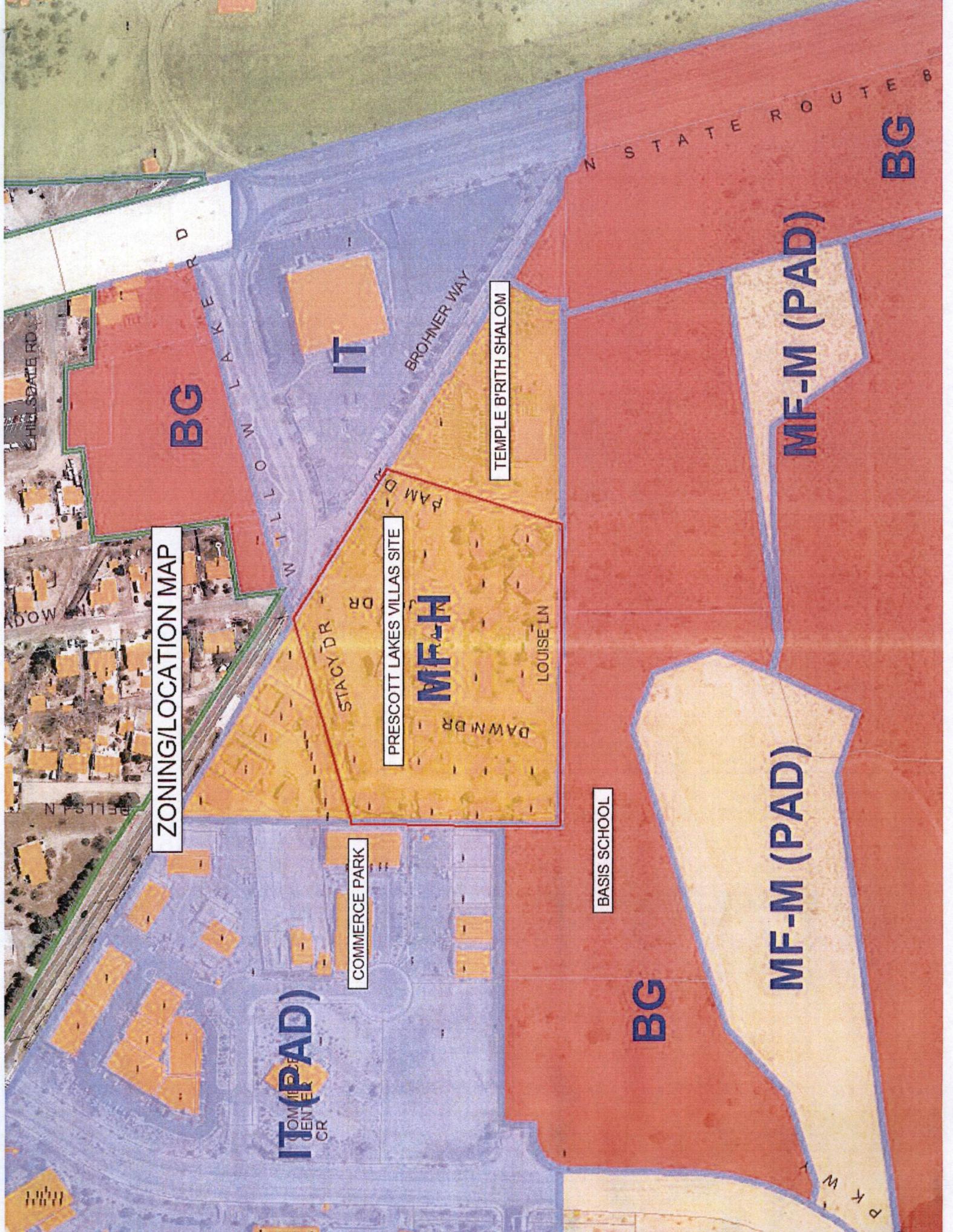
The Dells View Mobile Home Park is not connected to city water or sewer services and some individual home sites have failing septic systems. Thirty-two home sites exist in the park, but many sites are vacant.

Attachments

1. Zoning/Location Map
2. Site Plan
3. Building Elevations

Recommended Action: **MOVE** to recommend approval of Site Plan SI16-002 for Prescott Lakes Villas for a 200 unit phased multi-family apartment complex.

ZONING/LOCATION MAP



BG

IT

MF-H

MF-M (PAD)

MF-M (PAD)

BG

BG

COMMERCE PARK

BASIS SCHOOL

PRESCOTT LAKES VILLAS SITE

TEMPLE B'RITH SHALOM

IT (PAD)

N STATE ROUTE 8

HILL STATE RD

DR

WILLOW LAKE DR

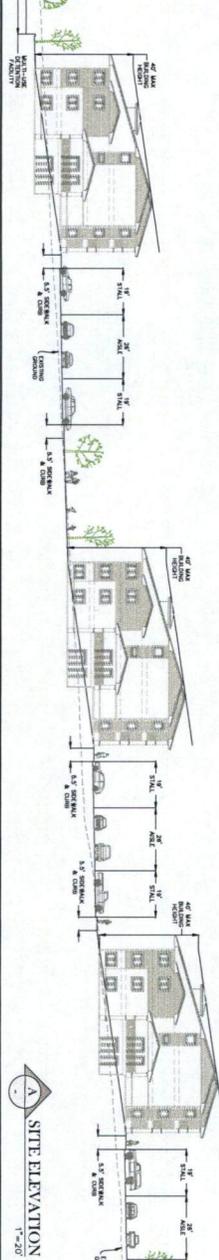
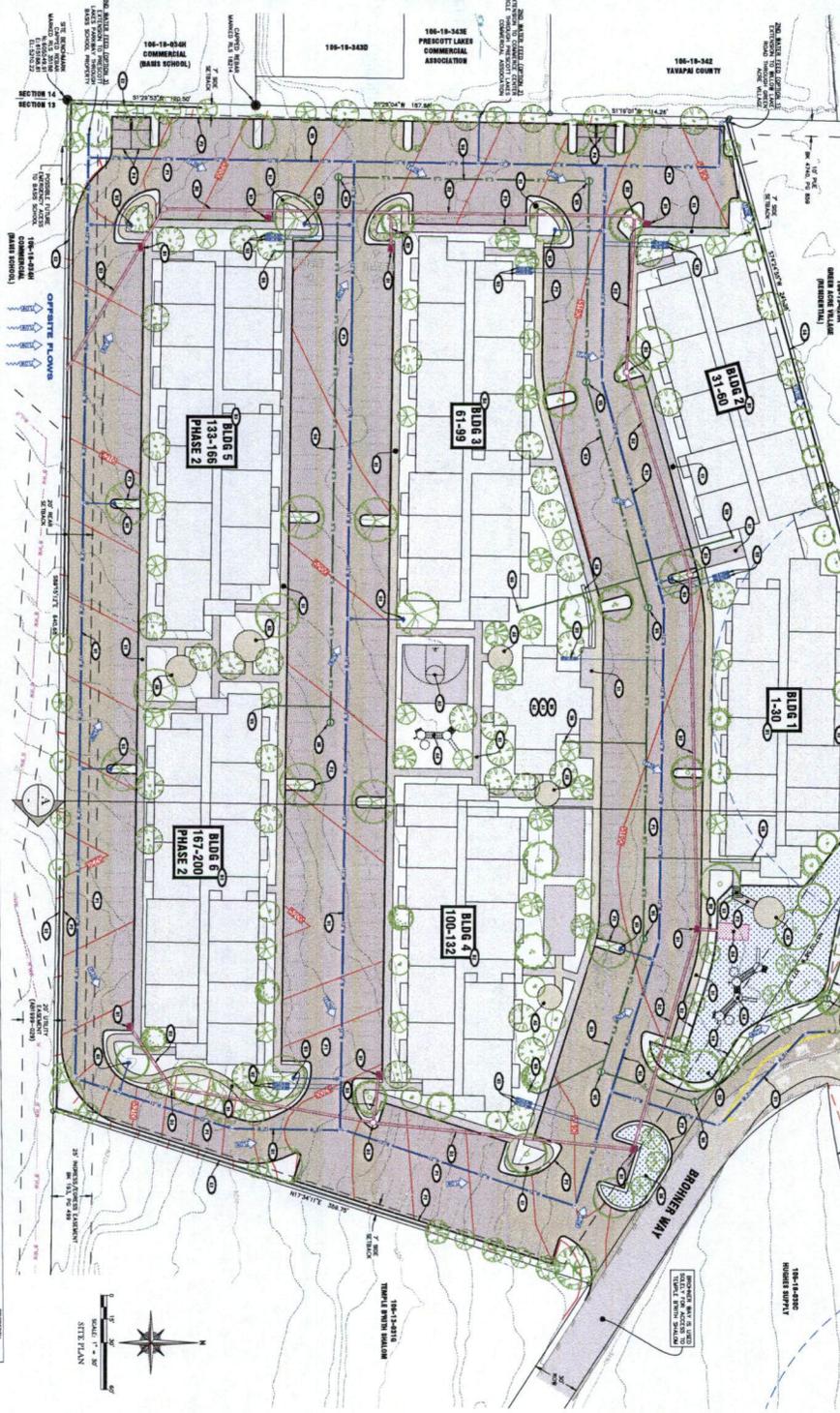
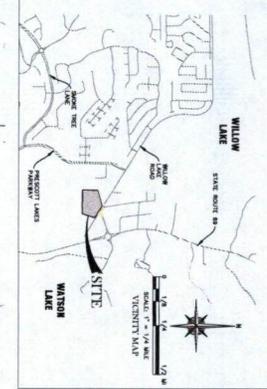
BROHNER WAY

STACEY DR

LOUISE LN

DAWM DR

PKWY



SITE PLAN

PRESCOTT LAKE VILLAGES

200 MULTI-FAMILY UNITS ON 7.5-ACRES

SOUTHWEST 1/4 SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 WEST
 QUA AND SALT RIVER WATERSHEDS
 CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

PROJECT TEAM	
ENGINEER	ARCHITECT
C3-Engineering, Inc. 1600 N. GARDEN AVENUE, SUITE 100 PRESCOTT, AZ 86301 PH: 928-778-1111 WWW.C3-ENGINEERING.COM	RAN & ASSOCIATES, INC. 6170 CAMINITO PLATA SAN DIEGO, CA 92120 PH: 619-594-9333 WWW.RAN-ASSOCIATES.COM
PROPERTY INFORMATION	CONTRACTOR
ADJACENT TO: WILLOW LAKE VILLAGES SUBDIVISION: PRESCOTT LAKE VILLAGES TRACT: 13 SECTION: 13, TOWNSHIP 14 NORTH, RANGE 2 WEST COUNTY: YAVAPAI, ARIZONA OWNER: PRESCOTT LAKE VILLAGES, LLC 1600 N. GARDEN AVENUE, SUITE 100 PRESCOTT, AZ 86301 PH: 928-778-1111 WWW.C3-ENGINEERING.COM	PRESCOTT LAKE VILLAGES, LLC 1600 N. GARDEN AVENUE, SUITE 100 PRESCOTT, AZ 86301 PH: 928-778-1111 WWW.C3-ENGINEERING.COM
PROJECT INFORMATION	REVISIONS
PROJECT NAME: PRESCOTT LAKE VILLAGES PROJECT NUMBER: 1600-1-STE PLAN 20142 PROJECT TYPE: MULTI-FAMILY HOUSING PROJECT PHASE: PRELIMINARY SITE PLAN DATE: 04/24/2016 SCALE: 1" = 20'	NO. DESCRIPTION DATE
ENGINEERING DATA	1 REVISIONS PER PFD & TEMPLE BIRTH SHALOM 6/23/16 DMB
GENERAL NOTES	
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.	
2. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.	
3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT SUBDIVISION ORDINANCES AND ALL APPLICABLE REGULATIONS.	
4. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT UTILITY ORDINANCES AND ALL APPLICABLE REGULATIONS.	
5. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT LANDSCAPE ORDINANCES AND ALL APPLICABLE REGULATIONS.	
6. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT TRAFFIC ORDINANCES AND ALL APPLICABLE REGULATIONS.	
7. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT FIRE ORDINANCES AND ALL APPLICABLE REGULATIONS.	
8. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT PUBLIC WORKS ORDINANCES AND ALL APPLICABLE REGULATIONS.	
9. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT PLANNING ORDINANCES AND ALL APPLICABLE REGULATIONS.	
10. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT HISTORIC PRESERVATION ORDINANCES AND ALL APPLICABLE REGULATIONS.	
11. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT ENVIRONMENTAL ORDINANCES AND ALL APPLICABLE REGULATIONS.	
12. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT ORDINANCES AND ALL APPLICABLE REGULATIONS.	
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16. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT LAND USE ORDINANCES AND ALL APPLICABLE REGULATIONS.	
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30. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PRESCOTT FIRE ORDINANCES AND ALL APPLICABLE REGULATIONS.	

JOB NO.	1600-1
DATE	04/24/2016
DRAWN BY	DMB
SCALE	1" = 20'
DESIGNED BY	DMB
CHECKED BY	DMB

RAN & ASSOCIATES
 6170 CAMINITO PLATA
 SAN DIEGO, CALIFORNIA 92120

PRESCOTT LAKE VILLAGES APARTMENTS
 PRELIMINARY SITE PLAN

GRANITE BASIN
 ENGINEERING, INC.

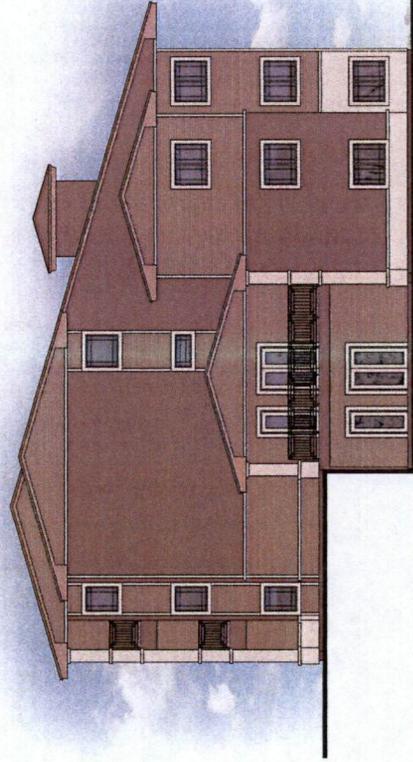
NO.	DESCRIPTION	DATE
1	REVISIONS PER PFD & TEMPLE BIRTH SHALOM	6/23/16

CALL FOR BIDDING DAYS
 11:00 AM - 12:00 PM
 1-800-762-1548
 (928) 778-1111
 WWW.C3-ENGINEERING.COM

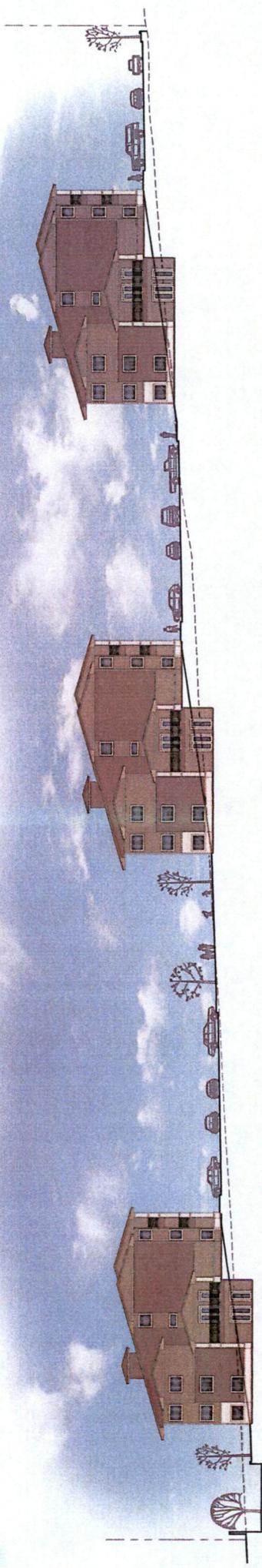


TYP. FRONT ELEVATION STEPPED BUILDING
SCALE: 1/8" = 1'

UNIT MIX MAY VARY FROM BUILDING TO BUILDING.
SEE SITE PLAN FOR UNIT DESIGNATIONS.



TYP. SIDE ELEVATION STEPPED BUILDING
SCALE: 1/8" = 1'



MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

Approved By:

Date:

Director:	Guice, Tom	TG	6-24-16
Planning Manager:	George Worley	GW	6/24/16
Community Planner:	Frank V. Hall	FVA	6/24/16

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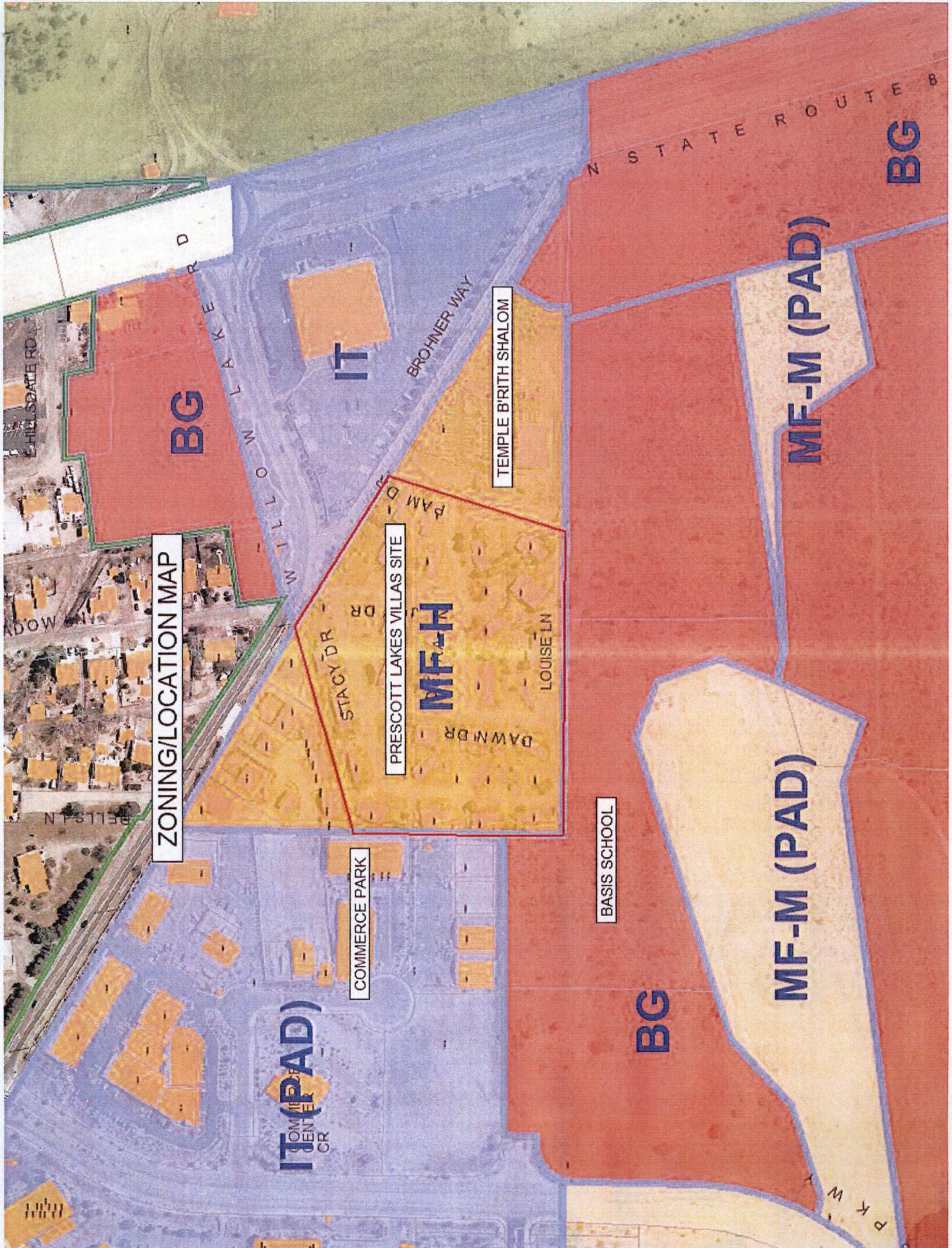
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Attachments

1. Zoning/Location Map
2. Site Plan
3. Building Elevations

Recommended Action: **MOVE** to recommend approval of Site Plan SI16-002 for Prescott Lakes Villas for a 200 unit phased multi-family apartment complex.



ZONING/LOCATION MAP

BG

IT

MF-H

PRESCOTT LAKES VILLAS SITE

TEMPLE B'RITH SHALOM

COMMERCE PARK

BASIS SCHOOL

BG

MF-M (PAD)

MF-M (PAD)

BG

N STATE ROUTE 8

IT (PAD)

HILL STATE RD

DR

WILLOW LAKE DR

BROHNER WAY

STACY DR

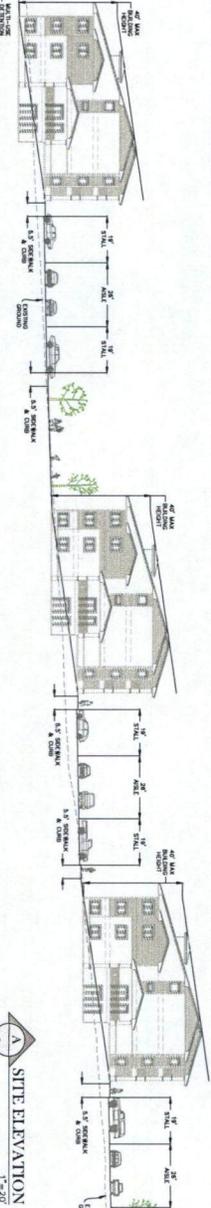
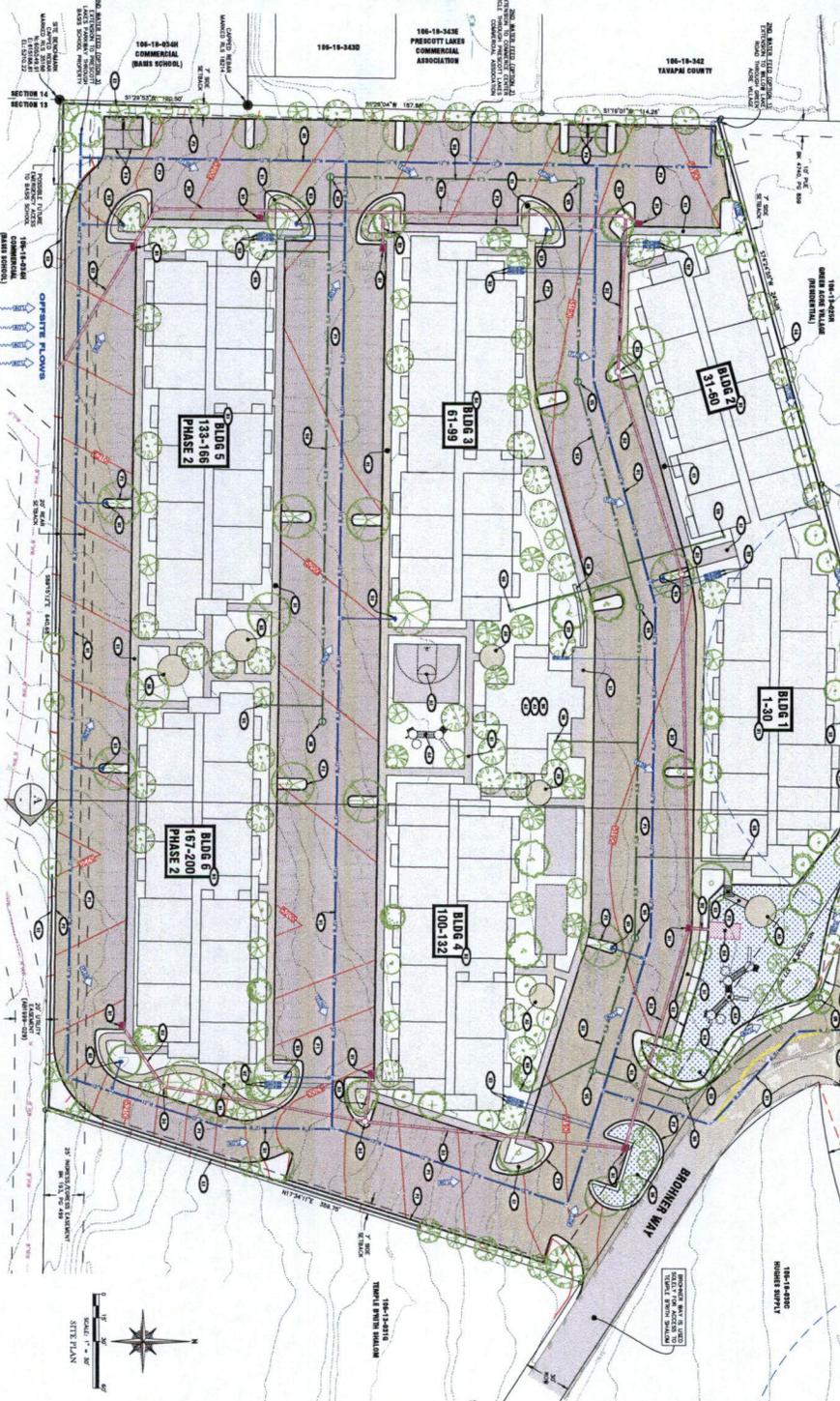
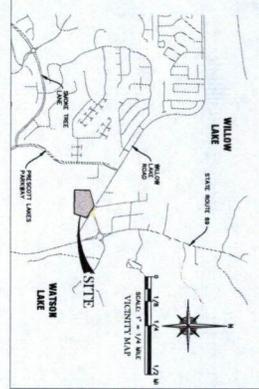
DR

PAM DR

LOUISE LN

DAWM DR

PARKWAY



SITE PLAN

PRESCOTT LAKE VILLAS

200 MULTI-FAMILY UNITS ON 7.5-ACRES

SOUTHWEST 1/4 SECTION 13, TOWNSHIP 14 NORTH, RANGE 2 WEST
 QUA AND SALT RIVER WARDENS
 CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

PROJECT TEAM	
ARCHITECT	RAN & ASSOCIATES
ENGINEER	GRANITE BASIN ENGINEERING, INC.
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECTS
PLANNING	PLANNING
CONSTRUCTION ADMINISTRATION	CONSTRUCTION ADMINISTRATION
GENERAL CONTRACTOR	GENERAL CONTRACTOR
PROPERTY INFORMATION	PROPERTY INFORMATION
ADJACENT PROPERTY	ADJACENT PROPERTY
PROJECT INFORMATION	PROJECT INFORMATION
ENGINEERING DATA	ENGINEERING DATA
NOTES	NOTES
SITE PLAN NOTES	SITE PLAN NOTES

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REVISIONS PER P&T & TEMPLE BIRTH SHALOM	6/23/16	DMB

FOR REVIEW ONLY
 FOR PERMANENT ONLY
 FOR RECORDING ONLY
 FOR CONSTRUCTION ONLY
 FOR AS-BUILT ONLY

JOB: 1000-1-STE PLAN 20142
 DATE: 6/23/2016
 DRAWN: DM
 CHECKED: DM

PERMANENT CONSTRUCTION

RAN & ASSOCIATES
 6170 CAMINITO PLATA
 SAN DIEGO, CALIFORNIA 92120

PRESCOTT LAKE VILLAS APARTMENTS
 PRELIMINARY SITE PLAN

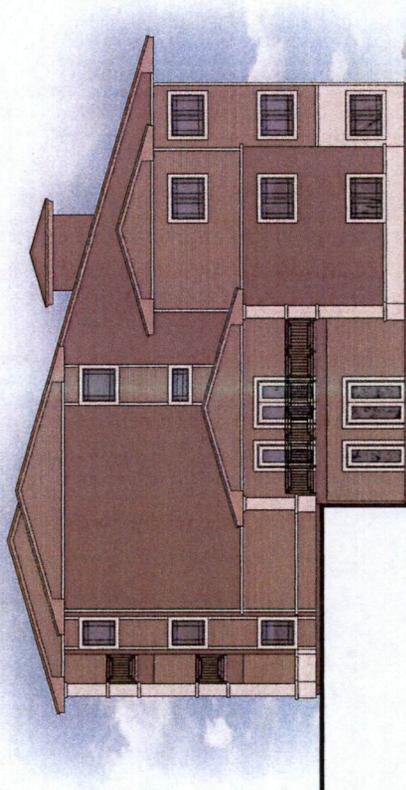
GRANITE BASIN ENGINEERING, INC.

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 1:00 PM - 2:00 PM
 3:00 PM - 4:00 PM
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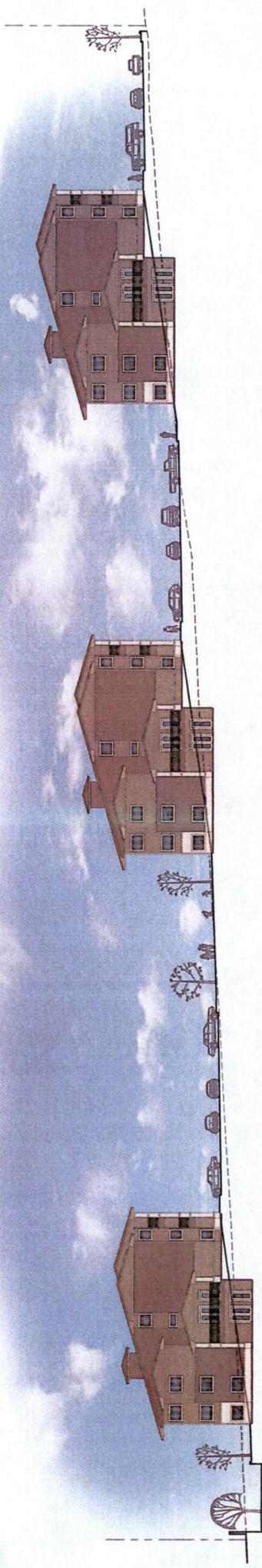


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UNIT MIX MAY VARY FROM BUILDING TO BUILDING.
SEE SITE PLAN FOR UNIT DESIGNATIONS.



TYP. SIDE ELEVATION STEPPED BUILDING
SCALE: 1/8" = 1'



MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: CC16-002, Comprehensive Sign Plan for Thumb Butte Medical Center [Zoning: Neighborhood Oriented Business (NOB); APN 106-20-433 Owner: Hosn Hojatollah Askari, 3191 Stillwater Drive, Prescott, AZ 86305]

Approved By:

Date:

Director:	Guice, Tom	<i>AG</i>	6.23.16
Planning Manager:	George Worley	<i>GW</i>	6/23/16
Community Planner:	Frank V. Hall	<i>FVH</i>	6.23.16

Item Summary

Thumb Butte Medical Center (Market Place at the Crossings) is requesting approval of a Comprehensive Sign Plan (Plan) that includes a new 17.5 foot high 60 square foot free standing sign (Attachment 2) and 40 square foot wall signs for each building on the individual pad sites. The additional height and square footage is requested because of the topography of the site and the 40mph speed limit on Willow Creek Road.

Under the standard Commercial Center sign requirements of Article 6, Table 6.12.5A of the Land Development Code (LDC), the medical center would be limited to a total free-standing sign area of 32 square feet and a height of 12 feet in the Neighborhood Oriented Business (NOB) zoning district.

Wall sign area for the NOB district ranges from 50 square feet to 100 square feet maximum depending on the building frontage length. Each building is permitted a 50 square foot wall sign but may increase the square footage of the sign by 1 square foot for each linear foot of building frontage up to a maximum of 100 square feet. Therefore, the applicant's request for 40 square feet of wall sign area meets the current code requirements of Article 6, Table 6.12.5B.

Background

The Market Place at the Crossings PAD was approved on June 28, 2005. As it currently named, the Thumb Butte Medical Center is actively developing the individual pad sites with medical uses.

AGENDA ITEM: CC16-002, Comprehensive Sign Plan for Thumb Butte Medical Center [Zoning: Neighborhood Oriented Business (NOB); APN 106-20-433 Owner: Hosn Hojatollah Askari, 3191 Stillwater Drive, Prescott, AZ 86305]

Comprehensive Sign Plan Review Criteria

Comprehensive Sign Plans regulate the appearance and location of signs within a single commercial project. Sign plans are expected to result in higher quality signage than is otherwise required by the LDC. To be approved, a sign plan must either: 1) provide signs of a similar type with a consistent size, style, color and construction, or 2) result in an improved design in exchange for a greater number of signs or large sign face area than otherwise permitted.

Planning staff believes that the Comprehensive Sign Plan for the Thumb Butte Medical Center meets the general review criteria for uniformity of style and design for alternative signs and recommends approval of CC16-002.

Attachments

1. Aerial Location Map
2. Free-Standing Sign Graphic
3. Wall Sign Graphic
4. Applicant's Letter

Recommended Action: **MOVE** to recommend approval of the Comprehensive Sign Plan for the Thumb Butte Medical Center (CC16-002)

**AERIAL LOCATION MAP
THUMB BUTTE MEDICAL CENTER
(Market Place at the Crossings)**

Dollar Store

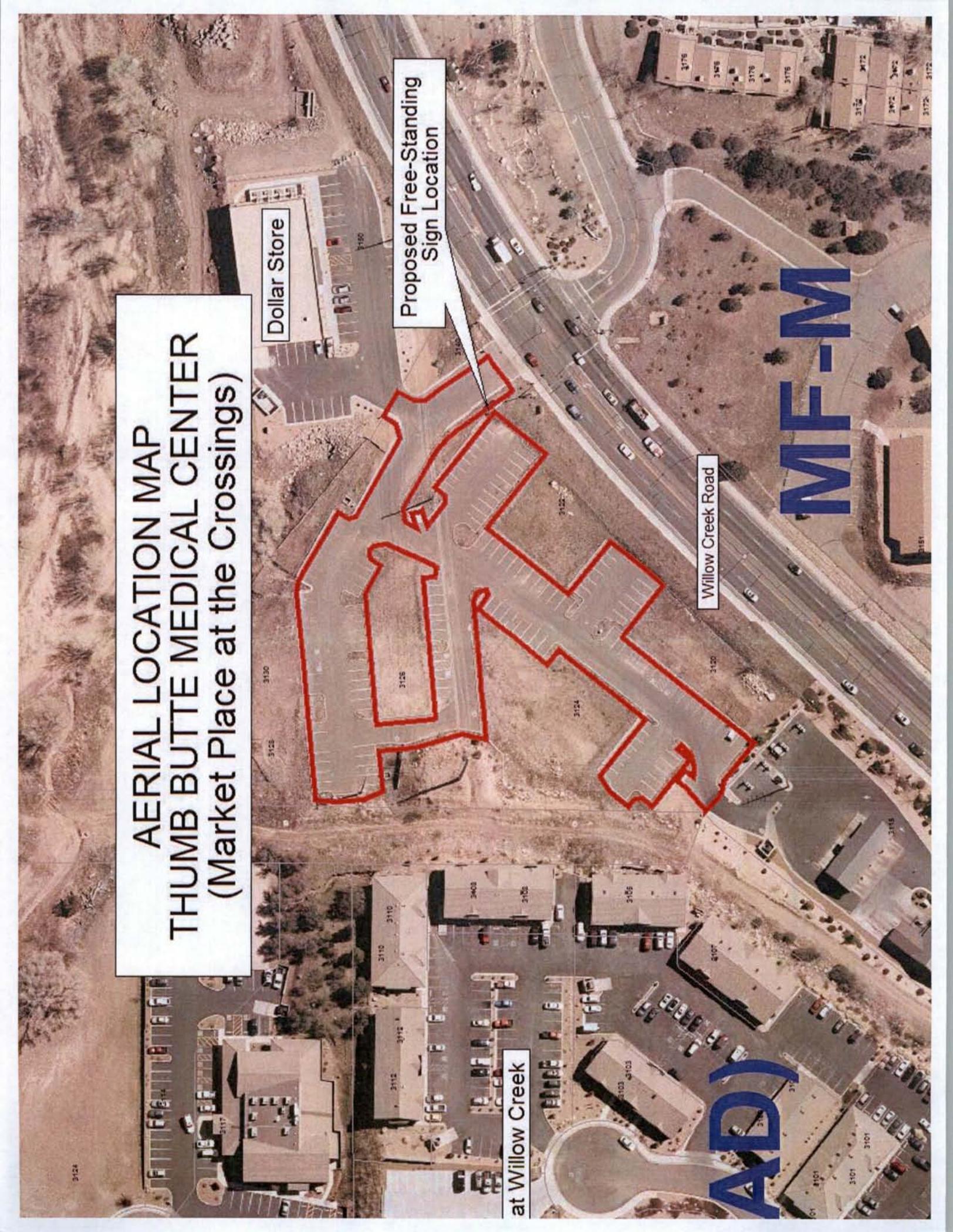
Proposed Free-Standing
Sign Location

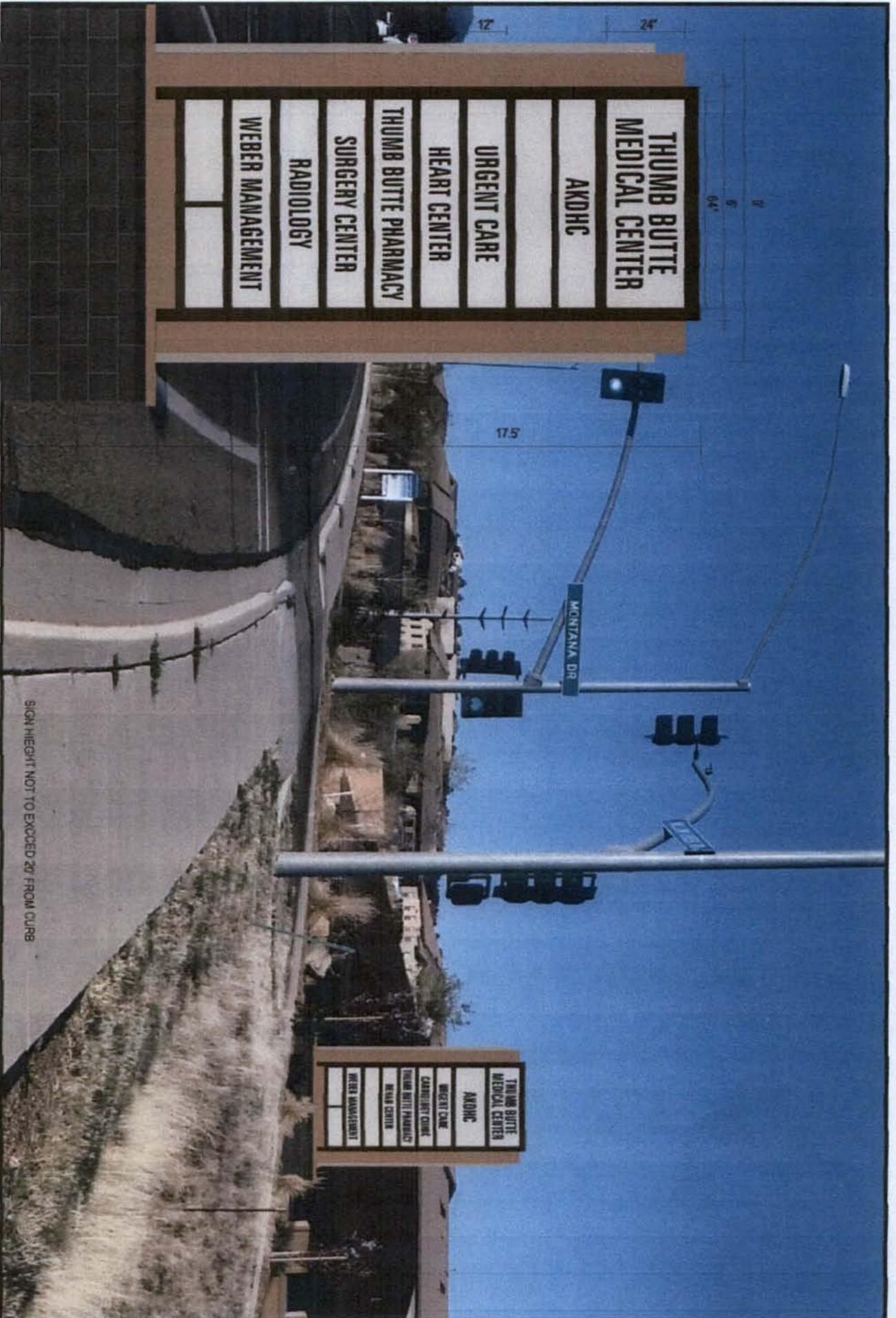
Willow Creek Road

at Willow Creek

MF-M

AD)





PROJECT: PROPOSED MONUMENT SIGN FOR THUMB BUTTE MEDICAL CENTER
 PRESCOTT, AZ

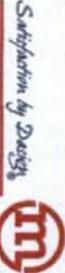
DRAWN BY: SKM
 DATE: 5/20/2016

SCALE: NTS

CUSTOMER APPROVAL:

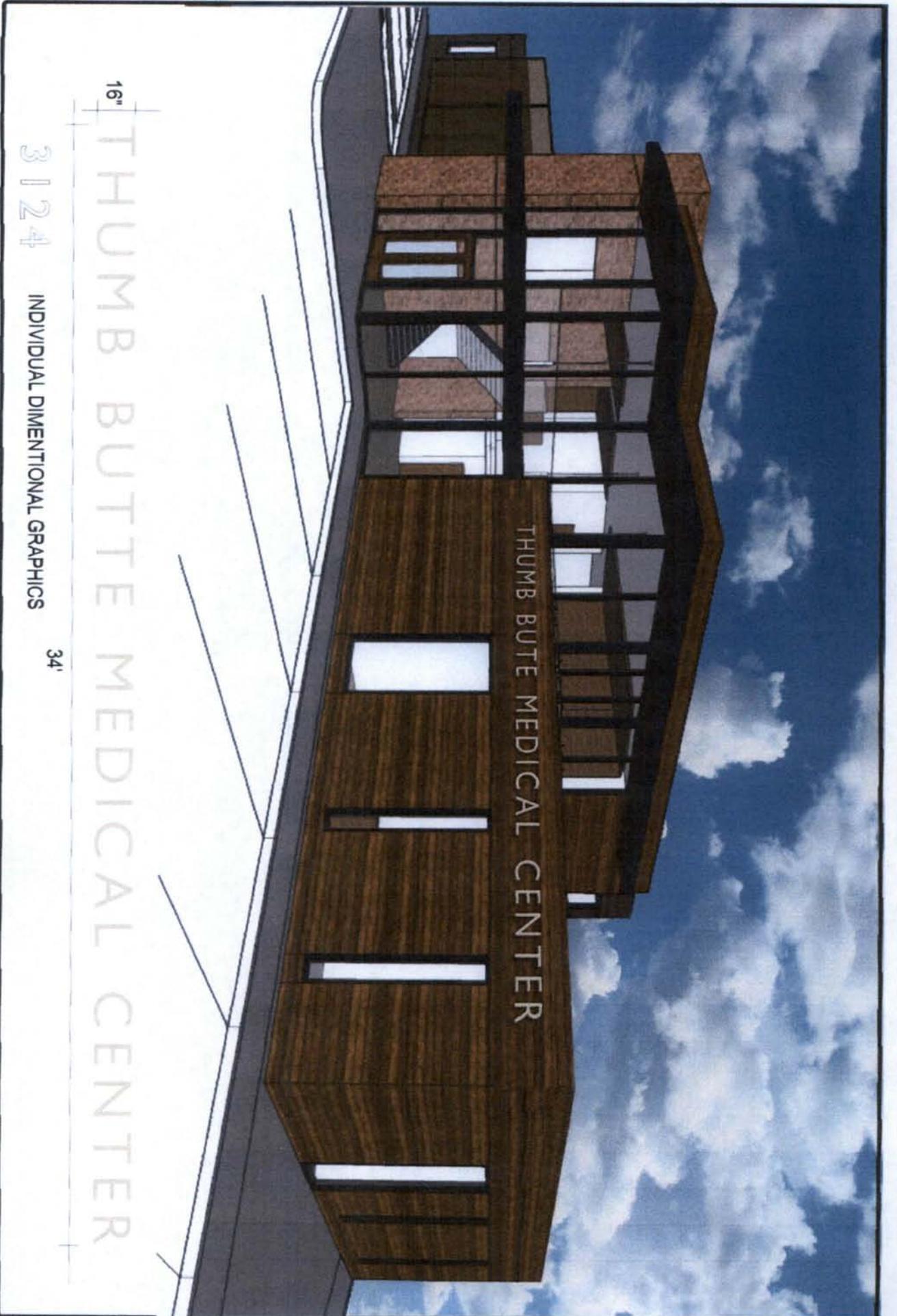
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 morgan-sign@california.net



16" THUMB BUTTE MEDICAL CENTER

3 | 2 | 4

INDIVIDUAL DIMENSIONAL GRAPHICS

34'

PROJECT:

DATE: 1/28/2015 SCALE: NTS DRAWN BY: SKM

CLIENT: APPROVAL:

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Satisfaction by Design

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 NOC1734 53
 ANNO MCMLXXXIII



June 3, 2016

To Whom It May Concern:

We are requesting a comprehensive sign package for our client, Thumb Butte Medical Center.

This is for a five building complex being constructed at 3124 Willow Creek Rd. The unique nature of this property, a severe depression in the topography, makes it difficult to see the buildings from the road. The speed limit at this location is 40 mph.

We would like to place a 60 sq. ft. monument sign at the entry, instead of the allowed 32 sq. ft.

The entry sign would be internally illuminated with replaceable tenant panels, using an opaque background.

Only the graphics would show at night.

Business ID for tenants on the buildings would be restricted to 40 sq. ft. each of individual letters and graphics which may be white halo illuminated.

Thank you for your consideration.

A handwritten signature in black ink that reads 'Stephan Markov'.

Stephan Markov
Morgan Sign Co.
928-778-6336

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

AGENDA ITEM: Introduction of rezoning (RZ16-001) of property at 780 Gail Gardner Way from Single-family 9 (SF-9) to Multifamily Medium (MF-M), to permit 7 dwelling units. Property owner is Level Vision, LLC / Tom Devereaux. Site APN is 111-11-080. Lot area is 21,780 square feet (0.5 acre).

Approved By:

Director:	Tom Guice	<i>TG</i>	6.24.16
Planning Manager:	George Worley	<i>GW</i>	6/24/16

Item Summary

This is a request to rezone a developed single-family parcel to multifamily to permit development of 7 residential dwelling units. The applicant has expressed the desire to provide a more affordable housing option with this development. The General Plan designation is Mixed-Use and compliments the Gail Gardner Neighborhood Plan that supports properties along Gail Gardner, north of Fair Street to develop as multifamily or light commercial uses. The surrounding properties are a mix of zoning designations ranging from SF-9 to Business General. The parcel immediately to the south is zoned MF-M. The parcel to the north is zoned Residential/Office (RO). In general, the neighborhood contains a mix of single-family, multifamily and commercial zoning.

Site Design

The proposed 7-unit complex incorporates 7 individual buildings with parking interspersed throughout. The property is 250 feet deep and 90 feet wide. Because of the depth, the design is places most of the dwelling units along the north setback running east to west. Two of the units are along the south side setback at the east and west ends of the site. Due to the linear design, a Fire Department turnaround is required. The site plan included in the packet does not yet indicate that turnaround.

The design meets setbacks for the proposed MF-M zoning. Sufficient parking is shown and buffer landscaping is proposed along the Gail Gardner street frontage.

Impacts on Adjacent Properties

A consideration of any rezoning request is the compatibility or potential adverse impacts on adjacent or nearby properties. This neighborhood already has a broad mix of uses, with no particular use predominating. Nearby uses include commercial and medical offices, retail businesses, apartment complexes, a mobile home park and a number of single-family homes. The proposed rezoning from SF-9 to MF-M appears to be compatible with the

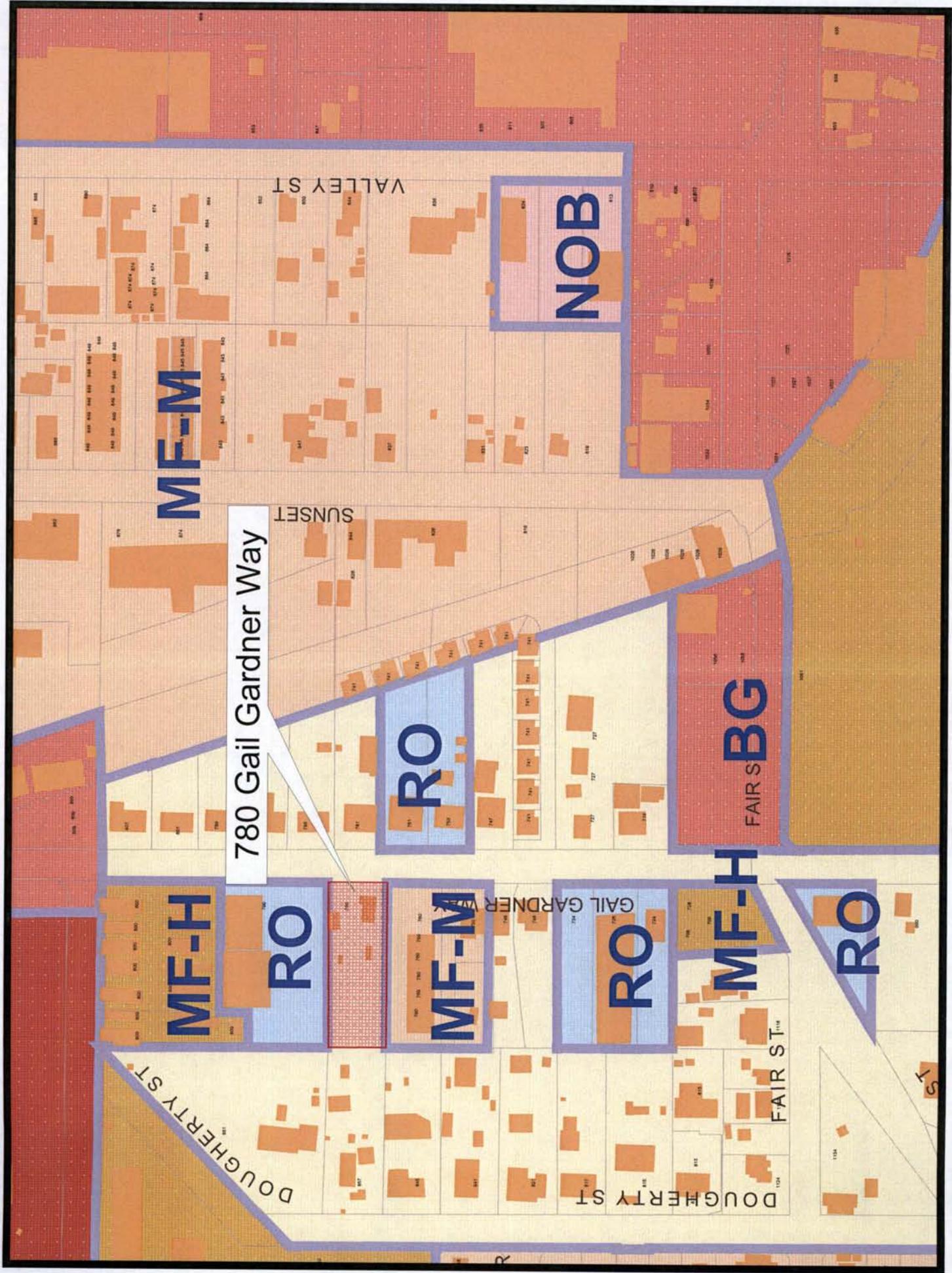
Agenda Item: Introduction of rezoning (RZ16-001) of property at 780 Gail Gardner Way from Single-family 9 (SF-9) to Multifamily Medium (MF-M), to permit 7 dwelling units. Property owner is Level Vision, LLC / Tom Devereaux. Site APN is 111-11-080. Lot area is 21,780 square feet (0.5 acre).

surrounding development pattern.

Attachments

1. Vicinity and Zoning Map
2. Site plan

Recommended Action: None at this time. This item will be presented to the Planning and Zoning Commission for a public hearing and action at the July 14, 2016 meeting.



MF-M

NOB

780 Gail Gardner Way

RO

BG
FAIR S

MF-H

RO

MF-M

RO

MF-H

RO

VALLEY ST

SUNSET

GAIL GARDNER WAY

DOUGHERTY ST

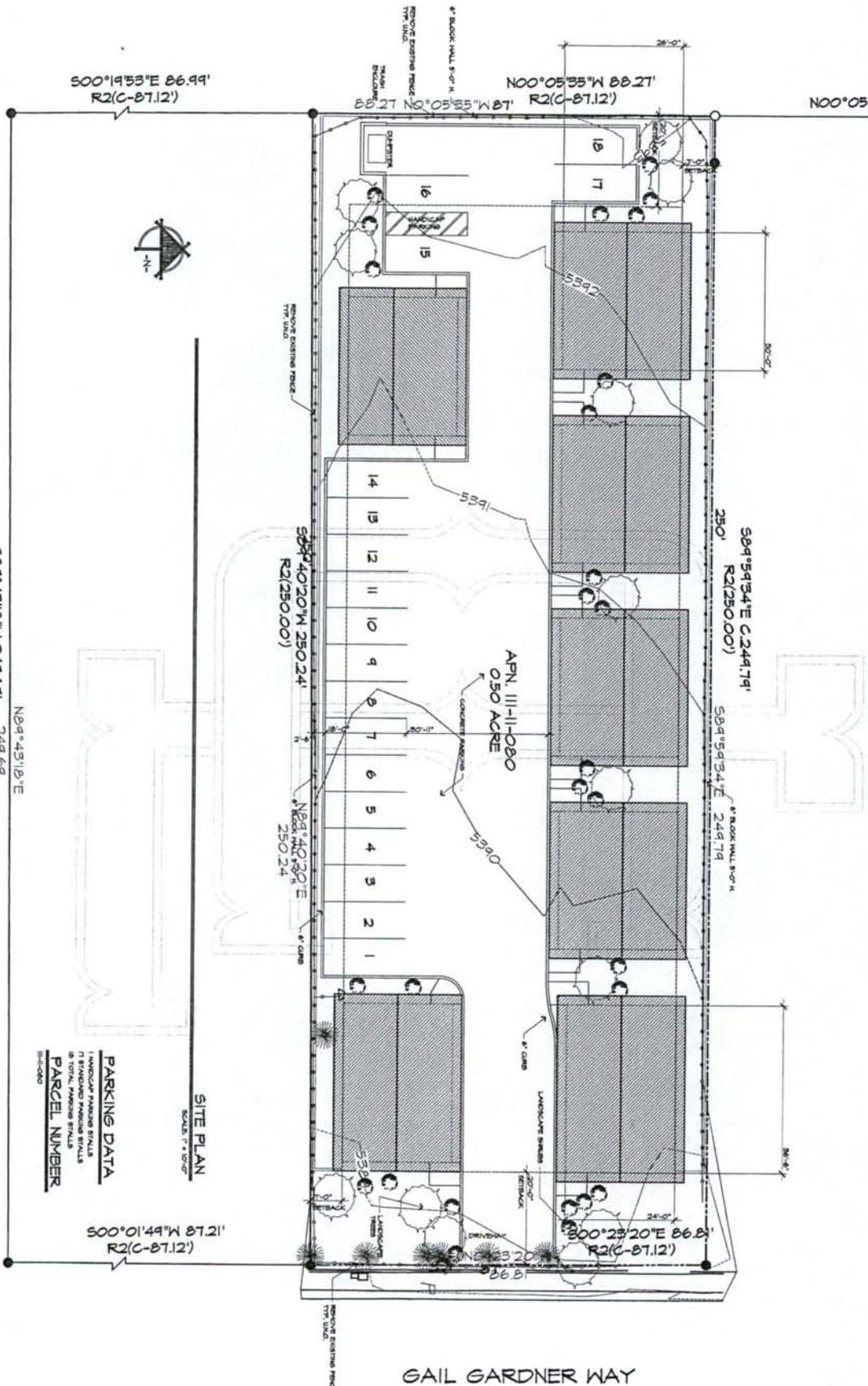
DOUGHERTY ST

FAIR ST

ST

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THESE PLANS ARE IN ACCORDANCE WITH THE
2012 INTERNATIONAL RESIDENTIAL CODE



GAIL GARDNER WAY

PARKING DATA
11 PARALLEL PARKING SPACES
4 TOTAL PARKING SPACES
PARCEL NUMBER
881-000

SITE PLAN
SCALE: 1" = 10'-0"

N84°43'18"E 244.69'
S84°43'18"W 244.69'

500°19'53"E 86.99'
R2(C-87.12')

N00°05'35"W 88.21'
R2(C-87.12')

N00°05'35"W 128.78'

S00°01'49"W 87.21'
R2(C-87.12')

S00°23'20"E 86.81'
R2(C-87.12')

S58°40'20"W 250.24'
R2(250.00')

S84°59'34"E 244.79'
R2(250.00')

APN: III-II-080
0.50 ACRE

DATE	
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SITE PLAN
5/8/2008
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A CUSTOM RESIDENCE FOR ELM GROVE APARTMENTS PARCEL NO. III-II-080 PRESCOTT, ARIZONA

C. LEYVA DESIGN INC. Carlos Leyva Designer Office (428) 771-4491 Fax (428) 445-4462	Custom Home Design & Drafting Service
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