

PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 14, 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, JULY 14, 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 June 30, 2016 Meeting Minutes

IV. PUBLIC HEARING ITEMS

- 1. 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.

V. CITY UPDATES

VI. ADJOURNMENT

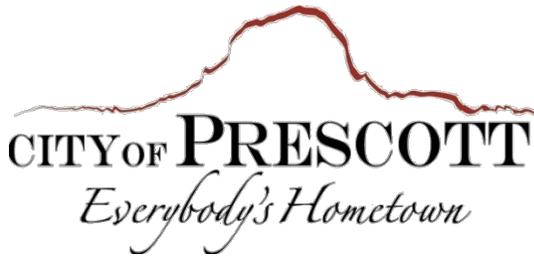
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE 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 July 6, 2016 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.

A handwritten signature in blue ink, appearing to read "Darla Eastman".

Darla Eastman, Administrative Specialist
Community Development Department



**DRAFT MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION
REGULAR MEETING held on JUNE 30, 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 and Councilman Steve 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 | Darla Eastman, Administrative Specialist |
| Len Scamardo | |
| George Sheats | COUNCIL PRESENT |
| Phil Goode | Jim Lamerson, Mayor Pro Tem |
| | Steve Blair, Chairman |

III. REGULAR ACTION ITEMS

1. Approval of the April 14, 2016 and April 28, 2016 Meeting Minutes

Mr. Mabarak, MOTION to approve the April 14, 2016 and April 28, 2016 meeting minutes. Mr. Sheats, 2nd. VOTE 7-0; passed.

2. Site Plan Review Process Discussion

George Worley gave a short presentation on the Site Plan Review Process. He stated that the Site Plans are primarily for projects that the applicant is applying for a Water Service Agreement and are for those that don't require a plat or are rezoning. Mr. Worley stated that the Land Development Code incorporates the concept and a process for formal, public reviews of commercial site plans in Section 9.8. The purpose is to allow staff and the Commission to review the site design prior to the applicant committing a large investment into construction and infrastructure plans.

A 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 confirm project feasibility for a recommendation to City Council.

The Commission agreed, especially Vice-Chair Mabarak, and felt that the process was a great idea to have a preliminary review so that the property owner/developer doesn't have to spend a lot of time and money on plans.

IV. 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]

Frank Hall presented the staff report for the site plan for twelve apartments owned by Fred Brown Enterprises. He stated that this project was handled a little differently than the site review process Mr. Worley provided. The Water Resources Council did a preliminary review and while they were there, they made a recommendation to the City Council to approve the Water Service Agreement. Mr. Hall continued to describe the project and stated that there is no access problems, there are handicap spaces in the parking lot, there is a dumpster on location, and all the parking spaces are by LDC code of 9' x19'. The road access is off of Willow Lake Road and it cannot be split.

Mr. Sheats, MOTION to approve SI16-003, Site Plan for twelve (12) apartments in three separate four-plex buildings. Mr. Mabarak, 2nd. VOTE 7-0; passed.

V. 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]

Commissioner Len Scamardo recused himself from the project for personal reasons.

Frank Hall presented the staff report and showed a map of the project on the overhead for the Robinson Duplexes site plan for twelve residential units in six separate duplex buildings. He stated that vehicular access is provided with two entrances from Robinson Drive. Two parking spaces plus guest parking are provided in front of each unit. A unique benefit for the duplexes is that there is garage space under each unit.

The Commissioners were concerned about the slope of the project requested that the site plan review projects have a cross-section for the preliminary review for ease of review because each project's slope is different. They also would like to understand the cautions for each project. Mr. Hall said that he provides that information in all the staff reports. If Robinson Duplexes receive a water allocation, it will go to the City Council for approval.

Steve Perry, 3131 Pamela St, stated that he is the developer and just down the street he did a similar duplex project with the same type of grade. Mr. Perry described how they completed the driveway and solved the ingress and egress issues.

Mr. Sheats, MOTION to approve SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings. Mr. Goode, 2nd. VOTE 5-2; passed.

VI. 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]

Mr. Scamardo, MOTION to defer Agenda Item 5. Mr. Mabarak, 2nd. VOTE 7-0; passed.

VII. 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]

Frank Hall presented the staff report for the site plan a 200 unit phased multi-family apartment complex. The subject property is a 7.50 acre site zoned as Multi-Family High Density which permits up to 32 dwelling units per acre or up to 240 multi-family residential units. The site is east of the Temple B'rith Shalom synagogue, Basis School is to the south, and the Prescott Lakes Commerce Center is to the west. The apartment buildings are proposed to be constructed in phases to coincide with the availability of water allocation granted by the City Council.

Commissioner Joe Gardner stated that a cross-section of the site would be helpful for review especially if you have a hillside. He also stated that his concern with this site is traffic.

Rick Nester, Developer, 6170 Caminito Plata, San Diego, CA, stated that the ingress and egress was initially routed through Willow Lake Road, but they determined that there would be no limitations through Browner Way.

David Benner, Civil Engineer, 1981 Commerce Center Circle, Prescott, AZ, discussed the traffic plan in more detail reiterated that the construction will be in phases, two-thirds will be completed in phase 1. The units will be Housing and Urban Development funded at market value.

Mr. Mabarak, MOTION to approve SI16-005, SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. Mr. Marshall, 2nd. VOTE 6-0-1 with Mr. Goode abstaining; passed.

VIII. 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]

Frank Hall presented the staff report for the Thumb Butte Medical Center or Market Place at the Crossings for a Comprehensive Sign Plan. The sign plan includes a new 17.5 foot high 60 square foot free standing sign and 40 square foot wall signs for each building on the individual pad sites which meets the sign requirements in the Land Development Code for signage. The additional height and square footage is requested because of the topography of the site and the 40mph speed limit on Willow Creek Road. Mr. Hall stated that under the standard Commercial Center sign requirements in the Land Development Code, 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 zoning district.

Stephan Markov, Morgan Signs, 704 Moeller, stated that the sign was designed for simplicity to include only the name of the businesses on the free-standing sign.

The Commission discussed the Comprehensive Sign Plan further and indicated that the free-standing sign was unsightly and had too many panels.

Mr. Menser, MOTION to approve SI16-005, CC16-002, Comprehensive Sign Plan for Thumb Butte Medical Center with the limitation of the number of panels. Mr. Goode, 2nd. VOTE 4-3; passed.

- IX. 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)**

George Worley presented the staff report for the Elm Grove Apartments at 780 Gail Gardner Way. He stated that this project is to consider the request for rezoning and is not a voting item. The Public Hearing/Voting Session for this item will be held on Thursday, July 14, 2016. Mr. Worley stated that the rezoning request is for a developed single-family parcel to multifamily to permit development of 7 residential dwelling units. Tom Devereaux, the applicant, has expressed the desire to provide a more affordable housing option with this development and keep prices under market rate and the apartments will have a more "home-like" feel. Mr. Worley continued to describe the project and said that the required parking lot size is 9 x 19 feet which is what is proposed on site. Gail Gardner Way will not be an alternate parking site. Mr. Worley also stated that we always review the compatibility or potential adverse impacts on adjacent or nearby properties when a rezoning is requested. The neighborhood already has a broad mix of uses including commercial and medical offices, retail businesses, apartment complexes, a mobile home park and a number of single-family homes. Staff felt the proposed rezoning from SF-9 to MF-M is compatible with the surrounding mixed residential and commercial development pattern.

The Commissioners discussed the additional benefits of the project and felt that it was a great infill project.

X. UPDATES

Frank Hall provided a brief update on the Walden Ranch subdivision approved by City Council. The units on the plat went from 285 to 215 to increase the lot size. The applicant felt that the change would promote more sales with the larger lot size and more open space.

XI. SUMMARY OF CURRENT OR RECENT EVENTS

No comments at this time.

XII. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 11:04 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 7/14/16

AGENDA ITEM: 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 |  | 7.6.16 |
| Planning Manager: | George Worley |  | 7/6/16 |

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 places most of the dwelling units along the north side setback. Two of the units are along the south side setback at the east and west ends of the site. Due to the depth of the lot, 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

Agenda Item: 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).

homes. The proposed rezoning from SF-9 to MF-M is compatible with the surrounding mixed residential and commercial development pattern.

Attachments

1. Vicinity and Zoning Map
2. Site plan

Recommended Action: Move to recommend approval of RZ16-001 to rezone property at 780 Gail Gardner Way from Single-family (SF-9) to Multifamily (MF-M).

40TH ST

MF-H

RO

MF-M

RO

MF-H

FAIR ST

GAIL GARDNER WAY

780 Gail Gardner Way

RO

BG

FAIR ST

SUNSET

MF-M

NOB

VALLEY ST

