



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 11, 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, AUGUST 11, 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 July 14, 2016 Meeting Minutes
2. PP16-001, Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing), a 255 lot single-family workforce housing Planned Area Development (PAD) subdivision [APN 102-04-001H, 102-04-010L, 102-04-010J, 102-04-010G; Property Owner: James Deep Well Ranches #1, LLC]

IV. CITY UPDATES

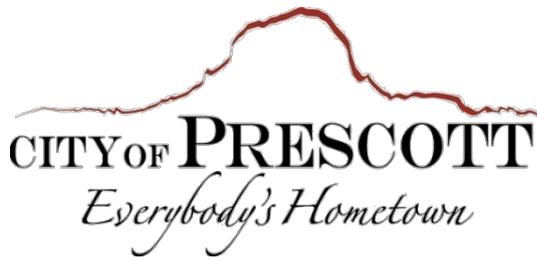
V. ADJOURNMENT

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 30, 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 JULY 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 9:00 a.m. He thanked Mayor Pro Tem Lamerson for attending. Frank Hall introduced Nathan Tonnemacher as the new Intern in the Community Development Department. He stated that Nate will be with us for a few months to get planning experience.

II. ATTENDANCE

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

III. REGULAR ACTION ITEMS

1. Approval of the June 30, 2016 Meeting Minutes

Mr. Sheats, MOTION to approve the June 30, 2016 meeting minutes. Mr. Marshall, 2nd. Commissioner Goode requested that his concern for the traffic impacts be noted in Section VII of the minutes for site plan a 200 unit phased multi-family apartment complex. He also would like to make it noted that his membership on the Basis School Advisory Board would show his explanation for abstention of the motion. VOTE 6-0; passed.

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.

George Worley presented the staff report to consider a request for rezoning of the Elm Grove Apartments at 780 Gail Gardner Way from Single-Family (SF-9) to Multi-Family (MF-M) zoning to permit development of seven residential dwelling units and displayed a map on the overhead projector. He briefly recapped the proposal and displayed the site plan. He said that the General Plan designation is a mixed-use zoning and complements the Gail Gardner Neighborhood Plan that supports properties along Gail Gardner, north of Fair Street, to develop as multi-family or light commercial uses. The neighborhood contains a

mix of single-family, multi-family and commercial zoning. Due to the depth of the lot, a Fire Department turnaround is required. The site plan may require some minor modification to accommodate the turnaround. A water service agreement is also required for the development.

Tom Devereaux, the property owner, said that he lives by the rodeo grounds and hears the announcing of rodeo activities over the loud speaker and you get used to the noise. Mr. Devereaux explained how he came to purchase the property and that his wife was very interested in beautifying the neighborhood at the time and thought that this would be a great opportunity to do that. He stated that there wasn't an urgency until water became an issue. He said that he lives in the neighborhood where the apartments are being built. He said he feels that Prescott needs more affordable housing and he wants to help provide that.

The Commissioners discussed the Fire Department's involvement of the project and the 150 foot turn-around rule for fire truck access. Mr. Worley stated that a potential alternative would be to sprinkler the apartments which could be costly or increase the size of the turn-around area. The Commissioners also discussed looking at other properties for turn-around access. Mr. Worley said that staff looks at those options during the review process.

Mr. Scamardo, MOTION to approve RZ16-001, for rezoning of Elm Grove Apartments at 780 Gail Gardner Way from Single-family (SF-9) to Multi-family Medium (MF-M) Zoning District. Mr. Sheats 2nd. VOTE 6-0; passed.

V. CITY UPDATES

Frank Hall gave an update on two projects. He stated that the City Council approved the Site Plan and the Water Service Agreement for the twelve apartments in three separate four-plex buildings owned by Fred Brown. The other project we discussed in length the Thumb Butte Medical Center or Market Place at the Crossings for a Comprehensive Sign Plan. He also stated that the Planning and Zoning Commission motion did pass 4-3, but there was significant concern about the traffic in the intersection and the number of panels on the sign. Even though they received a positive vote from the City Council 5-2, the applicant went back to their clients to design the sign based on what they heard in the Planning and Zoning Commission. The new sign now has fewer panels and included the property address. The applicant changed the sign in hopes there would be more support for it in City Council and to include the Planning & Zoning Commission's recommendations.

The Commissioners were appreciative that the Morgan Signs made the recommended changes to the sign.

VI. ADJOURNMENT

Vice-Chairman Mabarak adjourned the meeting at 9:45 a.m.



Darla Eastman,
Commission Assistant

Ken Mabarak, Vice-Chairman

MEETING DATE: 08/11/16

DEPARTMENT: Community Development

AGENDA ITEM: PP16-001, Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing), a 255 lot single-family workforce housing Planned Area Development (PAD) subdivision [APN 102-04-001H, 102-04-010L, 102-04-010J, 102-04-010G; Property Owner: James Deep Well Ranches #1, LLC]

Approved By:		Date:
Director:	Guice, Tom 	8.5.16
Planning Manager:	George Worley 	8/4/16
Community Planner:	Frank V. Hall 	8/3/16

Item Summary

The Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing) is a phased 255 lot single-family residential Planned Area Development (PAD) subdivision located on 47.82 Acres (Attachment 1). The existing zoning for the project includes 6.90 acres of Multi-family High Density (MF-H) and 40.92 acres of Business Regional (BR) (Attachment 2). The Industrial Light (IL) property shown on the plat is not part of the Antelope Crossing subdivision since it is within Airport Impact Zone 3 (Attachment 6) which prohibits residential development. Single family residential development is permitted by a PAD in both the MF-H and BR zoning districts at 32 units/acre. Therefore, a rezoning application is not required for the project.

The majority of the proposed residential lots range in size from approximately 4,300 square feet to nearly 10,000 square feet with an average lot size of 5,200 square feet.

Approximately 17% of the site (8.28 Acres) will remain in open space which is less than the minimum amount of open space (25%) required by the LDC for PAD subdivisions. The applicant is requesting an exception to the amount of open space in order to achieve the residential density needed for workforce housing price points.

The proposed local street section is a 44 foot wide right-of-way with 28 feet of payment which will permit parking on one side of the street. (Attachment 3). This proposed street section is a modified design from the standard 50 foot wide right-of-way. Three entrances from the realigned Willow Lake Road (Attachment 5) will provide access to the community as each phase develops.

AGENDA ITEM: PP16-001, Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing), a 255 lot single-family workforce housing Planned Area Development (PAD) subdivision [APN 102-04-001H, 102-04-010L, 102-04-010J, 102-04-010G; Property Owner: James Deep Well Ranches #1, LLC]

PAD subdivisions allow greater flexibility for some of the site design standards typically required for standard subdivisions. Antelope Crossing is proposing setbacks that are different from the standard setbacks in the LDC, but they are similar to other recently approved PAD projects. The proposed setbacks are: Front – 10 feet, Side – 5 feet, Rear – 15 feet, Corner Side – 10 feet, Front Loaded Garage – 22 feet from back of curb.

As with any development activity within the Airport Influence Area, the entire subdivision will require a noise and aviation easement per the Airport Specific Area Plan since the residential portion of the project area lies entirely within Impact Zone 6 (Attachment 6).

Background

The entire Antelope Crossing property was annexed into the City of Prescott under two separate annexations - March 25, 2013 and November 10, 2015. The 2013 annexation included the, BR, MF-H and IL property on the southern extent of the project and the 2015 annexation added the northern BR portion of the project adjacent to State Route 89. The zoning designations at the time of annexation were consistent with Land Use designations in the 2015 General Plan, the Airport Specific Area Plan, and Deep Well Ranches Master Plan.

The 2015 General Plan Land Use Map (Attachment 4) designates the project area as "Commercial". This land use designation is consistent with proposed development. Land Use Element 5.7.1 for the Commercial designation states:

"Residential uses of all density categories are permitted, but subject to density and buffering standards set out by the overlying zoning district."

Water Resources

A total of 89.25 acre-feet of water allocation is required for the 255 single family residential lot subdivision, calculated at 0.35 acre-foot per unit. On June 8, 2016, the Council Water Issues Committee recommended allocation of up to 25 acre-feet of alternative water with the remainder assigned from supplies held in reservation.

Attachments

1. Aerial Location Map
2. Zoning Map
3. Preliminary Plat
4. 2015 General Plan Land Use Map
5. 2015 General Plan Circulation Map
6. Airport Specific Area Plan (ASAP) Map

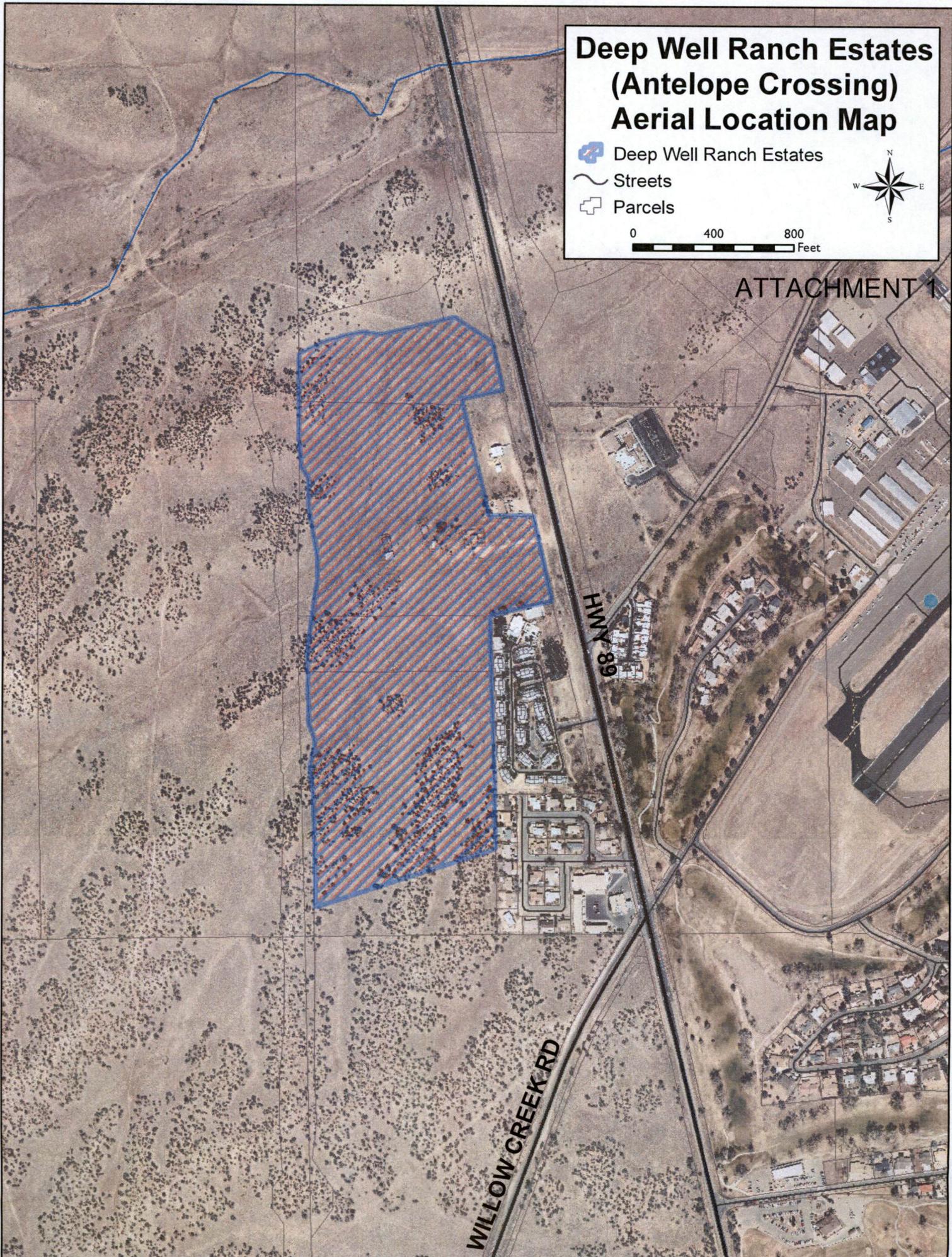
Recommended Action: MOVE to recommend approval of Preliminary Plat PP16-001.

Deep Well Ranch Estates (Antelope Crossing) Aerial Location Map

-  Deep Well Ranch Estates
-  Streets
-  Parcels

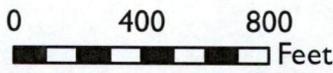


ATTACHMENT 1

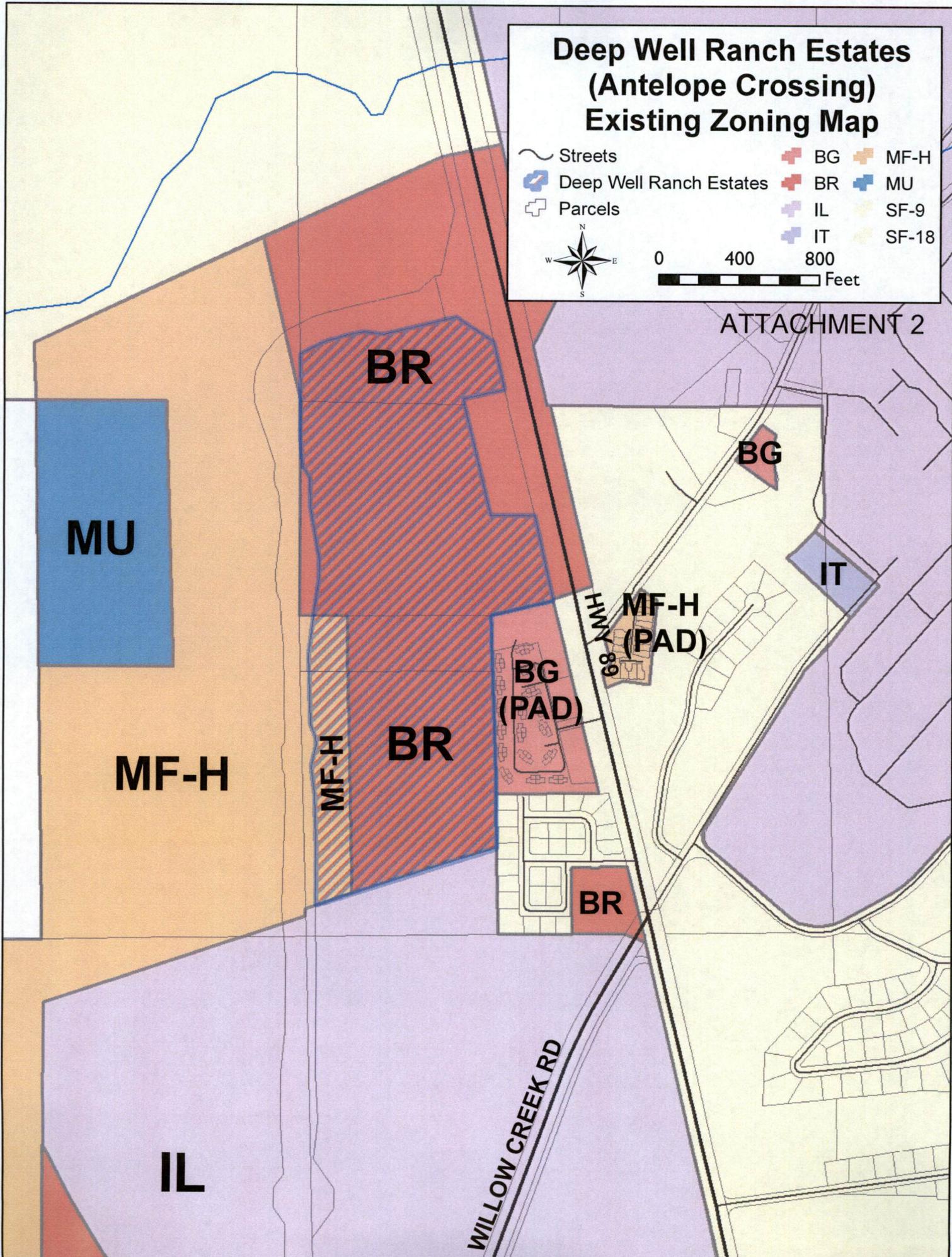


Deep Well Ranch Estates (Antelope Crossing) Existing Zoning Map

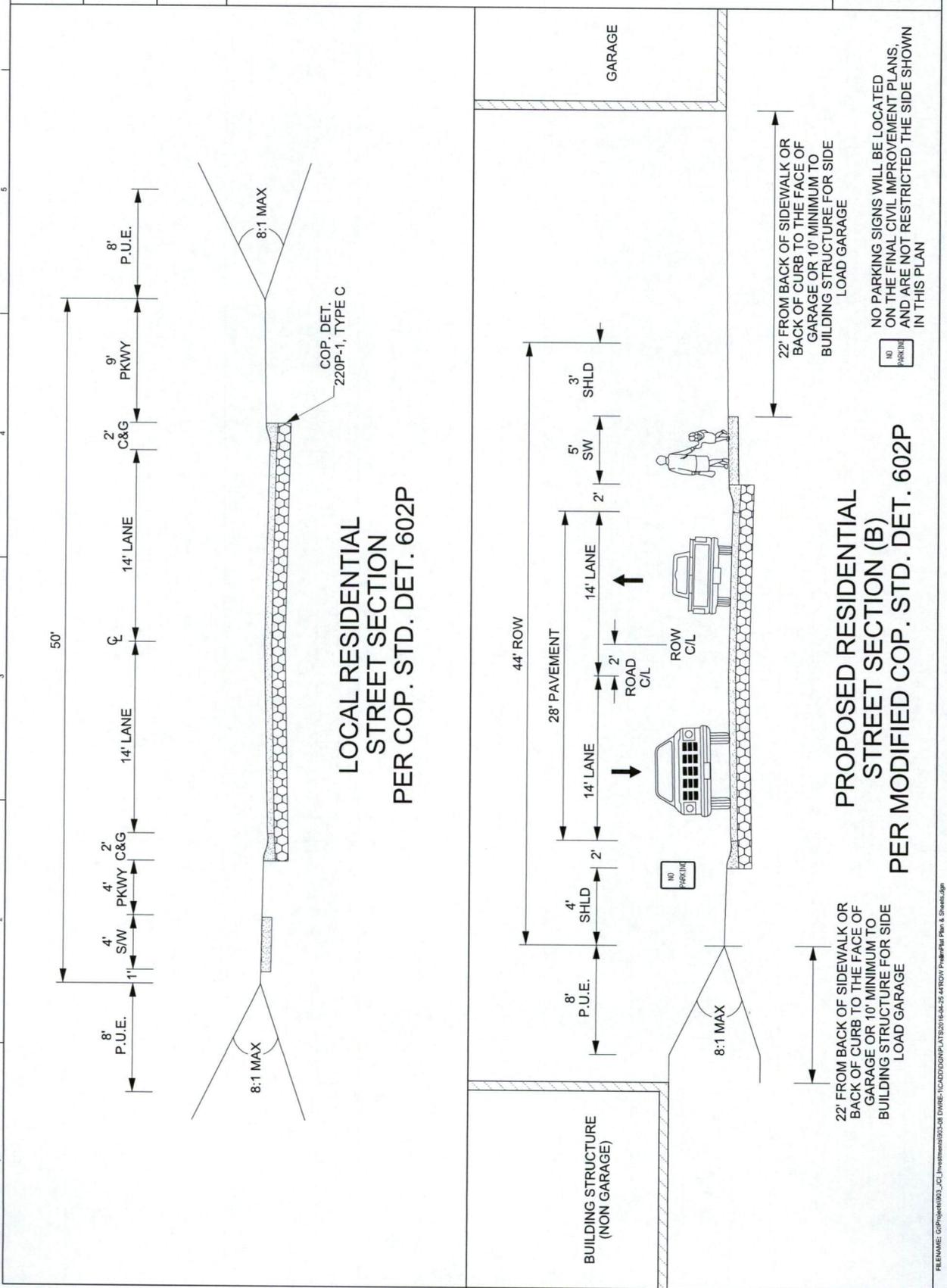
 Streets	 BG	 MF-H
 Deep Well Ranch Estates	 BR	 MU
 Parcels	 IL	 SF-9
	 IT	 SF-18

ATTACHMENT 2



VERIFY SCALE SCALES ARE ONE INCH ON ORIGINAL DRAWINGS. SCALES ACCORDING TO THIS SHEET ADAPT.		DESIGN SALS DAH APPROVED SALS		REVISION NO. DATE - - - - - -		CIVIL ENGINEERING LYON ENGINEERING CIVIL ENGINEER - LAST 670000 PHONE (920) 775-1700 FAX (920) 775-0000		DEEP WELL RANCH ESTATES PRELIMINARY PLAT		PRELIMINARY ROADWAY CROSS SECTION MODIFICATIONS		DATE JULY 2016 CIVIL SCOTT A. LYON 903-008 DRAWING NUMBER PP_05 SHEET 5 OF 7 EXPIRES 09/10/16	
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FILENAME: G:\Project\903_Civil\Drawings\903-08 DWG-1\CAD\DWG\ATIS\2016-04-25-44ROW PrelimPlat Plan & Sheets.dgn

NOTE: QUAD CITY STD. DET. 6500-1, RESIDENTIAL RIGHT INRIGHT OUT ONLY WILL BE ADDED WHEN THE CADD FILE SEE SHEET PP-07 FOR THE PROPOSED RIGHT INTERSECTIONS

NEW QUAD CITY STD. DET. 6500-1, RESIDENTIAL RIGHT INRIGHT OUT ONLY WILL BE ADDED WHEN THE CADD FILES BECOME AVAILABLE

VERIFY SCALE
 DRAWN: D.M.H.
 CHECKED: D.M.H.
 DESIGNED: D.M.H.
 BAR IS ONE INCH ON DRAWING
 ORIGINAL DIMENSIONS
 APPROVED: S.A.L.
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: JULY 2016
 LYON PROJECT #
 DRAWING NUMBER
 SHEET 6 OF 7
 SCALE: 1/32

DEEP WELL RANCH
 ESTATES
 PRELIMINARY PLAT

CIVIL
 PRELIMINARY PLAT
 DETAILS

SCOTT A. LYON P.E.
 CIVIL ENGINEER

622P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

KNICKLE 44'
 LOCAL RESIDENTIAL R.O.W.

SCOTT TRACH, P.E.
 CITY ENGINEER

08/08
 DATE

620P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

CUL-DE-SAC FOR
 44' R.O.W. STREET

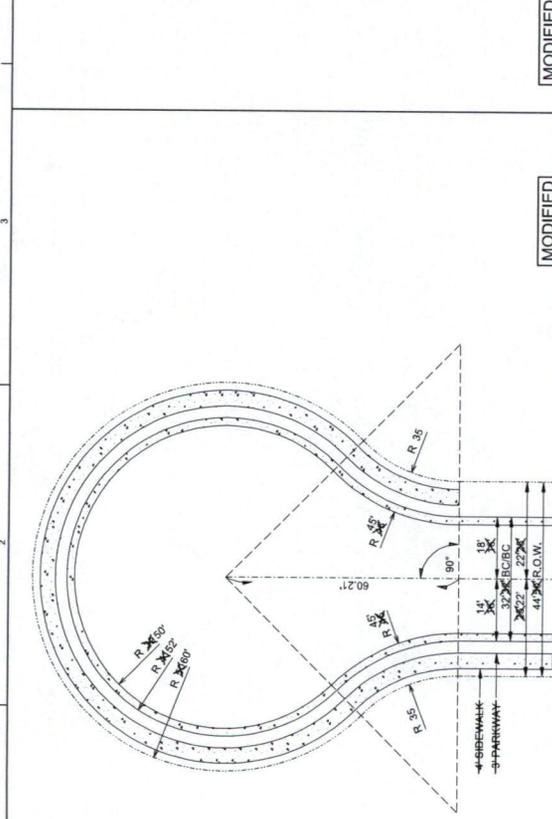
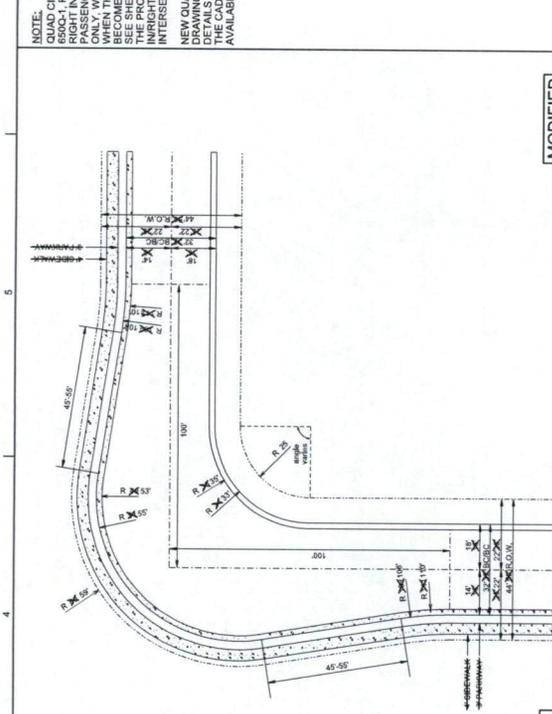
SCOTT TRACH, P.E.
 CITY ENGINEER

08/08
 DATE

620P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

TEMPORARY TURNAROUND
 FOR 44' R.O.W. STREET

NOT TO SCALE



MODIFIED

MODIFIED

622P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

620P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

KNICKLE 44'
 LOCAL RESIDENTIAL R.O.W.

CUL-DE-SAC FOR
 44' R.O.W. STREET

SCOTT TRACH, P.E.
 CITY ENGINEER

SCOTT TRACH, P.E.
 CITY ENGINEER

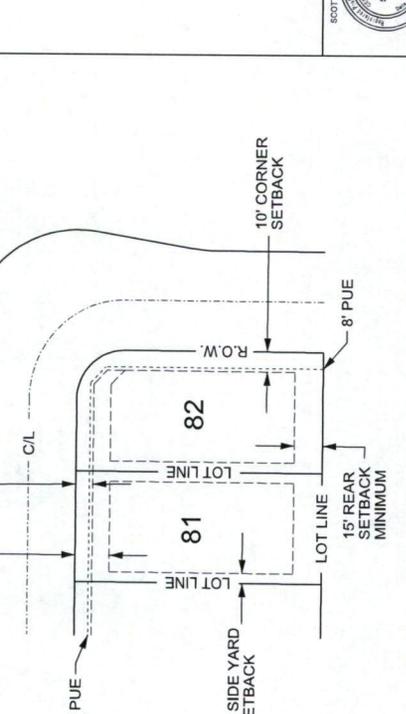
08/08
 DATE

08/08
 DATE

622P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

620P
 CITY OF PRESCOTT
 PUBLIC WORKS
 STANDARD DETAIL

PROPOSED SETBACKS
 Not to Scale



22' FRONT SETBACK FROM FACE OF GARAGE DOOR FOR TRUCK-FACING GARAGES TO BE LOCATED ON SIDEWALK OR 20' FROM R.O.W.

10' FRONT SETBACK MINIMUM FOR SIDE LOAD GARAGE

8' PUE

5' SIDE YARD SETBACK

LOT LINE

81

LOT LINE

82

LOT LINE

15' REAR SETBACK MINIMUM

8' PUE

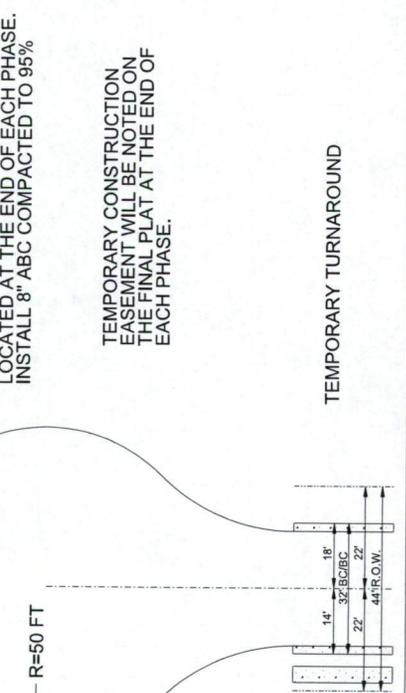
10' CORNER SETBACK

R.O.W.

C/I

(A) BAYS, PORCHES, EYES, ENTRIES AND UNCOVERED COURTYARDS MAY PROJECT OR ENCR OACH UP TO 5' INTO REAR YARD SETBACK.

50-FOOT TEMPORARY TURNAROUND LOCATED AT THE END OF EACH PHASE. INSTALL 8' ABC COMPACTED TO 95%.



TEMPORARY CONSTRUCTION EASEMENT WILL BE NOTED ON THE FINAL PLAT AT THE END OF EACH PHASE.

TEMPORARY TURNAROUND

R=50 FT

14'

32' BC/BC

22'

44' R.O.W.

18'

TEMPORARY TURNAROUND

NOT TO SCALE

TEMPORARY TURNAROUND FOR 44' R.O.W. STREET

NOT TO SCALE

TEMPORARY TURNAROUND FOR 44' R.O.W. STREET

NOT TO SCALE

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 PROJECT # 9000208
 SHEET # 6 OF 7
 SCALE: 1/32

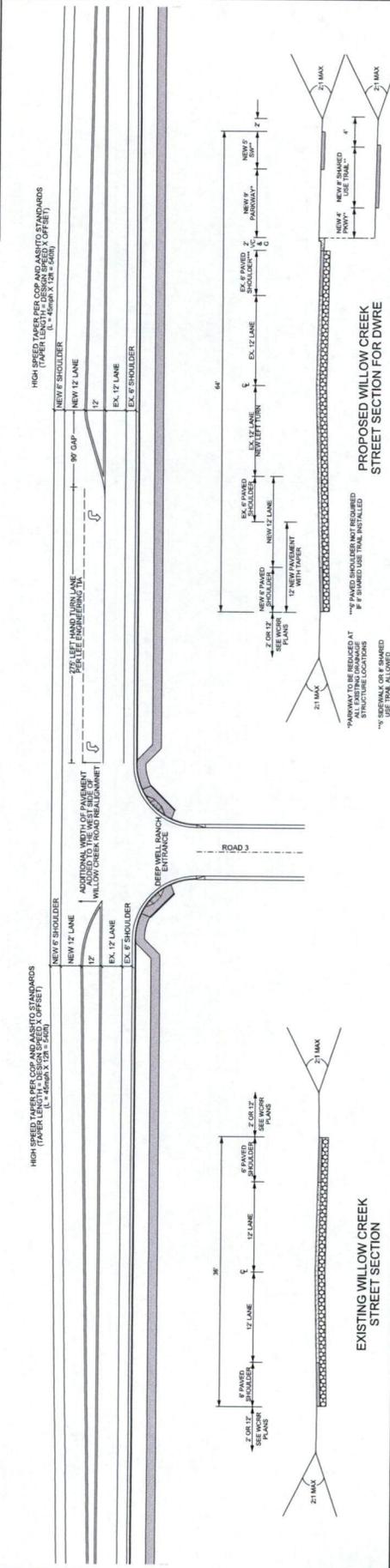
DETAIL
D-1

ROAD 3 ENTRANCE - ROAD SECTION MODIFICATIONS

N.T.S.

SCOTT LYON, P.E.

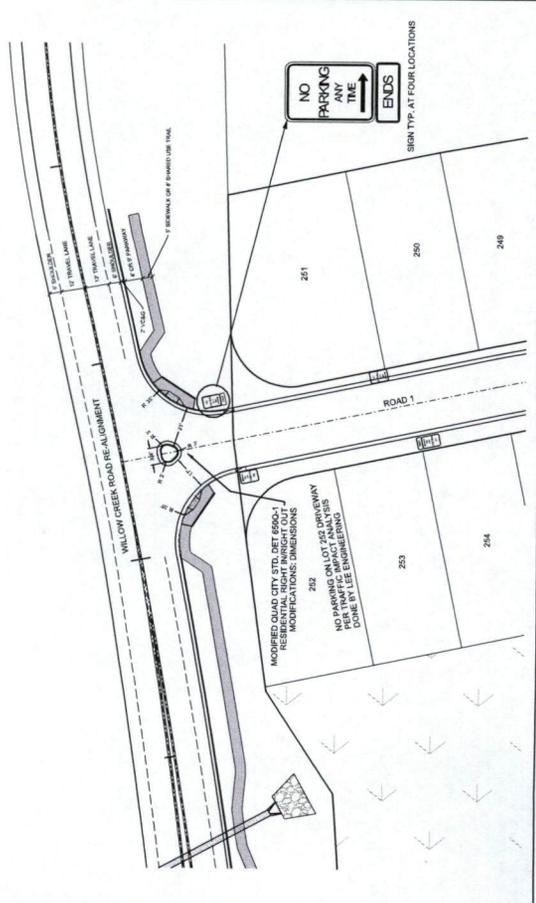
 EXP. 3/31/2019



DETAIL
D-2

ROAD 1 ENTRANCE - RIGHT IN, RIGHT OUT

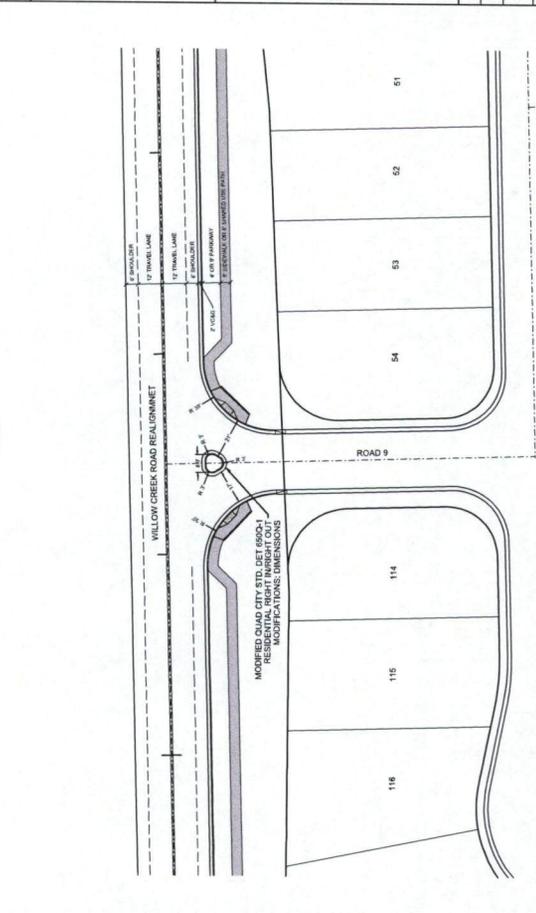
N.T.S.



DETAIL
D-3

ROAD 9 ENTRANCE - RIGHT IN, RIGHT OUT

N.T.S.



DATE: JULY 2016	PROJECT: 1503-08
DATE: 8/10/08	DRAWING NUMBER: PP-07
SHEET: 7 OF 7	
SCALE: 1:30	

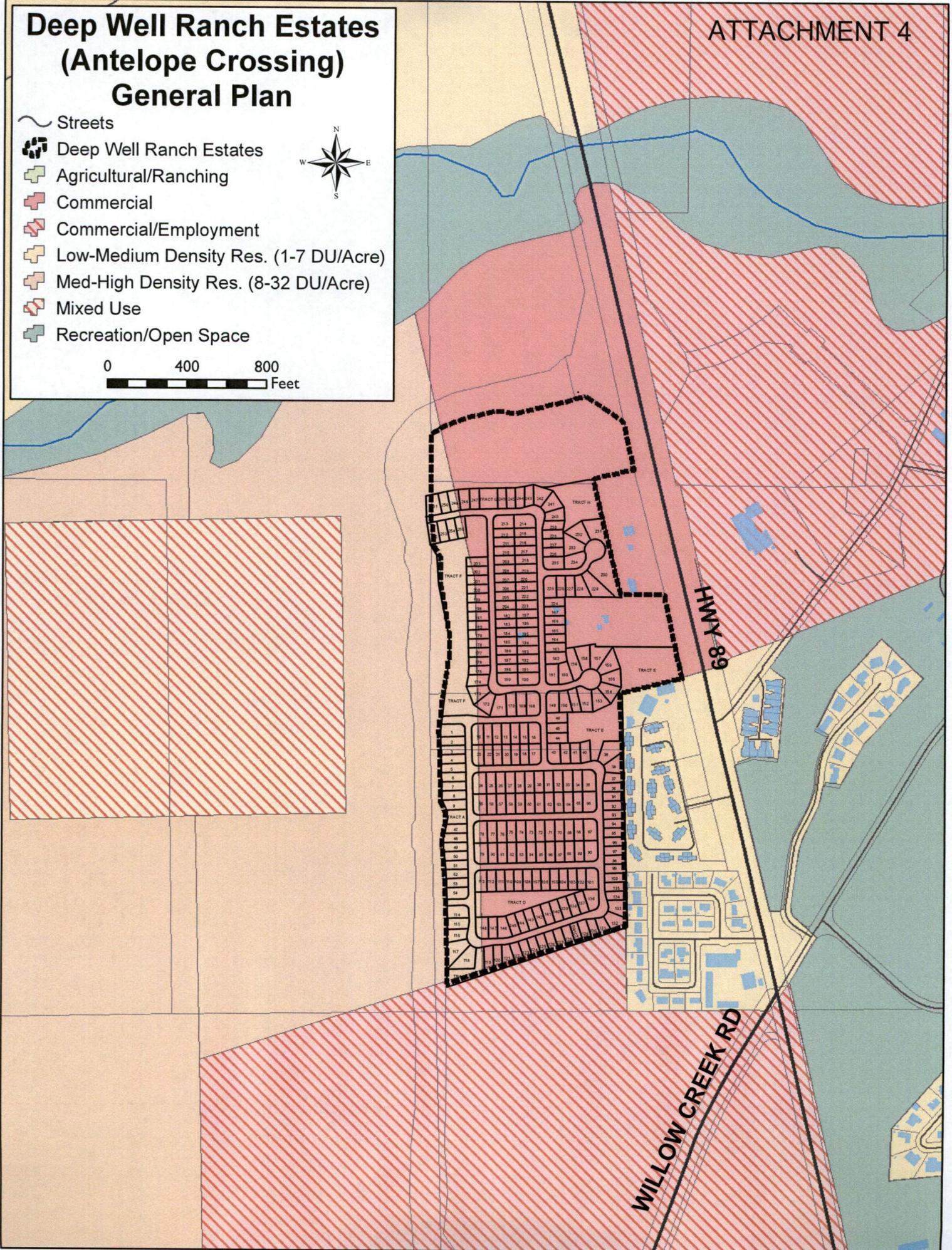
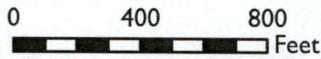
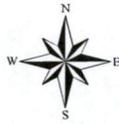
DEEP WELL RANCH
 ESTATES
 PRELIMINARY PLAN

CIVIL
 ENTRANCE INTERSECTION
 DETAILS

Deep Well Ranch Estates (Antelope Crossing) General Plan

ATTACHMENT 4

-  Streets
-  Deep Well Ranch Estates
-  Agricultural/Ranching
-  Commercial
-  Commercial/Employment
-  Low-Medium Density Res. (1-7 DU/Acre)
-  Med-High Density Res. (8-32 DU/Acre)
-  Mixed Use
-  Recreation/Open Space



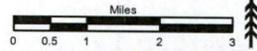
Circulation Map

- Prescott Corporate Limits
- Prescott Valley Corporate Limits
- Prescott National Forest
- Lakes
- Parks
- Open Space

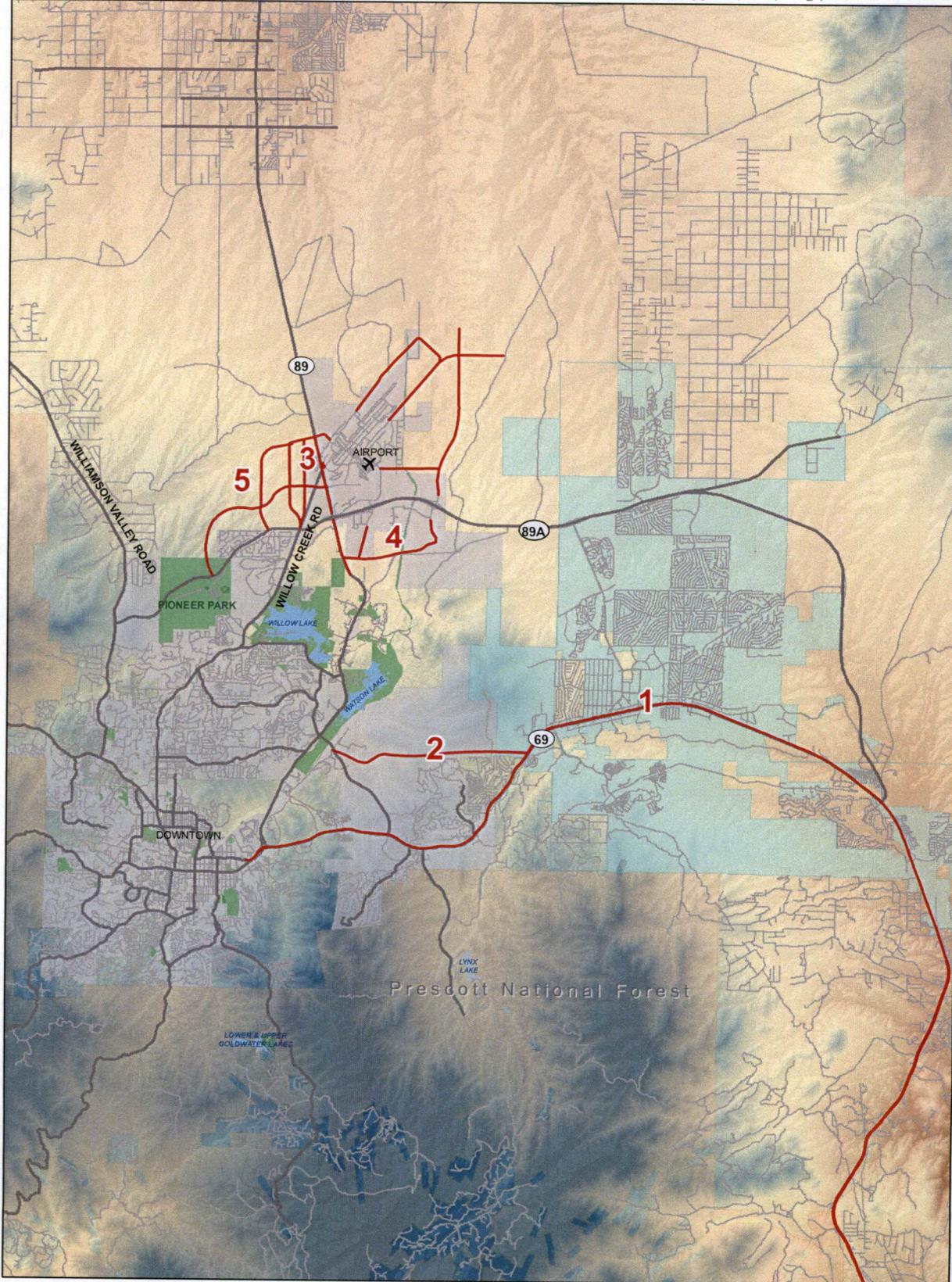
- 1** State Route 69:
Construct from SR 169 to SR 89 as a six lane facility
- 2** Sundog Connector:
Design and construct
- 3** Willow Creek Road:
Realignment and ancillary support roads
- 4** Side Road Connector/
SR 89 Widening

- 5** West Airport Annexation
Area Roads

ATTACHMENT 5



U:\GEO\projects\planning\general plan map\2015_Updates\2015Circulation.mxd



ATTACHMENT 6



City of Prescott Airport Specific Area Plan Figure 6 Existing Landuse Plan May 2013

- Airport Impact Zones
- Zone 1: Clear Zone
- Zone 2-5: No residential uses, restricted commercial uses
- Zone 6: Residential and commercial uses as permitted by zoning code. No residential within the 60 LdN or higher (See Figure 1)
- Prescott City Limits
- Prescott Valley City Limits
- Chino Valley City Limits
- Future Arterial Streets
- ASAP Boundary
- Recommended Airport Clear Zones

- ### Land Use (Proposed)
- RECREATION/ OPEN SPACE
 - INDUSTRIAL
 - COMMERCIAL/ EMPLOYMENT
 - COMMERCIAL/ RECREATION
 - COMMERCIAL
 - LOW INTENSITY NON-RESIDENTIAL USES TARGETED / NEAR ESTABLISHED NEIGHBORHOODS
 - MIXED USE
 - MED-HIGH DENSITY RES
 - LOW-MED DENSITY RES
 - VERY LOW DENSITY RES
 - AGRICULTURAL/ RANCHING

- Airport Impact Zones

LOW INTENSITY NON-RESIDENTIAL USES TARGETED / NEAR ESTABLISHED NEIGHBORHOODS

MIXED USE

MED-HIGH DENSITY RES

LOW-MED DENSITY RES

VERY LOW DENSITY RES

AGRICULTURAL/ RANCHING

CAUTION
MAP'S SOURCE DATA SUBJECT TO CHANGE WITHOUT NOTICE. PREPARED BY: [unreadable]

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