

PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 29, 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, SEPTEMBER 29, 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 September 8, 2016 Meeting Minutes
2. Community Residences Presentation by the Legal Department
3. PP16-003, Preliminary Plat for Quantum Condominiums, a seven (7) unit multi-family condominium subdivision (APN 113-15-035A). Property Owner is Millennium Holdings, LLC. Zoning is Downtown Business District (DTB)

IV. PUBLIC HEARING ITEMS

1. Proposed amendment to Article 4, Sections 4.9.3.A, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the overall maximum density, increase multi-family residential density, and adjust the minimum residential setbacks in the Downtown Business District (DTB)

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 September 20, 2016 at 3:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Darla Eastman, Administrative Specialist
Community Development Department



MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on SEPTEMBER 8, 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.

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	Matt Podracky, Assistant City Attorney
George Sheats	COUNCIL PRESENT
Phil Goode	Mayor Pro Tem Lamerson

III. REGULAR ACTION ITEMS

1. Approval of the August 11, 2016 Meeting Minutes

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

2. RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS); APN 115-17-008B; Property Owner: Smith Family Residence Trust; Acres Existing: 1.53; Acres Proposed 5.70]

Frank Hall gave a brief overview of the staff report stating that the two projects on the agenda are closely related; one is a Revision of Plat and the other is a Rezoning which requires a Public Hearing. Mr. Hall explained the processes for the two projects. He described the Revision of Plat process is where Planning and Zoning Commission makes a recommendation to the City Council for approval because of the expansion of the subdivision boundary. The approval of this Revision of Plat will allow nearly two-thirds of the Pine Meadows Estates subdivision to be completely surrounded by Natural Open Space and protect the scenic value of the boulders and ridge line. The purpose for the request is to expand the northern boundary of the Pine Meadows Estates Unit 2 subdivision to a 5.58 acre parcel located at 1441 Meadow Ridge Road.

The purpose of the Rezoning request is to allow for 4.17 acres of a 5.58 acre SF-18 parcel be converted to Natural Open Space in order for the Pine Meadows Estates residents to preserve it as undeveloped Natural Open Space and scenic boulders. The remaining 1.41 acres of the Meadow Ridge Road parcel will remain zoned as Single-Family 18.

Mr. Hall said that Natural Open Space is a zoning classification for recreational activities with no development of residences or buildings. Mr. Hall also stated that he received a letter of support from subdivision's Homeowner's Association for the new project.

The Commissioners and Mr. Hall agreed that the two projects are a win-win situation. The Commissioners then discussed the process for returning the Natural Open Space back to a higher density zoning in the future. Matt Podracky, Assistant City Attorney, stated that in order to return the property back to a higher density zoning, it would need to be approved by City Council with a majority vote.

Lynn Leu, 1136 Country Club Drive, stated that she has been the owner of the five acre strip for ten years and wants to do the right thing by preserving the Natural Open Space for everyone's benefit. She also stated that the strip will become part of the Pine Meadows Estates subdivision and will be absorbed into their Homeowner's Association.

Mr. Scamardo, MOTION to approve RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS). Mr. Mabarak, 2nd. VOTE 6-0; passed.

IV. PUBLIC HEARING ITEMS

1. AGENDA ITEM: RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. [Property owner: Leu Lynn D Revocable Trust; APN 115-05-062R; Acres: 5.58]

Frank Hall stated that the information is the same as the Revision of Plat of Pine Meadows Estates for the Rezoning for the Natural Open Space.

Mr. Sheats, MOTION to approve AGENDA ITEM: RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. Mr. Goode, 2nd. VOTE 6-0; passed.

V. UPDATES

Mr. Hall gave an update on the Antelope Crossings subdivision. He said one of the main discussions was the Natural Open Space reduction request from 25% to 17%. The Commission did receive a unanimous decision, but there was significant discussion over the quantity of the Natural Open Space and setbacks. The request for the Preliminary Plat approval for the City Council is September 13, 2016.

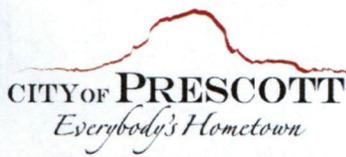
VI. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:24 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 09/29/16

DEPARTMENT: Community Development

AGENDA ITEM: PP16-003, Preliminary Plat for Quantum Condominiums, a seven (7) unit multi-family condominium subdivision [APN 113-15-035A; Property Owner: Millennium Holdings, LLC]

Approved By:

Date:

Director:	Guice, Tom		9.19.16
Planning Manager:	George Worley		
Community Planner:	Frank V. Hall		9/19/16

Item Summary

The preliminary plat for Quantum Condominiums is a seven unit multi-family development located at 130 N. Granite Street on a 0.28 (12,197sf) acre lot in the Downtown Business District (DTB). (Attachments 1 & 2).

Six residential units will be constructed in a new 30 foot high building with seventeen (17) off-street parking spaces on the ground level including one (1) handicapped space. A total of fifteen (15) parking spaces composed of twelve (12) spaces for the condominiums plus three (3) spaces for guest parking is the requirement for multifamily developments per Article 6, Section 6.2 of the Land Development Code (LDC). Four two bedroom residential units will be on the second level and two (2) penthouse units with two bedrooms each will be on the third level. (Attachments 3 & 4).

The seventh unit will be in the existing building which was constructed prior to 1968 and is not subject to the off-street parking requirements per Article 4, Section 4.9.4C1 of the Land Development Code (LDC).

Landscaping will be added along the front of the property on Granite Street and around the perimeter of the new building.

All new lighting must meet the "Dark Sky" requirements of the Article 6, Section 6.11 of the LDC.

AGENDA ITEM: PP16-003, Preliminary Plat for Quantum Condominiums, a seven (7) unit multi-family condominium subdivision [APN 113-15-035A; Property Owner: Millennium Holdings, LLC]

Land Development Code (LDC)

Section 4.9 of the Land Development Code (LDC) describes the standards for development in the Downtown Business District. The purposed statement of Section 4.9.1 states in part:

“The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, theaters, museums, individual residences and **high density housing.**” [Emphasis Added]

2015 General Plan

Goal 2 and Strategy 2.1 of Land Use Element 5 of the 2015 General Plan states:

Goal 2 - “Preserve the identity and image of downtown as a historic government, business, cultural and residential center by expanding cultural and leisure facilities and activities, and maintaining a mix of uses for the benefit of both visitors and residents”

Strategy 2.1 - “Maintain and encourage an expansion of the mix of commercial and residential uses in the downtown.”

Water Resources

Quantum Condominiums (Millennium Holdings) received a favorable recommendation from the Council Water Issues Sub-Committee on August 2, 2016 for a volume of 1.75 acre-feet which, if approved by the City Council, is the necessary amount of allocation for the seven multi-family residential units.

Attachments

1. Aerial Location Map
2. Zoning Map
3. Preliminary Plat
4. Preliminary Renderings

Recommended Action: MOVE to recommend approval of Preliminary Plat PP16-003.

AERIAL LOCATION MAP
(Attachment 1)

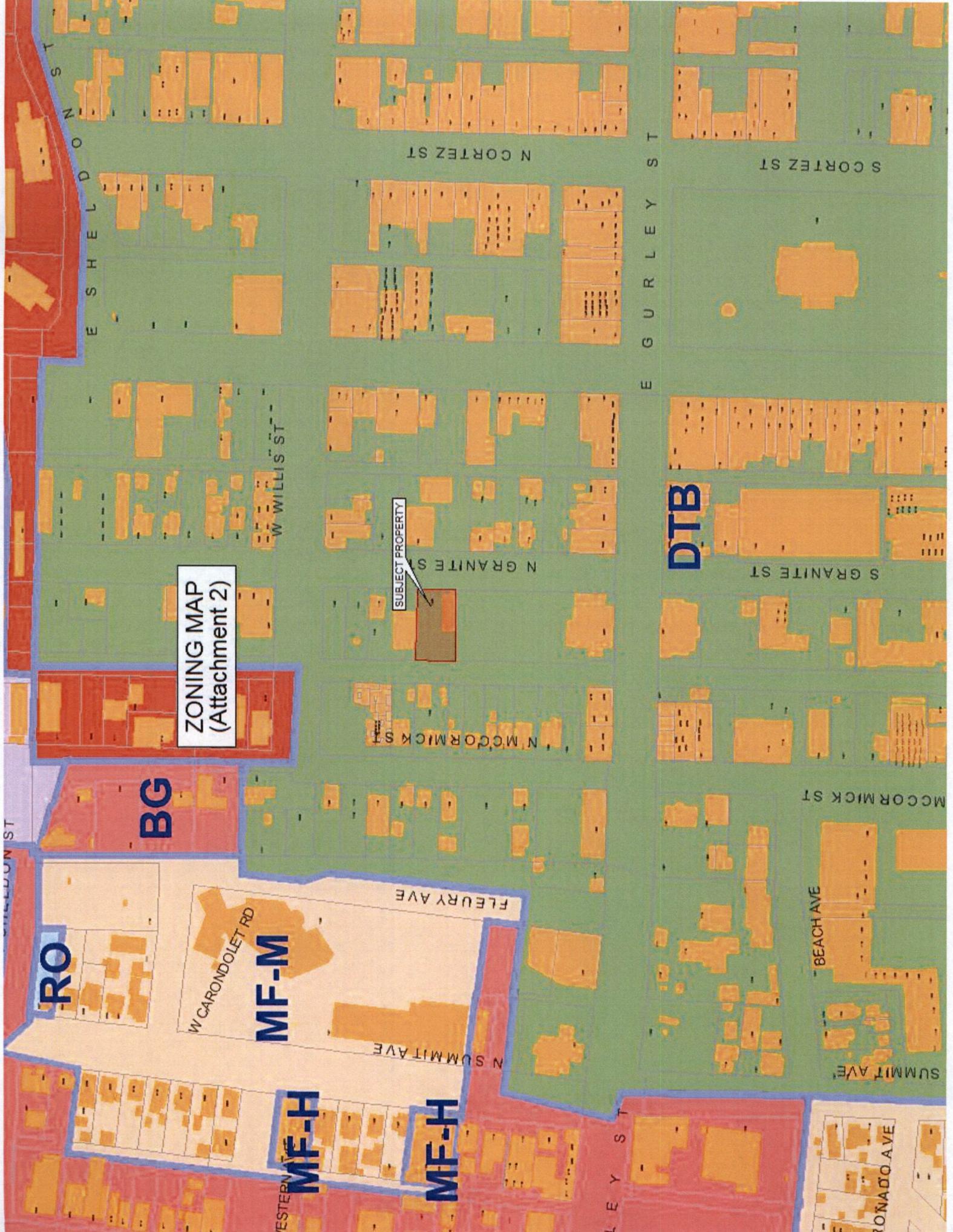
SUBJECT PROPERTY

N MCCORMICK ST

N GRANITE ST

W WILLIS ST





ZONING MAP
(Attachment 2)

SUBJECT PROPERTY

BG

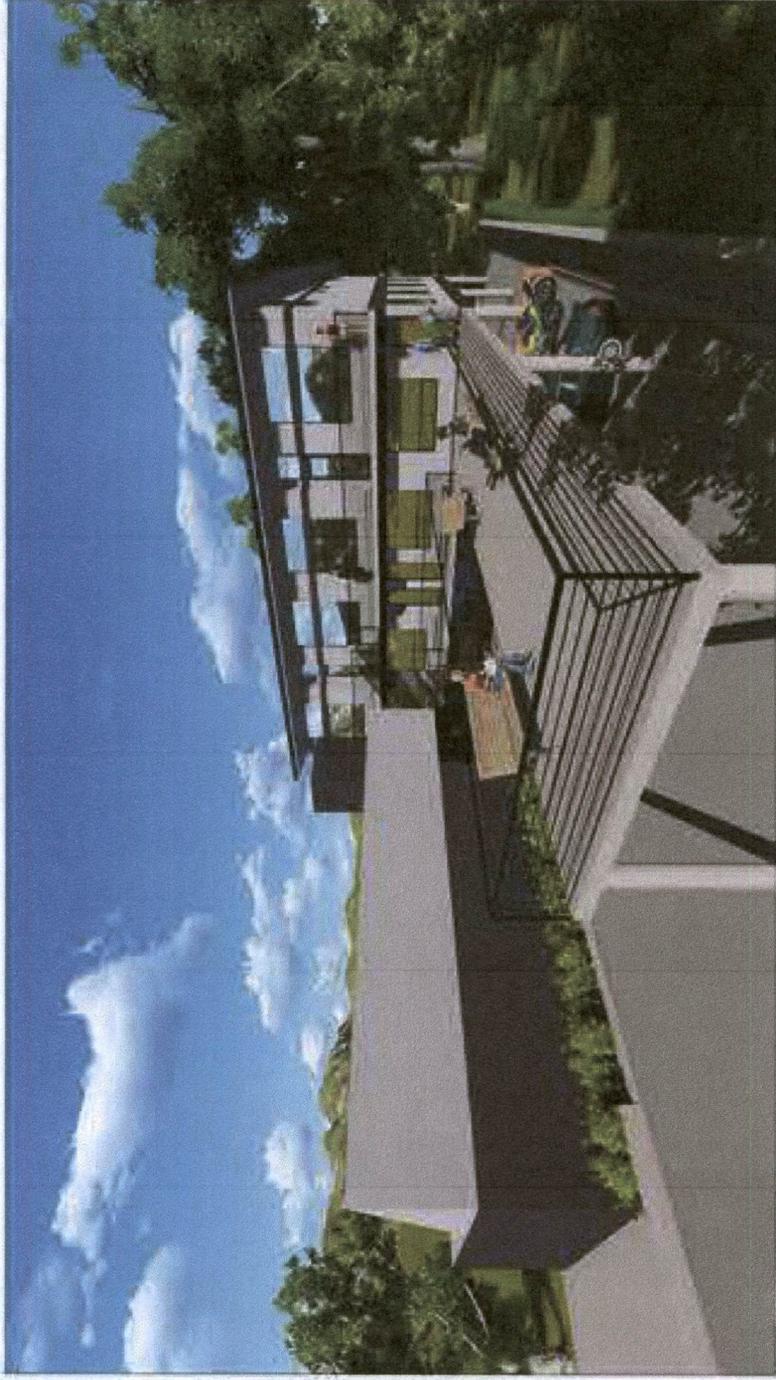
MF-M

MF-H

MF-H

DTB

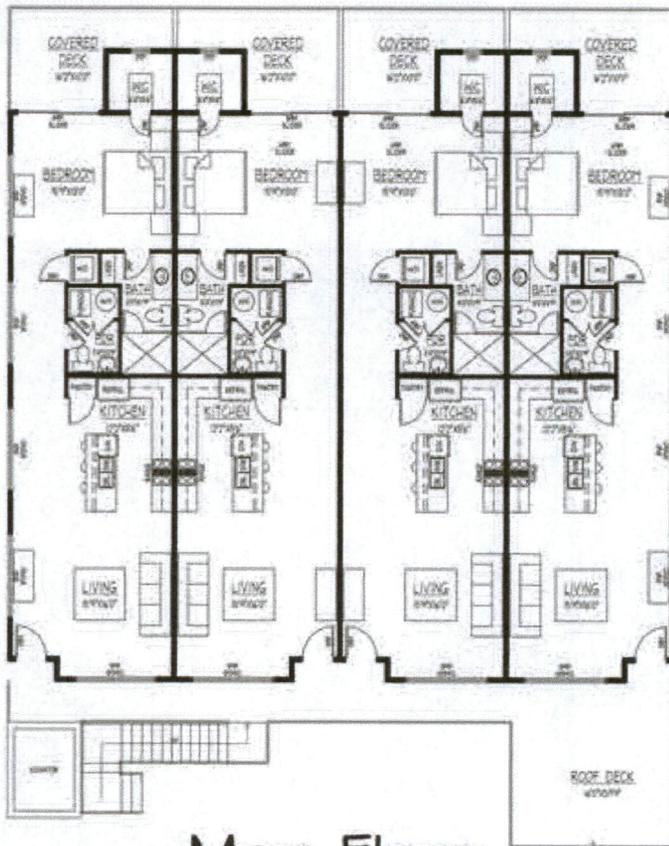
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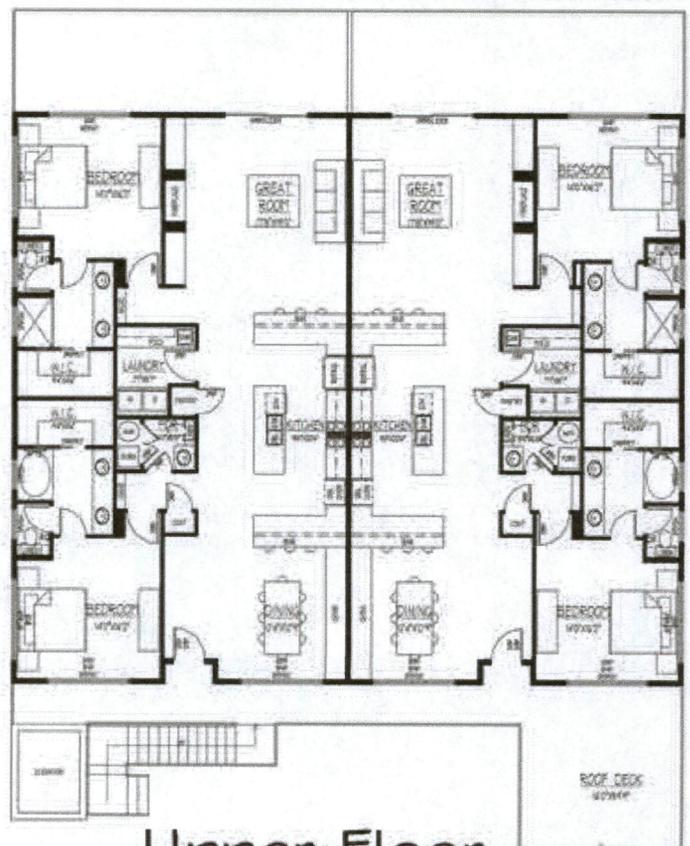
QUANTUM
LOFTS/PENTHOUSES



QUANTUM LOFTS/PENTHOUSES

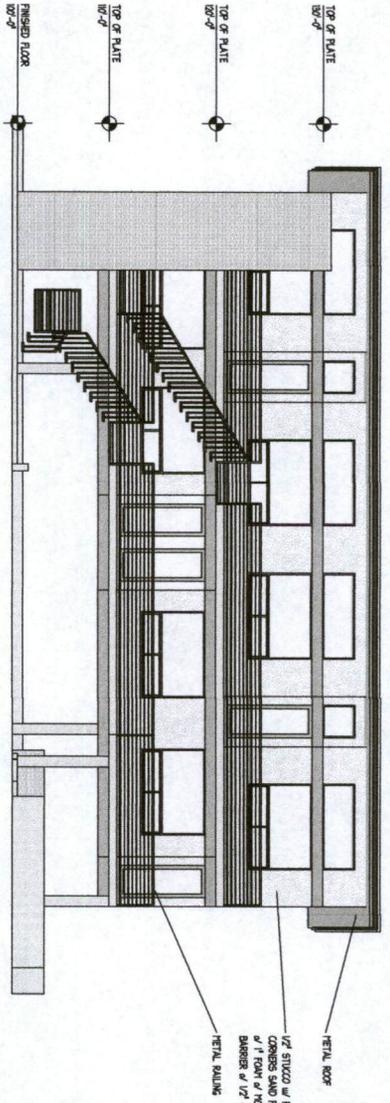


Main Floor
943 Sq.Ft per unit
1 Bed
1.5 Bath



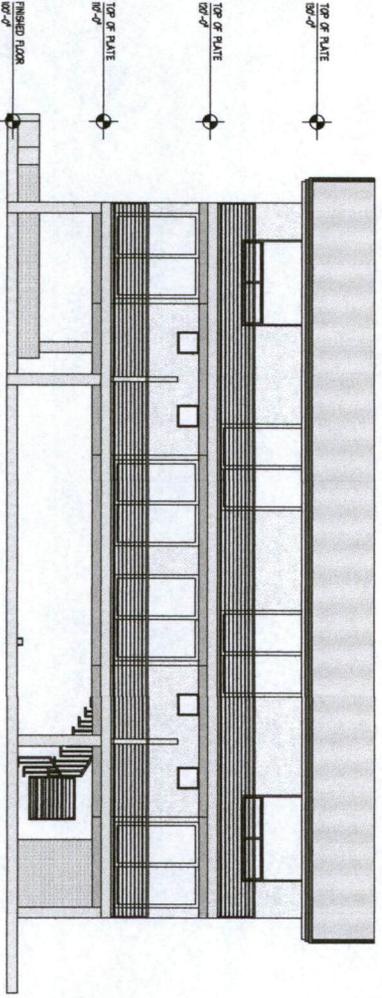
Upper Floor
1798 sq.ft. per unit
2 Bed
2.5 Bath

FRONT ELEVATION



SCALE 3/16" = 1'-0"

REAR ELEVATION



SCALE 3/16" = 1'-0"

REVISIONS BY

DATE: 06/14/2016
 SCALE: 3/16" = 1'-0"
 DRAWN: C.B.



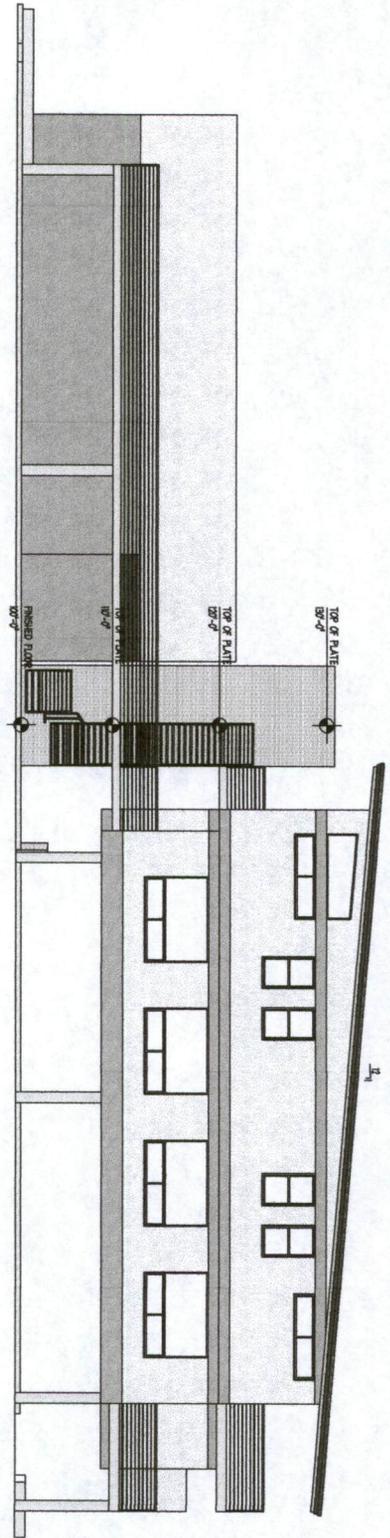
FRONT & REAR ELEVATIONS

Quantum Condos

DATE: 06/14/2016
 SCALE: 3/16" = 1'-0"
 DRAWN: C.B.

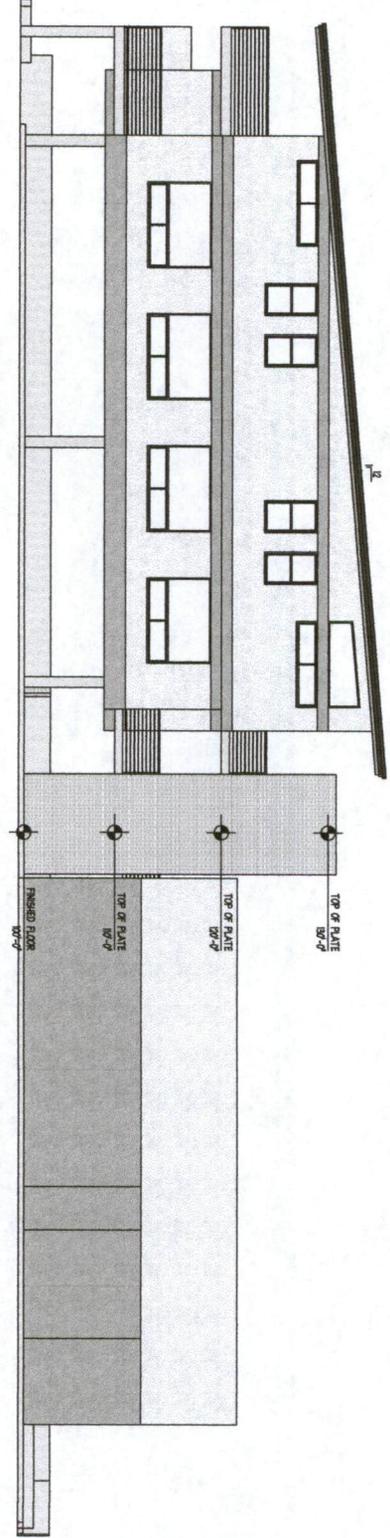
SHEET 9 OF 10 SHEETS

SIDE ELEVATION



SCALE 3/16" = 1'-0"

SIDE ELEVATION



SCALE 3/16" = 1'-0"

REVISIONS BY

Signature
 PROJECT ARCHITECT
 PROJECT ARCHITECT
 PROJECT ARCHITECT

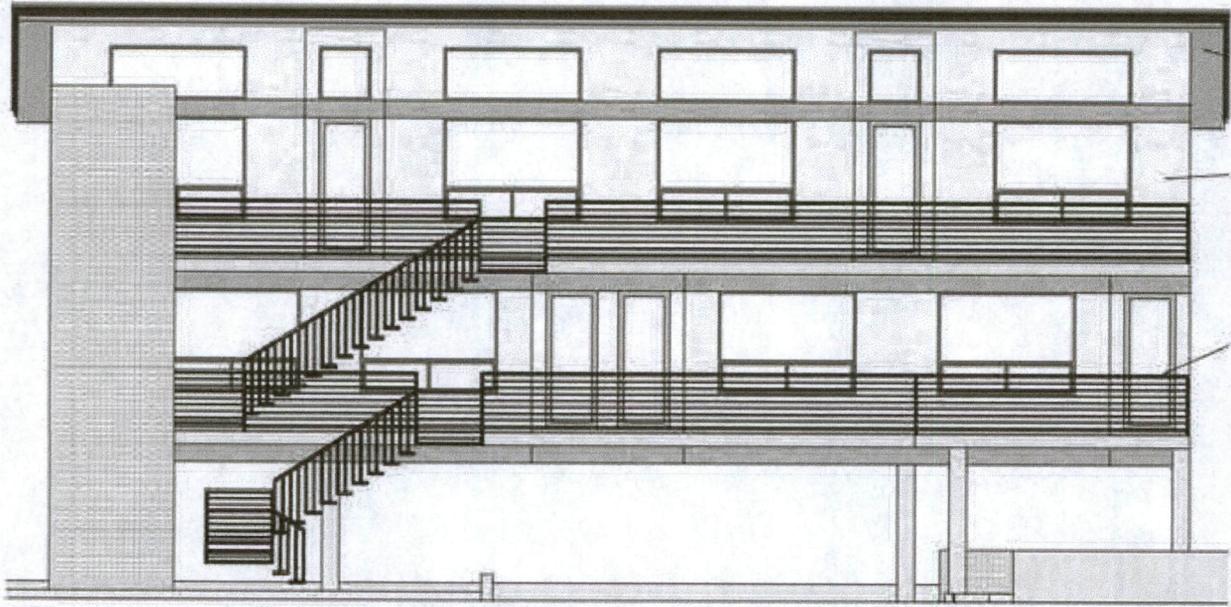


SIDE ELEVATIONS

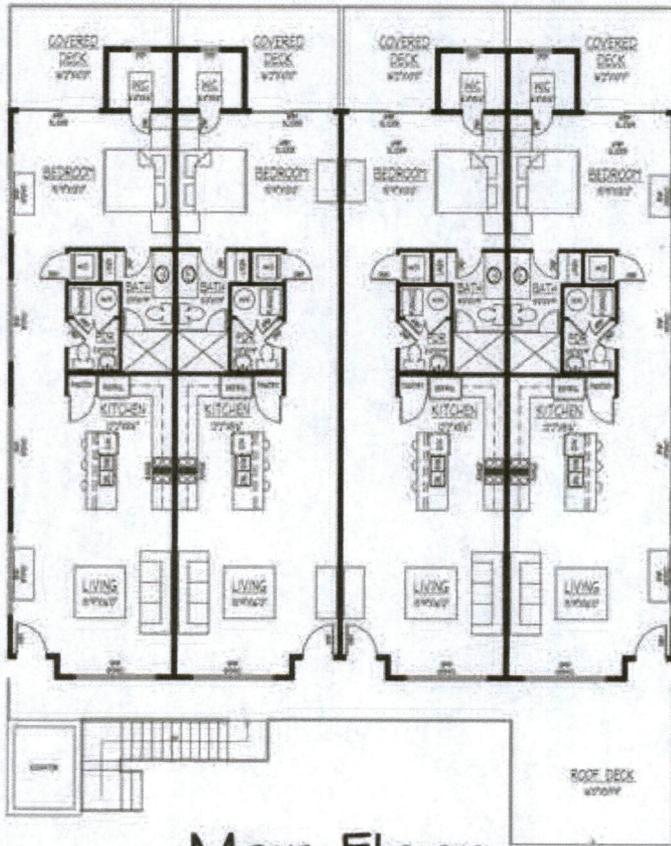
Quantum Condos

DATE 06.14.2016
 SCALE 1/4" = 1'-0"
 DRAWN C.B.
 JOB
 SHEET

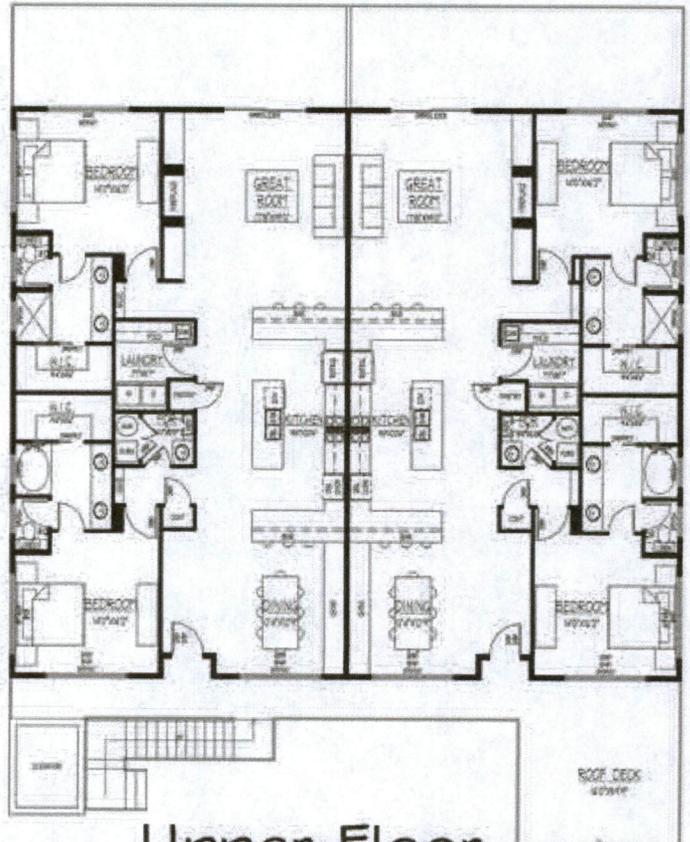
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 OF SHEETS



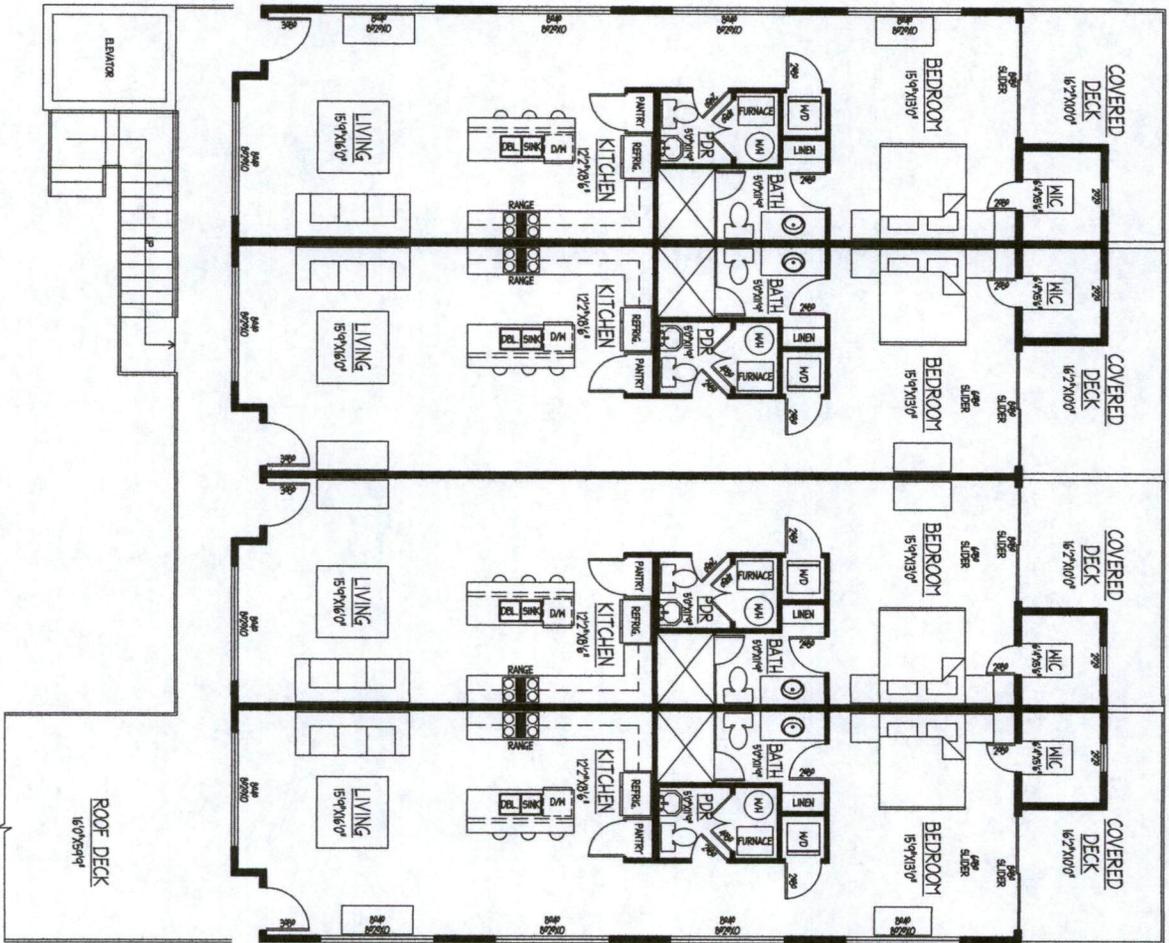
QUANTUM LOFTS/PENTHOUSES



Main Floor
943 Sq.Ft per unit
1 Bed
1.5 Bath



Upper Floor
1798 sq.ft. per unit
2 Bed
2.5 Bath



MAIN LEVEL PRESENTATION PLAN

943 SQ. FT. GROSS PER UNIT MAIN LEVEL, 122 SQ. FT. COVERED DECK PER UNIT MAIN LEVEL, 75 SQ. FT. COVERED PATIO PER UNIT MAIN LEVEL

SCALE 1/4" = 1'-0"



FLOOR COVERING LEGEND

	CARPET	90 FT.
	ALLOWANCE	\$20.00 A YARD
	TILE	90 FT.
	ALLOWANCE	\$6.50 SQ. FT.
	HARDWOOD	90 FT.
	ALLOWANCE	\$6.50 SQ. FT.

TYPICAL NOTES FOR MANUFACTURE AND SITE BUILT WINDOWS & DOORS

- 1. WINDOW FIRST FET ON EXCEED THE FOLLOWING PER. DUNE 4 DEC 202
- 2. WINDOW FIRST FET ON EXCEED THE FOLLOWING PER. DUNE 4 DEC 202
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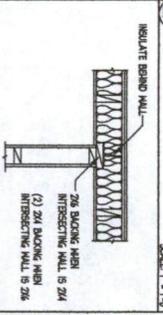
TYPICAL NOTES FOR AIR LEAKAGE

- 1. ALL GAPS AND JOINTS SHALL BE SEALED WITH AN AIR SEALANT.
- 2. ALL GAPS AND JOINTS SHALL BE SEALED WITH AN AIR SEALANT.
- 3. ALL GAPS AND JOINTS SHALL BE SEALED WITH AN AIR SEALANT.
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- 10. ALL GAPS AND JOINTS SHALL BE SEALED WITH AN AIR SEALANT.

TYPICAL NOTES FOR BUILDING THERMAL ENVELOPE

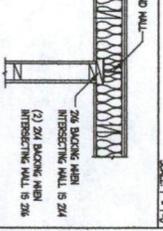
- 1. ALL WALLS AND CEILING SHALL BE FINISHED WITH A MINIMUM OF 1/2" GYPSUM BOARD.
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- 3. ALL WALLS AND CEILING SHALL BE FINISHED WITH A MINIMUM OF 1/2" GYPSUM BOARD.
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- 10. ALL WALLS AND CEILING SHALL BE FINISHED WITH A MINIMUM OF 1/2" GYPSUM BOARD.

CORNER STUD DETAIL



SCALE: 1/4" = 1'-0"

INTERIOR/EXTERIOR WALL DETAIL



SCALE: 1/4" = 1'-0"

REVISIONS BY



MAIN LEVEL PRESENTATION PLAN

Quantum Condos

DATE: 06.14.2016
 SCALE: 1/4" = 1'-0"
 DRAWING: C.S.
 JOB:
 SHEET:
 2.1P
 OF 2 SHEETS

MEETING DATE: 9/29/16

AGENDA ITEM: Public Hearing for a proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and residential setbacks in the Downtown Business District, LDC16-001.

Approved By:

Date:

Director:	Guice, Tom	<i>TG</i>	9.20.16
Planning Manager:	George Worley		
Community Planner:	Frank V. Hall	<i>FVH</i>	9/20/16

Introduction

This amendment to the Land Development Code (LDC) proposes to: (1) delete the requirement for onsite recreational and open space amenities for increased multi-family residential density; and (2) delete the residential setback requirements in the Downtown Business District (DTB) (Attachment 1). The proposed amendment to Sections 4.9.3.B5 and 4.9.3.F of the LDC are shown in Attachment 2.

Amendment Summary

The amendment for Article 4, Section 4.9.3.B.5 shown in red proposes to maintain 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.

The amendment for Article 4, Section 4.9.3.F proposes to delete the minimum setback requirements for residential uses in the DTB.

Background

During a Pre-Application Conference (PAC), an applicant proposed a new multi-family residential building that included six (6) apartments on a 7,500 square foot lot in the DTB.

AGENDA ITEM: Public Hearing for a proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and residential setbacks in the Downtown Business District, LDC16-001.

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.

The applicant noted that the last sentence in the purpose statement in Article 4, Section 4.9.1 states:

“The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, theaters, museums, individual residences and high density housing.”

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. The applicants email is attached.

Unified Development Committee

At their March 30, 2016 meeting, the Unified Development Committee voted unanimously to forward a proposed amendment to the Planning & Zoning Commission.

Community Meeting

The Community Development Department hosted a community meeting to discuss the proposed amendment with the public. Notices of the community meeting were sent to all property owners within the DTB and 300 feet outside the boundary of the district. Approximately twenty (20) citizens attended the community meeting and generally agreed with the proposed amendment. No one directly spoke in opposition to the proposed amendment.

One attendee proposed the setback amendment shown on page 2 of Attachment 2. The intent for the proposal is so all buildings can be developed to more closely match the existing character of the DTB.

Planning and Zoning Commission Discussion

Listed below is an excerpt from the April 14, 2016 Planning & Zoning Commission approved meeting minutes when the proposed amendment was presented to the Commission as a discussion item.

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

AGENDA ITEM: Public Hearing for a proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and residential setbacks in the Downtown Business District, LDC16-001.

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

AGENDA ITEM: Public Hearing for a proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and residential setbacks in the Downtown Business District, LDC16-001.

center, and to maintain and encourage an expansion of the mix of commercial and residential.

2015 General Plan

Goal 2 and Strategy 2.1 of Land Use Element 5 of the 2015 General Plan states:

Goal 2 - "Preserve the identity and image of downtown as a historic government, business, cultural and residential center by expanding cultural and leisure facilities and activities, and maintaining a mix of uses for the benefit of both visitors and residents"

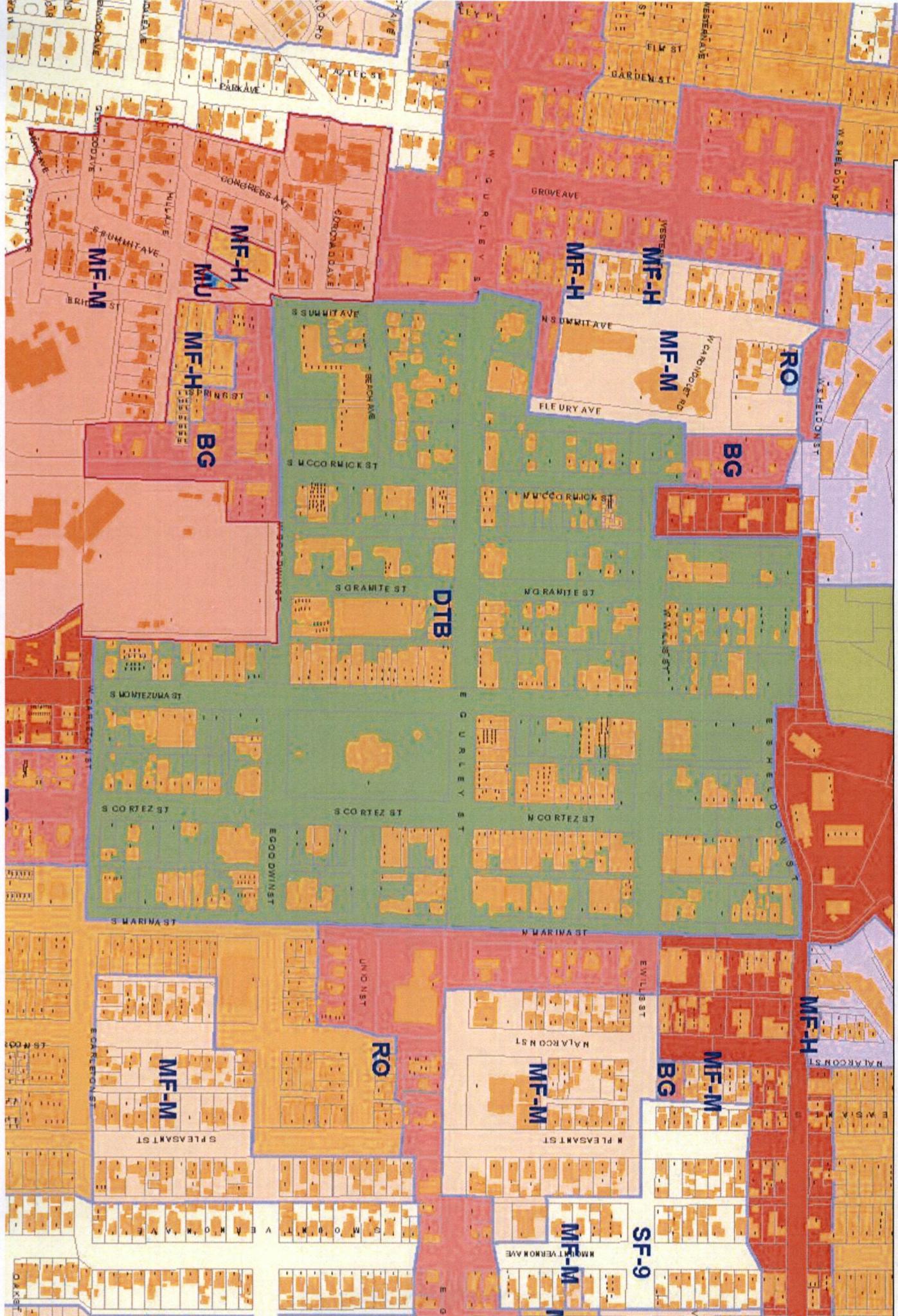
Strategy 2.1 - "Maintain and encourage an expansion of the mix of commercial and residential uses in the downtown."

Attachments

1. Aerial Location Map – DTB Zoning Boundary
2. Article 4, Section 4.9.3 & Section 4.9.3.F Downtown Business District – Proposed
3. Applicant's Email

Recommended Action: None at this time.

DOWNTOWN BUSINESS DISTRICT/SURROUNDING AREA ZONING BOUNDARY MAP



ATTACHMENT 2

Article 4, Section 4.9.3 Density and Dimensional Standards Downtown Business District – **Proposed Amendments**

4.9.1 / Purpose

The Downtown Business (DTB) District is a moderate to high intensity retail, service and business district. The DTB district provides specific standards for the development of business, service, entertainment, and residential uses in the Downtown Business area. DTB district standards are intended to preserve and enhance the unique historic and pedestrian character of downtown Prescott. The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, lodging, theaters, museums, individual residences and high density housing.

4.9.2 / Allowed Uses

Uses are allowed in the DTB district in accordance with the Use Table of Sec. 2.3. Such uses shall be housed in permanent buildings in permanent locations unless otherwise noted.

4.9.3 / Density and Dimensional Standards

All development in the DTB district is subject to the standards of this section, the Measurements, Computations and Exceptions specified in Sec. 2.7.3 and other applicable provisions of this Code.

A. Maximum Densities: 58.0 dwelling units/acre

B. Minimum Lot Areas:

1. **Single-Family Dwellings:** 6,000 square feet
2. **Duplex Dwellings:** 3,000 square feet
3. **Patio Home Dwellings:** N/A
4. **Townhouse Dwellings:** N/A
5. **Multi-Family Dwellings:** **NONE**
 - a. ~~3 Units: 7,500 square feet/ lot~~
 - b. ~~Each Additional Unit:~~
 - 1) ~~Without recreational and open space amenities (e.g., courtyard, gym, game room, pool) =10 percent of total site area: 1,200 square feet/ unit~~
 - 2) ~~With recreational and open space amenities (e.g., courtyard, gym, game room, pool) =10 percent of total site area: 650 square feet/ unit~~
 - 3) ~~With public-private partnership elements that contribute amenities such as public parking, mixed-use~~

~~development, civic space, or other significant enhancements deemed by City Council appropriate for the highest density consideration: 530 sq. feet/ unit.~~

6. Nonresidential Uses: None

C. Minimum Lot Width:

1. **Single-Family Dwellings:** 50 feet/ lot
2. **Duplex Dwellings:** 50 feet/ lot
3. **Patio Home Dwellings:** N/A
4. **Townhouses:** N/A
5. **Multi-Family Dwellings:** 50 feet
6. **Nonresidential Uses:** None

D. Maximum Lot Coverage:

1. **Single-Family Dwellings:** 40 percent
2. **Duplex Dwellings:** 40 percent
3. **All Other Uses:** None

E. Maximum Building/Structure Height:

1. **Single-Family Dwellings:** 35 feet
2. **Duplex Dwellings:** 35 feet
3. **All Other Uses:** 50 feet, up to 100 feet by SUP (See Sec. 4.9.4E)

F. Minimum Setbacks: **None**

~~1. **Single-Family Dwellings:**~~

- ~~—— a. **Front:** 15 feet~~
- ~~—— b. **Side:** 7 feet~~
- ~~—— c. **Rear:** 10 feet~~
- ~~—— d. **Corner:** 10 feet~~

~~2. **Duplex Dwellings:**~~

- ~~—— a. **Front:** 15 feet~~
- ~~—— b. **Side:** 7 feet~~
- ~~—— c. **Rear:** 10 feet~~
- ~~—— d. **Corner:** 10 feet~~

~~3. **All Other Uses:** None~~

Hall, Frank

From: James Griset [jamesgriset@yahoo.com]
Sent: Monday, February 08, 2016 4:08 PM
To: Hall, Frank
Cc: James Griset
Subject: Jim Griset - Apartment Density /Parking in the DTB

James R. Griset
444 Old Newport Blvd., Suite A
Newport Beach, CA 92663
928-273-1976
email: jamesgriset@yahoo.com

2/8/16

Frank Hall, Chair
Pre-Application Conference - Community Development Department
City of Prescott
201 S. Cortez
Prescott, AZ 86303
Sent by email to: frank.hall@prescott-az.gov

Re: Submittal to the upcoming Unified Development Code Committee (UDC)
& Followup to PAC 16-005 on 1/21/16
Regarding my building at 136 S. Montezuma
(at Whiskey Row crosswalk)
Dear Frank,

First off, I want to thank you, Tom Guice and George Worley for your comments and guidance pertaining to my/Doug Stroh's submittal for the 1/21/16 PAC.

I am writing this letter to request an Increase in the residential density in the Downtown Business District (DTB) and to reduce or eliminate the parking requirements in the DTB.

As you know, our proposal, as presented to the PAC, was for 6 one bedroom apartments (3 per floor), on two floors, over ground level parking or in the event that a commercial use was desired, as an option for the ground floor, it would be for 6 apartments, on two floors over an appropriate and permitted commercial use.

I have been hanging around Prescott for over 20 years and have noticed that there is a shortage of nice apartments in the DTB.

In the olden days, in many cities and towns, there were always apartments above the commercial uses. Then, of course, everybody moved to the suburbs.

The trend now seems to be adding housing in the central business districts of many cities. Lofts etc. are very popular.

While the density standards are more liberal in other areas of Prescott, the current 3 units for a 7,500 square foot in the DTB would make my project unfeasible. If the the building codes allowed, I would prefer to increase the number of apartments to 9. However, the necessity of another stairwell and it's required location make those additional 3 units almost impossible at this time.

It is interesting to note that hotel rooms are exempt such density restrictions and parking requirements, in the DTB.

Therefore, I respectfully ask that The City of Prescott find a way to increase the apartment density in the DTB and to reduce or eliminate the parking requirements in the DTB.

Thank you very much. Please let me know how I can further assist you in achieving my goal.

Best regards,

Jim Griset