



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 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, DECEMBER 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 December 10, 2016 Meeting Minutes

IV. PUBLIC HEARING ACTION ITEMS

- 1. RZ16-005, Creekview Village Apartments, is a proposed change of land use to rezone property at 519 Miller Valley Road from Industrial Light (IL) to Business Regional (BR) including an amendment (GP16-001, General Plan Amendment) to the 2015 General Plan from Industrial to Commercial to permit the construction of a 72 unit workforce housing apartment complex. [APN: 113-07-071B & 113-07-070; Property owner: WTBP, LLC]

V. SUMMARY OF CURRENT OR RECENT EVENTS

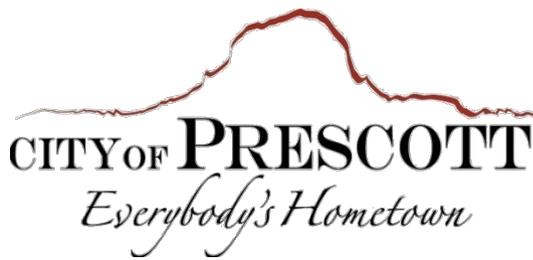
VI. ADJOURNMENT

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 December 21, 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



MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on DECEMBER 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. He thanked Mayor Pro Tem 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	Darla Eastman, Administrative Specialist
Len Scamardo - Absent	
George Sheats	COUNCIL PRESENT
Phil Goode	Mayor Pro Tem Lamerson

III. REGULAR ACTION ITEMS

1. Approval of the November 10, 2016 Meeting Minutes

Mr. Marshall, MOTION to approve the October 27, 2016 meeting minutes. Mr. Goode, 2nd. VOTE 6-0; passed.

2. SI16-006, Site Plan for 20 unit multi-family apartment complex. [Zoning: Multi-Family Medium (MF-M); APN: 115-08-065B; Property Owner: Kevin Randle]; Property Location: 906 Rock Lane

Frank Hall presented the staff report and provided overhead maps on the projector. He stated that this is a site plan for Boulder Hill Apartments for a twenty unit multi-family apartment complex located west of Gail Gardner Way with access via Apple Blossom Lane and Rock Lane, out of the floodplain. The subject property is a 5.36 acre site zoned as Multi-Family Medium Density (MF-M). The apartment types will consist of fourteen - two bedroom and six - three bedroom units. He also stated that there will be fifty-six parking spaces to accommodate both the bedroom count and guest parking requirements. Mr. Hall stated that the project will have 20 units instead of 120 units that was originally proposed due to the size the boulders on the property. The parking lot has a unique shape and feature for fire access and it is what he calls at "snailshell" shape which meets the parking requirements in the Land Development Code. The access was surveyed and engineered that just meets the requirements.

Mr. Sheats, MOTION to approve SI16-006, Site Plan for 20 unit multi-family apartment complex. Mr. Marshall, 2nd. VOTE 6-0; motion passed.

3. SI16-007, Site Plan for a 72 unit workforce housing apartment complex. [Existing Zoning: Industrial Light (IL); APN: 113-07-070, 113-07-071B; Property Owner: WTBP, LLC]; Property Location: 519 Miller Valley Road

Frank Hall presented the staff report and provided overhead maps on the projector. He stated that this is a site plan for Creek View Village is for a 70 unit workforce housing apartment complex. The subject property is a 4.97 acre undeveloped site on Miller Valley Road currently zoned as Industrial Light (IL). Since the IL zoning district does not permit residential development, the applicant will be applying to rezone the property to Business Regional (BR) including a request to amend the 2015 General Plan to change the land use designation from "Industrial" to "Commercial".

The residential density allowance in the BR zoning district would permit up to 153 apartment units if the rezoning application is successful. 164 parking spaces will be provided to accommodate both the bedroom count and guest parking and is compliant with the Workforce Housing.

Mr. Hall noted that the Water Issues Committee recommended approval of the Water Service Agreement consisting of 5.5 acre- feet of alternative water allocation for twenty-two of the seventy multi-family units planned for the project. The applicant is aware that they will need to re-apply for the additional water allocation needed for the project in calendar year 2017.

He also stated that the Rezoning and General Plan Amendment for this project will be on the December 29, 2016, Planning and Zoning Commission agenda for the public hearing process.

The Commissioners discussed the parking requirements in more detail confirming the Land Development Code regulations for parking in workforce housing apartment complex which is one parking spaces per every three bedrooms, compared to a regular apartment complex which is two parking spaces per bedroom. The Commissioners also discussed the reasons why the property was designated to be zoned Business Regional (BR) as opposed to a residential zoning. Most of the adjacent properties are zoned BR which allows for more flexibility and is consistent with the surrounding properties.

The Commission also discussed the Site Plan process. For this project, Initially the Site Plan process established to coordinate developments with water allocation and the lack of water to provide projects with a full share. Due to the date of receipt of this project and concern with the Draft 2017 Alternative Water Allocation Policy, that potentially, new applications in 2017 shall not be accepted unless it is a project for which a portion of the needed water supplies have been allocated in an earlier contract. it was expedited a contract for a portion of water in 2016 to be on the "priority" list for 2017, if the new City water regulations will allow it. Also, without a 2016 Water Service Agreement contract, Policy No. 14 prohibits the workforce housing apartment development from receiving allocation from the City's alternative water budget in 2017. The applicant could purchase and pledge Irrigation Grandfather Rights to the City to support the project.

The Commission raised concerns with the risk of starting a project with only a partial water allocation and potentially having to stop the project leaving it incomplete.

Ian Mattingly, City Traffic Engineer, stated that at an engineering standpoint the 72 unit apartment complex is within the requirements for access, the project did not require a Traffic Impact Analysis. At

peak traffic hours there are approximately 44 cars per hour, there is optimal spacing between the McDonald's restaurant and the entrance. Mr. Mattingly said he felt the traffic looks good.

Leslie Graser, City Water Resources Manager,

Mr. Sheats, MOTION to approve SI16-007, Site Plan for a 72 unit workforce housing apartment complex contingent upon the site being rezoned to Business Regional including an amendment to the 2015 General Plan Land Use designation from "Industrial" to "Commercial." Mr. Marshall, 2nd. VOTE 6-0; motion passed.

IV. UPDATES

V. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 11:15 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: December 29, 2016

AGENDA ITEM: Public Hearing for a proposed change of land use for property at 519 Miller Valley Road from Industrial Light (IL) to Business Regional (BR) including an amendment to the 2015 General Plan to permit the construction of a 70 unit workforce housing apartment complex. [APN: 113-07-071B & 113-07-070; Property owner: WTBP, LLC]

Approved By:

Date:

Director:	Tom Guice	<i>TG</i> 12.9.16
Planning Manager:	George Worley	<i>GW</i> 12/9/16
Community Planner:	Frank V. Hall	<i>FVH</i> 12/9/16

Item Summary

This is a request to rezone a 4.97 acre site composed of two (2) vacant parcels from Industrial Light (IL) to Business Regional (BR) and to amend the 2015 General Plan Land Use designation from "Industrial" to "Commercial" to permit the construction of a 70 unit workforce housing complex. (Attachment 1)

The residential density allowance in the BR zoning district would permit up to 153 apartment units. The applicant is requesting BR zoning to be compatible with contiguous zoning on Miller Valley Road. (Attachments 2 & 3)

2015 General Plan

The site is identified as "Industrial" on the 2015 General Plan Land Use Map. Therefore, an amendment to the 2015 General Plan map is also required as part of the rezoning application. The recommended land use designation is "Commercial". (Attachments 4 & 5) The Land Use Element of the 2015 General Plan describes "Commercial" as:

The Commercial designation denotes typical community or regional commercial uses. Intended uses include office, retail, service, civic, lodges, health related and other similar uses as permitted by the appropriate zoning designations. **Residential uses of all density categories are permitted, but subject to density and buffering standards set out by the overlying zoning districts** [Emphasis Added].

Background

The Planning & Zoning Commission and City Council approved the site plan for Creekview Village Apartments on December 8, 2016 and December 20, 2016, respectively.

AGENDA ITEM: Public Hearing for a proposed change of land use for property at 519 Miller Valley Road from Industrial Light (IL) to Business Regional (BR) including an amendment to the 2015 General Plan to permit the construction of a 70 unit workforce housing apartment complex. [APN: 113-07-071B & 113-07-070; Property owner: WTBP, LLC]

The site plan for Creek View Village (Attachment 6) is for a 70 unit workforce housing apartment complex. Six (6) apartment buildings are proposed with a combination of two-bedroom (26) and three-bedroom (44) units. A clubhouse building is proposed near the main entrance with a playground on the southern end of the site. 164 parking spaces are provided to accommodate both the bedroom count and guest parking compliant with the Workforce Housing parking standard of Article 6, Section 6.2 of the LDC. Initial building elevations are shown on Attachment 7.

A fifteen foot pedestrian trail easement is designed to connect to the existing non-vehicular easement behind McDonald's. The trail easement will provide pedestrian access from the Dexter neighborhood, across Miller Creek, to the sidewalk on Miller Valley Road. The trail easement is consistent with the goals of the Prescott Bicycle and Pedestrian Master Plan and the Miller Creek Greenway.

The site design complies with the Density and Dimensional Standards of the BR zoning district. The Residential Protection Standards described in Article 6, Section 6.13 are met, in large part, by the existing vegetation within undeveloped flood plain that serves as a natural buffer between the apartment buildings and the Dexter neighborhood.

Impacts on Adjacent Properties

A main consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The contiguous uses to the north, west and south are primarily commercial and industrial type businesses. As previously noted, the Dexter Neighborhood located to the east across Miller Creek is buffered by the existing natural vegetation along the creek and the undeveloped flood plain portion of the site.

Attachments

1. Aerial Location Map
2. Zoning Map – Current
3. Zoning Map – Proposed
4. 2015 General Plan Land Use Map – Current
5. 2015 General Plan Land Use Map – Proposed
6. Applicant's Site plan
7. Initial Building Elevations

Recommended Action: **MOVE** to recommend approval of RZ16-005 to:

- 1) Amend the 2015 General Land Use Plan from "Industrial" to "Commercial"; and
- 2) Rezone parcels 113-07-071B & 113-07-070 from "Industrial Light" (IL) to Business Regional (BR).

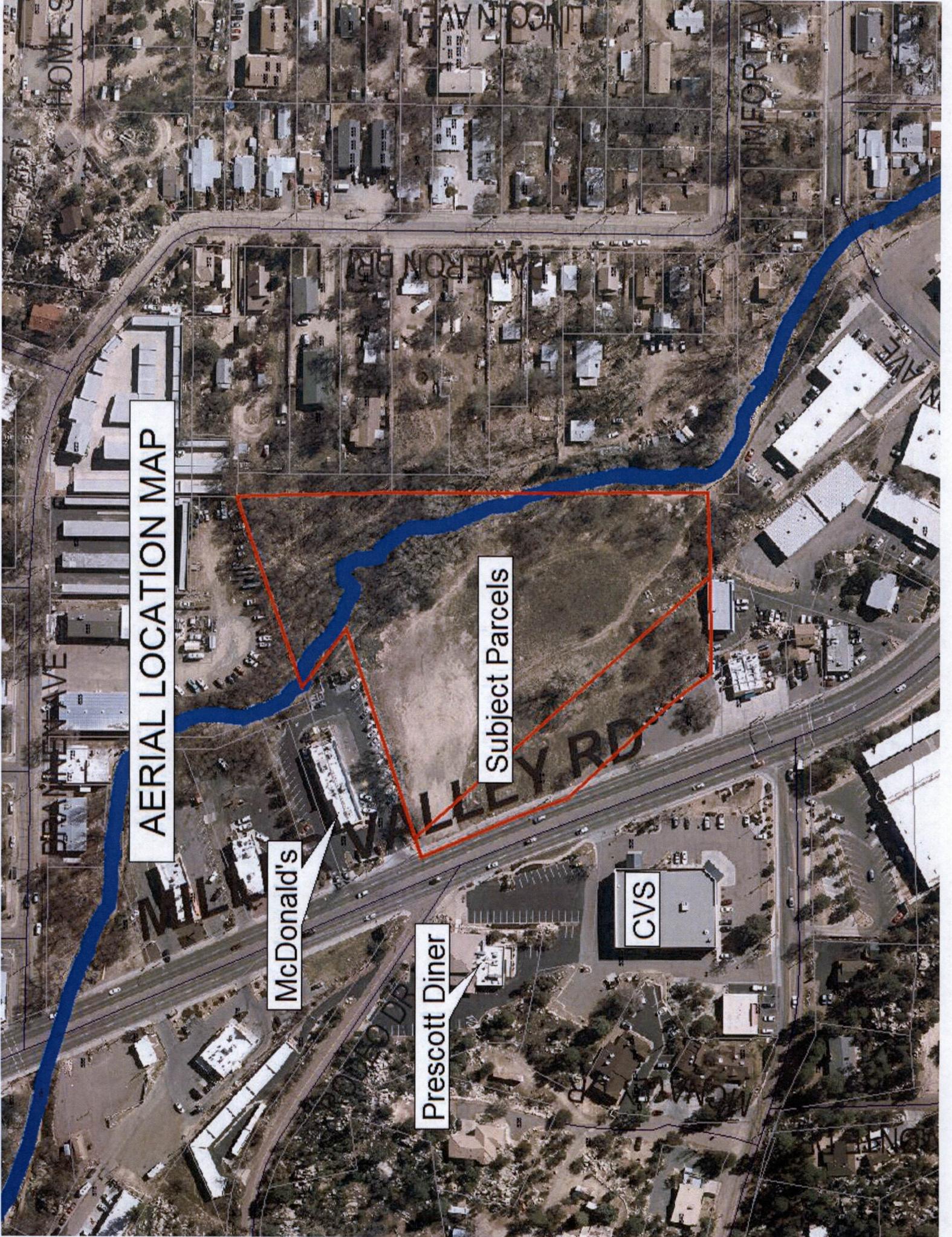
AERIAL LOCATION MAP

Subject Parcels

McDonald's

Prescott Diner

CVS

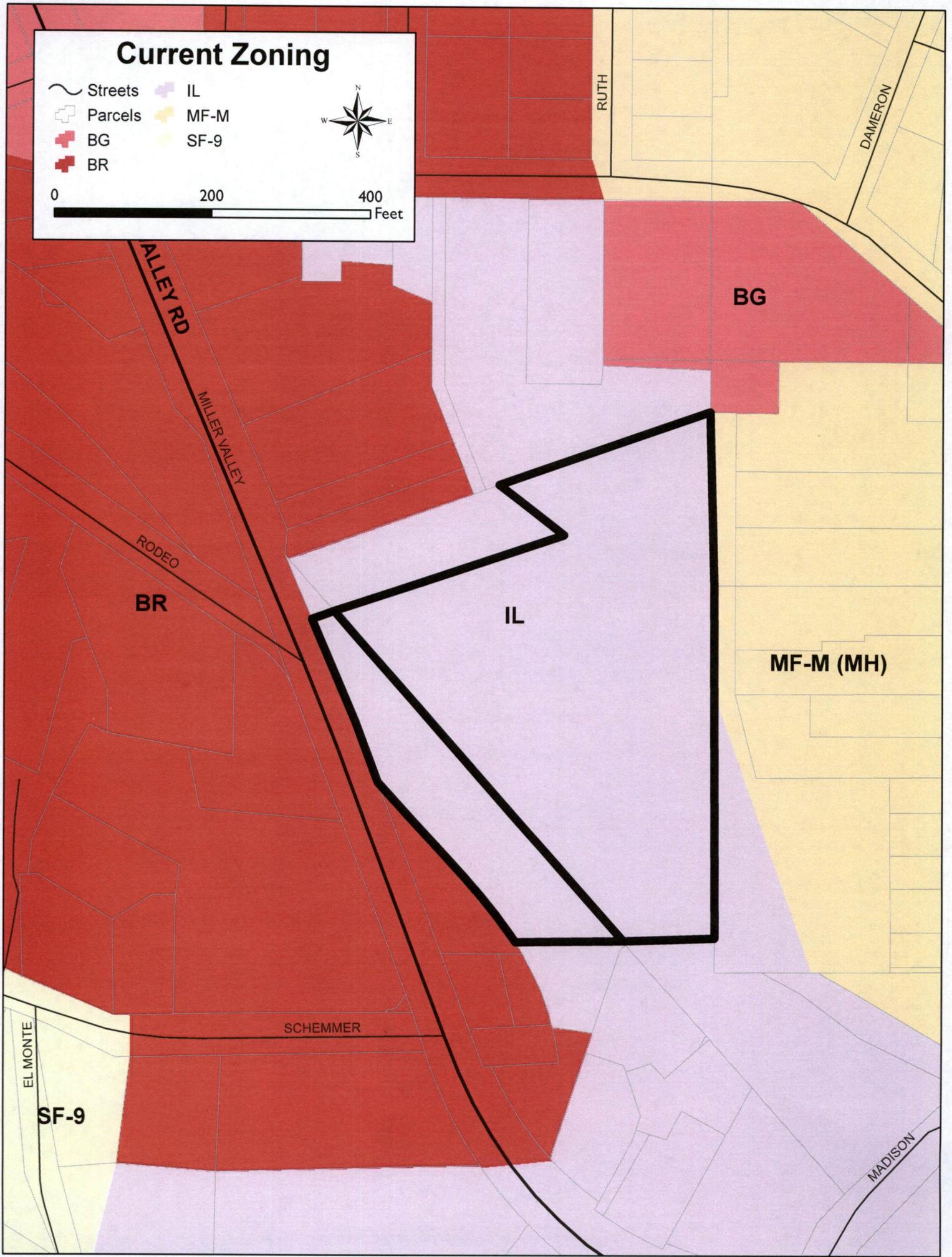


Current Zoning

- Streets
- Parcels
- BG
- BR
- IL
- MF-M
- SF-9

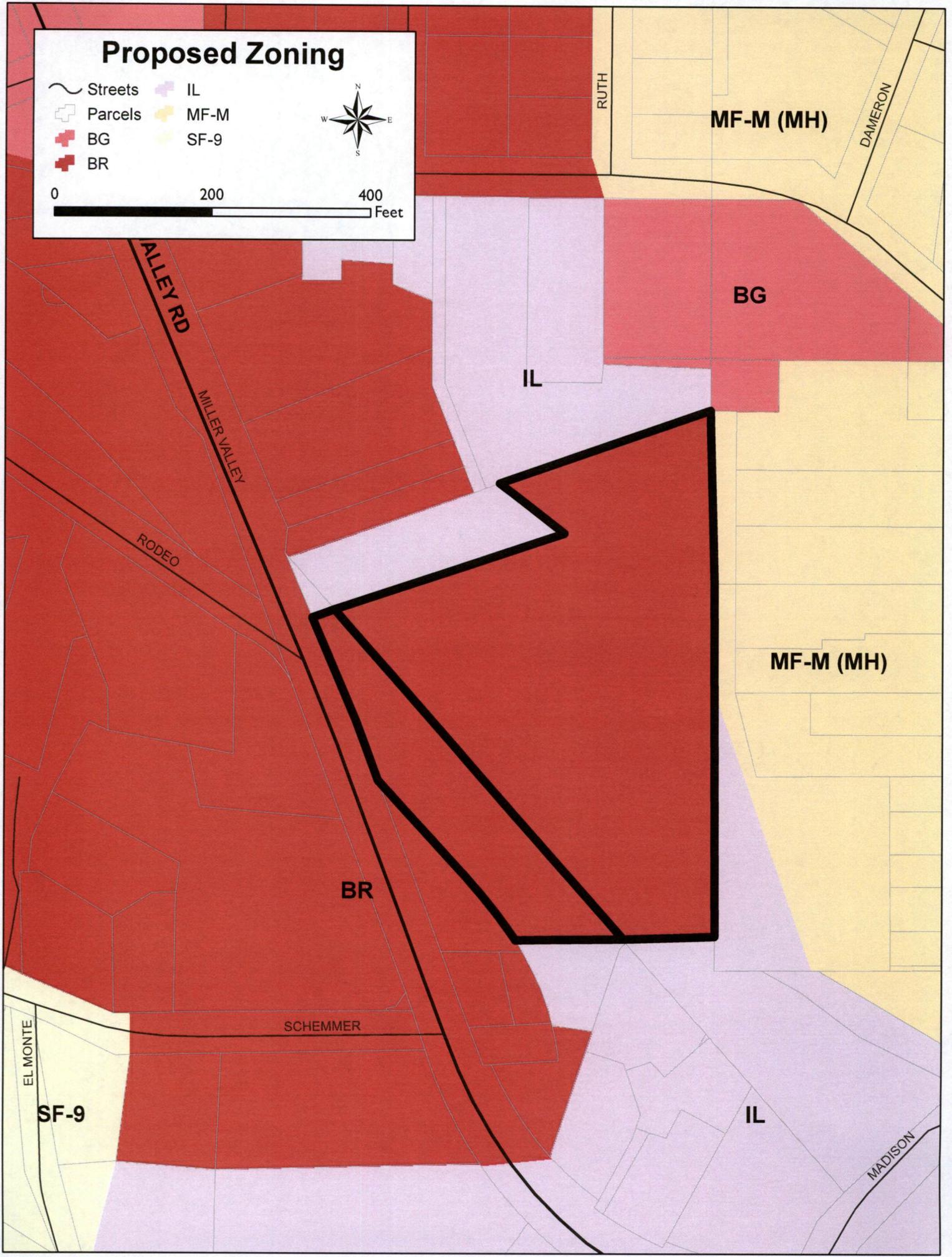
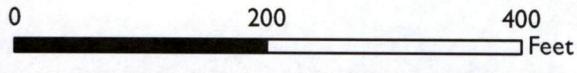


0 200 400 Feet



Proposed Zoning

- Streets
- Parcels
- BG
- BR
- IL
- MF-M
- SF-9



ALLEY RD

MILLER VALLEY

RODEO

BR

SCHEMMER

EL MONTE

SF-9

RUTH

MF-M (MH)

DAMERON

BG

IL

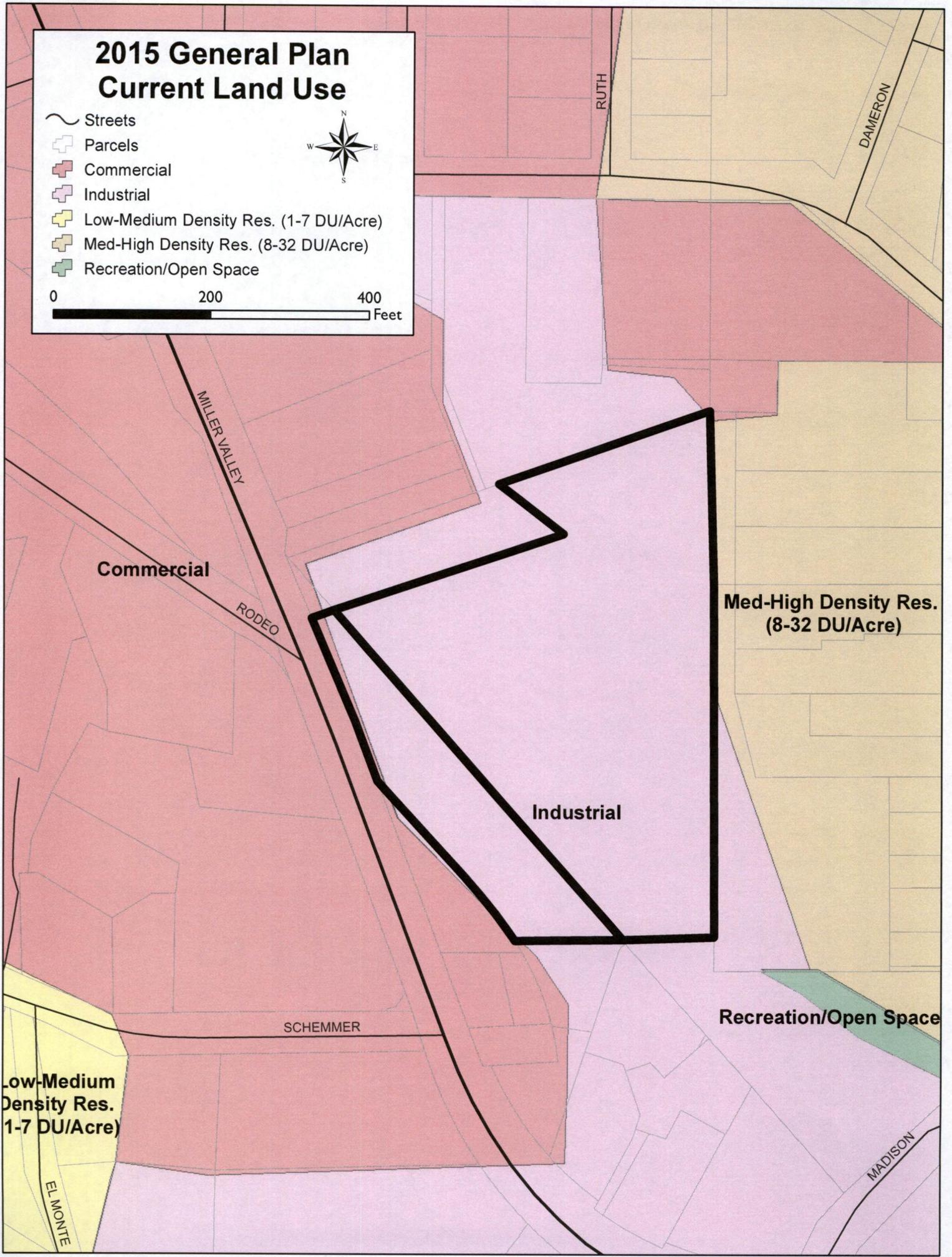
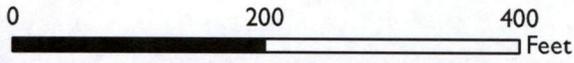
MF-M (MH)

IL

MADISON

2015 General Plan Current Land Use

- Streets
- Parcels
- Commercial
- Industrial
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Recreation/Open Space

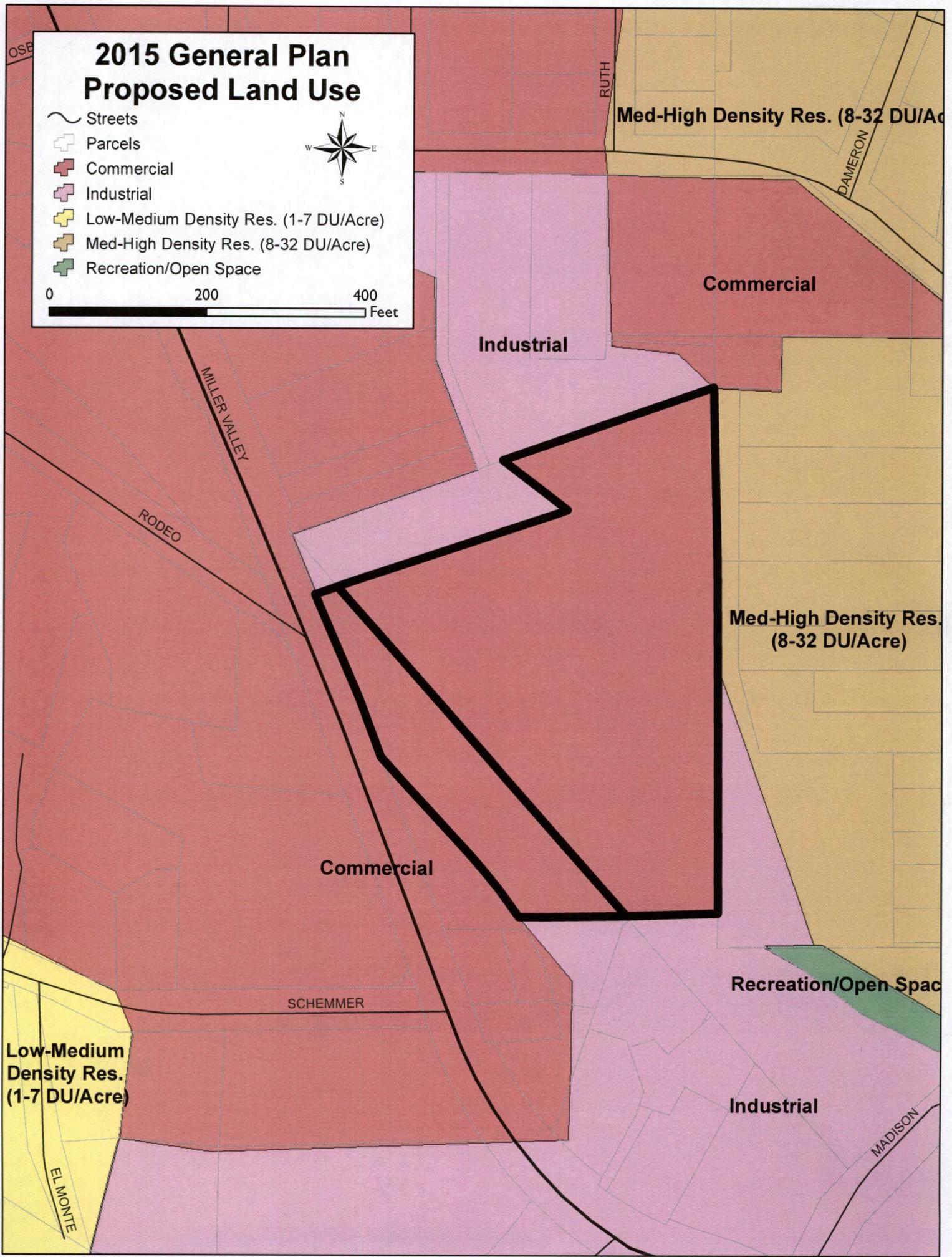


2015 General Plan Proposed Land Use

- Streets
- Parcels
- Commercial
- Industrial
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Recreation/Open Space



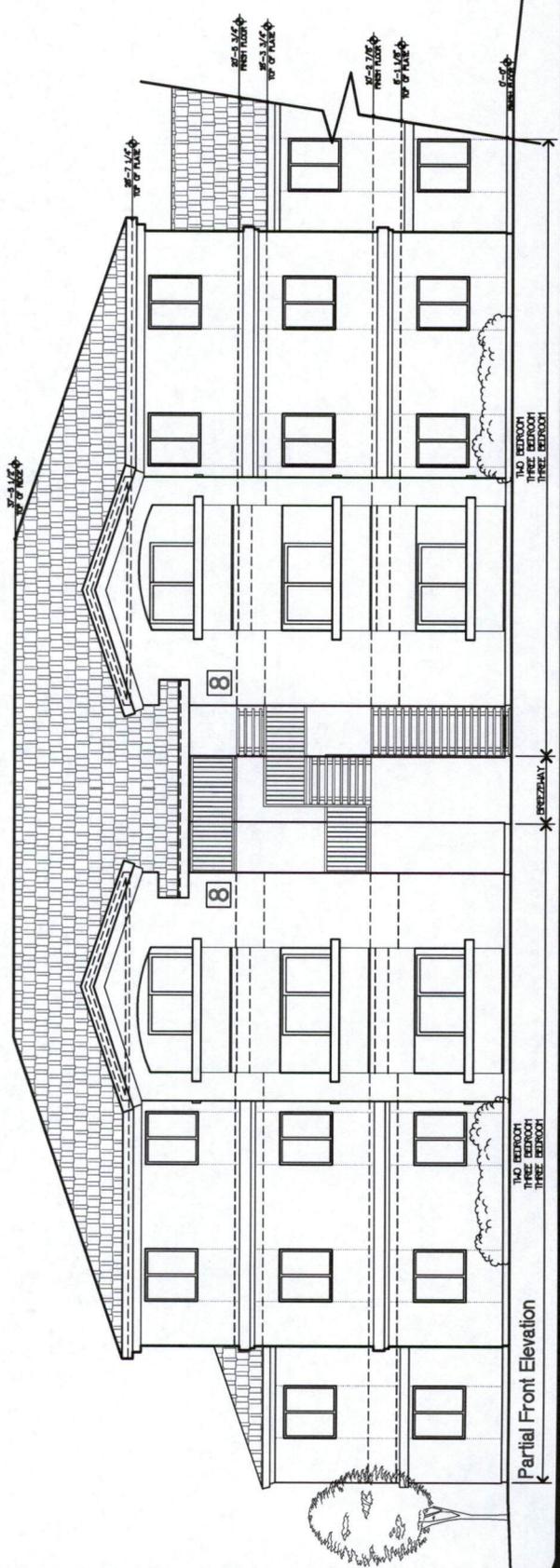
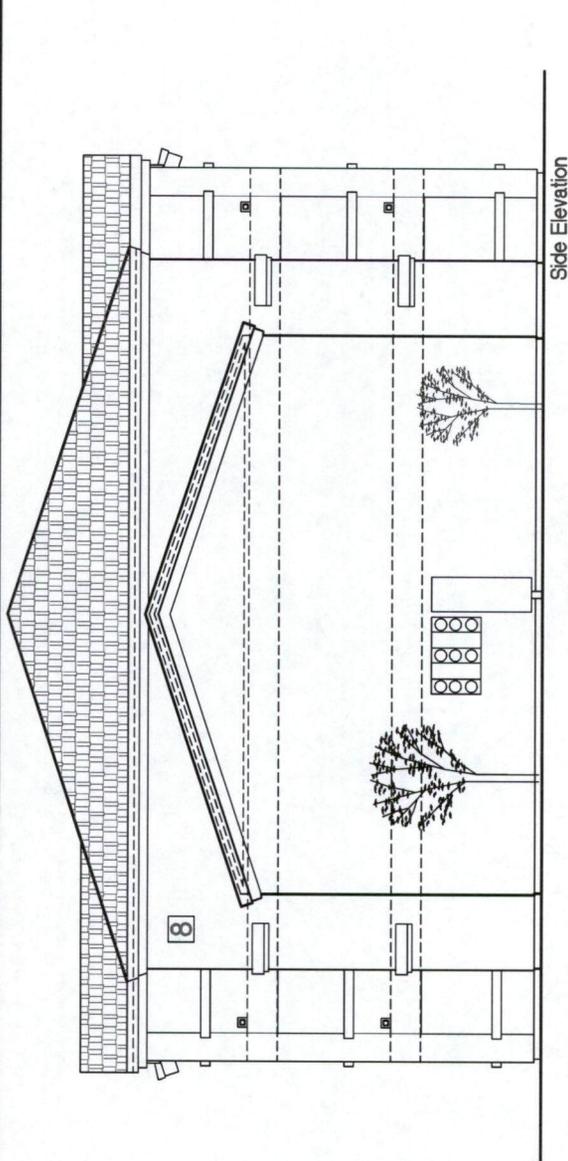
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**ATHENA
STUDIO, LLC**
4700 N. 42nd St. #205
Phoenix, AZ 85014
602-274-5000

Creekview Village

Prescott - Arizona



12/15/16

To Prescott Planning and Zoning
Concerning change of land use
at 519 Miller Valley Rd.

My husband and I moved to Prescott in 1971. we bought property and built two buildings at 443 Miller Valley Rd - one is the Sweet Potato Cafe, the other is #47 auto - which is being purchased from us at this time.

We are writing to express our disdain over Prescott P&Z allowing this property to be built upon, to house 72 apartment units. It's disturbing that you would allow that land in the middle of retail businesses, automobiles would be entering and exiting daily on an already over-crowded city thoroughfare. Miller Valley Road is pressed to capacity most of the day now. It is possibly creating difficulties doing business with merchants in the area.

Another obvious problem the city would be creating is the over use of Prescott's water system, which we all know has to be addressed. We have experienced water regulation, specific times of the day, when we couldn't water outside. Must we someday be subjected to strong water rationing as Calif has to do? We certainly hope not.

Our Wonderful City should be wiser than that.

Don and Connie Summerson
1633 Meadowridge Rd
Prescott Az 86305

928 778 7098