

Project Reviews

City of Prescott

Project Number: PAC23-138

Description: RODEO GROUNDS REZONE

Applied: 10/5/2023

Approved:

Site Address: 840 UNIT C RODEO DR

Closed:

Expired:

City, State Zip Code: PRESCOTT, AZ 86305

Status: IN REVIEW

Applicant: LYON ENGINEERING

Parent Project:

Owner: CITY OF PRESCOTT

Contractor: Ron Owsley

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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10/17/2023	10/18/2023	10/19/2023	CD - ADDRESSING	Eddie Juarez	APPROVED	
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Notes:
Eddie Juarez
GIS Specialist / Addressing
928-777-1400 (x8004)
eddie.juarez@prescott-az.gov

If additional unit addressing is needed for new buildings please coordinate with contact above.

10/17/2023	10/18/2023	10/19/2023	CD - BUILDING REVIEW	Laurel Collins	APPROVED	
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Notes:
Building Division –
Laurel Collins, 928-777-1391 laurel.collins@prescott-az.gov
Ryan Greene, 928-777-1391 ryan.greene@prescott-az.gov

Applicable comments:

- As this PAC is for the Re-zone my comments are for future construction and planning. A New PAC Will be required for each new or remodeled building.
- Building size or occupant load or use type requires plans to be stamped by AZ Licensed architect/engineer.
- Building requires all new construction to meet 2010 ADA requirements. The parking ADA amount must meet IBC 2018 Table 1106.1 which shows 21 ADA parking spaces required.
- Buildings must meet Adopted requirements for 2012 Energy codes for envelopes and insulation.
- Building contains a Restaurant, Bar or Commercial kitchen the following must be provided:
 - Stamped plans for the Required Type I hood including Kitchen hood worksheet. If this is an existing kitchen, all hoods must meet Current Fire department regulations.
 - Stamped plumbing plans for required grease traps and kitchen sinks, dishwashers, and drains.
 - Cut sheets for all cooking appliances under Type I and II hoods and Mechanical calculations for all exhaust and makeup air will be required at submittal.
 - Yavapai County health department approval and/or inspection is required prior to opening. Yavapai County Prescott Office 1090 Commerce Drive, Prescott, AZ 86305 (928) 771-3149
 - You must obtain City and State Liquor License approvals.
 - State Neshap is required for all demolition on Commercial projects see list <https://azdeq.gov/neshap>

7. Existing Buildings: remodels and alterations to existing buildings must be evaluated per the 2018 Existing building code and classed as to the extent of the renovations; this includes partial or full changes of use and historic buildings. Architect to provide which compliance path (performance, prescriptive, change of use or work area) they will be using notes showing required upgrades or verifications per each level of alteration, and any exceptions that apply to the building.

8. See additional notes below for shipping containers and metal buildings as well as code review requirements.

Project reviewed under Building Code designations:

Occupancy Type (Section 302) To Be Determined
Occupant load factor Table 1004.5) To Be Determined
Allowable Area (Table 506.2) To BE Determined
Type of Construction (Table 601) To Be Determined

The City of Prescott Building Division is currently operating on the 2018 I-Codes, Codes as follows; IBC, IRC, IPC, IMC, IFGC and the 2017 NEC. The 2018 IFC is enforced by the City of Prescott Fire Department. Compliance with all Federal, State, Local Codes and Ordinances is required; in addition, compliance with the Americans with Disabilities Act is required, as is the 2012 IECC with 2018 Amendments.

The following comments are intended to be general in nature and should not be construed by the applicant as a complete review of this project for compliance with the construction codes adopted by the City of Prescott.

o Please provide a Code Summary Floor Plan(s) designated as CS (Code Summary), per 107.2.3-2018 IBC, to include:

? A basic floor plan for each level, showing partitions, stairs, doors with door swings, fixtures, etc. Minimum scale is 1/8" = 1'-0".

? Clearly show all actual and assumed property lines, including those required by IBC 705.3, show accessible parking and signage, accessible route to building and public way per chapter 11-2018 IBC

? Provide Building Occupancy Classification per 302-2018 IBC, If the building is a Mixed Occupancy, provide the classification and total square footage of each; State either separated use or non-separated use, Sprinklered or non-sprinklered and provide all allowable area calculations as per Section 506 of the IBC; if using frontage increase provide frontage calculation per 506.3-2018 IBC.

? Provide Type of Construction per 602-2018 IBC,

? Provide Building Area both actual and allowable and building height actual and allowable per 503.1-2018 IBC;

? Provide function of and Occupancy load factor used for each room or area / floor per table 1004.5 and square footage of each room or area; list Occupant load of each room or area / floor; number of required exits for each room or space, and for each floor. Provide a total occupant load summary for each floor or level.

? Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection. Provide full UL/GA or 721-2018 IBC Construction for the rated assembly.

? Clearly show a complete Means of Egress Path and Exit Discharge, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).

? Indicate any doors that are provided with fire ratings, panic hardware and/or magnetic hold-open devices per 1010 and 716-2018 IBC, verify the doors meet with ADA and Fire for locks and handles.

? Provide accessible information all parts of the building including Means of Egress (1009-2018 IBC), Accessible entrances, accessible routes, parking, passenger loading facilities, stages or platforms and dwelling and sleeping units. This includes all Braille signs for room identification and exits per 1111-2018 IBC, Areas of refuge, and emergency communication.

? Provide occupant load sign requirements for all assembly areas per 1004.3 and 1004.9-2018 IBC.

? Provide interior Wall finish and trim requirements in accordance with 2018 IBC Table 803.9.

? Provide complete list of Hazardous Materials and show storage location.

o Further review will be completed when plans are submitted for permit.

o Per 2019 ICC G5 safe use of ISO containers permanent set shipping containers (over 180 or not tied to a Temporary use permit) used as commercial or residential buildings, including storage units, must meet International Building Code requirements for structural including foundations, habitability Including egress, energy code, mechanical, lighting and plumbing if occupied, and ADA guidelines if commercial. CSC safety stickers must be affixed to the units to be used as ICC structures.

o PRE-ENGINEERED METAL BUILDING CODE REQUIREMENTS (PEMB): (see METAL BUILDINGS Structural Technical Guideline for all requirements) The Building Code covers requirements for data submitted for review prior to issuance of a permit for a building or structure (Section 106.1). These provisions are as applicable to metal buildings as any other type of building construction. However, due to the different methods used in the contracting and supplying of metal buildings (Manufacturers vs. site contractors, lack of architect, out-of-state interests, etc.), a specific list of data

requirements is usually helpful. These requirements are what would normally be produced by the professional architect or professional engineer charged with the design of a PEMB building. PEMB requires that the Metal building and footings are engineered. See Pre-application conference letter for all additional site plan requirements.

DRAWINGS: Minimum submission must include foundation plan, roof framing plan, wall elevations including all window and door openings, cross section, and framing details. All drawings and calculations must be signed and sealed by an Arizona registered professional engineer or architect.

STRUCTURAL CALCULATIONS AND INSPECTIONS: The minimum submission must

include analysis and design of the roof and wall sheeting, secondary framing, primary rigid framing, end-wall or wind column design, and longitudinal wind load design. Design dead load must be broken down to components, such as roofing, deck, purlins, ceiling, allowance for sprinklers, mechanical systems, if any, and shown on plans. Design live, wind and seismic loads must conform to Chapter 16 of the City of Prescott 2018 International building Code adoption, including 30# ground snow load (reducible for roof snow load with Calculations), Wind loading per ASCE-7 with exposure 'C', Seismic per ASCE 7-16 for risk category and site class as determined by soils report. Special inspection forms and reports are required for all Concrete, welding and epoxy bolts and/or other items as determined by Engineer of record.

10/17/2023	10/17/2023	10/19/2023	CD - HISTORIC PRESERVATION REVIEW	Kaylee Nunez	APPROVED WITH CONDITIONS	
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Notes:

Kaylee Nunez, Historic Preservation Specialist, kaylee.nunez@prescott-az.gov, 928.777.1405 x4982

Applicant has been in contact with me regarding the nomination of the two rock buildings (Doc Pardee & Freeman) to the National Register of Historic Places. Paperwork is currently being updated and will be submitted to the State Historic Preservation Office (SHPO) in the next couple months to re-determine eligibility.

Nomination of Grandstands still pending due to ongoing discussions with PFD & City Leadership. It is likely that we will nominate structures individually, however, there is a potential for a Rodeo Preservation District. This would provide more detailed guidelines for Preservation of historic buildings as well as the open space to the south, which was believed to contain the Civilian Works Administration campsite in the 1930s.

10/17/2023	10/19/2023	10/19/2023	CD - PLANNING AND ZONING REVIEW	PLANNING AND ZONING REVIEWER	APPROVED WITH CONDITIONS	
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Notes:

Kaylee Nunez, Community Planner, 928.777.1405 x 4982, kaylee.nunez@prescott-az.gov

1) Complete public outreach and meetings per adopted Resolution #2023-1861

2) Apply for Rezoning to Specially Planned Community (SPC) in conjunction with a Master Plan (MP):

a. Rezone is subject to requirements of the Land Development Code (LDC) Section 9.15

b. Master Plan is subject to requirements of the LDC Section 4.13.3.A (Specially Planned Community) and LDC Section 9.5.7 (Planned Area Development (PAD) review criteria). Master Plan should address all proposed uses, phasing of development, landscaping and buffering (LDC Section 6.5), parking (LDC Section 6.2.11F) and signage (LDC Section 6.12.6).

3) A new Water Service Agreement (WSA) will need to be submitted in conjunction with the Rezoning & Master Plan applications. Public Works Department will provide further details on this process.

10/17/2023	10/18/2023	10/19/2023	F - FIRE PLAN REVIEW	Keith Eaton	APPROVED	
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Notes:

No comments required

10/17/2023	10/19/2023	10/19/2023	PW - DRAINAGE ENGINEER REVIEW	Ben Easley		
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Notes:

Ben Easley, Civil Engineer; Ben.Easley@prescott-az.gov, 928-777-1405 Ext 4973

1. A drainage report is required for this project and shall include pre and post development flows as well as on-site detention in accordance with Section 6.6 of the Land Development Code.

2. A site disturbance and grading permit is required for this project. Plans shall be prepared by a licensed Civil Engineer and include an Erosion and

Project Reviews

City of Prescott

Sediment Control Sheet. If disturbed area is over one acre the applicant is responsible for demonstrating compliance with the ADEQ 2020 Construction General Permit (P.C.C 16-4 Section 3.4).

10/17/2023	10/18/2023	10/19/2023	PW - ENVIRONMENTAL COORDINATOR REVIEW	Matthew Killeen	APPROVED	
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Notes:
The proposed development extends into areas not covered by the existing Lease with COP (most of the open dirt lot). When will the lease be revised? When it does, the Rodeo Bio Basin and the underground detention chambers (if not abandoned) should be the maintenance responsibility of the Rodeo Group, to the satisfaction of the City/PW Department. The City is currently taking on the maintenance responsibility for pollution that is solely created by Rodeo activities. The continual regrading of the dirt parking lot has resulted in damaged infrastructure and significantly accelerated erosion that compromises the bio basin and puts additional workload on City staff. This site is a hot spot for the pollutants of greatest concern in the watershed, namely Nitrogen, Phosphorus and E. coli.
Stormwater comments are limited at this time as the submitted documents do not address drainage or stormwater requirements. The City reserves the right to comment on those elements as they become available. Stormwater staff are available to discuss stormwater options and/or requirements prior to future submittals should it be of benefit to the applicant or their design team.

10/17/2023	10/19/2023	10/19/2023	PW - FEMA FLOODPLAIN REVIEW	Ben Easley		
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Notes:
Ben Easley, Civil Engineer; Ben.Easley@prescott-az.gov, 928-777-1405 Ext 4973
Will West, Engineering Technician; will.west@prescott-az.gov, 928-777-1405 Ext. 4976
The property is located within a FEMA designated Special Flood Hazard Area. As a result, an elevation certificate prepared by a licensed engineer or survey is required for this project. Highly recommended to make the elevation certificate a priority.

10/17/2023	10/19/2023	10/19/2023	PW - PUBLIC WORKS REVIEW	PUBLIC WORKS REVIEWER		
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Notes:
Ben Easley, Civil Engineer; Ben.Easley@prescott-az.gov, 928-777-1405 Ext 4973
Will West, Engineering Technician; will.west@prescott-az.gov, 928-777-1405 Ext. 4976

- Civil plans shall be prepared and sealed by a licensed Engineer in the State of Arizona for this project. All public improvement(s) and private fire line(s) shall be included in the "as-built" submittal in accordance with City requirements and shall receive an "Approval to Operate and Release" from the City of Prescott prior to a water meter being set on the site.
- A drainage report, water report, sewer report, geotechnical report, and traffic impact analysis are required for this project.
- Financial assurances may be required for grading, drainage, bank stabilization and all public infrastructure per the General Engineering Standards, Article 1, and Section 6.7 and 7.6 of the Land Development Code.
 - Please note that the amount of the Financial Assurance is set at the discretion of the City Engineer. Typically this amount reflects 10% of your Engineer's Estimate of Cost.
 - It is important to remember that these Financial Assurances shall be posted and approved prior to any permits being issued. Please give up to 3 business days to process bonds or letters of credit.
- A deposit will be required for Public Works inspections for the installation of public infrastructure prior to the issuance of the permit.
- Offsite improvements may be required as part of Title XIV, Chapter 1 of Prescott City Code, which may include construction of new curb and gutter, sidewalk and roadway repair.
- Gail Gardner was reconstructed more than 5 years ago from the date of this PAC Letter. Per City Code 8-2, this street is not covered by a pavement cut moratorium at this time.
- Consider construction phasing of the project prior to submittal for permits. Please note that construction permits (grading or building) will not be split after initial phase approval and issuance of construction permits. For projects that have more than one structure being permitted, all grading and civil improvements must be permitted separately from the buildings.

10/17/2023	10/19/2023	10/19/2023	PW - SOLID WASTE REVIEW	SOLID WASTE REVIEWER	APPROVED	
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City of Prescott

10/17/2023	10/18/2023	10/19/2023	PW - TRAFFIC ENGINEER REVIEW	Ian Mattingly	APPROVED WITH CONDITIONS	
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Notes:
Traffic comments will be provided once the Traffic Impact Analysis (TIA) and Vision and Master Plan (VMP) are submitted for staff review.

10/17/2023	10/19/2023	10/19/2023	PW - UTILITY ENGINEER REVIEW	Ben Easley		
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Notes:
Ben Easley, Civil Engineer; Ben.Easley@prescott-az.gov, 928-777-1405 Ext 4973

- An 8" water main is located in Fair St, Gail Gardener and Rodeo Dr. The existing and/or proposed meter and service line serving this property need to be shown on the site plan.
- If two or more fire hydrants are required onsite, a looped water main extension is required whenever possible to meet fire flow demands. To maintain water quality levels in this looped system, placement of water meters will be reviewed and designated.
- Each building is required to have its own water meter and sewer connection per City Code section 2-1-15 and 2-1-24. Utility Impact Fees will be assessed for each water meter on the property. Non-Utility Impact fees are based on the building square footage and use. Impact fees for sewer, water, streets, police, and fire can be calculated from the City of Prescott link below. <https://www.prescott-az.gov/business-development/building-permits/development-impact-fees/impact-fee-estimator/>
- The installation of a private water meter is required for each individual dwelling unit sharing a common master meter for monitoring of individual water usage and to encourage water conservation in multi-family consumer residential development. However, private water meters are not required for apartment buildings with one (1) common plumbing system.
- For commercial applications, a backflow assembly, if not already existing is to be installed immediately behind ALL water meter(s) per City Code (Resolution No. 2471) and shall be shown on the site plan. An approved enclosure per International Building Code that meets ASSE 1060 for the backflow device is required. Please contact the Water Protection Inspector at 928-777-1615 to arrange a site visit. A passing backflow test report must be received by the City of Prescott Water Protection Department prior to Backflow Certification approval for the permit final.
- An 6" sewer main is located on the site. The sewer main and any existing and/or proposed service line(s) serving this property need to be shown on the site plan.
- For commercial applications, a backwater device, if not already existing is to be installed on the sewer service per City Code (Resolution No. 3915) and shall be shown on the site plan.
- Fire lines for the building(s) shall have an approved, testable double check valve and a pressure relief valve in the fire riser room for dry or water filled systems, with clearances per City Standards. Chemical filled systems will require a higher level of protection as identified by the City's Backflow Prevention Specialist. A passing test by a certified Backflow Tester must be delivered to the Water Protection Department (backflow@prescott-az.gov; 928-777-1630) prior to Backflow Certification approval.
- Any existing and proposed easements within the property need to be accurately depicted on the site plan, called out with the type of easement, size of easement, book and page.
- Main line extensions of water and sewer, outside of dedicated rights-of-way or existing Public Utility Easements (PUE's), require the dedication of easements within the property per Section 7.4.7.C of the City of Prescott Land Development Code. Twenty feet (20') is required for each individual water and sewer main line, or a total of thirty feet (30') is required if the lines are shown combined on parallel alignments.
- Provide adequately sized and constructed interceptor and pretreatment per City Code Section 2-1-40 thru Section 2-1-47 in accordance with Chapter 10 of the 2012 International Plumbing Code (IPC). (backflow@prescott-az.gov; 928-777-1630).
 - A list of "Prohibited Discharges" is listed in the Prescott City Code, Section 2-1-39 and may be viewed at <http://www.codepublishing.com/AZ/Prescott/>.
 - A properly sized grease interceptor, per the IPC, shall be installed as part of this project. Plans shall show sizing calculations.
 - Internal backflow preventers required (unless equipped from factory) for ice makers and dishwashing machines. Carbonated drink dispenser require stainless steel backflow preventers.
 - Laundry facilities, for commercial application, shall comply with IPC 1003.6/1003.10 prior to discharge in the City sanitary sewer.
- Do not place permanent structures or significant landscape features, such as trees or large boulders, over water or sewer lines or into the dedicated easements. Civil, architectural, dry utilities and landscape architectural plans must be coordinated to avoid conflicts.

10/17/2023	10/18/2023	10/19/2023	PW - WATER PROTECTION REVIEW	WATER PROTECTION REVIEWER	APPROVED	
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10/17/2023	10/19/2023	10/19/2023	PW - WATER RESOURCES REVIEW	WATER RESOURCES REVIEWER		
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Notes:

Ben Easley, Civil Engineer; Ben.Easley@prescott-az.gov, 928-777-1405 Ext 4973

Will West, Engineering Technician; will.west@prescott-az.gov, 928-777-1405 Ext. 4976

3. In accordance with the City water policy, the City will require a submittal for a Water Service Agreement. This application should be submitted in conjunction with the Planning Site Plan application or Planning Plat/Rezoning application for the project. The submittal items shall include a water demand analysis and copy of the site plan or plat document. The demand analysis can be submitted in one of two forms (1) 3 years of Billing Records from a similar sized, similar use facility. Along with the billing records, please provide the size of the building and the size of the property for comparison with the proposed site and building. (2) A registered Civil Engineer may provide a water demand calculation in the water report or a separate water memo, at the applicant's expense. The EOR analysis shall include domestic/commercial use, processing/manufacturing use, and landscaping/irrigation use. A multiplier of 0.17afy per SFR or 0.12afy per MF Unit can be used for the domestic use, and a multiplier of 1.5 af per acre of landscaping can be used for landscaping areas. Pending the results of the demand analysis, the project may be scheduled for Water Issues Subcommittee recommendation and subsequent placement on a City Council agenda, or administratively approved.

4. If this project will have landscaping as part of the development, all plants must be from the Arizona Department of Water Resources (ADWR) Low-Water-Use Plants & Landscapes list for the Prescott AMA Region. <https://new.azwater.gov/conservation/landscaping>

The landscaping plans should include a planting sheet identifying the type and number of plants, and an irrigation plan identifying the locations of the yardlines, meters, shut off valves, and backflow preventers, including all meter and yardline sizes.

5. REBATE PROGRAM FOR REMODELS/TI - For questions on the rebate program please contact Kay Sydow (928)777-1130.

a. A \$100 OR \$75 rebate is available for each commercial toilet that are 1.28 gallons per dual flush OR 1.28 gallons per single flush.

b. A \$50 rebate is available for each commercial urinal that is either an alternative flushless design, flushes once at a specified interval, or does not exceed 1 quart per flush.