



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, June 29, 2006 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 AM.

II. ATTENDANCE

<p>MEMBERS PRESENT:</p> <p>Don Michelman, Chairman Joe Gardner, Vice Chairman Tom Menser Dick Rosa Len Scamardo Seymour Petrovsky</p> <p>MEMBERS ABSENT: George Wiant</p>	<p>OTHERS PRESENT:</p> <p>Tom Guice, Community Development Director George Worley, Assistant Community Development Director Gary Kidd, City Attorney Dick Mastin, Development Services Mgr. Ryan Smith, Community Planner Steve Gaber, Community Planner Mike Bacon, Community Planner Rick Severson, Airport Manager Jim Lamerson, Liaison Councilman Bob Luzius, Councilman Kathy Dudek, Recording Secretary</p>
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III. REGULAR/ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

- 1. Approve the minutes** of the 06-08-06 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the June 8, 2006 meeting.
Mr. Rosa, 2nd. **Vote: 6-0.**

- 2. ANX06-002, Airpark Annexation.** APNs: 102-02-002, 102-02-003, North Airport Annexation located on East Ruger Road and totaling ± 25.75 acres. Introduction of annexation request and recommendation of most appropriate General Plan Land Use designation and future zoning. Community Planner is Ryan Smith.

Mr. Smith reviewed the request for the annexation and included:

- the purpose of the annexation is for an anticipated commercial/industrial subdivision;
- the proposed development is to have an “aeronautical” focus with runway access for some lots;
- automobile access will be taken off Ruger Road; and,
- both the Airport Specific Area Plan (ASAP) and General Plan (GP) indicate a commercial use for this area.

Commissioners queried and remarked on:

- future expansion plans for Ruger Road; and,
- industries that would be excluded in the development.

Mr. Ty Myers, developer, 3603 Crossings Drive, stated that the project has been divided into properties that have access to the airport taxiways and properties that do not have taxiway access. Taxiway-access properties will be more costly to develop; therefore, businesses not having an airport interest will probably not locate in the taxiway-accessible properties.

Commissioners further queried and discussed:

- a choice of Industrial General (IG) or Industrial Light (IL) zoning to which Mr. Myers indicated IL appears to be appropriate at this time;
- connectivity issue to the North; and
- adjacent County zoning [RCU 2-acre], and adjacent property [IL].

Mr. Scamardo, **MOTION: to recommend annexation** of approximately 25.75 acres, **ANX06-002**, with recommended zoning to be Industrial Light (IL) zoning district. Mr. Rosa, 2nd. **Vote: 6-0.**

3. **ANX06-001, Centerpointe Annexation.** APN: 106-01-035, Centerpointe South Annexation located south of Centerpointe West and totaling ±157.5 acres. Introduction of annexation request and recommendation of most appropriate General Plan Land Use designation and future zoning. Community Planner is Steve Gaber.

Mr. Gaber reviewed the staff report and indicated:

- the project will be a combination of residential and commercial development;
- the property is located east of Hwy. 89 and is bordered by the City to the north and by the previously approved Centerpoint West commercial/light industrial project;
- amendments to the Airport Specific Area Plan (ASAP) and the General Plan (GP) will be needed; and,
- the Open Space map doesn't have clear indications of what will be necessary.

Commissioners queried and remarked on:

- the Business Regional zoning recommendation;
- the flight path and requisite aviation easements;
- the proposed resort;
- if a future golf course is planned at the resort; and,

- CC&Rs for both the commercial and residential portions.

Mr. Ty Myers, developer, 3603 Crossings Drive, indicated that the “vision” of a resort is for a conference facility and that a golf course is not planned for the project. CC&Rs will be required.

Mr. Scamardo, **MOTION: to recommend approval of annexation, ANX06-001**, with the zoning of the appropriate exhibits as being Business Regional (BR) and Residential 2-acre (RE-2). Mr. Petrovsky, 2nd. **Vote: 6-0**.

- 4. SP06-005, Lakeview Subdivision.** APN: 106-20-029, request preliminary plat dividing 3.1 acre parcel into 4 lots on the north side of Lakeview Drive and west of Broken Spear. Community Planner is Mike Bacon. (*Associated with RZ06-004*). (*May be voted on July 13, 2006*).

Mr. Bacon reviewed the staff report for SP06-005 and RZ06-004 concurrently and indicated:

- the request is to rezone the property from Single-Family 35 (SF-35) to Single Family 18 (SF-18); and,
- staff is doing its due diligence for future buyers in having notes placed on the plat that are included in the staff report dated 06/29/06.

Commissioners commented and queried on:

- access to Lot 13C; and,
- flag lot and any future lot split to that lot.

Mr. Lloyd Benson, applicant, 748 S. Lakeview stated the following:

- the Fire Department and Public Works Department have been involved for the turnaround cul-de-sac and fire hydrant placement; and,
- he is trying to be compatible with the surrounding neighbors in requesting this rezoning and resultant preliminary plat.

Both SP06-005 and RZ06-004 will be voted on at the July 13, 2006 public hearing.

IV. PUBLIC HEARING ITEMS

(May be voted on July 13, 2006 unless otherwise noted)

- 5. RZ06-004, Lakeview Subdivision.** APN: 106-20-029. Request to rezone 3.1 acres from SF-35 to SF-18 to permit 4-lot subdivision on the north side of Lakeview Drive and west of Broken Spear. Community Planner is Mike Bacon. (*Associated with SP06-005*).

Refer to minutes of Item #4 above.

V. CITY UPDATES

Mr. Worley stated that on June 27, 2006, City Council approved the wireless communication center to be located at Embry-Riddle Aeronautical University.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 9:51 AM.

Donald Michelman, Chairman