



AGENDA
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, October 26, 2006 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

Don Michelman, Chairman	Dick Rosa
Joe Gardner, Vice Chairman	Len Scamardo
Tom Menser	George Wiant
Seymour Petrovsky	

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 10-12-06 meeting.
2. **SP05-019, Boulders Office Park, 1455 Willow Creek Road.** A portion of APN: 116-17-270B and totaling \pm 2.6 acres. Request preliminary plat approval for 2 commercial buildings. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with GP05-004, Item #9, and RZ05-013, Item #10).** (May be voted on October 26, 2006).
3. **SP06-008, Arbor Place Condominiums, 905 Gail Gardner Way.** APN: 115-08-071G, 115-08-034C, 115-08-034D and totaling \pm 1.22 acres. Zoning is Neighborhood Oriented Business (NOB). Request preliminary plat approval for a 20-unit condominium complex. Owner is B & R Commercial Group, LLC. Applicant/Agent is Brian Wirick. Community Planner is Steve Gaber. **(Associated with RZ06-005, Item #6).** (May be voted on October 26, 2006).
4. **SP06-010 Centerpointe South.** Location is south of Hwy. 89A and east of Hwy. 89. APN: 106-01-003S and totaling \pm 109.81 acres. Request preliminary plat approval for 7 commercial tracts and 27 residential lots. Owner is James Family Trust. Applicant/Agent is Ty Myers, Centerpointe South Development, LLC. Community Planner is Steve Gaber. **(Associated with GP06-002, Item #7, and RZ06-009, Item #8).** (May be voted on October 26, 2006).

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 777-1100 (voice) or (TDD) to request an accommodation to participate in this meeting.

5. **SP06-009, Prescott Executive Airpark.** Located on the north side of Prescott Municipal Airport and within the Airport Noise Overlay District. APNs: 102-02-002, 102-02-003, and 102-02-001E and totaling ± 68.83 acres. Request preliminary plat approval for a Commercial/Industrial center having an aeronautical focus. Owner is Prescott Airport Development. Applicant/Agent is CVID Investment, LLC. Community Planner is Ryan Smith. **(Associated with Item #13, RZ06-008.)** (May be voted on November 9, 2006).

IV. PUBLIC HEARING ITEMS

(May be voted on October 26, 2006 unless otherwise noted)

6. **RZ06-005, Arbor Place Condominiums, 905 Gail Gardner Way.** APN: 115-08-071G, 115-08-034C, 115-08-034D and totaling ± 1.22 acres. Request rezoning from Neighborhood Oriented Business (NOB) to Multi-Family Medium (MF-M). Owner is B & R Commercial Group, LLC. Applicant/Agent is Brian Wirick. Community Planner is Steve Gaber. **(Associated with SP06-008, Item #3).** (May be voted on October 26, 2006).
7. **GP06-002, Centerpointe South at Hwy. 89.** Located 0.5 miles south of Hwy. 89A and east of Hwy. 89. APN: 106-01-003S and totaling ± 109.81 acres. Request General Plan Amendment to the Land Use Map to change existing designations of Commercial Employment, Commercial Recreational and Recreational Open Space to Mixed Use. To amend the Airport Specific Area Land Use Map to change the existing designations of Commercial and Recreational Use to Commercial and Residential Use and to remove the reference to density uses for the Deepwell Ranch. Owner is James Family Trust. Applicant/Agent is Ty Myers, Centerpointe South Development, LLC. Community Planner is Steve Gaber. **(Associated with SP06-010, Item #4, and GP06-002, Item #8).** (May be voted on October 26, 2006).
8. **RZ06-009, Centerpointe South at Hwy. 89.** Located south of Hwy. 89A and east of Hwy. 89. APN: 106-01-003S and totaling ± 109.81 acres. Request rezoning from Single-Family 18 (SF-18) to Rural Estate 2-acre (RE-2ac) minimum ± 56.20 acres; and, from Single-Family 18 (SF-18) to Business Regional (BR) ± 39.15 acres. (Excluded is the right-of-way calculation of ± 14.56 acres). Owner is James Family Trust. Applicant/Agent is Ty Myers, Centerpointe South Development, LLC. Community Planner is Steve Gaber. **(Associated with SP06-010, Item #4, and GP06-002, Item #7).** (May be voted on October 26, 2006).
9. **GP05-004, Boulders Office Park, 1455 Willow Creek Road.** A portion of APN: 116-17-270B and totaling ± 2.6 acres. Request General Plan Amendment from Single-Family Low-Medium Density to Commercial. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with Item #2, SP05-019, and Item #10, RZ05 013).** (May be voted on October 26, 2006).

10. **RZ05-013, Boulders Office Park, 1455 Willow Creek Road.** A portion of APN: 116-17-270B and totaling ± 2.6 acres. Zoning is Single-Family 9 (SF-9). Request rezoning extending to a depth of 4 of the adjacent lots, or approximately 325' from the centerline of Willow Creek Road in an easterly direction from Single-Family 9 (SF-9) zoning district to Neighborhood Oriented Business (NOB) zoning district for a commercial office park. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with Item #2, SP05-019, and Item #9, GP05-004).** (May be voted on October 26, 2006).
11. **GP06-001, 2069 Willow Creek Road.** APN: 116-15-011A and totaling ± 0.26 acres. Request General Plan Amendment from Low-Medium Residential to Commercial. Owners/Applicants are William & Kathleen Hepburn. Community Planner is Steve Gaber. **(Associated with Item #12, RZ06-006).** (May be voted on October 26, 2006).
12. **RZ06-006, 2069 Willow Creek Road.** APN: 116-15-011A and totaling ± 0.26 acres. Request zoning change from Single-Family 9 (SF-9) to Residential Office (RO). Owners/Applicants are William & Kathleen Hepburn. Community Planner is Steve Gaber. **(Associated with Item #11, GP06-001).** (May be voted on October 26, 2006).
13. **RZ06-008, Prescott Executive Airpark.** Located on the north side of Prescott Municipal Airport and within the Airport Noise Overlay District. APNs: 102-02-002, 102-02-003, and totaling ± 25.75 acres. Request to rezone from Rural Estate 2-acre (RE-2ac) to Industrial Light (IL) Zoning. Owner is Prescott Airport Development. Applicant/Agent is CVID Investment, LLC. Community Planner is Ryan Smith. **(Associated with Item #5, SP06-009.)** (May be voted on November 9, 2006).

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT