



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, April 12, 2007 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT:

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

OTHERS PRESENT:

George Worley, Assistant Community
Development Director
Gary Kidd, City Attorney
Dick Mastin, Development Services Mgr.
Ian Mattingly, Traffic Engineer
Jane Bristol, Economic Development
Director
Ryan Smith, Community Planner
Jim Lamerson, Council Liaison
Bob Luzius, Councilman
MaryAnn Suttles, Councilwoman

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 3-29-07 meeting.

Mr. Rosa, **MOTION: to approve the minutes** of the March 29, 2007 meeting. Mr. Wiant, 2nd. **Vote: 7-0.**

2. Request by staff to consider changing the June 14th meeting to June 7th to accommodate the Arizona Distinctive Destination Conference that will occur during the second week of June 2007. George Worley, Assistant Community Development Director.

Mr. Worley explained that the conference will need the Council Chamber space on June 14, 2007. Staff is requesting June 7, 2007 at 9:00 AM for the change.

Mr. Scamardo, **MOTION: to change** the June 14, 2007 meeting to June 7, 2007 at 9:00 AM. Mr. Rosa, 2nd. **Vote: 7-0.**

IV. PUBLIC HEARING ITEMS

(May be voted on April 12, 2007 unless otherwise noted)

3. **RZ06-010, Park West Commercial Park.** Located at the southeast corner of Pioneer Parkway and Willow Creek Road. APN: 106-02-001N and totaling ± 42.34 acres. Request zoning change from Rural Estate-2 acre (RE-2ac) to Business Regional (BR). Owner is Diamond E Partnership. Applicant/agent is Park West Development Company. Community Planner is Ryan Smith. *(May be voted on April 12, 2007).*

Mr. Smith reviewed the staff report and indicated:

- the plan has not changed since the March 29, 2007 meeting; and
- the applicant is present to answer questions.

Mr. Guy Donohue, agent, 7077 E. Bell Road, Scottsdale, stated he would answer any questions asked of him. No questions were asked.

Mr. Tom Britzman, 5798 Goldenrod Way, Pinion Oaks stated:

- he recognizes that Commission's decision does not include traffic signals;
- he understands that the General Plan was voted on by the public and that the property is being rezoned to Commercial [Business Regional ?];
- he is concerned with the 222 acres to the west across Willow Creek Road;
- he requests that a stipulation in the Planning & Zoning recommendations that indicates a major negative impact will occur from the development plan that is proposed;
- Pinon Oaks existed before the Airport Overlay and General Plan; and,
- homeowners should get more consideration than the developer.

Chairman Michelman indicated that Planning & Zoning Commission's purview does not include traffic situations; consequently, the vote today includes only the rezoning.

Ms. Nikki Krause, 1092 Pinon Oak Drive, presented a brief history of the subdivision and stated:

- the subdivision was annexed into the City in November 2000; and,
- she is opposed to developers from out of town receiving special treatment.

Mr. Bernie Petsche, 732 Pinon Oak Drive, stated:

- a proposition was passed to limit growth;
- people are desirous of peace and quite;
- the water issue should be a consideration; and,
- increased traffic pollution, light pollution and crime will increase.

Chairman Michelman noted that the water issue is not under the purview of the Planning & Zoning Commission.

Ms. Lee Russell Petsche, 732 Pinon Oak Drive, stated:

- referenced comments made previously by Councilwoman [Mary Ann Suttles];
- said the neighborhood does not have to support this development with its dollars; and,
- the property should be preserved in its natural and beautiful state.

Mr. Menser indicated that the main purpose of the Planning & Zoning Commission is to follow the General Plan (GP). Because of the airport noise, the parcel is a good place for commercial development. Mr. Menser indicated he supports the rezoning.

Mr. Scamardo gave an overview of the property's annexation into the City. County roads did not meet the requirements of the City at the outset of the annexation. He recommends that more

than one traffic light be installed on Willow Creek Road; however, Traffic Engineering has the final decision.

Mr. Smith indicated that Planning & Zoning Commission can recommend approval but cannot stipulate a traffic light; however, City Council can look into the situation and make a recommendation.

Mr. Gardner stated he wouldn't want an additional traffic signal as it would encourage cutting through the Pinon Oak subdivision.

Mr. Petrovsky indicated his concern is with the type of business that could locate in the proposed rezoning. He indicated that a Development Agreement would be desirable.

Chairman Michelman does not have a problem with proposed development. He reiterated the traffic situation is outside the Commission's purview. He would lean toward having two traffic signals to eliminate the U-turn situation.

Mr. Wiant, **MOTION: to approve RZ06-010** for the development of a commercial center located on the southeast corner of Willow Creek Road and Pioneer Parkway subject to the following condition: 1) The landowner shall grant an Avigation Easement to the Earnest A. Love Airport allowing for airport navigation and operations within the Airport Influence Area. Mr. Rosa, 2nd. **Vote: 7-0.**

4. **SP06-006 Tuscan Village**, Revised preliminary plat showing a 36 foot wide street width. The property is located at the southeast corner of 1st Street and Navajo Drive. APN: 13-03-015A and totaling ± 1.41 acres. Zoning is Multi-Family Medium (MF-M). Request preliminary plat, planned area development (PAD), approval for 12 lots. Owner is Area Homes, LLC. Applicant/Agent is Ralph Burleson. Community Planner is Steve Gaber.

Mr. Worley reviewed the revisions in the street width change. Commissioners were given the updated preliminary plat which staff received on April 11, 2007. This item was continued from the March 29, 2007 meeting. The overall road width of 36-feet will include curb, gutter and sidewalk on one side of the street. This will enable additional parking on one side of the street, and the project meets the conditions of the *Land Development Code*.

Commissioners queried and commented on:

- the refuse area and employing a screening; and,
- clarification of the lot numbers.

Mr. Jan Hogenhout, developer, 2375 Cyclorama Drive, indicated he would like to reposition the refuse area to keep the project more aesthetically pleasing.

Mr. Mastin indicated a discussion took place with the applicant's engineer. At the time of final plat, the improvement plans will require a shoulder on the uphill side.

Commissioners further commented on the need for infill projects of this type in Prescott. The applicant was commended for keeping the rock outcropping.

Mr. Wiant, **MOTION: to approve SP06-006**, Tuscan Village, revised site plan as presented to Commission on April 12, 2007. Mr. Rosa, 2nd. **Vote: 7-0.**

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V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

The meeting was adjourned at 10:57 AM.

Don Michelman, Chairman