



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*Regular Meeting/Public Hearing*  
**Thursday, September 27, 2007 - 9:00 AM**  
**City Council Chambers, Prescott, Arizona**

**I. CALL TO ORDER**

**II. ATTENDANCE**

**MEMBERS PRESENT:**

Don Michelman, Chairman  
Joe Gardner, Vice Chairman  
Seymour Petrovsky  
Len Scamardo  
George Wiant

**MEMBERS ABSENT:**

Tom Menser  
Richard Rosa

**OTHERS PRESENT:**

Tom Guice, Community Development Director  
George Worley, Assistant Community Development Director  
Gary Kidd, City Attorney  
Dick Mastin, Development Services Manager  
Gwen Rowitsch, Private Development Facilitator  
Steve Gaber, Community Planner  
Jim Lamerson, Council Liaison  
Bob Bell, Councilman  
Bob Luzius, Councilman  
Jack Wilson, Mayor-elect  
Kathy Dudek, Commission Recording Secretary

**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 09-13-07 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the September 13, 2007 meeting.  
Mr. Rosa, 2<sup>nd</sup>. **Vote: 4-0-1** (abstention due to absence: Gardner).

**2. ANX07-002, Granite Dells Estates.** APNs: 103-04-001B, -001C, -001D, -001E, -001F, 001G, -001H, -002, -003, -004B, -009A, -009B, -009C, -012A, -012B, -012C, and -012D. Request for review of revised Master Plan for Annexation. Owner is Granite Dells Estates I & II LLC, Mike Fann. Applicant/agent is Jason Gisi. Community Planner is Steve Gaber.

*(This item was discussed after Item #3).*

Mr. Gaber reviewed the staff report and indicated:

- the annexation has been under discussion for a number of months;
- Commission looked at the original Master Plan in late June;
- a site visit by Commission and others occurred on July 11;
- since the site visit, the request went into the Public Comment Provision under Prop. 400;
- the gears have shifted and the annexation has entered into the process that is driven

by Arizona Revised Statutes (ARS) including legal notification of:

- a) posting of the property
- b) newspaper publication, and
- c) and postal mailing;
- an update of the modification of the Master Plan has been given to Commission that lays out residential lot patterns, workforce housing areas, industrial and commercial areas;
- this request will be heard at City Council at a public hearing on October 2 if Council chooses; and, Council may look at the ordinance on October 16 with voting possibly occurring on October 23.

Commissioners queried and discussed:

- the major changes include the custom lots in the former open space area, industrial area, and commercial area; and,
- the previously shown open space area being removed [Mr. Gaber: some of the best large lot residential property will be given another look for how open space will be laid out in the project].

Mr. Jason Gisi, agent, 3200 Lakeside Village Drive, noted:

- the project is changing on a weekly basis;
- the design is consistent with the global Master Plan including industrial, residential and commercial designations;
- the overview of the land plan includes:
  - a) the northeast corner was originally designated Industrial Light (IL) zoning district and has been changed to workforce housing which is eligible for separate water allocation, and,
  - b) the northeast corner was intended to serve as a complex of Fann businesses. It became logical that workforce housing is a better use in that area;
- office uses are preferred closer to where people live;
- light industrial is seen as appropriate and similar to the IL uses at Centerpointe South and the airport;
- the high school placement has been removed; however there may be an educational opportunity for that land in the form of a charter school;
- grading and scarring is an issue, and the northwest corner has the most grading to be done;
- industrial and commercial will be placed toward Hwy. 89, and the commercial development would be lowered to minimize impact;
- scarring of roads would be minimized at the old wagon road at old Hwy. 89;
- this is the fifth generation plan;
- meetings and a site visit were held with the Open Space Committee with their concern being the buffering of the Peavine Trail;
- a resolution between the developer and the Open Space Committee is being asked for;
- in estate lots, a footprint will govern building;
- the total number of residential housing units [Mr. Gisi: approximately 550 units];
- limiting the residential development to 550 units;
- the minimum number of units of workforce housing [Mr. Gisi: 160 workforce and 550 residential, or 710 total housing units];
- the concern with the property's becoming a "big box" location; and,

- buffering the workforce housing from the property to the north with native landscaping.

Mr. Gisi proffered that a park could be located in the smaller density in the northeast corner. There will be between 25% and 30% open space.

Mayor-elect Jack Wilson, 1514 Eagle Ridge Road, wanted to know:

- if land for the public park will be donated to the City. [Mr. Gisi: the land would be deeded to the City; subsequently, the City would construct the park].
- if there is discussion about locating police and fire departments on the site [Mr. Gisi: the offer is true. We don't know if we will be taken up on it]; and,
- if detailed information that is known could be located on the site plan before it goes to City Council because that information is valuable.

Mr. George Seaman, 1830 Idylwild Hill, is in support of the project. He encouraged Mr. Worley to pencil in the southwest area as open space. Even if the area were only hash marked, it would be important.

Mr. Gaber indicated that this annexation will be coming back to Commission. The General Plan calls for Planning and Zoning to ensure that the project conforms to the Airport Specific Area Plan (ASAP).

Mr. Wiant, **MOTION: to approve ANX07-002**, and Granite Dells Estates Master Plan. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 4-0**.

- 3. Grading Permit, Bradshaw Senior Apartments, 123 Bradshaw Drive.** APN: 110-04 141Q and totaling ± 2.86 acres. Request of Planning & Zoning Commission to review the grading permit application. Owner is William Spreitzer, WESCAP President/Bradshaw Senior Community/Prescott LP. Applicant/agent is Chris Fergis. Community Planner is Mike Bacon.

*(Item #3 was moved and discussed immediately after the minutes were approved).*

Mr. Worley reviewed the staff report and indicated:

- several issues occurred recently:
  - a) the applicant has undertaken a redesign of the parking area to a lesser number of spaces, with approximately 28 spaces being removed, and,
  - b) the applicant proposes to move the cut down the hill so that it is shorter and will blend in with the site;
- this item is a request by Commission to review the grading plans;
- the proposal is for a senior apartment complex;
- parking areas and cuts in existing topography with retaining walls to hold those areas back have now been configured;
- Commissioner Gardner asked for a review of this item;
- issues with the parking area and significant cuts into the hillside existed;
- in removing the spaces, the applicant asked the Board of Adjustment for a variance to reduce the number of parking spaces;
- other options are available and include:

- a) A possibility of the *Land Development Code (LDC)* being amended to reduce the number of required parking spaces for senior apartments. –or–
- b) Parking spaces can be added elsewhere on the site. If this happens, it will be approved at City Council.

Commissioners queried and discussed:

- sending the proposal to reduce parking requirements to the Unified Development Code Committee (UDC) for study and possible *LDC* amendment recommendation;
- if it is easy to relocate the parking, why is parking reduction needed [Mr. Worley: the developer's argument is that the additional parking is not needed, and if they don't have to keep parking at 94 spaces, they will have more space for the other phases;
- there are still concerns after the changes have been made that this presents a grading plan for Phase I only and that potential problems may surface in Phases II and III;
- in the northeast corner the double-loaded parking has natural grade falling 17', the playground has a 12' fall, and the basketball court has an 8' fall;
- the drainage in Phase I must go away in Phase III because buildings are going to be placed over it;
- when the parking on the northwest corner is built in Phase III the grade is not defined, and an estimated 10' to 12' fall back occurs there;
- if the overall total developed site was shown, we [Commission] would have a better picture;
- when the entire project is developed, it will be a mass-graded site with very little of the existing vegetation being saved;
- the large buildings will overpower the site;
- the two future options to take care of the parking--if the *LDC* is changed, the parking issue will be resolved; and, if the *LDC* is not changed, the developer will have to add the additional required parking spaces into the staging site. [Mr. Worley: the 94 spaces may be reduced to 64 spaces with a change in the *LDC*. If the *LDC* does not change, the developer is on notice to provide the additional spaces and will have to change the site plan];
- the height of the building on Exhibit #C6 appears to be 54.80'; and,
- current parking requirements [Mr. Worley: current requirements call for one parking space per bedroom. A change in the *LDC* to one parking space per unit may be more appropriate].

Mr. Bill Spreitzer, President, WESCAP, 4745 N. 7<sup>th</sup> Street, Phoenix, indicated:

- financing has been obtained for Phase I;
- financing has not been obtained for the other two phases;
- an Arizona Department of Housing (ADOH) financing program is used;
- senior apartments will comprise Phase II and family units will comprise Phase III;
- our company has completed five senior housing projects: two projects in Arizona, and three projects in the Midwest;
- the five projects have approximately a .7% to .8% parking spaces per unit ratio;
- we are suggesting parking be cut to 64 spaces or 1.4 spaces per unit; and,
- Flagstaff's code is .75 spaces per unit.

Queries and discussion included:

- 90-95% of the total project appears to be bulldozed; and,
- with a 12' cut and no saved vegetation, the project looks like "hell" or Lowe's;
- how much terrain will remain undisturbed.

Mr. Spreitzer commented:

- the parking has been eliminated on the south boundary to eliminate the cut;
- this is a conceptual plan and the other two phases will have to come back before the Planning & Zoning Commission.

Mr. Ben Huza, Granite Basin Engineering, P. O. Box 2318, Prescott, stated:

- the grading on site naturally slopes to the north, and the parking is not at the same level as the first floor;
- parking steps will minimize slopes on the north side;
- we are trying to minimize as much of the cuts as possible;
- the fill on the north side is roughly 10'- to 15' and until the next phase gets built we will be hydro seeding for mitigation;

Further questions by Commissioners included:

- how much vegetation will be saved [Mr. Huza: the only thing left is around the perimeter of the site and the open space will be landscaped];
- the relatively small amount of property that will not be run over by bulldozing;
- there is too much building and very little un-bulldozed land [Mr. Huza: we are stepping it to minimize the cuts throughout the whole site];
- even with stepping, the mass majority of the site gets bulldozed and the trees are removed, and even from an engineering standpoint, people will get upset;
- if Lowe's came through with Phase II or Phase III today, they would be turned down;
- a concern exists that if the parking for Phase I is reduced larger buildings could occur in Phase II or Phase III;
- if Commission approves Phase I and you do not have financing, will Phases II and III be built [Mr. Spreitzer: yes, we have a building schedule that is to start in October]; and,
- if the *LDC* is changed and less parking is required, will you [i.e., Mr. Spreitzer] increase the units in the other two phases [Mr. Spreitzer: 52 units have been cut to 46 units in Phase I and Phase II units will mirror Phase I. We are not asking for relief in Phase III. Reducing the parking spaces will give us more relief and more open space land]; and,
- if the *LDC* is changed and the number of parking spaces reduced, will the open space be increased to a greater percentage.

Mr. Chris Fergis, Engineer, Fergis & Harding, 7227 N. 16<sup>th</sup> Street, Phoenix, added:

- in looking at The Peridot, there were 35 spaces with 26 cars parked on the property;
- parking was looked at in terms of the length a person had to walk to get to their units;
- the building site is not pristine and has trash dumped on it;
- the contours are not original, and we are building up three stories to minimize the impact.

Further comments and questions by the Commissioners included:

- conditions of approval that were previously required by Commission [Mr. Worley: deed restrictions will have to be filed or recorded for this project]; and,

- will the developers box, and later transplant, the mature trees [Mr. Worley: a number of trees could be used to offset landscaping or the developer can remove the trees and replace them].

Chairman Michelman asked if anyone from the public wished to speak.

Mayor-elect Jack Wilson, 1514 Eagle Ridge Road, spoke in favor of the project and stated he believes it is badly needed in the City of Prescott. He noted that Commission should approve the project as only Phase I is being requested. He indicated that this is not the same situation as the Lowe's project. The Hillside Ordinance needs to be looked at. It is our duty to pass this on based on requirements of the Code.

Commissioners noted:

- with investment, they [the developers] have more room to add more parking;
- serious grading concerns and issues will surface in the other two phases;
- the plan will come back to Planning & Zoning Commission for the other two phases [Mr. Worley: that is correct];
- the vote being taken subject to either modification parking requirements of the *LDC* or the developer's having to restore the requisite parking spaces [Mr. Worley: if Commission approves this, you have not put the staff in a position to waive the parking requirements. If the *LDC* is not amended, the developer will have to restore the 30 spaces required];

*Commissioner Gardner was excused at 9:40 AM prior to the motion and vote.*

Mr. Petrovsky, **MOTION: to approve the grading for Site Plan SI07-001** in accordance with the submitted site plan dated September 12, 2007. Mr. Wiant, 2<sup>nd</sup>. **Vote 4-0.**

#### **IV. PUBLIC HEARING ITEMS**

(May be voted on September 27, 2007 unless otherwise noted).

- 4. RZ05-005, Cloudstone Unit I.** Located south of Rosser Street and west of S. Blooming Hills Drive. APNs: 105-03-505, and totaling ± 6317 SF; 105-03-506, and totaling ± 4,374 SF; 105-03-507, and totaling ± 68,197 SF; 105-03-508, and totaling ± 139,089 SF. City of Prescott initiated rezoning request (with the approval of the underlying property owner) from Single-Family 18 to Natural Open Space (NOS) and Recreation Open Space (RS). Owner is Pasadena Corporation. Co-Applicant/Agent is City of Prescott & M. Haywood Associates. Community Planner is Mike Bacon. *(May be voted on today).*

Mr. Worley reviewed the staff report and indicated:

- the portion of the site plan [A & B] designated as Recreational Space (RS) will allow for more active uses;
- the portion of the site plan [C & D] designated as Natural Open Space (NOS) will remain in its natural state;
- this is a staff-driven request; and,
- staff is recommending approval.

Chairman Michelman asked if anyone in the audience wished to speak. No one came

forward.

Mr. Wiant, **MOTION: to approve RZ05-005** from Single-Family 18 (SF-18) to Natural Open Space (NOS) and Open Space for Cloudstone Unit I. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 4-0.**

#### **V. CITY UPDATES**

Mr. Worley noted:

- City Council recently approved: a) Sterling Ridge Subdivision; and, b) Tim's Toyota Comprehensive Sign Package with the condition that the lights be turned off on or before 9 PM.
- There will be a Unified Development Committee meeting on Thursday, October 11, 2007 immediately after the Planning & Zoning Commission Meeting.
- The Arizona Planning Association Conference will be held November 7 – 9 in Glendale, Arizona. Commissioners wishing to attend should let Kathy Dudek know as soon as possible.

#### **VI. SUMMARY OF CURRENT OR RECENT EVENTS**

None.

#### **VII. ADJOURNMENT**

Chairman Michelman adjourned the meeting at 10:34 AM.

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Don Michelman, Chairman