



PLANNING & ZONING COMMISSION Decisions

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, APRIL 24, 2008
9:00 AM**

**COUNCIL CHAMBERS / CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following Agenda was considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** held on **THURSDAY, APRIL 24, 2008**, in **COUNCIL CHAMBERS** in **CITY HALL**, located at **201 S. CORTEZ STREET**.

I. CALL TO ORDER

Chairman, Joe Gardner, called the public hearing to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT

Joe Gardner, Chairman
Tom Menser, Vice Chairman
Don Michelman
Richard Rosa
Seymour Petrovsky
Len Scarmardo
Jim Ciaffoni, Public Works
Steve Gaber, Community Planner
Wendell Hardin, Community Planner
Kelly Sammeli, Recording Secretary

MEMBERS ABSENT

George Wait

OTHERS PRESENT

Tom Guice, Community Development Director
George Worley, Assistant Community Development Director
Dick Mastin, Development Services Manager
John Lambert, Engineering Services
Mark Nietupski, Engineering Services
Ian Mattingly, Transportation Services

COUNCIL MEMBERS PRESENT

Jim Lamerson, Council Liaison

III. REGULAR ACTION ITEMS

(May be voted on contingent upon any related public items below as being acted on unless otherwise noted).

1. **Approve the minutes** of April 10, 2008 meeting.

Mr. Rosa, **MOTION: to approve the minutes** of the April 10, 2008 Meeting.
Mr. Michelman, 2nd. **Vote: 5-0-1. (abstention due to absence: Mr. Gardner)**

IV. PUBLIC HEARING ITEMS

(May be voted on May 8, 2008 unless otherwise noted).

2. **GP08-001, Hwy. 89 Commercial Park.** Generally located on the southwest side of the Intersection of Hwy. 89 and Prescott Lakes Parkway. APNs: 105-09-295A, 105-09-003D, 105-09-004H and totaling ± 16.57 acres. Request General Plan Amendment for a commercial subdivision. Owner/applicant is Fann Contracting. Design Professional is Dava & Associates, Inc. Community Planner is Wendell Hardin (928) 777-1259. *(May be voted on May 8, 2008).*

-- associated with --

3. **RZ08-003, Hwy. 89 Commercial Park.** Generally located on the southwest side of the intersection of Hwy. 89 and Prescott Lakes Parkway. APNs: 105-09-295A, 105-09-003D, 105-09-004H and totaling ± 16.57 acres. Request rezoning from Single-Family 9 (PAD) [(SF-9PAD)] and Multi-Family Medium (MF-M) to Business General (BG) for a commercial subdivision; and, request an additional 4-lot subdivision, Single-Family 9 (SF-9) zoning district at the end of Rycosa Lane. Owner/applicant is Fann Contracting. Design Professional is Dava & Associates, Inc. Community Planner is Wendell Hardin (928) 777-1259.

No action taken.

4. **RZ08-002, Granite Dells Estates,** located generally south of SR 89A, east of the Peavine Trail. APNs: 103-03-002A, 103-04-001E, 103-04-001K, 103-04-001L, 103-04-001M, 103-04-001P, 103-04-003B, 103-04-004B, 103-04-009B, 103-04-009C and totaling ± 1,117.9 acres. Request rezoning from Rural Estate, 2 acre (RE-2ac) to the following seven specifications: 1) ± 189.8 acres to Single-Family 35 (SF-35); 2) ± 92.20 acres to Single-Family 9 (SF-9); 3) ± 34.1 acres to Multi-Family Medium (MF-M); 4) ± 155.3 acres to Business General (BG); 5) ± 72.8 acres to Industrial General (IG); 6) ± 10.1 acres to Industrial Light (IL); and, 7) ± 563 acres will retain current zoning of Rural Estate, 2 acre (RE-2ac). Owner(s) are; Granite Dells Estates Properties, Inc.; Granite Dells Estates Properties II, Inc.; and, Michael Fann. Applicants/agents are Prescor Management/Cazador Consulting, Inc.; Rick Radavich; and, Jason Gisi. Community Planner is Steve Gaber (928)777-1206. *(May be voted on May 8, 2008).*

-- associated with --

5. **PP08-002, Granite Dells Estates,** located generally south of SR 89A, east of the Peavine Trail. APNs: 103-03-002A, 103-04-001E, 103-04-001K, 103-04-001L, 103-04-001M, 103-04-001P, 103-04-003B, 103-04-004B, 103-04-009B, 103-04-009C and totaling ± 1,117.9 acres. Request preliminary plat approval for Granite Dells Estates, a Planned Area Development (PAD), with 11 phases of residential development along with commercial and industrial units. Owner(s) are; Granite Dells Estates Properties, Inc.; Granite Dells Estates Properties II, Inc.; and, Michael Fann. Applicants/agents are Prescor Management/Cazador Consulting, Inc.; Rick Radavich; and, Jason Gisi. Community Planner is Steve Gaber (928)777-1206. *(May be voted on May 8, 2008 after the rezoning).*

No action taken.

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJORNMENT

Chairman Gardner, adjourned the meeting at 10:30 AM.