



**PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS / CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA**

Minutes of the **PLANNING & ZONING COMMISSION** from the **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 Scamardo

MEMBERS ABSENT

George Wiant

COUNCIL MEMBERS PRESENT

Jim Lamerson, Council Liaison

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
Jim Ciaffoni, Utilities Director
Steve Gaber, Community Planner
Wendell Hardin, Community Planner
Kelly Sammeli, Recording Secretary

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: 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).

Mr. Hardin reviewed the staff report and indicated:

- the area being discussed today is located at Highway 89 and Prescott Lakes Parkway;
- a brief review of the 2003 General Plan;
- proposal and changes were presented, which includes mixed use;
- low to medium residential, commercial mixed use;
- will affect three tracts off of Prescott Lakes Parkway;
- clear separations between residential and commercial;
- no road will go through Cliff Rose;
- it will keep Cliff Rose residential above commercial use;
- a minor General Plan Amendment is needed.

-- 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.

Mr. Hardin indicated:

- three tracts will be affected;
- request is to rezone Single-Family and Multi-Family areas to Business General (BG);
- an additional 4-lot subdivision, Single-Family 9;
- clear separations exist between residential and commercial;
- sites proposed preserve the Cliff Rose property owners' views;
- the applicant was present to answer any questions.

Commissioners queried:

- where does the street go to the south? . the street that ends at the property line;
[Mr. Hardin: a cul-de-sac will be placed there to handle Fire turn around];
- if tract B may be divided into three parcels;
- where the trailer/RV parking area is, if it will be staying there
[Mr. Hardin: yes, it will stay there and they will use tract C to access it];
- conformance with the General Plan and development around Highway 89.

Ms. Anessa Andrews, 3400 Clearwater Dr., stated that:

- she is representing Mr. Fann for the project;
- they anticipate mixed commercial use;
- the site is located for the high volume of traffic;
- the building heights have not been determined;
- building will be dependant on the parking requirements.

Ms. Patti Braden, 1755 Pacific Ave. stated that:

- she is representing the Cliff Rose homeowners;
- they would like land marketed to a use that is compatible with the neighborhood;
- she hopes to be informed of the development choices that are made.

[Mr. Hardin: The building height in a BG district is permitted at 50 feet. Generally

you don't see a retail store going over one story].

Commissioners further queried:

- will the four residential lots be independent;
[Mr. Hardin: actually they are going back to amend the Cliff Rose master plan to include those lots.]

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).*

Mr. Gaber reviewed the staff report and stated:

- Granite Dells Estates was annexed into the City in December, 2007;
- the development plan has remained in place;
- the property includes 1,118 acres;
- the plan calls out the request for preliminary plat, getting zoning in place, returning with a phased development;
- overall eight elements, seven are zoning related, one is preliminary plat;
- current zoning is Rural Estate 2-acres (RE2-ac);
- rezone 189.9 acres from RE-2ac to Single –Family 35 (SF-35);
- rezone 92.90 acres from RE-2ac to Single-Family 9 (SF-9);
- rezone 34.1 acres from RE-2ac to Multi-Family-Med (MF-M);
- rezone 155.3 acres from RE-2ac to Business General (BG);
- rezone 72.8 acres from RE-2ac to Industrial General (IG);
- rezone 10.1 acres from RE-2ac to Industrial Light (IL);
- 563 acres will retain the current zoning of RE-2ac;
- 28 tracts of Open Space, totaling 274.6 acres, 25% of the overall acreage are planned;
- the workforce area could include up to 160 units;

- the number of units for each phase, as well as locations, were reviewed;
- the preliminary plat will have eleven phases of development;
- the phases may not occur in sequence;
- there is potential for a future equestrian center;
- issues with infrastructure are significant;
- the City is working on bringing waterlines to the Side Road vicinity;
- off-site will have a traffic interchange at Highway 89;
- pump and well stations are called out;
- linkage of utilities will have to be worked out;
- preliminary plat slope analysis reflects rolling hills;
- mass grading areas were shown;
- terraces may occur to mitigate mass grading;
- Open Space and trails were discussed;
- workable plan including drainage;
- potential for developing a trail to the south of the property.

Commissioners queried:

- area along drainage way to be equestrian trails [Mr. Gaber: Yes. However, without the specific details being discussed and with the equestrian center being proposed it has potential for not only having horse traffic but also is good opportunity for foot traffic as well];
- Open Space in the Business General area [Mr. Gaber: Open Space is defined on the preliminary plat, and will be firmly defined on the final plat];
- minimum 25% for Open Space [Mr. Gaber: that is per the PAD standard for the subdivision. Most of the Open Space does occur in the residential areas];
- some streets will not meet City standards and the request by the applicant to use non-standard streets [Mr. Gaber: The development agreement that was approved by the Council in December did indeed allow for rural street sections. The intent was for the large lot residential areas] ;
- road standards must not be reduced;
- looking at 90% of the roads servicing the area meeting the standards;
- did the road standards apply to the estate lots or did it apply to the subdivision.

Mark Nietupski, Director of Engineering Services, stated that:

- as they understand it, except for Dells Ranch Road and Granite Dells Parkway, under the terms of the agreement the developer has the opportunity with Council's approval to construct a rural section within the development;
- roads would require further evaluation and discussion of design and type;
- discussions have occurred with developer to look at higher density streets.

Mr. Gaber stated that if corrections are to be made, it is better to require it before the preliminary plat is approved.

Commissioners further queried:

- are the streets all private [Mr. Gaber: No. The looping streets that indicate gates will be private];
- there is a need to see a map of surrounding parcels so that streets and connections exist;
- the road must connect to Centerpointe East;

Mr. Mastin stated that before building permits are issued, there must be a connection to Highway 89A.

Mr. Jason Gisi, 3200 Lakeside Village Dr., responded to the rural road situation. The Development Agreement allows for rural road design and he indicated an awareness of the issues as they relate to the density.

Commissioners queried again:

- main collector roads should be a standard of 28 foot of pavement containing two foot roll and curb on both sides;
- high density areas should meet the standard development requirements;
- rough idea of Industrial General and Industrial Light [Mr. Gisi: we have a pile of land that we cannot use because of the cross-wind runway and the Airport Area Specific Plan. The Industrial General use has a water issue as it relates to the heavier user. It would be hard to locate a heavy use even though it is allowed in that zoning. Regarding the light Industrial, we see it as a flex product that is more of a industrial feeling, multi purpose type of a building that houses anything from churches, to dance studios, to insurance agents. Industrial General has a more intense use and needs more water allocation and will limit what can or cannot go in];
- is tract T park adjacent to the workforce housing being mass graded [Mr. Gisi: Tract T is an Open Space at the present time, the development agreement does not call out a park, the developer and the City both want to have a park. With a large park, more water is needed. It is also the location of the work force housing which is a higher density. The location does have potential to be mass graded however, we are looking at possibly terracing the area, keeping it native in nature.];
- it is not appropriate to have IL next to residential homes [Mr. Gaber: an Open Space Tract, as well as a 100 foot right of way, will separate residential from industrial, there will also be grade changes];
- will there be CC&Rs in the industrial [Mr. Gisi: Yes];
- is the developer ready to start phase one [Mr. Gisi: the development agreement has triggers in it. The main one being the traffic interchange being built. We look to start by July 2009. First phase will start approximately in the Summer 2010 which will include some of the workforce housing component];
- no problem with zoning, nice to see greenbelts again, needs to have non-standard street sizes looked at, and there is a need to know that the Council will accept the streets.

Mr. Nietupski, Director of Engineering Services, stated that streets that are not arterials are in fact private; if the streets were to be dedicated to the City, then they would have to be constructed with the *LDC* standards. As it relates to the rural streets, they would be paved without curbs and gutters.

Commissioners further queried and remarked on:

- no Fire Department comments [Mr. Gaber: the Fire Department has been involved in the review of this for several months, and the bulk of their comments have been incorporated into the plan as you see it today];
- Fire Department has no problem with streets [Mr. Gaber: that is correct];
- the problem with private streets is after 25-30 years the streets will need maintenance, subsequently, a petition is started to bring those streets in to the City and they are sub-standard.
There is a section in the *LDC* that covers that issue whereby all streets, public or private, must meet the standards of the *LDC*;
- is the road concept for that of two and three acre equestrian estate lots or is the entire subdivision rural surface roads.

Jim Lamerson, Council Liaison, stated that Council relies on recommendations by Police, Fire, and Public Works; and, he suggests that the preliminary plat is the area to look at those comments in regards to public streets. Regarding private streets, if the development is depending on the police, fire, and sanitation to get in there and deliver the basic services then, we will be looking at them in the same context as we look at public streets. If the Fire, Police, etc., have trouble getting vehicles in, it should be determined and discussed at time of the Planning and Zoning meeting consideration.

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.

Joseph Gardner, Chairman