



# PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, MARCH 12, 2009  
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, MARCH 12, 2009**, in **COUNCIL CHAMBERS** in **CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

## I. CALL TO ORDER

Chairman Wiant called the meeting to order at 9:00 AM.

## II. ATTENDANCE

### *Members Present*

George Wiant, Chairman  
Joe Gardner  
Don Michelman  
Richard Rosa  
Len Scamardo

### *Others Present*

Tom Guice, Community Development Director  
George Worley, Asst Community Development Director  
Richard Mastin, Development Services Manger  
Ian Mattingly, City Traffic Engineer  
Matt Podracky, Sr. Asst City Attorney  
Steve Gaber, Community Planner  
Mike Bacon, Community Planner  
Kelly Sammeli, Recording Secretary

### *Members Absent*

Tom Menser  
Seymour Petrovsky

### *Council Members Present*

Jack Wilson, Mayor  
Jim Lamerson, Council Liaison  
Bob Bell, Councilman

## III. REGULAR ACTION ITEMS

1. **Approve the minutes** of the February 26, 2009 meeting.

Mr. Rosa, **MOTION:** to approved the minutes of the February 26, 2009 meeting.

Mr. Michelman, 2<sup>nd</sup>. **VOTE: 5-0.**

2. **PP09-001, Preliminary Plat for Granite Dells Estates Commercial PAD.** APN: 103-04-001L, 103-04-001M, 103-04-001Q, 103-04-002A, 103-04-003B, 103-04-009C and totaling ± 206 acres. Located South of State Route 89A, East of the Peavine Trail. Owner is Granite Dells Estates Properties Inc. Engineering is Lyon Engineering. Community Planner is Steve Gaber (928) 777-1206.

Mr. Rosa, **MOTION:** to approve the Preliminary Plat, Granite Dells Estates Commercial Planned Area Development with the following condition; 1) That all Department and Agency Comments be addressed prior to the submittal of a Final Plat for any phase or unit of development; and, additionally the Planning and Zoning Commission would like to recommend that the City Council develop and adopt standards and policies for road and trail intersections and crossings.

Mr. Michelman, 2<sup>nd</sup>. **VOTE: 4-1.** (Gardner)

#### IV. PUBLIC HEARING ITEMS

3. **RZ09-003, 910 Canterbury Lane, located at the north end of Canterbury Lane.** APNs: 116-19-017, 116-19-017A, 116-19-017B, 116-19-021B, and 116-19-022 and totaling ± 6.27 acres. Zoning is Single-Family Residential (SF-9). Request rezone from Single-Family Residential (SF-9) to Multi-Family High Density (MF-H) For 132 residential units, comprising 44 assisted living and 88 non-assisted living units. Owner is Arcadia Housing, LLC. Agent is Civiltec Engineering. Assistant Community Development Director George Worley (928) 777-1287.

Mr. Rosa, **MOTION:** to recommend approval of Rezone RZ09-003, from Single-Family 9 to Multi-Family High Density.

Mr. Scamardo, 2<sup>nd</sup>. **VOTE: 5-0.**

4. **SI09-002, The Boulders, A Prescott Retirement Center, 910 Canterbury Lane.** APNs: 116-19-017, 116-19-017A, 116-19-017B, 116-19-021B, and 116-19-022 and totaling ± 6.27 acres. Request site plan approval for a Planned Area Development (PAD). Owner is Arcadia Housing, LLC. Agent is Civiltec Engineering. Assistant Community Development Director George Worley (928) 777-1287.

Mr. Michelman, **MOTION:** recommend approval of the Site Plan and the Grading Plan for the Boulders, A Prescott Retirement Community Planned Area Development, SI09-002 'Exhibit A' and subject to the City Department Comments in the staff report dated 2/12/2009.

Mr. Scamardo, 2<sup>nd</sup>. **VOTE: 5-0.**

**V. CITY UPDATES**

Mr. Worley noted that the final plats for Mystic Hills and Prescott Lakes Commerce Center, (conversion of buildings to a condominium plat) have been approved by the City Council.

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

**None.**

Chairman Wiant adjourned the meeting at 10:00 AM.