



PLANNING & ZONING COMMISSION DECISIONS

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, APRIL 9, 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, APRIL 9, 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
Tom Menser
Don Michelman
Seymour Petrovsky
Richard Rosa
Seymour Petrovsky

Others Present

George Worley, Asst Community Development Director
Richard Mastin, Development Services Manager
Gary Kidd, City Attorney
Mike Bacon, Community Planner
Kelly Sammeli, Recording Secretary

Council Members Present

Jim Lamerson, Council Liaison

III. REGULAR ACTION ITEMS

1. **Approve the minutes** of the March 12, 2009 meeting.

Mr. Rosa, **MOTION: to approve** the minutes of the March 12, 2009 meeting.

Mr. Michelman, 2nd. **VOTE: 7-0.**

2. **Bradshaw Senior Community Landscape and Grading Plan** for Phase 2, located on the southeast corner of Bradshaw Drive and south of Stetson on ±10.47 acres. Zoning is BG-PAD. Owner is Bradshaw Senior Community/Prescott LP. Agent/Applicant is Chris Fergis. Community Planner, Mike Bacon.

Mr. Scamardo, **MOTION: to approve** the conceptual grading plan and landscaping plan, phase II of The Bradshaws subject to the two items noted in the staff report. 1) City Department review comments of the Building Permit and Grading Permit Applications. 2) Submission of a revised landscape plan for review and approval by the Community Development Department which: A. Illustrates the addition of native plants. B. Retains to the extent possible native vegetation (particularly trees) adjoining the western and southern property lines. C. Illustrates the location of these larger trees which will be saved in 2B above. D. Provides for the protection of these trees during site construction and grading by and roping an area off beneath each tree which extends to the drip-line (where possible). E. Eliminating turf areas on hillside slopes.

Mr. Rosa, 2nd. **VOTE: 7-0.**

3. **Revisions to Standard Details for Public Works Infrastructure.**
Richard Mastin, Development Services Manager.

Mr. Rosa, **Motion: to forward the amendment** to the City Council with a recommendation for approval.

Mr. Michelman, 2nd. **VOTE: 7-0.**

4. **PP09-002 (formerly SP06-003)** The Homestead Preliminary Plat--a 36-lot preliminary plat on ±19.56 acres located east of Senator Highway and west of Summer Field. Owners are, Jeannie Brown and Harold O. Tenney, Agent/Applicant is Carl Tenney. Community Planner, Mike Bacon. (associated with item 8 below)

Mr. Rosa, **MOTION: to continue** RZ09-004 and PP09-002, The Homestead Preliminary Plat until the April 30th, 2009 Planning and Zoning Commission meeting.

Mr. Menser 2nd.

VOTE: 7-0.

IV. PUBLIC HEARING ITEMS

(May be voted on today unless otherwise specified)

5. **GP08-005, 1711 Thumb Butte Road.** APNs: 108-06-031K, 108-06-031P, and totaling ± 0.33 acres. Request General Plan Amendment from Low-Medium Density Residential (1-7 DUA) to Mixed Use. Owners/Applicants are Raymond & Lanette Hanna. Community Planner, Mike Bacon (928) 777-1360.

Application has been withdrawn.

6. **RZ08-006, 1711 Thumb Butte Road.** APNs: 108-06-031K, 108-06-031P, and totaling ± 0.33 acre. Request zoning change from Single-Family-9000 square foot minimum lot size (SF-9) to Residential Offices (RO). Owners/Applicants are Raymond & Lanette Hanna. Community Planner, Mike Bacon (928) 777-1360.

Application has been withdrawn.

7. **SUP09-001, 105 South Cortez Street. APN:** 109-01-021A and totaling ± 4,500 sq. ft. *Land Development Code* Sections 9.9 and 4.9.3.E.3. Zoning is Downtown Business (DTB). Request for a Special Use Permit to install a flagpole on top of the building and go above the maximum 50' height allowed in the DTB zoning district. The flagpole will rise ±18'-3" above the height of the ± 55'-4" inch tall building for a total height of ± 73'-6". Owner is TIS Holding, LLC. Agent is Otwell Associates Architects. Community Planner is Mike Bacon (928) 777-1360.

Mr. Rosa, **MOTION: to recommend approval** of the Special Use Permit for 105 S. Cortez Street, SUP09-001 to allow the 20' flagpole on the rooftop of the Knights of Pythias Building.

Mr. Petrovsky, **2nd. VOTE: 7-0.**

8. **RZ09-004, 677 & 714 Tenney Lane.** APNS: 110-06-005Z, 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 18.81 acres. Zoning is Single-Family 35 (SF- 35). Request zoning change from Single-Family 35 (SF-35) to Single-Family 18 (SF-18). Owners are Jeanine T. Brown and Harold O. Tenney. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon (928) 777-1360.

Mr. Rosa, **MOTION: to continue** RZ09-004 and PP09-002, The Homestead Preliminary Plat until the April 30th, 2009 Planning and Zoning Commission meeting.

Mr. Menser **2nd.**

VOTE: 7-0.

9. **LDC08-002, Various Amendments to the City of Prescott *Land Development Code (LDC)*, more specifically amendments to:** Article 2, Use Regulations, Table 2.3; Article 6, General Development Standards, Section 6.2.5 C; Article 7, Subdivision and Land Split Standards, Section 7.4.5B.4. The proposed amendments affect property within the corporate limits of the City of Prescott.
- **Flag Lot Dimensions.**
 - **Schools in Industrial Light (IL) Districts.**
 - **Hotels and Motels in Industrial Light (IL) Districts.**
 - **Compact Parking Spaces for Multi-Family Projects.**
 - **Schools and Dormitories in the Industrial Light (IL) Zone.**
 - **Mobil Food Vendors.**

Mr. Scamardo, MOTION: to approve the staff's various amendments to the Land Development Code; Flag Lot Dimensions, Schools in Industrial Light Districts, Hotels and Motels in Industrial Light Districts, Compact Parking Spaces for Multi-Family Projects, Schools and Dormitories in the Industrial Light Zone and, Mobil Food Vendors.

Mr. Michelman, 2nd. **VOTE:** 7-0.

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

Chairman Wiant adjourned the meeting at 10:35 AM.