



PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, JUNE 30, 2011
9:00 AM

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

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, JUNE 30, 2011, at 9:00 AM** in **COUNCIL CHAMBERS, 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

II. ATTENDANCE

MEMBERS

Tom Menser, Chairman	Ken Mabarak
Len Scamardo, Vice Chairman	Don Michelman
Joe Gardner	George Sheats
Tim Greseth	

III. REGULAR ACTION ITEMS

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

1. Consider approval of the minutes of the June 9, 2011 regular meeting / public hearing.

IV. PUBLIC HEARING ITEMS

(May be voted on June 30, 2011 unless otherwise noted).

2. **GP11-002, 912 Dameron Street.** APN: 116-20-009 and totaling \pm 0.12 acre. Request to amend the General Plan Land Use Map from Low-Medium Density Residential to Commercial and to amend the Canterbury Neighborhood Plan, Goal 1, Objective 1.b. Owner is Dameron Properties, LLC. Applicant/agent is Jason Gisi. Planning Manager is George Worley (928) 777-1287. *(May be voted on today).*

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

3. **RZ11-003, 902, 908 and 912 Dameron Street.** APN: 116-20-009, 116-20-010, 116-20-011B, and totaling ± 0.35 acre. LDC Sections 4.7, 9.15 and Table 2.3. Request to rezone from Single-Family 9 Residential (SF-9) to Business General (BG) to allow a commercial development. Owner is Dameron Properties, LLC. Applicant/agent is Jason Gisi. Planning Manager is George Worley (928) 777-1287. *(May be voted on today).*
4. **SI11-002, 201 and 203 W. Leroux Street.** APN: 109-14-019 and totaling ± 0.18 acre. Zoning is Business Regional (BR). Request to construct six units of affordable housing per Planned Area Development (PAD) standards for increased density, LDC Section 9.5. Owner/applicant is Project Aware. Community Planner is Ruth Hennings (928) 777-1319. *(May be voted on today).*
5. **MP11-001, Master Plan Amendment, The Preserve at Prescott (Downer Trail),** a Planned Area Development, amending the number of lots in Phase Four, changing the proposed housing type of Phase Four, and providing for public ownership of the open space tracts with trail connectivity. LDC Section 9.3. Existing Master Plan covers 146 acres zoned SF-18 (PAD) and contains 144 platted Lots. Owner is Westridge Preserve, LLC. Applicant is Tom Devereaux. City Planner is George Worley. *(May be voted on July 14, 2011).*

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on June 23, 2011 at 4:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Kathy Dudek, Administrative Assistant
Community Development Department

PLANNING & ZONING COMMISSION
 COMMITTEE MEETING
 THURSDAY, June 9, 2011
 PRESCOTT, ARIZONA

MINUTES OF THE MEETING OF THE PRESCOTT PLANNING & ZONING COMMISSION COMMITTEE held on Thursday, June 9, 2011 in the COUNCIL CHAMBERS located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

I. CALL TO ORDER

Vice Chairman Len Scamardo called the meeting to order at 9:00 AM.

II. ATTENDANCE

<p>MEMBERS PRESENT Len Scamardo, Vice Chairman Tim Greseth Ken Mabarak George Sheats</p> <p>MEMBERS ABSENT Tom Menser, Chairman Don Michelman</p>	<p>STAFF PRESENT Tom Guice, Community Development Director George Worley, Planning Manager Richard Mastin, Development Services Manager Ian Mattingly, City Traffic Engineer Ruth Hennings, Community Planner Matt Podracky, City Attorney Jodi Fisher, Budget Manager Tim Burkeen, Capital Program Manager Cherri Letner, Recording/Transcribing Secretary</p> <p>COUNCIL PRESENT Steve Blair, Councilman</p>
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III. REGULAR ACTION ITEMS

- 1. Consider approval of the minutes** of the May 26, 2011 regular meeting / public hearing. Motion-George Sheats to approve the minutes of the May 26, 2011 meeting, 2nd by Ken Mabarak. Vote 4-0
- 2. City of Prescott FY2013 through FY2017 Capital Improvement Program.** Budget Manager, City of Prescott, Jodi Fisher, presented the Capital Improvement Program to the Planning and Zoning Commission for informational purposes only. Commissioner Sheats asked if any plan would come back that it would be presented before the Commission at a later date, George Worley, Planning Manger stated these were Capital Projects for the City and the City Council would be the governing body to take into consideration during the budget process.

IV. PUBLIC HEARING ITEMS

- 3. GP11-002, 912 Dameron Street.** APN: 116-20-009 and totaling ± 0.12 acre. Request to amend the General Plan Land Use Map from Low-Medium Density Residential to Commercial and to amend the Canterbury Neighborhood Plan, Goal 1, Objective 1.b. Owner is Dameron Properties, LLC. Applicant/agent is Jason Gisi. Planning Manager is George Worley (928) 777-1287.
- 4. RZ11-003, 902, 908 and 912 Dameron Street.** APN: 116-20-009, 116-20-010, 116-20-

011B, and totaling ± 0.35 acre. LDC Sections 4.7, 9.15 and Table 2.3. Request to rezone from Single-Family 9 Residential (SF-9) to Business General (BG) to allow a commercial development. Owner is Dameron Properties, LLC. Applicant/agent is Jason Gisi. Planning Manager is George Worley (928) 777-1287.

Discussed GP11-002 and RZ11-003 together:

George Worley, Planning Manager, stated this is a General Plan and a Rezoning. The proposal is a commercial development on property currently zoned BG (Business General) and 3 adjacent properties that are affected by the Rezone and GPA (General Plan Amendment) that will be incorporated into the existing parcel and be made part of the development. Primary site is at the corner of Ruth and Whipple, the adjacent parcels located east of Ruth with the driveways facing Dameron are currently residential uses and mixed zonings and General Plan designations.

In reviewing the Site Development the only issue is the driveway onto Dameron Street, currently Dameron is blocked for access onto it from Whipple, residents may exit onto Whipple. The proposal is to move the barrier back behind the driveway on Dameron, allowing access on Dameron to enter and exit the property. Staff is concerned with creating a commercial access and causing confusion for access on to Dameron Street. The development has a proposal for a drive through lane that goes around the building. There is property located north of the site that could be impacted by noise and light, a barrier of solid fencing or wall will be required as part of the zoning of the site. The current driveway off of Whipple was indicated by Mr. Worley on the map, however, the developers design has shifted it back further as to not interfere with the right turn lane.

Ian Mattingly, City Traffic Engineer, stated that Public Works felt the access on Dameron Street was unneeded. With the moving of the Whipple access out of the taper this creates a full access onto Whipple left and right in and out and the access on Ruth is full access.

Commissioner Gardner asked if the access on Dameron would be better than the access on Whipple. Mr. Mattingly stated that eliminating the access on Whipple, the benefit is that you have moved the access 50 feet further from the intersection, as the site has been established for a long time with no major issues, the street is straight with good site distance and with the house being removed we can control the landscaping on the SE corner. It is preferred by Transportation Services that the access is on Whipple, keeping the commercial traffic off of Dameron.

Commissioner Gardner asked if you exited the site onto Whipple from the driveway on Whipple would you be able to turn left out. Mr. Mattingly stated yes there is a two way turn lane.

Commissioner Sheats stated that there has been a lot of backup at the right hand turn lane onto Ruth, if there is a way to lengthen the turn lane to Dameron it would solve some of the problems of congestion. Mr. Mattingly commented that regardless how long the turn pocket is it would not be able to contain all the traffic at certain times of the day.

Commissioner Greseth stated he was on the P&Z when Whipple was widened. An overlay was created to keep as many driveways from exiting on to Whipple as possible, however, if as a traffic engineer you are comfortable with it.

George Worley stated that there is an overlay for the area, the Canterbury Plan, the recommendation was for 2 lots north off of Whipple Street being designated as potential for future rezoning to a commercial designation, in this case we are looking at an amendment to allow 3 lots north as they abut another commercial zoning district.

Commissioner Sheats asked if the properties were noticed. Mr. Worley stated yes that notices were sent to residences and the property was posted on three sides.

Commissioner Scamardo agreed with the Traffic Engineer of the improvements to the driveway on Whipple and not having the exit on to Dameron. Commission Scamardo asked if the applicant would like to speak.

Mr. Jason Gisi approached the podium stated his name and address. Mr. Gisi stated that he had a voluntary neighborhood meeting and sent out approximately 150 invites. The meeting was held in December of 2010. The site plan was presented to the neighbors, the discussion was all over the place, traffic and the buffer at Dameron were the major issues, some of the residents want Dameron gated with no access. Other residence wanted full access at Dameron. Mr. Gisi also stated there were approximately 20 people at the meeting. When the meeting was over he felt that most of the neighbors were comfortable with what was happening. Commissioner Scamardo asked if there were any other comments, finding none he moved on to the next item.

5. **SI11-002, 201 and 203 W. Leroux Street.** APN: 109-14-019 and totaling ± 0.18 acre. Zoning is Business Regional (BR). Request to construct six units of affordable housing per Planned Area Development (PAD) standards for increased density, LDC Section 9.5. Owner/applicant is Project Aware. Community Planner is Ruth Hennings (928) 777-1319.

Ruth Hennings, Community Planner, Stated that Project Aware is seeking approval for a Site Plan for a Planned Area Development for six units of affordable housing. Funds for the property were approved by City Council in April from the Community Development Block Grant funds from last year. The existing site is the old Bear-paws site which is to be demolished. The project is across the street from the existing Project Aware apartments and shelter. At full build out there will be approximately 20 units.

Commissioner Scamardo asked the Applicant to address the commission. Alfred Falk approached the podium stated his name and address. Mr. Falk stated that 14 apartments are on the corner of W. Leroux and south Granite, these apartments are affordable housing, all of the apartments are occupied by formerly homeless veterans with incomes. The new site would consist of 6 more units of affordable housing of larger apartments for families. The source of residents would be women from the Prescott Area Women's Shelter. The building would allow for apartments of 500-700 square feet.

Commissioner Scamardo asked if there were any questions.

Commissioner Gardner asked about parking. Ms. Hennings stated that parking was being handled as an assisted or non independent living facility. Not all of the residents have vehicles. Commissioner Gardner asked if in 10 or 20 years the property gets sold and the new owner convert it into a traditional apartment. Ms. Hennings replied the new owners would be required to bring it up to current code for parking. Commissioner Gardner there is a provision in the code for this parking calculation. Ms. Hennings the parking for this project is for this type of facility. Commissioner Mabarak asked why the project wasn't going to BOA for a variance of parking. Ms. Hennings the variance that was approved for the last project was for setbacks along with the different project phases that have been approved there was a discussion of the previous use and the parking allotted for that, because the previous parking model worked for the other site and this project is similar that the same parking would work for this project. Commissioner Sheats asked if there was on street parking. Ms. Hennings yes there is on street parking however, that parking can not be committed to the parking calculation. Commissioner Greseth if the property was sold or a change of use happened it would have to come back to the city. Ms. Hennings they would be required to follow all change of use requirements and bring the parking up to the current standard. This project is being categorized as an assisted living facility, if it was to be converted to regular apartment setup then it would have to conform to typical parking requirements. Mr. Falk the apartments will be built with grants from the Arizona Department of housing, the Department of housing requires that the project be used for at least 20 years. Commissioner

Mabarak the funds could be paid back, Mr. Falk unless the buildings are torn down they can only be used for affordable housing which is minimum income. Commissioner Scamardo asked Mr. Worley do we need a provision in the LDC to provide for things like these. Mr. Worley parking is calculated for the site with each project as presented to staff.

Commissioner Scamardo asked if there were any other comments, finding no other comments, Commissioner Scamardo moved on to the next item.

V. CITY UPDATES

Mr. Worley stated there are no new updates at this time.

VI. ADJOURNMENT

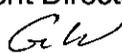
There being no further business to be discussed, the Planning & Zoning Commission of June 9, 2011 adjourned at 9:46 a.m.

Tom Menser, Chairman

GENERAL PLAN AMENDMENT
GP11-002
Residential Low-Medium Density to Mixed-Use Commercial
912 Dameron Drive

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
June 30, 2011 Voting

TO: Planning Commission Members

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 

DATE: June 23, 2011

APPLICANT: Jason Gisi on behalf of Dameron Properties, LLC

PARCEL: 116-20-009

ZONING: Single-Family 9 (SF-9) 9,000 square foot minimum lot size

REQUEST

This request seeks to amend the General Plan Land Use Map designation for property located at 912 Dameron Street from Low-Medium Density Residential to Mixed-Use (a Commercial designation) to allow a rezoning and development of the subject site as a retail commercial center. There are three residential lots east of and adjoining the existing commercial lot at the corner of Whipple Street and Ruth Street. Two of these lots (902 and 908) already have Mixed-Use Land Use designations. Approval of this request will allow all three lots to be rezoned to Business General to match the zoning of the corner lot.

UPDATE

At the last P&Z Commission meeting there were no nearby property owners present. To ensure that those nearby owners have had adequate opportunity to participate, staff mailed a second round of notices and went the extra step of printing the notice information on door hangers and delivered those hangers on June 24th.

STAFF RECOMMENDATIONS

Staff recommends in favor of amending the General Plan Land Use designation of 912 Dameron Street from Residential Low-Medium Density to Commercial Mixed Use. Staff further recommends that the Canterbury Neighborhood Plan be amended by changing Goal 1, Objective 1b to support changes in zoning up to three lots deep where those lots adjoin existing Commercial zoning.

SUGGESTED MOTION

"Move to recommend approval of GP11-002 amending the General Plan designation of parcel 116-20-009 from Low-Medium Density Residential to Mixed-Use, commercial and amending the Canterbury Neighborhood Plan by changing Goal 1, Objective 1b to support changes in zoning up to three lots deep where those lots adjoin existing Commercial zoning."

RZ11-003

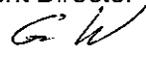
Rezoning from SF-9 to BG

902, 908 & 912 Dameron Street

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
Meetings: June 30, 2011 Voting

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 

Date: June, 23, 2011

Request: Rezone three lots from Single-family Residential SF-9 to BG

Parcel No: 116-20-009, 116-20-010, 116-20-011B

Location: 902, 908, 912 Dameron Street

Owner: Dameron Properties, LLC **Applicant:** Jason Gisi

REQUEST

This request seeks to rezone three lots from Single-Family Residential 9 (SF-9) to Business General (BG) to allow for the development of a retail commercial center. An associated General Plan Land Use Map amendment affects the northern-most lot (912 Dameron Street) and would change the designation of that lot from Low-Medium Density Residential to Mixed Use Commercial to match the other two lots fronting Dameron Street.

UPDATE

At the last P&Z Commission meeting there were no nearby property owners present. To ensure that those nearby owners have had adequate opportunity to participate, staff mailed a second round of notices and went the extra step of printing the notice information on door hangers and delivered those hangers on June 24th.

STAFF RECOMMENDATION

Staff recommends in favor of this rezoning request with the condition that the conceptual site plan be amended to remove the driveway on to Dameron Street.

SUGGESTED MOTION

"Move to recommend approval of RZ11-003, rezoning parcels 116-20-009, 116-20-010 and 116-20-011B from Single-Family Residential (SF-9) to Business General (BG) with the condition that the Conceptual Site Plan be modified to eliminate the driveway on to Dameron Street."

SI11-002

**SITE PLAN for a
PLANNED AREA DEVELOPMENT
201 and 203 W. Leroux Street**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION for June 30, 2011

STAFF REPORT

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director *TG*
George Worley, Planning Manager *GW*
Ruth Hennings, Community Planner *RH*

DATE: June 30, 2011

ZONING: Business Regional **LOCATION:** 201 and 203 W. Leroux Street

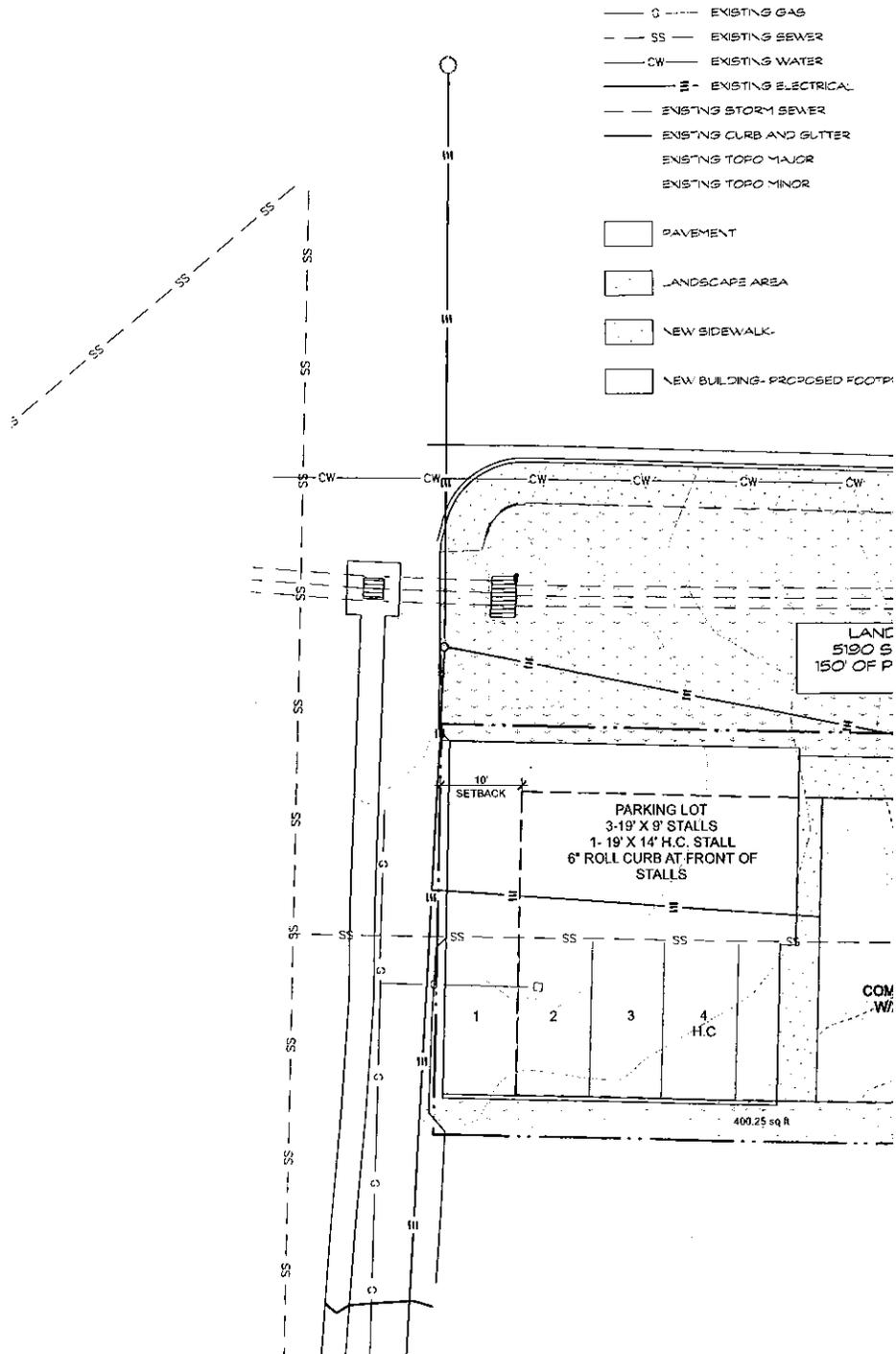
APN: 109-14-019 **AREA:** 0.18 acres

OWNER: Project Aware, Inc.
217 W. Leroux Street
Prescott, AZ 86303

REQUEST: Project Aware is a non-profit corporation that provides affordable housing for men, women, and families. They currently own and manage 14 apartment units at 215 W. Leroux Street. Similar to the existing units, the proposed project will be available to those earning less than 60% of the median income and will be managed by a case worker. The new project is located on the southwest corner of Montezuma Street and W. Leroux Street. The City Council approved the allocation of \$164,147.50 of Community Development Block Grant funds to Project Aware for the purchase of this property. The project also supports the goals and vision of the General Plan, which recognizes the need for affordable housing stock within the City (Sections 4.3 and 5.0)

The site is approximately 0.18 acres, and is zoned Business Regional. In order to achieve a greater density than what is typically permitted, the applicant is proposing to construct six units of affordable housing on the site according to Planned Area Development standards. Given the property size, a maximum of four units would be permitted on the property under strict application of the Code. However, maximum densities allowed in the Business Regional district per Planned Area Development standards are 32 units per acre. Approval of the Planned Area Development would permit up to six units.

The proposed site plan shows two buildings with a shared yard. The building closest to the alley off of Leroux includes a Community Room and office on the first floor and two apartments



on the second floor. The building closest to Montezuma will have two apartment units on each the first and second floors. Total proposed units on the site are six. Landscaping and parking as shown meet Land Development Code requirements for this use.

UPDATE: The Planning and Zoning Commission reviewed this project at the June 9, 2011 meeting. Commissioner Mabarak addressed the issue of parking for assisted living facilities, which requires ½ space per apartment. He suggested that future uses of the site would be impacted by the limited parking available, considering the more intensive parking requirements for most other types of residential uses. Staff explained that parking requirements are set according to the current proposed use and are not typically adjusted to meet possible future needs. Any future change of use, however, is required to meet the parking requirements for that proposed use.

PUBLIC COMMENTS: No written comments have been received to date.

SUGGESTED MOTION: Move to Recommend Approval of SI11-002, Site Plan for a Planned Area Development.

Attachments:

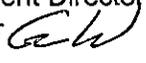
Site Plan

MP11-001 Master Plan Amendment for
The Preserve at Prescott /Downer Trail

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION

June 30, 2011
July 14, 2011

TO: Planning Commission Members

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 

DATE: June 22, 2011

ZONING: Single-Family Residential SF-18 (PAD)

APPLICANT: Tom Devereaux / Westridge Preserve, LLC

PARCELS: See map

LOCATION

The Preserve at Prescott is located south of Forbing Park, west of Gail Gardner Way and has Westridge Drive and Downer Trail as the main access points. Please see the attached vicinity map for other landmarks.

SUMMARY

This request seeks to amend the Master Plan for the Preserve at Prescott. The Preserve at Prescott is a multi-phased subdivision controlled by a Master Plan and containing multiple unit plats. The applicant desires to amend and update the master plan for the Downer Trail/Preserve at Prescott subdivision to modify the boundaries of Phase 4 and to increase the area of open space. Phase 4 is proposed to be redesigned to accommodate a higher density residential type, such as patio homes or townhouses.

As a result of previous redesigns of phases 1 through 3, and partly due to efforts to meet newer street design guidelines, 21 lots were "lost" from those phases. The applicant desires to transfer those lots into phase 4, where the proposed higher density will accommodate the additional dwelling units within the already established phase boundary. The original master plan and previous plats established a total of 144 lots for the combined four phases of the subdivision at build-out. The current proposal retains the previous build-out maximum and will result in no increase in the number of lots originally platted.

An important part of this Master Plan amendment affects the common areas, which are now privately held by the owners association for residents use only. The applicant desires to donate most of this common area to the City with an agreement by the City to purchase lot 144 to be incorporated into the open space and developed for public parking and access to the trails. The donation of the common area for open space will provide an opportunity for important open space and trail linkages through the area, linking the existing trails to the west (Enchanted Canyon) with a hard trail (sidewalk) all the way to the Rodeo Grounds. In addition to the trails and open space areas, a storm water weir structure adjacent to Phase 1 (southeast of Lot 2R) will be taken over by the City. The Parks and Recreation Department endorses the open space and trails aspects this proposal and has committed to maintain the storm water structure. With the removal of the common areas from private ownership, the existing inactive Home Owners Association will be dissolved.

GENERAL PLAN CONSISTENCY

The proposed amendment to the Master Plan will remain in conformance with the General Plan and the Land Use designation, which indicates Low-Medium Density Residential throughout the Master Plan area. The proposed change to the housing type for Phase 4 will not exceed the General Plan density.

ZONING CLASSIFICATION

The SF-18 (PAD) zoning classification will allow for the change in residence type based upon the amended Master Plan.

SUMMARY

To summarize, this proposal will result in:

1. Twenty-one additional lots in Phase 4.
2. No net increase in the 144 lots originally approved for the development.
3. A higher density housing type for Phase 4.
4. Public ownership and use of the current private common area tracts.
5. Improved trails and open space connectivity within the area.



MP 11-001

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
201 S. Cortez, Prescott, AZ 86301 (928) 777-1207

MASTER PLAN AMENDMENT - HEARING APPLICATION

Subdivision Plat / Master Plan Community Name: The Preserve at Prescott Formerly Downer Trail

Current Assessor's Parcel Number(s) affected: Memorandum

Township 14 Section 29 Range 2W

Zoning: SF-18 PAD

		For Staff Use Only
Owner Name & Address: <u>Tom Deveraux Deveraux^{UX}</u> <u>Westridge Preserve LLC</u> <u>1640 Willow Creek Road</u> <u>Prescott AZ 86301</u> Phone: <u>928-713-4439</u> Fax: _____ Email: _____ Note: If the owner is a corporation, include documents showing the signer is an authorized agent of the corporation.		Date Received: <u>4/27/11</u> Taken In By: <u>GLW</u> Assigned To: <u>GLW</u> Date Application Complete: _____ Fees & Charges: _____ Receipt #/Date: _____ P&Z WS Date: _____ P&Z Vote Date: _____ Council Study: _____ Council Vote: _____
Applicant / Agent Name & Address <u>Tom Deveraux Deveraux^{UX}</u> <u>Same as above</u> Phone: <u>928-713-4439</u> Fax: _____ Email: _____		

Request For Master Plan Amendment Approval:

Location of Property: Downer Trail and Westridge Drive

Total Acres: 146 Total Lots: 144 ~~(145)~~

Min. Lot Size: 18,000 Max. Lot Size: — Average Lot Size: 18,000 ±

Existing Zoning: SF-18 PAD Proposed Zoning: SAME

Is mass grading proposed: No

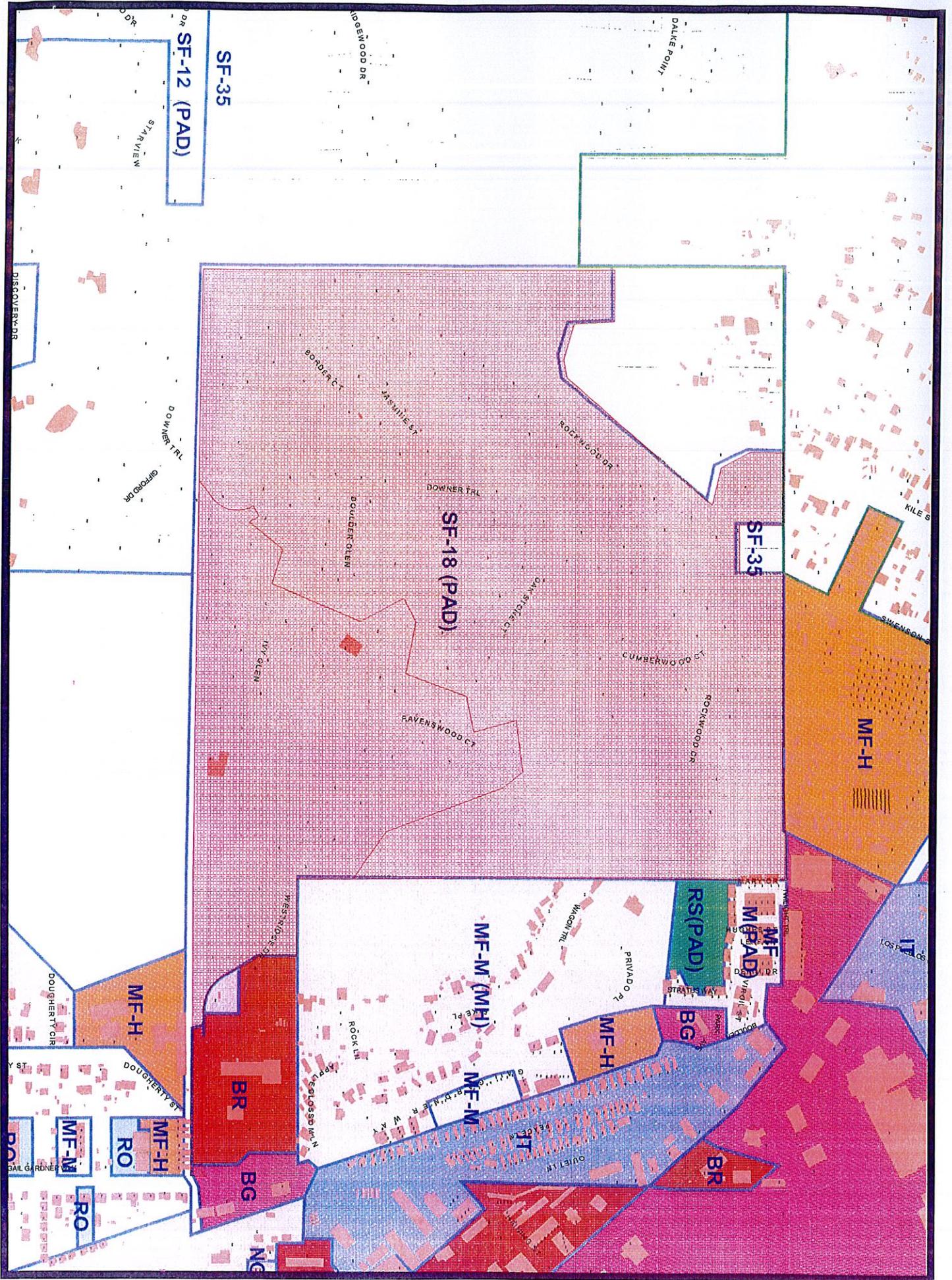
Is project in a Reimbursement District: No If yes, what type: _____

If a Planned Area Development:

Total % Area of Open Space: 22% Total Open Space Area: 31.79 acres

Total Number of Dwelling Units: ~~149~~ 144

Print Name	Signature	Date



SF-12 (PAD)

SF-35

SF-18 (PAD)

SF-35

MF-H

RS (PAD)

MF (PAD)

MF-M (MEH)

MF-H

BR

BG

MF-H

MF-H

MF-M

RO

MF-M

RO

IT

BR

STARVIEW

DR

ROCKWOOD DR

DALKE POINT

BONDI CT

JASMINE LN

ROCKWOOD DR

DOWNER TAL

BOULDER GLEN

OAK ST

CUMBERWOOD CT

WYDEN

RAVENSWOOD CT

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LOS PUEBLOS

4-19-2011

George,

I am losing lots each time we replat because of roads that are changing to meet current city standards, and topography that would lead to massive destruction to trees and rock formations to build on lots as they are currently platted. The replatted lots have become larger and more conducive to building as they all have identifiable building areas requiring a minimal amount of site prep.

We have also been provided contiguity to public R.O.W. for the open space, something that was missing from the original plat as the O.S. was for the use of the PRESENT owners only. This has resulted in an increase to the O.S. and loss of some lots.

We have identified the Fourth phase as being conducive to a higher density product and are requesting our "lost lots" to be included in this area. It is in the city's best interest to retain the original # of lots as the water meters would be lost as the water for this subdivision is pre-1998. If an overall reduction in lots were to occur we would be required to report to ADWR and ensure them that the excess area was not to be used for something that creates more water usage. (Golf course, park fields etc.)

We currently have lost 8 lots to the replat of PHASE I and II and 2 lots to provide parking and connectivity to the open space in "Enchanted Canyon" and the proposed trail leading to the Petroglyphs. We will lose 11 lots in the PH III replat.

By allowing 40 lots in PH IV we would maintain the 144 lots that were originally platted while saving the integrity of the rock formations and trees that make the area unique.

The 40 houses in PH IV would be 1400' to 1800' casitas and the area would be gated with private streets.

If you have questions call me @ 928-713-4439 As I will have phone service.

Thanks
Tom D

Applicant desires to amend and update the master plan for the Downer Trail/Preserve at Prescott subdivision. The purpose of the amendment is to modify the boundaries of Phase 4 and to increase the area of open space to be sold to the City of Prescott. Phase 4 will be redesigned to accommodate a higher density residential type, such as townhouses.

As a result of redesigns to phases 1 through 3, and partly due to efforts to meet newer street design guidelines, 21 lots were "lost" from those phases. The applicant desires to transfer those lots into phase 4, where the proposed higher density will accommodate the additional dwelling units within the already established area. The original master plan and plats established 144 total lots for the subdivision at build-out. The current proposal retains that number for no net increase in the number of lots.

A further benefit of this proposal is that the open space areas, which were originally to be privately held by the owners association, will be sold to the City of Prescott for public benefit and to provide an opportunity for an important trail linkage through the area.

Transcribed by George Worley from a conversation with the applicant, Tom Devereaux.

