

AMENDED AGENDA*



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, June 28, 2012
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 28, 2012, 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, Vice Chairman
Joseph Gardner
Timothy Greseth

George Sheats
Don Michelman
Terry Marshall

III. REGULAR ACTION ITEMS

1. Consider approval of the minutes of the June 14, 2012 regular meeting
2. LDC12-002, Amend Land Development Code, Sections 6.12 and 11.2. Related to electronic changeable copy signage
- * 3. SUP12-001, 543 W. Gurley St. APN: 113-12-059. Request is for an auto dealership. Owner is Rowle Simmons / Intermountain Communications. Applicant is Prescott Car Co., Inc. (*May vote on item on July 12th*)
4. Checkpoint review and discussion of Draft Water Element - Prescott General Plan

IV. PUBLIC HEARING ITEMS

1. GP12-001, Township 15, Range 2, Section 23 & 24 east of SR 89. A portion (586 acres) of APN 102-01-213Q, 002A, B, 102-02-004B and 005. Request is for a minor General Plan Map amendment from Agricultural / Ranching to Commercial / Employment. Owner is James Deep Well Ranches #1 LLC.

V. CITY UPDATES

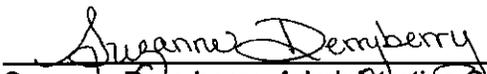
VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

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.

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 25, 2012 at 10:00 a.m. in accordance with the statement filed with the City Clerk's Office.



Suzanne Derryberry, Administrative Specialist
Community Development Department

SUP12-001**543 W. GURLEY
Special Use Permit**

**COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
STAFF REPORT**

TO: Planning Commission Members
FROM: Tom Guice, Community Development Director
George Worley, Planning Manager 
DATE: June 25, 2012
Subject: SP12-001, Special Use Permit for Auto and Vehicle Sales and Leasing
Parcels: 113-12-059
Zoning: BG
Location: 543 W. Gurley Street
Applicant: Prescott Car Co., Inc, P.O. Box 12317, Prescott, AZ 86303.
Owner: Intermountain Communications, 1142 Country Club Drive, Prescott, AZ

REQUEST:

This request is for a Special Use Permit to conduct Auto or Vehicle Sales and Leasing at a former office building in the BG zoning district. Access to the business is proposed from both Gurley Street and Park Avenue. The applicants describe the proposed operation as very small, with a retail sales component and associated offices.

STAFF ANALYSIS:

The staff analysis of this request considered the site, vehicular access, and the type and scale of the business operation proposed. The site is small as compared to most other automotive sales businesses in Prescott, though it is not the smallest. The LDC (Section 2.4.10) does not have a minimum required site area, but does recommend 2 acres. There are minimum setbacks for displayed vehicles of 10 feet from street frontages and 5 feet from other property lines. The proposed site layout does not meet the street frontage setback requirement.

The site layout provided by the applicants indicates 10 spaces for display vehicles, employees and customers, but does not differentiate between them. LDC Table 6.2.3 specifies one customer parking space per 2000 square feet of vehicle display area. Staff calculation of the proposed display area is approximately 4000 square feet, requiring two customer parking spaces on-site. Table 6.2.3 further requires employee parking based upon the office area. The building is approximately 1500 square feet in area, requiring 5 parking spaces. The applicants describe the building as containing two offices, assuming that this translates to two employees. Staff could support a reduction of employee spaces, based upon this assumption, to two spaces. In total four spaces would be needed to accommodate employee and customer parking. These spaces would need to be designated on-site and could not be used to display vehicles for sale.

Access to the site is somewhat problematic. The site currently has three driveways; two on Park Avenue and one on Gurley Street. The driveway on Park Avenue closest to Gurley will be eliminated by the Park Avenue improvement project. The applicants' layout of the site indicates a one-way flow of vehicular traffic through the site, entering from Gurley and exiting onto Park. Given the very compact nature of the site, this appears to be the best solution to safe vehicular flow.

Signage will be governed under the LDC standards.

Special Use Review Criteria (Section 9.9.5)

The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The City Council shall consider the following criteria in its review:

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

There are no obvious detriments to health and welfare of the surrounding neighborhood. Safety, as related to access to and from the site should be a consideration for the P&Z Commission.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with relationship to scale, height, landscaping and screening, lot coverage, and density. *The proposed use will be compatible with the commercial character of the properties in the vicinity.*

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts. *No obvious impacts have been identified. Noise is a consideration but no outside speaker system is proposed.*

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately. *None have been identified.*

E. Consistent with General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located. *The zoning of the site and the proposed use are both in conformance with the 2003 General Plan.*

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district. *No minimum lot size is required. The site is smaller than the recommended size for this use.*

G. Site Plan

The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review. *This will be accomplished during the Building Permit Process.*

CONCLUSION AND STAFF RECOMMENDATION:

Staff has noted several requirements relating to parking that will need to be addressed as a part of this Special Use Permit approval process. As the applicants have already occupied the site, staff recommends to the P&Z Commissioners to visit the site and evaluate the condition and operational characteristics of the proposed use. Should the P&Z Commission desire to place conditions on approval of this request, such conditions will need to be included in any motion from the Commission.

<p>Recommended Action: None at this time.</p>
--

City of Prescott
Community Development Department
Planning Division
201 S. Cortez
Prescott, AZ 86301

Re: Special Use Permit – Letter of Intent

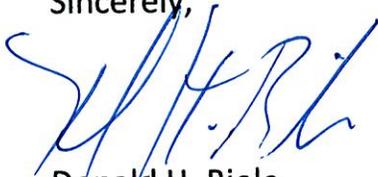
Gentlemen:

It is our intention to operate a small (very small) retail, sales only, auto dealership out of the property located at 543 W. Gurley Street. The existing building will be used to house 2 offices and will be used for clerical purposes only. There will not be a service facility or use of oils, lubricants or hazardous materials of any kind.

Hours of operation will be limited to Monday through Saturday 8am to 5pm.

We appreciate your consideration in this matter and look forward to answering any questions you may have.

Sincerely,



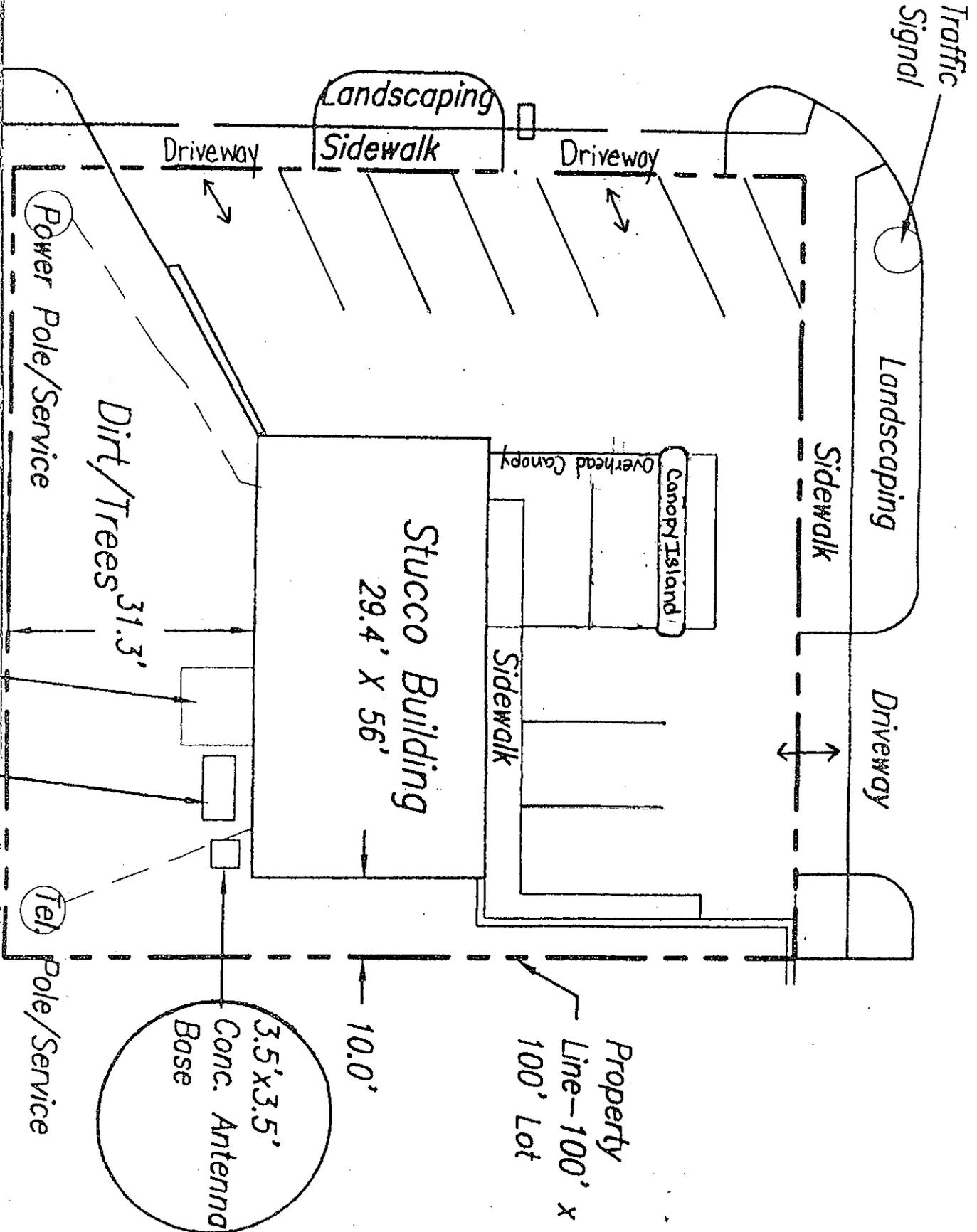
Donald H. Biele
Prescott Car Co., Inc.

Gary R.C. Young
Prescott Car Co., Inc.

DBH/GRCY/dfg

PARK AVENUE

GURLEY STREET





W GURLE

528

519

527

536

543

544

612

G