

PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, FEBRUARY 14, 2013
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, February 14, 2013, 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. Approval of the minutes from the November 29 and December 13, 2012 meetings.
2. PP12-002 The Meadows at Lynx Lake, 110 N. Walker Road. APN: 103-20-002J,P & 103-20-610 totaling 6.3 acres. LDC Section 9.5 and 9.10. Zoning is Single-Family 12,000 square foot minimum lot size (SF-12). Request is for Preliminary Plat approval for a 17 lot subdivision. The Owner is Scott Lee of Lee Ltd., 300 N. Lee Blvd., Prescott, AZ 86301. Planner is Ryan Smith (928) 777-1209.

3. ANX12-001, 613 W. Maricopa Dr. APN: 107-14-057A totaling 0.38 acres. Request is to annex residential property. Owner is Todd Metcalf and Dawn Nabors. Applicant is Michael Haywood. Community Planner is Ruth Hennings (928) 777-1319.

IV. PUBLIC HEARING ITEMS

No public hearing items

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 February 8, 2013 at 2:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Suzanne Derryberry, Administrative Specialist
Community Development Department

ANX12-001

Annexation

613 West Maricopa Drive

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION

PLANNING AND ZONING COMMISSION for February 14, 2013

STAFF REPORT – UPDATE

TO: City of Prescott Planning and Zoning Commission

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

DATE: February 14, 2013

REQUEST: ANX12-001

COUNTY ZONING: R1L-10 (Residential, Single-Family Limited, 10,000 square foot lot size)

ADDRESS: 613 West Maricopa Drive **APN:** 107-14-057A

OWNER: Todd Metcalf & Dawn Nabors **AREA:** 0.38 acres
613 West Maricopa Drive
Prescott, AZ 86303

SUMMARY: The request is for an annexation of 0.38 acres of residential property in Yavapai County. The property is surrounded on multiple sides by the City of Prescott and abuts three lots within the City under the same ownership. There is one residence on the subject property, occupied by the property owners, and an accessory structure. Access is taken from Maricopa Drive (vehicular access is not permitted from Aspen Way).

The purpose of the annexation is to resolve the ongoing issues caused by ownership of properties in two jurisdictions. No changes to the existing residential use are proposed.

SERVICE AND INFRASTRUCTURE IMPACTS: There are minimal impacts to City services, listed below. A formal cost-benefit analysis is not required.

Water. The subject property is already within the City's water service area, which means that the City delivers and charges fees for that water. The revenue collected by the City would decrease after annexation, as customers outside of the municipal limits are charged an

additional 39% for the water service. The water infrastructure is a part of the Mountain Club Water Service Area agreement which would continue to be responsible for maintenance of the infrastructure serving this property.

Sewer. A septic system is currently in use on the property. There is sewer service available, and it is recommended that a connection to the City's sewer system be made in the future. Sewer systems contribute to the City's requirements for water recharge and minimize adverse impacts to the underlying groundwater aquifer.

Trash and Recycling. Residential service is required for all properties in the City. The City currently serves adjacent properties.

Police. Police service will be required to be extended to this property. There are potential associated costs with this service.

Fire. There will be no additional impact to the City's Fire Department. The Prescott Fire Department has a joint partnership with the Central Yavapai Fire District, United States Forest Service, and Yavapai-Prescott Indian Tribe to provide automatic aid.

ZONING: The Yavapai County zoning designation is R1L-10, which permits single family uses on minimum lot sizes of 10,000 square feet. Arizona State Statute 9-471.L requires that the City adopt a zoning classification that permits densities no greater than those permitted by the County. Thus, the appropriate City zoning designation is SF-12, which permits single family uses on minimum lot sizes of 12,000 square feet. The property is approximately 16,500 square feet in size.

GENERAL PLAN: The General Plan is the guide for land use related decisions in the City. The General Plan Land Use Map designates this area as appropriate for low to medium density residential uses. The SF-12 zoning classification is in conformance with the map designation.

ANNEXATION POLICY: The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered, including impacts to services, ability to provide services, revenue generated by the City, costs incurred by the City, and potential uses of the property. Stated annexation priorities are property with potential commercial or industrial uses and property located in relationship to long-term goals of the City. While annexation of existing residential neighborhoods is not a priority, in the past this has been approved by Council where no significant impact to City services or costs is incurred.

STAFF RECOMMENDATION: The Planning and Zoning Commission has the responsibility of recommending the appropriate zoning classification to be adopted by the City at the time of annexation.

SUGGESTED MOTION: Move to Recommend adoption of the Single Family 12 (SF-12) zoning classification at the time of annexation for ANX12-001.

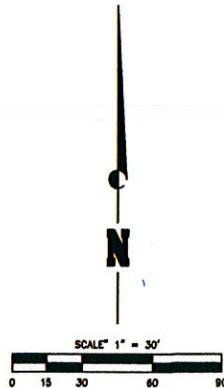
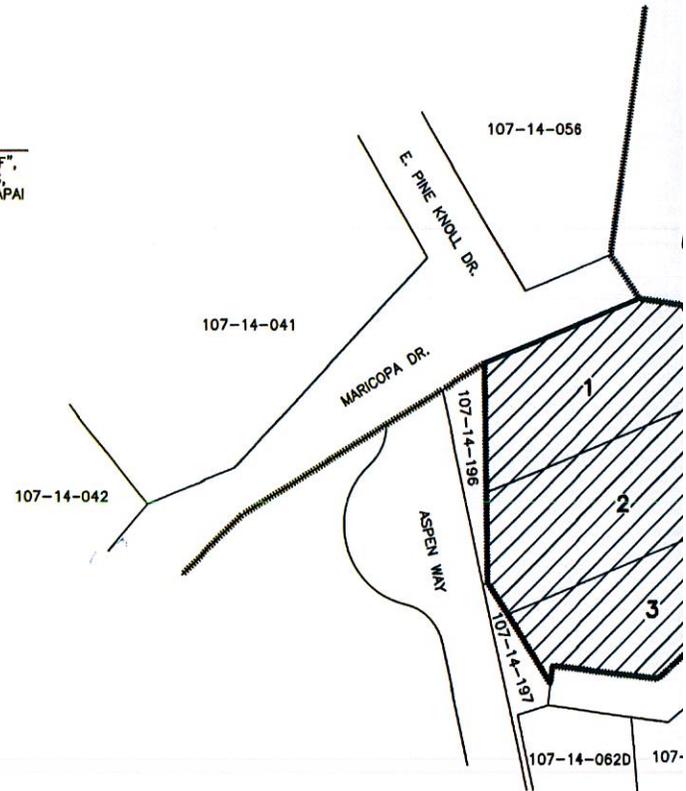
Attachments:

- 1) Annexation map
- 2) Aerial map
- 3) Zoning map
- 4) General Plan map

ANNEX
TO THE CITY
ASSESSOR'S PARC
LOCATED IN A PORTI
G&RSB&M, YAVAPAI

PROPERTY DESCRIPTION

ALL OF LOTS 1, 2, AND 3, BLOCK "R", PLAT "F",
AS RECORDED IN BOOK 3 OF MAPS AND PLATS,
PAGE 83, ON FILE IN THE OFFICE OF THE YAVAPAI
COUNTY RECORDER.



SURVEYOR'S STATEMENT

I, G. MICHAEL HAYWOOD, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT I HAVE PREPARED BY ME BASED SOLELY ON RECORDED PLATS AND DEEDS TO REPRESENT A FIELD SURVEY BY ME; THAT I HAVE BEEN CORRECT TO THE BEST OF MY KNOWLEDGE.

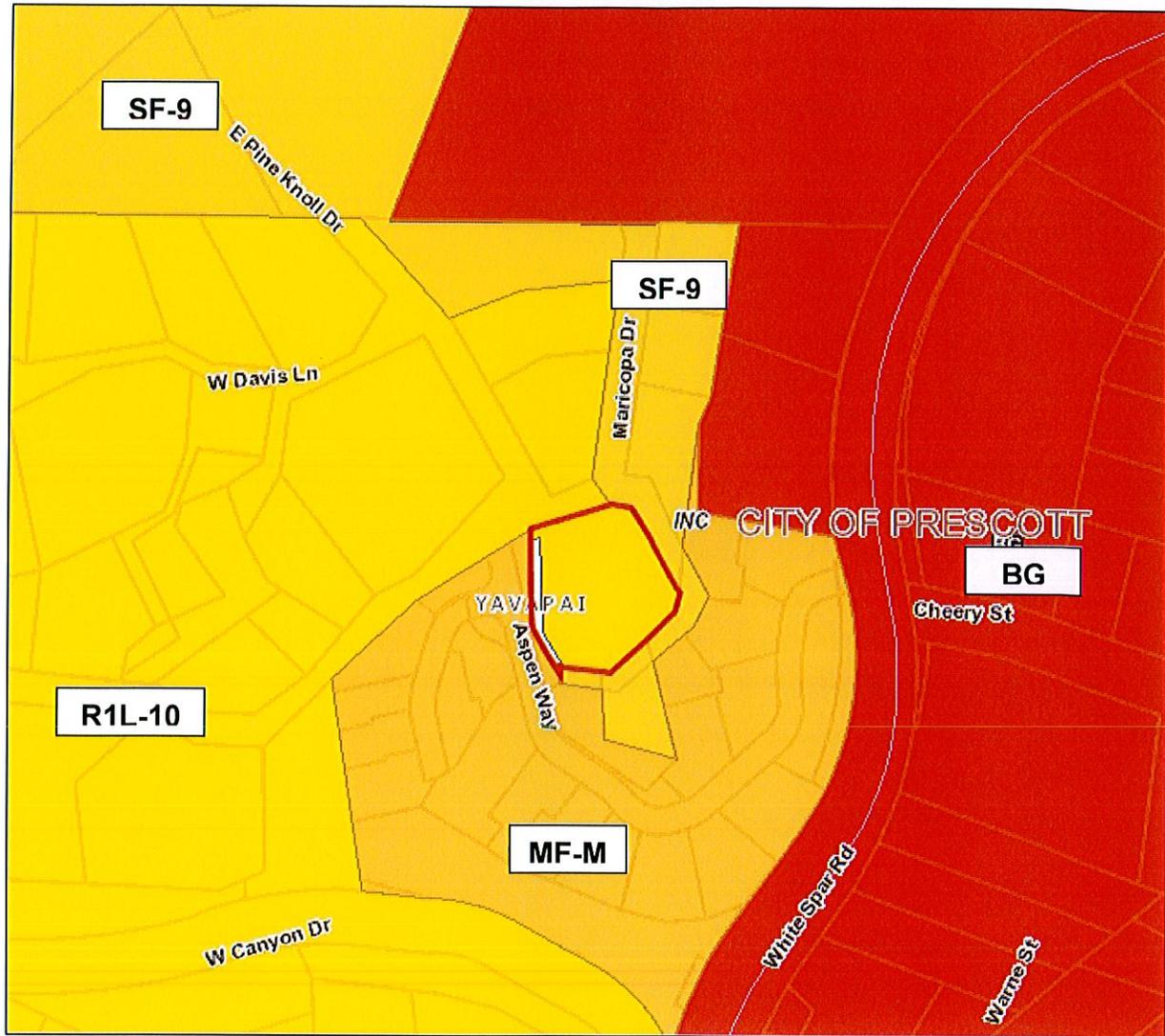


G. MICHAEL HAYWOOD

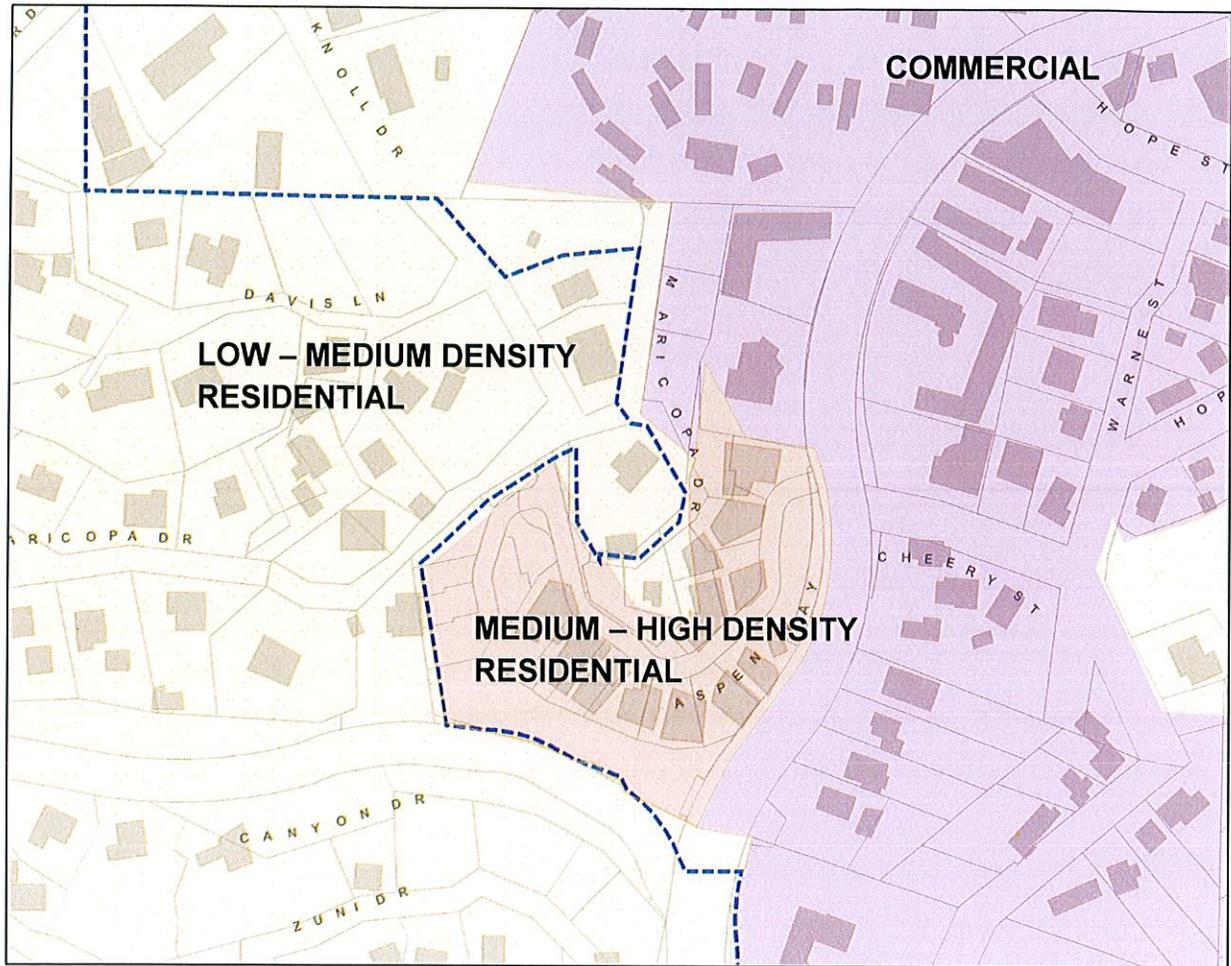
AERIAL MAP



ZONING MAP



GENERAL PLAN MAP



Preliminary Plat for “The Meadows at Lynx Lake PAD” PP12-002

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Report

Planning Commission Dates: February 14, 2013

TO: Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director 
George Worley, Assistant Director 
Ryan Smith, Community Planner 

DATE: February 8, 2013

APN: 103-20-002J,P & 103-20-610

ZONING: SF-12

Owner and Agent: Scott Lee, Lee Ltd.
300 N. Lee Blvd.
Prescott, AZ 86301

PROJECT PROPOSAL

This Preliminary Plat application features a 17 unit single-family home subdivision located on Walker Road. The project site consists of 3 tax parcels totaling 6.3 acres. A single access point is proposed from Walker Road. The applicant is proposing a Planned Area Development (PAD) with 27% open space. The PAD allows for residential lots of this size with setbacks proposed to be 3' side, 30' rear and 16' in the front with 25' requirement for the garage to the curb/sidewalk. The plat has met all requirements of the Land Development Code for subdivisions.

CONSISTENCY WITH THE GENERAL PLAN

The project is consistent with the 2003 General Plan showing the area as low to medium residential, which allows for residential lots of this size subject to the overlying zoning district. The subject property is not within any neighborhood plan area.

NEIGHBORHOOD COMPATIBILITY

The proposed development is compatible with the greater neighborhood area. Other single-family development has occurred on adjacent lands zoned SF-12. There is vacant land to the south and east with businesses across Walker Road further to the northeast.

SURROUNDING LAND

| Direction | Zoning | Land Use |
|-----------|--------------|--------------------------|
| North | SF-12 | Single Family Homes |
| South | Federal Land | Prescott National Forest |
| East | RE-2 | Vacant Land |
| West | SF-12 | Single Family Homes |

PREVIOUS COUNCIL ACTION

The area was annexed into the City in 1987. Council approved a rezoning from RE-2 to SF-12 on February 10, 2011.

EXISTING SITE AND AREA CONDITIONS:

Water and sewer service will serve the property from Walker Road to the east. The project area has been previously graded, but is relatively flat and is not subject to hillside regulations. There are no FEMA flood zone areas, however, the project is affected by local drainage requiring drainage channels within the development and culverts to be placed under Walker Road to prevent impacts to the roadway.

DEPARTMENT AND AGENCY COMMENTS

Comments were provided to agencies during the initial review process. Fire, Public Works and Engineering Services have reviewed the proposed plat with the applicant addressing any potential issues. A Traffic Impact Study is not needed for this project.

PUBLIC COMMENTS

The plat application has been submitted under existing zoning as a PAD. No public advertising is required, however, during the rezoning process in 2011, adjacent property owners were contacted with no opposition indicated and one letter of support was received.

FINDINGS

Public Works/Engineering Services has reviewed the plat. The proposed development does not require a traffic study. Walker Road does not have any known traffic safety issues that would make it unsuitable to handle the increased traffic from the proposed development. Impacts are expected to be minimal on the existing roadway network. Engineering Services is not requiring curb, gutter and widening along the west side of Walker Road for the length of the development. The applicant provided a Drainage Report and Analysis of the proposed development which was reviewed and approved. The proposed project area does not encompass Federal Waters. As local drainage only, it is not affected by Section 404 of the Clean Water Act. The Preliminary Plat indicates a sewer lift station, however, Public Works/Engineering Services has indicated that a gravity system with no lift station is preferred. Details regarding a gravity fed sewer system shall be finalized in the Final Plat process.

The Fire Code allows for a single access point in subdivisions equal or less than 30 single family homes. No fire suppression sprinkler systems are required. The Fire Department is requiring that "No parking" signs shall be placed on one side of the street and around the cul-de-sac to allow access by fire apparatus.

The Water Service Agreement (WSA) allows that water shall be available for a period of 5 years. However, the Land Development Code states that a Final Plat application must be submitted within 1 year of the Preliminary Plat approval. Staff believes that the WSA should be the controlling document and is therefore requesting that the Final Plat application be given a 5 year submittal period.

STAFF RECOMMENDATION

The applicant has provided for adequate movement of traffic, access, utilities and other practical considerations addressed in the Land Development Code. Arizona Revised Statutes provide that a subdivision must be approved unless there is a deficiency according to code. Therefore, staff supports a positive recommendation to Council for approval with a suggested condition of approval regarding the Final Plat submittal period.

SUGGESTED MOTION

Move to support a positive recommendation to Council for approval of PP12-002 with the following suggested condition.

1. The Final Plat application may be submitted within 5 years of the Preliminary Plat approval in accordance with the WSA timeline.

Attachments:

Vicinity and Zoning Map
Proposed Preliminary Plat

