



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, August 14, 2014
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** to be held on **THURSDAY, AUGUST 14, 2014, 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	George Sheets
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

III. **REGULAR ACTION ITEMS**

1. Approval of the May 29, 2014 meeting minutes.
2. S114-001, 3085 Gateway Blvd. APN: 103-20-571B. Request is for a Site Plan review for Panera Bakery. Zoning is Business Regional (BR). Owner/Applicant is Westcor Company II Limited. Community Planner is George Worley, Phone: 777-1207.
3. RZ14-001, 1045 Whipple Street. APN 115-09-019A. Request is for a rezoning from a Multi-Family Medium (MF-M) to a Business General (BG) zoning district. LDC Sections 4.7 and 9.17. Owner: Prescott Charities, INC. Applicant is Susan E. Adams. Community Planner is George Worley, Phone: 777-1207.
4. SUP14-001, 1976 Commerce Center Circle. APN: 106-18-344. LDC Sections 2.4.49 and 9.9. Zoning is Industrial Transition (IT) in a PAD. Request is for placement of a new 75' monopole wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 29' x 38' block wall and wrought iron enclosure in the southeast corner of a currently undeveloped IT (PAD) property in the Prescott Lakes Commerce Center. Owner: Western Newspapers Inc. Applicant/Agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.

5. SUP14-002, 1115 IRON SPRINGS RD. APN: 115-09-036A. LDC Sections 2.4.49 and 9.9. Zoning is Business Regional (BR); request is for a Special use permit to allow Verizon Wireless to place a new 65' monopole wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 30' x 40' chain-link and barbed-wire enclosure in the south corner of a developed Business Regional property. Owner: 1117 Iron Springs Road, LLC. Applicant/agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.
6. SUP14-003, 1800 WILLIAMSON VALLEY RD. APN: 116-04-002E. Zoning is MF-M (Multi-Family Medium). LDC Sections 2.4.49 and 9.9. Request is for Special Use Permit for the placement of 75' monopine stealth wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 30' x 50' chain link enclosure northeast of the football field at Granite Mountain Middle School on a currently undeveloped portion of the school property. Owner: Prescott School District. Applicant/agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.
7. SUP14-004, 133/135 S GRANITE ST. APN: 109-02-006B. Zoning is Downtown Business (DTB). LDC Sections 2.4.49 and 9.9. Request is for a Special Use Permit for a stealth wireless communications facility with the entire facility being disguised inside two fabricated buildings on the top parking deck designed to match/blend with the parking structure and existing elevator shaft. Owner: City of Prescott. Applicant: Adam Brixius for AT&T Mobility. Community Planner is George Worley (928) 777-1207.

IV. PUBLIC HEARING ITEMS

V. CITY UPDATES

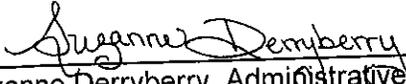
VI. SUMMARY OF CURRENT OR RECENT EVENTS

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 August 7, 2014 at 11:00 a.m. in accordance with the statement filed with the City Clerk's Office.


 Suzanne Derryberry, Administrative Specialist
 Community Development Department



**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
MAY 29, 2014
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on MAY 29, 2014 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Suzanne Derryberry, Administrative Specialist
David Stringer	Ryan Smith, Community Planner
George Sheats	Tom Guice, Community Development Dir.
Len Scamardo	Don Prince, Tourism Director
Joe Gardner	John Paladini, City Attorney
Terry Marshall	Eric Kriwer, Fire Marshal
	Jeff Burt, Economic Development Dir.
MEMBERS ABSENT	COUNCIL PRESENT
None	Greg Lazzell
	Steve Blair

III. REGULAR ACTION ITEMS

1. Approval of the April 10, 2014 meeting minutes.

Mr. Sheats, MOTION to approve the April 10, 2014 meeting minutes. Mr. Scamardo, 2nd. VOTE 7-0; passed.

2. ANX14-001, Senator Heights, APNs: 110-08-014C, 110-08-014D, 110-08-014E, 110-08-014F, and 110-08-014G, totaling approximately 37.35 acres, including portions of Senator Hwy and Haisley Rd. The subject property is located south of the intersection of Nathan Lane and Senator Hwy in portions of Section 10 Township 13 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. County Zoning is R1L-35. Owners/Applicants: Stone Creek Investments, LLC and Candoli Trust. Project Manager: George Worley, Planning Manager (777-1287)

Mr. Worley reviewed the staff report and indicated that the request was for action on the proposed annexation for a recommendation on the appropriate zoning classification for the area in questions.

Mr. Worley continued by displaying site information on the overhead projector and noted that there were five very large parcels which would be proposed to be platted as single

family lots; the annexation would allow water service to those lots and could potentially allow for sewer services to those as well. He noted that the city's current policy would not allow water service to be extended outside of the corporate limits of the city, therefore the annexation would be necessary.

Mr. Worley went on to discuss zoning designations, lots sizes, and the general plan land use map. He and stated that staff was in favor of a possible SF-35 zoning designation. He concluded by stating the responsibility of the Planning and Zoning Commission which was to recommend the zoning which would be implemented at the time of annexation.

Bill Feldmeier stated that the main reason for the requested annexation was due to water. He noted that there had been a prior water service agreement with the city but that it had lapsed, therefore they were looking to revive that agreement by going through the annexation agreement.

Mr. Scamardo discussed the construction of the water and sewer lines necessary for the annexation. Mr. Worley stated that any extension of the utilities would be required prior to any construction permits being issued for the lots. He also discussed a possible waiver for the connection to the sewer due to an issue accessing an existing main.

Mr. Sheats wanted to know if they were planning on doing a Planned Area Development in the future. Mr. Feldmeier stated he was uncertain of the long term possibilities.

Mr. Mabark wanted to know if the developer would be required to bring water to the parcels if the annexation was approved. Mr. Worley stated that in order to connect to city services a main would have to front the properties and the typical process would place the burden on the developer, however, he was unsure if discussions had taken place regarding a development agreement for that issue. He also noted that they would only be required to go through that process if they want to build a house.

Mr. Mabark wanted to know what liabilities could potentially affect the city for annexing the 37 acres. Mr. Worley pointed out the additional cost of infrastructure, and also looked at potential services needed for fire and garbage services. It was noted that in this particular case it would be considered revenue neutral; therefore there would have a minimal financial impact to the city.

Other discussions which took place were related to roads in and around that area.

Mr. Stringer wanted to know what advantage there would be to the city to annex the property. Mr. Feldmeier noted the sales tax revenue for the development of the property as well as the revenue from the city services of water and sewer.

Mr. Menser called for any questions or comments; there were none.

Mr. Scamardo, MOTION to suggest zoning classification of SF-35 at the time of annexation. Mr. Mabark, 2nd. VOTE 7-0; passed.

IV. **PUBLIC HEARING ITEMS**
None

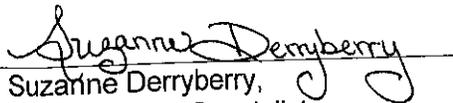
V. **CITY UPDATES**
None

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

Mr. Worley noted that the Touchmark project had been postponed to council until the June 10, 2014. He also discussed General Plan meetings in the near future.

VII. **ADJOURNMENT**

Chairman Menser adjourned the meeting at 12:28 a.m.


Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 8/14/14

AGENDA ITEM: Site Plan (SI14-001) approval for Panera Bread Café at Prescott Gateway Mall. The site address is 3085 Gateway Boulevard. The zoning is Business Regional (BR). APN is 103-20-571B. Owner is Westcor Commercial.

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	

Item Summary

This is a request for Site Plan review and approval for a new Panera Bread Café at the Prescott Gateway Mall. The location is at the northwest corner of the mall site containing Best Buy and Red Robin. The BR zoning allows restaurants by right. The restaurant will include a drive-through and outdoor seating area in addition to the interior seating. The site is within the Commercial Corridor Overlay (CCO) along State Route 69. The CCO has certain requirements for lighting, landscaping, building colors and mechanical equipment screening.

Background

There is a condition of zoning at the Mall for new construction to receive a review and approval of the site design by Planning Commission and City Council. Previous site plan reviews were conducted by the City Council for Red Robin, Best Buy, The Room Store and Texas Roadhouse.

Site Design

The site is already graded flat and will match the existing paved parking to the east and south. Access will be from Gateway Boulevard through the existing parking lot. Water and sewer utilities are in place very close to the site and both have adequate capacity. The BR district has setbacks of 10 feet front and rear and 7 feet on the sides. The building site plan meets or exceeds these requirements. The building will be one story and will be well under the 50 foot maximum height limit. The CCO requirements for landscaping, building color and site lighting will be reviewed during the building permit review process.

The design indicates a drive through lane wrapping the north and west sides of the building. Vehicle stacking meets the LDC requirements of Section 6.2.9. In addition to the drive through, there will be indoor and outdoor seating provided. The parking lot will provide 44 parking spaces and a reciprocal parking agreement will enable shared use of

Agenda Item: Site Plan (SI14-001) approval for Panera Bread Café at Prescott Gateway Mall. The site address is 3085 Gateway Boulevard. The zoning is Business Regional (BR). APN is 103-20-571B

much of the rest of the parking lot. Parking lot lighting and exterior building lighting will be dark sky compliant per LDC 6.11.4.

The site is subject to the Comprehensive Sign Plan adopted for the Mall. Staff discussion with Panera reveals that their intended sign plan will meet the existing standards of the Comprehensive Sign Plan.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan

Recommended Action:

1. **MOVE** to recommend approval of the site plan for Panera Bread Café (SI14-001) at 3085 Gateway Boulevard.



Wal-Mart

Panera Site

Gateway Mall

ESTATE ROUTE 69

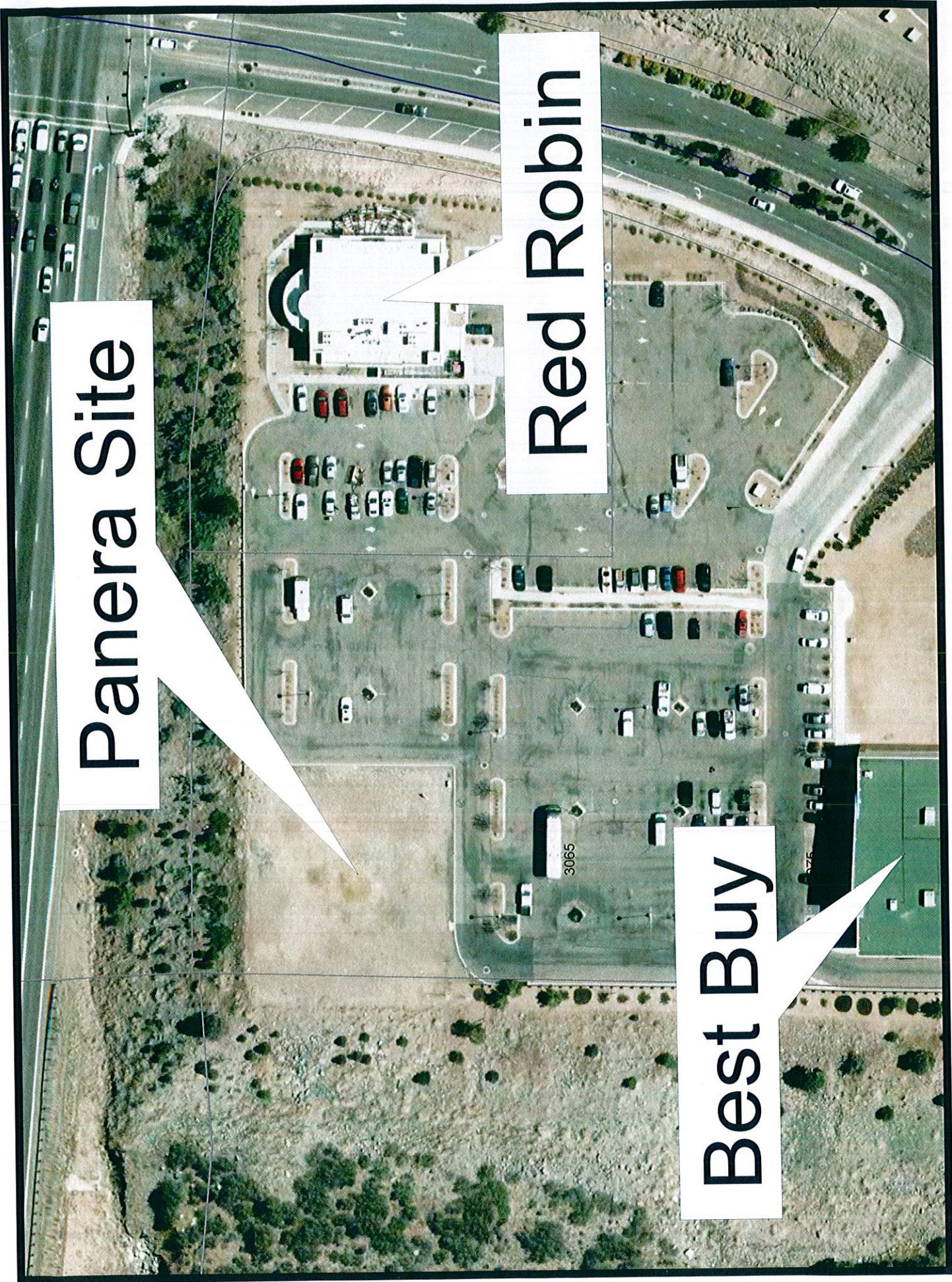
BR

GATEWAY BLVD

Panera Site

Red Robin

Best Buy





E STATE ROUTE 69

Wai-Mart

Gateway Mall

Panera Site

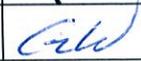
GATEWAY BLVD

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 8/14/14

AGENDA ITEM: Request for rezoning of property at 1045 Whipple Street from Multifamily Medium (MF-M) to Business General (BG). Property owner is Prescott Charities, Inc. Applicant is Susan Adams. Site APN is 115-09-019A. Lot area is 28,750 square feet (0.66 acre).

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	

Item Summary

This is a request to rezone a 0.66 acre parcel containing a commercial day care business from multifamily to commercial. The current operation of a day care was a permitted use under the previous zoning code by way of a Conditional Use Permit granted in 1992. Rezoning would allow other commercial uses to occupy the site in the future.

Background

The applicant has requested BG zoning to match the zoning of the commercial properties to the west. The area also has Business Regional, Residential Office (RO) and Neighborhood Oriented Business (NOB) districts nearby. The site is identified as commercial on the 2003 General Plan Land Use Map. The proposed rezoning to a commercial zoning district will be compatible with the General Plan.

Site Design

The site has an existing building and fenced outdoor play area for the day care use. The site has provisions for at least 18 parking spaces. The parking lot is paved but not lighted at this time. Any future lighting will be Dark Sky compliant per the LDC. The building and parking lot are surrounded by landscaping that meets or exceeds the LDC requirements. Access to the site is from Whipple Street via a paved driveway.

The site and building could accommodate a number of office or light retail uses without significant modification. Future use as general or medical office has been mentioned by the applicant.

Impacts on Adjacent Properties

A consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The nearby uses include commercial offices and retail buildings to

Agenda Item: RZ14-001 rezoning 1045 Whipple Street from Multifamily Medium to Business General

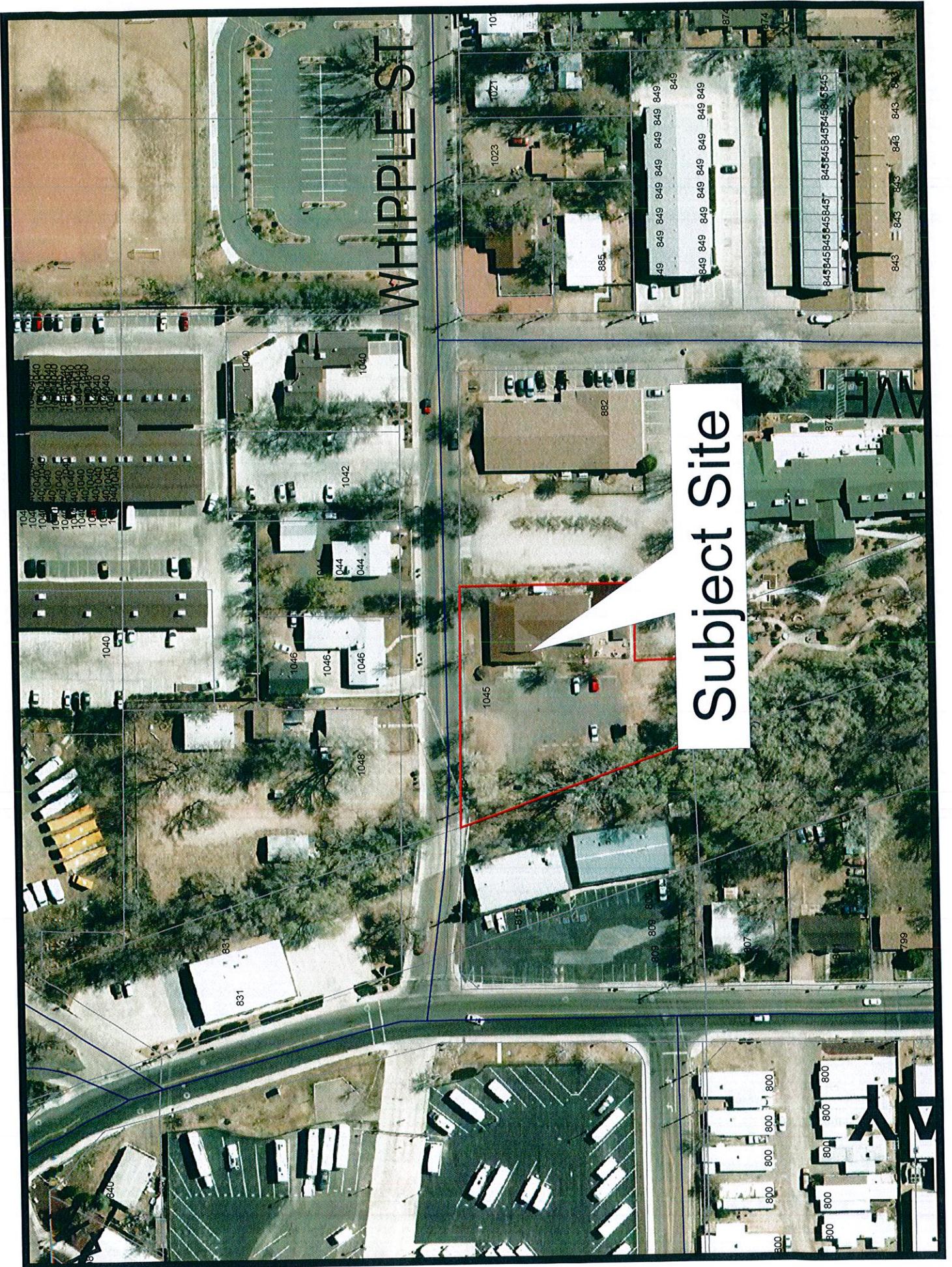
the west, a church to the east, senior and market rate apartments to the south and southeast, and several single-family homes to the north. The area has a broad mix of uses, with no particular use predominating. The two residentially zoned parcels on the north side of Whipple Street are already nearly surrounded by commercial zoning and uses. It can be expected that those two parcels will seek to rezone to a commercial zoning district in the future. As noted above, the General Plan identifies the area as commercial, therefore, it is reasonable to expect nearby parcels to seek rezoning to a commercial zoning.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan
4. General Plan Land Use Map

Recommended Action:

MOVE to recommend approval of RZ14-001 amending the zoning of 1045 Whipple Street from Multifamily Medium (MF-M) to Business General (BG).



Parcel Report for APN: **115-09-019A**

Site Address: **1045 WHIPPLE ST**

Owner:
PRESCOTT CHARITIES INC
436 N WASHINGTON AVE
PRESCOTT AZ 86301

Subdivision Name: **GARDENLAND TRACT**

Max. Lot Coverage: **40%**
 Max. Bldg Height: **35 ft**
 Setbacks:

Front: **20 ft**
 Side: **7 ft**
 Rear: **20 ft**
 Corner: **10 ft**

Acres: **sq.ft.**
 Square Ft: **114 R2 S29**
 TRS:

DOR Usage Code: **Qualified Exmpt**
 Description: **9000-NURS HM/ORPHNG/REHAB**
CTR

Zoning Information
 Zoning: **MF-AM**

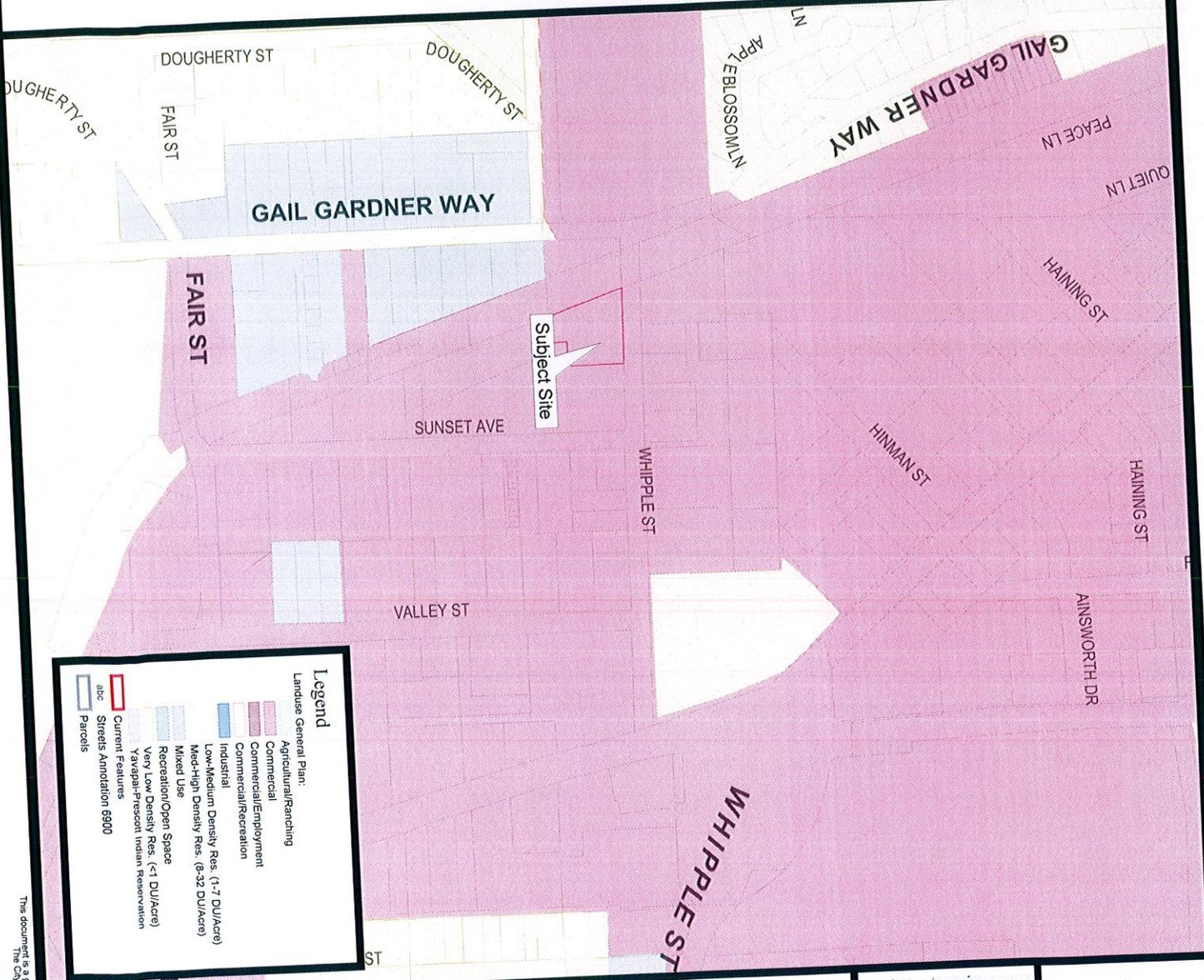
Flood Zone: **AE, FLOODWAY**
 FIRM Panel: **04025C2061G**

Overlay District Information

HPD District:	Outside
NR District:	Outside
Willow Creek District:	Outside
Wipole-Zuma District:	Outside
Hwy 69 District:	Outside
Prescott East Area Plan:	Outside
Prescott Enterprise:	Outside
Airport Noise District:	Outside
Wildlife Urban Interface:	Inside

Planner's Actions:

CU-9209: Conditional Use Permits
 NONE
 V-0116: Variances



Legend

Landuse General Plan:

- Agricultural/Ranching
- Commercial/Employment
- Industrial
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Very Low Density Res. (<1 DU/Acre)
- Recreation/Open Space
- Yavapai-Prescott Indian Reservation
- Current Features
- Streets Amendment 6900
- Parcels

1045 WHIPPLE ST
GENERAL PLAN USES



This map is a product
 of
 The City of Prescott

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PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 8/14/14

AGENDA ITEM: Special Use Permit (SUP14-001) for the installation of a Cell Tower at 1976 Commerce Center Circle. Site zoning is Industrial Transition (IT) PAD. Property owner is Western Newspapers, Inc. Site APN is 105-18-344.

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	

Item Summary

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned IT, which allows telecommunications facilities with an approved SUP.

Background

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage in the northeast region of Prescott Lakes. The proposed location is within a commercial business park Planned Area Development. The proposed site is near the south boundary of the IT zoning district and adjoins a Business General zoning district. The site is currently vacant, but can be developed with commercial retail or office buildings in a manner similar to the adjoining sites to the north and east. The proposed location of the tower is the south east corner of this parcel.

Site Design

The site is graded and has functional access from Commerce Center Circle. The proposed installation will include a 75 foot monopole, a 29 by 38 foot walled compound containing a prefabricated equipment building and a 12 foot wide access easement from the paved road to the leased site.

The tower design is for a monopole with three antenna arrays at the top. The pole is 22 feet from the south property line and 21 feet from the east property line. The design will allow collocation of additional antennas, but none are proposed at this time. A color for the compound wall and the pole has not been proposed, but such a determination is an appropriate condition of the SUP.

Agenda Item: SUP14-001 Special Use Permit for Cell Tower at 1976 Commerce Center Circle

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the IT district has a height limit of 40 feet. The requested 75 foot monopole would require specific Council approval as a part of the SUP approval. Similarly, the typical setback for a tower is equal to the height of the tower. LDC Section 2.4.49.L authorizes the Council to reduce the requirement if the intent of the Section would be better served by doing so.

Neighborhood Objections

A number of nearby property and business owners have provided written objections, which are attached to this report.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan

Recommended Action:

MOVE to recommend approval of SPU14-001 for a cellular monopole antenna at 1976 Commerce Center Circle, with the following conditions:

1. Permit a maximum tower height of 75 feet
2. Permit setbacks of 22 feet from the south property line and 21 feet from the east property line

Worley,George

From: Elyse Rose [erose4u@yahoo.com]
Sent: Wednesday, August 06, 2014 10:34 AM
To: Worley,George
Subject: Cell Tower in Prescott Lakes

Dear Mr. Worley,

I am voicing my objection to allowing a Special Use Permit for a Cell Tower in Prescott Lakes. It would have been very helpful to send a letter advising other residents of this request and not just me.

This is a residential area, and yes the Commerce Center is across, But it is not zoned for this and the type of businesses allowed attracts higher quality. I have lived here for 10 and 1/2 years and not only will this deteriorate property values (just coming back up), impede and sully the view , but there is alot of debate about Towers increasing cancer rates in residents near by (no matter what the telecommunications companies try to state to the contrary). Every household on my hammerhead including me (with the exception of the 24 year old) has come down with some form of CANCER. Coincidence or related to Electric Towers near by? I urge you to please, not approve this. There are 3 other locations that this company has requested , at least 2 of which are more suitable than Prescott Lakes.
Thank you for your consideration.

Kind Regards,

Elyse Rose

Worley, George

From: Dawn Stoner [DStoner@HOAMCO.com]
Sent: Wednesday, August 06, 2014 3:12 PM
To: Worley, George
Cc: Shelly Holland; Donald Grier (dsglaw@msn.com); James Pointdexter (financialjmp@cableone.net); Ken Coleman
Subject: Administrative Adjustment at 1976 Commerce Center Cir - Project #SUP14-001
Importance: High

Dear Mr. Worley,

This email is written on behalf of the Prescott Lakes Commercial Association Board of Directors and Architectural Committee. The Prescott Lakes Commerce Center is located within the Commercial Association and is subject to the Declaration and ARC Guidelines. The Board and ARC Committee respectfully request that the following landscape screening and irrigation requirements be included as part of the Special Use Permit for project #SUP14-001:

- 1) Add landscaping to screen the block wall and wrought iron enclosure;
- 2) Install a stand-alone irrigation meter off of Pad 4 (adjacent to the SE corner of the undeveloped pad) for the purpose of supplying irrigation to the landscaping around the wall. Western Newspaper will be responsible for the water usage and maintenance of all irrigation components.
- 3) Shrubs will need to be maintained on the regular basis.

We appreciate your consideration. Don't hesitate to contact me with any questions or concerns.

Sincerely,

Dawn Stoner,

on behalf of the Prescott Lakes Commercial Association Board of Directors and ARC Committee

DAWN STONER | *Community Association Manager*

HOAMCO

T 928.776.4479, ext. 29 | F 928.776.0050

3205 Lakeside Village | Prescott, AZ 86301

PO Box 10000 | Prescott, AZ 86304

dstoner@hoamco.com | HOAMCO.com

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Worley, George

From: Josh Holmes [josh@clearskycapitalinc.com]
Sent: Wednesday, August 06, 2014 4:02 PM
To: Worley, George
Cc: Marcus Kurschat
Subject: Administrative Adjustment at 1976 Commerce Center Circle

George,

We would like to express genuine concern of the request to place a new 75' Monopole wireless communications facility; Per the document dated 7/21/2014, that we received in the mail, on the details of the request from Western Newspapers, Inc. for project no. SUP14-001.

We feel the height and location would detract from the aesthetic views provided to our residents at the Multi Family property we own called The Legacy at Prescott Lakes.

With Regards,

Josh Holmes
Clear Sky Capital Inc™
2398 East Camelback Road
Suite 615 | Phoenix, AZ 85016
T 480 347 9706 | C 602 502 6187
josh@clearskycapitalinc.com | www.clearskycapitalinc.com

Worley, George

From: James Poindexter [financialjmp@cableone.net]
Sent: Wednesday, August 06, 2014 4:47 PM
To: 'Dawn Stoner'; Worley, George
Cc: 'Shelly Holland'; 'Donald Grier'; 'Ken Coleman'
Subject: RE: Administrative Adjustment at 1976 Commerce Center Cir - Project #SUP14-001

Yes, agree
jim

James M. Poindexter, CFP
1965 Commerce Center Cir. Ste D
Prescott, AZ 86301
P: 1 (928) 443-5542
F: 1 (928) 443-5543

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From: Dawn Stoner [<mailto:DStoner@HOAMCO.com>]
Sent: Wednesday, August 06, 2014 3:12 PM
To: george.worley@prescott-az.gov
Cc: Shelly Holland; Donald Grier (dsglaw@msn.com); James Poindexter (financialjmp@cableone.net); Ken Coleman
Subject: Administrative Adjustment at 1976 Commerce Center Cir - Project #SUP14-001
Importance: High

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- 1) Add landscaping to screen the block wall and wrought iron enclosure;
- 2) Install a stand-alone irrigation meter off of Pad 4 (adjacent to the SE corner of the undeveloped pad) for the purpose of supplying irrigation to the landscaping around the wall. Western Newspaper will be responsible for the water usage and maintenance of all irrigation components.
- 3) Shrubs will need to be maintained on the regular basis.

We appreciate your consideration. Don't hesitate to contact me with any questions or concerns.

Sincerely,

Dawn Stoner,

on behalf of the Prescott Lakes Commercial Association Board of Directors and ARC Committee

DAWN STONER | *Community Association Manager*

HOAMCO

T 928.776.4479, ext. 29 | F 928.776.0050

3205 Lakeside Village | Prescott, AZ 86301

PO Box 10000 | Prescott, AZ 86304

dstoner@hoamco.com | HOAMCO.com

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August 6, 2014

George Worley, Planning Manager
City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

**Re: Special Use Permit (SUP14-001)
Administrative Adjustment at 1976 Commerce Center Circle**

Dear George,

We are writing in response to your notification dated 7/21/2014 regarding the proposed construction of a 75-ft monopole wireless communication facility at 1976 Commerce Center Circle on Yavapai County assessor parcel 106-18-344 in the City of Prescott, Arizona. We appreciate your cooperation on this matter and we would like to thank you for providing us with the Project Narrative and supporting documentation prepared by Reliant Land Services on behalf of Verizon Wireless.

As you know, we own the adjacent property at 1981 Commerce Center Circle being Lot A of the Prescott Lakes Commerce Center, Lot 4 on assessor parcel 106-18-343A, which is encompassed by assessor parcel 106-18-343E owned by the Prescott Lakes Commercial Association cited in the Project Narrative. It is disconcerting that there is no mention of our property in the project narrative as our building lies only 20-ft from the subject property boundary, or 35-ft from the proposed construction.

We are very concerned with the placement of a 75-ft monopole next to our building. We are surprised by the lack of public outcry with this potential to blight the landscape of the Prescott Lakes Community. This project, if constructed, will negatively impact the aesthetics and public safety in our area. It is not a surprise that our building was omitted from the south elevation of the improvement plans. As proposed, our *existing* building would be well within the fall zone of the proposed 75-ft monopole. The proposal will have numerous damaging impacts to our property and the surrounding properties. Studies have shown that a diminution of value in excess of 5% have taken place and that will have a negative impact on the property tax base, along with increased insurance premiums. The noise and/or air pollution from the diesel generator, continuously running AC unit and potential health risks from electromagnetic radiation will not only affect visitors to our property but will also expose the children at the newly constructed school on parcel 106-18-352E to this invisible health risk.

Should this proposal be approved by the City of Prescott, we intend to pursue whatever means necessary to seek claims for damages to our property including diminution of property value and increased insurance premiums. We will be consulting with our attorneys to explore our legal options as this proposal continues through the review and approval process. We strongly urge you to deny this request as it will provide little benefit to a small group of people, at our expense.

Sincerely,

Davin Benner & Ben Huza
GBE Investments, LLC



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 8/14/14

AGENDA ITEM: Special Use Permit (SUP14-002) for the installation of a Cell Tower at 1115 Iron Springs Road. Site zoning is Business Regional (BR). Property owner is 1117 Iron Springs Road LLC. Site APN is 115-09-036A.

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	

Item Summary

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower at 1115 Iron Springs Road. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned BR, which allows telecommunications facilities with an approved SUP.

Background

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage in the west central area of Prescott. The proposed location is within a commercial business zone and is surrounded by business and light industrial uses. The proposed site is behind an existing business near the south corner of the parcel. The tower is proposed to be a monopole.

Site Design

The site is graded and will have access from Iron Springs Road via a proposed 12 foot wide access easement along the southeast side of the commercial building. The proposed installation will include a 65 foot monopole in a 30 by 40 foot fenced compound, also containing a prefabricated equipment building. A 12 foot wide access easement from Iron Springs Road will provide access to the leased site.

The tower design is a typical monopole with three antenna arrays at the top. The pole is 21 feet from the southwest property line and 27 feet from the southeast property line. The monopole design will allow collocation of additional antennas, but none are proposed at this time. A color for the pole has not been proposed, but such a determination is an appropriate condition of the SUP. Staff has provided site photos to assist in this discussion.

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the BR district has a height limit of 50 feet. The requested 65 foot monopole would require specific Council approval as a part of the SUP approval. Similarly, the typical setback for a tower is equal to the height of the tower. LDC Section 2.4.49.L authorizes the Council to reduce the requirement if the intent of the Section would be better served by doing so.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan

Recommended Action:

MOVE to recommend approval of SPU14-002 for a cellular monopole antenna at 1115 Iron Springs Road, with the following conditions:

1. Permit a maximum tower height of 65 feet
2. Permit setbacks of 21 feet from the southwest property line and 27 feet from the southeast property line



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 8/14/14

AGENDA ITEM: Special Use Permit (SUP14-003) for the installation of a Cell Tower at 1801 Williamson Valley Road. Site zoning is Multifamily Medium (MF-M). Property owner is Prescott Unified School District. Site APN is 116-04-002E.

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	

Item Summary

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower at 1801 Williamson Valley Road. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned MF-M, which allows telecommunications facilities with an approved SUP. The location is on the grounds of Granite Mountain Middle School.

Background

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage in the west central area of Prescott. The proposed location is in a predominantly residential area with single-family zoning to the east and a county residential neighborhood to the west. The proposed site is at the north end of the parcel, northeast of the existing football field. The tower is proposed to be a stealth monopole disguised as a pine tree. There are numerous live pine trees in the vicinity. None are as tall as the proposed antenna, however the surrounding topography has elevation changes that will make the design blend in with the live trees as seen from the east and west property lines.

Site Design

The site will have access from Williamson Valley Road via a proposed 12 foot wide access easement along the existing driveway/roadway into the school campus. The proposed installation will include a 70 foot monopole disguised within a 75 foot pine tree and a 30 by 50 foot fenced compound, also containing a prefabricated equipment building.

The tower design is a typical monopole with three antenna arrays at the top. The pine tree camouflage will extend higher and wider than the pole and antenna array. The pole is approximately 130 feet south of the north property line, approximately 550 feet from the

Agenda Item: SUP14-003 Special Use Permit for Cell Tower at 1801 Williamson Valley Road

east property line and approximately 340 feet from the west property line. The typical setbacks for towers are equal to the tower height. In this case the distances to property lines far exceed the required setbacks. The monopole design will allow future collocation of additional antennas.

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the MF-M district has a height limit of 35 feet. The requested 70 foot monopole would require specific Council approval as a part of the SUP approval.

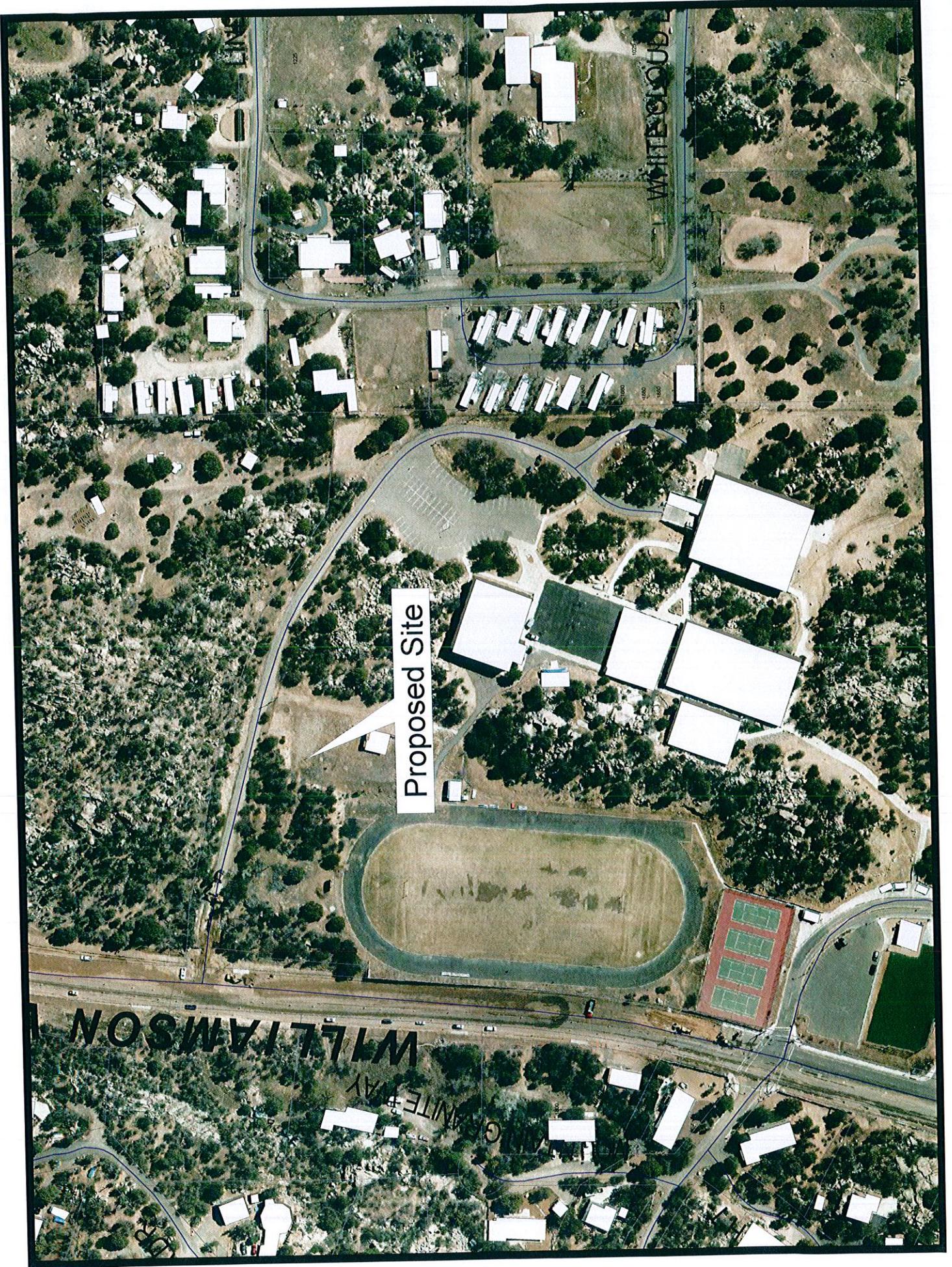
Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan

Recommended Action:

MOVE to recommend approval of SPU14-003 for a cellular monopole antenna at 1801 Williamson Valley Road, with the following conditions:

1. Permit a maximum tower height of 70 feet, with the pine tree stealth camouflage reaching to a height of 75 feet



Proposed Site

WILLIAMSON

WHITE CLOUD

WHITE CLOUD

PROJECT NARRATIVE

FOR

Verizon Wireless AZ2 Judd

1801 Williamson Valley Rd
Prescott, AZ 86305
APN: 116-04-002E
Jurisdiction: Prescott
Zoning: MF-M



Submitted by:

Reg Destree

Reliant Land Services, Inc.
7201 E. Camelback Rd, Ste 310
Scottsdale, AZ 85251
602-349-6930 (mobile)
602-453-0002 (fax)
Reg.destree@rlsusa.com

June 30th, 2014

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Yavapai County, Verizon Wireless is proposing to place a new wireless telecommunications facility at Granite Mountain Middle School in Prescott. The main objectives of this site are to improve coverage and capacity in the homes in the area. This site will help fill some gaps in coverage related to topography and allow Verizon to reduce the capacity lag from the existing tower serving this area from City property off of Willow Creek Road. We refer to that site as AZ2 Prescott North and this is one of several sites that are going to help offload that site to improve overall network quality.

Verizon has been receiving complaints of poor call quality, dropped calls and poor data speed from residents in this area. We have been working to improve coverage for about a year. This proposed new wireless facility will help residents, businesses, and travelers in this area while being placed as far from existing homes as possible and on a type of parcel that has become common for Wireless Communications Facilities.

Site Description

The subject parcel is developed with Granite Mountain middle school including multiple buildings and a football/track field. The parcel is just under 40 acres and is the largest parcel in this area. This subject parcel is surrounded by City property to the north, Williamson Valley Road with homes beyond to the west, homes to the east and Iron Springs Road to the south. This area is about half within the City limits and half outside of the City.

The proposed location is northeast of the football field to maximize coverage in the area while also keeping the site from occupied buildings on the property and neighboring homes. The topography and vegetation in the area does an excellent job to shield the ground equipment from off sites views and the existing trees will aide this stealth structure in blending into the surrounding. Due to the surrounding residential uses in the area, this site is being proposed as a faux pine tree style cell tower.

Site History

Verizon Wireless has been working to improve coverage and especially capacity in this area for a while. The original search ring was issued right at the intersection of Williamson Valley & Iron Springs. This site is actually on the NE edge of the search area but preference is always given to public and school property in search areas. There is no existing verticality nearby that would work to cover this area of need. The only other developed public land was at the Fire Station but available space on the ground and elevation made that site impractical. Ultimately, several raw land sites were pursued as candidates including the school property and the Assemblies of God Camp to the SW of the intersection.

The Camp has a carrier pole already but it is very small and not sufficient for collocation. The option at that location was proposed to be a similar faux pine tree structure to this. I submitted that location and this location at the school. The engineer indicated this site at the school would most effectively improve the coverage and capacity in this area.

Description of Proposal

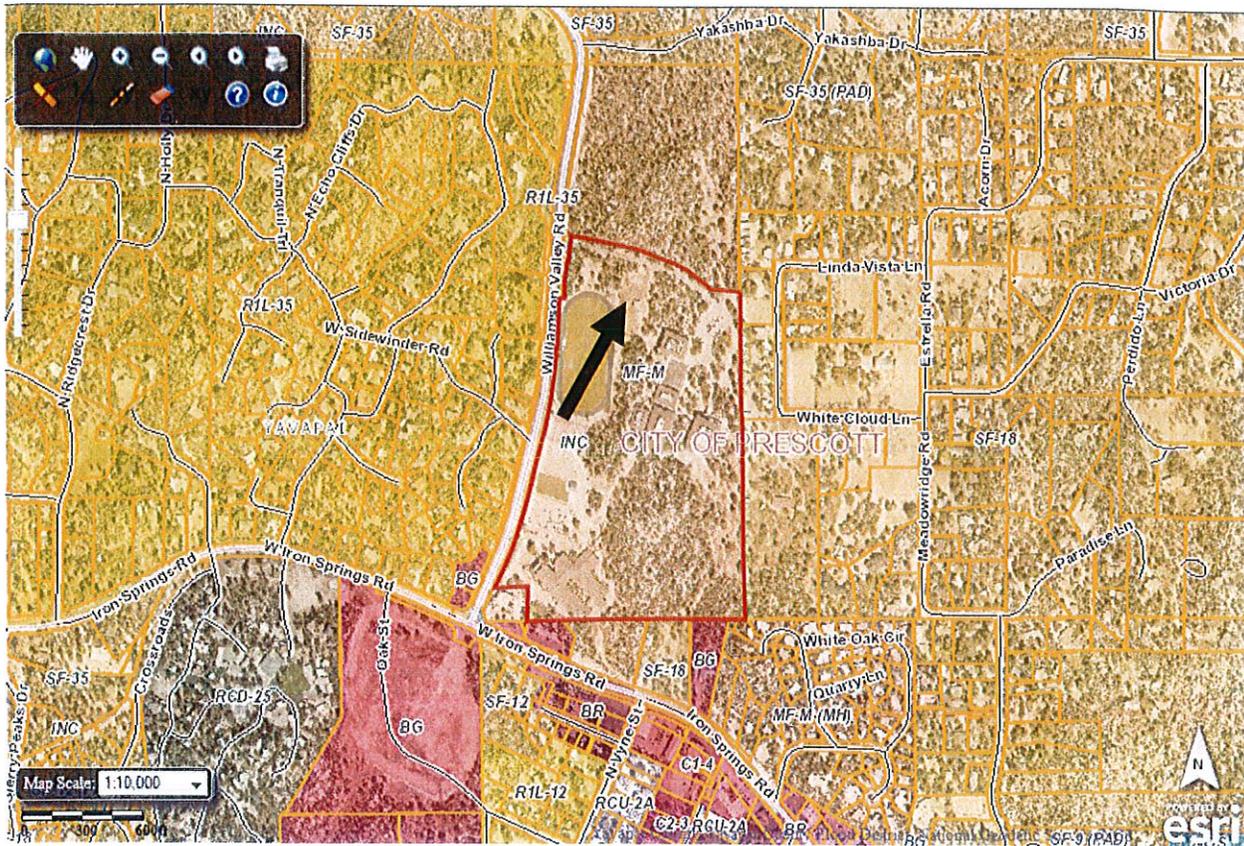
The proposed site development includes placement of 9 panel antennas and related equipment on a new 75' monopine. The panel antennas are used for coverage to communicate with phones. The 75' height will maximize coverage in the area, especially to the north and west while allowing reasonable

space above the antennas for branches to give a more natural shape to the tree. The pole will be structurally capable of handling future collocation.

The pole is located over 120' from the nearest property line abutting the City property to the north. The pole is over 500' from the homes to the east and west of this property and 2,000' from homes to the south of Iron Springs.

The Verizon radio equipment will be secured in a State-approved pre-manufactured equipment shelter (12' x 26'). This shelter will also house an emergency diesel generator. The shelter will be enclosed with a 50' x 30' chain-link compound.

Access to the site is from the existing school driveway just to the north. I have attached an aerial of the area showing the proposed site and neighboring parcels with the zoning overlay turned on.



Conclusion

This School Property offers an ideal location for a stealth wireless communication facility which can be set far back from neighbors and generally blend with the surroundings. This site will benefit residents, businesses, and visitors in the area as well as students and parents at the school. We are requesting approval for the maximum length of time possible for this proposed site.

MEETING DATE: 8/14/14

AGENDA ITEM: Special Use Permit (SUP14-004) for the installation of a Cell Tower site on the top parking deck of the City parking garage at 133 South Granite Street. The site is zoned Downtown Business District (DTB). The property owner is City of Prescott. The site APN is 109-02-006B.

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	

Item Summary

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower at 133 South Granite Street, on the top of the City parking garage. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned DTB, which allows telecommunications facilities with an approved SUP. The DTB has a maximum building height of 100 feet with an SUP. The antenna array and associated equipment will be disguised to blend in with the garage structure.

Background

AT&T Mobility is seeking to install a Cell Tower site to improve their service coverage in the downtown area. The proposed location is on the parking garage, with the two antenna arrays and the equipment to be enclosed within two false elevator towers placed on the top parking deck. AT&T will lease the space on the garage from the City.

Site Design

The proposed false elevator tower enclosures will be in the northwest and the southeast quadrants of the top parking deck, occupying three parking spaces. The enclosures will match the exterior appearance of the existing building, but will have an open top. The enclosure in the southeast will occupy two parking spaces and will contain an antenna array and the necessary electrical equipment, while the second enclosure in the northwest will occupy one parking space for an antenna array only. Due to the height of the garage, the equipment within the enclosures will not be visible to the occupants of any nearby buildings.

Agenda Item: SUP14-004 Special Use Permit for a Cell site on the City parking garage at 133 South Granite Street

Existing Special Use Permit

The Parking Garage was granted a Special Use Permit (SUP04-001) in 2004, allowing the building height to reach up to 68 feet. The final constructed height of the building is 65.5 feet. The two proposed enclosures will not exceed the height of the existing stair/elevator structure. No modification of SUP04-001 is required.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan
4. Building elevations/renderings

Recommended Action:

MOVE to recommend approval of SUP14-004 for a cellular antenna site on the top parking deck of the City parking garage at 133 South Granite Street, with the following conditions:

1. The antennas and equipment will be enclosed and disguised to match the building.
2. The enclosures shall not exceed the height of the existing elevator tower.