PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 30, 2015
9:00 AM

CITY 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, APRIL 30, 2015, at 9:00 AM in the City 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 January 29, 2015 meeting minutes.

2. RP14-005, **Re-submittal** of Revision of Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB); Property Owner: Braken Properties, Inc. Community Planner is Frank V. Hall (928) 777-1319.

IV. PUBLIC HEARING ITEMS

1. RZ15-001 - Request for a Rezoning, General Plan Map Amendment, and Gail Gardner Neighborhood Plan Amendment at 530 Fairgrounds from a Single-Family 9,000 sq ft (SF-9) to a Neighborhood Oriented Business (NOB) Zoning District. APN: 111-11-023B. Owner/Applicant is Earl Duque and Delisa Myles. Community Planner is Frank V. Hall, Phone: 777-1319.

2. RZ15-002 - Request for a Rezoning, General Plan Map Amendment, and Amendment of the Willow Creek Corridor Plan at 926 Whetstine Ave from a Single-Family 9,000 sq ft (SF-9) to a Multi-Family High Density (MF-H) Zoning District. APN: 115-05-014. Owner/Applicant is Greseth Family L.P. Community Planner is George Worley, Phone: 777-1287.

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 April 24, 2015 at 11:00 a.m. in accordance with the statement filed with the City Clerk's Office.

Suzanne Derryberry

Suzanne Derryberry, Administrative Specialist
Community Development Department

PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 29, 2015
PRESCOTT, ARIZONA

MINUTES of the **PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING** held on **JANUARY 29, 2015** at **9:00** AM in **DOWNSTAIRS CONFERENCE ROOM, 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
Joe Gardner	Frank Hall, Community Planner
David Stringer	Tom Guice, Community Development Dir.
George Sheats	**COUNCIL PRESENT**
Len Scamardo	Jim Lamerson
Ken Mabarak, Vice Chairman	
Terry Marshall	

III. REGULAR ACTION ITEMS

1. Approval of the October 30, 2014 meeting minutes.

   Mr. Sheats, MOTION to approve the October 30, 2014 meeting mintues. Mr. Marshall, 2nd. VOTE 7-0; passed.

2. FP15-002, Final Plat of Granite Dells Estates Phase 1D, a 12 lot residential subdivision with private streets. [Zoning: Rural Estate 2 (RE-2) (PAD); Property Owner: Granite Dells Estate Properties, Inc.] Property Owner: Granite Dells Estates Properties, Inc. Community Planner is Frank V. Hall (928) 777-1319.

   Mr. Hall reviewed the staff report and indicated that the project was for Granite Dells Estates Phase 1D. He discussed project location, proposed uses, and noted that the proposed lot sizes were consistent with the RE-2 Zoning District.

   Mr. Hall stated that the City Council had previously reviewed the associated annexation and Master Plan in 2007; it was later approved with a Development Agreement. The Planning and Zoning Commission provided a favorable recommendation for the Preliminary Plat in 2008, which was subsequently approved in May, 2008.

   Mr. Hall concluded by stating staff was in support of the proposal and that the applicant was available for any questions.

   Various discussions were related to HOA's, open space, trails access and CCNR's.

Mr. Sheats, MOTION to approve FP15-002, Final Plat of Granite Dells Estates Phase 1D. Mr. Stringer, 2nd. VOTE 7-0; passed.

3. RP14-005, Revision of Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB); Property Owner: Braken Properties, Inc. Community Planner is Frank V. Hall (928) 777-1319.

   Mr. Hall reviewed the staff report and indicated that the propsed revision of plat was to revise the side and front yard setbacks for 12 of the original attached townhomes. The request would also change the lots to single-family residences. Tract D would only change the configuration of the easement, not the amount of parking spaces.

   Bob Briggs, Project Architect, stated that the attempt was to produce a product that was more marketable. The single-family detached design would have a zero lot line on one side and a 5' setback in relation to the next lot. There would be two different types of units; 1-story and 2-story, although they would all be 3 bedroom units. Mr. Briggs stated that the lots varied slightly which was the reason for the two different floor plans.

   Continued discussions were related to parking configurations, front setbacks, utility easement locations, driveway lengths.

   Mr. Briggs stated that the reason for the modificiation of Tract D was due to width requirements for the units, plus the 5' needed around the drainage easement. They were not changing the drainage collection as it was already in place. Mr. Marshall questioned if the driveways would be entirely in the public utility easements; Mr. Briggs stated that was correct.

   Other discussions were related to lot coverage and parking requirements. Mr. Menser expressed his concerns regarding the driveway setbacks and right-of-way.

   Mr. Briggs stated that it is a gated community but the streets would be dedicated for the public.

   Mr. Mabarak discussed parking in regards to the hammerhead. He also wanted to know if discussions had taken place about possibly extending the street out to the other subdivision; Mr. Briggs stated there had not.

   Continued discussions and concerns were related to zoning, setbacks, parking, lot and home sizes. Mr. Briggs responded to concerns regarding the reduction of driveway widths.

   Mr. Mabarak, MOTION to deny RP14-005, Revision of Plat of Kensington Place, modification of all setbacks, reconfiguration of Tract D, and adjustment of lot lines 1,2 and 7-16. Mr. Menser pointed out issues associated with off street parking and front setbacks to the garage. Many commissioners added that they would lean towards approval of the project if the issue with parking were corrected. Mr. Briggs opted to move forward to council with a denial from Planning and Zoning. Mr. Sheats, 2nd. VOTE 7-0; DENIED.

IV. **PUBLIC HEARING ITEMS**
None

V. **CITY UPDATES**
None

VI. **SUMMARY OF CURRENT OR RECENT EVENTS**
None

VII. **ADJOURNMENT**

Mr. Menser adjourned the meeting at 9:51a.m.

Suzanne Derryberry

Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman

DRAFT

CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 4/30/15

DEPARTMENT: Community Development

AGENDA ITEM: RP14-005, Revision of Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB); Property Owner: Braken Properties, Inc.

Approved By: **Date:**

Director:	Guice, Tom	TG	4.24.15
Planning Manager:	George Worley	GW	4/24/15
Community Planner:	Frank V. Hall		FVH 4/24/15

Item Summary

Subsequent the discussion and recommendation to disapprove by the Commission at the January 29th and March 12th meetings, the applicant submitted a revised application.

The proposed Re-Plat of Kensington Place will modify the side yard setbacks for twelve of the original attached townhouse lots to accommodate a change to detached single-family lot dwelling units. ***The proposed side yard setback is five (5) feet for one side and zero (0) feet for the opposing side. The front yard setback for all one-story and two-story units will be 22 feet to the garage door.*** In addition, a four (4) space off-street guest parking lot known as "Tract D" will be reconfigured to support lot size increases for the subject lots.

Finally, the side yard lot lines for all twelve lots will be adjusted/straightened typical of standard single family detached lots. Impacts on water allocation, traffic volume, and open space requirements are not anticipated since the number of lots and zoning densities are unchanged.

AGENDA ITEM: RP14-005, Re-Plat of Kensington Place, Lots 1 and 2, Lots 7-16, and Tract D (Guest Parking), a 16-lot Planned Area Development (PAD) townhouse subdivision encompassing approximately 2.34 acres [Zoning: Neighborhood Oriented Business (NOB); Property Owner: Braken Properties, Inc.

Background

The City Council approved the Final Plat (FP05-004) of Kensington Place on May 24, 2005 following a rezoning of the site to NOB from Single-Family-35 (SF-35) in late 2004.

This site is designated Mixed-Use on the 2013 General Plan map and development in the vicinity of Kensington Place is primarily single-family residential (SF-9 & SF-35). All lots front on Kensington Court which is a 36 foot wide right-of-way with 28 feet of paved roadway with parking originally proposed to be on one side of the street.

Original setbacks of FP05-004 were approved as 5 feet side, 0 feet on the common wall side of the townhouse units, 8 feet rear, and 22 feet from the back of sidewalk to the face of garage to allow for additional driveway parking.

Planning & Zoning Commission review of the original PAD proposal occurred during May, June and July of 2004. At the June 10, 2004 meeting, the Commission voted to postpone approval of the Preliminary Plat, in part, to correct the plat to show a 22 foot setback to the garage to allow room for off-street parking in individual driveways. On July 8, 2004 the Commission voted to approve the Preliminary Plat since the minimum setback to the garage was changed to 22 feet.

Planning staff noted the Commission's 2004 garage setback concerns during the October Pre-Application Conference for this re-plat and requested written clarification from the applicant to justify the 14 foot reduction of the front yard setback needed to accommodate the new single-family housing type.

On January 29th and March 12th, 2015, the Planning and Zoning Commission voted unanimously to "not recommend" approval of the Revision of Plat that included garage/driveway setbacks reduced to only 8 feet in depth. Therefore, the applicant's are submitting a third redesign of the plat with a 22 foot garage/driveway setback for all one-story and two-story units.

Attachments

1. **Revision of Plat – RP14-005 (Updated for May 30, 2015 meeting)**

Recommended Action: MOVE to recommend approval of RP14-005, the Revision of Plat of Kensington Place to modify the side yard setbacks, reconfigure Tract D, adjust/straighten lot lines for Lots 1 and 2, and 7 through 16, while maintaining a 22 foot garage/driveway setback for all one-story and two-story dwelling units.

CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: **April 30, 2015**

AGENDA ITEM: Public Hearing for an application to rezone property at 530 Fairgrounds Avenue from Single Family-9 (SF-9) to Neighborhood Oriented Business (NOB), to amend the 2003 General Plan, and to amend the 2000 Gail Gardner Neighborhood Plan. Property owners/ applicants are Earl Duque and Delisa Myles. Site APN is 111-11-023B. Lot area is one (1) acre.

Approved By:

Director:	Tom Guice	TG 4.24.15
Planning Manager:	George Worley	GW
Community Planner:	Frank V. Hall	FVH.

Item Summary

This is a request to rezone a one (1) acre parcel containing a single family residence with two accessory buildings from Single Family – 9 (SF-9) to Neighborhood Oriented Business (NOB) in order to permit the construction of a new 2,800 square foot dance studio. The rezoning of the subject parcel would allow other non-residential uses permitted in the NOB district to occupy the site in the future.

Background

The applicant is requesting NOB zoning which would allow a dance studio as a permitted use as listed in the Permitted Use Table 2.3 of the Land Development Code (LDC). All properties immediately contiguous to the subject parcel are zoned SF-9. The neighborhood to the north across Gail Gardner Way is also zoned SF-9, and the fairground property to the east across Fairgrounds Avenue is owned by the City of Prescott and zoned Multi-Family High Density (MF-H).

2003 General Plan
The site is identified as Low-Medium Residential Density (1-7 Unites/Acre) on the 2003 General Plan Land Use Map. Therefore, an amendment to the 2003 General Plan map is also required as part of the rezoning application.

2000 Gail Gardner Neighborhood Plan (GGNP)
An amendment to the 2000 GGNP is also required as part of the rezoning application. The Gail Gardner Neighborhood Plan Zoning Map identifies the site as RA-9 which is an older zoning classification synonymous with the SF-9 district on current zoning maps.

AGENDA ITEM: Public Hearing for an application to rezone property at 530 Fairgrounds Avenue from Single Family-9 (SF-9) to Neighborhood Oriented Business (NOB), to amend the 2003 General Plan, and to amend the 2000 Gail Gardner Neighborhood Plan. Property owners/ applicants are Earl Duque and Delisa Myles. Site APN is 111-11-023B. Lot area is one (1) acre.

The GGNP describes the RA-9 zone as:

> "*a district that occupies 41% of the total plan area and is the most predominant land use in the area. The RA-9 district allows one-family dwelling per lot, minimum size 9,000 square feet.*"

Other relevant sections of the GGNP are included below.

> *Goal 1.2, Objective 2A: "Encourage reinvestment in the neighborhood through the development of single family residential along Gail Gardner south of Fair Street and the redevelopment of existing commercial properties throughout the neighborhood."*
>
> Future Development of Gail Gardner Way (page 23): *"They [residents] believed that Gail Gardner Way would remain a residential type street."*
>
> Neighborhood Participation and Notification (page 31): *"Today this neighborhood is dealing with the hand it has been dealt in terms of encroaching development and the possibilities of large-scale redevelopment. Gail Gardner residents have made it quite clear that they would like to be included in any new projects occurring within their neighborhood. This group has asked that they receive notification prior to any future development decisions made by the Planning & Zoning Commission and City Council.*
>
> Goal 3.4, Objective 4A: *"Keep close contact with the core neighborhood planning team with written notice of proposed changes in the neighborhood that allow public input."*

Site Design

The proposed site design includes the new construction of a 2,800 square foot "Dance Barn" near the northeast corner of the property near the intersection of Gail Gardner Way and Fairgrounds Avenue. The existing residence and accessory buildings will remain. The applicants are proposing onsite parking containing 12 spaces inclusive of a van accessible handicap space.

The site and building could accommodate a number of non-residential uses that are permitted in the NOB zoning district. All potential uses of the site must comply with the Site Plan and General Development Standards of the Land Development Code.

Impacts on Adjacent Properties

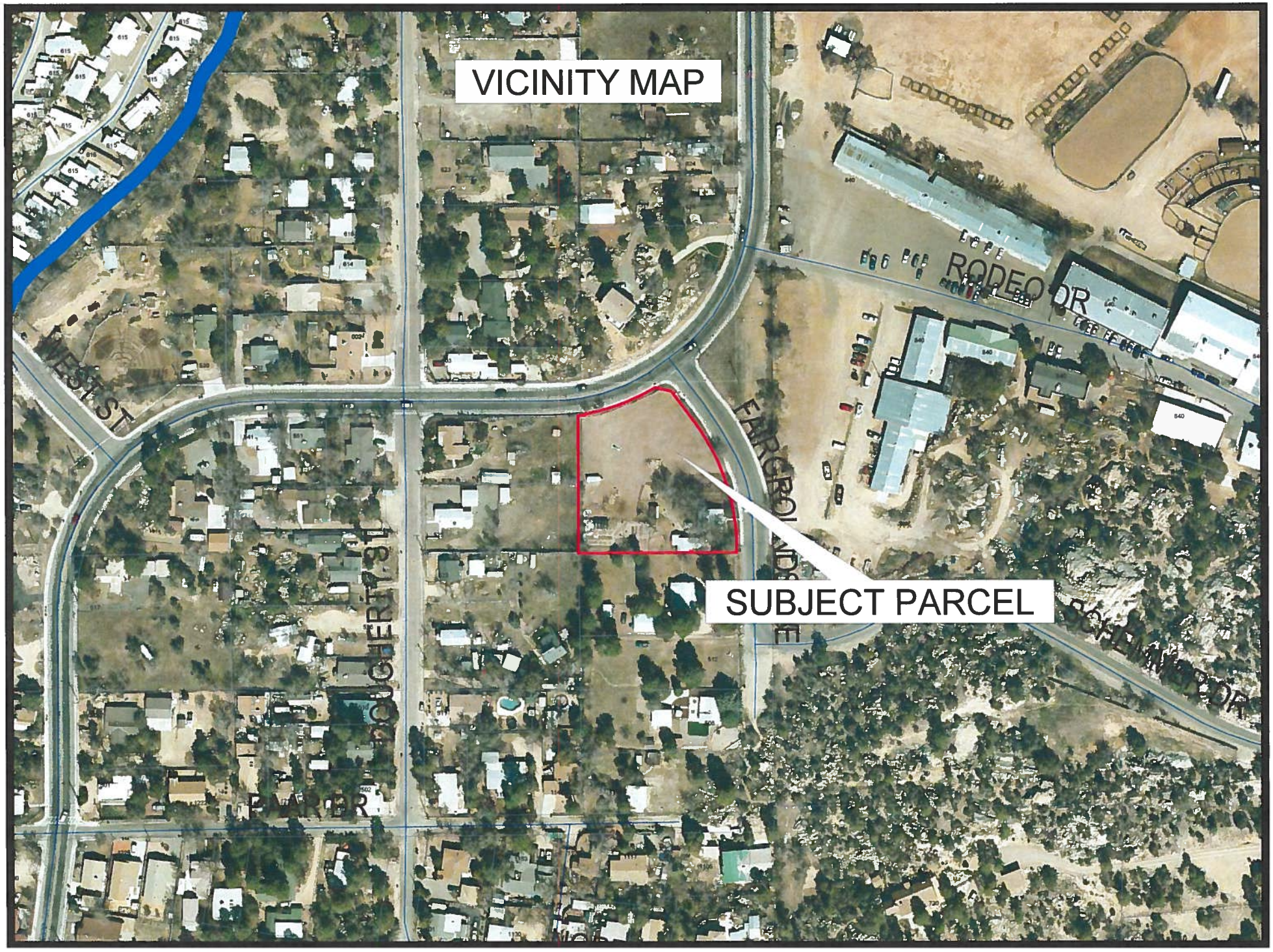
A main consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The nearby uses are primarily single family residential neighborhoods with the exception of the fairgrounds.

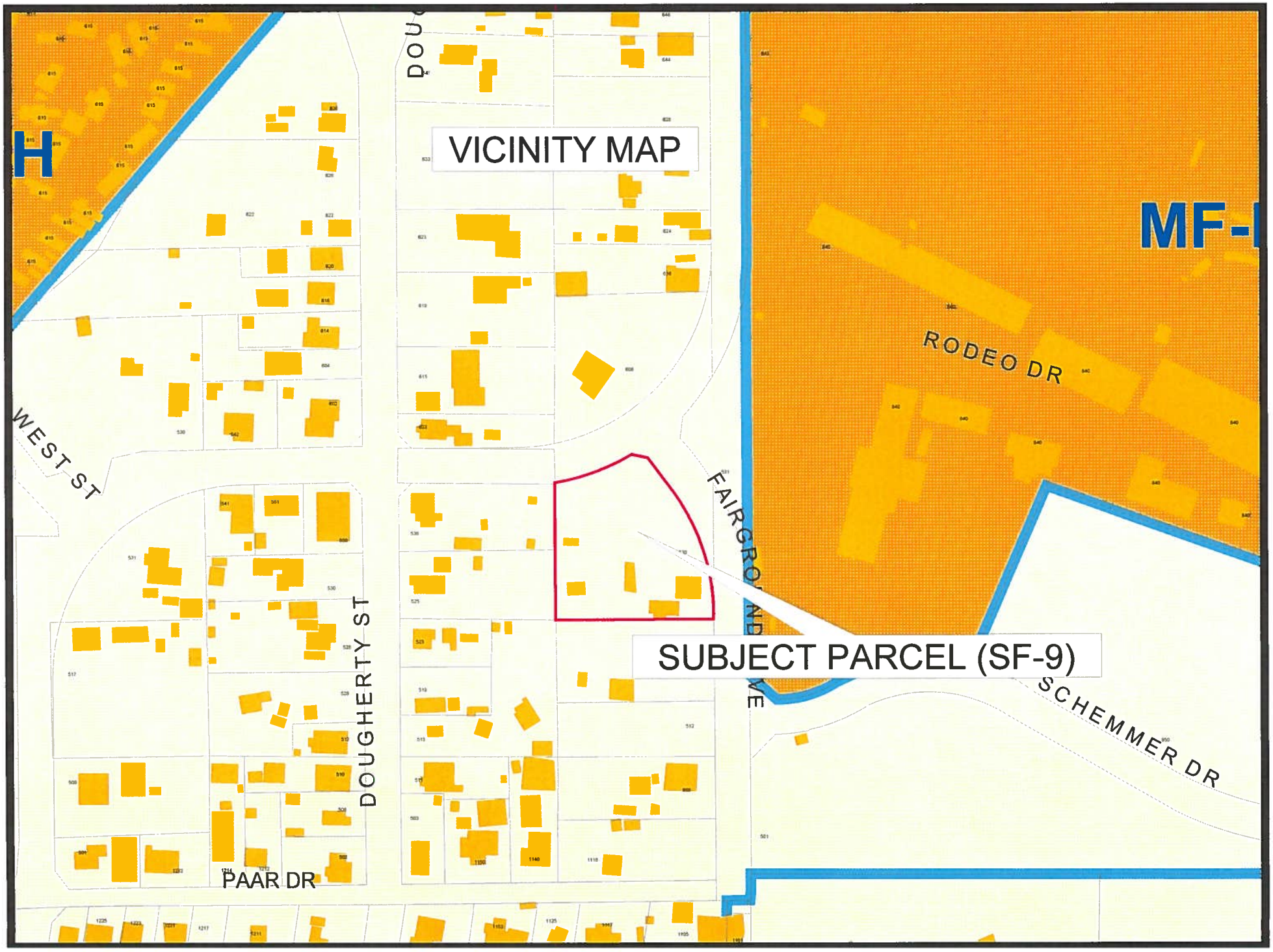
AGENDA ITEM: Public Hearing for an application to rezone property at 530 Fairgrounds Avenue from Single Family-9 (SF-9) to Neighborhood Oriented Business (NOB), to amend the 2003 General Plan, and to amend the 2000 Gail Gardner Neighborhood Plan. Property owners/ applicants are Earl Duque and Delisa Myles. Site APN is 111-11-023B. Lot area is one (1) acre.

Attachments

1. Aerial Vicinity Map
2. Zoning Map
3. Applicant's Site plan
4. General Plan Land Use Map
5. Gail Gardner Neighborhood Plan Zoning Map
6. Public Comment Letters (2)

Recommended Action: None at this time.


VICINITY MAP
SUBJECT PARCEL
WEST ST
RODEO DR
FAIRGROUNDS DR
DUGERT ST
PARKER


VICINITY MAP
H
MF-
RODEO DR
WEST ST
DOUGHERTY ST
FAIRGROUNDS AVE
SUBJECT PARCEL (SF-9)
SCHEMMER DR
PAAR DR

TOPOGRAPHIC SURVEY

A PORTION OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
YAVAPAI COUNTY, ARIZONA
APN: 111-11-023B

LEGAL DESCRIPTION

PARCEL 1:
LOT ELEVEN, BLOCK "A" DOUGHERTY PARK, IN THE CITY OF PRESCOTT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF YAVAPAI COUNTY RECORDER IN BOOK 2 OF MAPS, PAGE 63.

EXCEPTING THEREFROM THE SOUTHERLY 90 FEET OF THE EASTERLY 112.5' OF SAID LOT ELEVEN

PARCEL 2:
THE SOUTHERLY 90 FEET OF THE EASTERLY 112.5 FEET OF LOT ELEVEN, BLOCK "A" DOUGHERTY PARK, IN THE CITY OF PRESCOTT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER IN BOOK 2 OF MAPS, PAGE 63.

EXCEPTING FROM PARCELS 1 AND 2 THE FOLLOWING:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, T. 14N., R2W., G. & S.R.B.&M., YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK A, DOUGHERTY PARK SUBDIVISION, AS SHOWN ON THE MAP FILED FOR RECORD IN BOOK 2 OF MAP AND PLATS, PAGE 63, OFFICIAL RECORDS OF YAVAPAI COUNTY;

THENCE S. 00° 13' 41" E. A DISTANCE OF 175.13 FEET ALONG THE EAST LINE OF SAID LOT 11 (DESCRIBED AS S. 00° 13' 30" E. ON SAID PLAT) TO A TANGENT POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 275 FEET;

THENCE NORTHWESTERLY A DISTANCE OF 178.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 52' 08" TO A POINT OF TANGENCY;

THENCE N. 37° 04' 49" W. A DISTANCE OF 12.63 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11;

THENCE N. 89° 45' 53" E. A DISTANCE OF 82.58 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO THE POINT OF BEGINNING;

PARCEL 3:
ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, T. 14N., R. 2W., G. & S.R.B.&M., YAVAPAI COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ½" REBAR ACCEPTED AS THE NORTHWEST CORNER OF LOT 9, BLOCK A, DOUGHERTY PARK SUBDIVISION, AS SHOWN ON THE MAP FILED FOR RECORD IN BOOK 2 OF MAPS AND PLATS, PAGE 63, OFFICIAL RECORDS OF YAVAPAI COUNTY;

THENCE S. 00° 13' 53" E. A DISTANCE OF 187.91 FEET ALONG THE WEST LINE OF SAID LOT 9 (DESCRIBED AS S 00° 13' 30" E. ON SAID PLAT) TO THE SOUTHWEST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE N 00° 13' 53" W A DISTANCE OF 3.84 FEET ALONG THE WEST LINE OF SAID LOT 9 TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 325.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S. 08° 02' 50" E.

THENCE NORTHEASTERLY A DISTANCE OF 112.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 48' 03" TO A POINT AND TO WHICH POINT A RADIAL LINE BEARS S. 28° 50' 56" E.;

THENCE S. 89° 57' 57" E. A DISTANCE OF 31.06 FEET;

THENCE S. 37° 04' 49" E. A DISTANCE OF 43.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9.

THENCE S. 89° 45' 53" W. A DISTANCE OF 182.50 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

THIS DOCUMENT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. THE RECORD BOUNDARY SHOWN HEREON IS FROM WARRANTY DEED AS RECORDED IN INSTRUMENT #2014-0051122 IN THE YAVAPAI COUNTY RECORDER'S OFFICE.

THIS PLAT DOES NOT SHOW THE LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON, OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

THE HORIZONTAL AND VERTICAL DATA FOR THIS DRAWING ARE CITY OF PRESCOTT. SEE BELOW FOR SITE CONTROL AND COORDINATES.

POINT# 812 - FOUND A 1/2" BOLT WITH BLANK WASHER (OFFSITE)
COP CON-02
N: 591163.93
E: 597489.82
EL: 5408.85

POINT# 2001 - FOUND A 3" BRASS CAP STAMPED "CITY OF PRESCOTT"
N: 590947.02
E: 598040.15
EL: 5406.76

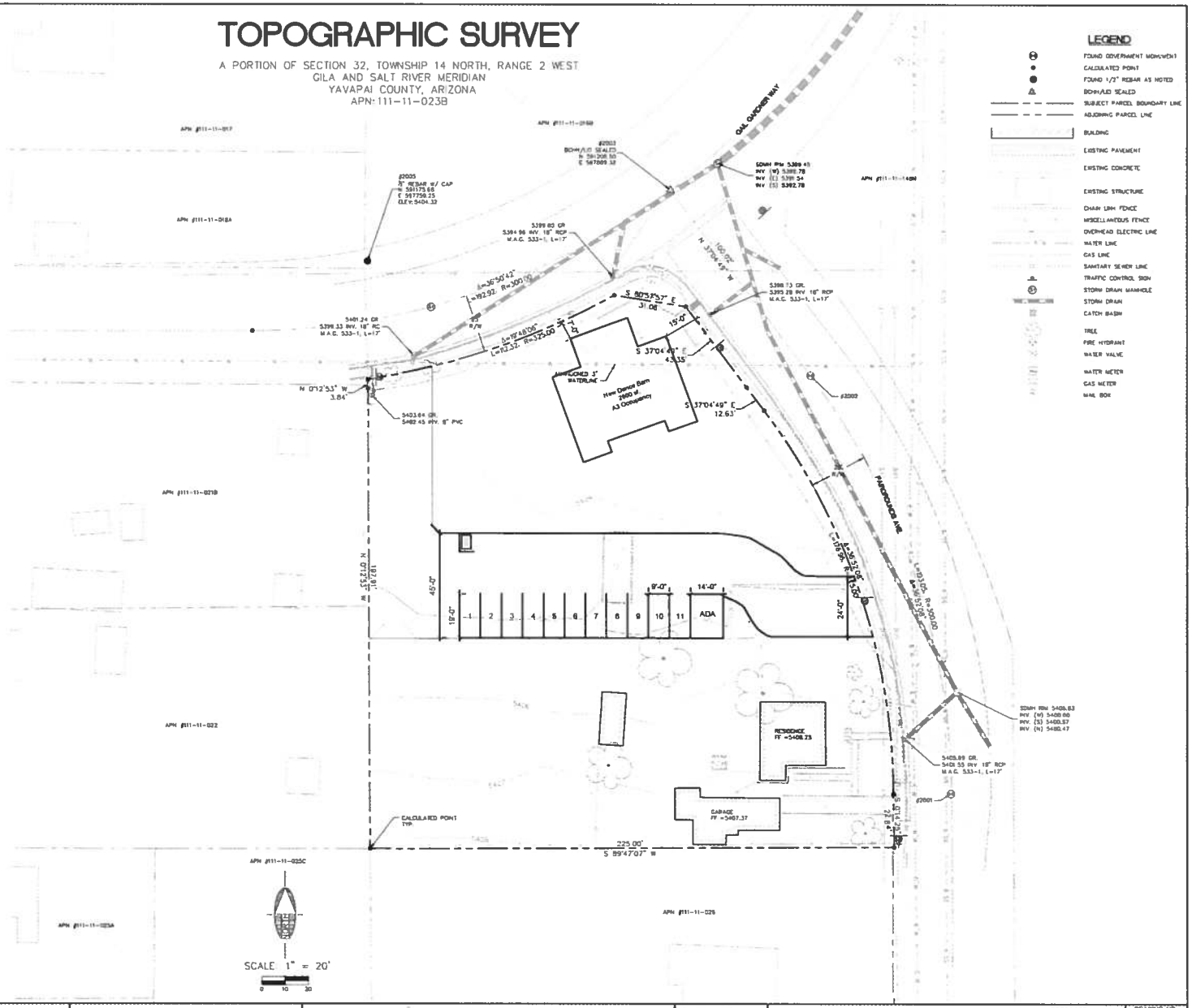
POINT# 2002 - FOUND A 3" BRASS CAP STAMPED "CITY OF PRESCOTT"
N: 591125.70
E: 597949.62
EL: 5399.86

CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

JAMES CROWLEY, RLS #15502

REGISTERED LAND SURVEYOR
STATE OF ARIZONA
JAMES CROWLEY
15502
3/27/13
NATIONAL CORP.
EXPIRES 12/31/13



LEGEND

- FOUND CONVERNMENT MONUMENT
- CALCULATED POINT
- FOUND 1/2" REBAR AS NOTED
- BOX ALSO SEALED
- SUBJECT PARCEL BOUNDARY LINE
- ADJOINING PARCEL LINE
- BUILDING
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING STRUCTURE
- CHAIN LINK FENCE
- MISCELLANEOUS FENCE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- TRAFFIC CONTROL SIGN
- STORM DRAIN MANHOLE
- STORM DRAIN
- CATCH BASIN
- TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- MAIL BOX

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.
221 N. Marina St., Suite 102
Prescott, AZ 86301
928.541.0443
928.541.1075 fax
www.swiaz.com

JOB NO:	13003
DATE:	FEB 2013
SCALE:	AS SHOWN
DRAWN:	EWS
DESIGN:	N/A
CHECKED:	RJC

DUQUE
PRESCOTT ARIZONA

TOPOGRAPHIC SURVEY
APN: 111-11-023B
LOT 11, BLOCK "A" DOUGHERTY PARK

DRAWING NO. T1
SHT NO. 1 OF 1

PLOTTED: Feb 27, 2015 8:44am
FILE: P:\2013\13003\Survey\Drawings\C3D\13003 Duque Tools 2015-02-18.dwg JC: C3D14

Parcel Report for APN: **111-11-023B**

Site Address: **530 FAIRGROUNDS AVE**

Owner:
DUQUE EARL PETER NICANOR UI &
2345 SKYLINE DR
PRESCOTT AZ 863035690

Subdivision Name: **DOUGHERTY PARK**

Max. Lot Coverage: **40%**
Max. Bldg Height: **35 ft**
Setbacks
- Front: **25 ft**
- Side: **7 ft**
- Rear: **25 ft**
- Corner: **15 ft**

Acres:
Square Ft: **sq.ft.**
TRS: **T14 R2 S32**

DOR Usage Code: **Residential**
Description: **0130-SFR-AVERAGE/AVERAGE PLUS**

Zoning Information

Zoning: **SF-9**

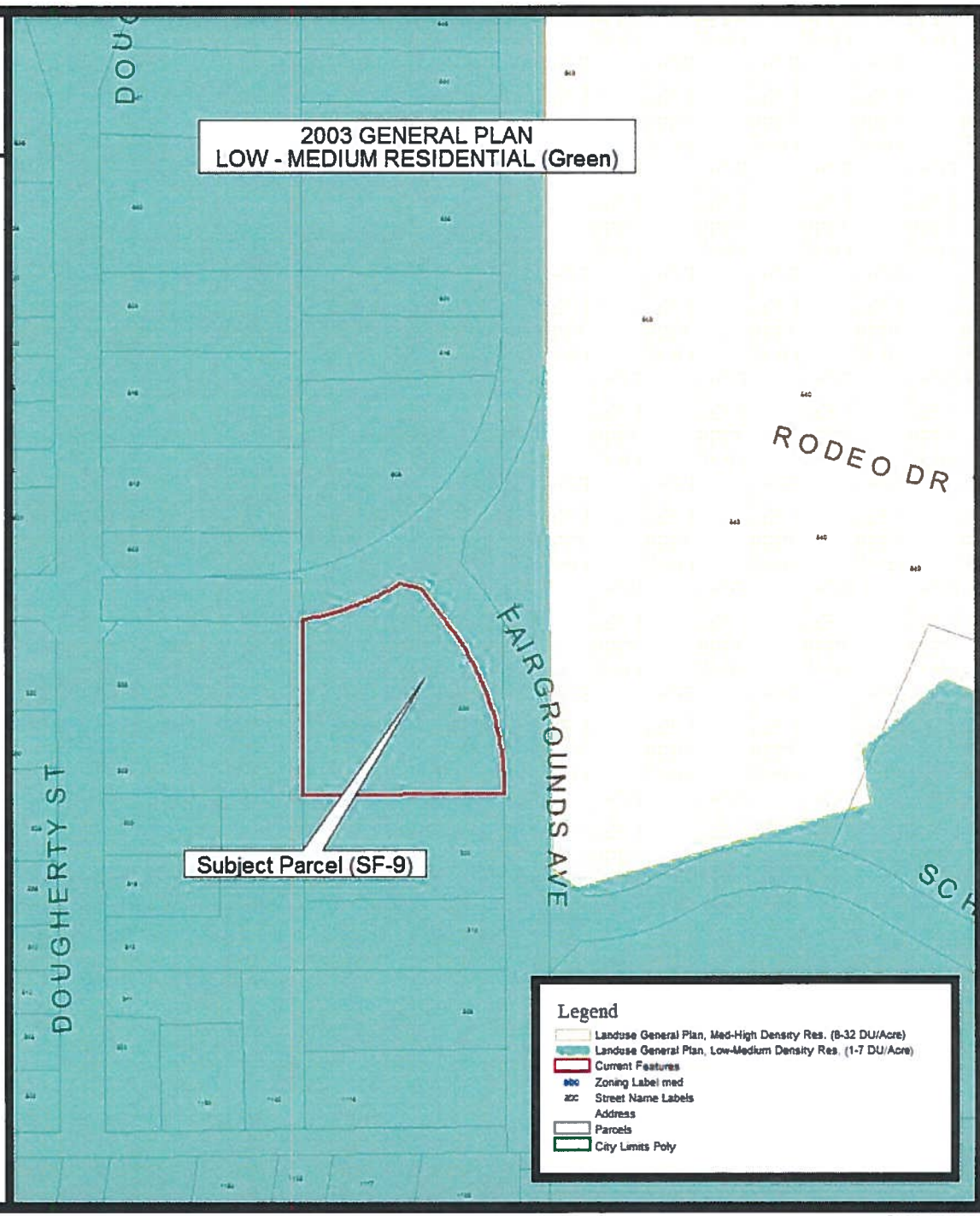
Flood Zone: **X;**
FIRM Panel: **04025C2061G**

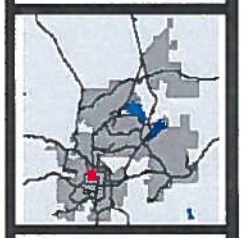
Overlay District Information

HPD District:	**Outside**
NR District:	**Outside**
Willow Creek District:	**Outside**
Wipple-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:

-





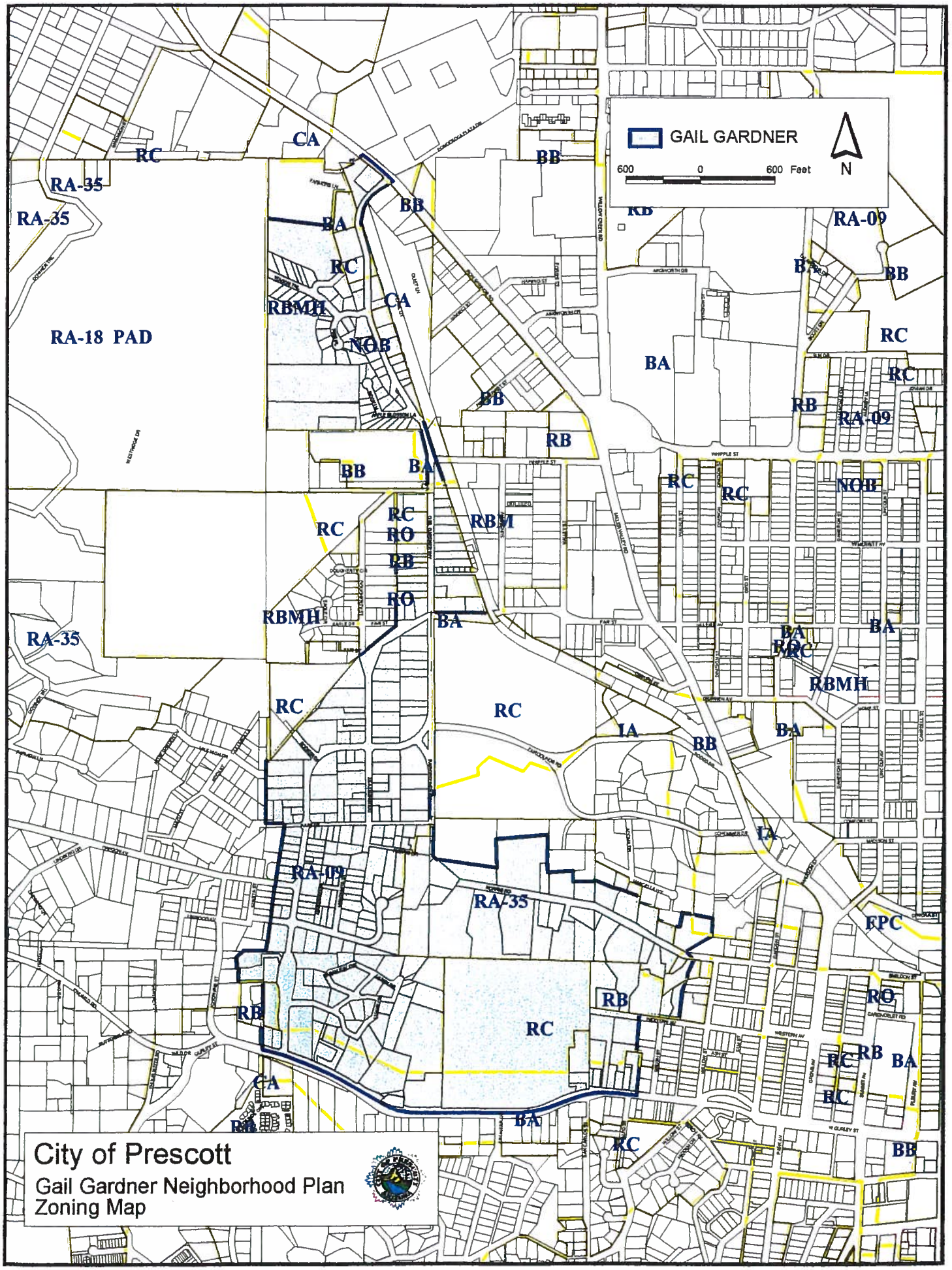
530 FAIRGROUNDS AVE

This map is a product of The City of Prescott

0 1" = 180'

frank.nall, 2015-04-24 09:33:02

This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.


GAIL GARDNER
600 0 600 Feet
N
RA-35
RA-35
RA-18 PAD
RA-35
RA-09
RA-09
RA-09
RA-35
RC
CA
BB
BA
RBMH
NOB
RB
RO
IA
FPC
City of Prescott
Gail Gardner Neighborhood Plan
Zoning Map

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-22-15
Time Received: 8:14 am pm
Received by: SMD

April 22, 2015

City of Prescott
Community Development Department
201 S Cortez St
Prescott, AZ 86301

Dear Representatives,

I am writing to you concerning the proposed rezoning of 530 Fairgrounds Avenue. I am the owner of the home and land located at 520 Fairgrounds. This property was first purchased by me grandparents in the 1950s and has been in my family ever since.

I have four major concerns with the rezoning and possible business being placed on 530 Fairgrounds:

First, allowing a business to operate in this residential neighborhood can lead to possible devaluation of the homes surrounding the business. We are just now recovering from the major devaluation of property due to the mortgage crisis that occurred a few years ago. There is no sense in allowing rezoning that could lead to permanent devaluing of the neighborhood.

Second, the intersection at Gail Gardener Way and Fairgrounds Ave is not a safe as it is now. Cars pulling onto or off of Fairgrounds Ave do not have a clear view of Gail Gardener traffic. Adding a parking lot and that would enter and exit on to these two roads at the most unsafe area is not good planning.

Third, the area planned for the parking lot is very unsightly for my property. If this is allowed to be built, the view from my kitchen window and back yard would now include a row of parked cars. Also, what is to stop that, over time, the house being torn down and parking creeping right up to my property line?

Forth, what will be the hours of operation of this business? Our quiet neighborhood may not continue to be so.

There are plenty of commercial zoned areas in and around Prescott now. Why would the city planners consider allowing a business to be moved into a residential neighborhood? You must think of the city plan and short and long term effects of moving businesses in to neighborhoods.

Thank you,

Rhonda Urban

cl agree - my property is at 508 Fairgrounds Ave Sue E. Manuel - Sue E. Manuel
My question is about lighting for area & noise levels in addition to the above —

what will happen to the barn if the busin
fails? Prescott college has other property. We
really don't need more traffic - Barbara Taylor 512 Fai

Hall,Frank

From: Jen Chandler [jchandler@prescott.edu]
Sent: Thursday, April 23, 2015 4:01 PM
To: Hall,Frank
Subject: rezoning of 530 Fairgrounds

Dear Mr. Hall,

I'm a resident and home owner at 604 Dougherty Street. It has come to my attention they the property owners , Earl Duque and Delisa Myles, of 530 Fairgrounds have applied to rezone from SF-9 to NOB. I am in favor of this rezoning and believe having a neighborhood oriented business at that location will be a great benefit to the character of the Gail Gardner Neighborhood.

Sincerely,

M Jennifer Chandler
604 Dougherty Street
Prescott, AZ 86305

--

"Education is the most powerful weapon which you can use to change the world." Nelson Mandela

M Jennifer Chandler
Gallery Coordinator & Director of Prescott 4th Friday Art Walk
Prescott College Art Gallery at Sam Hill Warehouse
Prescott College - Resident Degree Program
928.350.2341
www.pescottcollegeartgallery.org
www.prescott.edu/gallery
www.artthe4th.com

Donate ONLINE today, and become a "Friend" of the Prescott College Art Gallery at Sam Hill Warehouse http://samhill.kintera.org/

Mailing Address:
220 Grove Avenue
Prescott, AZ 86301

Gallery Physical Address:
Prescott College Art Gallery at Sam Hill Warehouse
232 N. Granite Street
Prescott, AZ 86301

CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 04/30/15

AGENDA ITEM: Public Hearing for rezoning (RZ15-002) of property at 926 Whetstine Avenue from Single-family 9 (SF-9) to Multifamily High (MF-H), amend the Willow Creek Road Corridor Plan and amend the General Plan designation (GP15-002) from Low/Medium density residential to Medium/High density residential to permit five dwelling units. Property owner is Greseth Family L.P. Site APN is 115-05-014. Lot area is 17,875 square feet (0.41 acre).

Approved By:

Director:	Tom Guice	4-24-15
Planning Manager:	George Worley	

Item Summary

This is a request to rezone a developed single-family parcel to multifamily to permit development of five residential dwelling units. Rezoning to Multifamily High Density (MF-H) would allow five units on the 0.41 acres. The General Plan designation is proposed to go from Low/Medium Density Residential to Medium/High density residential. The properties to the east are currently zoned MF-H and another property to the west is also zoned MF-H. The property immediately to the west is single-family, as are the properties across Whetstine to the south. In general, the neighborhood contains a mix of single-family, multifamily and commercial zoning. This parcel lies within the scope of the Willow Creek Road Corridor Study, but was not made a part of a specific study area and was not recommended for a change of zoning classification from its existing Single-family classification. The parcel is, however, subject to the Commercial Corridor requirements of the LDC (5.3.8), which include architectural standards such as colors, materials and roof types.

Background

The parcel currently contains a single-family home and free-standing garage. The site is identified as Low/Medium Density Residential on the 2003 General Plan Land Use Map. The proposed rezoning and development of five multifamily dwelling units requires the General Plan designation to be amended to Medium/High density residential.

Site Design

The applicant desires to retain the existing single-family house and add two duplex buildings. The proposed design places a duplex at the setback line on the east and west of the site. The existing house does not meet the rear (north) setback, but is a legal

nonconforming structure and may remain if it is undisturbed as proposed. Parking for the complex is accessed from Whetstine Avenue. Two parking spaces are required per dwelling unit and the applicant has depicted 10 spaces, meeting the requirement. The buildings are proposed to be one-story in height and will be well under the maximum height of 40 feet permitted by the MF-H district.

Impacts on Adjacent Properties

A consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The area has a broad mix of uses, with no particular use predominating. Nearby uses include commercial and medical offices, retail businesses, a church, and a number of single-family homes to the south and west.

A number of written and verbal comments have been received from nearby property owners. Two issues in particular seem to dominate their concerns; added traffic to Whetstine, and the potential for use of the subject property for a recovery home. One writer provided accident reports indicating that there were 67 traffic accidents in the vicinity over the past 10 years. Several writers complained of the poor condition of the paving of Whetstine, with concerns that additional traffic would be generated by the proposed five units and that would further degrade the road's condition. Photographs of the pavement condition provided by the writer are included as attachments.

The subject property lies well within 800 feet of another identified Community Residence. Until or unless that nearby location abandons its Community Residence use, the subject property cannot be legally be occupied as a Community Residence.

In cases where nearby property owners object to a rezoning, Arizona Revised Statutes provide:

> "9-462.04
> H. If the owners of twenty per cent or more either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty feet therefrom, or of those directly opposite thereto extending one hundred fifty feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body."

This requirement for three-fourths majority (6 of the 7 Council Members) would apply at the City Council vote on the request.

Agenda Item: Request for rezoning (RZ15-002) of property at 926 Whetstine Avenue from Single-family 9 (SF-9) to Multifamily High (MF-H) and amend the General Plan designation (GP15-002) from Low/Medium density residential to Medium/High density residential to permit five dwelling units. Property owner is Greseth Family L.P. Site APN is 115-05-014. Lot area is 17,875 square feet (0.41 acre).

Should the Planning and Zoning Commission desire more time or more information prior to making a recommendation, this item may be tabled until the next scheduled Planning and Zoning Commission meeting of May14, 2015.

Attachments

1. Vicinity and Zoning Map
2. General Plan Land Use Map
3. Aerial vicinity map
4. Site plan
5. Correspondence received with attachments

Recommended Action: None at this time.

Parcel Report for APN: **115-05-014**

Site Address: **926 WHETSTINE AVE**

Owner:
GRESETH FAMILY LP
2620 W GREEN BRIER DR
PRESCOTT AZ 863058715

Subdivision Name: **BONITA ACRES**

Max. Lot Coverage: **40%**
Max. Bldg Height: **35 ft**
Setbacks
Front: **25 ft**
Side: **7 ft**
Rear: **25 ft**
Corner: **15 ft**

Acres:
Square Ft: **sq.ft.**
TRS:

DOR Usage Code: **Residential**
Description: **0130-SFR-AVERAGE/AVERAGE PLUS**

Zoning Information

Zoning: **SF-9**

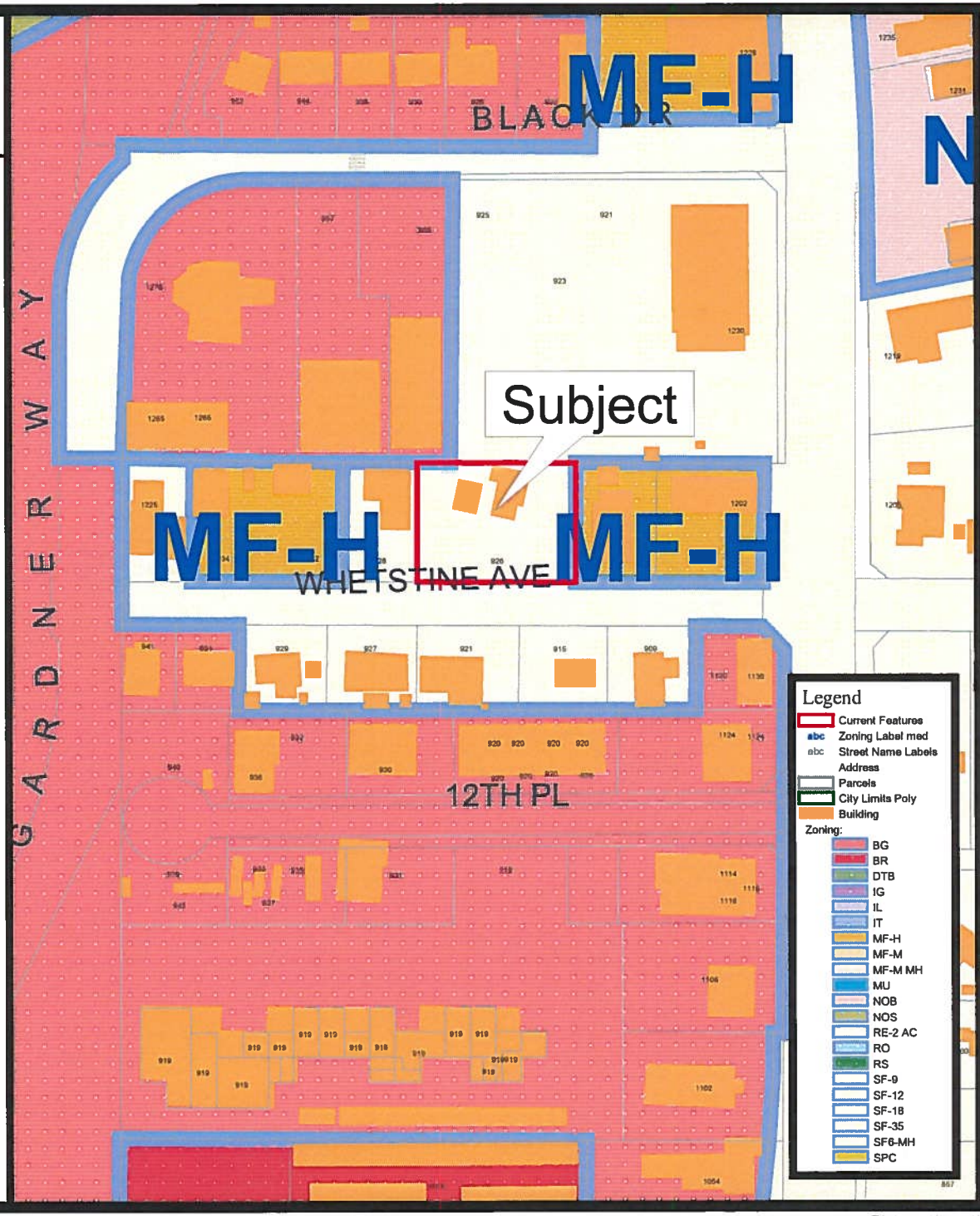
Flood Zone: **X;**
FIRM Panel: **04025C2055G**

Overlay District Information

HPD District:	**Outside**
NR District:	**Outside**
Willow Creek District:	**Outside**
Wipple-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:

-



926 WHETSTINE AVE

This map is a product of The City of Prescott

0' 1" = 152'

This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

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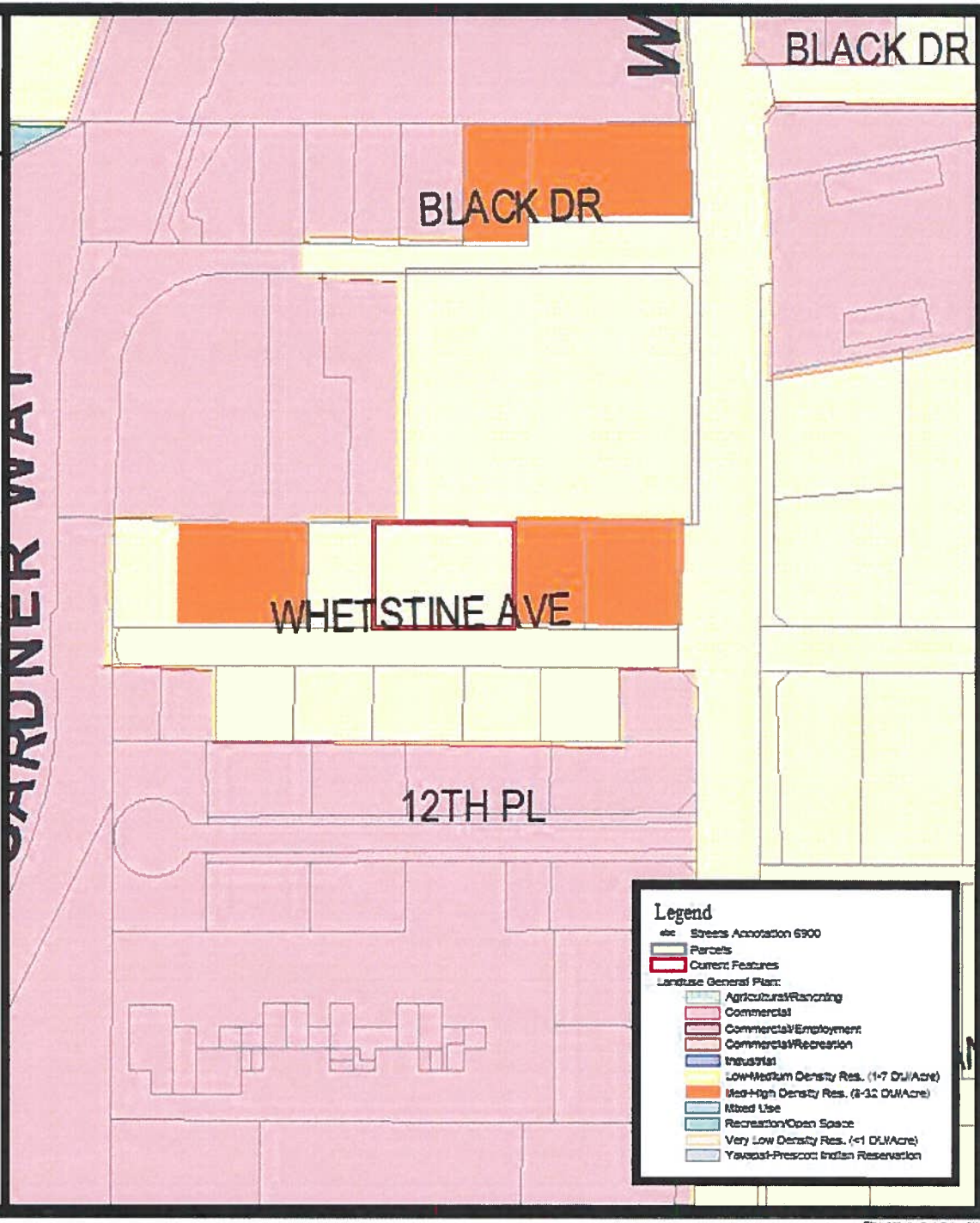
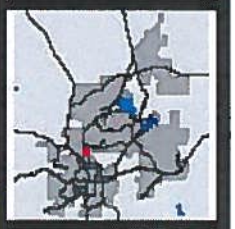
-





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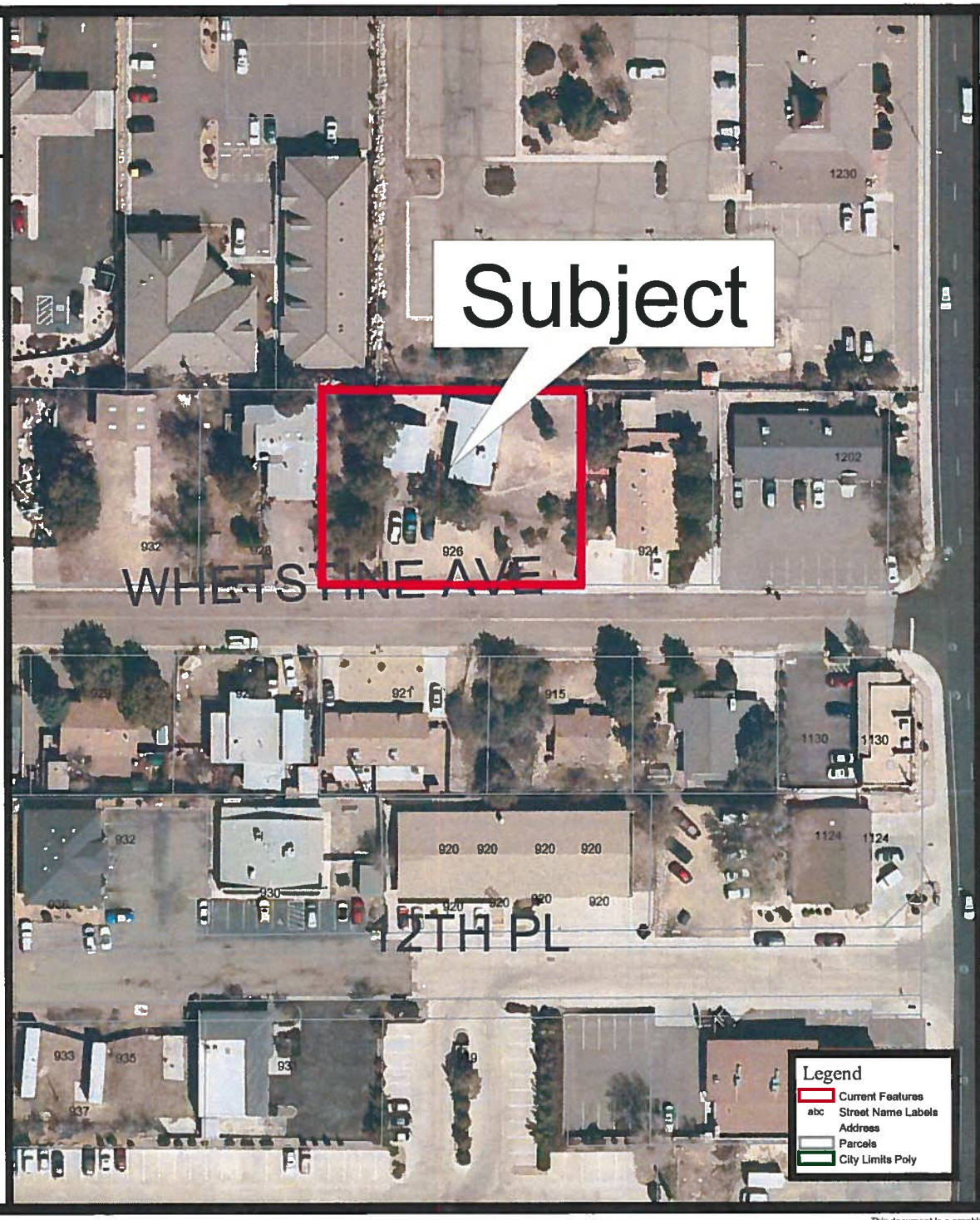

926 WHETSTINE AVE

This map is a product of The City of Prescott

0' 1" = 93'

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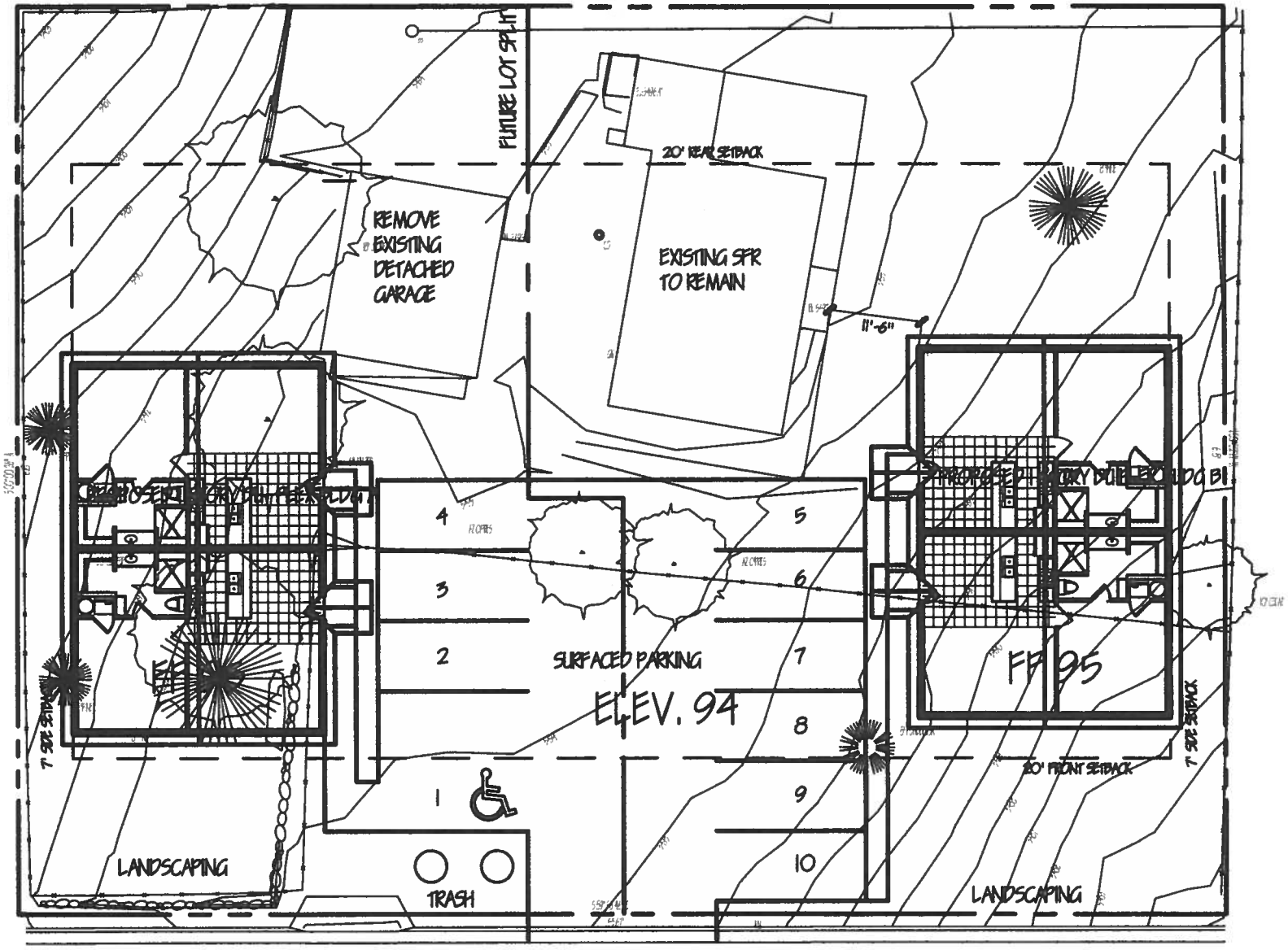

ADDRESS
926 WHETSTINE AVE
PRESCOTT AZ. 86305

A.P.N.
115-05-014

EXISTING ZONING
SF-9

N
W E
S

SCALE
1 IN. = 20'

926 WHETSTINE AVENUE

841 Whetstine Ave
Prescott, AZ
April 18, 2015

City of Prescott
Community Development Department
201 South Cortez Street
Prescott, AZ 86303

Re: Planning and Zoning Request RZ15-002: Request for Rezoning at 926 Whetstine Ave from a Single-Family 9,000 sq ft (SF-9) to a Multi-Family High Density (MF-H) Zoning District. Owner / Applicant is Greseth Family L.P. Community Planner is George Worley.

I have been a resident of this Northside neighborhood for the past 42 years and have watched the growth and changes in the housing, business, retail, and traffic that has continually changed as Prescott has grown. Based on what I have seen historically and based on what I see happening on a daily basis on this area of Whetstine Ave, I object to the approval of this zoning request.

I object to changing the above-mentioned property to a Multi-Level HIGH DENSITY property due to the traffic congestion that will result. Whetstine Avenue is a major traffic connector for the Prescott High School traffic between Willow Creek Road and Ruth Street. This school traffic includes school buses, cars and pedestrians. The addition of additional traffic at the intersection of Willow Creek Road and Whetstine Avenue will not be safe. As a resident on the 800 block of Whetstine Avenue, immediately across Willow Creek Road from where this zoning change is requested, I already experience long waits to turn north and south onto Willow Creek Road from Whetstine Avenue because of the traffic. The additional traffic from another multi-family HIGH DENSITY property will only impact this traffic flow even more.

In addition, because of the Prescott High School traffic and its traffic patterns, I have at least three times per week day when I can barely get out of my own driveway due to the school traffic and its traffic patterns. Adding additional traffic and traffic delays at the Willow Creek/ Whetstine Ave intersection will only make this a bigger problem for me and other residents on the 800-block of Whetstine Ave.

Based on these reasons, I plead that you do not approve this zoning request related to the property at 926 Whetstine Avenue.

Sincerely,

Lois Prow

Lois Prow

841 Whetstine Ave
Prescott, AZ 86301
928-445-9777

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-23-15
Time Received: __:__ am pm
Received by: mailroom

841 Whetstine Ave
Prescott, AZ
April 18, 2015

City of Prescott
Community Development Department
201 South Cortez Street
Prescott, AZ 86303

Re: Planning and Zoning Request RZ15-002: Request for Rezoning at 926 Whetstine Ave from a Single-Family 9,000 sq ft (SF-9) to a Multi-Family High Density (MF-H) Zoning District. Owner / Applicant is Greseth Family L.P. Community Planner is George Worley.

My wife and I have been a residents of the Northside neighborhood for nearly 42 years and have watched the growth and changes in the housing, business, retail, and traffic that has continually changed as Prescott has grown. Based on what I have seen historically and based on what I see happening on a daily basis on this area of Whetstine Ave, I object to the approval of this zoning request.

I object to changing the above-mentioned property to a Multi-Level high-density property due to resultant traffic congestion at the intersection of Willow Creek Rd and Whetstine Avenue. Whetstine Avenue is a major traffic connector for the Prescott High School traffic between Willow Creek Road and Ruth Street. This school traffic includes school buses, cars and pedestrians. The addition of additional traffic at the intersection of Willow Creek Road and Whetstine Avenue will not be safe. As a resident on the 800 block of Whetstine Avenue, immediately across Willow Creek Road from where this zoning change is requested, I already experience long waits to turn north and south onto Willow Creek Road from Whetstine Avenue because of the traffic. The additional traffic from another multi-family high density property will impact this traffic flow even more.

An additional concern related to increasing the traffic in this area is the speed of traffic on the 800 block of Whetstine Avenue. This is zoned as a school zone at 25-miles/hour. Yet once traffic actually gets moving, most times vehicles are moving at a speed much faster than this and even up to 45+ miles per hour. I would hate to see this higher-speed traffic increase in volume due to increased housing from a zoning change across Willow Creek Road.

Based on these reasons, I ask that you do not approve this zoning request related to the property at 926 Whetstine Avenue.

Sincerely,

Richard B. Prow
841 Whetstine Ave
Prescott, AZ 86301

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-23-15
Time Received: ___:___ am pm
Received by: Mailroom

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4.22.15
Time Received: 2:10 am pm
Received by: SMD

April 20, 2015

Adam Thomas
928 Whetstine Avenue
Prescott, Az, 86305

City of Prescott Planning and Zoning City Council Chamber
To whom it may concern:

I live on 928 Whetstine Avenue, with my wife and two daughters. The reason we purchased our first home at this address is because the zoning guaranteed a private community lifestyle; which is as you know, currently is Zoned for Single Family Dwellings.

Had we known with that with the stroke of a pen, a contractor, architect and bulldozer can not only change the laws, but effect our quality of life and that of our neighbors forever. All the homes on Whetstine, our home and all our neighbors home values will decline forever. Ironically the only property value than will increase is 926 Whetstine Ave at the cost of our neighborhood home's property value.

You know density is zoned for single family homes. Are we going continuously sacrifice our Prescott Community, our neighborhoods for "progress" Would the owner of the land or any City Counsel Member in this room would allow atrocity this in their backyard in the name? If the City goes ahead with this attack on our community then it must take responsibility,; enact eminent domain, compensate each and every home owner. In the future all of Prescott needs to take a stand and require buffer zones between commercial properties and communities. The existing law/zoning was enacted for the for this very reason.

I challenge the City to do what is right. Is our City going to sacrifice our pride of this small town community for greed and profiteers. This is a dangerous precedent contrary to what makes our town so special.

Home Owner's
Adam and Eliane Thomas
Emily Thomas
Cyprus Thomas

Eliane Thomas
Emily Thomas
Cyprus Thomas

To City Council 4/16/2015

I am a 13 year homeowner at 927 Whetstine I bought my house 2002 and did not protest against the new Walmart development project that was built between Gail Gardner and Iron Springs Road. But the rezoning of this single family dwelling at 926 Whetstine to a high density multi-family duplexes I am totally against. This is a nice, quiet neighborhood and would like to see it stay that way. Whetstine is a very small and dangerous road that is in very bad condition, always needing constant repairs. To add a 10 car parking for multiple families or drug rehab it would be a dirt road in less than a year. There are too many accidents on this street as it is, lets not allow it to get worse to where someone has to die. We all spend a lot of time and money to nurture and keep our homes beautiful. My family and I ask respectfully to deny this rezoning at 926 Whetstine and allow us to maintain the equity in our homes during this hard hit housing recovery. Thank you for your consideration in this very important matter.

Mike Wagner

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-20-15
Time Received: 11:18 am pm
Received by: SMD

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4/20/15
Time Received: 2:35 am pm
Received by: SMD

Dear City Council, 4/15/15
RE: RZ15-002

As 14 year homeowner on this short one hill street, I am not in favor of rezoning 926 Whetstine Avenue from a single family (SF-9) to a (MF-H) Multi-Family high density duplex unit. (Which include 2 duplexes)

Reasons to include but not limited to:

1. We have enough traffic from Prescott High School to include school busses driving through towards Walmart with no sidewalks. There is on average (40-50) or more pedestrians walking daily to and from the shops in and around Walmart that throw shopping bags, drinking cups, soda cans, cigarette butts, and the occasional used needle and condom on the street consistently that are found. Who knows how many pedestrians are passing through after dark.

2. This road is poorly maintained already, and can't possibly take on additional 10 parking spaces from this proposal, which does not include additional parking on the streets. And we all know there will be more parking on the streets. As this street only has full east to west access from Willow Creek through to Gail Gardner. It is closed to traffic from Gail Gardner on the south side of the street making it only drivable to residents one way heading east. See photos provided.

3. There have been a total of (67) accidents on the West and East ends of Whetstine Avenue. I have included a printout from the Prescott Police Department courtesy of Joyce Marshall, the records supervisor. It contains (54) accidents noted on Gail Gardner, (32) of those are at the intersection on Whetstine and Gail Gardner. Of those (32), (10) with injuries, (9) non injuries and the remaining (13) accidents do not provide intel if they had injuries or not. However, that is still too many accidents at the end of such a small street. With the remaining (22) accidents happening one street over to the north on Black Drive and Gail Gardner. (4) with injuries, (9) non injuries, and (8) accidents with no intel. There are also (13) accidents noted on the intersection of Whetstine Avenue and Willow Creek Road. (9) injuries and (6) non injuries. It is clear that additional multi-family rental housing will contribute to even more traffic, congestion, and safety especially on and around Whetstine Avenue.

4. There is a serious blind spot on the top of the hill of Whetstine Avenue going east. I have observed many times people driving west from Willow Creek up the hill only to slam on their brakes as they start descending down the hill towards Walmart, in an effort to avoid hitting the pedestrians walking east up the hill towards willow creek on the north side of the street. Adding two Multiple-Family high density duplex units will only make traffic worse.

5. It has been made clear by research that multi family duplex units depreciate the overall property value of the neighborhood. Why is it that an individual can buy a property, change the zoning then devalue the homeowners equity just because they want to make money? When one duplex moves in on your street, you've lost some equity. When two or more are allowed to be rezoned and built, you've lost considerably more equity. This effects every homeowner negatively, especially the ones on

Whetstine Avenue where this rezoning is proposed. Since these home values are already at a lower marker price point we have everything to lose, especially if its your only or biggest investment. The Greseth Family LLC however has everything to gain. This one man can take away all we have worked for.

6. We currently have multiple sober living homes in our neighborhood which adds considerable depreciation to our home value. Our crime rate is going up thanks to our new unregulated drug addicted multi-family rental neighbors in residential areas being allowed to move in everywhere un noticed. By rezoning this property you the City Council are allowing the possibility of more sober living multi family locations to creep into our neighborhood, and city. As this rezoning will make it the perfect property for this type of housing. Our local newspapers continue to report what unfortunate circumstances the City of Prescott is in with this particular problem. As a home owner, this is a cry for help. Where and when is the line drawn on these devastating negative changes to our city and town? There is no reason more rezoning and high density multi-family duplexes in residential areas are needed aside from one individual's need for greed as many other struggling working homeowners try to keep the value of their investment in this hard hit slow returning economy. I ask you, the City Council members, to make a responsible decision based on the current domino effect that is in motion. By continuing to grant these zoning changes in all of Prescott's residential neighborhoods its clear the direction and reputation of this once respected town will continue to diminish. Please banish the rezoning proposal for 926 Whetstine Avenue before we are inundated with more unregulated sober living drug addiction recovery homes as our neighbors.

Thank you

Marc Parent
929 Whetstine Avenue
Prescott, Az. 86305

INTERSECTION TYPE	ST NAME	INTERSECT	INT ST NAME	ACC NUMBER	CR DATE FMT
	BLACK		GAIL GARDNER	1000036614	10/04/2010
BLACK ITEMS 1					
	GAIL GARDNER		WHETSTINE	1300014374	05/10/2013
	GAIL GARDNER	FROM	WHETSTINE	1300015527	05/21/2013
	GAIL GARDNER	FROM	WHETSTINE	1400003433	01/31/2014
GAIL GARDNER ITEMS 3					
01	GAIL GARDNER	02	WHETSTINE	1000043645	12/02/2010
01	GAIL GARDNER	AT	WHETSTINE	1100032201	09/14/2011
01	GAIL GARDNER		BLACK	1200006595	02/21/2012
01	GAIL GARDNER	AT	WHETSTINE	1200023000	06/27/2012
01	GAIL GARDNER	AT	WHETSTINE	1200023976	07/03/2012
01	GAIL GARDNER		WHETSTINE	1200036222	09/27/2012
01	GAIL GARDNER		WHETSTINE	1200044813	12/09/2012
01	GAIL GARDNER		BLACK	1300022917	07/23/2013
01	GAIL GARDNER	AT	BLACK	1300026441	08/22/2013
01	GAIL GARDNER	AT	WHETSTINE	1300037823	12/02/2013
01	GAIL GARDNER	AT	BLACK	1500006433	02/25/2015
GAIL GARDNER ITEMS 11					
02	BLACK	AT	GAIL GARDNER	1200008322	03/05/2012
02	BLACK		GAIL GARDNER	1200028088	08/01/2012
BLACK ITEMS 2					
02	GAIL GARDNER	AT	WHETSTINE	1000031442	08/29/2010
02	GAIL GARDNER		BLACK	1000036558	10/04/2010
02	GAIL GARDNER	AT	WHETSTINE	1200022792	06/25/2012
02	GAIL GARDNER	FROM	WHETSTINE	1200045092	12/12/2012
02	GAIL GARDNER	AT	WHETSTINE	1300005536	02/20/2013
02	GAIL GARDNER		BLACK	1300017315	06/05/2013
02	GAIL GARDNER	AT	WHETSTINE	1300019016	06/18/2013
02	GAIL GARDNER	AT	WHETSTINE	1300024868	08/09/2013
02	GAIL GARDNER	AT	WHETSTINE	1400011837	04/17/2014
02	GAIL GARDNER	FROM	WHETSTINE	1500003497	01/31/2015
02	GAIL GARDNER	AT	BLACK	1500008508	03/15/2015
GAIL GARDNER ITEMS 11					

Total Accidents at Specific Intersection: 28

END OF REPORT

INTERSECTION	STNAME	INTERSECT2	AT INTERSECT2	STREET NAME	NUMBER	CR DATE FMT
	GAIL GARDNER			WHETSTINE	0800027471	07/03/2008
	GAIL GARDNER			WHETSTINE	0800021208	05/24/2008
	GAIL GARDNER			WHETSTINE	0800009031	03/05/2008
	GAIL GARDNER			WHETSTINE	0700038762	09/24/2007
	GAIL GARDNER			WHETSTINE	0700033503	08/23/2007
	GAIL GARDNER			BLACK	0700003923	01/31/2007
	GAIL GARDNER			BLACK	0600019124	05/17/2006

GAIL GARDNER ITEMS 7

CHECKED	GAIL GARDNER			WHETSTINE	0700039237	09/27/2007
CHECKED	GAIL GARDNER			BLACK	0700010591	03/24/2007
CHECKED	GAIL GARDNER			WHETSTINE	0600024508	06/20/2006
CHECKED	GAIL GARDNER			WHETSTINE	0600015011	04/20/2006
CHECKED	GAIL GARDNER			BLACK	0500051834	12/05/2005
CHECKED	GAIL GARDNER			BLACK	0500038568	09/07/2005
CHECKED	GAIL GARDNER			BLACK	0500014178	04/10/2005
CHECKED	GAIL GARDNER			WHETSTINE	0500015237	04/17/2005
CHECKED	GAIL GARDNER			WHETSTINE	0800047858	11/10/2008

GAIL GARDNER ITEMS 9

Total Accidents at Specific Intersection: 16

END OF REPORT

TYPE	STNAME	INTERSECT	STREET NAME	NUMBER	CR DATE FMT
	GAIL GARDNER		BLACK	0900003233	01/25/2009
GAIL GARDNER ITEMS 1					
~~00~~02	GAIL GARDNER		BLACK	0900004234	02/01/2009
~~00~~01	GAIL GARDNER	02	WHETSTINE	0900043673	10/16/2009
~~00~~01	GAIL GARDNER		WHETSTINE	1000012667	04/09/2010
~~00~~02	GAIL GARDNER		BLACK	1000024823	07/09/2010
GAIL GARDNER ITEMS 4					
01	BLACK		GAIL GARDNER	0900027098	07/03/2009
BLACK ITEMS 1					
01	GAIL GARDNER	01	WHETSTINE	0900052730	12/23/2009
GAIL GARDNER ITEMS 1					
02	GAIL GARDNER		BLACK	0900003311	01/26/2009
02	GAIL GARDNER		BLACK	0900008557	03/04/2009
02	GAIL GARDNER	01	WHETSTINE	0900041930	10/04/2009
GAIL GARDNER ITEMS 3					

Total Accidents at Specific Intersection: 10

END OF REPORT

INTERSECTION TYPE	ST NAME	INTERSECT	INT ST NAME	ACC NUMBER	CR DATE FMT
	WHETSTINE	FROM	WILLOW CREEK	1400037294	11/17/2014
WHETSTINE ITEMS 1					
	WILLOW CREEK	FROM	WHETSTINE	1200003171	01/25/2012
WILLOW CREEK ITEMS 1					
01	WILLOW CREEK	01	WHETSTINE	1100016359	05/19/2011
WILLOW CREEK ITEMS 1					
02	WHETSTINE	FROM	WILLOW CREEK	1500001191	01/12/2015
WHETSTINE ITEMS 1					

Total Accidents at Specific Intersection: 4

END OF REPORT

TYPE	STNAME	INTERSECT	STREET NAME	NUMBER	CR DATE FMT
01	WHETSTINE	02	WILLOW CREEK	0900051747	12/15/2009
01	WHETSTINE		WILLOW CREEK	0900053255	12/28/2009
WHETSTINE ITEMS 2					
02	WHETSTINE		WILLOW CREEK	1000000425	01/04/2010
WHETSTINE ITEMS 1					
02	WILLOW CREEK	02	WHETSTINE	0900029269	07/16/2009
02	WILLOW CREEK	01	WHETSTINE	0900035758	08/25/2009
WILLOW CREEK ITEMS 2					

Total Accidents at Specific Intersection: 5

END OF REPORT

INTERSECTION	STNAME	INTERSECT2	AT INTERSECT2	STREET NAME	NUMBER	CR DATE FMT
	WHETSTINE			WILLOW CREEK	0700008512	03/07/2007
WHETSTINE ITEMS 1						
	WILLOW CREEK			WHETSTINE	0600015841	04/25/2006
	WILLOW CREEK			WHETSTINE	0500018218	05/07/2005
WILLOW CREEK ITEMS 2						
CHECKED	WHETSTINE			WILLOW CREEK	0700049031	12/04/2007
WHETSTINE ITEMS 1						

Total Accidents at Specific Intersection: 4

END OF REPORT

926 Whetstine

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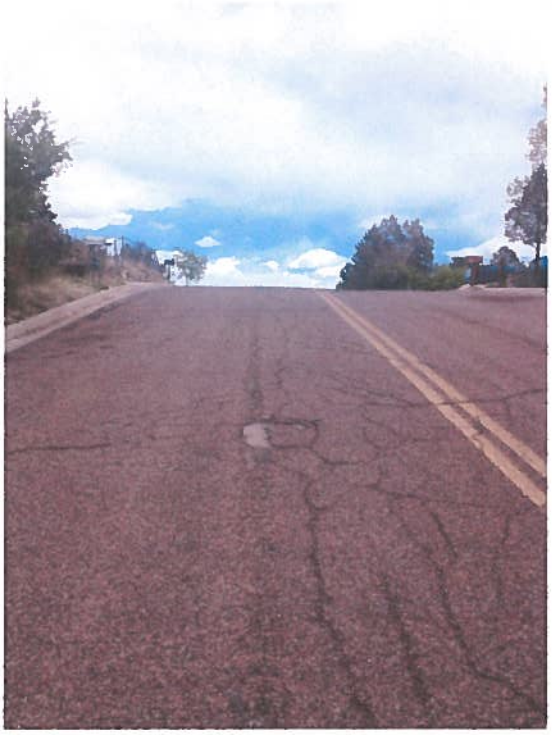

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April 14, 2015

RECEIVED
APR 14 2015
CITY OF PRESCOTT
COMMUNITY DEVELOPMENT

City of Prescott Community Development Department
201 S. Cortez Street
Prescott, Arizona, 86303

Re: RZ15-002, 926 Whetstine Avenue

Gentlemen:

We are the owners of the property at 921 Whetstine Avenue, directly across the street from the subject property. While we have no problem with the owners building a couple of duplexes on their property as competition to ours, we have several concerns. At about the same time we received notice of their intent to change use of their property, there was a large roll off dumpster dropped off at the adjacent property at 924 Whetstine. Apparently, someone was in the process of extensive interior demolition. It is important to note that 924 Whetstine had been for sale for quite some time, and we had previously observed that both 924 and 926 Whetstine had been utilized by the same organization. 924 Whetstine is zoned commercial. Having toured the inside of that property while it was for sale, it was obviously set up for a "rehab" style use which included a theater room complete with theater style seating. It had several kitchens, living and dining quarters, bathroom and gathering areas in a very "communal" style.

Years ago, we observed another "rehab" organization's setting up of a similar situation on First near Hillside with combination meeting and adjacent living quarters. We have great concern that this is what is happening here.

We have been to the City three times in person, as well as a follow up phone call, since we received your notice in the mail about three weeks ago. We met with Randall Pluimer, Chief Building Officer and George Worley, Planning Manager who have not been able to provide information to us to allay our concerns. Each time we came we were assured that they would call us, and we have yet to receive any response as of this date.

Our concern is that the owner of 926 Whetstine is simply building institutional housing for the contiguous property in order to house "rehab" patients for their time before, during and/or after "rehab". While very profitable for the owner of the property, it will be detrimental to the neighboring properties. It is also very close to an existing "rehab" property at 12th and Willow Creek.

Unless these concerns can be addressed, we strongly oppose the rezoning of this property to Multi-Family High Density use.

Sincerely,

Ron Starick

Jeanne Starick

Jeanne Starick

April 13, 2015

Prescott Community Development Department
201E. Cortez
Prescott, Az. 86303

Dear Department,

As a Home Owner in the Tri City Area, I understand too well what re zoning does to the neighborhood. I am so disappointed that not just the city of Prescott, but Prescott Valley as well allows the chopping up of a community. It is clear there are no restrictions in place to protect the homeowners in this entire community. Very poor planning for this area. I sympathies with the rezoning request for Prescott's Whestine Avenue homeowners. No wonder why there is so much talk about long time residents wanting to move out of the area due to the chopped up residential areas, and the problems that exist because of it. It clearly leads a pathway to the unregulated unwanted half way houses bombarding our Tri City area. This re zoning request only grants more access to more sober living housing. As a community, our Tri City area does not have the capacity to offer jobs to these many individuals wondering around in the day time in large groups looking for work. I only see problems and failure for this type of unorganized program to continue splitting our Tri Ctiy area at the seams. I do not support re zoning of any residential neighborhood as it depreciates my home value. The saying "This is everybody's hometown", makes me wonder what kind of town its becoming. Looks to me like its becoming a drug rehab community, and the rest of our homeowners are paying the price.
Why does re zoning a perfectly nice residential neighborhood make sense. Why cant they build or buy in the proper zoning areas, so they don't impose this crisis upon us.

Please don't approve this re zoning to 926 Whetstine Avenue.

Thank you,

Dolores J. Gockel

Dolores Gockel
3565 Christine Drive
Prescott Valley, Arizona 86314

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-20-15
Time Received: 8:00 am pm
Received by: SMD

To whom it may concern.

I am writing in regards to the re-zoning of 926 Whetstine Ave. I wish to express my reservations of this action. The street is a relativity quiet neighborhood, and I feel that by rezoning to a higher multifamily density will transform the neighborhood into a more commercial atmosphere, with increased traffic and unsafe travel conditions. There are no sidewalks, so foot travel will all be in the street. With increase traffic, this increases the likelihood of accidents with pedestrians.

Our property is next to 926 Whetstine, and the location of the buildings that will placed will encroach upon our privacy and block our views of the surrounding landmarks.

Thanks for reading my letter in regards to these actions you are about to take.

Thanks,

Jason Jacobs

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-22-15
Time Received: 11:08 am pm
Received by: SMD

April 20, 2015

To Whom It May Concern:

This letter is regarding the request for the rezoning of 926 Whetstine Ave from a Single-Family to a Multi-Family High Density property. My husband and I just recently purchased the property directly adjacent to this property, 924 Whetstine Ave. We are excited about our property due to the fact that it is located on a quiet, safe, low traffic street. We also have a very nice view of Thumb Butte from our house and deck.

The current plans presented by the Greseth Family will not only increase traffic and noise, but also obstruct our view. I am very upset about this request, especially because the plans are showing a unit to be placed so close to my property line. In addition, the property is located at the highest point on Whetstine. Placing apartment buildings on this property will definitely invade my privacy and the privacy of everyone on the street. I do not feel that the plans of this family are being made with consideration of the neighborhood. I feel that 926 Whetstine is not the appropriate location for what the Greseth Family is presenting. All the houses on Whetstine Ave. are residential, not commercial and there is not enough space to turn the property into something other than what it is without changing the entire dynamic of the neighborhood.

Thank you for taking the time to read this letter. Please consider my concerns as you make your decision for the request to rezone 926 Whetstine Ave.

Sincerely,

Marcie Jacobs

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-22-15
Time Received: 11 : 08 am pm
Received by: SMP

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4/21/15
Time Received: 2:33 am pm
Received by: SMD

April 20, 2015

Dear Mr Worley

This letter is in regards to the rezoning request of 926 Whetstine from single family to multi-family high density.

I purchased a house in a single family area for a reason. I did not want to live next to apartment complexes because of the noise and congestion. I did not want crowds of people making noise all night long. Despite the proximity to Walmart, Whetstine is a quiet street at night.

Rezoning 926 Whetstine would singlehandedly ***more than double*** the population on a street which is already poorly maintained and congested. In the 9 years I have lived here the street has not been paved once. The potholes are patched every year or so and these patches last for a few months at best. Traffic from people coming from Willow Creek to Walmart across Gail Gardner has increased dramatically in that time as have the accidents. I have lost count of the number of accidents which have occurred on the corner of Whetstine and Gail Gardner as this has become almost a monthly occurrence. This street was not designed for high traffic, however the addition of Walmart has pushed traffic to its limits. Additionally the steep hill and infrequent snow plowing coupled with adding more vehicles is recipe for disaster.

The city seems to have no effective regulations in regards to how many people can live in a dwelling. I have no idea how many people will be living in this structure 5 years from now. As it stands now there could be any number from 10 to 30. Maybe more. If they all have vehicles 10 spaces will not be adequate. Will they also park on the side of the street obstructing vision making a dangerous situation even worse? I have been almost hit by cars more times than I can count on this street. There are no sidewalks, with people parked along the side of the street exactly where are pedestrians expected to walk?

This project does absolutely nothing to benefit the existing residents, many of whom have lived here for decades. It does however impose hardships on them. It does however disrupt their lives. It creates dangerous situations with traffic and makes an already bad traffic situation worse.

The owners of 926 Whetstine were aware of what their zoning was when they purchased the property as was I when I purchased mine. Now however that isn't good enough for them and they would like to launch a speculative venture that may or may not work. If it works, they are the ones that will benefit from it. Regardless of whether it works or not however the rest of the residents of Whetstine will be the ones who pay the price without receiving any benefit. I can not think of one possible way that I would benefit from this project but I can think of countless where I would have my quality of life harmed. Zoning laws are there to protect the population as a whole from those who would degrade everyones quality of life so they alone could profit. Zoning laws prevent me from turning my property into an aluminum smelting plant not to punish me, but to protect the rights and property of my neighbors. Does this project benefit the neighborhood in general? The consensus seems to be no, it does not. I have no problem with the lot being split and single family houses being built but this project is totally out of character for the neighborhood and harms everyone here in one way or another.

As a side note, I frequently walk my dog down the street. Yesterday I walked the dog down the street past the lot in question and there was no signage in regards to the zoning meeting. When I walked down the street today, there was. It appears to me, and to several neighbors I talked to that this is the first time the signs have been in place. It is my understanding that the signs must be up long before the hearing in question, not 12 days before.

Jamie Stewart
931 Whetstine
Prescott, Az 86302

RECEIVED
APR 14 2015
CITY OF PRESCOTT
COMMUNITY DEVELOPMENT

April 14, 2015

City of Prescott Community Development Department
201 S. Cortez Street
Prescott, Arizona, 86303

Re: RZ15-002, 926 Whetstine Avenue

Gentlemen:

We are the owners of the property at 921 Whetstine Avenue, directly across the street from the subject property. While we have no problem with the owners building a couple of duplexes on their property as competition to ours, we have several concerns. At about the same time we received notice of their intent to change use of their property, there was a large roll off dumpster dropped off at the adjacent property at 924 Whetstine. Apparently, someone was in the process of extensive interior demolition. It is important to note that 924 Whetstine had been for sale for quite some time, and we had previously observed that both 924 and 926 Whetstine had been utilized by the same organization. 924 Whetstine is zoned commercial. Having toured the inside of that property while it was for sale, it was obviously set up for a "rehab" style use which included a theater room complete with theater style seating. It had several kitchens, living and dining quarters, bathroom and gathering areas in a very "communal" style.

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Unless these concerns can be addressed, we strongly oppose the rezoning of this property to Multi-Family High Density use.

Sincerely,

Ron Starick

Jeanne Starick

Jeanne Starick

5881 Nightshade Lane
Prescott, AZ 86305
April 19, 2015

Prescott Planning and Zoning
City of Prescott
201 S. Cortez
Prescott, AZ 86303

Commissioners,

I am a homeowner and 14 year resident of Prescott. I write to express my concern when single family residential properties are rezoned as multi-family properties for the sole purpose creating "sober housing" or other types of drug and chemical rehab centers. We all see the need for humane treatment of those struggling with addictions. That canard will likely be used at future hearings. The issue is where these homes should be allowed. Many of us that moved to Prescott used our life savings to buy our retirement house. Any Prescott realtor will tell the Commission that having a sober house next door, or even down the street, will devastate the value of single family homes.

I'm particularly concerned about the proposed rezoning of a property at 926 Whetstine Ave. This proposal will be heard by you on April 30th. Although I don't live on Whetstine, friends that do have already witnessed the effects of a nearby rehab facility. Residents near the facility are subjected to late night traffic and loud back yard conversations at all hours. They've lost the private enjoyment of the homes as addicts peer into their homes and yards.

I urge the Commission to reject the rezoning application and keep the entire street zoned for single family housing.

Paul R. Feirick

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-23-15
Time Received: ____ am pm
Received by: mailroom

5881 Nightshade Lane
Prescott, AZ 86305
April 19, 2015

Prescott Planning and Zoning
City of Prescott
201 S. Cortez
Prescott, AZ 86303

Commissioners,

I am a homeowner and 14 year resident of Prescott. I write to express my concern when single family residential properties are rezoned as multi-family properties for the sole purpose creating "sober housing" or other types of drug and chemical rehab centers. We all see the need for humane treatment of those struggling with addictions. The issue is where these homes should be allowed. Many of us that moved to Prescott used our life savings to buy our retirement house. Any Prescott realtor will tell the Commission that having a sober house next door, or even down the street, will devastate the value of single family homes.

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I urge the Commission to reject the rezoning application and keep the entire street zoned for single family housing.

Deanne L. Feirick

COMMUNITY DEVELOPMENT
City of Prescott, Arizona
Date Received: 4-23-15
Time Received: ___:___ am pm
Received by: (Mailroom)

RZ15-002 Petition to stop the rezoning request for a Rezoning at 926 Whetstine Avenue from a Single-Family 9,000 2q ft (SF-9) to a Multi-Family High Density (MF-H) Zoning District. APN: 115-05-014

We are against this application due to concerns with multi family high density zoning, where multi-family properties depreciate our personal property values, allowing access to section 8, and sober living addiction homes which impact our neighborhood and raise our crime rate; we contend that these two units will impact more than the current residential zoning, and the overall concern with the lack of enforcement of unregulated, unlicensed facilities resulting in a negative impact on our community.

We, the undersigned, Prescott City residents and supporters are against the rezoning application RZ15-002 for the purpose of rezoning request at 926 Whetstine Avenue from a Single-Family 9,000 2q ft (SF-9) to a Multi-Family High Density (MF-H) Zoning District. APN: 115-05-014 located at 926 Whetstine Avenue, Prescott Az. 86305

Date	Name	Address
4/15/15	Deborah Kluindeler	781 Pinon Oak Dr Prescott Az 8631
4/18/15	Jean W. Stewart	712 Dougherty St Prescott AZ, 86305
4/18/15	Tom Ruth	" " " " " "
4/18/15	Leonard Anderson	1201 Eagle Dr 86305
4/19/15	Kenneth C. Myers	1205 Eagle Dr. Prescott. AZ 86305
4/19/15	Mary M. Myers	1205 Eagle Dr. Prescott 86305
4/19/15	MIA DAMATO	601 E Goodwin Street AZ 86303
4/19/15	BRUCE DAY	1541 SPRUCE CANYON PRESCOTT AZ 86303
4/19/15	GARY BENJAMIN	2206 Sequoia Dr Prescott Az
4/20/15	Jamie Stewart	930 Whetstine, Prescott, AZ 86305
4/20/15	NEIL CORNELL	2256 LOMA RICA CIRCLE PRESCOTT AZ 86303
4-20-15	DENNIS KISER	39 LIMBERLOST LN, PRESCOTT, AZ 86303