

PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 14, 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, MAY 14, 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 March 12, 2015 meeting minutes.

IV. PUBLIC HEARING ITEMS

1. RZ15-003 - Request for a Rezoning to include General Plan map amendment and amendment to the Willow Creek Corridor Land Use Plan at 903 Green Lane from a Single-Family 18,000 sq ft (SF-18) to a Residential Office (RO) Zoning District. APN: 116-06-060B. Owner/Applicant is Michael Taylor Architects, Inc. Community Planner is Frank Hall, Phone: 777-1319.

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

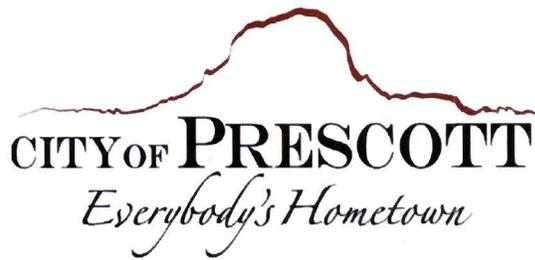
VII. ADJOURNMENT

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 May 8, 2015 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
MARCH 12, 2015
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on MARCH 12, 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	Suzanne Derryberry, Admin Specialist
Joe Gardner	George Worley, Planning Manager
David Stringer	Tom Guice, Community Development Dir.
George Sheats	Frank Hall, Community Planner
Len Scamardo	Jon Paladini, City Attorney
Terry Marshall	Michael Flemming, Code Enforcement Supervisor
Ken Mabarak, Vice Chairman	COUNCIL PRESENT
	Jim Lamerson
	Greg Lazzell
	Marlin Kuykendall

III. REGULAR ACTION ITEMS

1. Approval of the January 29, 2015 meeting minutes.

Approval of the minutes were postponed to the next meeting.

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.

Mr. Hall reviewed the staff report and indicated that the item had been discussed at the previous meeting. He stated that the previous plan had not been approved by the commission due to the setback issues related to the garage.

Mr. Hall stated that the applicant had since provided a revised plan with the 2-story dwellings to adhere to the 8 foot setback from the garage; all others would adhere to the 22' setback. Comments provided by the Fire Department still noted concerns and suggested relocating all four 2-story units to the other end of the street in close proximity to Tract D.

Bob Briggs, 916 W Lynwood St, stated that since the previous meeting they had modified the 1-story units in regards to setbacks. He pointed out that 8 of the 12 sites would meet the underlying zoning for garage setbacks which would increase off street parking by 16 spaces. He added that the plat itself had not been changed due to economic issues.

Mr. Briggs discussed the configuration of units in regards to the plat layout. He noted that the garage setbacks were greater for the 2-story units and described the various setbacks lengths.

Continued discussions were related to site configurations, parking issues, and proposed setbacks.

Mr. Menser closed the public hearing and called for a vote.

Mr. Mabarak, **MOTION to disapprove recommendation of RP14-005.** Mr. Scamardo, 2nd. Mr. Stringer noted that should the applicant choose to revise the parking situation he may be inclined to support the project. **VOTE 7-0; passed.**

IV. PUBLIC HEARING ITEMS

1. LDC15-001, Land Development Code Amendment, Community Residences, amending Article 2, Sections 2.3, Use Table, and 2.4, Use Standards; Article 6, Section 6.2, Parking Standards; and Article 11, Sections 11.1.3, Residential Use Categories, and Table 11.2, Terms Defined.

Mr. Worley reviewed the staff report and noted that the request was for an amendment to the Land Development Code addressing Community Residences. In order to address concerns by council and the Department of Housing and Urban Development, staff was seeking recommendation for modifications. He noted that a part of the content changes came from an expert hired by the city. He had previously walked other communities through the amendment process to help mitigate any concerns by HUD.

Mr. Worley continued by explaining that in 2013 two versions of community residences had been created to address both small and large residences. Input provided by the expert had helped staff change the previous version to help better explain the nature of the residences rather than their size. He stated there were two types being proposed – family community residence and transitional community residence. He continued by discussing the differences between the two.

Mr. Worley stated that the significance of the change in the use table is that a family community residence would be treated the same as any other single family residence. He added that since transitional community residences behave differently they would require a conditional use permit in most of the single family zoning districts. However, they would be permitted by right in multi-family zoning districts.

Mr. Worley also pointed out that the definition of family in the code had changed. He displayed verbiage on the overhead projector and discussed the modified definition of community residences. He stated that the code would now exempt all 1-4 person residences under any circumstance and treat it as if it were a family. However, if the residence holds 5-12 individuals it would be considered a community residence. If it were 5-12 with a long term living arrangement similar to a regular single family home it would be permitted in a regular single family district. He pointed out that the number would no longer be the trigger for the difference in treatment, the intended length of

stay would trigger the difference in treatment. Since the residence would behave differently, it would be treated differently.

Other discussions which took place were related to the Fair Housing Act, amount of community residences in Prescott, registration application process, residence buffer zones, changes at legislative level, and city code enforcement processes.

Mr. Worley discussed the changes in parking. He stated that it would be tied to the actual use and the availability and ability of the residence to have their own vehicles under the proposed change. He noted two possible options; 1) assume that the individual residence would probably not have any more vehicles present than any other situation in a single family neighborhood or 2) in a location with 5+ residents, they could each have their own vehicle based on the criteria of 1 car per resident plus a half space for staff members. Related discussions were associated with on street parking and penalties found in the City Code.

Mr. Menser called for a vote.

Mr. Scamardo, **MOTION to recommend adoption of Ordinance No. 4925-1463**, amending the Land Development Code. Mr. Stringer, 2nd. **VOTE 7-0; passed.**

V. **CITY UPDATES**

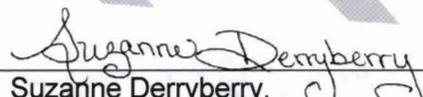
None

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

None

VII. **ADJOURNMENT**

Mr. Menser adjourned the meeting at 10:34a.m.


Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 14, 2015

AGENDA ITEM: Public Hearing for an application to rezone property at 903 Green Lane from Single Family-18 (SF-18) to Residential Office (RO) including an amendment to the 2003 General Plan and the Willow Creek Road Corridor Study and Land Use Plan. Property owner: Catherine Miller Hahn Living Trust. Applicant/Agent: Michael Taylor, Architect. Site APN is 116-06-060B. Lot area is 0.54 acres.

Approved By:

Director:	Tom Guice	<i>TG</i>	5.8.15
Planning Manager:	George Worley	<i>GW</i>	5/8/15
Community Planner:	Frank V. Hall	<i>FVH</i>	5/8/2015

Item Summary

This is a request to rezone a half acre (0.54) parcel containing a single family residence from Single Family – 18 (SF-18) to Residential Office (RO) in order to permit the construction of a new 6,000 square foot office building. The rezoning of the subject parcel would allow other non-residential uses permitted in the RO district to occupy the site in the future.

Background

The applicant is requesting RO zoning which would allow an office building 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 to the west are zoned SF-18, parcels to the south are zoned SF-9. The property to the north across Green Street on the northwest corner of Willow Creek Road and Green Street is zoned Business General (BG). The southeast corner of Willow Creek Road is zoned Residential Office (RO).

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.

Willow Creek Road Corridor Study and Land Use Plan (Plan)

An amendment to the 1997 Willow Creek Road Corridor Study and Land Use Plan is also required as part of the rezoning application. The Plan identifies the site as RA-18 which is an older zoning classification synonymous with the SF-18 district on current zoning maps. In addition, the Plan's Zoning Discussion Map (Attached) does not recommend the subject parcel for a Land Use/Zoning change.

AGENDA ITEM: Public Hearing for an application to rezone property at 903 Green Lane from Single Family-18 (SF-18) to Residential Office (RO) including an amendment to the 2003 General Plan and the Willow Creek Road Corridor Study and Land Use Plan. Property owner: Catherine Miller Hahn Living Trust. Applicant/Agent: Michael Taylor, Architect. Site APN is 116-06-060B. Lot area is 0.54 acres.

Site Design

The proposed site design includes the new construction of a 6,000 square foot "Office Building". The existing residence will be demolished. The applicants are proposing onsite parking containing 20 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 RO zoning district. All potential uses of the site must comply with the Site Plan and General Development Standards of the Land Development Code including, but not limited to the Residential Protection Standards described in Article 6, Section 6.13.

Impacts on Adjacent Properties

A main consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The nearby contiguous uses are primarily single family residential neighborhoods with the exception of the northwest and southeast corners which are zoned BG and RO, respectively.

Attachments

1. Aerial Vicinity Map
2. Zoning Map
3. Applicant's Site plan
4. Willow Creek Road Corridor Study and Land Use Plan Zoning Discussion Map
5. General Plan Land Use Map

Recommended Action: None at this time.

VICINITY MAP

Subject Property



SF-35

ZONING MAP

BG (PAD)

GREEN LN

PULPARD RD

MONTE

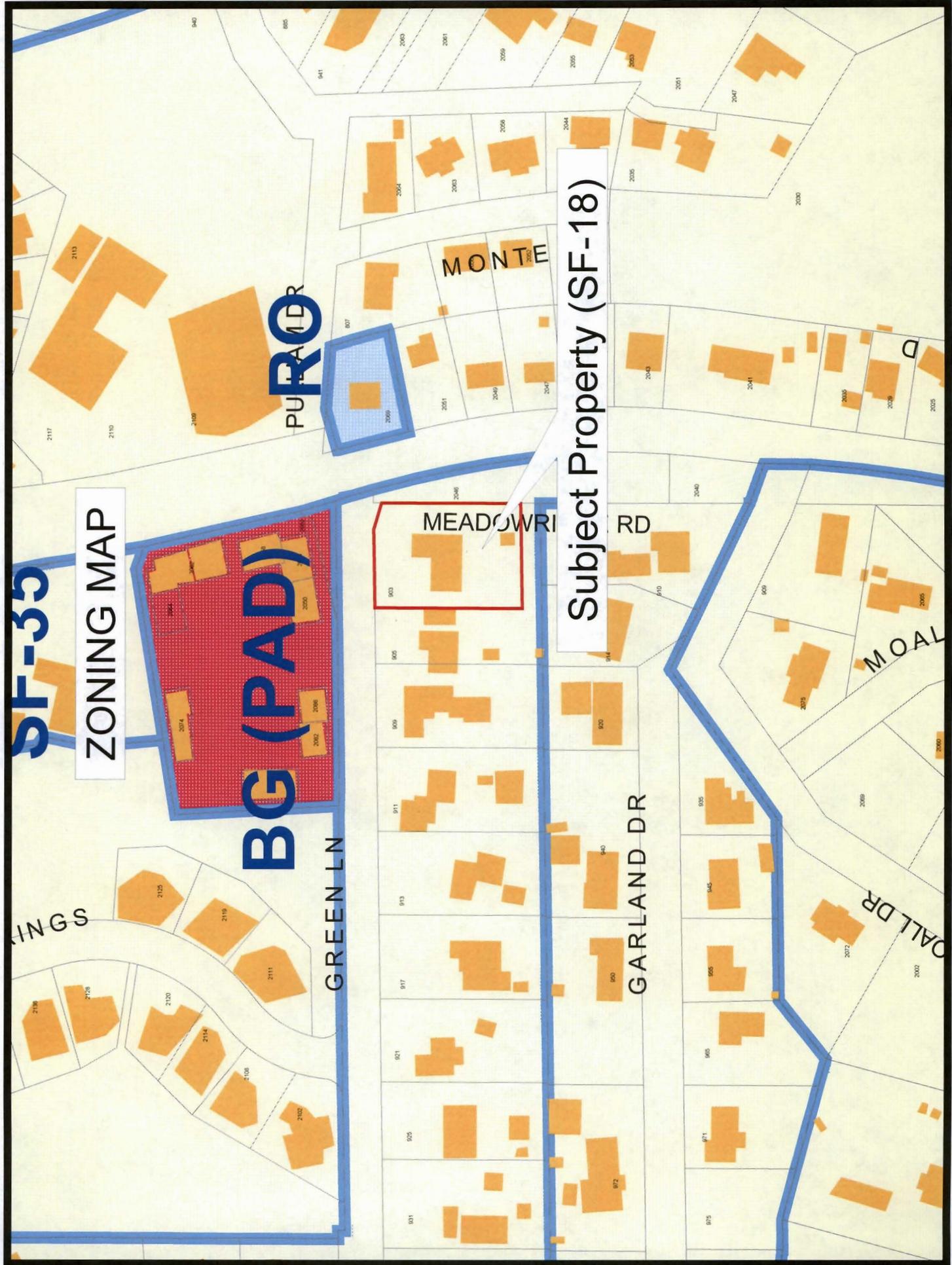
MEADOWS RD

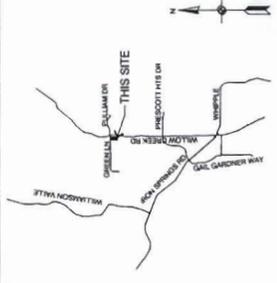
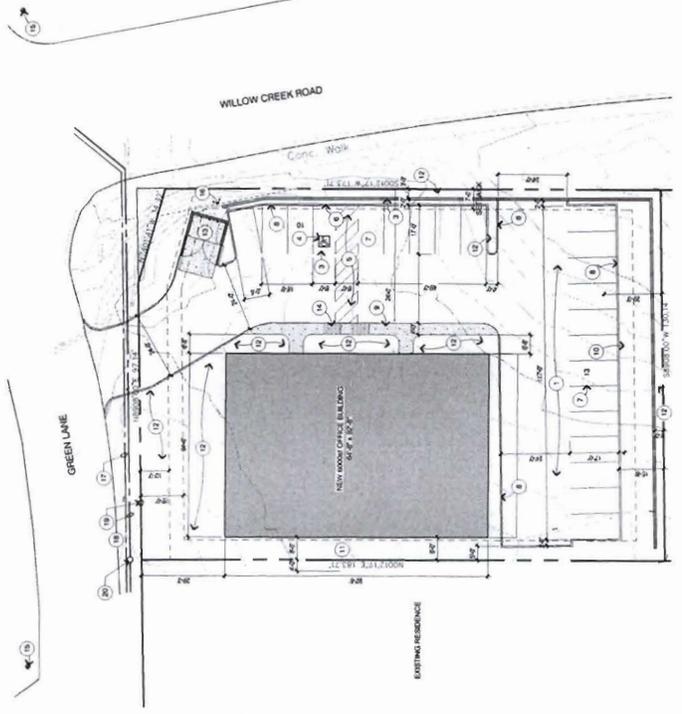
GARLAND DR

MOAL

CALL DR

Subject Property (SF-18)





KEYNOTES

- 1 ASPHALT PAVEMENT
- 2 HIGH MINIMUM CURB RETAINING - SCREEN WALL
- 3 ADA COMPLIANT PARKING SPACE
- 4 ADA COMPLIANT PARKING SPACE
- 5 ADA COMPLIANT PARKING SPACE
- 6 ADA COMPLIANT ACCESSIBLE
- 7 ADA COMPLIANT HANDICAP PARKING SIGN
- 8 PARKING STRIPE, TYPICAL
- 9 CURB
- 10 CONCRETE OVER 4" CONC COMPACT SUBGRADE
- 11 CONCRETE OVER 4" CONC COMPACT SUBGRADE
- 12 CONCRETE OVER 4" CONC COMPACT SUBGRADE
- 13 LANDSCAPE AREA TO SOIL SCREENING
- 14 LANDSCAPE AREA
- 15 DAMPSTER ENCLOSURE
- 16 ADA COMPLIANT RAMP
- 17 ADA COMPLIANT RAMP
- 18 FIRE HYDRANT
- 19 LINE OF EASEMENT
- 20 6" WATER LINE
- 21 6" WATER LINE
- 22 EXISTING WATER METER
- 23 EXISTING MANHOLE

PARKING SUMMARY

ZONE EXISTING: SF 11
 PROPOSED: NO. 1 RESIDENTIAL OFFICE
 USE: RESIDENTIAL OFFICE
 MINIMUM PARKING REQUIRED: 11 SPACES
 NEW OFFICE BUILDING: 11 SPACES
 1800 SF 1, 200 SF 18 SPACES REQUIRED
 PARKING PROVIDED: 21 STANDARD SPACES
 19 ADA ACCESSIBLE SPACES
 TOTAL PARKING: 22

PROJECT DATA

OWNER: HANCOCK MILLER LIVING TRUST LLC
 140 LITTLE ROCKE
 PINECOTT, AZ 85068-2198
 ARCHITECT: MICHAEL TAYLOR ARCHITECTS, INC.
 118 SOUTH PALMANT STREET
 PINECOTT, ARIZONA 85068
 PHYSICAL ADDRESS: 303 GREEN LANE
 ACRES: .34
 SUBDIVISION: VICTORIA SUBDIVISION
 SECTION/TOWNSHIP/RANGE: 34/14N/06E
 ZONING: SF 11 (PROPOSED NO.)
 PARCEL # 111008-0003
 SETBACKS: FRONT 10'
 SIDE 5'
 REAR 10'±

MICHAEL TAYLOR
 ARCHITECTS, INC.
 16 South Phoenix Dr. Phoenix, Arizona 85006
 Phone: 602.445.0268 Fax: 602.445.4800



HAHN COMMERCIAL
 ESCOTT, ARIZONA
 300 GREEN LANE

PROJECT NO.	10000
DATE	4/6/2015
SCALE	1" = 20'
DATE	4/6/2015
DESIGNER	
DATE	
SCALE	
DATE	

PRELIMINARY
 SITE PLAN
 A1.1

Parcel Report for APN: **116-06-060B**

Site Address: **903 GREEN LN**

Owner:
**HAHN CATHERINE MILLER LIVING TRUST UI &
1343 GREY EAGLE
PRESCOTT AZ 863052156**

Subdivision Name: **VICTORIA SUBDIVISION**

Max. Lot Coverage: **35%**
Max. Bldg Height: **35 ft**
Setbacks
Front: **25 ft**
Side: **9 ft**
Rear: **25 ft**
Corner: **15 ft**

Acres: **sq.ft.**
Square Ft: **T14 R2 S20**
TRS:

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

Zoning Information

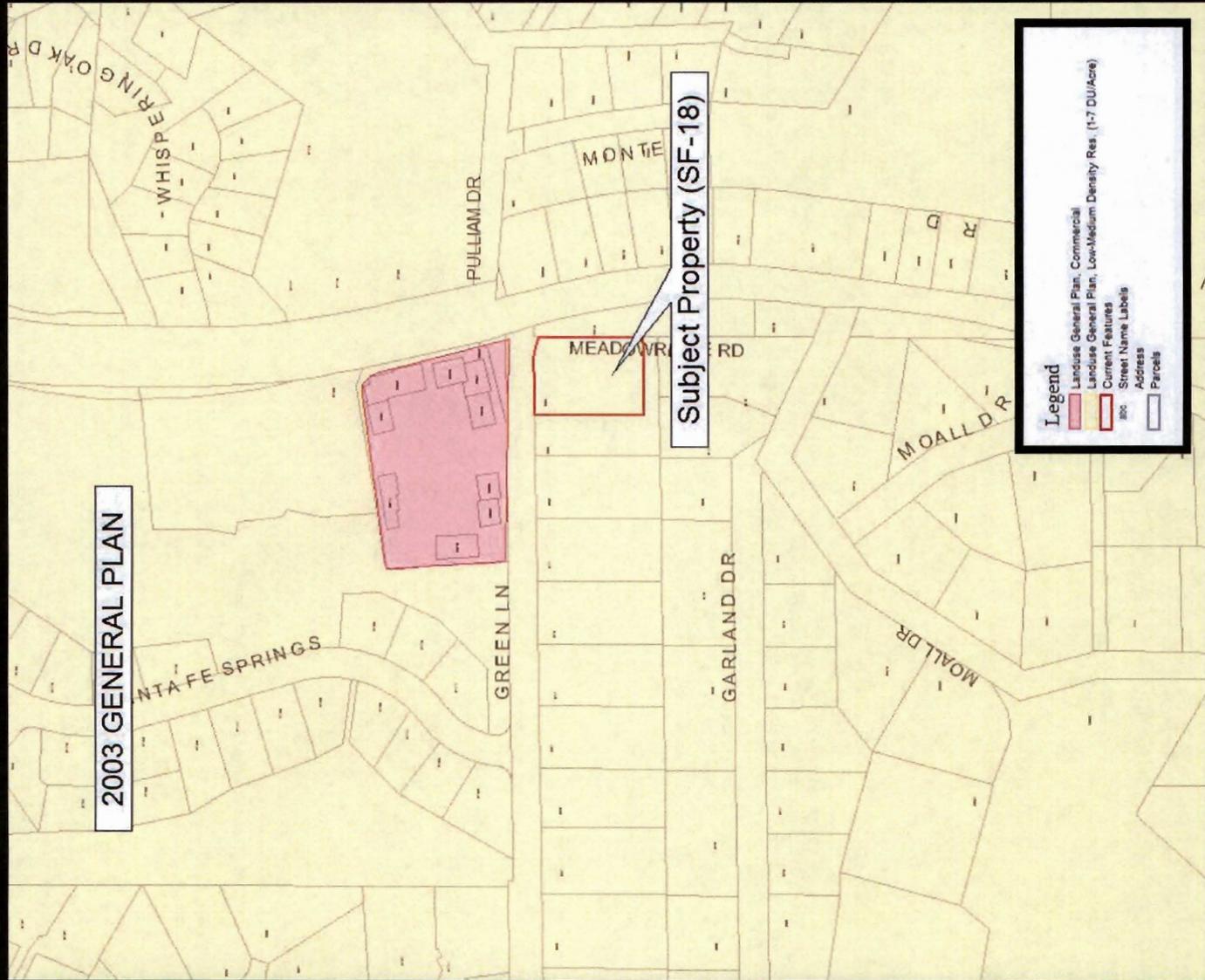
Zoning: **SF-18**
Flood Zone: **X:**
FIRM Panel: **04025C2055G**

Overlay District Information

HPD District: **Outside**
NR District: **Outside**
Willow Creek District: **Inside**
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:

CU-8833: **Conditional Use Permits**



2003 GENERAL PLAN

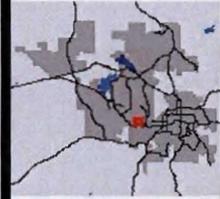
Subject Property (SF-18)

Legend

- Land Use General Plan, Commercial
- Land Use General Plan, Low-Medium Density Res (1-7 DU/Acre)
- Current Features
- Street Name Labels
- Address
- Parcels

903 GREEN LN

This map is a product of
The City of Prescott



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