I. CALL TO ORDER

II. ATTENDANCE

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<tr>
<td>Tom Menser, Chairman</td>
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<td>Len Scamardo</td>
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III. REGULAR ACTION ITEMS

1. Approval of the April 14, 2016 and April 28, 2016 Meeting Minutes

2. Site Plan Review Process Discussion


4. SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings [Zoning: Multi-Family Medium (MF-M); APN 110-05-002B; Property Owner: Robinson Duplexes, LLC]

5. RP16-003, Replat and Site Plan approval for The Reserve at Willow Hills Commerce Center to combine parcels for development of a 70 unit apartment complex [Zoning: Neighborhood Oriented Business (NOB); APN: 106-47-325; Property Owner: Redfoot Properties, LLC]

6. SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]
7. CC16-002, Comprehensive Sign Plan for Thumb Butte Medical Center [Zoning: Neighborhood Oriented Business (NOB); APN 106-20-433; Property Owner: Hosn Hojatollah Askari, 3191 Stillwater Drive, Prescott, AZ 86305]

8. RZ16-001, for Elm Grove Apartments at 780 Gail Gardner Way from Single-family (SF-9) to Multi-family Medium (MF-M). Zoning District. APN: 111-11-080; Property Owner: Tom Devereaux, Level Vision LLC, 1153 Linwood Ave., Prescott, AZ 86305] This is to consider a request for rezoning. The Public Hearing/Voting Session for this item will be held on Thursday, July 14, 2016. (Discussion only this meeting)

IV. CITY UPDATES

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on June 23, 2016 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.

\[Signature\]
Darla Eastman, Administrative Specialist
Community Development Department
I. CALL TO ORDER

Vice-Chairman Mabarak called the meeting to order at 9:05 a.m. He thanked Councilman Lamerson for attending.

II. ATTENDANCE

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III. REGULAR ACTION ITEMS

1. Approval of the February 11, 2016 meeting minutes.

   Mr. Sheats, MOTION to approve the February 11, 2016 meeting minutes. Mr. Scamardo, 2nd. VOTE 6-0; passed.

2. Discussion to Amend the Land Development Code to Increase Multi-family Residential Density in the DTB, LDC Sect. 4.9

   Frank Hall presented the staff report on increasing density in the multi-family residential zoning district in the downtown business district (DTB). He stated that the idea started at a recent Pre-Application Conference (PAC) where an applicant proposed a new multi-family residential building that included six (6) apartments on a 7,500 square foot lot in the DTB. The applicant was advised that the base residential density of Article 4, Section 4.9.3.B.5.a of the Land Development Code (LDC) permits a maximum of three (3) multi-family residential units on a 7,500 square foot lot. As a result, the applicant submitted an email to the Community Development Department requesting a zoning amendment to increase the multi-family residential density in the DTB zoning district.

   Mr. Hall stated that the existing DTB Zoning Density lot to a maximum of three (3) multi-family dwelling units. The maximum residential density in the DTB zoning district for all residential types is fifty-eight (58) units to the acre. Without the additional site amenities
described in the LDC, a fourth multi-family unit would require the lot to be at least 8,700 square feet in area.

Mr. Hall stated that the increase in lot area needed for more than three (3) units decreases when open space or recreational amenities are included in the multi-family development. For example, a fourth multi-family unit with a courtyard or gym would require the lot to be 8,150 square feet. All other residential types permitted in the DTB district do not have a recreational or open space amenity requirement.

The amendment shown to use the existing maximum residential density for the DTB district at fifty-eight (58) units to the acre for multi-family residential dwelling types per Article 4, Section 4.9.3.A of the LDC without a minimum lot size and delete the requirement for recreational and open space amenities to increase residential densities.

The proposed amendment, if approved, would permit up to nine (9) multi-family dwelling units on a 7,500 square foot lot as compared to the current limit of three (3) units for the same size lot. This idea was brought before the Unified Development Committee and was voted unanimously to bring it forward to the Planning and Zoning Commission.

The Commission discussed residential density in the downtown business district. Some of the Commissioners agreed that higher density is a good thing and that it make available more units to live in and that will bring more people into the downtown area to keep it alive after the business people have gone home for the day and for economic purposes. Other Commissioners felt that there should be a balance of density in the downtown area to preserve the small town feel, historical value, and will increase traffic.

Mr. Hall thanked the Commissioners for their comments and that any changes in the historical district will go before the Prescott Preservation Commission. He then briefed the Commissioners on the statements in the 2015 General Plan that support this issue to preserve the identity and image of downtown as a historic government, business, cultural and residential center, and to maintain and encourage an expansion of the mix of commercial and residential.

IV. PUBLIC HEARING ITEMS

1. Proposed General Engineering Standards

Charles Andrews, City Engineer, Public Works, thanked the Commissioners, staff, and Sandy Griffis, Yavapai County Contractor’s Association for their support and time at the last meeting. Mr. Andrews state that the Land Development Code is policy and the General Engineering Standards is technical. Mr. Andrews highlighted the more active subjects of the 10 (ten) articles of the GES.

Gwen Rositsch reviewed the proposed changes and modifications to several chapters of City Code, including the Land Development Code as part of the adoption process of the GES. She stated that in addition to the changes to the City Code and LDC, the Financial Assurances and the Quad City Standard Details were included for review.

The Committee members then discussed the GES in more detail. The Committee wants to hear more about what doesn't work for the developers and what will assist them in project development. They are trying to figure out what will the 5% of the developers who oppose
the GES and what can we do to fix the issues before we send it out as part of the “Code”
based on the input we receive. The goal is to develop a set of standards for all the
engineers to follow so that there is not mis-interpretation for the majority of the categories
in the GES. Eventually these project will be turned over to the City for maintenance.

Currently, they are seeing many of the projects that should last for 25 years needing repair
or replacement within 5-7 years. The Committee has asked City staff to develop these
standards so the project doesn’t come back for the City to pay again. Another discussion
item was that they did not want to see developers flatten the topography just to make it
easier to put in utilities and other infrastructure. The designers who work with Prescott’s
unique landscape to build beautiful structure should be commended. If standards are
written in a book, there may not be flexibility for someone with a unique situation to have
the ability to work around it.

The Committee agreed that they do not support a document that doesn’t have flexibility for
unique situations, and if there is a unique situation the developers should not have to ask
for a waiver. They also agreed that a special meeting with all the stakeholders to go
through the GES and the changes that are being proposed would be beneficial. Another
discussion by the Committee of the GES was that Prescott has various landscapes, soils
and within the City and one standard will not fit into every site. There needs to be a review
and dialogue for each site as to what will be accurately designed. If the bar needs to be
raised on standards of the products that is different than infrastructure design.

Henry Hash commented that the Public Works staff have been more than transparent than
ever and have provided the best communication in the development of the GES. There
have been many public meetings for months inviting contractors, developers, and
engineers to attend and provide comments. The GES has changed dramatically in the
past few months with all the comments by the stakeholders are included. He said he was
very surprised to hear that contractor’s were contacting the Committee members with
questions about design standards. Mr. Hash stated that it is our intent is to provide our
City with the best customer service we can provide and on day one, stakeholders know
exactly what the City expects so there are no surprises, delays or extra costs.

The Committee continued to discuss the issues with the GES and what it requires and the
lack of flexibity written within it. Mr. Hash stated that the Committee requested that staff
develop the standards to protect the City against project failures. However, the Committee
wants developers to be able to make changes at will and go the less expensive route.
Unfortunately, we can’t have it both ways, he said, and he is going to with what works best
for the City and what will last. The standard changes over the years because our climate
changes, population, infrastructure, and many other factors that would make the need for
change.

Sandy Griffis, Yavapai County Contractor’s Association, stated that we have had many
meetings and have worked on hundreds of issues with developers, builders, architects,
and surveyors (Public Works, YCCA, and stakeholders) and have solved many of those
issues and have made corrections. Ms. Griffis stated that she feels there are “two
elephants left in the room,” and I don’t know which of the two or what percent makes up
the 5% who we do not have on board. Those elephants are the required use of ductile
iron pipe (dip) on water installations; and rubber gasket reinforced concrete pipe (rgrcp) on
all culvert and storm drain installations. The engineers in the community want to use pvc
and hdpe or a cmp product. This is the case where one size does not fit all. By going to
this “Cadillac-type” of material, we are losing our competitive edge in the City of Prescott
when the price of building structures goes up. However, there needs to be decision of what type of products the GES requires, when to use it, and how to use it and it make it financially manageable for this community. She stated that products fail, but sometimes it’s how it’s installed and that will be an issue in the future.

The Committee decided that due to time constraints, the continued discussion of the GES, the sign regulations and remaining agenda items will continued to be discussed at the next meeting on April 13, 2016. The Committee also requested that staff review

2. Amendment to Land Development Code Sign Regulations, LDC Sect. 6.12

George Worley reviewed the staff report and displayed information on the overhead projector stating that this is a conceptual discussion of the potential changes to the sign codes. Due to a Supreme Court decision last year relating to regulation of content based signs, planning and legal staff undertook a review of Prescott’s sign regulations to assure that the City’s code conformed to Constitutional protections of free speech and that we are remaining content neutral, as well as, in the Land Development Code.

Mr. Worley displayed a table of information from the Land Development Code that showed free-standing signs and sign on buildings that are not content neutral. We will have change those sections or remove them. A key component of those protections is that regulations of free speech must be based upon criteria other than the content of the message. We have spent a lot time to come up with a method to reduce the regulations to the portions of free-speech regulations that the court has supported limiting the scope of regulations to time, place, and manner components. With signage, it’s often the location, size, and where it is readable. It’s the ability of the sign to convey a message. We also looked at the speed limit of the roadways and compared to the need of the size of the sign with the exception of downtown. Mr. Worley continued to discuss the difference between the free-standing signs and signage on the building, as well as, commercial verses residential signs and how they are regulated.

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS
No comments at this time.

VII. ADJOURNMENT

Ken Mabarak, Vice-Chairman adjourned the meeting at 11:12 a.m.

[Signature]
Darla Eastman, Administrative Specialist

[Signature] Ken Mabarak, Vice-Chairman
I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m. He thanked Councilman Lamerson for attending.

II. ATTENDANCE

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<td>Jim Lamerson, Mayor Pro Tem</td>
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III. REGULAR ACTION ITEMS

1. Presentation of the Proposed Planning, Building, Fire, Water Resources and Public Works Fees

George Worley presented the staff report on Building, Fire, Planning and Water Resource fees and stated that this is an introduction to the upcoming fees in which no action is required, but will be presented at the next Council meeting on May 17th for adoption. Mr. Worley walked through the three major sections of the fees, Building, Fire, Planning and Water Resource fees. Mr. Worley introduced Sandy Griffis, Yavapai County Contractor’s Association (YCCA), as a major contributor to revising the new fees. YCCA, local contractors, and other interested parties have given their input and criteria into the new fees. Mr. Worley said that most of the Planning and Zoning fees have been adjusted based upon the complexity of the application types. While most fees have been raised, few were raised significantly. New fees were established for General Plan minor amendments, Master Plan amendments and Comprehensive Sign Plans.

Randy Pluimer presented the Building fee portion of the staff report and stated that back in November 2015, the City Manager and Council requested that we develop proposed fee adjustment for revenue enhancements and cost recovery. The proposed adjustments and new Building, Fire, and Planning fees were presented to local contractors and developers at two meetings held in February and March, and then
presented to Council at the March 1, 2016, Study Session. Mr. Pluimer displayed a cost analysis on the overhead projector showing the difference in cost of a new single family home currently and with the new fee increase. He stated that building permit fees have been adjusted and a number of new services and fees have been added. The net impacts of these adjustments on a new single-family home permit would add approximately $565 in fees to the current $1,650 Building portion of the permit fee for a new 3,000 square foot house with a construction valuation of approximately $300,000. He also stated that single family homes are up 32% from last year.

Mayor Pro Tem Lamerson commented that the fees we impose are based on cost recovery for the services we supply; it’s not a revenue generating opportunity.

Don Devendorf presented the Fire fee portion of the staff report and stated that his Department was also requested to develop a proposed fee adjustment. He said that he looked into other fire departments in the County and provided new numbers based on the information and looked at the time it takes to complete the task.

Sandy Griffis, YCCA, stated that with all due respect, the City of Prescott fees should never be compared to Prescott Valley, Dewey-Humboldt, Chino Valley, Yavapai County or any other city or town. Who cares? We are never going to ask that question again. We are different from any other County, City or Town and the services that we provide for our taxpayers. It’s what we are, and it’s what we do. We know that the new fee increase is for cost recovery is going into the City’s General Fund and I think that is extremely unfortunate. But we are going to move forward and it’s going to be okay.

IV. CITY UPDATES
No updates.

V. SUMMARY OF CURRENT OR RECENT EVENTS
No comments at this time.

VI. ADJOURNMENT
Tom Menser, Chairman adjourned the meeting at 9:21 a.m.

Darla Eastman, Administrative Specialist

Tom Menser, Chairman
MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: Discussion of Site Plan review process (LDC Section 9.8). Staff will discuss why a limited version of this process has been re-introduced.

Approved By: Director: Guice, Tom Date: 6/24/16
Planning Manager: George Worley Date: 6/24/16

Item Summary

The LDC incorporates the concept and a process for formal, public reviews of commercial site plans in Section 9.8. The purpose of this section is to assure that nearby residents and the public in general could see and comment on major commercial project land planning. It is also to allow staff and the Planning and Zoning Commission (and sometimes City Council) to review the site design prior to the applicant committing a large investment into construction and infrastructure plans. Design flaws or conflicts with neighboring developments could be identified and addressed with only the commitment of a site plan.

In a related matter, over the past eight months the City Council and Water Resources staff significantly changed the Council Water allocation process to better reflect available supplies and the current high demand for alternative water supplies. As a part of that revision, it was evident that a streamlined application process was needed to allow a developer to submit for water without committing a large sum of money to have full construction plans produced for building permit prior to knowing that water will be allocated to the project. It was determined that a form of Site Plan approval, focusing on key site design elements, would be the appropriate means to accomplish the needed streamlined process.

An abbreviated Site Plan review allows the Planning and Zoning Commission to evaluate the feasibility of a project's design and its compatibility with surrounding development. The Commission can then forward a recommendation to the City Council confirming (or not) that the project is feasible and compatible. Using the Commission's recommendation, along with the other criteria in the water policy, the City Council can then make an educated decision about the allocation of water.
AGENDA ITEM: Discussion of Site Plan review process (LDC Section 9.8). Staff will discuss why a limited version of this process has been re-introduced.

An abbreviated review is appropriate because the extensive requirements for the building and utility permit plans address much of the criteria of the two lists. Many of the submittal requirements of Section 9.8.4.B.2 and the review criteria of Section 9.8.5 are actually only applicable at the time of full permit application. There are, however, certain aspects of the design that can be considered to be basic to the determination of project feasibility and compatibility. Pulling those elements out of the lists in Sections 9.8.4.B.2 and 9.8.5 creates an appropriate, list of review criteria.

Staff recommends the following as the abbreviated list of review criteria:

1. Drainage ways and any needed detention;
2. Ingress and egress points;
3. Internal circulation plan;
4. Landscaping and screening;
5. Off-street parking layout;
6. Building, lot and setback requirements;
7. Utility lines (and points of connection to mains);
8. Topographic contours;
9. Residential Protection Standards of Sec. 6.13, where applicable;
10. Grading and bank stabilization plans, where applicable;
11. Hillside development standards of Sec. 6.8, where applicable.

Planning staff recommends that, using this list of review criteria, the Planning and Zoning Commission make a determination that each project is either in substantial conformance with the LDC design criteria and can be forwarded to the City Council for consideration, or that the project is not in conformance with the LDC.

Recommended Action: Discussion only
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

DEPARTMENT: Community Development


Approved By:                      Date:

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Item Summary

The subject property is a 1.00 acre site zoned as Industrial Transition (IT) which permits up to 13 multi-family dwelling units. The site is contiguous to the Prescott Lakes Commerce Center to the west and south, and the Green Acre Village apartment complex and Dells View Mobile Home Park to the east.

The site plan is for twelve apartments in three separate four-plex buildings. The apartment types are all two bedroom units. Thirty-two (32) parking spaces are provided to accommodate the bedroom count, guest parking, and existing uses.

Storage units are planned as an accessory use/amenity for each apartment. Access will be provided via an existing private driveway from Willow Lake Road.

Background

The property currently includes a single family dwelling and an office building. The Water Issues Committee recommended approval of the Water Service Agreement for the twelve (12) apartments at their meeting on June 14, 2016.

Attachments

1. Zoning/Location Map
2. Site Plan

Recommended Action: MOVE to recommend approval of Site Plan SI16-003 for twelve (12) apartments in three (3) 4-plex buildings.
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings [Zoning: Multi-Family Medium (MF-M); APN 110-05-002B; Property Owner: Robinson Duplexes, LLC]

Approved By:                      Date:

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Item Summary

The subject property is a 2.16 acre site zoned as Multi-Family Medium Density (MF-M) which permits up to 21 dwelling units/acre or up to 45 multi-family residential units. The site is contiguous to multi-family high density zoning to the east, SF-35 zoning to the south and west (Prescott Vistas P.A.D.), multi-family medium zoning and the Green Manor Heights single family 9 subdivision to the north.

The site plan is for six (6) duplexes for a total of 12 residential units. Vehicular access is provided via two entrances from Robinson Drive. Two parking spaces plus guest parking are provided in front of each unit.

Additional landscaping and screening will be required by the Residential Protection Standards of Article 6, Section 6.13 of the Land Development Code (LDC) along the southern and western property boundaries. A fire department turn-around may be required for building six. An additional dumpster should be located near buildings one and two.

Background

The property is currently vacant and slopes upward from Robinson Drive to the west at nearly 20%.
SI16-005, Site Plan for twelve (12) residential units in six (6) separate duplex buildings
[Zoning: Multi-Family Medium (MF-M); APN 110-05-002B; Property Owner: Robinson Duplexes, LLC]

Attachments

1. Zoning/Location Map
2. Site Plan

Recommended Action: MOVE to recommend approval of Site Plan SI16-005 for the Robinson Duplexes.
MEETING DATE: 6/30/16

AGENDA ITEM: RP16-003, Replat and site plan approval for The Reserve at Willow Creek Commerce Center, combining parcels to permit development of a 70 unit apartment complex.

Approved By:

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6.23.16
6/24/16

Item Summary

This revision of The Reserve at Willow Hills Commerce Center is to combine parcels to permit the development of a 70 unit apartment complex in an area formerly intended for commercial retail and office uses. The property is zoned Neighborhood Oriented Business (NOB) and is the commercial component of a larger mixed use development that included the single-family neighborhood to the south, known as the Reserve at Willow Hills. The NOB zoning allows for development of multifamily residential complexes. The site is 4.99 acres, allowing for a total of 70 residential units.

Background

The property was platted in 2006 as a commercial retail and office park. The plat included 17 building pads and several open space, parking, and buffer tracts. The tracts also include common areas for landscaping areas and drainage facilities. Two of the southernmost lots were combined previously and a commercial office building was constructed. This proposed replat will leave out that lot and the two adjacent lots to the west along the south property line. It is anticipated that these lots will build out with commercial uses compatible with the proposed apartment complex.

South of the Reserve at Willow Hills Commerce Center is the associated Reserve at Willow Hills residential neighborhood that shares the NOB zoning. The neighborhood is building out at a moderate pace.

Site Plan

The proposed apartment complex site plan indicates 70 dwelling units in six buildings. The buildings are distributed throughout the central area of the site with considerable open space and landscaped areas interspersed. Parking is required at the rate of one space per bedroom, plus guest spaces, plus 20 additional spaces for the remaining commercial uses along the south property boundary. The parking layout forms a ring around the buildings and includes the required 149 spaces. Some of the spaces are intended to be covered,
Agenda Item: RP16-003, replat and site plan approval for The Reserve at Willow Creek Commerce Center, combining parcels to permit development of a 70 unit apartment complex.

however, the final locations of these covered parking spaces will be adjusted to avoid utility easements.

The site adjoins single-family zoning to the east and requires a residential buffer per LDC Section 6.13. The site retains Tract B from the original plat as that buffer.

Attachments
1. Vicinity and Zoning Map
2. Proposed Replat for The Reserve at Willow Creek Commerce Center
3. Site Plan for The Reserve at Willow Creek Commerce Center

Recommended Action:

MOVE to recommend approval of RP16-003, a replat of The Reserve at Willow Creek Commerce Center.
MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

Approved By: Date:
Director: Guice, Tom 6/24/16
Planning Manager: George Worley 6/24/16
Community Planner: Frank V. Hall 6/24/16

Item Summary

The subject property is a 7.50 acre site zoned as Multi-Family High Density (MF-H) which permits up to 32 dwelling units/acre or up to 240 multi-family residential units. The site is contiguous to the Temple B'rith Shalom synagogue to the east, Basis School to the south, and the Prescott Lakes Commerce Center to the west.

The site plan for Prescott Lakes Villas is for a 200 unit multi-family apartment complex. Six (6) separate apartment buildings are proposed to be constructed in phases to coincide with the availability of any water allocation granted by the City Council. A seventh building near the center of the development includes a community center, indoor pool, and media center for the residents.

The apartment types will consist of 90 one bedroom, 90 two bedroom, and 20 three bedroom units. 365 parking spaces are provided to accommodate both the bedroom count and guest parking of which 15% of the spaces are for compact cars.

The primary access will be from Brohner Way which is a 24 foot wide paved road. Brohner Way leads to a stop sign at Willow Lake Road, but ends at its eastern extent before State Route 89. Brohner Way also provides access to the Temple B'rith Shalom.

Background

The current use of the property is the Dells View Mobile Home Park which is included in the inventory of distressed mobile parks with the Community Development department.
AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

The Dells View Mobile Home Park is not connected to city water or sewer services and some individual home sites have failing septic systems. Thirty-two home sites exist in the park, but many sites are vacant.

Attachments

1. Zoning/Location Map
2. Site Plan
3. Building Elevations

Recommended Action: MOVE to recommend approval of Site Plan SI16-002 for Prescott Lakes Villas for a 200 unit phased multi-family apartment complex.
MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

Approved By:          Date:
Director: Guice, Tom  6.24.16
Planning Manager: George Worley  6/24/16
Community Planner: Frank V. Hall  6/24/16

Item Summary

The subject property is a 7.50 acre site zoned as Multi-Family High Density (MF-H) which permits up to 32 dwelling units/acre or up to 240 multi-family residential units. The site is contiguous to the Temple B'rith Shalom synagogue to the east, Basis School to the south, and the Prescott Lakes Commerce Center to the west.

The site plan for Prescott Lakes Villas is for a 200 unit multi-family apartment complex. Six (6) separate apartment buildings are proposed to be constructed in phases to coincide with the availability of any water allocation granted by the City Council. A seventh building near the center of the development includes a community center, indoor pool, and media center for the residents.

The apartment types will consist of 90 one bedroom, 90 two bedroom, and 20 three bedroom units. 365 parking spaces are provided to accommodate both the bedroom count and guest parking of which 15% of the spaces are for compact cars.

The primary access will be from Brohner Way which is a 24 foot wide paved road. Brohner Way leads to a stop sign at Willow Lake Road, but ends at its eastern extent before State Route 89. Brohner Way also provides access to the Temple B'rith Shalom.

Background

The current use of the property is the Dells View Mobile Home Park which is included in the inventory of distressed mobile parks with the Community Development department.
AGENDA ITEM: SI16-002, Site Plan for a 200 unit phased multi-family apartment complex. [Zoning: Multi-Family High (MF-H); APN 106-13-031H; Property Owner: Ran & Associates]

The Dells View Mobile Home Park is not connected to city water or sewer services and some individual home sites have failing septic systems. Thirty-two home sites exist in the park, but many sites are vacant.

Attachments

1. Zoning/Location Map
2. Site Plan
3. Building Elevations

Recommended Action: MOVE to recommend approval of Site Plan SI16-002 for Prescott Lakes Villas for a 200 unit phased multi-family apartment complex.
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

DEPARTMENT: Community Development

AGENDA ITEM: CC16-002, Comprehensive Sign Plan for Thumb Butte Medical Center [Zoning: Neighborhood Oriented Business (NOB); APN 106-20-433 Owner: Hosn Hojatollah Askari, 3191 Stillwater Drive, Prescott, AZ 86305]

Approved By:  
Director: Guice, Tom  
Planning Manager: George Worley  
Community Planner: Frank V. Hall

Date:
6.23.16
6.23.16
23.16

Item Summary

Thumb Butte Medical Center (Market Place at the Crossings) is requesting approval of a Comprehensive Sign Plan (Plan) that includes a new 17.5 foot high 60 square foot free standing sign (Attachment 2) and 40 square foot wall signs for each building on the individual pad sites. The additional height and square footage is requested because of the topography of the site and the 40mph speed limit on Willow Creek Road.

Under the standard Commercial Center sign requirements of Article 6, Table 6.12.5A of the Land Development Code (LDC), the medical center would be limited to a total free-standing sign area of 32 square feet and a height of 12 feet in the Neighborhood Oriented Business (NOB) zoning district.

Wall sign area for the NOB district ranges from 50 square feet to 100 square feet maximum depending on the building frontage length. Each building is permitted a 50 square foot wall sign but may increase the square footage of the sign by 1 square foot for each linear foot of building frontage up to a maximum of 100 square feet. Therefore, the applicant's request for 40 square feet of wall sign area meets the current code requirements of Article 6, Table 6.12.5B.

Background

The Market Place at the Crossings PAD was approved on June 28, 2005. As it currently named, the Thumb Butte Medical Center is actively developing the individual pad sites with medical uses.
Comprehensive Sign Plan Review Criteria

Comprehensive Sign Plans regulate the appearance and location of signs within a single commercial project. Sign plans are expected to result in higher quality signage than is otherwise required by the LDC. To be approved, a sign plan must either: 1) provide signs of a similar type with a consistent size, style, color and construction, or 2) result in an improved design in exchange for a greater number of signs or large sign face area than otherwise permitted.

Planning staff believes that the Comprehensive Sign Plan for the Thumb Butte Medical Center meets the general review criteria for uniformity of style and design for alternative signs and recommends approval of CC16-002.

Attachments

1. Aerial Location Map
2. Free-Standing Sign Graphic
3. Wall Sign Graphic
4. Applicant's Letter

Recommended Action: MOVE to recommend approval of the Comprehensive Sign Plan for the Thumb Butte Medical Center (CC16-002)
AERIAL LOCATION MAP
THUMB BUTTE MEDICAL CENTER
(Market Place at the Crossings)

Proposed Free-Standing Sign Location

Dollar Store

Willow Creek Road

at Willow Creek
June 3, 2016

To Whom It May Concern:
We are requesting a comprehensive sign package for our client, Thumb Butte Medical Center. This is for a five building complex being constructed at 3124 Willow Creek Rd. The unique nature of this property, a severe depression in the topography, makes it difficult to see the buildings from the road. The speed limit at this location is 40 mph. We would like to place a 60 sq. ft. monument sign at the entry, instead of the allowed 32 sq. ft. The entry sign would be internally illuminated with replaceable tenant panels, using an opaque background. Only the graphics would show at night. Business ID for tenants on the buildings would be restricted to 40 sq. ft. each of individual letters and graphics which may be white halo illuminated. Thank you for your consideration.

Stephan Markov
Morgan Sign Co.
928-778-6336
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 6/30/16

AGENDA ITEM: Introduction of rezoning (RZ16-001) of property at 780 Gail Gardner Way from Single-family 9 (SF-9) to Multifamily Medium (MF-M), to permit 7 dwelling units. Property owner is Level Vision, LLC / Tom Devereaux. Site APN is 111-11-080. Lot area is 21,780 square feet (0.5 acre).

Approved By:

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<tr>
<th>Director:</th>
<th>Tom Guice</th>
<th>6.24.16</th>
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<td>Planning Manager:</td>
<td>George Worley</td>
<td>6/24/16</td>
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Item Summary

This is a request to rezone a developed single-family parcel to multifamily to permit development of 7 residential dwelling units. The applicant has expressed the desire to provide a more affordable housing option with this development. The General Plan designation is Mixed-Use and compliments the Gail Gardner Neighborhood Plan that supports properties along Gail Gardner, north of Fair Street to develop as multifamily or light commercial uses. The surrounding properties are a mix of zoning designations ranging from SF-9 to Business General. The parcel immediately to the south is zoned MF-M. The parcel to the north is zoned Residential/Office (RO). In general, the neighborhood contains a mix of single-family, multifamily and commercial zoning.

Site Design

The proposed 7-unit complex incorporates 7 individual buildings with parking interspersed throughout. The property is 250 feet deep and 90 feet wide. Because of the depth, the design is places most of the dwelling units along the north setback running east to west. Two of the units are along the south side setback at the east and west ends of the site. Due to the linear design, a Fire Department turnaround is required. The site plan included in the packet does not yet indicate that turnaround.

The design meets setbacks for the proposed MF-M zoning. Sufficient parking is shown and buffer landscaping is proposed along the Gail Gardner street frontage.

Impacts on Adjacent Properties

A consideration of any rezoning request is the compatibility or potential adverse impacts on adjacent or nearby properties. This neighborhood already has a broad mix of uses, with no particular use predominating. Nearby uses include commercial and medical offices, retail businesses, apartment complexes, a mobile home park and a number of single-family homes. The proposed rezoning from SF-9 to MF-M appears to be compatible with the
Agenda Item: Introduction of rezoning (RZ16-001) of property at 780 Gail Gardner Way from Single-family 9 (SF-9) to Multifamily Medium (MF-M), to permit 7 dwelling units. Property owner is Level Vision, LLC / Tom Devereaux. Site APN is 111-11-080. Lot area is 21,780 square feet (0.5 acre).

surrounding development pattern.

Attachments
1. Vicinity and Zoning Map
2. Site plan

Recommended Action: None at this time. This item will be presented to the Planning and Zoning Commission for a public hearing and action at the July 14, 2016 meeting.