The following agenda will be considered by the PLANNING & ZONING COMMISSION at its REGULAR MEETING to be held on THURSDAY, FEBRUARY 23, 2017, 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

<table>
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<tr>
<th>MEMBERS</th>
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<tr>
<td>Tom Menser, Chairman</td>
<td>George Sheats</td>
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<tr>
<td>Ken Mabarak, Vice-Chairman</td>
<td>Terry Marshall</td>
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<tr>
<td>Joe Gardner</td>
<td>Phil Goode</td>
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III. REGULAR ACTION ITEMS

1. Approval of the January 26, 2017 Meeting Minutes

IV. PUBLIC HEARING ITEMS

1. RZ17-001, Proposed change of land use for property at 1225 Gail Gardner Way from Single Family-9 (SF-9) and Multi-family High (MF-H) to Business General (BG). Property owner: Gregory & Joanna Barstad. Site APN is 115-05-011A. Lot area is 0.53 acres.

2. GP17-002, Amendment to the 2015 General Plan Land Use Map from “Low-Medium Residential Density” and “Medium-High Residential Density” to “Commercial” Property owner: Gregory & Joanna Barstad. Site APN is 115-05-011A. Lot area is 0.53 acres.

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 February 19, 2017 at 12:00 p.m. in accordance with the statement filed with the City Clerk’s Office.

Darla Eastman, Administrative Specialist
Community Development Department
Planning & Zoning Commission
Agenda – February 23, 2017
I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m. Mr. Menser then thanked Mayor Pro Tem Lamerson for attending.

II. ATTENDANCE

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<thead>
<tr>
<th>BOARD MEMBERS</th>
<th>STAFF MEMBERS</th>
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<tbody>
<tr>
<td>Tom Menser, Chairman</td>
<td>George Worley, Planning Manger</td>
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<td>Ken Mabarak, Vice Chairman</td>
<td>Frank Hall, Community Planner</td>
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<tr>
<td>Joe Gardner - Absent</td>
<td>Darla Eastman, Administrative Specialist</td>
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<tr>
<td>Terry Marshall</td>
<td>COUNCIL PRESENT</td>
</tr>
<tr>
<td>George Sheats</td>
<td>Mayor Pro Tem Lamerson</td>
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<td>Phil Goode</td>
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III. REGULAR ACTION ITEMS

1. Approval of the December 29, 2016 Meeting Minutes

Mr. Sheats, MOTION to approve the December 29, 2016 meeting minutes. Mr. Mabarak, 2nd. VOTE 5-0; passed.

2. RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts to: 1) expand the boundary of the Knapp Tract to include two (2) Idylwild Tract lots; 2) combine three (3) lots and a portion of a fourth lot into one lot totaling 2.98 acres; and, 3) enlarge an existing lot to 0.72 acres with a new 30 foot wide utility and access easement. [Zoning: Single-Family 9 (Knapp Tract), SF-35 (Idylwild Tract); APN: 111-03-001 (1.0 Acre), 111-02-063A (1.0 Acre), 111-04-004 (0.50 Acres) P/O 111-01-026 (0.65 Acres); Property Owners: Saundra Ray & James G. McKnight]

Frank Hall presented the staff report and stated that the purpose of the Revision of Plat is to expand the northern boundary of the Knapp Tract and to include two lots in the Idylwild Tract. He said the two Idylwild Tract lots will be combined with a third contiguous lot and a portion of a fourth lot to form a new lot for a total of 2.98 acres. Mr. Hall also noted that the existing Knapp Tract lot will be enlarged to 0.72 acres which exceeds the minimum lot size requirements for the SF-9 zoning district. He said Lot 3A will be expanded and will include a new 30 foot wide access and utility easement. Access to the reconfigured lots from Thumb Butte Road will be provided via two existing access easements aligned with the new 30 foot wide easement on Lot 3A.
The Commissioners discussed the project and agreed that the owner is making these changes to make the lot more marketable.

Mr. Sheats, MOTION to approve RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts. Mr. Mabarak, 2nd. VOTE 5-0; motion passed.

IV. UPDATES

Frank Hall noted that RZ16-005, Rezoning, and the GP16-001, General Plan Amendment of 519 Miller Valley Road, Creekview Village Apartments was approved by City Council.

V. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:35 a.m.

[Signatures] Darla Eastman, Administrative Specialist

[Signature] Tom Menser, Chairman
MEETING DATE: February 23, 2017

AGENDA ITEM: RZ17-002 & GP17-001, Public Hearing for a proposed change of land use for property at 1225 Gail Gardner Way from Single Family-9 (SF-9) and Multi-family High Density (MF-H) to Business General (BG) including an amendment to the 2015 General Plan Land Use Map from “Low-Medium Residential Density” & “Medium to High Residential Density” to “Commercial” to permit the use of the existing structures for a roofing company. [APN: 115-05-011A; Property owner: Gregory & Joanna Barstad]

Approved By:  
Director: Tom Guice Date: 2/9/17
Planning Manager: George Worley Date: 2/9/17
Community Planner: Frank V. Hall Date: 2/9/17

Item Summary
This is a request to rezone a half acre (0.53) parcel on the corner of Whetstone Avenue and Gail Gardner Way (Attachment 1) from Single Family-9 (SF-9) and Multi-family High Density (MF-H) to Business General (BG) including an amendment to the 2015 General Plan from “Low-Medium Residential Density” & “Medium to High Residential Density” to “Commercial” to permit the use of the existing structures for a roofing company.

The existing residence will be converted into an employee and customer office. The two existing (2) accessory buildings are for storage of equipment and supplies, since outdoor storage is not permitted in the BG zoning district. No other changes are proposed for the property. (Attachment 2)

Zoning
The applicant is requesting BG zoning to be consistent with the zoning to the north, south, and west of the site. The site is currently subject to both SF-9 and MF-H zoning districts (Attachment 3 & 4).

2015 General Plan
The site is identified as “Low-Medium Residential Density” and “Medium to High Residential Density” on the 2015 General Plan Land Use Map. Therefore, an amendment to the 2015 General Plan map to “Commercial” is also required as part of the rezoning application. (Attachments 5 & 6)
AGENDA ITEM: RZ17-002 & GP17-001, Public Hearing for a proposed change of land use for property at 1225 Gail Gardner Way from Single Family-9 (SF-9) and Multi-family High Density (MF-H) to Business General (BG) including an amendment to the 2015 General Plan Land Use Map from “Low-Medium Residential Density” & “Medium to High Residential Density” to “Commercial” to permit the use of the existing structures for a roofing company. [APN: 115-05-011A; Property owner: Gregory & Joanna Barstad]

Site Design
The existing site conditions will remain unchanged with the exception of an interior remodel to meet building code requirements for customer access. Residential Protection Standards described in Article 6, Section 6.13 of the Land Development Code must be applied to the east property line that adjoins a single-family zoned property.

Impacts on Adjacent Properties
A main consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. Whetstone Avenue contains a mix of uses including Single-Family 9 (SF-9), Multi-Family High (MF-H), and Business General (BG) (Attachment 3)

Attachments
1. Aerial Location Map
2. Applicant’s Site plan
3. Existing Zoning Map
4. Proposed Zoning Map
5. 2015 General Plan Land Use Map – Existing
6. 2015 General Plan Land Use Map – Proposed

Recommended Action (Separate Motions):

1) MOVE to recommend approval of GP17-001 to amend the 2015 General Plan Land Use Map from “Low to Medium Residential Density” and “Medium to High Residential Density” to “Commercial”; and
2) MOVE to recommend approval of RZ17-002 to rezone parcel 115-05-011A located at 1225 Gail Gardner Way from Single Family -9 (SF-9) and Multi-Family High Density (MF-H) to Business General (BG).