

PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, MAY 25, 2017
9:00 AM**

**DOWNSTAIRS CONFERENCE ROOM
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, May 25, 2017, at 9:00 AM** in **THE DOWNSTAIRS CONFERENCE ROOM, 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 Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode
	Bill Sim

III. REGULAR ACTION ITEMS

1. Approval of the April 27, 2017 Meeting Minutes
2. Continuation of SI17-003, Site Plan for Crown Point Apartments for a 102-unit complex. [Zoning: Multi-family Medium (MF-M)]; Property Owner Vista Point Partners. Site APN: 113-03-071B. Location 609 Bagby Drive

IV. PUBLIC HEARING ITEMS

1. RZI17-001, Rezoning for Franklin Heights Subdivision from Regional Office (RO) to Multi-family Medium (MF-M) to permit seven (7) dwelling units; Property owner: Catholic Charities. Site APN is 116-06-003A. Location: 1718 Willow Creek Road

V. OTHER BUSINESS ITEMS

1. Discussion of Amendment to the Land Development Code (LDC) relating to the Section 3.11 Specially Planned Community (SPC) district, adjusting the permitted uses and applicability to commercial zoning districts.

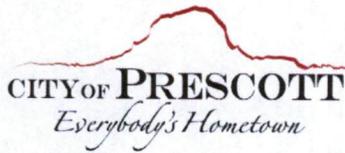
VI. ADJOURNMENT

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 May 18, 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 MEMO

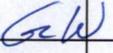
MEETING DATE: May 25, 2017

DEPARTMENT: Community Development

AGENDA ITEM: Text amendment to the Land Development Code (LDC) relating to the Section 3.11 Specially Planned Community (SPC) district, adjusting the permitted uses and applicability to commercial zoning districts.

Approved By:

Date:

Director:	Guice, Tom		5.19.17
Planning Manager:	George Worley		5/19/17
Community Planner:			

Item Summary

The LDC currently has the SPC district that allows for master planned communities to establish the types and locations of uses through the approval of the master plan by City Council.

Background

The SPC concept allows the developer and the City great flexibility in the design of such projects. The individual use areas within the district do not need to be rezoned to allow specific uses because the control rests with the master plan. This allows an entire large property to be zoned SPC once and then the developer and the City rely on the master plan from that point forward. The master plan must be reviewed by the Planning and Zoning Commission and approved by the City Council prior to the development proceeding and it then functions similar to zoning. The Hassayampa residential community is an example of such a SPC district. The Zoning Map simply indicates "SPC" without any further differentiation of uses and staff relies on the approved master plan for day-to-day review and approval of development projects.

There is, however, a significant limitation on the SPC district; it is a residential district. Minor, incidental, commercial uses can be approved through the master plan process, but the district cannot currently lend its flexibility to a project that will be largely commercial in nature. Some years ago, staff discussed with the Unified Development Code Committee the idea of expanding the SPC district to include commercial uses. While the idea was well received at the time the subsequent economic downturn

AGENDA ITEM: Text amendment to the Land Development Code (LDC) relating to the Section 3.11 Specially Planned Community (SPC) district, adjusting the permitted uses and applicability to commercial zoning districts.

removed the impetus to pursue the code text changes needed. Now with development back in full swing, staff desires to reintroduce the idea.

The text changes needed are minimal. A text markup is attached for Commission consideration. In addition to the text changes, staff proposes to move the district from Article 3, Residential Districts to Article 4, Nonresidential Districts. As the Commission is well aware, most commercial districts allow residential uses. The move would clarify that the district can now be applied to fully commercial, or to mixed use, projects but would not interfere with the continued use of the district for residential projects.

Attachments

1. Text amendment markup
2. Map example of SPC district

Recommended Action: None at this time

***Sec. 3.11 4.13 / Specially Planned Community (SPC)**

3.11.1 / Purpose

The Specially Planned Community (SPC) District permits greater flexibility and more creative and imaginative design for the development of residential areas than is generally possible in **other** residential districts while allowing a **limited** range of nonresidential, **commercial and industrial** uses, all as specified in the required site specific Master Plan. The district promotes development of self-contained villages and more economical and efficient use of the land with a harmonious variety of housing choices, a higher level of recreational amenities and facilities, and appropriate civic and business uses, while preserving natural qualities of open spaces. A variety of housing types and uses may be permitted with an orderly relationship to one another. In addition to the use and area regulations of this section, development in the SPC district shall be in compliance with all other applicable provisions of this Code **or as may be specified by the SPC Master Plan.**

3.11.6 / Required Uses

To achieve the intent of the Prescott General Plan and this Section (Sec. 3.11.1 above), proposed projects in the SPC district may contain the following mix of uses:

A. ...

B. ...

C. Nonresidential Uses

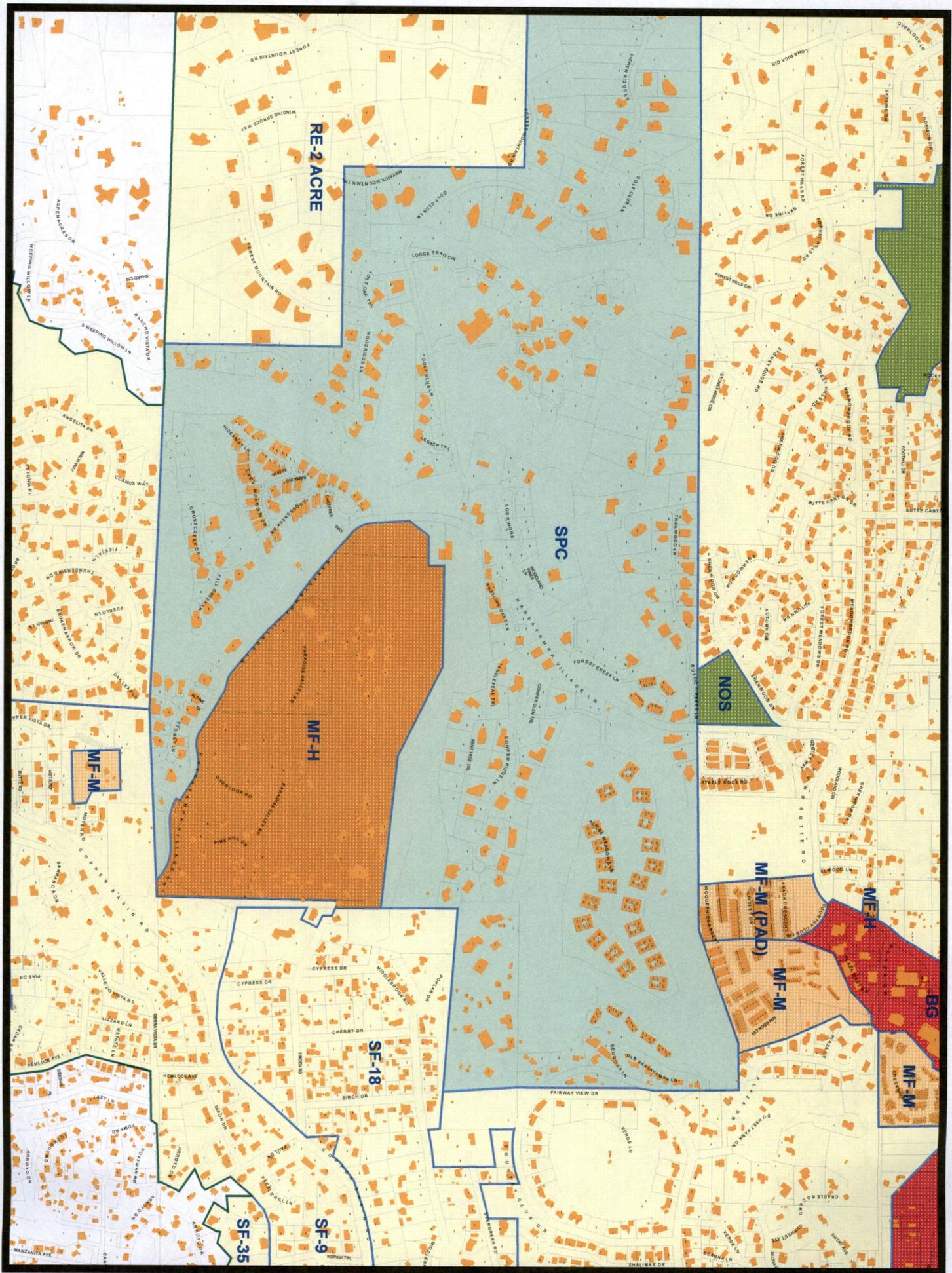
1. A mix of uses from the Retail, Service, **and Business and Industrial Use** Categories as described in Sec 11.1.5, which is reasonably calculated to meet the daily and frequent shopping needs of the SPC district residents at a minimum.

2. A mix of uses from the Public, Civic, and Institutional Use Categories as described in Sec. 11.1.4, which is reasonably calculated to meet the needs of the SPC district residents at a minimum.

3.11.9 / District Standards

District standards applicable in the SPC district include the following, **or as may be specified by the SPC Master Plan:**

**Entire section to be moved and renumbered as Section 4.13 / Specially Planned Community (SPC)*



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 05/25/2017

AGENDA ITEM: RZ17-001, Public Hearing for an application to rezone property at 1718 Willow Creek Road from Residential Office (RO) to Multi-family Medium (MF-M) to permit seven (7) dwelling units. Property owner: Catholic Charities. Site APN is 116-06-003A.

Approved By:

Director:	Tom Guice	
Planning Manager:	George Worley	
Community Planner		

Item Summary

This is a request to rezone a 0.45 acre parcel containing two structures from Residential Office (RO) to Multi-family Medium density district to permit two (2) structures containing seven (7) studio apartments. The new apartments and existing one (1) story building will be exclusively used for veterans housing.

Background

The applicant is requesting Multi-family zoning which would allow dwelling units 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 Single-family the properties to the north and south are zoned Residential Office (RO), and the property to the east is a Multi-family High (MF-H) density zoning.

Site Design

The proposed site design includes the new construction of 2,800 square feet of studio apartments. The existing building to remain has 2,013 square feet of area for a total of 4,813 square feet. The existing west building will be demolished. The applicants are proposing onsite parking of sixteen (16) spaces including one (1) accessible handicap space which meets the LDC requirements.

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 and the property to the east is a Multi-family High (MF-H) density zoning. A public notice was sent to adjacent properties owners. The response letters are attached.

AGENDA ITEM: RZ17-001, Public Hearing for an application to rezone property at 1718 Willow Creek Road from Residential Office (RO) to Multi-family Medium (MF-M) to permit seven (7) dwelling units. Property owner: Catholic Charities. Site APN is 116-06-003A.

Transportation Services

A Traffic Impact Analysis (TIA) will not be required for the development. The Site Plan shows curb ramps and other improvements along Willow Creek Road. Also, two (2) new fire lanes were added to provide fire access to the new structures.

Water Resources

A water service agreement application will be accepted with the submission of a building permit, site plan, or preliminary plat application. The request for alternative water supplies will need to be placed on an upcoming Council Water Issues Committee meeting for recommendation to the Council.

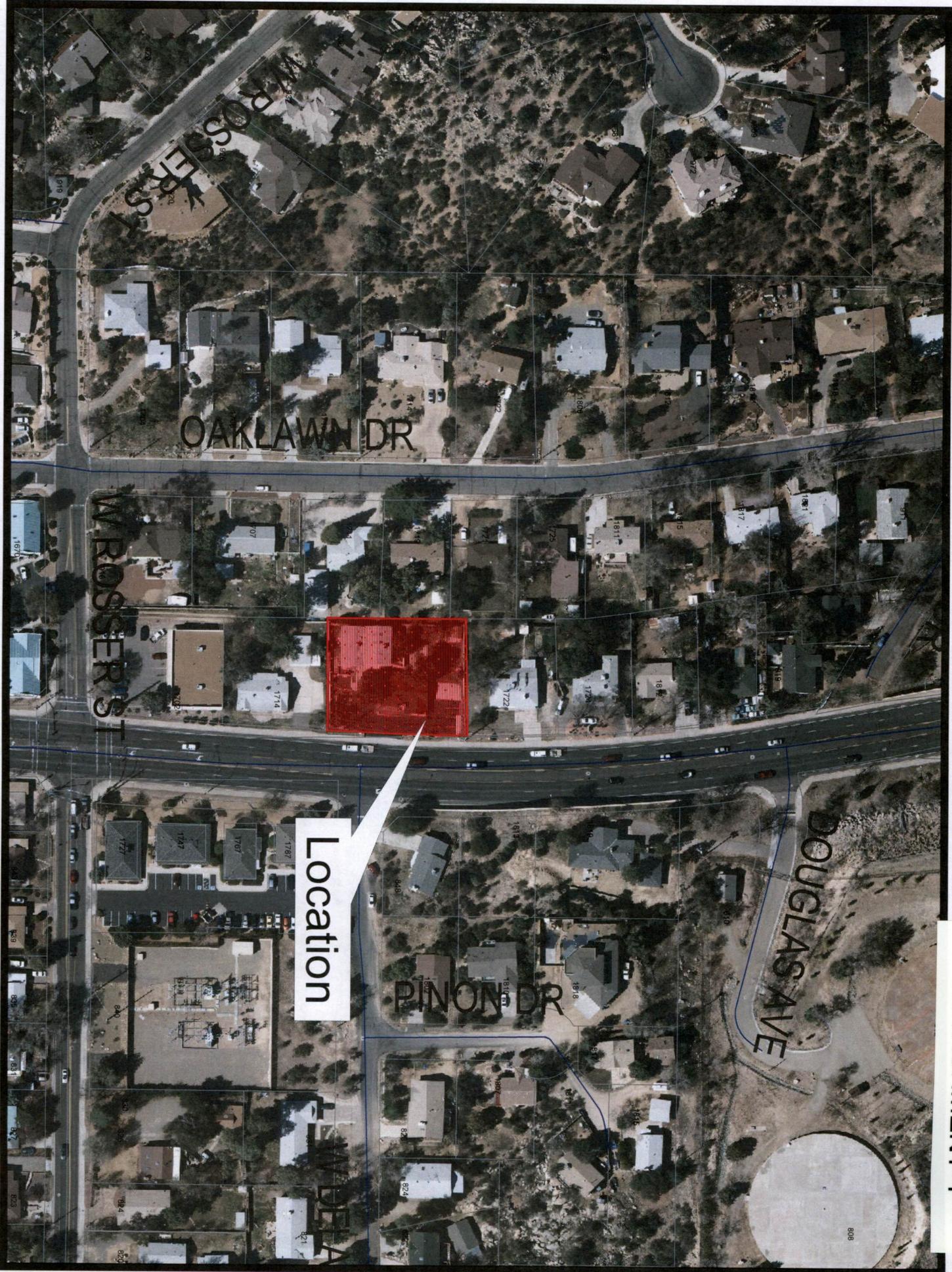
Neighborhood Comments

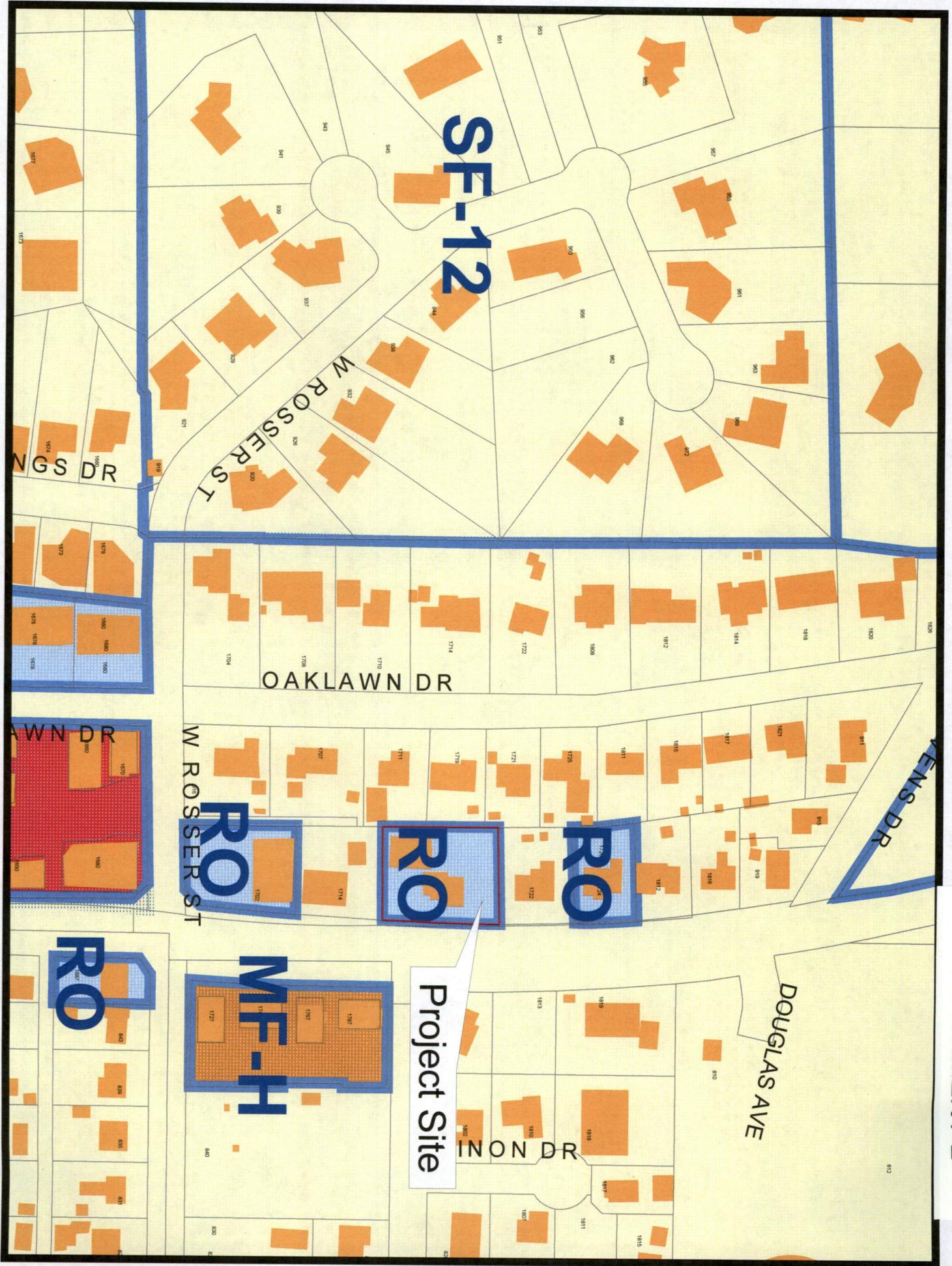
A number of nearby property owners have written opposing the rezoning. Two common reasons expressed are that the use will contribute to increased traffic congestion on Willow Creek Road, and that the rezoning sets a precedent for more rezoning of nearby property to higher densities.

Attachments

1. Aerial Location Map
2. Zoning Map
3. Applicant's Site plan
4. Public Comment Letters

Recommended Action: Approve/Deny RZ17-001





SE-12

OAKLAWN DR

RO

RO

RO

ME-H

Project Site

INON DR

DOUGLAS AVE

WENS DR

W ROSSER ST

W ROSSER ST

INGS DR

AWN DR

PROJECT DATA:

SCOPE OF WORK:
 DEMOLISH WEST BUILDING AND
 REPLACE WITH 2 STORY BUILDING
 TOTAL OF 7 NEW STUDIO APTS FOR
 VETERANS HOUSING
 EXISTING EAST UNIT TO REMAIN
 FOR VETERANS HOUSING

AREA:
 EXISTING: 2,013 SF (UNIT 1)
 NEW: 2,800 SF (7 UNITS)
 TOTAL 4,813 SF

COVERED PORCHES: 224 SF
 COVERED BALCONIES
 224 SF WEST
 446 SF EAST

SITE AREA:
 0.45 ACRES OR 19,602 SF

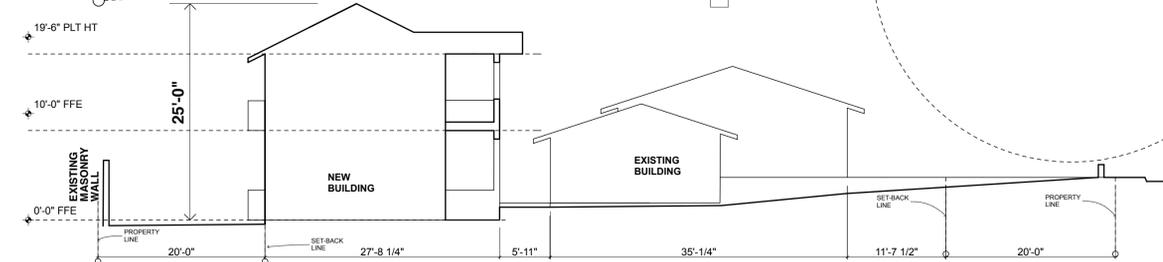
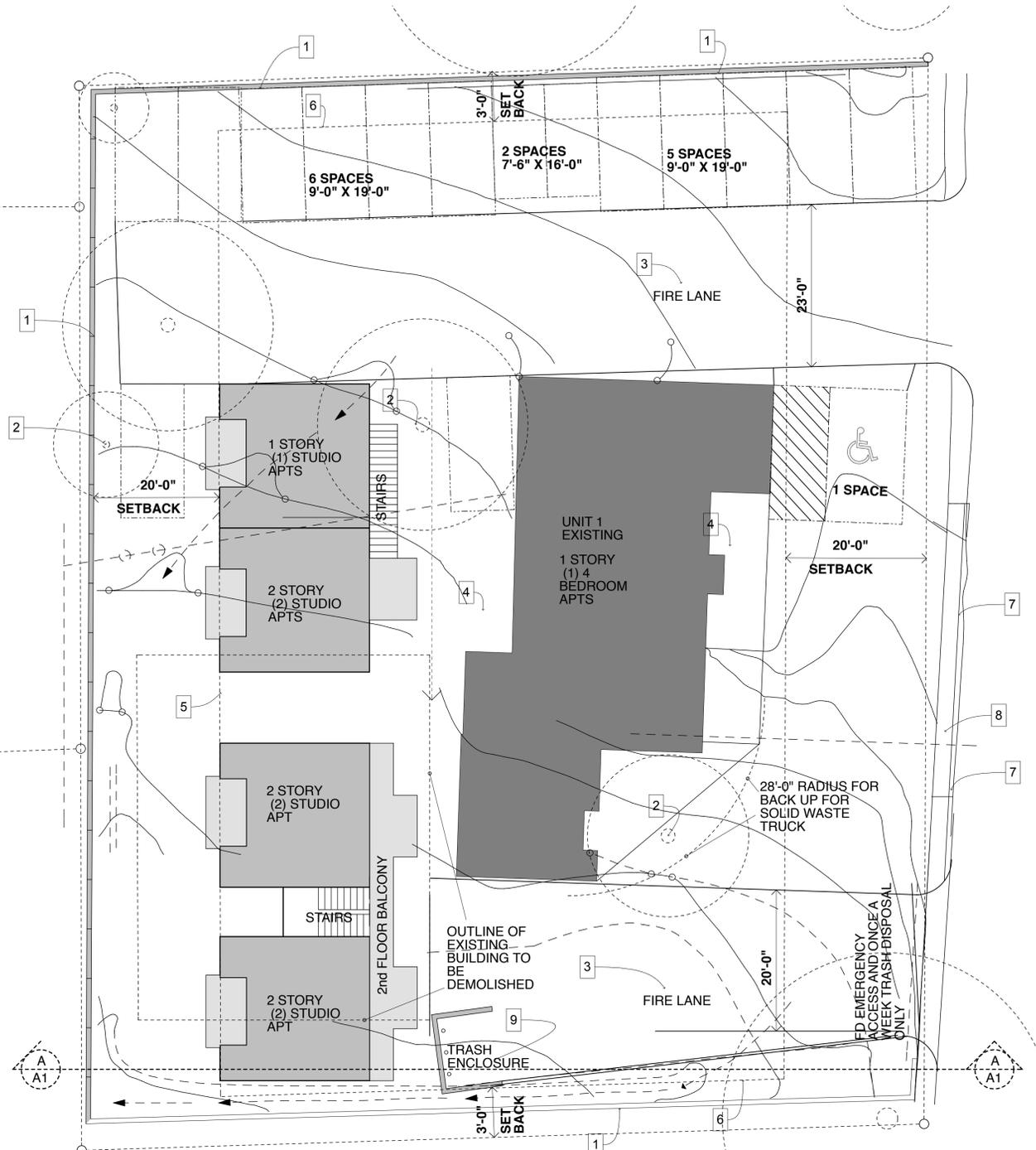
LOT COVERAGE :
 1,600 SF + 2,013 SF + 224 SF + 446 SF/
 19,602 SF = 21.85%

CONSTRUCTION TYPE:
 VB with AFS

PARKING:
 REQUIRED: 16 (1.5 PER BEDROOM)
 PROVIDED: 16 SPACES (1 ACCESSIBLE)

SITE PLAN
 SCALE 1" = 10'-0"

- KEYNOTES:
1. EXISTING MASONRY FENCE
 2. EXISTING TREE TO REMAIN
 3. NEW FIRE LANE
 4. EXISTING PORCH
 5. REAR SETBACK LINE
 6. SIDE YARD SETBACK LINE
 7. REMOVE EXISTING DRIVEWAY ENTRANCE, ADD 5'-0" SIDE WALK AND CURB
 8. AREA OF TRASH BARRELS PLACEMENT FOR PICKUP
 9. TRASH ENCLOSURE DETAIL 4-15



SECTION AA
 SCALE 1" = 10'-0"

EXISTING ZONING: RO

PROPOSED NEW ZONING: MF-M

ADDITIONS FOR
CATHOLIC CHARITIES
 APR 11 6:06:03A
 1718 WILLOW CREEK ROAD
 PRESCOTT



HEADWATERS



ARCHITECTURE P.C.
 212 SOUTH MONTEZUMA STREET
 PRESCOTT, AZ 86303
 928-776-7180

DATE: 10/27/16
 rev 4/1/17

A-1

RECEIVED

MAY 18 2017

BENTON FAMILY TRUST

Community Development Department

JUDITH L. BENTON, TRUSTEE

MAIL: 1042 WILLOW CREEK RD., A-101, Box 513

PRESCOTT, ARIZONA 86301-1673

BFMTMGMT@GMAIL.COM • 928-848-8071

May 15, 2017

City of Prescott
Planning and Zoning Commission
201 S. Cortez Street
Prescott, Arizona 86301

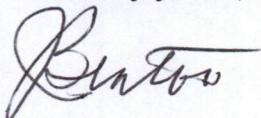
RE: RZ17-001, Rezoning of APN 116-06-003A, 1718 Willow Creek Road

Dear Commission Members:

Please do NOT grant the rezoning of the referenced property from Regional Office to Multi-family Medium to allow seven dwelling units. This is on a high-traffic corridor that is primarily commercial and unsuitable for residential use. Such inconsistent and inadvisable zoning practices are neither constructive nor prudent.

Furthermore, the increased residential density will create a negative impact on the adjacent neighborhood, even to the point of threatening its safety and security. Also, since this property is owned by Catholic Charities, these dwelling units potentially could be used for yet another substance-abuse rehabilitation site and/or homeless housing. Prescott already has too many recovery facilities and vagrants which detract from the otherwise desirable character of our whole city. Please do not further diminish the quality and integrity of our community with erratic and irresponsible zoning decrees.

Sincerely yours,



Judith L. Benton, Trustee
Benton Family Trust
959 W. Rosser St.
Prescott, Arizona 86305-1145

RECEIVED

May 12, 2017

MAY 18 2017

Community Development Department

Howard W. Drake
1710 Oaklawn Dr.
Prescott, Az 86305

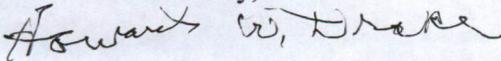
City of Prescott
Attn: Planning and Zoning Commission/Community Development
201 South Cortez Street

To Whom It May Concern;

I am writing to the commission to express my complete opposition to the proposed zoning change for Franklin Heights Subdivision from Regional Office (RO) to Multi-Family (MF-M) to permit (7) dwelling units at 1718 Willow Creek Road for the following reasons.

1. The existing two story units on the property of 1718 Willow Creek Road are grandfathered. I see no reason to grandfather new construction two story buildings. Any new construction should comply with existing zoning regulations of single story construction. At the same time of a new zoning change application for the new construction of new two story building(s) a zoning change is being requested to Multi-Family use. Current zoning requirement for the Franklin Heights Subdivision residential area is that new construction is single story construction, single family use.
2. There is no guarantee that can be given that my property value will not go down in the future because of this new construction and new zoning change.
3. By changing zoning designation now, future possible zoning changes may follow for other area affected Willow Creek Road properties as this does set precedent.
4. The affected area is a historic mid-century neighborhood of single family use.
5. Willow Creek Road is a highly congested high density area. This zoning change cannot do anything to improve what is already a bad situation with traffic congestion.
6. While I commend the current owner for the work they do, there is a no guarantee that the current owner will remain the current owner into perpetuity.

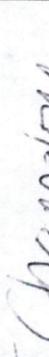
Sincerely,



Howard W. Drake

Petition to Deny Rezoning Request

Petition summary and background	Rezoning of Franklin Heights Subdivision from Regional Office (RO) to Multi-family Medium (MF_M)	
Action petitioned for	We, the undersigned, are the residents of Oaklawn Dr/ Stevens Street opposed to changing the zoning for Franklin Heights Subdivision.	

Printed Name	Signature	Address	Comment	Date
Denise Stevens		1821 Oaklawn Dr. Prescott AZ 86305	See letter	5/15/17
Denise Stevens		1708 Oaklawn Dr. Prescott AZ 86305	See letter	5/15/17
Michael	Michael	1817 Oaklawn Dr.	See letter	5/15/17
Bradburn-Ruster		Prescott, AZ 86305	See letter	5/15/17
Jesse A.		1707 Oaklawn Dr.	Heavily opposed for safety & traffic reasons	5/15/17
Grabish		Prescott, AZ 86305	Opposed to re-zone	5/16/17
Leslie Sheppard		1719 Oaklawn Dr		
Lulu Shepard		Prescott, AZ 86305		
Vincent	Vincent	1708 Oaklawn Dr	Opposed - see letter	5/16/17
Vincent Chappell		Prescott AZ		
	Chappell			

Petition to Deny Rezoning Request

Petition summary and background Rezoning of Franklin Heights Subdivision from Regional Office (RO) to Multi-family Medium (MF_M)

Action petitioned for We, the undersigned, are the residents of Oaklawn Dr/ Stevens Street opposed to changing the zoning for Franklin Heights Subdivision.

Printed Name	Signature	Address	Comment	Date
Albert Gutierrez	<i>Albert Gutierrez</i>	1812 Oaklawn	Don't want it Thx AC	5/16/17
BEN OWENS STEWART CASSIDY	<i>Ben Owens</i> <i>Stewart Cassidy</i>	910 Stevens Dr 1700 OAKLAWN DR.	NO NOT A GOOD LOCATION	5/16/17 5-16-17
Rayla Shaffer	<i>Rayla Shaffer</i>	1808 OAKLAWN DRIVE	DOES CATHOLIC CHARITIES OWN THIS PROPERTY & CAN THEY SELL IT IN THE FUTURE?	5-16-17
Sandy Shaffer	<i>Sandra Shaffer</i>	1808 OAKLAWN DR	Does Catholic charities own said property & do they have the right to sell.	5-16-17

Petition to Deny Rezoning Request

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Printed Name	Signature	Address	Comments	Date
Monica McGoskey	Monica McCaughy	910 Stevens Dr Parsippany, NJ 86305	No!	5/16/17
Marg Dyer	Marg Dyer	1714 Oaklawn Dr 86305	Not in favor!	5/16/17
E. Foster Dyer	E. Foster Dyer	1714 Oaklawn Dr 86305		5/16/17

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

Re: RZ17-001 Rezoning for Franklin Heights Subdivision from RO to MF-M.
1718 Willow Creek Rd.

Let it be understood that, We, the undersigned are in opposition to this rezoning.

This rezoning will have a huge impact on the residential blocks surrounding Willow Creek Rd. This rezoning will set precedence to allow MF-M (Multi-Family Medium), for the entire subdivision. Multi-Family zoning will result in negative home values, an increase in traffic, and an increase in crime. It is a known fact that this rezoning will cause a most substantial overall decline to the area.

We are requesting that this zoning, not be allowed.

Name:

Address:

Leslie Sheppard	1719 Oaklawn Dr. Prescott, AZ 86305
David W. Niley	1721 OAKLAWN DR. PRESCOTT
David W. Niley	1721 OAKLAWN DR. PRESCOTT
Robert M. Niley	1725 OAKLAWN DR.
Kathleen M. Niley	1725 OAKLAWN DR.
Vicki Lynn Niley	1724 Willow Creek Rd.
Betty J. Niley	1721 OAKLAWN DR. PRESCOTT AZ
Charles R. Reese	1815 Oaklawn Dr Prescott 86305
John J. Reese	1814 OAKLAWN DR PRESCOTT 86305
James A. Calvert	911 STEVENS DR. PRESCOTT AZ 86305
John J. Calvert	915 STEVENS DR. PRESCOTT, AZ 86305
John J. Calvert	915 STEVENS DR. PRESCOTT, AZ 86305
John J. Calvert	919 STEVENS DR. PRESCOTT AZ 86305

Residents from East of Willow Creek
(Stark Subdivision)

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

Re: RZ17-001 Rezoning for Franklin Heights Subdivision from RO to MF-M.
1718 Willow Creek Rd.

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We are requesting that this zoning, not be allowed.

Name:

Address:

Lynn Vaché Lynn Vaché 1807 Pinon Dr. 86301

PETER DAUER Peter Dauer 1810 PINON DR. 86301

Irma Davis Irma Davis 1810 Pinon Dr. 86301

Bette Borst Bette Borst 1802 Pinon Dr. 86301

Carole Hites Carole Hites 1817 Pinon Dr. 86301

Kelly Peterson Kelly Peterson 1811 PINON DRIVE 86301

Debbie Winkelman Debbie Winkelman 1818 Pinon Drive 86301

Deborah Riley-Peterson Deborah Riley-Peterson 1811 Pinon Dr. 86301

Dr. Michael Bradburn-Ruster
1817 Oaklawn Dr.
Prescott, AZ 86305
Tel. (928) 848-4153

16 May, 2017

City of Prescott
Planning and Zoning Commission/
Community Development
201 S. Cortez St.
Prescott, AZ 86301

Respected Commissioners:

I am writing with concern over the proposed re-zoning of 1718 Willow Creek Rd., from RO (Regional Office) to MF-M (Multi-Family), which would allow seven units at said address, including two-story structures. This could set a precedent for further multi-story building, which would seriously affect our residences and our daily lives.

My own residence has been in my family for twenty years, passing from my mother to me, and like many of my neighbors, I am opposed to the potential risk of degrading our neighborhood, both in terms of both quality of life and property values.

Already we have suffered a good deal of noise, partying, drinking, loud foul language, etc. — often late into the night — as a result of the current situation: disturbances which have often invaded the peace of my backyard, which lies on a NW diagonal to said property.

I fully agree with my neighbors Denette and Vincent Chappelone, who have suggested that any transition housing be located in the area around Decision Point, at 1118 Willow Creek Rd., already zoned for RO and MF-M.

I entreat you to consider, in earnest regard and good faith, the well-being of this established neighborhood, and the valid concerns of our community, and thus reject the proposed re-zoning.

Respectfully,



Michael Bradburn-Ruster, Ph.D.

previously mailed

Leslie Sheppard
1719 Oaklawn Dr.
Prescott, AZ 86305

May 10, 2017

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

Re: RZ17-001 Rezoning for Franklin Heights Subdivision from RO to MF-M.
1718 Willow Creek Rd.

I am in opposition to this re-zoning.

With the change in zoning will set precedence, crime rates will increase, property values will decrease, the traffic on Willow Creek Rd. will become unbearable.

My property is immediately situated behind that property. I will be greatly impacted by this change in zoning. When that property was first allowed to house Turning Point, young adults were jumping over my fence unto my property, the house was egged, cigarette butts and trash were often thrown into my yard. There seemed to be an increase rise in petty crimes in the neighborhood, many cars were broken into during that period.

Sincerely,



Leslie Sheppard

previously mailed

JOE MASSUCCO

1711 OAKLAWN DRIVE

PRESCOTT, ARIZONA 86305

City of Prescott

Planning and Zoning Commission

%City of Prescott

201 S. Cortez St.

Prescott, Arizona 86301

Commissioners:

My name is Joe Massucco. I am a native of Prescott and now reside part time at 1711 Oak awn Dr. My home is located in the Franklin Heights subdivision and adjoins 1718 Willow Creek Road, the subject rezoning RZ17-001.

The current building has required significant adaptation to its use and condition over the years. The RO zoning was given a conditional use permit to accommodate the Catholic Charities. We have tolerated its use as a residence for youth in need of support. However, there had been quite a bit of noise and litter from this conditional use.

I am opposed to a change of use from Regional Office to Multi-family Medium (MF-M). I am also opposed to any changes in current zoning for the Franklin Heights Subdivision. This is an older subdivision and zoning changes to the lots fronting Willow Creek Road to multi family usage will significantly degrade those properties backing up to these lots. The presence of persons renting property in a single family neighborhood significantly reduces the living experience in the single family residences.

In my opinion, the current zoning recognizes the situation of those owners facing Willow Creek Road. It affords them a viable option to maintaining their property values; but also recognizes the need to keep uses which minimize the impacts on those of us who call the neighborhood home. If this rezone is granted for 1718 Willow Creek Road, there are several properties to the north and one to the south whose owners would also possibly apply for the zoning change and significantly affect the neighborhood and property values of those of us living on Oaklawn Drive; especially those homes backing up to the properties along Willow Creek Road.

I would like to respectfully register my opposition to any change in the current zoning along Willow Creek Road from Rosser Street to Stevens Street in the Franklin Heights Subdivision, and also any change in the zoning in the Franklin Heights Subdivision in general.

Thank you for your consideration, I am unable to attend the public hearing on May 25, 2017.

Sincerely,

Joe Massucco

**Denise and Don Stevens
11821 Oaklawn Drive
Prescott, AZ 86305
928-420-2864**

May 15, 2017

**Attn: City of Prescott
Planning and Zoning Commission/Community Development
201 South Cortez Street**

To Whom It May Concern;

We want to inform you of our opposition to the proposed zoning change for Franklin Heights Subdivision from Regional Office (RO) to Multi-Family (MI-M) to permit (7) dwelling units at 1718 Willow Creek Road.

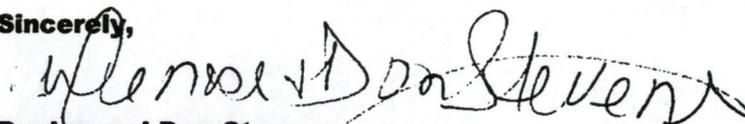
Our home backs up to Willow Creek Road and currently has a home that is zoned residential or regional office directly behind our property. We are located just north of the property that is requesting the change in zoning. Should this zoning be granted, the change could set precedence for all of the homes on Willow Creek abutting the Franklin Heights subdivision to have a change in zoning. This change would drastically change the use of the adjoining neighborhood. Multifamily units increase the number of residences and an increase in traffic. The current proposal shows units to be two story with balconies overlooking homes directly behind the buildings. Not to mention that the property values in our neighborhood would be diminished greatly.

Also, although we are aware that Catholic Charities have used this property as a group home setting for some time, We have grave concerns, that should another entity obtain the property the management of the transitional housing could deteriorate greatly. It truly is an unknown regarding how this could affect the enjoyable use of our property.

We ask that the Commission reject the request for the rezoning of this property, and continue with the current zoning of Regional Office as the natural buffer to preserving the residents behind Willow Creek Road.

Thank you for your consideration.

Sincerely,


Denise and Don Stevens

Vincent and Denette Chappelone
1708 Oaklawn Drive
Prescott, AZ 86305
928-771-9139

May 10, 2017

Attn: City of Prescott
Planning and Zoning Commission/Community Development
201 South Cortez Street

To Whom It May Concern;

We are writing to the commission to express our opposition to the proposed zoning change for Franklin Heights Subdivision from Regional Office (RO) to Multi-Family (MF-M) to permit (7) dwelling units at 1718 Willow Creek Road.

It is our belief that the current zoning classification of "Regional Office", is appropriate for the general buffering of our neighborhood and preserve's our property valuations. After speaking to the CDBG Grant Administrator, it is our understanding that the request of zoning change for this particular address could also set precedence for the rezoning of the properties to the north of 1718 Willow Creek and the one property to the south. That would have a major impact on the community behind these properties. The current (RO) zoning allows the owners on Willow Creek road to maintain their property values without jeopardizing the valuation of the single-family residents behind these properties.

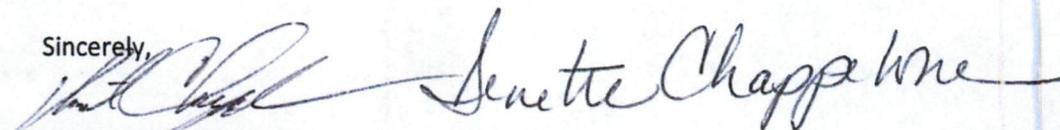
We were also informed by the Administrator that the current height of the property is restricted with the current zoning, but was "Grandfathered" in prior to those changes. She also indicated that she thought the property changes would encompass single story units only. However, after looking at the site plan we recognize that the addition of two-story units is to be constructed. Usually this is "More" of what is already an eyesore from three adjoining properties behind 1718 Willow Creek Road.

In addition, we believe a property of transition housing is more suited around an already zoned RO and MF-M area as the property located at 1118 Willow Creek Road, Decision Point. This particular property does not butt up to single family homes, and is suited for the surrounding area.

We ask that you consider our concerns deeply, and to be aware that many of the Home Owners in this community are second and third generation Prescotttonians/Arizonians who have made Oaklawn Drive and Stevens their home for many years, as our relatives did years before us. It is a very special neighborhood that should be preserved as much as possible.

Thank you for your consideration to our desire of the joyful use of our property, as well as our neighbors.

Sincerely,

A handwritten signature in black ink that reads "Denette Chappelone". The signature is written in a cursive style and is positioned to the right of the word "Sincerely,".

Vincent and Denette Chappelone

previously mailed

May 12, 2017

Howard W. Drake
1710 Oaklawn Dr.
Prescott, Az 86305

City of Prescott
Attn: Planning and Zoning Commission/Community Development
201 South Cortez Street

To Whom It May Concern;

I am writing to the commission to express my complete opposition to the proposed zoning change for Franklin Heights Subdivision from Regional Office (RO) to Multi-Family (MF-M) to permit (7) dwelling units at 1718 Willow Creek Road for the following reasons.

1. The existing two story units on the property of 1718 Willow Creek Road are grandfathered. I see no reason to grandfather new construction two story buildings. Any new construction should comply with existing zoning regulations of single story construction. At the same time of a new zoning change application for the new construction of new two story building(s) a zoning change is being requested to Multi-Family use. Current zoning requirement for the Franklin Heights Subdivision residential area is that new construction is single story construction, single family use.
2. There is no guarantee that can be given that my property value will not go down in the future because of this new construction and new zoning change.
3. By changing zoning designation now, future possible zoning changes may follow for other area affected Willow Creek Road properties as this does set precedent.
4. The affected area is a historic mid-century neighborhood of single family use.
5. Willow Creek Road is a highly congested high density area. This zoning change cannot do anything to improve what is already a bad situation with traffic congestion.
6. While I commend the current owner for the work they do, there is a no guarantee that the current owner will remain the current owner into perpetuity.

Sincerely,

Howard W. Drake

Prescott Planning and Zoning Commission
201 S Cortez Street
Prescott, Arizona 86301

May 17, 2017

Re: Rezoning 1718 Willow Creek Road

I would like to be on record as objecting to the proposed zoning change. I object to the seeming effort of the City to put high density housing in traditional single family residential areas. Most specifically those in such close proximity to a primary arterial access road to downtown Prescott as is Willow Creek Road.

Acknowledging that the City has established MF-H zoning directly across Willow Creek Road to the east from the subject parcel. That property only has access from Delano on the north and Rosser on the south. Further, that property is used for professional offices which would qualify under the existing Residential Office "RO" of the subject parcel. The subject parcel currently provides housing for four living units, consistent with the existing zoning. Rezoning to MF-M will increase the allowable living units to eight. The only access to and from parking is on the north portion of the property which can create significant congestion on Willow Creek Road with the increased number of dwelling units.

It is understood that the current owner is under contract with the State of Arizona to provide Veterans housing on the property for a period of 15 years, as recorded April 17, 2014. Further that the proposed development will be for studio apartment living units. At expiration of the existing contract the property will then be eligible resale and or use within the limits of the zoning. At that time the MF-M zoning would allow expansion of the studio units to multi bedroom family housing and for the addition of another 10 feet elevation of the structures.

If the rezoning is rejected, the property will still qualify for housing in conformity with the contract with the State. At expiration of the State contract of use, the property may continue its current use or be acquired and converted to small office, minimal traffic impact use such as professional offices, consistent with other existing "RO" properties in the area, in the City.

I submit the above for your consideration in addition to the concerns expressed by others regarding the quality of living and potential adverse effect on property values in the immediate neighborhood.

Please reject the rezoning and require the owner to comply with the status of the property when they accepted the contract with the State.

Respectfully,

Mary & Foster Dyer
1714 Oaklawn Dr.
Prescott, Arizona 86305





PLANNING & ZONING COMMISSION MEMO

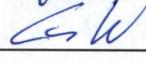
MEETING DATE: May 25, 2017

DEPARTMENT: Community Development

AGENDA ITEM: SI17-003, Site Plan for Crown Point Apartments a 102-unit complex. [Zoning: Multi-family Medium (MF-M)]; Property owner: Vista Point Partners. Site APN is 113-03-071B. Location: 609 Bagby Drive

Approved By:

Date:

Director:	Guice, Tom		5.19.17
Planning Manager:	George Worley		5/19/17
Community Planner:			

Item Summary

The site is located off Montezuma Street next to Granite Creek Park and the subject property is a 6.05 acre site zoned Multi-Family Medium Density (MF-M), which would permit up to 127 multi-family residential units.

The site plan for Crown Point Apartments is for one hundred and two (102) unit multi-family apartment complex. The apartment types will consist of twelve (12) one bedroom units of 793 square feet, and seventy-five (75) two bedroom units of 1,039 square feet, and fifteen (15) three bedroom units of 1,100 square feet.

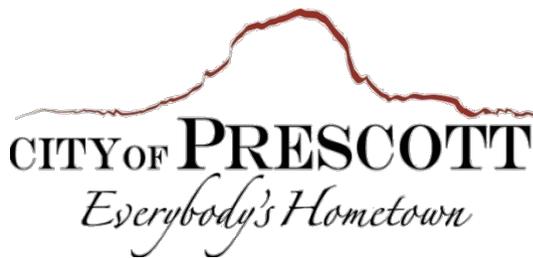
Update

As requested by the Planning and Zoning Commission at their April 27, 2017 meeting, the applicant has provided a site plan with a section through the site to aid the commission in gauging elevations and slopes of driveways.

Attachments

1. Site Plan with Site Sections

Recommended Action: MOVE to recommend approval of Site Plan SI17-003, Crown Point Apartments.



**PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
APRIL 27, 2017
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on APRIL 27, 2017 at 9:00 AM in COUNCIL CHAMBERS 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. Mr. Menser thanked Pro Tem Lamerson for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manager
Joe Gardner	Darla Eastman, Administrative Specialist
Terry Marshall	
George Sheats	COUNCIL PRESENT
Phil Goode	Pro Tem Lamerson
Bill Sim	

III. REGULAR ACTION ITEMS

1. Approval of the April 13, 2017 Meeting Minutes

Mr. Marshall, MOTION to approve the April 13, 2017 meeting minutes. Mr. Sheats, 2nd. VOTE 7-0; passed.

2. SI17-002, Site Plan for 1st Street Apartments for a 21-unit complex. [Zoning: Multi-Family Medium High (MF-M)-MH] Planned Area Development (PAD); Property owner: W. D. Properties, LLC. Virgil Doeflev. Site APN is 113-03-005. Location: 620 1st Street

George Worley presented the staff report and displayed maps on the overhead projector of the site. Mr. Worley said that the request is for a Site Plan approval for a twenty-one (21) unit multi-family apartment complex. The site is located off 1st Street and West Navajo, and is a one acre site zoned Multi-Family Medium Density, Manufactured Home Floating District. He said it is a Planned Area Development designation, which would permit up to 21 multi-family residential units.

Mr. Worley stated that the site layout includes 21 residential units with one of the units being fully handicapped accessible and meets the Fair Housing requirements as well. He said that all of the buildings meet the required setbacks of 20' front yard and 7' side yard, except for the rear yard. He said that a Topographic Exception was submitted and approved to reduce the rear yard setback by 50% due to the large boulders on the property that obstructed the driveways and parking.

Mr. Worley said that the application for a Water Service Agreement was submitted for 1.35 AF and is scheduled for review at the next Water Issues Committee. He said grading, drainage, storm water treatment, and utilities plans will be reviewed in greater detail at the time of construction permit submittal. Mr. Worley stated that a Traffic Impact Analysis will be required and will be approved at the staff review level.

The Commissioners discussed the project in more detail and felt the intersection at 1st Street needs a detailed review by the City Traffic Engineer. The Commissioners asked if an elevator was a safety requirement since it is a three-story building and would also be viable for resale. Mr. Worley said that the elevator is a marketing decision, however, moving day may be a problem for renters.

Mr. Mabarack, MOTION to approve SI17-002, Site Plan for 1st Street Apartments for a 21-unit complex. Mr. Sim, 2nd. VOTE 7-0; passed.

3. SI17-003, Site Plan for Crown Point Apartments a 102-unit complex. [Zoning: Multi-family Medium (MF-M)]; Property owner: Vista Point Partners. Site APN is 113-03-071B. Location: 609 Bagby Drive

George Worley presented the staff report and displayed maps on the overhead projector of the site. Mr. Worley stated that the request is to review a site plan for Crown Point Apartments, a one hundred and two unit multi-family apartment complex. The site is located off Montezuma Street next to Granite Creek Park and is a 6.05 acre site zoned Multi-Family Medium Density, which would permit up to 96 multi-family residential units.

Mr. Worley stated that a Water Service Agreement was approved by the Water Issues Committee and is active, but has not been approved by Council. He stated that the water set-aside in the 2016 Policy was for 101 units totaling 25.25 AF. Mr. Worley also stated that a Traffic Impact Analysis will be required for the site. Mr. Worley then introduced Tom Terry.

Tom Terry, Architect for Distinctive Homes, addressed the Commissioners' concerns with slope and stated that he understood and described how he attempt to get 102-units onto a steep-sloped area. He said he used "shelving-type" design for stabilization and driveway safety, especially during the winter months. He said that he worked with the City Fire Department to ensure the minimum slope requirement of 12% grade, 20' wide roadways, and fire truck turn-around were included into design.

The Commissioners discussed the project in more detail. They all agreed that the project site would be a challenge to design due to the topography and numerous boulders on the property. Their main concern was the slope of the driveway throughout the complex. The Commissioners were impressed with the video of the project site that Mr. Terry provided. They said it helped understand visually how the units will be placed and how the ingress/egress would be designed. They were still concerned about one particular area, Building 5, with the traffic in the parking lot. The roadway seemed more challenging for vehicle access and they requested that the City Traffic Engineer review the site plan and provide his comments at the next Planning and Zoning Commission meeting. The Commissioners also requested that Mr. Terry provide a site section before the next meeting in order to better evaluate the slope, ingress/egress, and traffic at the area of concern.

Mr. Mabarak, MOTION to table SI17-003 until the next Planning and Zoning Commission meeting. Mr. Goode, 2nd. VOTE 7-0; passed.

IV. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 10:45 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman