

# PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, AUGUST 31, 2017  
9:00 AM**

**COUNCIL CHAMBERS  
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, AUGUST 31, 2017, at 9:00 AM** in **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**

<b>MEMBERS</b>	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode
	Bill Sim

**III. REGULAR ACTION ITEMS**

1. CC17-002, Comprehensive Sign Plan for Mountain Oak School. The Site is located at 1453 Willow Creek Road. APN: 116-17-270D. Owner is Mountain Oak School.

**IV. PUBLIC HEARING ITEMS**

1. MP17-004, Izona Master Plan is put in place a Master Plan on 5.59 acres for future development of 29 Single-family, detached residential lots to match the surrounding Granite Dells Plan. The site is located at 3985 State Route 89A, east of Granite Dells Parkway. Owner is Kahn Trust

2. RZ17-003, Deep Well Ranch Rezoning is to rezone approximately 1,800 acres and is generally located at the northwest corner of the Highway 89 and 89A interchange. The request is to rezone Mixed Use (MU), Single-family-18 (SF-18), Industrial Light (IL), Multi-family High (MF-H), Business Regional (BR) to Specially Planned Community (SPC) District. Owner is James Deep Well Ranch LLC.

3. MP17-005, Deep Well Ranch Master Plan and Airport Specific Area Plan text amendment associated with RZ17-003.

**V. 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 July 6, 2017 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Recording Secretary



## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** August 31, 2017

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Comprehensive Sign Plan for Mountain Oak School properties, 1455 Willow Creek Road

**Approved By:**

**Date:**

<b>Director:</b>	Guice, Tom	
<b>Planning Manager:</b>	George Worley <i>[Signature]</i>	
<b>Community Planner:</b>		

### Item Summary

Mountain Oak School sits on a two large parcels and is setback roughly 350 feet back from Willow Creek Road. The property is residentially zoned (SF-9). The sign regulations for single-family zoned properties permits a maximum of six square feet for freestanding signs and six square feet of building wall mounted signs. The school is requesting a comprehensive sign plan to permit larger signs with a consistent design theme.

### Background

The distance setback from Willow Creek Road makes the small size of residential signs impractical for the school. The overall size of the site would also make small residential signs appear out of scale with the site. The sign ordinance allows for the use of comprehensive sign plans for commercial developments (the school is a commercial use even though the property is zoned residential) where the site is large, contains multiple buildings or has multiple tenants. The school site meets two of these criteria.

### Site Design

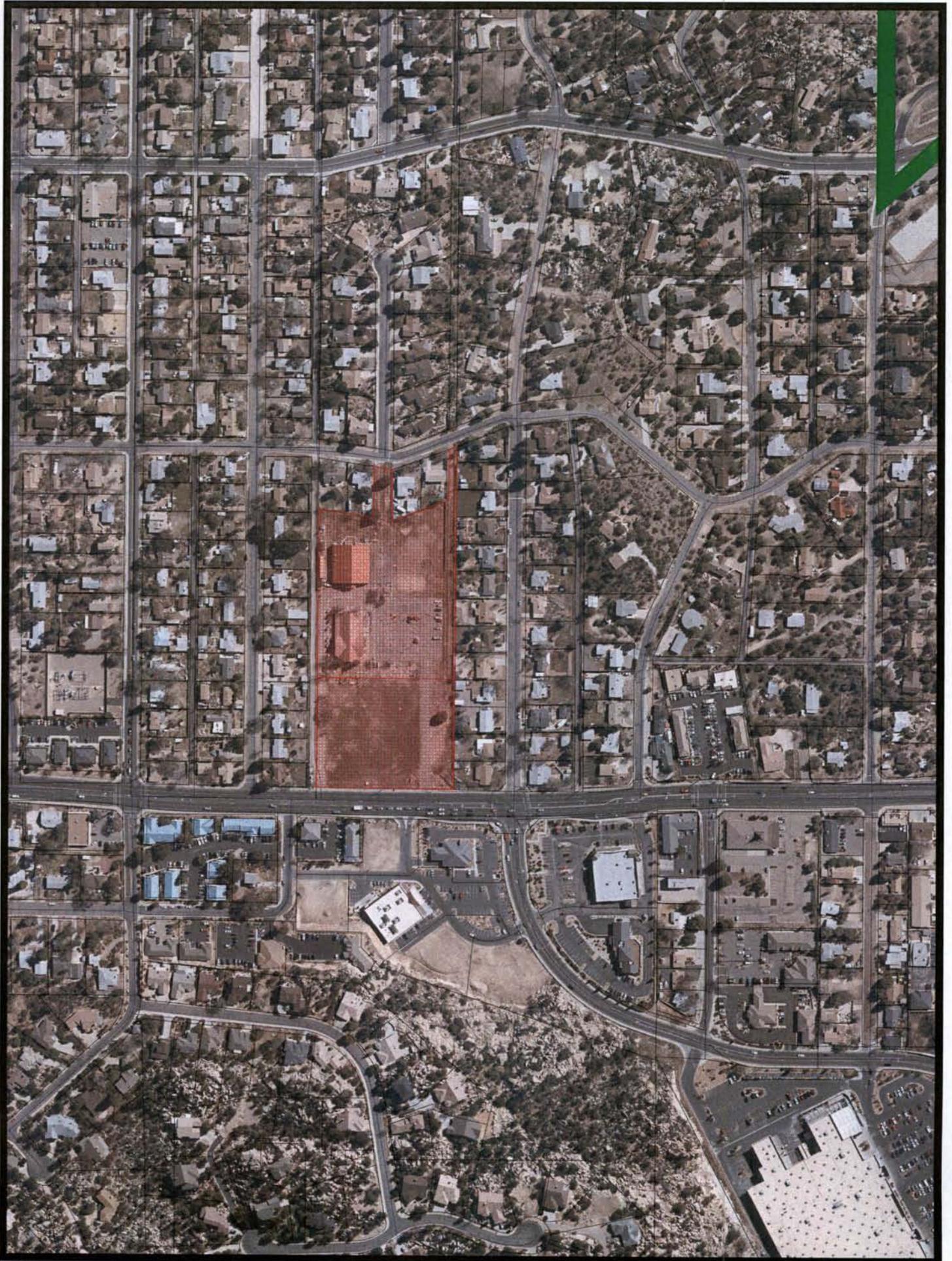
The school is seeking a comprehensive sign plan for a building wall sign 34.5 square feet and a freestanding sign totaling 36 square feet. The existing freestanding sign is to be removed. The lettering and design features of the wall and freestanding signs will be consistent and will provide signs of a functional size for the school.

**AGENDA ITEM:** Comprehensive Sign Plan for Mountain Oak School properties, 1455 Willow Creek Road

**Attachments**

1. Aerial Location Map
2. Wall and Freestanding sign designs

**Recommended Action:** **MOVE** to recommend approval of CC17-002, a Comprehensive Sign Plan for Mountain Oak School at 1455 Willow Creek Road.





691 6<sup>th</sup> St.

Prescott, AZ 86301

928-445-6995

June 28<sup>th</sup> 2017

**City of Prescott**

201 South Cortez St.

Prescott, AZ 86314

Mr. George Worley,

A & B Sign Company is representing Mountain Oak School concerning their current signage needs at their school located at 1455 Willow Creek Road. They would like to install a nice sign that would be legible from Willow Creek Road on the front of their building, take down the existing freestanding sign and install a new, attractive, sign at the entrance to their property.

The current code only allows for 6 square feet of building mounted signage which is simply not enough to be legible from the street. The main school building is located approximately 350' from Willow Creek Road. We are proposing a set of reverse pan channel letters with amber halo illumination for the building and feel this would fit the feel of the property nicely. This set of letters is 34.5 square feet which is within the allowance in other non-residential zoning districts.

The existing freestanding sign was installed by A & B Sign Co. many years ago (around 20-25 I believe) and is in bad shape overall. The current code allows for one freestanding sign with a total of 6 square feet and an overall height of 6'. We are proposing a masonry monument style sign with architectural features that will work well with the other buildings and features on the property. This monument sign has a total of 36 square feet of copy area (based on the overall background rectangle area) and is also within the allowance allowed in other non-residential zoning districts.

We feel that these signs will enhance the visibility of the school's main entrance for motorist on one of the busiest streets in the Prescott area. These designs and sizes are also comparable with the signs on neighboring parcels that are in different zoning districts.

Please consider our request and feel free to contact us with any questions that may arise.

Warm regards,

**Bryan Wieweck**

Vice president



# Mountain Oak

• 1455 Willow Creek Rd. Prescott, AZ 86301 •

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June 28, 2017

Regarding: Authorization of Corporation Agent

Mountain Oak Charter School Corporation is organized exclusively for educational purposes within the meaning section of 501 (C) (3) of the Internal Revenue Code

Cindy Roe, Executive Director of Mountain Oak School is authorized by the Board of Directors to make financial, site and facility determinations as sanctioned by the Board.

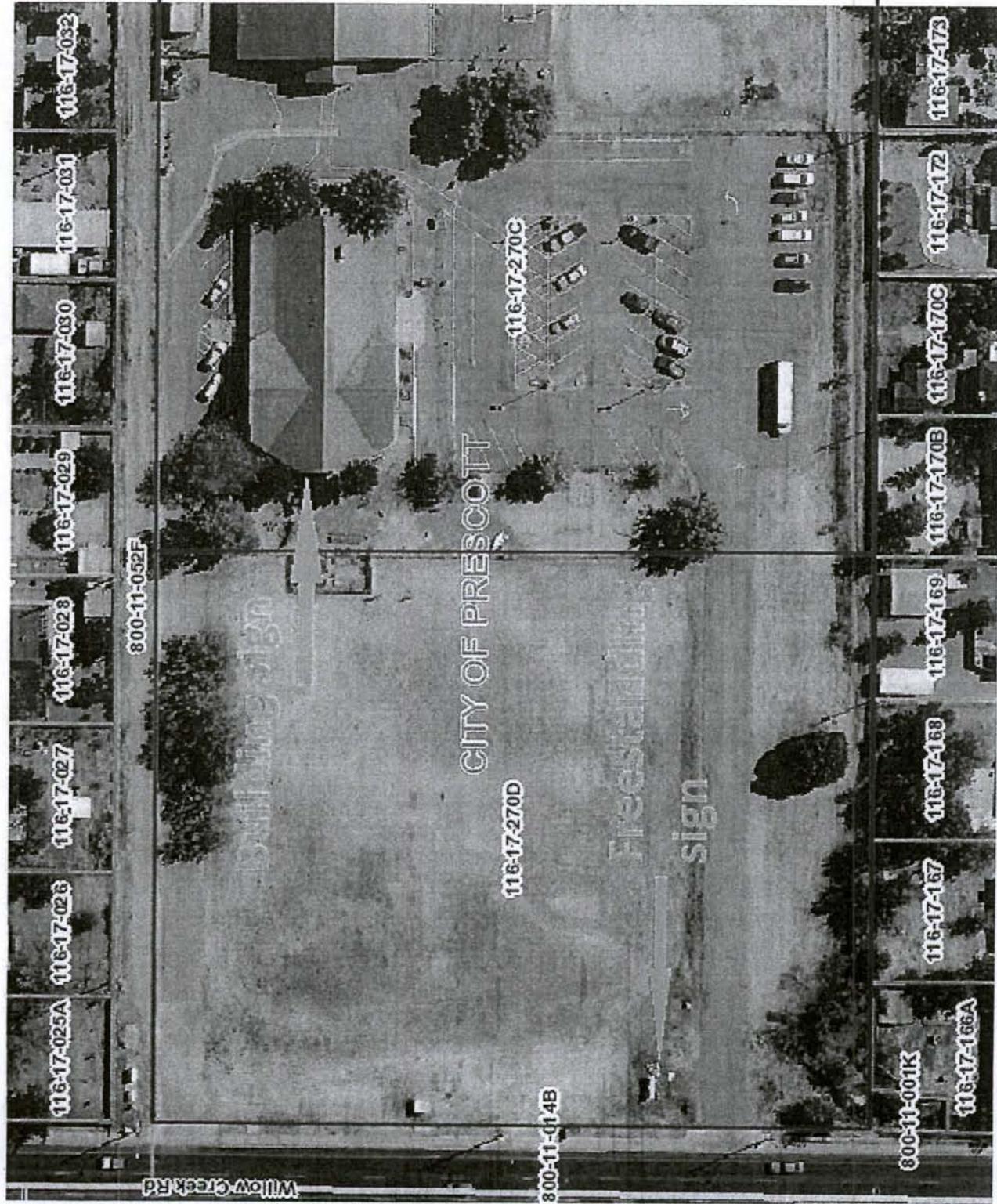
Cindy Roe is endorsed to procure and substantiate actions and contracts as an agent of the school.

  
Angela Kumbera

Board of Directors

Phone: (928) 541-7700 Fax: (928) 445-1301

E-mail: [admin@mountainoakschool.org](mailto:admin@mountainoakschool.org) Web: [www.mountainoakschool.org](http://www.mountainoakschool.org)



### Legend

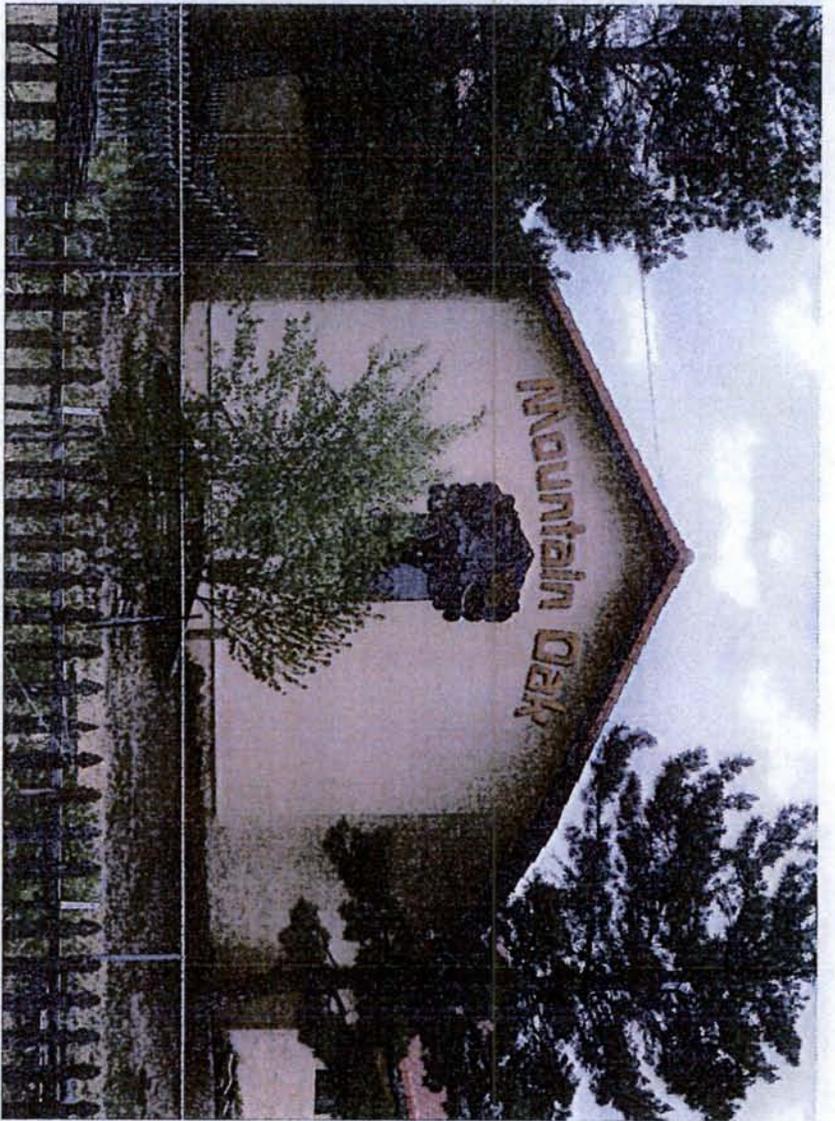
- City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg
- County Boundary
- Counties
- Parcels
- Major Roads
- Interstate
- State Highways
- Major Roads
- Road Centerlines
- City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg

Legend truncated...



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 6.27.2017



25.5" 210.5"

# Mountain Oak

Manufacture and install LED illuminated reverse pan channel letters with amber halo. Lettering finished in natural rust with 2" deep returns and 3/4" stand off.

Office 928.445.6995  
 Fax 928.776.4429  
[www.absignco.com](http://www.absignco.com)  
 691 North 6th street  
 Prescott, AZ 86301

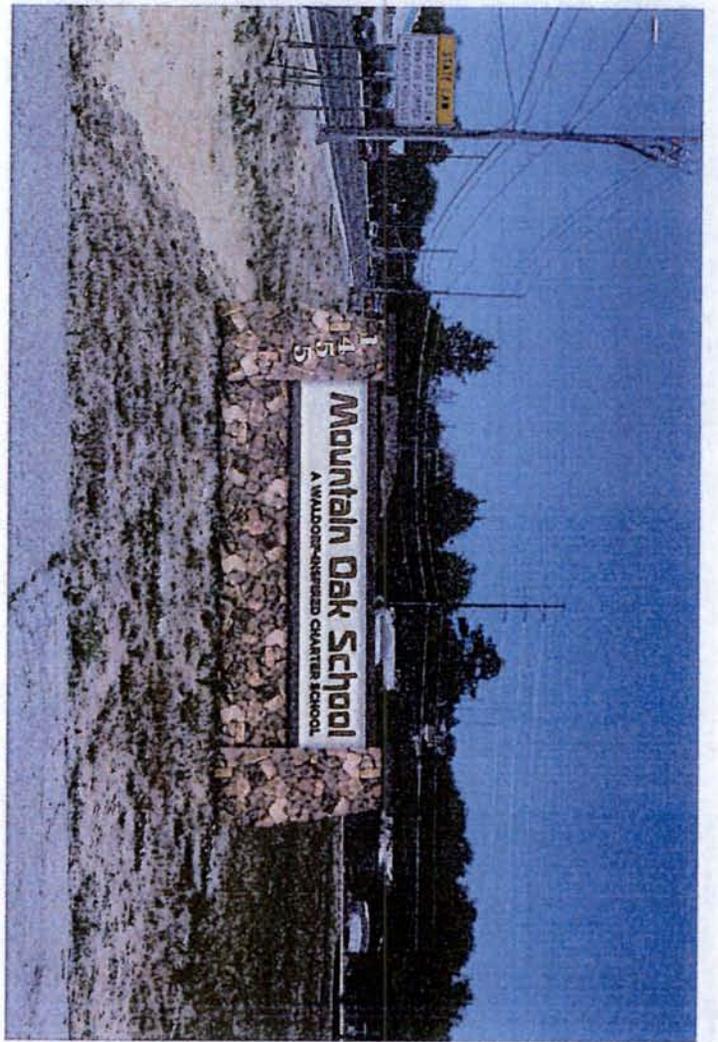
COMPANY: Mountain Oak School  
 CLIENT: Cindy Roe  
 PHONE: 541-7700  
 APPROVAL:

EMAIL: [croe@mountainoakschool.org](mailto:croe@mountainoakschool.org)  
 FILE: Mountain Oak  
 Origin DATE: 5-18-17  
 DATE:   
 Revise DATE:   
 Design by SP

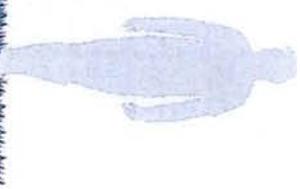


Prescott's Only Full Service Sign Shop  
 AZ Licensed Contractor # 070010

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Manufacture and install double sided masonry monument with background finished in beige stucco. Flat cut lettering to be stud mounted flush to wall with Chermetal #600 faux rust finish. Caps painted to match duranodic bronze, beige stucco painted to match building. Address lettering routed from 1/4" solid aluminum and painted beige. Top cap over stucco area to contain white LED downward accent lighting.



Prescott's Only Full Service Sign Shop  
AZ Licensed Contractor # 070010

Office 928.445.6995  
Fax 928.776.4429  
www.absignco.com  
691 North 6th street  
Prescott, AZ 86301

COMPANY: Mountain Oak School  
CLIENT: Cindy Roe  
PHONE: 541-7700  
APPROVAL:

EMAIL: croe@mountainoakschool.org  
FILE: Mountain Oak  
Origin DATE: 6-19-17  
Revise DATE: 6-23-17

DATE: Design by SP

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## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** August 31, 2017

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Master Plan for Iazona Ranch Estates

**Approved By:**

**Date:**

<b>Director:</b>	Guice, Tom	
<b>Planning Manager:</b>	George Worley 	
<b>Community Planner:</b>		

### Item Summary

The site is located within, but is not a part of, Granite Dells Estates. The area is separately owned and was not shown on the Granite Dells Estates Master Plan. The applicants desire to master plan the site to conform to the uses surrounding it. The proposal includes 29 single-family lots, a neighborhood park and a landscaped open space entry area (see attachment 2).

### Background

The subject property was not acquired by the developer of Granite Dells Estates and was not included in the master plan for that development. The owners of the property anticipate subdividing the property at some point in the future and wish to establish a master plan to assure compatibility between the development of their property and Granite Dells Estates. The property is zoned RE2-acre, however the owners anticipate the future plat to make use of the Planned Area Development option in the Land Development Code (Section 9.5) to allow smaller lots and common open space. The smaller lots will be similar in size to those planned in Granite Dells Estates in the immediate area surrounding this site (see attachment 3).

### Site Design

The site layout includes an internal loop street to provide access to the 29 lots. Standard Prescott street design requirements will apply, with a 30 foot curb to curb street section. The gated entry into the site will pass through a large landscaped open space area that will also contain storm water detention for the neighborhood. A neighborhood park is proposed mid-block on the interior of the site as an additional amenity for the residents.

The applicant has provided some information on typical lot sizes and setbacks on the

**AGENDA ITEM:** MP17-004, Master Plan for Izone Ranch Estates; APN 103-04-009A;  
Property Owner: Shaunalia Kahn.

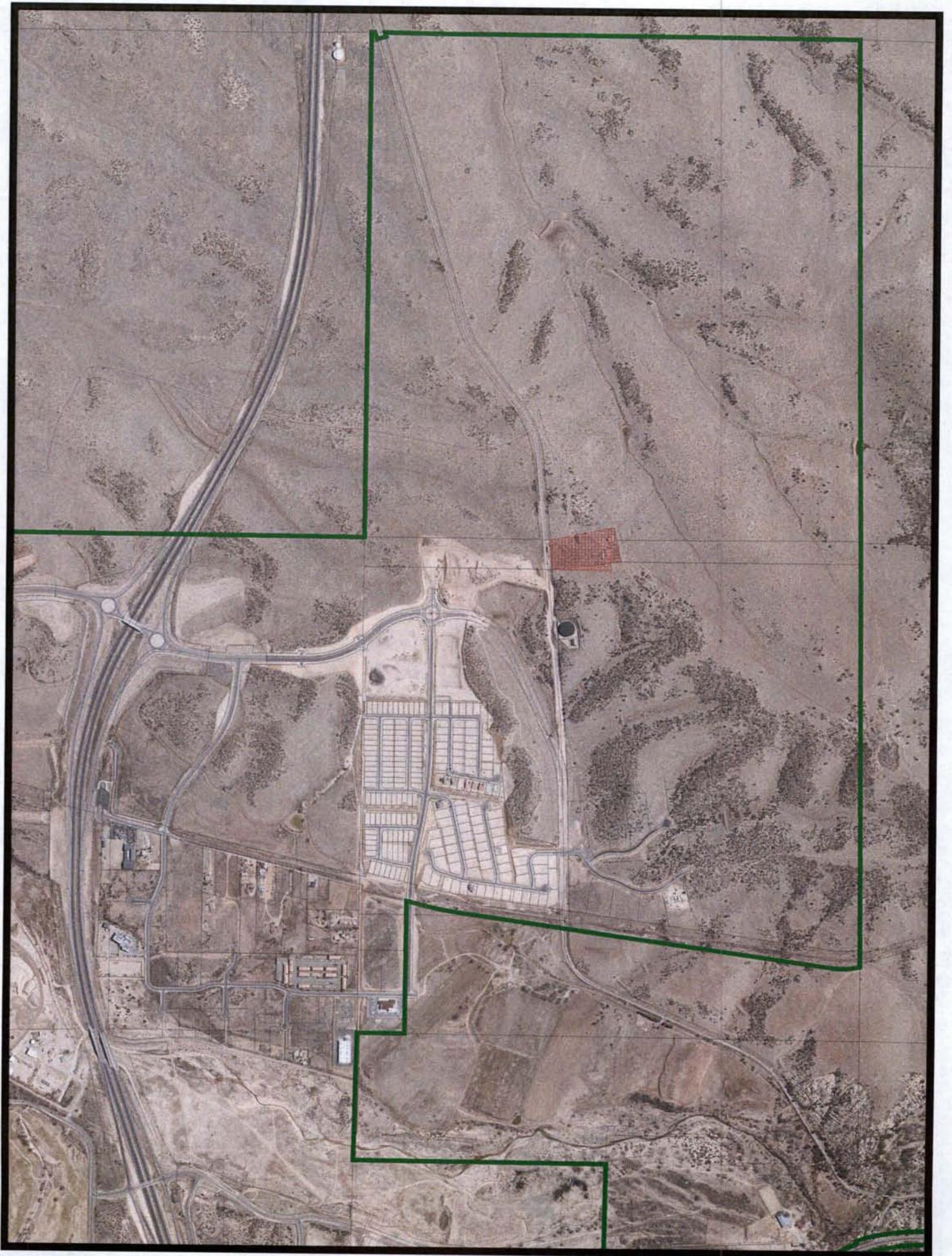
master plan. These details will be finalized on the future subdivision plat through the Planned Area Development approval process.

No changes are proposed to City standards for this master plan.

### **Attachments**

1. Aerial Location Map
2. Master Plan Map
3. Granite Dells Estates Master Plan

**Recommended Action:** **MOVE** to recommend approval of MP17-004, Master Plan for Izone Ranch Estates.







**UPDATE**

## **PLANNING & ZONING COMMISSION MEMO**

**MEETING DATE:** August 31, 2017

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Public Hearing and continuing discussion of proposed Deep Well Ranch rezoning to SPC, text amendment to Airport Specific Area Plan and adoption of a Master Plan

**Approved By:**

**Date:**

<b>Director:</b>	Guice, Tom	
<b>Planning Manager:</b>	George Worley	
<b>Community Planner:</b>		

### **Item Summary**

A proposal to rezone properties to the Specially Planned Community (SPC) has been submitted for the portion of the Deep Well Ranch within the city limits of Prescott. The SPC district requires a master plan to address and control land uses and other development aspects within the area covered by the SPC zoning district. The planning group employed by Deep Well Ranch has submitted an extensive master plan for the development and seeks review and, ultimately, a recommendation from the Planning and Zoning Commission. To this end, in addition to the regular Planning and Zoning Commission meeting of August 10<sup>th</sup>, staff has arranged a public hearing on August 17<sup>th</sup>, further discussion on August 24<sup>th</sup>, and a possible vote at the Commission's public hearing of August 31<sup>st</sup>.

### **Update**

Following the Commission's meeting last week, staff received the attached comments and questions.

### **Attachments**

1. Emailed comments and questions

RECEIVED

AUG 28 2017

Community Development Department

# Antelope Hills Property Owners Association



8/28/2017

Chairman and Members  
Planning and Zoning Commission  
City of Prescott  
201 S. Cortez St.  
Prescott, AZ 86303

Re: Deep Well Ranch Development Master Plan

Mr. Chairman and Members of the Commission

The Board of Directors of the Antelope Hills Property Owners Association has met and has considered how the proposed development might affect our subdivision located immediately east of the proposed development, across highway 89.

Our group's position on the following issues is:

- Do not recommend that the Council adopt an Ordinance which restricts long term city oversight over the development;
- Do not support a development plan which would permit building heights which are out of character with heights currently permitted in Prescott;
- Do not support a development plan which will permit ingress, egress or traffic flows which will add to Highway 89 or 89A congestion, that is, require development ingress and egress points to be other than on highway 89 or 89A;
- To the last point, we learned at the August 24 P & Z hearing that the developer is proposing in the strongest of terms of need, an access point roughly mid-way between the new Perkins Dr. roundabout and the highway 89A overpass. That is not acceptable. That proposed intersection would result in three major access points to highway 89 within less than two miles, namely, McCurdy Road, Perkins Dr., the proposed access point and the highway 89A interchange. ADOT plans call for a major lengthening of the southbound left turn from highway 89 to 89A and that turn bay will be far too close to the traffic patterns of the proposed new access point. Any review consideration for this proposed access point should fully comply with ADOT intersection standards.

- Do not permit construction which will cause airplane flight patterns to be moved any closer to Antelope Hills residences than they have been historically. Aircraft routinely now fly take-off and landing flight patterns which deviate from a pure, straight alignment with runways. That situation impacts on noise levels in the residential areas. With added Deep Well Ranch residences, playgrounds and industrial complexes, in the take-off and landing zones, the probability will increase of flight paths that encroach and will over-fly Antelope Hills Residential areas.

I am available to respond in writing or in person to any questions the Commission or, later the Council, may have about these issues and concerns.

Sincerely,



Michael Breen, President  
Antelope Hills Homeowners Association.



The League of Women Voters of Central Yavapai County

PO Box 11538, Prescott, AZ 86304  
LWVCYC@gmail.com • LWVCYC.org

RECEIVED

AUG 24 2017

Community Development Department

August 20, 2017

George Worley, Planning Manager  
City of Prescott, Community Development  
201 S. Cortez St.  
Prescott, AZ 86303

We are writing to let you and other Prescott Officials know of our position on workforce housing and asking for consideration of this subject in your deliberations on the Deep Well Ranch Project.

The League in Central Yavapai County has an official position on workforce housing dating back to 2006. This position was reaffirmed in 2017. The League encourages and supports affordable housing for the workforce that serves the community in education, health care, public safety and retailing.

**Our position in part:** The League of Women Voters of Central Yavapai County encourages and supports continuance of existing development policies and introduction of additional new development policies that result in:

- Timely decisions on new developments to minimize financing costs.
- Local officials working with developers to include incentives for diversity of zoning.
- Variety in housing density and diversity of zoning to include rental housing.

Regarding Deep Well Ranch we would like the project to include a specific proportion of the single family housing to be priced for median income families. Rental housing should be included and both should be a part of the first phases. Our entire position is attached.

We are prepared to meet with you and the developers to explain our workforce housing position at any time and we expect to appear before the Planning Commission and Council as this project is reviewed in the coming weeks.

Sincerely,

Terri Farneti  
Communications Director  
League of Women Voters of Central Yavapai County

The League of Women Voters® of Central Yavapai County encourages and educates citizens to be active and informed participants in our community, our state, our nation and our world.

For more information, check out our website LWVCYC.org



## **WORKFORCE HOUSING POSITION**

The League of Women Voters of Central Yavapai County

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Workforce Housing was studied by members of the League of Women Voters of Central Yavapai County in 2006 and 2007 and reaffirmed in 2017.

### **Summary Statement**

The League of Women Voters of Yavapai County encourages and supports affordable housing for the workforce that provides vital community services in the areas of education, health care, public safety and retailing.

### **Position**

The League of Women Voters of Yavapai County encourages and supports continuance of existing development policies and introduction of additional new development policies that result in:

- timely decisions on new development to minimize financing costs
- local officials working with developers on development agreements that include incentives for diversity of zoning
- variety in housing density and a reduction of exclusionary zoning which limits buyer's choices
- diversity of zoning that includes rental housing
- housing within development projects
- annexation development agreements which feature inclusive zoning
- aggressively seeking companies whose wage rates relate to housing costs in the quad city area

From: mlfrederickson@cableone.net [mailto:mlfrederickson@cableone.net]  
Sent: Friday, August 18, 2017 3:02 PM  
Subject: Deep Well

Attention: City Council Office

You need to keep the following in mind, regarding variances requested by the Deep Well developers. If you need further input, ask the City's legal department for clarification, and whether an injunction could be sought if variances are granted that do not conform with this case's holding. *Pawn 1st LLC v. City of Phoenix et al.* August 10, 2017. The Arizona Supreme Court held that when an applicant seeks an area variance from a municipal zoning code, it must show that strictly applying a zoning ordinance will cause "peculiar and exceptional practical difficulties" that deprive a property of privileges enjoyed by other similarly zoned properties. You already screwed us over the Touchmark blight. I don't think the populace will sit idling by for an even more rigorous rogering.

From: Mary Frederickson