The following agenda will be considered by the PLANNING & ZONING COMMISSION at its REGULAR MEETING to be held on THURSDAY, FEBRUARY 22, 2018, 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

<table>
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<th>MEMBERS</th>
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<tr>
<td>Tom Menser, Chairman</td>
<td>George Sheats</td>
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<td>Ken Mabarak, Vice-Chairman</td>
<td>Terry Marshall</td>
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<td>Joe Gardner</td>
<td>Bill Sim</td>
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<td>Jared Nanke</td>
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III. REGULAR AGENDA ITEM


IV. SUMMARY OF CURRENT AND RECENT EVENTS

Update of the City Council Approval for the Deep Well Ranch Master Plan

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 2/12/18, 2018 at 12:00 p.m. in accordance with the statement filed with the City Clerk’s Office.

[Signature]
Maureen Scott, City Clerk
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: February 22, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Approval of PP17-002, Preliminary Plat of “130 North Condominiums”. creating 8 dwelling units at 130 North Cortez Street; APN 113-15-105. [Zoning: Downtown Business (DTB); Property Owner: Numbers Family, LLC]

Approved By: Date:
Director: Guice, Tom 2/14/18
Planning Manager: George Worley 2/14/18
Community Planner:

Item Summary

This is an effort to create 8 condominium units within an existing 3-story (plus basement) building located with the Downtown Business (DTB) zoning district. Commercial and mixed-uses are permitted and, in fact, encouraged in the DTB. To create condominiums, a subdivision plat must be created to delineate both the horizontal and vertical ownership spaces as well as the common areas. The proposed plat clearly sets out the various ownership spaces, which include both residential and commercial spaces.

Background

The building at 130 North Cortez Street dates to approximately 1894 and has housed a variety of commercial uses over the intervening years, including a hotel, apartments and then general commercial uses. Re-purposing our historic building inventory is important to the preservation of the historic nature of downtown. Supporting changes of use through processes like this condominium plat lend important flexibility to property owners in deciding to preserve their buildings.

The proposed condominium will create 6 residential dwelling units and two commercial units, plus common areas for structural and utility purposes. Access throughout the building will be via elevator and stairs in compliance with International Building Code requirements. The renovation work following the plat process will meet all Building and Fire code requirements for buildings containing a mix of residential and commercial uses.
Approval of PP17-002, Preliminary Plat of 130 North Condominiums creating 8 dwelling units at 130 North Cortez Street; APN 113-15-105. [Zoning: Downtown Business (DTB); Property Owner: Numbers Family, LLC]

General Plan & Zoning Map

The 2015 General Plan Land Use Map identifies the area as commercial, which permits a wide variety of uses, both commercial and residential. The Plan encourages preservation of the mix of uses that have traditionally existed in the downtown. Specifically, Section 5.5.1, Goal 2, Strategy 2.1, calls for maintaining and expanding the mix of commercial and residential uses downtown.

Attachments

1. Vicinity Map
2. Revised Master Plan
3. Revised Preliminary Plat

Recommended Action: MOVE to recommend approval of PP17-002, 130 North Condominiums.