PLANNING & ZONING COMMISSION
AGENDA

PLANNING & ZONING COMMISSION
SPECIAL PUBLIC HEARING MEETING
THURSDAY, MARCH 15, 2018
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 SPECIAL PUBLIC HEARING to be held on THURSDAY, MARCH 15, 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>
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<tr>
<td>Ken Mabarak, Vice-Chairman</td>
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<td>Joe Gardner</td>
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III. REGULAR AGENDA ITEM

1. Approval of the October 12, 2017, the January 11, 2017 and February 22, 2018 Meeting Minutes.

IV. PUBLIC HEARING AGENDA ITEMS

1. PLN18-00001, A Rezone is proposed for two of three parcels at 434 W. Gurley Street amending the zoning from Business General (BG) to Downtown Business (DTB). [Property owner: Catholic Charities Community Services, Inc. Applicant/Agent: Douglas McCord, Architect. APNs: 113-12-049A, 0.17 acre and 113-12-049C, 0.17 acre.]

2. PLN18-00002, Site Plan Review in association with Water Service Agreement (WSA17-028). Zoning: Downtown Business (DTB), with concurrent rezone of two of the lots from Business General (BG) to DTB; Property Owner: Catholic Charities Community Services, Inc. Applicant/Agent: Douglas McCord, Architect. Site APNs: 113-12-049A, 113-12-049B, and 113-12-049C, to be combined into one lot. Location: 434 W. Gurley Street

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 777-1972 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 March 9, 2018 at 5:00 p.m. in accordance with the statement filed with the City Clerk’s Office.

Maureen Scott, City Clerk
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: March 15, 2018

DEPARTMENT: Community Development

AGENDA ITEM: SI17-007/PLN18-00002, Site Plan Review in association with Water Service Agreement (WSA17-028). Zoning: Downtown Business (DTB), with concurrent rezone of two of the lots from Business General (BG) to DTB; Property owner: Catholic Charities Community Services, Inc. Site APNs: 113-12-049A, 113-12-049B, and 113-12-049C, to be combined into one lot. Location: 434 West Gurley Street.

Approved By:

<table>
<thead>
<tr>
<th>Director:</th>
<th>Guice, Tom</th>
<th>Date:</th>
<th>3.9.18</th>
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<tr>
<td>Planning Manager:</td>
<td>George Worley</td>
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<tr>
<td>Community Planner:</td>
<td>Katie Peterson</td>
<td>3/9/18</td>
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Item Summary

The site is located on three lots, to be combined, at 434 W. Gurley St., with a total of 38,261 square feet, or 0.87 acres. With the concurrent Rezoning from Business General (BG) to Downtown Business (DTB) for two of the three lots, the site is zoned Downtown Business (DTB). The DTB zone allows the variety of uses proposed as part of this project.

The proposed site plan includes a total of 51 one- and two-bedroom apartment units, office space, multi-use rooms, and open space amenities (a courtyard), which is consistent with the DTB zone density allowance of up to 58 dwelling unit per acre.

Background

Catholic Charities submitted WSA17-028 on November 14, 2017. The WSA went to the Water Issues Committee on December 5, 2017 and was recommended to move to Council. Due to this project applying for a HUD Housing Grant, Water Resource Management will seek a letter of recommendation for the water allocation from Council scheduled on March 13, 2018.

Site Plan Review Criteria

Per Land Development Code (LDC) section 9.8.5/Site Plan Review Criteria, the following criteria are applicable to the proposed project.

9.8.5.B. Building lot and setback requirements
AGENDA ITEM: SI17-007/PLN18-00002, Site Plan Review in association with Water Service Agreement (WSA17-028). Zoning: Downtown Business (DTB) with concurrent rezone of two of the three lots from Business General (BG) to DTB; Property owner: Catholic Charities Community Services, Inc. Site APNs: 113-12-049A, 113-12-049B, and 113-12-049C, to be combined into one lot. Location: 434 West Gurley Street.

The Downtown Business (DTB) zone has no minimum setback requirements or maximum lot coverage, although the proposed project includes setbacks.

9.8.5.C. Grading and bank stabilization/erosion controls, drainage, runoff and flood control
Grading, drainage, runoff and flood control issues will be addressed at the time of building permit application submittal.

9.8.5.D. Efficient and economic public utility and sanitation access
The proposed project is infill development, with existing utilities adjacent to the site.

9.8.5.F. Internal Circulation, public, private or emergency
The proposed driveway is 26 feet in width, and provides access through the site for all proposed dwelling units.

9.8.5.G. Landscaping, screening and buffering
The proposed project has designed to preserve existing landscaping and mature Cedar trees facing W. Gurley St. A Landscape Plan will be required at time of building permit application submittal.

9.8.5.J. Outdoor lighting standards of Sec. 6.11
Staff will require outdoor lighting details at time of building permit application submittal.

9.8.5.K. Parking and maneuvering areas
The applicants are proposing onsite parking providing 24 parking spaces, including 4 American with Disabilities Act (ADA) spaces. In addition, the applicant will establish a Memorandum of Understanding (MOU) for use of the lot to the northeast for parking, which includes 125 parking spaces, including two ADA spaces. Total parking provided, including the parking provided through the MOU, will be 149 spaces, including 6 ADA spaces. The option of an alternative parking requirement, as approved by the Director of Community Development, is available if needed. Detailed parking space dimensions will be required at the time of building permit submittal. Staff deems the proposed parking as adequate. (See attachment 3)

9.8.5.L. Parking lot screening from public rights-of-way
The parking for the proposed project is located behind the existing building facing West Gurley Street, and visible from North Summit Avenue. A landscape plan will be required at the time of permit application showing landscaping requirements that comply with LDC landscaping regulations.

9.8.5.M. Public road or street access with proposed street grades
Site access is proposed on North Summit Avenue.

All other site design criteria appear to meet the Land Development Code requirements. A Maintenance Agreement for Stormwater Quality Facilities will be required as part of permitting and the Site Plan will be reviewed for any grading, drainage and utilities in greater detail at the time of construction permit submittal.

2
AGENDA ITEM: SI17-007/PLN18-00002, Site Plan Review in association with Water Service Agreement (WSA17-028). Zoning: Downtown Business (DTB) with concurrent rezone of two of the three lots from Business General (BG) to DTB; Property owner: Catholic Charities Community Services, Inc. Site APNs: 113-12-049A, 113-12-049B, and 113-12-049C, to be combined into one lot. Location: 434 West Gurley Street.

Attachments

1. Aerial Location Map
2. Zoning Map
3. Site Plan
4. Staff Photographs of Site

Recommended Action: MOVE to recommend approval of Site Plan Review, SI17-007, for The Lofts at Twin Cedars Site Plan.
View northeast, from W. Gurley St.

View northwest, from W. Gurley St.
View from north, across W. Gurley St.

View east of proposed construction area for parking and residential building
PLANNING AND ZONING COMMISSION
AGENDA MEMO

MEETING DATE/TYPES: VOTING SESSION March 15, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Public Hearing for a proposed rezone for two of three parcels at 434 W. Gurley St., amending the zoning from Business General (BG) to Downtown Business (DTB). [Property owner: Catholic Charities Community Services, Inc. Applicant/Agent: Douglas McCord, Architect. APNs: 113-12-049A, 0.17 acre and 113-12-049C, 0.17 acre.]

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Item Summary
This is a request to rezone two contiguous 0.17 acre parcels currently used as a parking lot for a non-profit office, from Business General (BG) to Downtown Business (DTB) in order to permit the construction of a building to be used as affordable veterans' housing with services, offices, and multi-use space on three lots, to be combined into one. The rezoning of the subject parcel would allow other residential and non-residential uses permitted in the DTB district to occupy the site in the future.

Background
The applicant has requested a rezone from Business General (BG) to Downtown Business (DTB) zoning for two of three lots on one site, to be combined into one lot, to allow construction of multi-family residential buildings with offices and multi-use space. The proposed uses are consistent with the DTB zone. The lot on the southern end of the proposed project site, facing Gurley St., is currently zoned Downtown Business (DTB), and rezoning the two remaining parcels on the site would create one consistent zone for the entire site.

The properties adjacent to the subject parcels, across the street to the west, on N. Summit Ave., are zoned Business General (BG). The property to the north is zoned Multi-family Medium Density (MF-M). Immediately to the east, the adjacent lot is zoned Downtown Business (DTB). Across the street on W. Gurley St., the southwest corner is zoned Business General (BG) and the southeast corner is zoned Downtown Business (DTB).

2015 General Plan
AGENDA ITEM: Public Hearing for a proposed rezone for two parcels at 434 W. Gurley St., amending the zoning from Business General (BG) to Downtown Business (DTB). [Property owner: Catholic Charities Community Services, Inc. Applicant/Agent: Douglas McCord, Architect. APNs: 113-12-049A, 0.17 acre and 113-12-049C, 0.17 acre.]

The site is identified as Commercial on the 2003 General Plan Land Use Map. Therefore, the proposed rezone from Business General (BG) to Downtown Business (DTB) is consistent with the 2015 General Plan.

Site Design
The proposed site design includes an existing 3,950 square foot building facing W. Gurley St., and the construction of a new 13,533 square foot, four story multi-family residential building with multi-use and office space and a 2,025 square foot courtyard. The applicants are proposing onsite parking providing 24 parking spaces, including 4 American with Disabilities Act (ADA) spaces. In addition, the applicant will establish a Memorandum of Understanding (MOU) for use of the lot to the northeast for parking, which includes 125 parking spaces, including two ADA spaces. Total parking provided, including the parking provided through the MOU, will be 149 spaces, including 6 ADA spaces.

Impacts on Adjacent Properties
A consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The nearby contiguous uses are a mix of commercial, civic, and non-profit uses, and therefore compatible with the proposed rezone. To date, no objections from the public regarding the requested rezoning have been received.

Attachments
1. Aerial Vicinity Map
2. Zoning Map
3. Applicant’s Site plan

Recommended Action: MOVE to recommend City Council approve a rezone of two contiguous 0.17 acre parcels from Business General (BG) to Downtown Business (DTB) in order to permit the construction of a multi-family building to be used as affordable veterans' housing with services, offices, and multi-use space.