PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 26, 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 REGULAR MEETING to be held on THURSDAY, APRIL 26, 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>
<thead>
<tr>
<th>MEMBERS</th>
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<tbody>
<tr>
<td>George Sheats, Chairman</td>
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<tr>
<td>Ken Mabarak, Vice-Chairman</td>
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<tr>
<td>Terry Marshall</td>
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<tr>
<td>Jared Nanke</td>
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<tr>
<td>Ted Gambogi</td>
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<td>Mel Roop</td>
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<tr>
<td>George Lee</td>
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III. REGULAR AGENDA ITEMS

1. Approval of the April 12, 2018 Meeting Minutes


4. PLN18-00004, Preliminary Plat for Willow Lake RV Storage creating up to 59 parcels; Zoning is Business General (BG); Owner is Garage City, LLC; APN's 106-16-003D, 106-16-012E and 106-16-004C. Location: 2100 Willow Lake Road.

5. ADM18-00046, Revision of Plat of Home-Acre Tract, subdividing one existing parcel into two parcels; Zoning is Multi-Family Medium Density (MF-M) with Manufactured Home Floating District (MH). Owner: Darcie Elizabeth Metzger; APN 113-08-079. Location: 550 Dameron Drive.

IV. PUBLIC HEARING AGENDA ITEMS

1. SUP18-00001, Special Use Permit to operate a Motorcycle Dealership at 145 N Montezuma Street, (APN: 113-15-100) and property owned by James A Knapp Revocable Management Trust. Zoning is Downtown Business (DTB). Location: 145 Montezuma Street.
2. SUP18-00002, Special Use Permit for the installation of a Cell Tower at 2797 Willow Creek Road (APN: 106-23-058A) by Verizon Wireless; approval of new 80’ monopole wireless communication facility. Property owner: Free Methodist Church of Prescott, Inc. Applicant is Pinnacle Consulting, Inc. Zoning is Single-family 18 (SF-18). Location: 2797 Willow Creek Road.


4. ANX17-00003, Whispering Rock Annexation is to annex 70.25 acres and is generally located at the east of Willow Creek Road, slightly north of the intersection of Willow Creek Road and Haas Boulevard. Parcel Numbers: 106-02-009G and 106-02-003G; owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.

5. GNP18-00002, Whispering Rock General Plan Map amendment is to reflect proposed change in land uses with a Medical Plaza, Physical Rehabilitation Center, Hotel, Food Court, Sports Bar, Commercial/Retail Space, 130 Assisted Living Units, and Open Space [Zoning: Business General (BG)]. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.

6. PLN17-00003, Whispering Rock Rezoning is to rezone 70.25 acres and is generally located at the east of Willow Creek Road, slightly north of the intersection of Willow Creek Road and Haas Boulevard. The request is to rezone from City equivalent of current County zoning to Business General (BG) District. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.

7. PLN18-00005, Whispering Rock Preliminary Plat is to create 9 lots with a Medical Plaza, Physical Rehabilitation Center, Hotel, Food Court, Sports Bar, Commercial/Retail Space, 130 Assisted Living Units, and Open Space [Zoning: Business General (BG)]. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.

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 April 20, 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
I. **CALL TO ORDER**

Chairman George Sheats called the meeting to order at 9:00 a.m. Mr. Sheats acknowledged his first meeting as Chairman for the Planning and Zoning Commission. Mr. Sheats introduced the new Commissioners and asked them to give a brief description of their experience and interest with Prescott Planning and Zoning Commission. He continued with the other Commissioner introductions and thanked Councilman Lamerson for attending.

II. **ATTENDANCE**

<table>
<thead>
<tr>
<th>BOARD MEMBERS</th>
<th>STAFF MEMBERS</th>
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<tbody>
<tr>
<td>George Sheats</td>
<td>Tom Guice, Director</td>
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<tr>
<td>Ken Mabarak, Vice Chairman</td>
<td>George Worley, Planning Manager</td>
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<tr>
<td>Terry Marshall</td>
<td>Darla Eastman, Recorder</td>
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<tr>
<td>Jared Nanke</td>
<td>Katie Peterson, Community Planner</td>
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<td>Ted Gambogi - Absent</td>
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<tr>
<td>Mel Roop</td>
<td>COUNCIL</td>
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<tr>
<td>George Lee</td>
<td>Councilman Lamerson</td>
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III. **REGULAR ACTION ITEMS**

1. **Approval of the Meeting Minutes**  

   Mr. Mabarak, MOTION to approve the Meeting Minutes for January 11, 2018 and February 22, 2018, and March 15, 2018. 2nd, Mr. Marshall. Motion passes 6-0.

2. **PLN17-00001, South Cortez Street Apartments Site Plan, 28 additional apartment units in 6 new buildings, Multi-family apartment complex. Zoning: Multi-family High (MF-H); APN: 109-15-015B; Property Owner: Wendie Schoniger, Cortez Circle LLC; Applicant: Michael Taylor Architects; Property Location: 602 South Cortez Street.**

   Katie Peterson, Community Planner, gave a powerpoint presentation of the project to the Commission. Ms. Peterson stated that the site is located at 602 South Cortez Street, a 2.96 acre site. The site is zoned Multi-family High and Business General and allows multi-family apartment buildings, with a density of up to seventy-seven dwelling units. The proposed site plan includes a total of sixty-six apartment units in fifteen buildings, with 133 parking spaces. Ms. Peterson said that the request includes existing and new buildings and parking. A BG-zoned parcel with 9 existing apartment buildings containing thirty-eight units with fifty-seven existing parking spaces. She continued that it is a Multi family High -zoned parcel with 6 proposed new apartment buildings containing twenty-eight units, including twenty-two 2-
bedroom units and six 3-bedroom units, with 76 new parking spaces. She said that the proposed site plan includes seventy-six new single car garage spaces in addition to seventy-seven new and existing parking spaces, for a total of 145 parking spaces, 8 of which are ADA compliant. Ms. Peterson stated that a total of 3.36 acre-feet of water supply is required for the thirty unit multi-family project at 0.12 acre-foot per dwelling unit. She said that the project will individually meter each unit, and as such qualifies for the water-efficient allocation. This project went to the the City Council Subcommittee for Water Issues and they recommended allocation of water for the project at their meeting on February 6, 2018.

Stan Hinson, Michael Taylor Architects, 118 S Pleasant Street, stated that Fair Housing laws and Department of Housing and Urban Development require adaptable units; however, there are formulas that are applied to properties with slopes. Mr. Hinson stated that due to the topography of this site, the ground floor does not require adaptable units.

The Commissioners discuss the site plan in further detail and asked questions regarding the the parking and road next to the site. Mr. Hinson stated that this project began in 2007 and grading and drainage plans and civil plans were approved and put into place. The only thing that has changed since then are two of the buildings to accommodate parking.

Mr. Mabarak, MOTION to approve. PLN17-00001, South Cortez Street Apartments Site Plan, 28 additional apartment units in 6 new buildings. 2nd, Mr. Marshall. Motion passes 6-0.

3. PLN17-00006, Valley Street Apartments Site Plan, the proposed site plan includes two lots with a total of 14 two-bedroom apartment units. Zoning: Multi-family Medium (MF-M); Property Owner: 357 Pierson, LLC; Applicant: Site APNs are 111-11-133 and 111-11-133A; Architect: Stroh Architecture; and Property Location: 852 and 858 Valley Street.

Katie Peterson, Community Planner, gave a powerpoint presentation of the project to the Commission. Ms. Peterson stated that the site is located on a newly combined lot: 852/858 Valley Street, with a total of 30,334 square feet. The site is zoned Multi-family Medium (MF-M), and allows multi-family apartment buildings, with density of up to 13.38 units.

Ms. Peterson stated that the proposed site plan includes a total of fourteen two-bedroom residential apartment units in one building, with thirty-six parking spaces, including one ADA accessible parking space. She said that a total of 2.10 acre-feet of water supply is required for the 14-unit multi-family project at 0.15 acre-foot per dwelling unit. The supply is a combination of 0.70 acre-feet of current and committed groundwater associated with the existing use on the property, and 1.40 acre-feet of alternative water supplies. This project went to the the City Council Subcommittee for Water Issues and they recommended allocation of water for the project at their meeting on December 5, 2017.

Doug Stroh, Stroh Architecture, stated that he agrees with the Commissioner’s comments that it is a nice, little infill project with an upscale look. He said he feels it is good for the up and coming neighborhood.

Mr. Mabarak, MOTION to approve PLN17-00006, Valley Street Apartments Site Plan, the proposed site plan includes two lots with a total of 14 two-bedroom apartment units. 2nd, Mr. Nanke. Motion passes 6-0.
IV. ADJOURNMENT

Chairman adjourned the meeting at 9:50 a.m.

Darla Eastman, Recording Secretary

George Sheats, Chairman
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:                                      Date:

<table>
<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director:</td>
<td>Guice, Tom</td>
<td>B</td>
</tr>
<tr>
<td>Planning Manager:</td>
<td>George Worley</td>
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</tr>
<tr>
<td>Community Planner:</td>
<td>Katie Peterson</td>
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</table>

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.
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 & ZONING COMMISSION MEMO

MEETING DATE: April 26, 2018

DEPARTMENT: Community Development


Approved By:  

<table>
<thead>
<tr>
<th>Director: Guice, Tom</th>
<th>Date: 4/19/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Manager: George Worley</td>
<td>4/19/18</td>
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<td>Community Planner:</td>
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Item Summary

The site is located on the north side of Iron Springs Road, east of the intersection of Iron Springs Road and Williamson Valley Road, and south of Abia Judd Elementary School. The site is 2.43 acres of slope and rock outcrops. The site is zoned Multi-family Medium (MF-M), and allows multi-family apartment buildings, with density of up to 47 units.

Background

The site has considerable topographic issues to deal with. The site design addresses the topography by benching the building sites and the parking areas. The design includes one 10-unit building, two 6-unit buildings and one 4-unit building. Much of the site will remain open space or landscaped areas. The buildings will each be two stories.

Access is proposed to be via a driveway from Iron Springs Road into the site ending in a cul-de-sac that provides the required Fire Department access and turn around. All of the parking spaces are access from this central driveway.

The proposed site plan indicates a total of twenty-six (26) one and two-bedroom residential apartment units in four buildings. 10 of the proposed units will be reserved for seniors. The senior apartments have a lesser parking requirement of 1.5 spaces per unit, while the remaining apartment units require 1 space per bedroom, plus 0.5 spaces per unit. The total required is 43 parking spaces and the total provided is 43 spaces.

More detailed architectural, construction and landscaping plans will be review at the building permit submittal.

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
The proposed new apartment building meets the minimum building setbacks of at least twenty (20) feet in the front and rear, and seven (7) feet on the sides. The proposed lot coverage on the site complies with the 50% maximum lot coverage allowed by the zoning. The MF-M zone allows up to 13.37 dwelling units on this 0.69 acre (30,334 square feet) site: three (3) units for the first 7,500 square feet and 2,200 square feet for each additional unit. The proposed number of dwelling units is 14. The proposed thirty-six (36) parking spaces, including one accessible space, exceed the General Development Standards requirement for off-street parking: fourteen (14) 2-bedroom units require one space per bedroom, plus half a space per unit.

The maximum building height allowed in the MF-M zone is 35 feet. Building height details for the proposed 2-story building will be required at the time of building permit application submittal. The 2-story buildings will comply with the height limit.

9.8.5.C. Grading and bank stabilization/erosion controls, drainage, runoff and flood control
Grading, bank stabilization and erosion controls, drainage and flood control details will be required and reviewed by staff at the time of building permit application submittal.

9.8.5.D. Efficient and economic public utility and sanitation access
Public utility and sanitation access details will be required and reviewed by staff at the time of building permit application submittal.

9.8.5.F. Internal Circulation, public, private or emergency
The proposed driveway is 23 feet in width, and provides access into the site for all proposed buildings.

9.8.5.G. Landscaping, screening and buffering
The proposed project has designed the building layout to incorporate landscaping. A Landscape Plan will be required at time of building permit application submittal.

9.8.5.J. Outdoor lighting standards of Sec. 6.11
Details are required at the time of building permit application submittal.

9.8.5.K. Parking and maneuvering areas
The proposed project includes a total of 43 parking spaces, including ADA accessible parking spaces. Staff deems the proposed parking adequate under LDC requirements.

9.8.5.L. Parking lot screening from public rights-of-way
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

2

Site access is proposed on Iron Springs Road.

All other site design criteria meet the Land Development Code requirements for Site Plan Review.

Attachments

1. Aerial Location Map
2. Zoning Map
3. Site Plan
4. Applicant information

Recommended Action: MOVE to recommend approval of Site Plan Review, PLN18-00006, for the Las Palomas Apartment Site Plan.
Date: February 7, 2018

To: George Worley, Planning Manager

From: Ruth Mayday

RE: Las Palomas Multi-family Apartments

The purpose of this narrative is to outline the proposed Las Palomas Apartments project and describe changes in local and regional traffic patterns, land use changes, relief from specific requirements of the Land Development Code, and other matters that may impact either the project or the area around it.

LOCATION

This project is located at 1668 Iron Springs Road, approximately 500 feet east and south of the intersection of Williamson Valley Road and Iron Springs Road. It can be found in the North ¼ of the NW ¼ of Section 29, Township 14 North, Range 2 West, approximately 500’ east of the northwest corner of said section. The irregularly-shaped parcel is approximately 2.43 acres in size (105,851 square feet) and is not part of a platted subdivision.

The parcel sits on the north side of Iron Springs Road; the Pine Ridge Professional Center is immediately west of the site, while Abia Judd Elementary School adjoins the site to the north. The parcel to the east is vacant. The intersection of State Route 89 and State Route 89A is approximately nine (9) miles north and east of the site; it provides access to the northern east/west regional arterial (89A) and the region’s major north/south arterial (89). State Route 89 provides access through Prescott and connects to Interstate 10 west of Phoenix to the south. Northerly, it passes through Chino Valley, intersecting with I-40 at Ash Fork, some 40 miles to the north. State Route 89A provides access to Interstate 17 via SR 69 in Prescott Valley, and SR 169 in Dewey-Humboldt.

Iron Springs Road is a major local arterial that connects with a number of smaller local arterials, providing connectivity within Prescott and the nearby unincorporated areas of Yavapai County, as well as the regional arterials previously mentioned. Immediate access to the major arterial network will enable residents to commute to work and local amenities quickly and easily.

LAND USE AND ZONING

The subject property is currently zoned MF-M (Multi-Family – Medium Density), which allows for apartments as a permitted use. (Table 2.3, Permitted Use Table, City of Prescott Land Development Code) While the lot area (2.43 acres) would allow for a maximum of 45 units, the
Regulations regarding the manner and placement of the multi-family units can be found in Article 2, Use Regulations, Chapter 4, Use Standards, Subsection 32, Multi-family Dwellings, as well as Article 3, Residential Districts, Section 3.9, Multi-Family, Medium Density. In addition, the General Development Standards found in Article 6 of the Land Development Code (LDC) set forth the general requirements for landscape, signage, outdoor lighting, and other elements necessary for development of multi-family projects in keeping with the nature and quality of development found in Prescott. With some relief from the rear setback and landscaping requirements, the proposed development will meet the requirements set forth above.

With respect to General Plan compliance, the subject property is in the Commercial land use designation. This designation allows for a mix of uses such as office, retail, services, and other commercial uses as well as multi-family uses where appropriate and adequately buffered from surrounding non-residential uses. Las Palomas Apartments are well located along the commercial corridor of Iron Springs Road; the natural topography buffers it well from adjacent public education and commercial uses.

**THIS PROJECT: LAS PALOMAS APARTMENTS**

This project proposes to construct a total of 26 one- and two-bedroom apartments in four (4) buildings. Building A, located in the northwest corner of the property, will contain six (6) units with three (3) on the ground level and three (3) on the second floor. Building B will be located east of Building A and contain a total of ten (10) units, five (5) on the first level and five (5) on the second level. Building C will be comprised of six (6) units, with the same arrangement as Building A, and is located immediately south of Building A. Building D will contain four (4) units, with two (2) on the ground level and two (2) on the second floor. Building D is located approximately 15 feet west of the middle of the east parcel boundary, outside of the required 7’ setback.

The area of each building footprint, Floor Area Ratio (FAR), and lot coverage are as follows:

<table>
<thead>
<tr>
<th>Building</th>
<th>Ground Floor</th>
<th>Second Floor</th>
<th>Total Square Footage</th>
<th>Lot Coverage</th>
<th>Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3,000</td>
<td>3,000</td>
<td>6,000</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>B</td>
<td>5,000</td>
<td>5,000</td>
<td>10,000</td>
<td>5%</td>
<td>9%</td>
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<tr>
<td>C</td>
<td>2,750</td>
<td>2,750</td>
<td>5,500</td>
<td>3%</td>
<td>5%</td>
</tr>
<tr>
<td>D</td>
<td>1,500</td>
<td>1,500</td>
<td>3,000</td>
<td>1%</td>
<td>3%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>12,250</td>
<td>12,250</td>
<td>24,500</td>
<td>12%</td>
<td>23%</td>
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</tbody>
</table>
This project has reserved ten (10) two (2) bedroom units as age-limited Senior apartments for tenants age 55 and older. Of the remaining sixteen units, four (4) will be two-bedroom with no age restrictions, and 12 will be one-bedroom units. All ground floor (first floor) units in Buildings A, B, and C will be designated for age-restricted housing.

<table>
<thead>
<tr>
<th>Unit Distribution</th>
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<tbody>
<tr>
<td>Las Palomas Apartments</td>
</tr>
<tr>
<td>Bldg A</td>
</tr>
<tr>
<td>1 BR</td>
</tr>
<tr>
<td>2 BR</td>
</tr>
<tr>
<td>SR</td>
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<tr>
<td>TOTAL</td>
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Parking has been provided in compliance with the requirements set forth in Article 6 General Development Standard, Section 6.2 Off – Street Parking and Loading, Subsection 6.2.3, Table 6.2.3 Off – Street Parking Requirements. For each Senior unit, one (1) parking stall and one-half (1/2) guest stall have been provided. Non-age restricted units will provide one (1) stall per bedroom and one-half (1/2) guest stall per unit, for a total of 43 resident and guest parking stalls. All stalls are 9’x 19’ and are perpendicular to the curb. The specific calculations are provided in the table below:

<table>
<thead>
<tr>
<th>Parking Calculations</th>
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<tbody>
<tr>
<td>Las Palomas Apartments</td>
</tr>
<tr>
<td># Units</td>
</tr>
<tr>
<td>1 BR</td>
</tr>
<tr>
<td>2 BR</td>
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<tr>
<td>Senior</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

Site access will be via a single 23’ wide private drive that culminates in a 90’ diameter cul-de-sac, providing adequate turning area for fire trucks.

Three types of signage will be provided: a monument sign at the entrance to identify the project, freestanding directional signage, and wall signage for identification of individual units. As the property will be utilized by residents and their guests rather than the general public, the total area for all signage is expected to fall well within the requirements of the LDC.

Outdoor lighting provided will be in compliance with the requirements of LDC Article 6.11, Outdoor Lighting. Given the secluded nature of the site and its elevation relative to surrounding parcels, particular attention will be paid to the location and potential light trespass of all exterior illumination features. Any
lighting of the monument sign, directional signage, or building/unit identification signage will be shielded to reflect light downward and use the minimum lumens necessary to maintain compliance with the dark-sky requirements of the LDC.

SITE CHALLENGES AND RELIEF

The subject property has a number of challenges inherent to its elevation, topography, and geology. The property is bowl-shaped, with the low point of the bowl centered near the proposed cul-de-sac. Large granite boulder outcroppings can be found in the southwest corner as well as the east property boundary; smaller clutches of granite are scattered throughout the site. While the buildings and concomitant parking have been designed around the unbuildable areas, a reduction in the rear setback for Building A from seven feet (7’) to five feet (5’) will be necessary. This reduction will have minimal impact on the adjoining property to the north, as it is used as a service drive for Abia Judd Elementary School.

The boulder outcrop on the east side of the parcel presents a number of challenges. First, it greatly reduces the buildable area of the lot; blasting it to remove it or reduce its size would likely undermine the stability of the slope. Second, the ability to landscape this side of the property is diminished; a reduction in the landscaping requirement for heavily bouldered areas will be necessary. The site has a number of trees greater than four inches (4”) in diameter; 19 of those trees have been preserved and are identified on the Tree Survey Exhibit and Table included with the PAD application. In addition, scrub oak and other shrubs blanket the property, providing additional vegetation for visual and sound relief. Those shrubs and bushes located on the east, south, and west perimeter will be preserved as much as possible as they provide a more natural setting and are low-water/low-maintenance plantings.

The bowlled nature of the site also provides a natural screening device for light and sound trespass onto adjoining properties; to further minimize light trespass on nearby properties, a three-foot (3’) wall and additional landscaping will be installed along the east and south side of the parking area adjacent to Building D.

Lastly, the steep change in elevation from Iron Springs Road to the building pads will require a reduction in the maximum grade for the private drive. The requirement for the Fire Department and LDC is a grade that does not exceed 12%; the developer is requesting the ability to construct the drive with a 14% grade.
MEETING DATE: April 26, 2018

DEPARTMENT: Community Development

AGENDA ITEM: PLN18-00004, Preliminary Plat for Willow Lake RV Storage; Zoning is Business General (BG); Owner is Garage City, LLC; APN’s 106-16-003D, 106-16-012E and 106-16-004C.

Approved By: Date:
Director: Guice, Tom 4/19/18
Planning Manager: George Worley 4/19/18
Community Planner:

Project Summary

This is a request to subdivide three commercial parcels. The proposal is to create a Recreational Vehicle storage facility with each storage unit owned individually. The facility will feature enclosed storage garages that will be owned in a condominium arrangement, with common areas for parking, landscaping and utility infrastructure.

Background

The site has had various development plans over the years since it was annexed. Most have included retail commercial uses. More recently, there has been interest in creating an RV storage facility to serve the nearby neighborhoods. RV storage requires a Conditional Use Permit in the BG district. In 2016 a Conditional Use Permit was obtained for a storage facility with a very similar site design. The current owner desires to complete the development, but with a change to a condominium ownership style.

The condominium approach is becoming more common for commercial uses in the area. Preliminary and Final plats are necessary. This Preliminary Plat sets out the arrangement of the buildings, describes the airspace ownership boundaries and depicts the common areas. The plat meets the minimum requirements for review by the Planning and Zoning Commission. A water service agreement will accompany the plat to the City Council.

The site design meets the Land Development Code (LDC) criteria for RV storage facilities. LDC Section 2.4.43 requires screening that will be accomplished by a combination of screening walls and the placement of the buildings. Because the nature of the facility also approximates a Self Storage facility, the design must also comply with the
AGENDA ITEM: PLN18-00004, Preliminary Plat for Willow Lake RV Storage; Zoning is Business General (BG); Owner is Garage City, LLC; APN's 106-16-003D, 106-16-012E and 106-16-004C.

criteria of LDC Section 2.4.44, which requires minimum internal driveway width to be 24 feet. The design will provide minimum 30 foot wide drive aisles to accommodate RV turning radius needs. The design maintains sufficient room for the needed six parking spaces. The site design meets all other LDC requirements for this stage of development. Landscaping plans, parking layout and building designs will be required at the time of building permit submittal.

There is an associated development agreement with the property that is still being refined through negotiation between the City and the property owner. The number of units may be reduced by a few through these negotiations, but the plat will remain substantially the same as the attached version.

Attachments
   1. Aerial Location Map
   2. Zoning Map
   3. Preliminary plat

Recommended Action: MOVE to recommend approval of PLN18-00004, Preliminary Plat for Willow Lake RV Storage.
Preliminary Plat

Yavapai County, Arizona

North Half 2 West of the G.S.&R.B.A.M.
A Portion of the West Half of Section 14, Township 14

Willow Lake Subdivision
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: April 26, 2018

DEPARTMENT: Community Development

AGENDA ITEM: ADM18-00046, Revision of Plat of Home Acre Tract, subdividing one existing parcel into two parcels; Zoning is Multi-Family Medium Density (MF-M) with Manufactured Home Floating District (MH). Owner: Darcie Elizabeth Metzger; APN 113-08-079. Location: 550 Dameron Drive.

Approved By:

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<tr>
<th>Role</th>
<th>Name</th>
<th>Signature</th>
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<tr>
<td>Director</td>
<td>Guice, Tom</td>
<td>4.28.18</td>
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<tr>
<td>Planning Manager</td>
<td>George Worley</td>
<td>4/20/18</td>
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<tr>
<td>Community Planner</td>
<td>Katie Peterson</td>
<td>4/20/18</td>
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Item Summary

This is a request to subdivide one parcel into two. The proposed revision of plat will result in two parcels where currently one exists.

Background

The existing lot is 0.5 acre (21,780 square feet) lot with a width of 69.8 feet. The lot, zoned Multi-Family Medium Density (MF-M) with Manufactured Home Floating District (MH), features three existing structures on the site are in conformance with the required building setbacks per Land Development Code (LDC) Section 3.9.3/Multi-Family Medium Density (MF-M).

Proposed Revision of Plat and Required Standards

The proposed revision of plat will result in two parcels.

LDC Section 7.4.5.B/Flag Lots requires: a minimum 20-foot wide "flagpole" and frontage and access from a street, maximum of 150 foot length of the "flagpole" portion; and that the flagpole may not be included in calculating lot size.

The proposed Revision of Plat would result in two lots, each with a width of 69.8 feet. The lot areas of 14,466.2 square feet (minus the flagpole portion) for Lot 3A, and 6,052 for Lot 3B meet the minimum lot size requirements of LDC Section 3.9.3. The proposal includes a Flag Lot for Lot 3A, with 12.33 foot wide Flag Lot access, adjacent to an 8-
AGENDA ITEM: ADM18-00046, Revision of Plat of Home Acre Tract, subdividing one existing parcel into two parcels; Zoning is Multi-Family Medium Density (MF-M) with Manufactured Home Floating District (MH). Owner: Darcie Elizabeth Metzger; APN 113-08-079. Location: 550 Dameron Drive.

foot wide, 105.10 foot long ingress/egress and utility easement on Lot 3B (for the benefit of Lot 3A).

While the proposed flagpole width is 12.33 feet wide, the proposed 8-foot access and utility easement alongside the access portion of the proposed Lot 3A provides a combined width of 20 feet, which functionally meets the minimum lot access and frontage width requirements.

The proposed Revision of Plat complies with LDC Section 3.9.3. Minimum lot widths of 50 feet per lot meet minimum lot sizes of at least 6,000 square feet per lot. The existing buildings and density will result in two buildings on Lot 3A and one building on Lot 3B and are in compliance with density regulations. The existing buildings would continue to be in compliance with required setbacks with the proposed Revision of Plat, meeting the minimum setbacks of 20 feet in the front and rear and 7 feet on the sides.

Attachments

1. Vicinity Aerial Map
2. Vicinity Zoning Map
3. Revision of Plat
4. Site Plan

Recommended Action: MOVE to recommend approval of ADM18-00046, a Revision of Plat for Home Acre Tract, for 550 Dameron Drive.
SITE PLAN TO ACCOMPANY

REVISION OF PLAT OF
THE SOUTH HALF OF LOT 3, HOME-ACRE TRACT
AMENDED IN BOOK 2 OF MAPS, PAGE 19

LOCATED IN SECTION 33, TOWNSHIP 14 NORTH, RANGE 2 WEST
G.&S.R.B.&M.
YAVAPAI COUNTY, ARIZONA

CERTIFICATION
I, G. MICHAEL HAYWOOD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, LICENSE NUMBER 135641, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND. THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2018. THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THEIR POSITIONS ARE ACCURATELY SHOWN AND, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NEXUS SOUTHWEST LLC
REGISTERED LAND SURVEY
212 S. MARINA ST.
PREScott, AZ 86301
(928)778-5101
INFO@NEXUS-SW.NET

<table>
<thead>
<tr>
<th>JOB NO.</th>
<th>DRNH</th>
<th>GCLNT</th>
<th>MGWR</th>
<th>CGW</th>
<th>SCALE 1&quot; = 30'</th>
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PROPERTY CORNER AS NOTED
(1) = FOUND 1/2" REBAR W/ CAP LS 135641
(2) = FOUND 1/2" REBAR W/ CAP LS 27738
(3) = FOUND 1/2" REBAR W/ CAP LS 23383
(4) = SET 1/2" REBAR W/ CAP LS 135641
( ) = RECORD INFORMATION PER HOME-ACRE FINAL PLAT, BK. 2, PG. 19

NORTH HALF OF LOT 3

18" WATER MAIN
SANITARY MAN HOLE
SANITARY MAN HOLE
8' UTILITY EASEMENT
18" SEWER MAIN
SERVICE LINE
SERVICE LINE
SERVICE LINE
SERVICE LINE
SERVICE LINE

EXISTING BUILDING
EXISTING BUILDING

LOT 3A
± 16,762 SQ. FT
± 0.362 AC

LOT 3B
± 6,652 SQ. FT
± 0.136 AC

6" UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF PRESCOTT

= 8' EASEMENT FOR THE BENEFIT OF LOT 3A

N 88'44"08' E, 312.23'
(EAST, 312.6')

N 88'39"08' E, 312.23'
(EAST, 312.6')

SCALE: 1" = 30'

VICTORY MAP

THIS SITE

GAS LINE

EXISTING WATER METERS

8" UTILITY EASEMENT

SANITARY MAN HOLE

SANEITARY MAN HOLE

EXISTING BUILDING

EXISTING BUILDING

W. Hetter Hopley, Sr.

ADM18-00046
Attachment 4
Site Plan
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: April 26, 2018

DEPARTMENT: Community Development

AGENDA ITEM: SUP18-00001, Special Use Permit (SUP) for motorcycle dealership within the Downtown Business district (DTB); Property owner: James Knaup. Site 113-15-100. Location: 143 N. Montezuma Street.

Approved By: 

<table>
<thead>
<tr>
<th>Director:</th>
<th>Guice, Tom</th>
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<tbody>
<tr>
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<td>George Worley</td>
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<td>Community Planner:</td>
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</tbody>
</table>

Date: 

| 4.19.18          | 4/19/18                  |

Item Summary

The Land Development Code (LDC) specifies in Use Table 2.3 that automotive sales or leasing requires a Special Use Permit if located within the DTB district. This proposal is for a motorcycle dealership in a building at the southeast corner of Montezuma and Willis Streets within the DTB. The majority of the display space will be within the building, with a smaller outside display area under the existing canopy at the northwest side of the building.

Background

The LDC places dealerships in the SUP category to permit appropriate conditions to be applied, if necessary, to assure compatibility with surrounding businesses and the downtown in general.

This site has had some type of automotive as far back as 1924 when a repair garage was there and 1948 when a gasoline station was there. The current use is a paint store, which is considered general retail and did not require a SUP. The proposed use will occupy the entire building, with most of the floor plan being display area. A smaller portion of the building, on the eastern side, will contain a maintenance/workshop area. The large canopy on the west side of the building will contain an outside display area (see attached plan sketch).

SUP Review Criteria

Per Land Development Code (LDC) section 9.9.5/Special Use Permit Review Criteria; the following criteria are applicable to the proposed project.
9.9.5 / Special Use Review Criteria

The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The City Council shall consider the following criteria in its review:

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to scale, height, landscaping and screening, lot coverage, and density.

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

E. Consistent with General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the
AGENDA ITEM: SUP18-00001, Special Use Permit (SUP) for motorcycle dealership within the Downtown Business district (DTB); Property owner: James Knaup. Site 113-15-100. Location: 143 N. Montezuma Street.

minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

G. Site Plan

The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.

9.9.6 / Additional Conditions

The City Council may impose additional reasonable conditions necessary to carry out the spirit and intent of this Code and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, additional landscaping or buffering, and additional improvements such as pavement, curbing, sidewalks, and screening.

Based upon the above review criteria, Planning staff has determined that the proposed SUP complies with the applicable LDC requirements.

Attachments

1. Aerial Location Map
2. Zoning Map
3. Floor Plan Sketch
4. Applicant’s Information

Recommended Action: MOVE to recommend approval of Special Use Permit SUP118-00001, for an automotive sales use in the DTB at 143 N. Montezuma Street.
145 N. MONTEZUMA
113-15-100
SITE PLAN/FLOOR PLAN
W. WILLIS ST

SIDEWALK

CANOPY

RETAIL FLOOR B

BREAK ROOM 16'

PARTS

SERVICE AREA

STOCKROOM

RETAIL FLOOR A

1" = 20'

INTERIOR WALLS Poured in Place concrete
Proposed Use

The building at 145 N. Montezuma has been in the automotive realm as long as memory serves. One of the older deeds I can find show it was owned by Neil Hurt Chevrolet at a time when virtually all of Prescott's auto dealers were in the downtown area. It was Yavapai Machine and Auto Parts from the early sixties through 2007, and a store selling automotive paint, supplies, and accessories since then.

We want to continue on the automotive theme with a twist: My wish is to move my motorcycle dealership "Powersports Outlet" there. We think this will be a good fit for us, and increase the diversity of downtown merchants by adding a unique toy store that appeals predominantly to affluent adults. Our shop was established in Prescott over twenty years ago. We did not waste much time establishing ourselves as an enthusiast specialty shop, and being recognized as one of America's "Top 100" powersports dealers by Dealersnews magazine. We have been featured in magazines from the US and England. This exposure has resulted in customers who will travel from neighboring states to seek our expertise (and see what we may have on the floor).

Our current location since 2010 is at 316 White Spar Rd, where we are sandwiched between Bill's 2nd Hand Store and Prescott Upholstery. We get along well with our business neighbors, and function well with limited parking. Though we have common walls, we have never had a noise complaint. We also have a large apartment building behind us with no issues from the residents there. Our typical hours are from 9:30 am to 5:30 pm and we are usually closed Sunday and Mondays. (though we may explore limited Sunday hours in peak tourist season)

We sell motorcycles, motorscooters, and ATV's as well as parts and accessories, and we service what we sell. We observe current practices regarding shop safety, and the disposal/recycling of tires, motor oil, and other hazardous materials. We believe in being socially and environmentally responsible. We don't think any of our activities would impede traffic or emergency services, nor do we think anything we do would cause an increased demand for emergency services.

The open area under the canopy at 145 N. Montezuma has ample space to load or unload customer vehicles, as well as park dozens of motorcycles or scooters. We also own warehouse space in a nearby industrial area that can handle overflow or offsite unloading and assembly of new units when they are delivered. There are two public parking lots within 1 block away, and I would require that any employee not on two wheels park at the lot West of the Montezuma / Sheldon intersection to lessen demand in the immediate area.
In the past fifty years, nobody has put much effort into improving 145 N. Montezuma's visual appeal. At best, the building can only be described as drab. To my eye, it is an architectural gem that can be polished. With little more than paint, I believe its historical charm can be better defined and recaptured, and it will be a feature that enhances the downtown shopping / entertainment district.

This building is 3000 square feet larger than our current location, and should serve our needs into the future. We have weighed the pros and cons of this move, and know we can make this building work for us, and we know we can be an asset to our downtown area.
AGENDA ITEM: Special Use Permit (SUP18-00002) for the installation of a Cell Tower at 2797 Willow Creek Road; APN 106-23-058A: Owner is Free Methodist Church of Prescott, Inc.

Approved By:

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Item Summary

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower. The Land Development Code (LDC) establishes the SUP process for all cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned SF-9 Single-family, which allows telecommunications facilities with an approved SUP.

Background

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage in the north region of Prescott. The proposed location is on a site with an existing church use. The site is near the southwest corner of the disturbed area of the site, as shown on the attached site plan.

Site Design

The site is graded and has functional access from the north from Mitchell Road. The proposed installation will include an 80 foot monopole, a 25 by 30 foot fenced compound containing a prefabricated equipment building and a 12 foot wide access easement from Mitchell Road to the leased site.

The tower design is for a monopole with three antenna arrays at the top. The 80 foot pole is 75 feet from the west property line, putting it just short of the required fall distance setback of 80 feet. It should be noted, however, that the distance to the edge of curb of the adjoining street is approximately 90 feet. The location meets all other setback requirements. The design will allow collocation of additional antennas, but none are proposed at this time. The monopole is proposed to be finished in a pine tree camouflage. A color for the compound fence has not been proposed, but will likely blend with the natural topography.
Land Development Code Criteria

The purpose of the city's regulation of telecommunications facilities is listed in Section 2.4.49.A.

A. Purpose
These regulations are intended to provide for the development of wireless communication services to the community while:

1. Protecting residential areas and land uses from potential adverse impacts of towers and antennas;

2. Encouraging the location of wireless facilities in nonresidential areas;

3. Minimizing the total number of wireless communication sites throughout the community;

4. Encouraging the joint use of new and existing tower sites as a primary option rather than the construction of single-use towers;

5. Encouraging the users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact upon the community is minimal;

6. Encouraging users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design and siting, landscape screening, and innovative camouflage techniques;

7. Enhancing the ability of the service providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;

8. Considering the public health and safety associated with wireless communication facilities; and

9. Minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of tower structures. In the furtherance of these goals the City shall give due consideration to the General Plan, the Zoning Code, and the Wireless Communication Plan for Central Yavapai County.

Section 2.4.49.J provides weighted review criteria to be considered by Council, and the Planning and Zoning Commission, in the review of a request for a SUP.

J. Performance Criteria
The following characteristics are deemed consistent with the purposes of this section and will be afforded favorable weight in considering the application:

1. Existing structures will be preferred over new structures;
2. New structures which appear to be structures commonly found within that zone are preferred over apparent wireless structures;

3. Wireless communication facilities, which cannot be readily observed from adjacent streets, are preferred;

4. Heights that do not exceed height limitations for the underlying zoning district. Heights in excess of permitted heights in the zone may be approved by Special Use Permit pursuant to Sec. 9.9;

5. Collocation of multiple uses on a single wireless communication facility will have significant favorable weight in evaluating the application;

6. Network development plans which achieve the fewest number of wireless communication facilities of all users reasonably necessary for commercial coverage;

7. Location in the least restrictive zone;

8. Suitability of the location for collocation of governmental public service wireless communication facilities.

Special Use Permit Required

In addition to the specific criteria for Telecommunications facilities, the use requires approval by the City Council through a Special Use Permit. LDC Section 9.9 sets out the application and review procedures for a SUP. Section 9.9.5 provides a list of criteria for Council to consider in review of a SUP.

9.9.5 / Special Use Review Criteria
The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The City Council shall consider the following criteria in its review:

A. Effect on Environment
The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

B. Compatible with Surrounding Area
The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to scale, height, landscaping and screening, lot coverage, and density.
C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

E. Consistent with General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

G. Site Plan

The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the SF-9 district has a height limit of 35 feet. The requested 80 foot monopole would require specific Council approval as a part of the SUP approval. Similarly, the typical setback for a tower is equal to the height of the tower. LDC Section 2.4.49.L authorizes the Council to reduce the requirement if the intent of the Section would be better served by doing so.

Neighborhood Comments

At the time of this writing, no comments have been received.
Agenda Item: Special Use Permit (SUP18-00002) for the installation of a Cell Tower at 2797 Willow Creek Road; APN 106-23-058A: Owner is Free Methodist Church of Prescott, Inc.

Attachments
1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan

Recommended Action: Move to recommend approval of SUP18-00002 with exceptions to height and setback to west property line.
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: April 26, 2018

AGENDA ITEM: Special Use Permit (SUP18-00003) for the installation of a Cell Tower at 1845 Campbell Avenue; APN 116-12-025; Owner is Prescott School District #1.

Approved By:

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<tr>
<th>Director:</th>
<th>Tom Guice</th>
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Item Summary

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower. The Land Development Code (LDC) establishes the SUP process for all cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned SF-9 Single-family, which allows telecommunications facilities with an approved SUP.

Background

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage in the central region of Prescott. The proposed location is on a site with an existing school use, within the parking lot, facing Campbell Avenue, as shown on the attached site plan. The proposed Cell Tower would replace an existing flagpole.

Site Design

The site has functional access from Campbell Avenue. The proposal is for a 36 foot monopole with 20.5 inch diameter, to be used as a flagpole with the existing flag. The proposed site would also include: a 45.89 square foot equipment cabinet behind a decorative mesh screened enclosure painted to match the school building. The cabinet is proposed to be mounted to a new concrete slab (4' ¾" x 3'10") to match existing concrete color, type and finished grade; and a new small equipment cabinet attached to the existing concrete island and top of flagpole caisson. A Verizon Wireless non-exclusive tech parking spot in an existing parking space and a 5 foot wide utility easement on each side of the site are also proposed.

The tower design is for a monopole with two wireless stacked antennas mounted inside antennae canisters within the pole. The 36 foot pole is just under 30 feet from the nearest existing building. The pole is 50 feet to the closest lot line, on the west, which is more
than the required fall distance setback of 36 feet to the lot lines. The location meets all other setback requirements.

Land Development Code Criteria

The purpose of the city’s regulation of telecommunications facilities is listed in Section 2.4.49.A.

A. Purpose
These regulations are intended to provide for the development of wireless communication services to the community while:

1. Protecting residential areas and land uses from potential adverse impacts of towers and antennas;

2. Encouraging the location of wireless facilities in nonresidential areas;

3. Minimizing the total number of wireless communication sites throughout the community;

4. Encouraging the joint use of new and existing tower sites as a primary option rather than the construction of single-use towers;

5. Encouraging the users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact upon the community is minimal;

6. Encouraging users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design and siting, landscape screening, and innovative camouflaging techniques;

7. Enhancing the ability of the service providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;

8. Considering the public health and safety associated with wireless communication facilities; and

9. Minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of tower structures. In the furtherance of these goals the City shall give due consideration to the General Plan, the Zoning Code, and the Wireless Communication Plan for Central Yavapai County.

Section 2.4.49.J provides weighted review criteria to be considered by Council, and the Planning and Zoning Commission, in the review of a request for a SUP.

J. Performance Criteria
The following characteristics are deemed consistent with the purposes of this section and will be afforded favorable weight in considering the application:
1. Existing structures will be preferred over new structures;

2. New structures which appear to be structures commonly found within that zone are preferred over apparent wireless structures;

3. Wireless communication facilities, which cannot be readily observed from adjacent streets, are preferred;

4. Heights that do not exceed height limitations for the underlying zoning district. Heights in excess of permitted heights in the zone may be approved by Special Use Permit pursuant to Sec. 9.9;

5. Collocation of multiple uses on a single wireless communication facility will have significant favorable weight in evaluating the application;

6. Network development plans which achieve the fewest number of wireless communication facilities of all users reasonably necessary for commercial coverage;

7. Location in the least restrictive zone;

8. Suitability of the location for collocation of governmental public service wireless communication facilities.

**Special Use Permit Required**

In addition to the specific criteria for Telecommunications facilities, the use requires approval by the City Council through a Special Use Permit. LDC Section 9.9 sets out the application and review procedures for a SUP. Section 9.9.5 provides a list of criteria for Council to consider in review of a SUP.

9.9.5 / Special Use Review Criteria

The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The City Council shall consider the following criteria in its review:

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to
scale, height, landscaping and screening, lot coverage, and density.

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

E. Consistent with General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

G. Site Plan

The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the SF-9 district has a height limit of 35 feet. The requested 36 foot monopole would require specific Council approval as a part of the SUP approval. Similarly, the typical setback for a tower is equal to the height of the tower. LDC Section 2.4.49.L authorizes the Council to reduce the requirement if the intent of the Section would be better served by doing so.

Neighborhood Comments

At the time of this writing, no comments have been received.
Agenda Item: Special Use Permit (SUP18-00003) for the installation of a Cell Tower at 1845 Campbell Avenue; APN 116-12-025: Owner is Prescott School District #1.

Attachments
1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan
4. Photo rendering

Recommended Action: Move to recommend approval of SUP18-00003 with an Exception to height.
Note: Simulations are an artistic representation and may not reflect the final design as accurately as possible. The current design is being created to match the final build.
PHOTO SIMULATION
AZ2 Taylor Hicks School
1845 Campbell Avenue
Prescott, AZ 86301

Before:

View 2 - Looking East

Site

Campbell Ave

Delano Ave

After:
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: April 26, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Introduction and discussion of proposed annexation, rezoning, general plan amendment and preliminary plat for property owned by Dr. Askari; APN: 106-02-009G, 106-02-003G and 106-02-003M; County zoning is R1L-35 residential.

Approved By: Directed: Guice, Tom  Date: 4/19/18
Planning Manager: George Worley  4/19/18
Community Planner:

Item Summary

The owner of properties along the east side of Willow Creek Road and opposite Embry Riddle University has applied to annex into the City, rezone the properties to a commercial designation, and create a commercial subdivision plat. The properties are depicted on Attachment 1 of this report.

Background

The subject property is currently residential (county designation R1L-35). The proposal for annexation includes a rezoning to Business General (BG) to permit the development of a commercial subdivision with a large focus on medical related uses. The proposed rezoning to a commercial designation will require a minor amendment to the adopted 2015 Prescott General Plan, which indicates the front (west) of the site as commercial and the rear (east) as residential. The current General Plan designation is depicted on Attachment 2 of this report.

The proposal contains the annexation and a rezoning to BG to support the preliminary plat. The plat proposes to create a signalized intersection aligned with Haas Drive for full turning movements and a secondary access point approximately 300 feet south of the north property line with limited turning movements. The subdivision will create 22 lots and significant landscaped and open space areas. The significant rock outcroppings at the east side of the site will be protected and are designated as open space on the plat. The owner is working with the City Parks and Recreation Department to extend several existing City trails into and through the property. Roughly half of the 22 lots are anticipated to contain medical or related uses, including physical
AGENDA ITEM: Introduction and discussion of proposed annexation, rezoning and preliminary plat for property owned by Dr. Askari; APN: 106-02-009G, 106-02-003G and 106-02-003M; County zoning is R1L-35 residential.

rehabilitation, therapy, residential care facilities and medical offices. The remainder of the lots would accommodate hotel, retail, general office uses or more medical uses, as the market will dictate.

City Council has had a longstanding annexation policy that prioritizes annexations by type. Vacant commercial lands are the highest priority for annexation due to the long term economic benefits and the lower impact on City services, such as water, sewer, Police and Fire services.

The proposal was considered by the Water Issues subcommittee of the City Council and received strong support.

Attachments

1. Aerial Location Map
2. General Plan Land Use Designation
3. Current County Zoning
4. Surrounding Prescott Zoning
5. Preliminary Plat

Recommended Action: None at this time. It is anticipated this project will be brought before the Planning and Zoning Commission for action on May 10, 2018.