



**PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
FEBRUARY 22, 2018
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on FEBRUARY 22, 2018 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Vice Chairman Mabarak called the meeting to order at 9:00 a.m. He thanked Councilman Lamerson and formal Commissioner and Councilman Goode, and former Mayor Harry Oberg.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman - Absent	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manager
Joe Gardner	Darla Eastman, Administrative Specialist
Terry Marshall	Katie Peterson, Community Planner
George Sheats	
Jared Nanke	
Bill Sim	

III. REGULAR ACTION ITEMS

1. PP17-002, 130 North Condominium Preliminary Plat for 8-unit Complex. Zoning: Downtown Business (DTB); APN: 113-15-105; Property Owner: Judy Numbers. Location: 130 N Cortez Street.

George Worley, Planning Manager, gave a presentation on the Preliminary Plat for 130 north Condominium at 130 North Cortez Street. He said that this is an effort to create eight condominium units within an existing 3-story building located with the Downtown Business zoning district. 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. 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.

Mr. Worley went on to say that the proposed condominium will create six 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. He said the next steps are to get a recommendation from the Planning and Zoning Commission to the City Council for their approval and finally it gets recorded with the County. Mr. Worley said that, unfortunately, the property owner could not be here today, but he would answer any questions from the Commissioners.

The Commissioners discussed the project in more detail. Basically the Commission is approving that the legal descriptions are accurate and staff has done that in the review process. This is mainly for technical purposes. Anything built prior to 1968, in the Downtown Business District, would not require non-site parking; however, there is a lot of parking near the site. The site does qualify for "in lieu of" parking, but doesn't require parking and it will be up to the property owner to find parking for tenants, if it becomes an apartment complex or condominium residence. The Commissioners all felt it is a good project. George Worley stated that the General Plan does encourage commercial and mixed-uses types of uses in the Downtown Business District.

George Sheats, MOTION to approved PP17-002, 130 north Condominium Preliminary Plat for 8-unit Complex. 2nd, Mr. Sim. Motion passed 6-0.

VI. SUMMARY OF CURRENT AND RECENT EVENTS

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

Mr. Worley gave an update of the Deep Well Ranch Master Plan. Mr. Worley said that we anticipate small buildings and a grocery store for the commercial property. Mr. Worley said that all one of 21 changes recommended by the Commission were addressed in the Master Plan by the Deep Well Ranch planning staff. He discussed the Site Plan process and said that site plans would come back to the Commission for re-review and then to the Council.

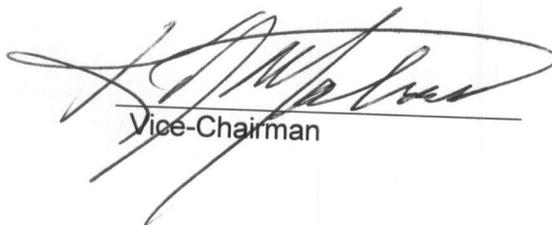
Vice-Chairman Mabarak said that he noticed the staff had fatigue from reviewing such a large document, engineering mostly. He said he would like staff to be careful and not let the ball drop on the small projects and create a backlog and it's something we may want to look at in the future.

V. ADJOURNMENT

Vice-Chairman adjourned the meeting at 9:45 a.m.



Darla Eastman,
Administrative Specialist



Vice-Chairman