



**PLANNING & ZONING COMMISSION
SPECIAL PUBLIC HEARING
MARCH 15, 2018
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION SPECIAL PUBLIC HEARING MEETING held on MARCH 15, 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 Goode for attending. Mr. Mabarak acknowledged the passing of the Planning and Zoning Commission Chairman Tom Menser who passed away on March 8, 2018. Mr. Mabarak gave a brief summary of the services he provided to the City of Prescott Boards and Commissions and said that he will be truly missed.

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, Recorder |
| Terry Marshall | Katie Peterson, Community Planner |
| George Sheats | |
| Phil Goode | |
| Bill Sim | |

III. REGULAR ACTION ITEMS

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

The Commission postponed the meeting minutes until the next meeting.

IV. PUBLIC HEARING ACTION 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.]

Katie Peterson, Community Planner, presented the project to the Commission with a site map on the overhead projector. Ms. Peterson stated that this is a request to rezone two contiguous 0.17 acre parcels that is currently used as a parking lot for a non-profit office, from Business General to Downtown Business. She said that the properties adjacent to the subject parcels, across the street to the west, on North Summit Avenue, are zoned Business General; the property to the north is zoned Multi-family Medium Density; immediately to the east, the adjacent lot is zoned Downtown Business; and across the street on West Gurley Street, the southwest corner is zoned Business General and the southeast corner is zoned Downtown Business.

Ms. Peterson said that the permit for the construction of the building is to be used as affordable veterans' housing with services, offices, and multi-use space on three lots that will be combined into one. She also stated that the rezoning would allow other residential and non-residential uses permitted in the DTB district to occupy the site in the future.

The Commissioners discussed the project in more detail. Most of them were concerned that the site plan wasn't large enough to read and therefore, didn't feel comfortable making an informed decision. They asked that it be tabled to the next meeting. The Commissioners questioned why it needed to be rezoned. Ms. Peterson said that simply to have combined parcels be the same zoning and so that the building that is on the two parcels will have the same zoning. She said that the applicants do have a parking plan for the site. If the parcel is zoned residential then there would be a parking requirement, if commercially zoned there would not be a requirement in the future. The Commissioners also discussed the possibility of reviewing the Downtown Business District as a whole.

Mr. Sim, MOTION to approve PLN18-00001, Rezone the two of three parcels at 434 W. Gurley Street. 2nd, Mr. Sheats. Motion passes 6-0.

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

Mr. Sheats, MOTION to table the following project for lack of information until the next Commission meeting: PLN18-00002, Site Plan proposed for two of three parcels at 434 W. Gurley Street. 2nd, Mr. Marshall. Motion passes 6-0.

IV. ADJOURNMENT

Vice-Chairman adjourned the meeting at 9:40 a.m.



Darla Eastman,
Administrative Specialist



Vice-Chairman