



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, MAY 10, 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 **PUBLIC HEARING** to be held on **THURSDAY, MAY 10, 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

MEMBERS	
George Sheats, Chairman	Ted Gambogi
Ken Mabarak, Vice-Chairman	Mel Roop
Terry Marshall	George Lee
Jared Nanke	

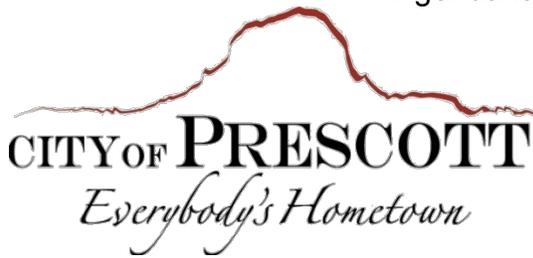
III. REGULAR AGENDA ITEM

1. Approval of the April 26, 2018 Meeting Minutes
2. RVP18-00010, Revision of Plat of Foothill Meadows, subdividing one existing parcel into two parcels; Zoning is Single-family 35 (SF-35). Owner: Colleen McElmell; APN 106-07-026. Location: 3095 Jenny Drive.

IV. PUBLIC HEARING ITEMS

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
6. ANX18-00001, Liberator Annexation is to annex 90.5 acres. City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A; Property Owner is the City of Prescott.
7. PLN18-00009, Liberator Rezoning is to amend 90.5 acres to Industrial General (IG) to the zoning. City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A; Property Owner is the City of Prescott.
8. GNP18-00001, Prescott View General Plan amendment to amend 10.89 acres of residential single-family and townhouse development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN's 110-04-031C and 110-04-141J.
9. PLN18-00008, Prescott View Rezoning to rezone 10.89 acres to permit a residential single-family and townhouse development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN's 110-04-031C and 110-04-141J.



**PLANNING & ZONING COMMISSION
PUBLIC HEARING
APRIL 26, 2018
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on APRIL 26, 2018 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman George Sheats called the meeting to order at 9:00 a.m. He thanked Councilman Lamerson for attending. Vice-Chairman Mabarak gave a brief tribute for Jim Musgrove of Prescott, Arizona. Mr. Mabarak stated that Mr. Musgrove was advocate for planning and zoning for the community and that he will be missed.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
George Sheats	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manager
Terry Marshall - Absent	Darla Eastman, Recorder
Jared Nanke	Katie Peterson, Community Planner
Ted Gambogi	
Mel Roop	COUNCIL
George Lee	Councilman Lamerson

III. REGULAR ACTION ITEMS

1. Approval of the Meeting Minutes of the April 12, 2018 meeting.

Mr. Nanke, MOTION to approve the Meeting Minutes April 12, 2018. 2nd, Mr. Mabarak. 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

Katie Peterson, Community Planner, gave a powerpoint presentation of the project to the Commission. Ms. Peterson stated that the site is located on three lots, to be combined, at 434 West Gurley Street with a total of 38,261 square feet. With the Rezoning from Business General to Downtown Business for two of the three lots, the entire site is now zoned Downtown Business.

Ms. Peterson stated that the proposed site plan includes a total of 51 apartment units, office space, multi-use rooms, and open space amenities including a courtyard, which is consistent with the DTB zone density allowance of up to 58 dwelling unit per acre.

Ms. Peterson stated that Catholic Charities submitted a Water Service Agreement on November 14, 2017. The WSA went to the Water Issues Committee on December 5, 2017 and was recommended to move to Council.

The Commissioners discussed the project in more detail and asked about assurances of the building use and the parking agreements. Ms. Peterson said that the two adjacent property owners will enter into a 30-year parking agreement or a Memorandum of Understanding and that would allow parking in the church parking lot. The Commissioners discussed the assurances of occupying the building long-term. Ms. Peterson stated that the project is federally funded the applicant is bound by federal laws to use the building for assisted living. Matt Podracky responded that there would be a penalty if a party prematurely terminates the parking agreement.

Doug McCord, Architectural Resource Team, 99 E Virginia Avenue, Suite 120, Phoenix, AZ, provided a little more detail with parking and that Sacred Heart Church will share the use of the their parking lot with Catholic Charities.

Mr. Nanke, MOTION to approve PLN18-00002, Site Plan Review in association with Water Service Agreement (WSA17-028) with concurrent rezone of two of the lots from Business General to DTB. 2nd, Mr. Nanke. Motion passes 6-0.

3. PLN18-00006, Site Plan Review in association with Water Service Agreement WSA18-00003 for the Las Palomas apartment project, a proposed 26-unit apartment complex. Zoning: Multi-family Medium (MF-M); Property owner: Aspen Valley Properties. Site APN:115-06-112J. Location: 1668 Iron Springs Road.

George Worley gave a presentation of the project to the Commission. Mr. Worley stated that it is a difficult site to design with granite and boulders that covers most of the site on a steep slope. He said that it is located on the north side of Iron Springs Road and south of Abia Judd Elementary School. The site is 2.43 acres. The site is zoned Multi-family Medium, and allows multi-family apartment buildings with density of up to 47 units, however, only 26 units are proposed due to the topography. Mr. Worley continued that the access proposed is from the Iron Springs Road driveway 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 and they meet the requirements in the Land Development Code.

Ruth Mayday, Mayday Consulting, reiterated the points that Mr. Worley presented and answered a few questions from the Commissioners. She said that the driveway slope will be at 13% and has been approved by the Prescott Fire Department. The Commissioners suggested removing the 3 parking spaces at the bottom of the site plan. They felt that they are unnecessary because the use of the property is for senior living and most seniors would not walk 200 yards up a 13% grade to their apartment.

The Commissioners then discussed ideas for the parking spaces, including provide extra parking spaces, parking spaces at the bottom of the parking lot during the winter, scoring the road, underground heating, and/or a landing zone also at the bottom of the parking.

Mary Haas, Prescott, AZ, commented that the ingress/egress is onto Iron Springs Road with only a left turn option available.

Ruth Mayday, Mayday Consulting, Chino Valley, AZ, reiterated that the design of the site was complex due to the topography and that several iterations were prepared to downgrade the steepness of the slope.

Mr. Nanke, MOTION to approve PLN18-00006, Site Plan Review for the Las Palomas apartment project including a senior designation for parking, and to mitigate the slope to 14% with the City Engineering Department. 2nd, Mr. Lee. Mr. Gambogi opposed. Motion passes 5-1.

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

George Worley gave a presentation of the project to the Commission. Mr. Worley stated that 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. Mr. Worley provided some history of the lot. He said that there was an open channel and pipe from Watson Lake to Willow Creek Lake to regulate the water in both lakes.

Mr. Worley said that the site has had various development plans over the years since it was annexed, including a drainage pipe that runs through the property. He said the Public Works Engineering Department will decide how the structures will be developed above the pipe. Most have included retail commercial uses. Mr. Worley stated that 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 site design meets the Land Development Code criteria for RV storage facilities and requires minimum internal driveway width of 24 feet. He said that the landscaping plans, parking layout and building designs all meet the requirements and will be included at the time of building permit submittal. Also, there will be a development agreement developed in association with the property that is in 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.

The Commissioners had concerns about access to the drainage pipe. Mr. Worley stated that the pipe's life span is approximately 100 years and the buildings are approximately 50 years. The need to access the pipe during that time would be minimal. The Commissioners also had concerns with the landscaping. They felt that additional landscaping is needed for the adjacent property owners to minimize the hard view of the storage units.

Ruth Mayday, Mayday Consulting, Chino Valley, AZ, stated that she agrees with the Commission regarding the landscaping and she has added to the landscaping plan to ensure additional coverage for the adjacent property owners. She also addressed the Commissioner's concerns with the drainage pipe and that she is working with the City's Engineering Department to ensure the stability and safety of those buildings that are in line with the pipe.

Mr. Nanke, MOTION to approve PLN18-00004, Preliminary Plat for Willow Lake RV Storage creating up to 59 parcels. 2nd, Mr. Lee. Motion passes 6-0.

- 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**

Katie Peterson gave a presentation of the project to the Commission. Ms. Peterson stated the 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 the LDC. She said that the proposal also includes a Flag Lot for Lot 3A, with 12.33 foot wide Flag Lot access, adjacent to an 8-foot wide, 105.10 foot long ingress/egress and utility easement on Lot 3B. She said that the LDC for 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. She also said that the proposed Revision of Plat complies with LDC for 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.

Mr. Mabarak, MOTION to approve ADM18-00046, Revision of Plat of Home-Acre Tract, subdividing one existing parcel into two parcels. 2nd, Mr. Roop. Motion passes 6-0.

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**

George Worley gave a presentation of the project to the Commission. Mr. Worley stated the Land Development Code specifies in Use Table that automotive sales or leasing requires a Special Use Permit if located within the Downtown Business district. He said that the proposal is for a motorcycle dealership in a building at the southeast corner of Montezuma and Willis Streets within the DTB. Mr. Worley stated that this site has had some type of automotive use 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.

James Knaup, property owner, 143 N. Montezuma Street, answered a few questions from the Commissioners. He said that his hours will be from 9:00am to 5:00pm. He also stated that his motorcycles are made by European manufactures and that they are quieter than some of the American made products. Mr. Knaup said that he feels it would be the perfect spot for a motorcycle business and that noise affecting the neighbors will be minimal.

Mr. Mabarak, MOTION to approve SUP18-00001, Special Use Permit to operate a Motorcycle Dealership at 145 N Montezuma Street. 2nd, Mr. Nanke. Motion passes 6-0.

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**

Katie Peterson, Community Planner, gave a powerpoint presentation of the project to the Commission. Ms. Peterson stated that this is also a request from Verizon Wireless, for a Special Use Permit to install a cell tower, however, the site is located on an existing church use. The location is zoned SF-9 Single-family, which allows telecommunications facilities with an approved SUP. Ms. Peterson said that 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.

Neal Talaske, Pinnacle Consulting, 1426 North Marvin Street #101, Gilbert, AZ, stated that tower design is for a monopole with two wireless stacked antennas mounted inside antennae canisters within the pole. He addressed the Commissioners concerns and stated that he will provide a "stealth tower" schematic for the Commissioners to compare between a monopole and a stealth tower for the best appearance option. He said that he will provide the additional information to City Staff within the week.

Mr. Mabarak, MOTION to table SUP18-00002, Special Use Permit for the installation of a Cell Tower at 2797 Willow Creek Road to the next meeting. 2nd, Mr. Gambogi. Motion passes 6-0.

3. **SUP18-00003, Special Use Permit for the installation of a Cell Tower at 1845 Campbell Avenue (APN: 116-12-025) by Verizon Wireless; approval of new monopole wireless communication facility (Flag pole replacement). Property owner: Prescott Unified School District. Applicant is Coal Creek Consulting. Zoning is Single-family 9 (SF-9). Location: 1845 Campbell Avenue**

George Worley gave a presentation of the project to the Commission. Mr. Worley stated that Verizon Wireless is seeking to replace an existing flagpole cell tower to improve their service coverage in the central region of Prescott. He said that the proposed location is on a site within the parking lot of a school that faces Campbell Avenue. He said that flagpole 36 feet with 20.5 inch diameter. 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 location meets all other setback requirements. Mr. Worley stated that no comments were received by the public.

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.

Mr. Mabarak, MOTION to approve SUP18-00003, Special Use Permit for the installation of a Cell Tower at 1845 Campbell Avenue. 2nd, Mr. Lee. Motion passes 6-0.

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.**

George Worley gave presented the project to the Commission and stated that his presentation is for information to Commission only and that no decisions will be made today. Mr. Worley stated that 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. He said that the property is currently residential with a County zoning designation. The proposal for annexation includes a rezoning to Business General to permit the development of a commercial subdivision including physical 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. He said that this rezoning will also required a minor amendment to the adopted 2015 Prescott General Plan. 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.

Mr. Worley discussed the significant rock outcroppings at the east side of the site will be protected and are designated as open space on the plat. He said that the owner is working with the City Parks and Recreation Department to extend several existing City trails into and through the property. The proposal was considered by the Water Issues subcommittee of the City Council and received strong support.

Michael Haywood, Land Surveyor for Nexus Southwest, 212 N. Marina Street, presented more on the project. Mr. Haywood gave a brief update to date of the project. He said that

many have contributed to the project including the City, Dr. Askari, traffic analysis folks, and many, many more to ensure an extraordinary development. He commented on the various decisions for ingress/egress and the various negotiations for parking with the neighboring church and other items. Mr. Haywood said that Dr. Askari would like to promote good health in the Prescott area and that this project will be a great benefit community-wide. Dr. Askari has benefited Mr. Haywood's family and he will appreciate his level of health care until he croaks. He discussed access, setbacks, traffic, infrastructure, and landscapes and said that all of the analysis have been completed. There will be minor twicks to finish up the project and those will be presented at the May 10, 2018 meeting.

The Commissioners discussed Open Space in more detail. Mr. Haywood stated that now with the purchase of the additional parcel 106-02-003M, from Chadwick Wire and Thread Trust, more open space will be proposed and shown at the next meeting.

IV. ADJOURNMENT

Chairman adjourned the meeting at 11:50 a.m.



Darla Eastman,
Recording Secretary

George Sheats, Chairman



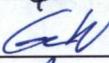
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

DEPARTMENT: Community Development

AGENDA ITEM: RVP18-00010, Revision of Plat of Foothill Meadows, subdividing one existing parcel into two parcels; Zoning is Single-family 35 (SF-35). Owner: Colleen McElmell; APN 106-07-026. Location: 3095 Jenny Drive.

Approved By:

Director:	Guice, Tom		5.4.18
Planning Manager:	George Worley		5/4/18
Community Planner:	Katie Peterson		5/4/18

Item Summary

The proposed revision of plat will result in two parcels where currently one exists.

Background

The existing lot, at the corner of Jenny Drive and Jack Drive, is 2.59 acres (113,237 square feet) with a width of approximately 250 feet on Jenny Drive. The lot, zoned Single-family 35 (SF-35), features two existing structures on the northern portion of the site which are in conformance with the required building setbacks per Land Development Code (LDC) Section 3.3/ Single-Family 35 (SF-35).

Proposed Revision of Plat and Required Standards

The proposed Revision of Plat would result in two lots. The proposed revision includes Lot 19A, with a lot area of 67,191 square feet, and a width at Jenny Drive of 250 feet; and Lot 19B with a lot area of 46,046 and a width of 154 feet.

The northern lot, Lot 19A has access from Jenny Drive, and the proposal is for the southern lot, Lot 19B, to have access from Jack Drive. A new address for this parcel would be assigned when the parcel split is completed by County Cartography.

The proposed Revision of Plat complies with LDC Section 3.3 Minimum lot widths of 150 feet per lot meet minimum lot sizes of at least 35,000 square feet per lot. The existing buildings and density will result in two buildings on Lot 19A, in compliance with density regulations. The existing buildings would continue to be in compliance with

AGENDA ITEM: RVP18-00010, Revision of Plat of Foothill Meadows, subdividing one existing parcel into two parcels; Zoning is Single-family 35 (SF-35). Owner: Colleen McElmell; APN 106-07-026. Location: 3095 Jenny Drive.

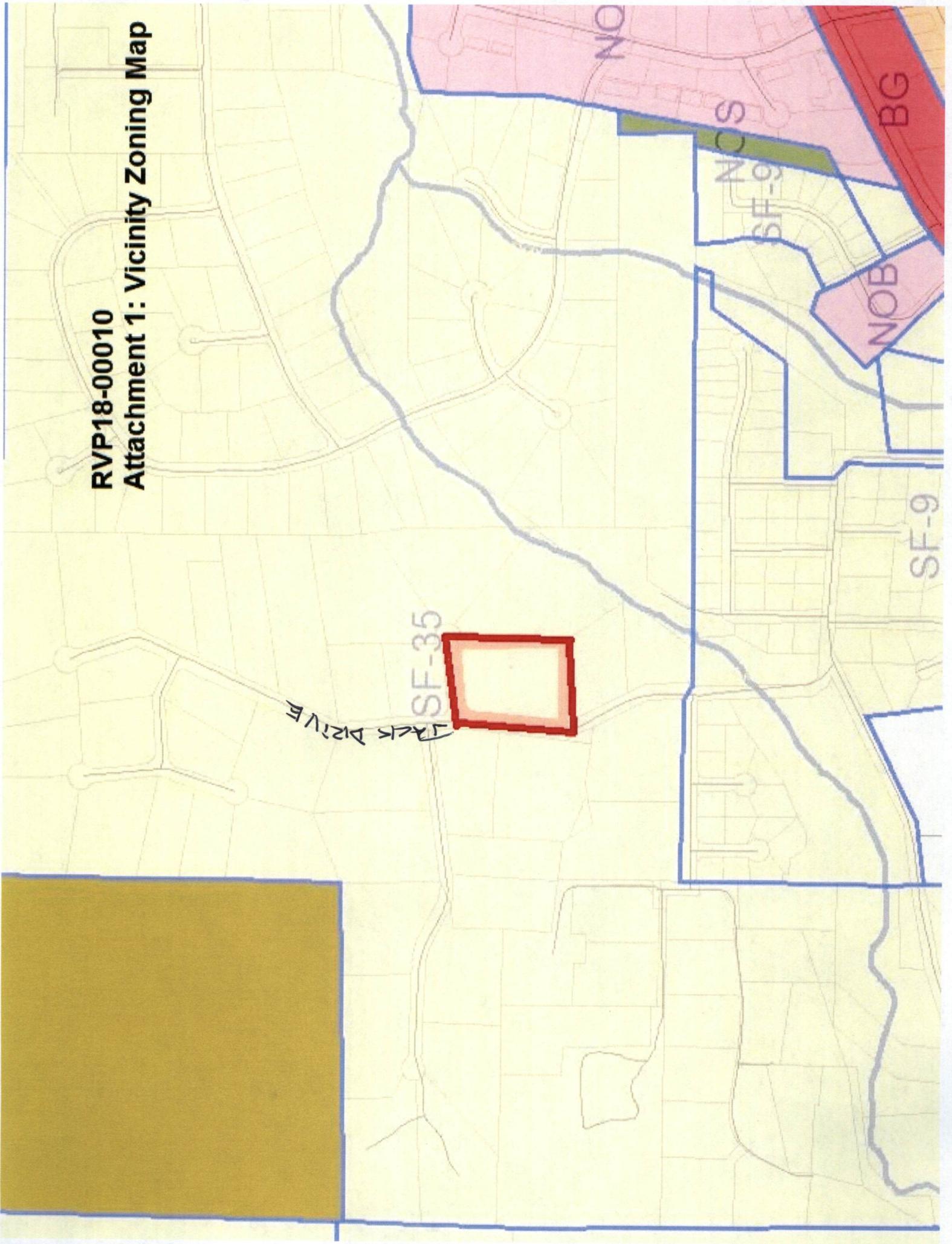
required setbacks with the proposed Revision of Plat, meeting the minimum setbacks of 30 feet in the front and rear and 12 feet on the side and 20 feet on the corner side.

Attachments

1. Vicinity Zoning Map
2. Vicinity Aerial Map
3. Revision of Plat

Recommended Action: MOVE to recommend approval of RVP18-00010, a Revision of Plat for Foothill Meadows, 3095 Jenny Drive.

RVP18-00010
Attachment 1: Vicinity Zoning Map



RVP18-00010
Attachment 2: Vicinity Aerial Map



ADM18-00031

SITE PLAN TO ACCOMPANY

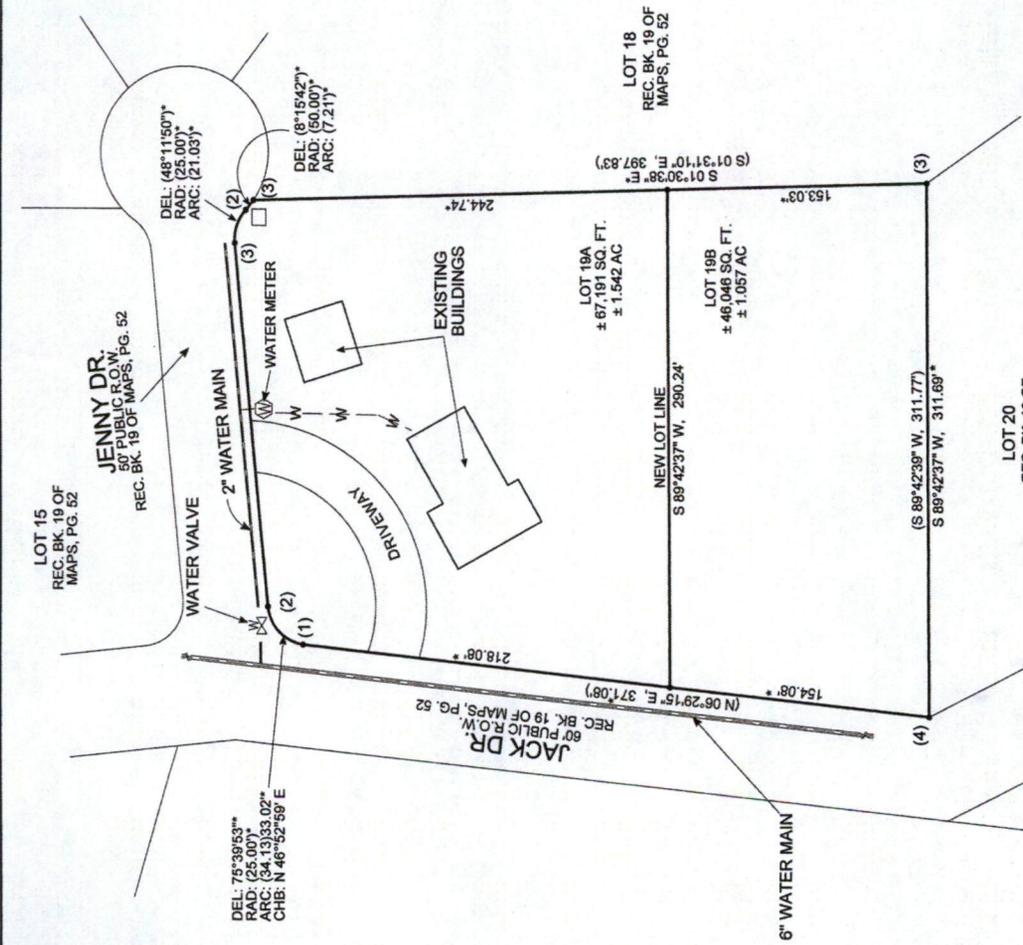
REVISION OF PLAT,
LOT 19, FOOTHILL MEADOWS UNIT 1

REC. BK. 19 MAPS, PG. 52 YCRO
YAVAPAI COUNTY, ARIZONA

CURRENT APN: 106-07-026

3095 JENNY DR
PRESCOTT, AZ 86303

RVP18-00010
Attachment 3: Revision of Plat

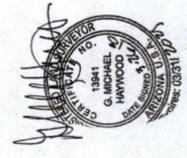


TOTAL AREA
 $\pm 113,237$ SQ. FT.
 ± 2.59 AC

- () = RECORD INFORMATION PER FOOTHILL MEADOWS FINAL PLAT
- * = FIELD MEASURED BEARING/DISTANCE
- = PROPERTY CORNER AS NOTED
- (1) = FOUND 1/2" REBAR WITH NO CAP OR TAG
- (2) = FOUND 1/2" REBAR W/ TAG LS 27738
- (3) = FOUND 1/2" REBAR W/ CAP LS 27738
- (4) = SET 1/2" REBAR W/ CAP LS 13941



BASIS OF BEARINGS GEODETIC NORTH
DETERMINED BY GPS OBSERVATION



NEXUS SOUTHWEST LLC
212 S. MARINA ST.
PRESCOTT, AZ 86303
(928)778-5101

JOB NO: 18-013	DRW: AMH
CLIENT: McELMELL	2/27/18
CREW: JVBV	CHK: GMH
SCALE: 1" = 50'	2/27/18



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

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:

Director:	Tom Guice	<i>[Signature]</i>	<i>5.4.18</i>
Planning Manager:	George Worley	<i>[Signature]</i>	<i>5/4/18</i>

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 may be finished in a pine tree camouflage, at the Planning Commission's discretion. A color for the compound fence has not been proposed, but will blend with the natural topography or the adjacent building.

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.

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;

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.

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.

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.

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.

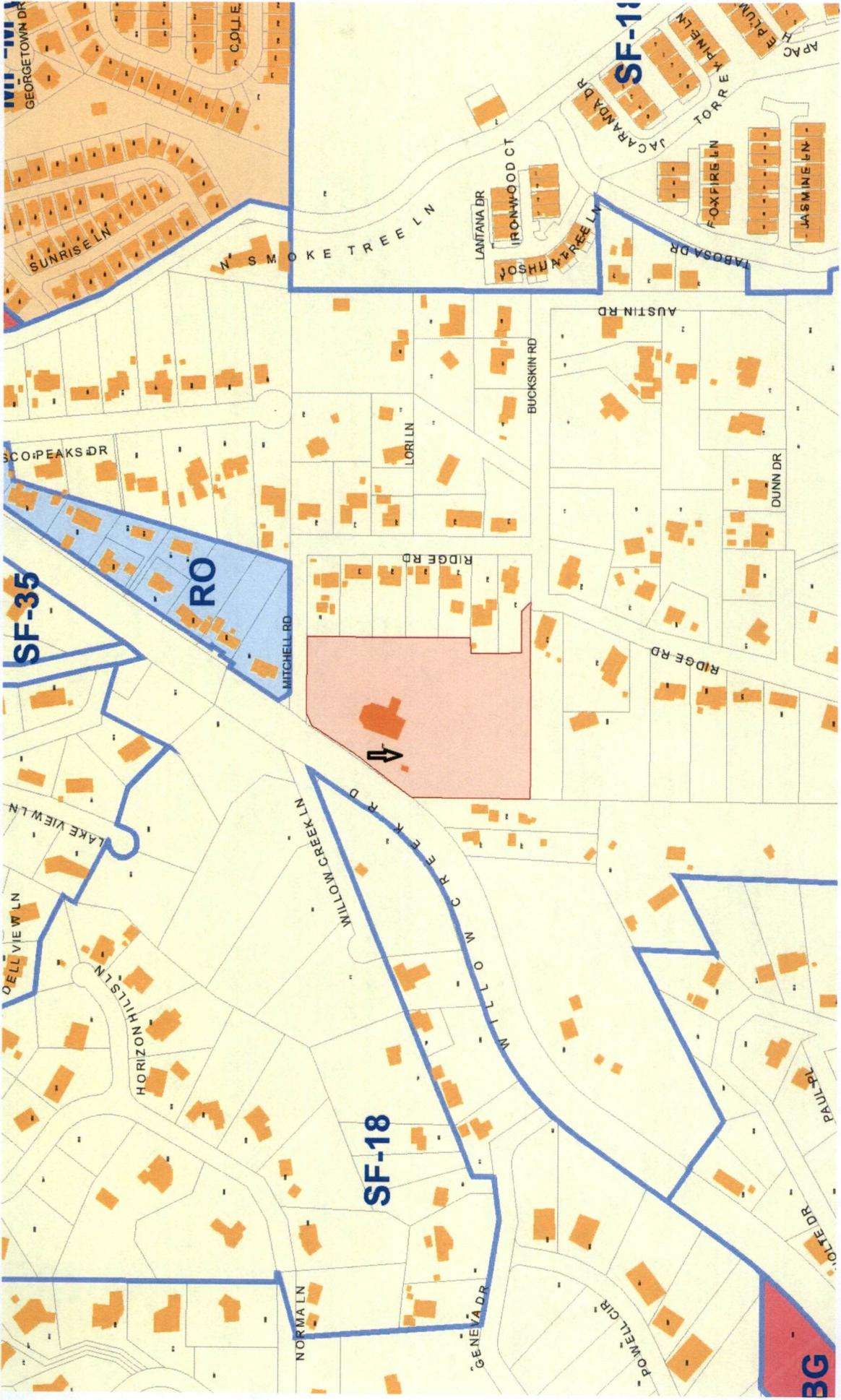
Agenda Item: Special Use Permit (SUP18-00002) for the installation of a Cell Tower at 2797 Willow Creek Road; APN 106-23-058A: Owner is Free Methodist Church of Prescott, Inc.

Attachments

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan
4. Photo simulation of stealth pine camouflage
5. RF coverage data and explanation

Recommended Action: Move to recommend approval of SUP18-00002 (with stealth pine camouflage) with exceptions to height and to setback to west property line.





SF-35

RO

SF-18

SF-18

BG



Map labels include street names: GEORGETOWN DR, SUNRISE LN, W SMOKE TREE LN, LANTANA DR, IRONWOOD CT, JACARANDA DR, TORRE, APAC, E PLUM, W PINE LN, FOXFIRE LN, JASMINE LN, TABOSA DR, THORNTREE LN, BUCKSKIN RD, AUSTIN RD, DUNN DR, SCOPEAKS DR, LORILN, RIDGE RD, MITCHELL RD, RIDGE RD, LAKE VIEW LN, DELL VIE W LN, HORIZON HILLS LN, WILLOW CREEK LN, WILLOW CREEK LN, NORMAN, GENEVA DR, POWELL CIR, FAULT DR, and GOTE DR.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT "A", EMMANUEL TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, RECORDED IN BOOK 20 OF MAPS, PAGE 92, YAVAPAI COUNTY, ARIZONA LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°54'18" WEST ALONG THE NORTH LINE OF SAID TRACT, 104.85 FEET TO THE POINT OF BEGINNING

THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 25.95 FEET; THENCE NORTH 89°53'02" WEST, 78.75 FEET; THENCE SOUTH 08°48'44" WEST, 64.48 FEET; THENCE NORTH 90°00'00" WEST, 28.90 FEET; THENCE SOUTH 63°21'37" WEST, 21.95 FEET; THENCE SOUTH 40°02'41" WEST, 22.34 FEET; THENCE SOUTH 17°03'11" WEST, 73.19 FEET; THENCE SOUTH 33°11'35" WEST, 69.49 FEET; THENCE SOUTH 33°11'35" WEST, 3.24 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF TRACT "A", EMMANUEL TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, RECORDED IN BOOK 20 OF MAPS, PAGE 92, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°54'18" WEST ALONG THE NORTH LINE OF SAID TRACT, 104.85 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 25.95 FEET; THENCE NORTH 89°53'02" WEST, 78.75 FEET; THENCE SOUTH 08°48'44" WEST, 64.48 FEET; THENCE NORTH 90°00'00" WEST, 28.90 FEET; THENCE SOUTH 63°21'37" WEST, 21.95 FEET; THENCE SOUTH 40°02'41" WEST, 22.34 FEET; THENCE SOUTH 17°03'11" WEST, 73.19 FEET; THENCE SOUTH 33°11'35" WEST, 69.49 FEET; THENCE SOUTH 33°11'35" WEST, 3.24 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 79°11'22" EAST, 6.49 FEET; THENCE SOUTH 10°48'38" WEST, 25.00 FEET; THENCE NORTH 79°11'22" WEST, 30.00 FEET; THENCE NORTH 10°48'38" EAST, 25.00 FEET; THENCE SOUTH 79°11'22" EAST, 23.51 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 6.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT "A", EMMANUEL TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, RECORDED IN BOOK 20 OF MAPS, PAGE 92, YAVAPAI COUNTY, ARIZONA LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°54'18" WEST ALONG THE NORTH LINE OF SAID TRACT, 104.85 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 25.95 FEET; THENCE NORTH 89°53'02" WEST, 78.75 FEET; THENCE SOUTH 08°48'44" WEST, 64.48 FEET; THENCE NORTH 90°00'00" WEST, 28.90 FEET; THENCE SOUTH 63°21'37" WEST, 21.95 FEET; THENCE SOUTH 40°02'41" WEST, 22.34 FEET; THENCE SOUTH 17°03'11" WEST, 73.19 FEET; THENCE SOUTH 33°11'35" WEST, 69.49 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 79°11'22" WEST, 14.75 FEET TO THE POINT OF TERMINUS.

SCHEDULE B EXCEPTIONS

- 4 AN EASEMENT FOR SEWER LINES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN BOOK 1660, PAGE 862 OF OFFICIAL RECORDS. (REFERENCED)
- 5 AN EASEMENT FOR COMMUNICATION FACILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 1821, PAGE 341 OF OFFICIAL RECORDS. (REFERENCED)
- 6 AN EASEMENT FOR SLOPE PURPOSES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN BOOK 3747, PAGE 336 OF OFFICIAL RECORDS. (REFERENCED)

ITEMS 1 THRU 3, 7 AND 8 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

LEGEND

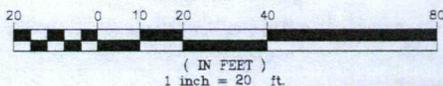
- REBAR
- ASSESSOR'S PARCEL NUMBER
- BUILDING
- CONCRETE SURFACE
- DRIVEWAY
- NATURAL GRADE
- ASPHALT
- COMMUNICATION EASEMENT
- RIGHT OF WAY
- FIBER VAULT
- TELEPHONE PEDESTAL
- POWER POLE
- STREET LIGHT W/ MAST ARM
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- DECIDUOUS TREE
- SIGN
- POST
- FLAG POLE
- HANDICAP
- SPOT ELEVATION
- ADJOINING PARCEL INFORMATION
- SCHEDULE B HEX
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE

LE
BEARING
89° 54' 18"W
30° 00' 00"E
89° 53' 02"W
8° 48' 44"W
90° 00' 00"W
63° 21' 37"W
40° 02' 41"W
17° 03' 11"W
33° 11' 35"W
33° 11' 35"W
79° 11' 22"E
10° 48' 38"W
79° 11' 22"W
10° 48' 38"E
79° 11' 22"E
79° 11' 22"W



10° 38' MAGNETIC DECLINATION

GRAPHIC SCALE



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850



Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	12/28/17	FINAL
1	11/30/17	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEN DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-9869

44007
RYAN L. FIDLER
STATE OF ARIZONA
EXPIRES 03/31/18

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008380

SITE NAME:
AZ09-064 ROLLIN SMOKE

SITE ADDRESS:
**2797 WILLOW CREEK ROAD
PRESCOTT AZ, 86301**

SHEET TITLE:
TOPOGRAPHIC SURVEY

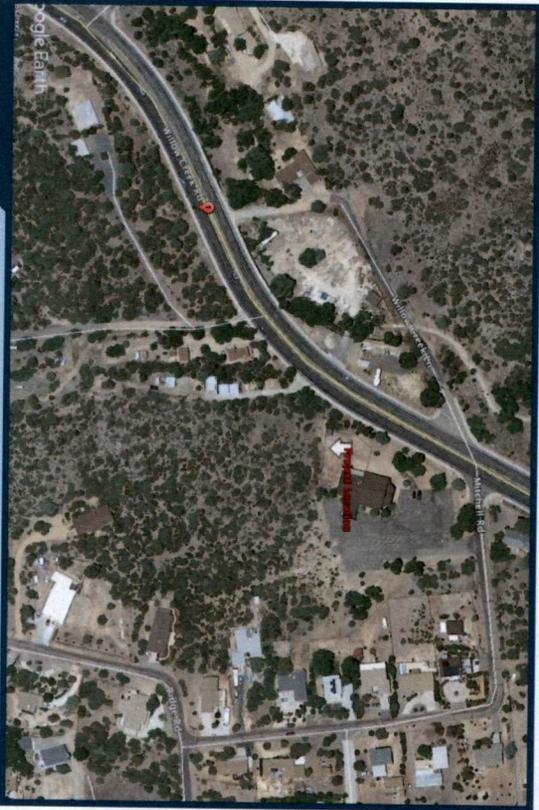
SHEET NO. LS-2	REVISION: 0
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AZ09-064 Rollin

2797 Willow Creek Road ~ Prescott, AZ 86301



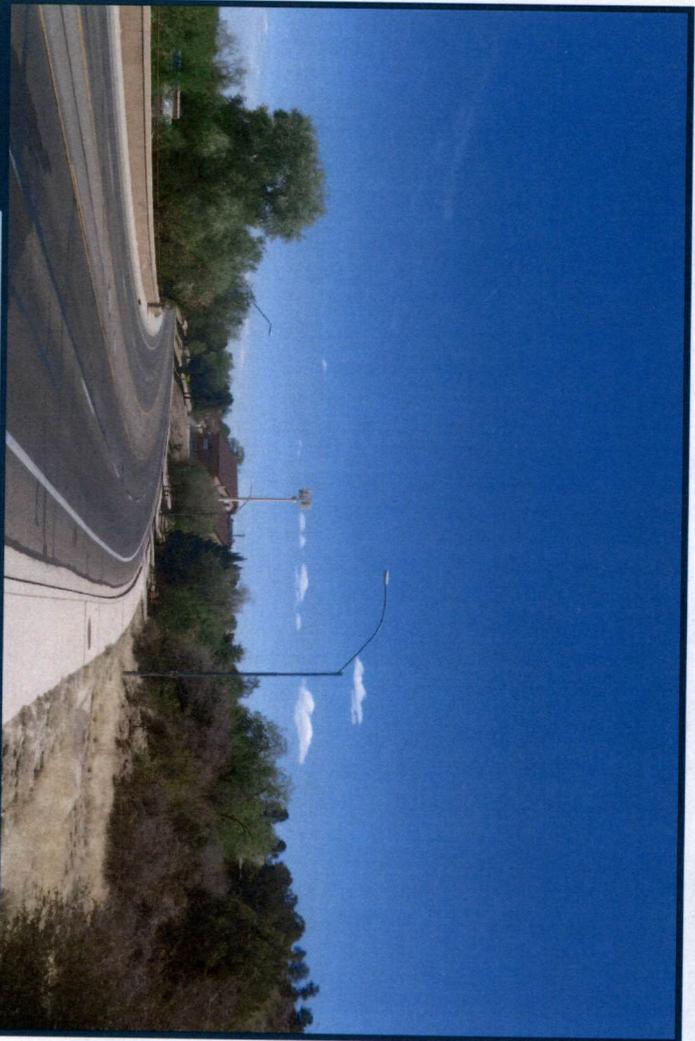
View 1



Location Map



Existing



Proposed

Notes: Looking north east at proposed monopole design

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Photographic Visualizations Provided By:

SoCal

SCDC, LLC
SACAI Design Group
10780 Amber Lane
Newcastle, CA 95058
(951) 275-5421
edward@scdc.com

This photo simulation is being provided as a conceptual representation of the proposed antenna tower. The actual appearance and design of the tower will vary from the illustration shown. SCDC, LLC Photo Design Group is not responsible for the illustration's appearance or design.

Revision Date: May 3, 2018

AZ09-064 Rollin

2797 Willow Creek Road ~ Prescott, AZ 86301



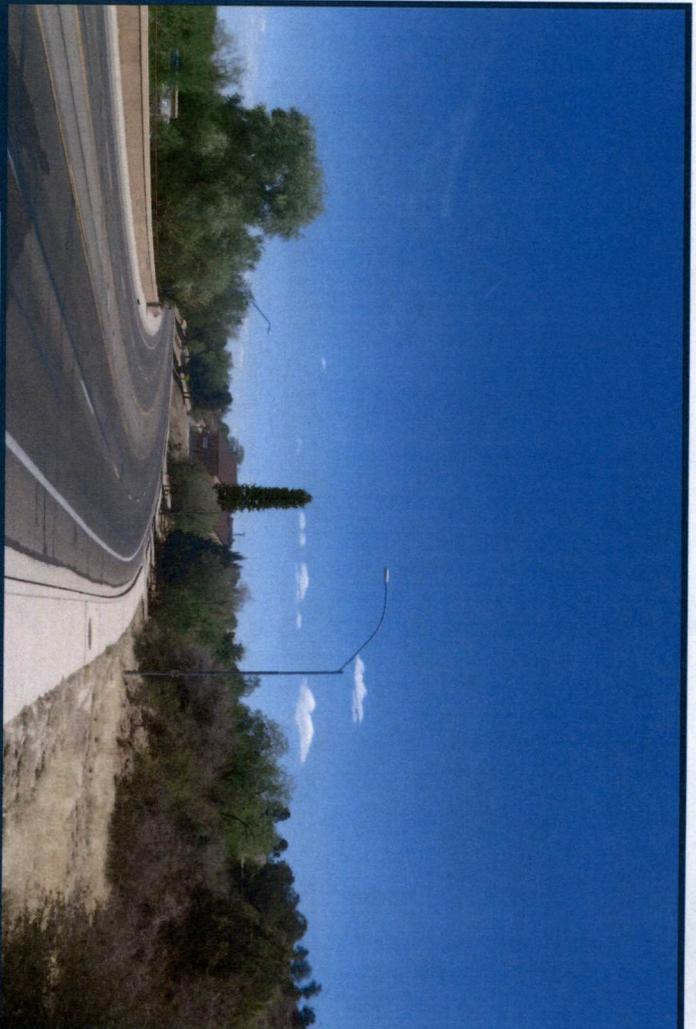
View 2



Location Map



Existing



Proposed

Notes: Looking north east at proposed monoplane design

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Photographic Visualizations Provided By:

SoCal
SCOTT, LLC

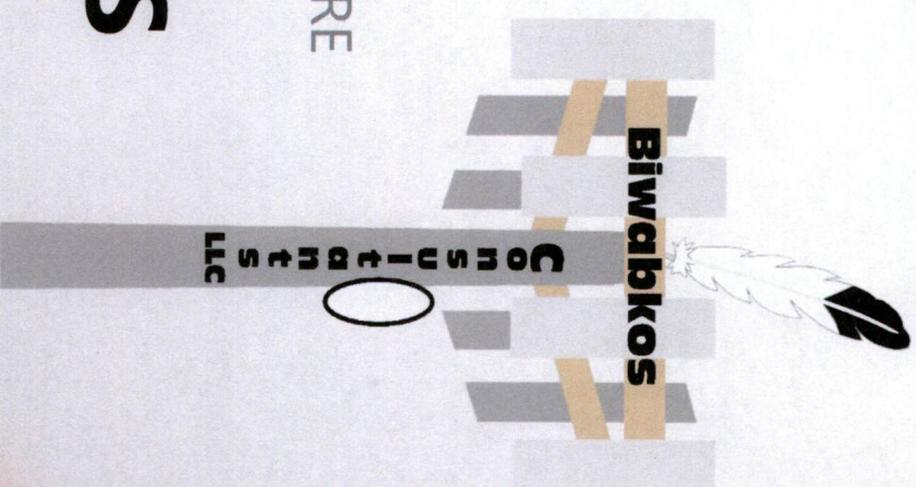
Scott Design Group
scottdesign@soocal.com

10780 Aster Lane
Agave Valley, CA 92388
www.soocal.com
(951) 225-5421

This plan visualization is being provided as a conceptual representation of the proposed services. All other information, including but not limited to, is not intended to be construed as a contract. All other information is subject to change without notice. ©2018 SCOTT, LLC. All Rights Reserved. For Further Information Please Contact Scott Design Group.

Revision Date: May 3, 2018

WIRELESS NETWORK CONSULTING



AZ09-064_ROLLIN SMOKE_AZ2_QUADRATURE

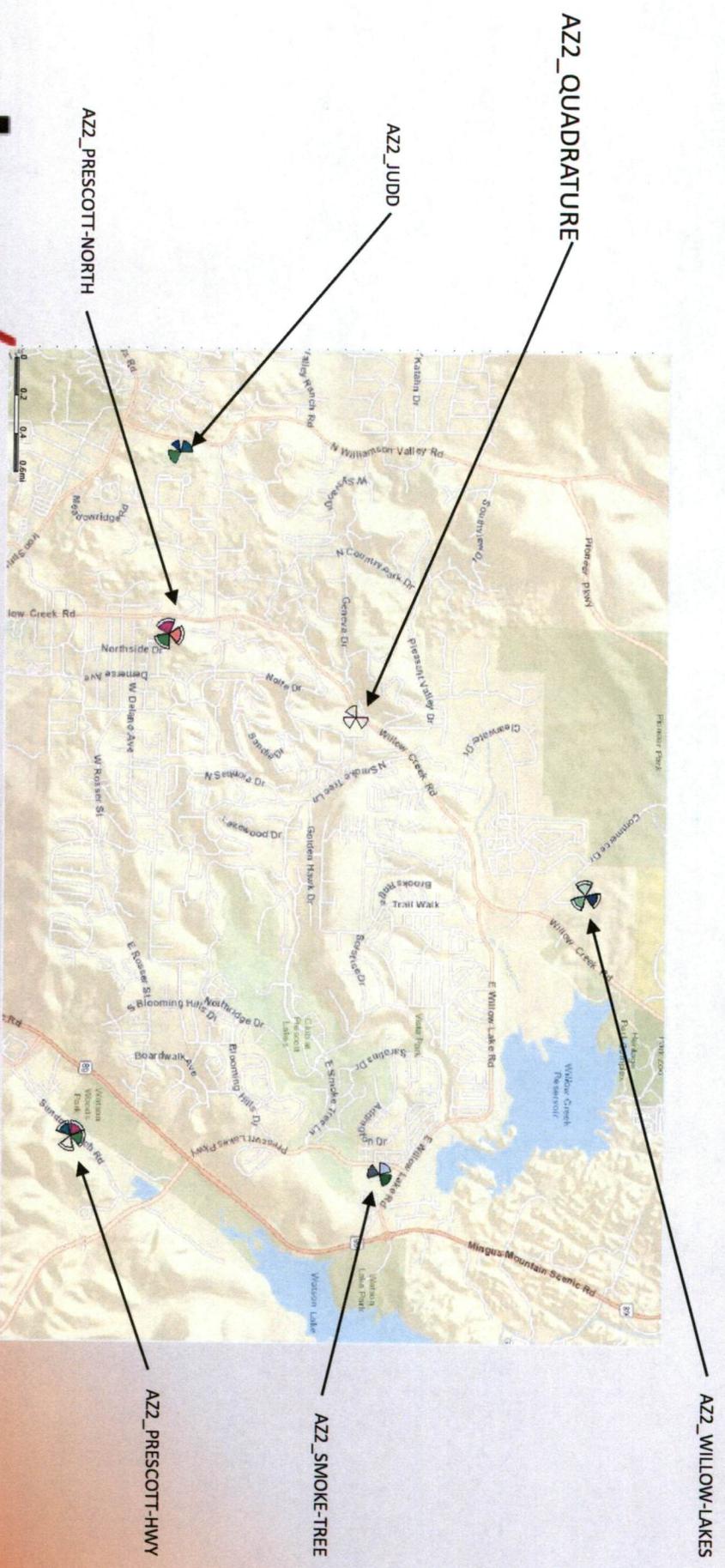
Capacity Cell Split

RF DESIGN ANALYSIS



AZ2_PRESCOTT-NORTH Alpha Sector Current State

† Sectors facing North towards Willow Creek Road out of capacity

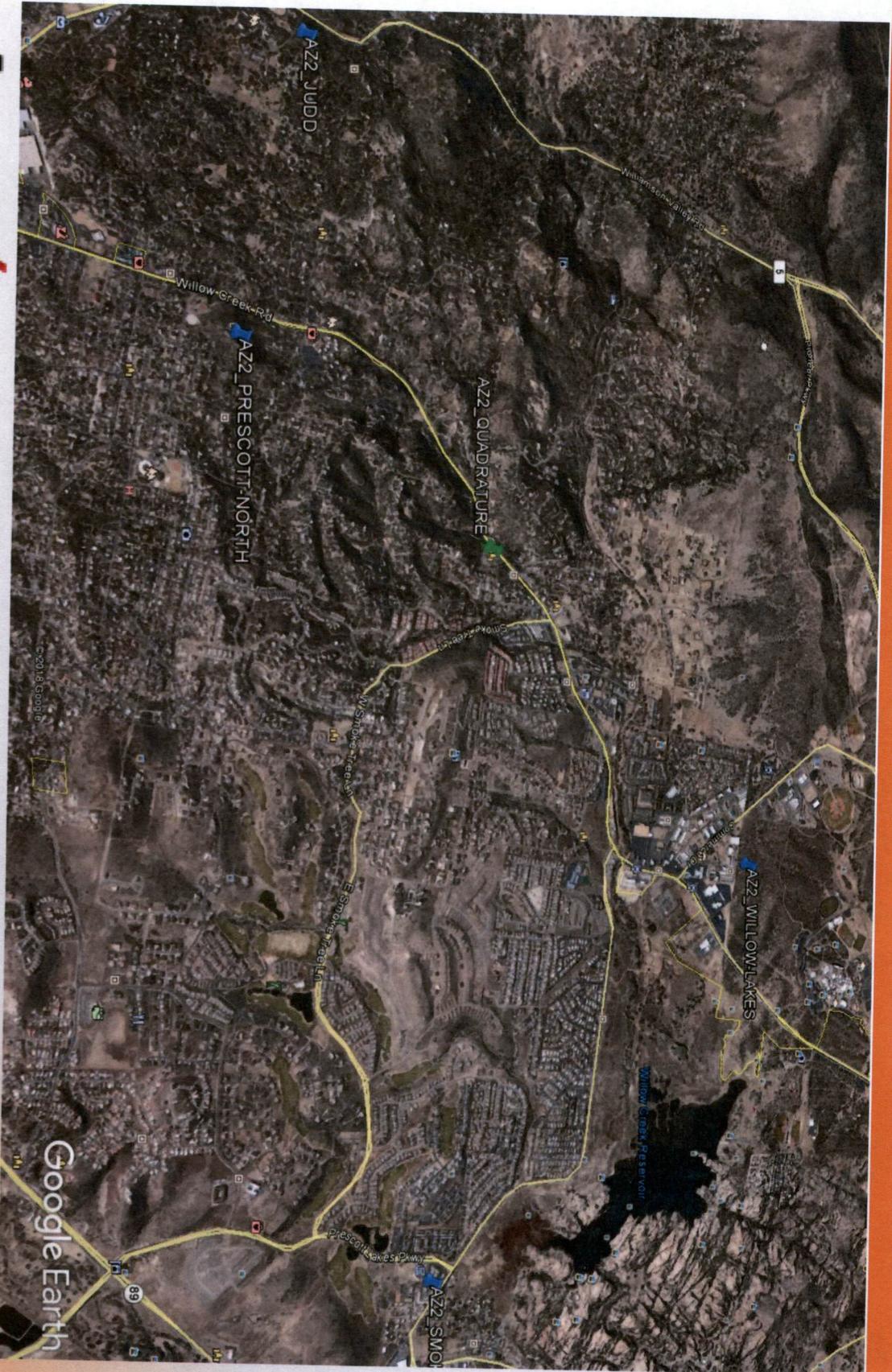


Capacity Objective of new site

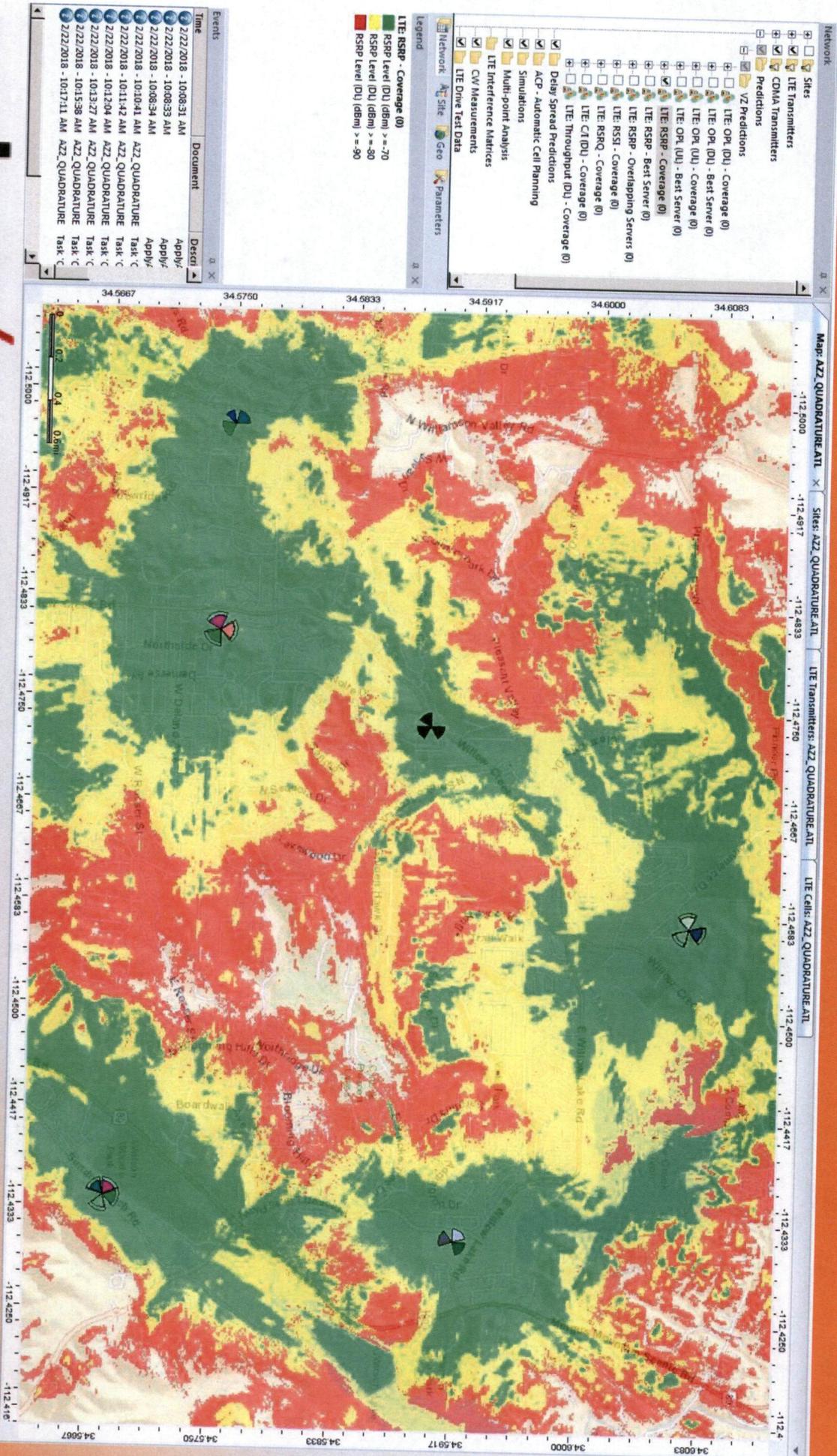
† Offload AZ2_PRESCOTT-NORTH

- Sectors facing into area are overloaded, connection demands and low throughput per user
- New Site needed to provide capacity, in-building and in-vehicle coverage along Willow Creek Road as well surrounding residential areas
- Most of the area is suburban

Site Map

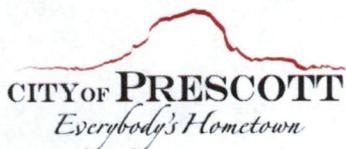


RSRP Coverage with new site



Best Server - Current (-120dbm)





PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Proposed annexation, rezoning, general plan amendment and preliminary plat for Whispering Rock; Owners are Dr. Askari, Chadwick Wire and Religious Science; APN: 106-02-009G, 106-02-003G, 106-02-004A and 106-02-003M; County zoning is R1L-35 residential.

Approved By:	Date:
Director: Guice, Tom	5.4.18
Planning Manager: George Worley	5/4/18
Community Planner:	

Item Summary

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

Background

The subject properties are 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 Land Use Map, which indicates the front (west) half of the site as commercial and the rear (east) half as residential. The development plans indicate commercial uses for the western two-thirds (2/3) of the site. The current General Plan designation is depicted on Attachment 2 of this report. The amendment would shift the commercial designation eastward approximately 1000 feet to align better with the proposed plat boundaries.

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 that would have limited turning movements. The subdivision will create 22 lots and 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

AGENDA ITEM: Proposed annexation, rezoning, general plan amendment and preliminary plat for Whispering Rock; Owners are Dr. Askari, Chadwick Wire and Religious Science; APN: 106-02-009G, 106-02-003G, 106-02-004A and 106-02-003M; County zoning is R1L-35 residential.

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 rehabilitation, therapy, residential care facilities and medical offices. The remainder of the lots would accommodate hotel, retail, restaurant, general office 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. Current County Zoning
3. General Plan Land Use Designation
4. Surrounding Prescott Zoning
5. Preliminary Plat

Recommended Actions:

- 1) Move to recommend Annexation (ANX17-00003) with initial zoning to be Single-family 35 (SF-35)
- 2) Move to recommend Minor General Plan amendment (GNP18-00002) changing the designation of the parcels to Commercial/Employment
- 3) Move to recommend approval of rezoning (PLN17-00003) from Single-family (SF-35) to Business General (BG)
- 4) Move to recommend approval of Preliminary Plat (PLN18-00005)

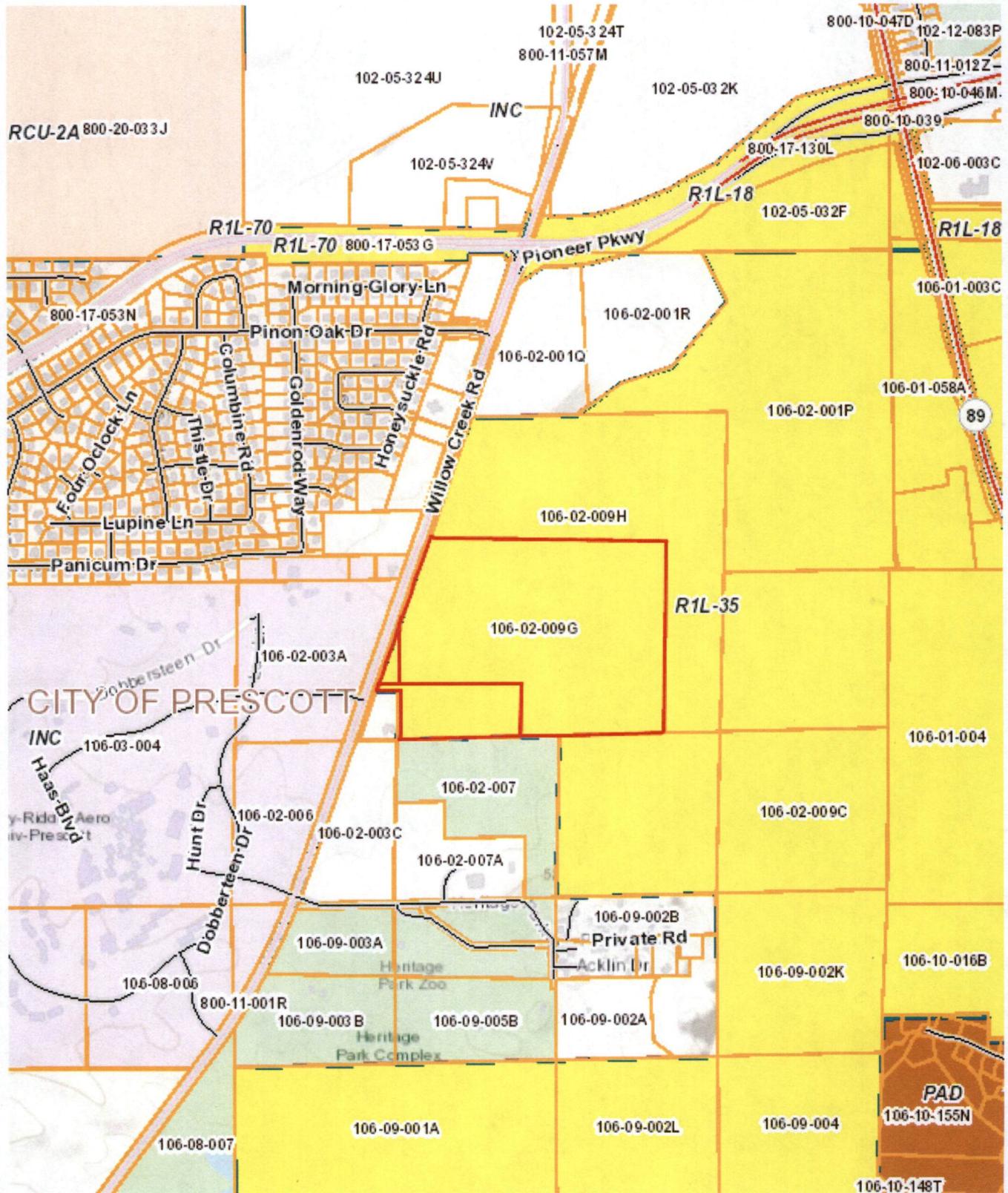


Whispering Rock Annexation Area

BR

Drive

Whispering Rock County Zoning



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

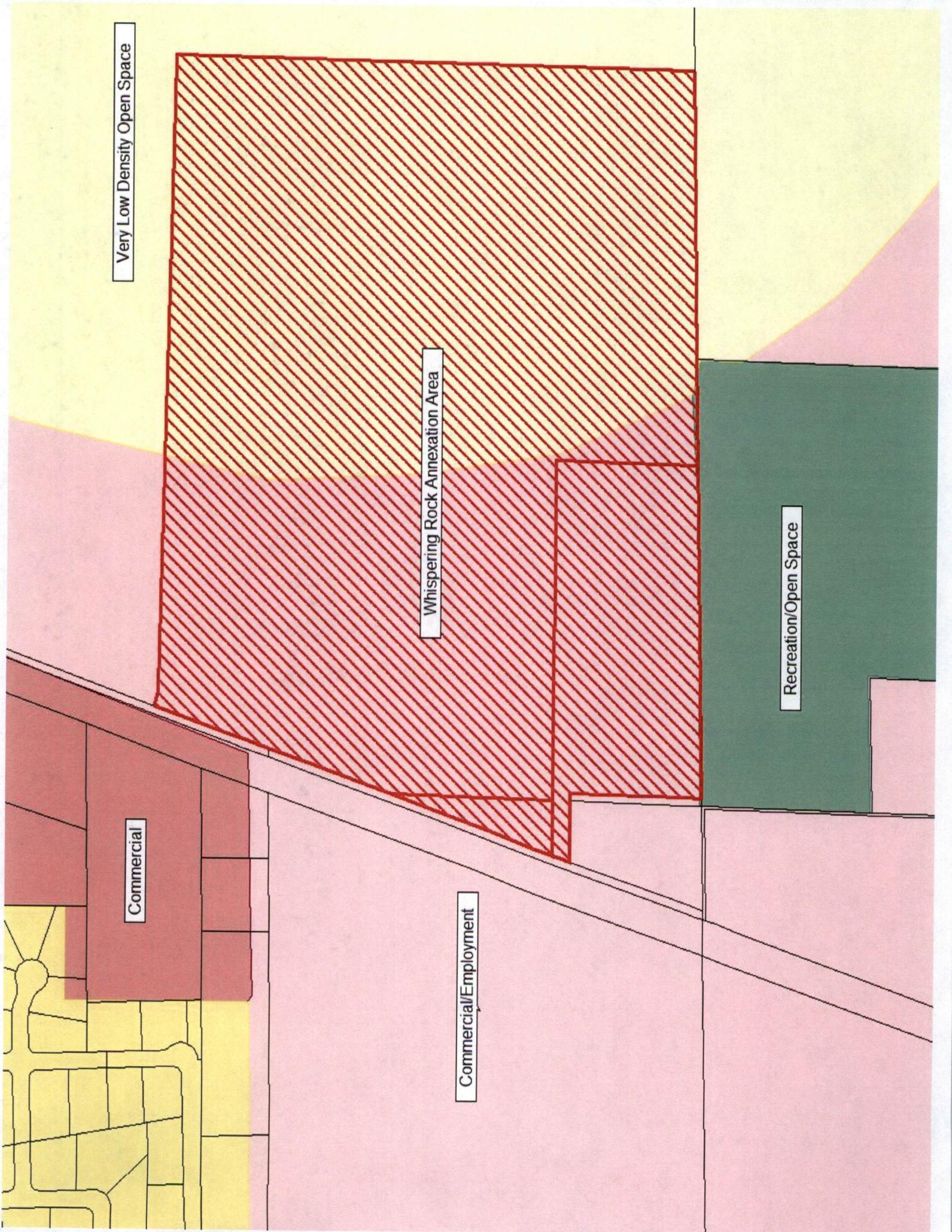
Very Low Density Open Space

Whispering Rock Annexation Area

Recreation/Open Space

Commercial

Commercial/Employment



2 M 0 7 L M

Business Regional - BR

Whispering Rock Annexation Area

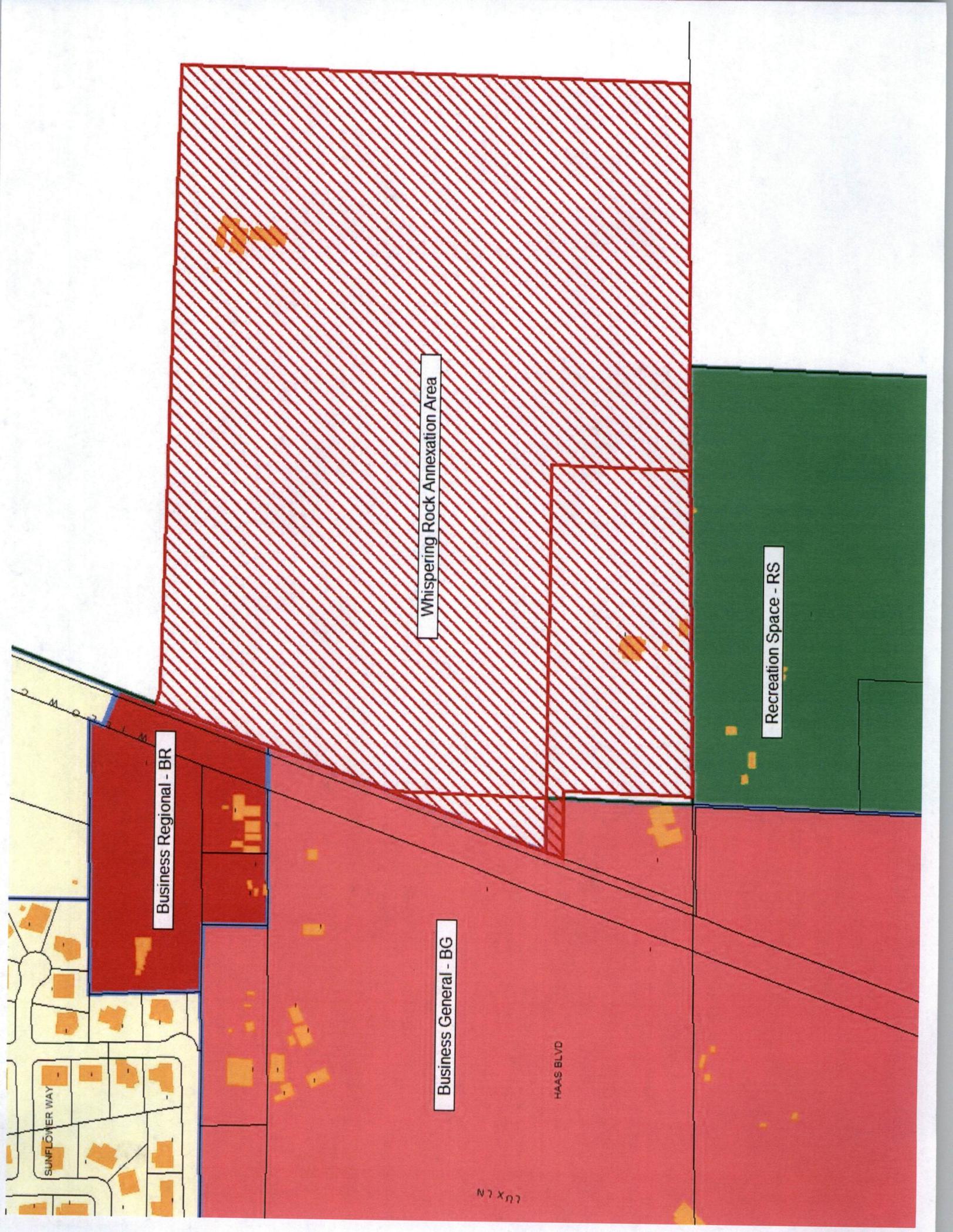
Recreation Space - RS

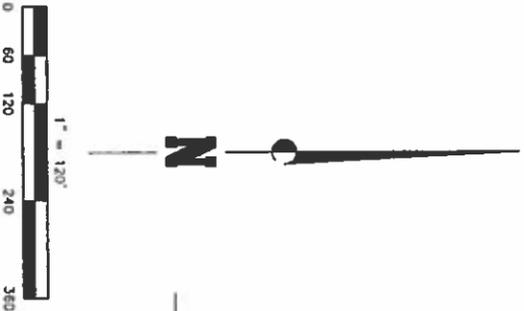
Business General - BG

HAAS BLVD

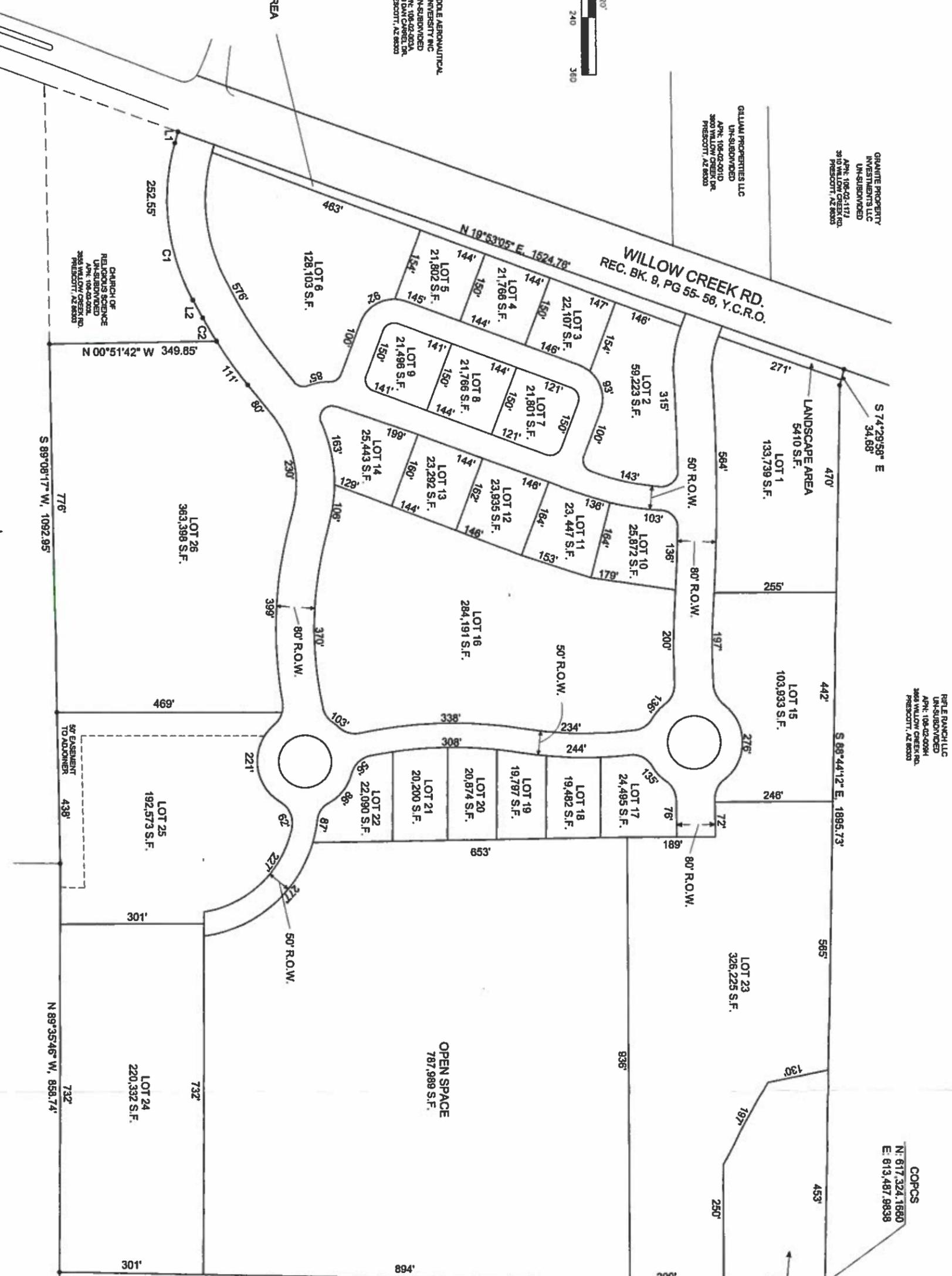
SUNFLOWER WAY

LN 7 X 07





L1
 N74°07'50"W
 24.34'
 C1
 R=940.00
 L=56.95
 Δ=03°28'16"
 RB=N31°51'16"W
 L2
 S61°37'00"W
 61.37'
 C2
 R=440.00
 L=338.84'
 Δ=44°15'10"



GRANITE PROPERTY
 INVESTMENTS LLC
 UN-SUBDIVIDED
 APN: 108-02-1174
 3910 WILLOW CREEK RD.
 PRESCOTT, AZ 86303

GILLUM PROPERTIES LLC
 UN-SUBDIVIDED
 APN: 108-02-0910
 3800 WILLOW CREEK DR.
 PRESCOTT, AZ 86303

EMERY-BOON & AERONAUTICAL
 UNIVERSITY INC
 UN-SUBDIVIDED
 APN: 108-02-0910
 1580 DAN CARROLL DR.
 PRESCOTT, AZ 86303

RIFLE RANCH LLC
 UN-SUBDIVIDED
 APN: 108-02-009H
 3888 WILLOW CREEK RD.
 PRESCOTT, AZ 86303

CHURCH OF
 RELIGIOUS SCIENCE
 UN-SUBDIVIDED
 APN: 108-02-001A
 3888 WILLOW CREEK RD.
 PRESCOTT, AZ 86303

APN: 108-02-007
 CITY OF PRESCOTT
 UN-SUBDIVIDED
 NO ADDRESS ASSIGNED

APN: 108-02-006C
 WHWY TRUST
 UN-SUBDIVIDED
 NO ADDRESS ASSIGNED

RIFLE RANCH LLC
 UN-SUBDIVIDED
 APN: 108-02-009H
 3888 WILLOW CREEK RD.
 PRESCOTT, AZ 86303

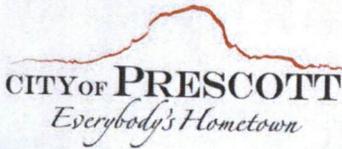
COPCS
 N: 615,722,2655
 E: 613,452,6573

WHISPERING ROCK

A PLANNED AREA DEVELOPMENT
 PERMISSORY PLAT - 479,5964 ACRES
 A PORTION OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
 G.8S.R.B.&M., YAVAPAI COUNTY, AZ



NEXUS SOUTHWEST, LLC	
REGISTERED LAND SURVEYORS	
212 S. MARINA STREET	
PRESCOTT, AZ 86303	
(928) 778-5101	
JOB NO: 17-484	DRAWN: AMH
DATE: 08/24	DATE: 3-21-18
CLIENT: H. SWANE	CHECKED: CMH
SCALE: 1" = 100'	DATE: 3-22-18



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

DEPARTMENT: Community Development

AGENDA ITEMS: Public Hearing for a proposed Annexation (ANX18-00001), and Rezone (PLN18-00009), amending the zoning to Industrial General (IG). City of Prescott General Plan Designation: Recreation/Open Space and Industrial. Yavapai County Zoning: Residential; Rural (RCU-2A), Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-01-028A, owned by the City of Prescott. Total acres: 90.5.

Approved By:		Date:
Director:	Guice, Tom	5.4.18
Planning Manager:	George Worley	3.12.18
Community Planner:	Katie Peterson	

Item Summary

The owner (3rd Gen Enterprises, LLC) of APN 103-01-028C, along the east side of Corsair Avenue and south of the City Airport Wastewater Reclamation Facility, has jointly applied with City of Prescott (owner of APN 103-01-028A), to annex into the City, with the equivalent RE-2 Acre zone, and to rezone the properties to Industrial General (IG). The parcels are depicted on Attachment 1 of this report.

Background

The Yavapai County zoning designation for these lots is currently Residential Rural (RCU-2A). The proposal includes annexation with assignment of the City zoning designation of Residential Estate 2 Acre (RE-2), which is equivalent to the current County zoning) and a Rezone to Industrial General (IG) to permit the development of a contractor's storage yard. The proposed rezoning to an industrial designation is consistent with the adopted 2015 Prescott General Plan, which indicates the western portion of the site as industrial and the southeastern portion located in the creek bed as Recreation/Open Space. The western corner of the City-owned lot (APN 103-01-028A) is the portion the applicant has proposed be used for development, while the remainder of that lot, which is located in the creek bed, will remain undeveloped, consistent with the Recreation/Open Space General Plan designation. The current General Plan designations are depicted on Attachment 2 of this report.

Determination of water allocation will be addressed at City Council.

AGENDA ITEM: Public Hearing for a proposed Annexation (ANX18-00001), and Rezone (PLN18-00009), amending the zoning to Industrial General (IG). City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A, owned by the City of Prescott. Total acres: 90.5.

Attachments

1. Aerial Location Map
2. General Plan Land Use Designation
3. Surrounding Prescott Zoning
4. Plat of Annexation

Recommended Actions: 1) **MOVE** to recommend approval of Annexation, **ANX18-00001** with initial City zoning. 2) **MOVE** to recommend approval of Rezone, **PLN18-00009**.

**ANX18-00001 and PLN18-00009
Attachment 1: Aerial Map**

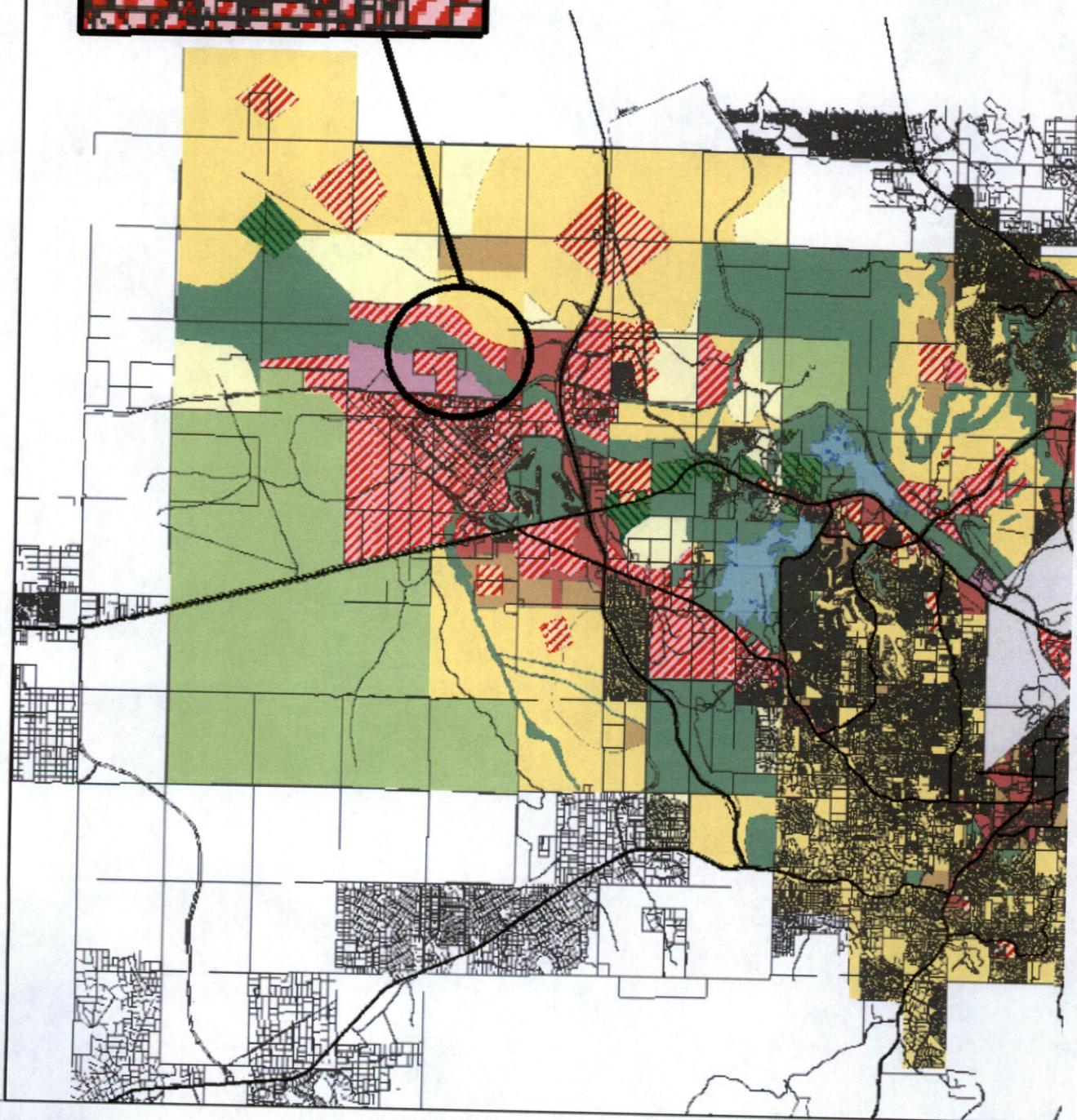


City of Prescott Land Use General Plan

PLN18-00009 and ANX18-00001
Attachment 2: General Plan Land Use



- Agricultural/Ranching
- Commercial
- Commercial/Employment
- Commercial/Recreation
- Industrial
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Mixed Use
- Recreation/Open Space
- Very Low Density Res. (<1 DU/Acre)
- Yavapai-Prescott Indian Reservation



General Plan Land Use Designations:
Industrial and Recreation/Open Space

ADM18-00031

SITE PLAN TO ACCOMPANY

REVISION OF PLAT,
LOT 19, FOOTHILL MEADOWS UNIT 1

REC. BK. 19 MAPS, PG. 52 YCRO
YAVAPAI COUNTY, ARIZONA

CURRENT APN: 106-07-026

3095 JENNY DR
PRESCOTT, AZ 86303

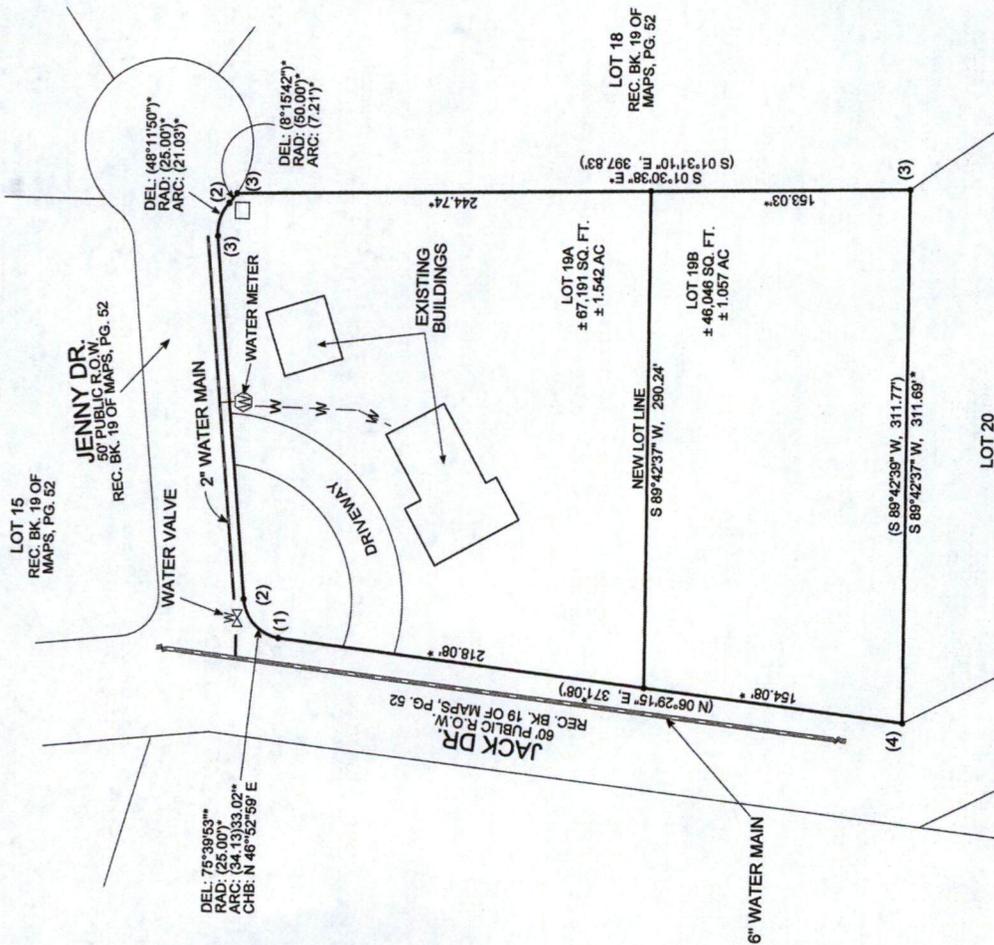
RVP18-00010
Attachment 3: Revision of Plat



BASIS OF BEARINGS GEODETIC NORTH
DETERMINED BY GPS OBSERVATION



NEXUS SOUTHWEST LLC	
212 S. MARINA ST. PRESCOTT, AZ 86303 (928)778-5101	
JOB NO: 18-013	DRW: AMH
CLIENT: McELMELL	2/27/18
CREW: JVBV	CHK: GMH
SCALE: 1" = 50'	2/27/18

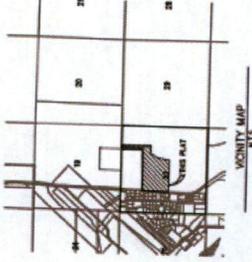


TOTAL AREA
± 113,237 SQ. FT
± 2.59 AC

- () = RECORD INFORMATION PER FOOTHILL MEADOWS FINAL PLAT
- * = FIELD MEASURED BEARING/DISTANCE
- = PROPERTY CORNER AS NOTED
- (1) = FOUND 1/2" REBAR WITH NO CAP OR TAG
- (2) = FOUND 1/2" REBAR W/ TAG LS 27738
- (3) = FOUND 1/2" REBAR W/ CAP LS 27738
- (4) = SET 1/2" REBAR W/ CAP LS 13941

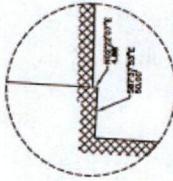
ANX18-00001 and PLN18-00009 Attachment 4: Plat of Annexation

PLAT OF
ANNEXATION
CITY OF PRESCOTT
A PORTION OF SECTION 10, T18N, R1W
CATHLAMET, YAVAPAI COUNTY, ARIZONA



BASIS OF BEARINGS:
BY ACTING AS MEASURER IN FIELD, THE N.E. CORNER
AS SHOWN ON THE CITY OF PRESCOTT COORDINATE SYSTEM
AS FURNISHED BY THE CITY OF PRESCOTT PUBLIC.

- REFERENCES:**
- PLAT OF ANNEXATION TO THE CITY OF PRESCOTT
BOOK 8 MAP AND PLAT, PAGE 12, 1000
 - CITY OF PRESCOTT ORDINANCE NO. 608
 - PLAT OF ANNEXATION TO THE CITY OF PRESCOTT
BOOK 8 MAP AND PLAT, PAGE 12, 1000
 - CITY OF PRESCOTT ORDINANCE NO. 1003
 - PLAT OF ANNEXATION TO THE CITY OF PRESCOTT
BOOK 8 MAP AND PLAT, PAGE 12, 1000
 - CITY OF PRESCOTT ORDINANCE NO. 1003
 - PLAT OF ANNEXATION TO THE CITY OF PRESCOTT
BOOK 8 MAP AND PLAT, PAGE 12, 1000
 - CITY OF PRESCOTT ORDINANCE NO. 1003



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - ◊ SECTION OF QUARTER CORNER AS NOTED
 - SECTION LINE
 - TOWNSHIP COUNTY BOUNDARY
 - EXISTING CITY LIMIT PER:
ORDINANCE NO. 1003
ORDINANCE NO. 1003
ORDINANCE 100-100
 - ▨ NEW ANNEXATION AREA
APPROX. BOUNDARY

APPROVALS
APPROVED UNDER ORDINANCE NO. _____ PASSED AND
ADOPTED BY THE MAYOR AND COUNCIL FOR THE CITY OF PRESCOTT,
ARIZONA ON THE _____ DAY OF _____, 2018.

MAYOR

CITY CLERK

CITY ENGINEER

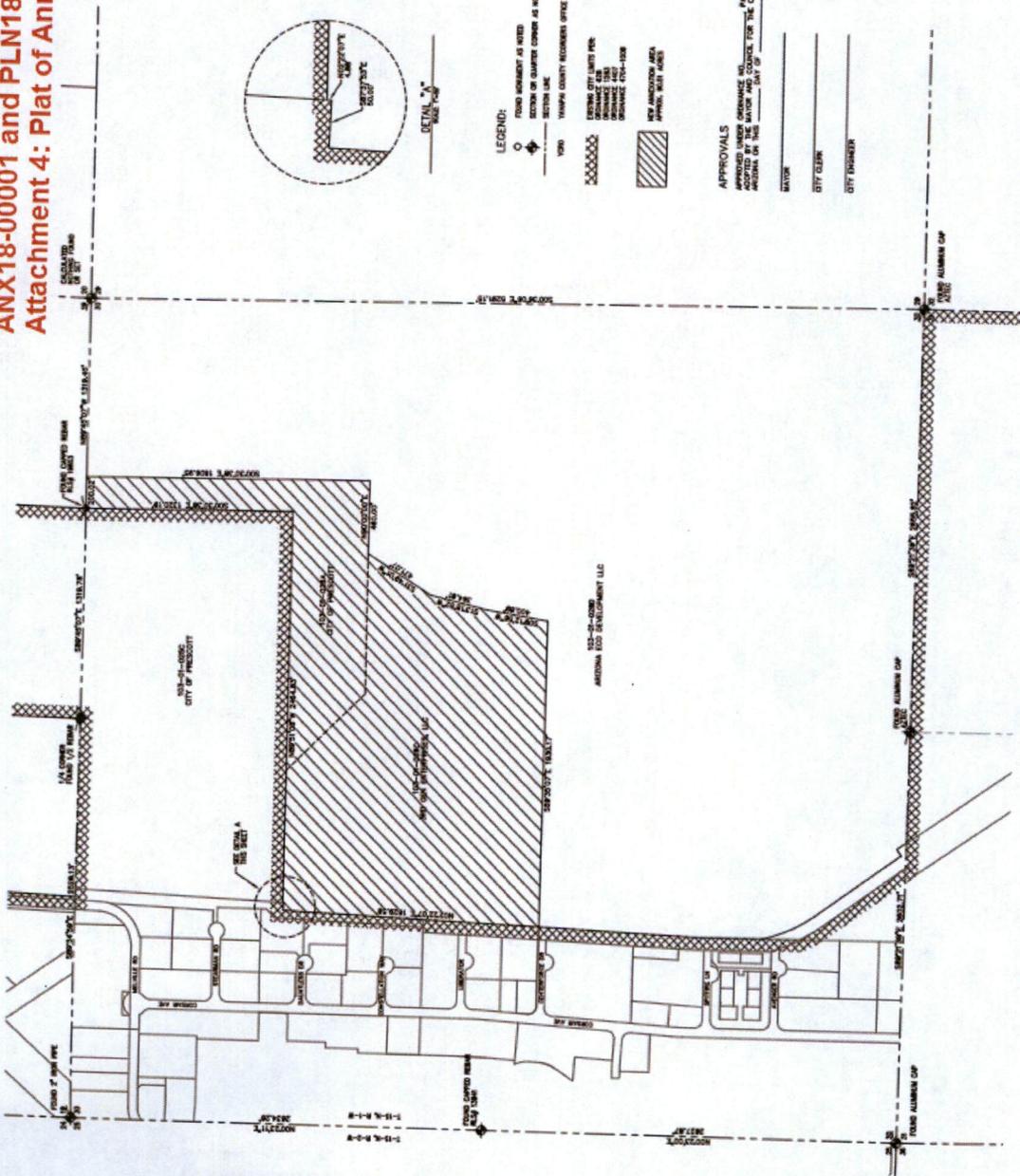
ACORN CHECK, PLLC
SCALE: 1"=200'
100'
200'

LE Land Engineering
1850 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 742-1735

PLAT OF
ANNEXATION
TO THE CITY OF PRESCOTT
DATE: 04-24-18
DRAWN BY: KAW
JOB NO: 18P-05
CHECKED BY: JG

EXPRES 03/20/18

CERTIFICATION
I, LEANNE M. HARRIS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 10000, STATE OF ARIZONA, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THE PLAT OF ANNEXATION TO THE CITY OF PRESCOTT, ARIZONA, AND THAT I AM A MEMBER IN GOOD STANDING WITH THE ARIZONA SURVEYORS ASSOCIATION. I HAVE REVIEWED THE PLAT AND AM SURE THAT IT ACCURATELY REPRESENTS THE LAND BEING ANNEXED TO THE CITY OF PRESCOTT, ARIZONA.





PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Proposed rezoning to Single-family SF-6 and a Minor General Plan amendment for Prescott View, a mixed residential subdivision; Owner is N Squared Properties, LLC; APN: 110-04-031C and 110-04-141J; Current zoning is business General (BG) and Single-family (SF-9).

Approved By:		Date:
Director:	Guice, Tom	<i>[Signature]</i> 5-4-18
Planning Manager:	George Worley	<i>[Signature]</i> 5/4/18
Community Planner:		

Item Summary

The proposed rezoning is to permit the development of a single-family residential subdivision with 40 detached single-family lots and a future phase with 11 attached single-family lots. The majority of the property is currently zoned BG with restrictions that prohibit residential development. The rezoning request is for SF-6 over the entire site.

Background

The subject properties were planned for a commercial hotel and or resort center in the 1980's, but no construction occurred. At that time the property was zoned Business (old designation was BA) and restrictions were placed to exclude single-family residential uses even though most of the surrounding area is residential.

The current proposal is to revert to a residential zoning and construct single-family homes. The site is appropriate for single-family residential uses given the surrounding similar uses. The proposed density, at SF-6 (minimum lot sizes of 6,000 square feet), is somewhat higher than the nearby developed residential lots with zonings of SF-9, SF-12 and SF-35.

A Minor General Plan amendment accompanies the rezoning to make the zoning compatible. Such amendments are typically considered with rezoning requests. Arizona Law requires rezoning actions conform with the General Plan and allows for an amendment to be made to the General Plan.

AGENDA ITEM: Proposed rezoning to Single-family SF-6 and a Minor General Plan amendment for Prescott View, a mixed residential subdivision; Owner is N Squared Properties, LLC; APN: 110-04-031C and 110-04-141J; Current zoning is business General (BG) and Single-family (SF-9).

A subdivision plat is not part of this application; however the applicant has provided a draft for consideration along with the rezoning. Phase one would create 40 single-family lots taking access from a looped street with both ends intersecting with Bradshaw Drive. The lots will range in size from 6011 square feet to 12,338 square feet. The larger lots are along the north side of the site contain substantial slopes with a slope easement. The setbacks are standard for the SF-6 district at 20 feet front and rear, and 7 feet for the sides.

Phase two is would contain 11 townhouse lots in three groups. Two of the groups will contain four lots each and the third group will contain three lots. These lots will permit attached single-family dwellings. Access to these lots is proposed via a frontage road from Bradshaw Drive with one-way access to the lots. Bradshaw Drive at that location is steep and has severe curves. A thorough traffic safety analysis will be necessary before consideration and action on a preliminary plat.

Public Comment

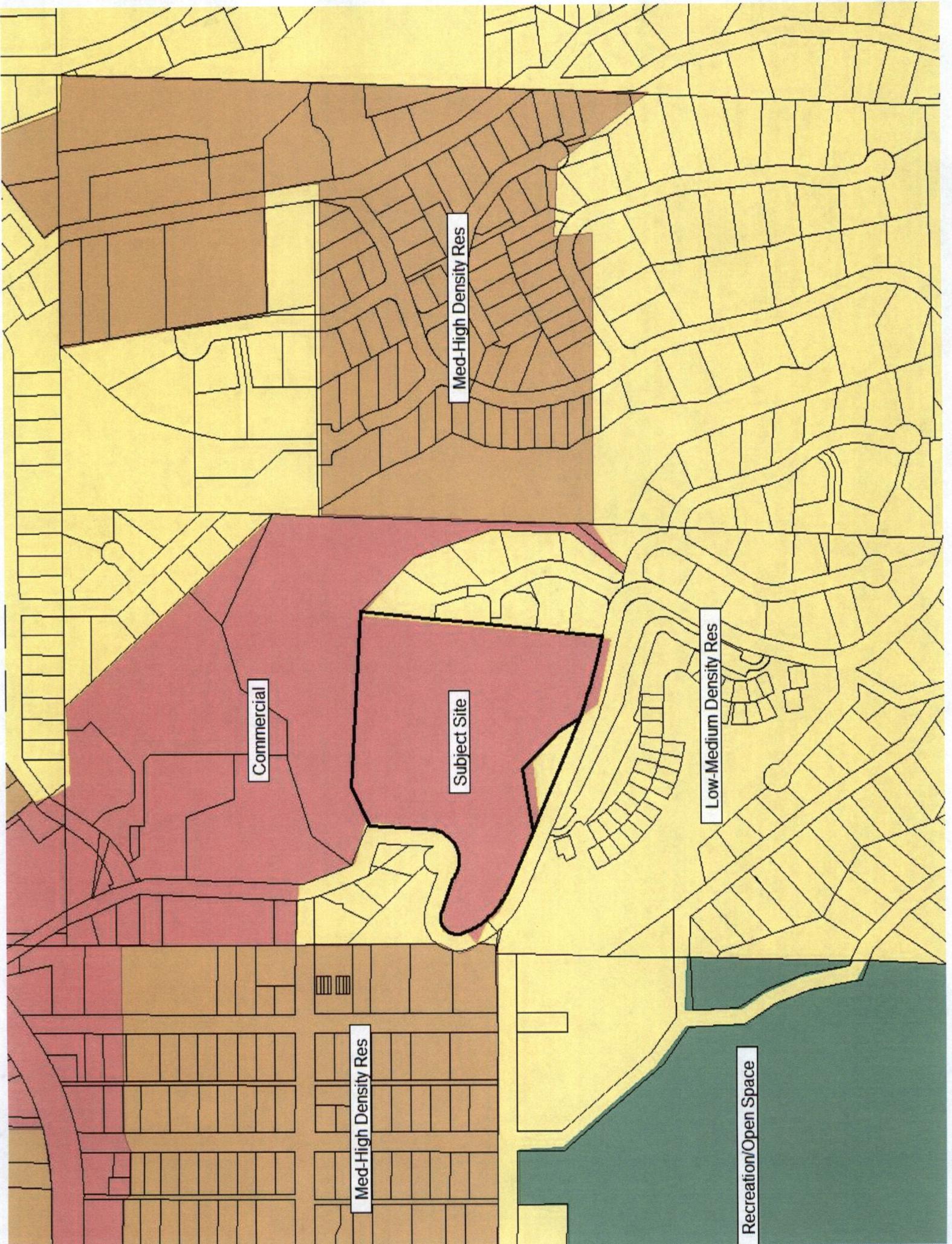
Considerable public comment has been received on this proposal. The comments mostly focus on the difficult driving conditions on Bradshaw Drive approaching and in the curved section. The proposed density and zoning are also a common concern in the correspondence. The proposed SF-6 permits more density than the surrounding Single-family districts. The comments received up to the preparation of the agenda packet are attached for Commission consideration.

Attachments

1. Aerial Location Map
2. General Plan Land Use Designation
3. Surrounding Prescott Zoning
4. Preliminary Lot Layout
5. Public Comments

Recommended Actions: None at this time.





Commercial

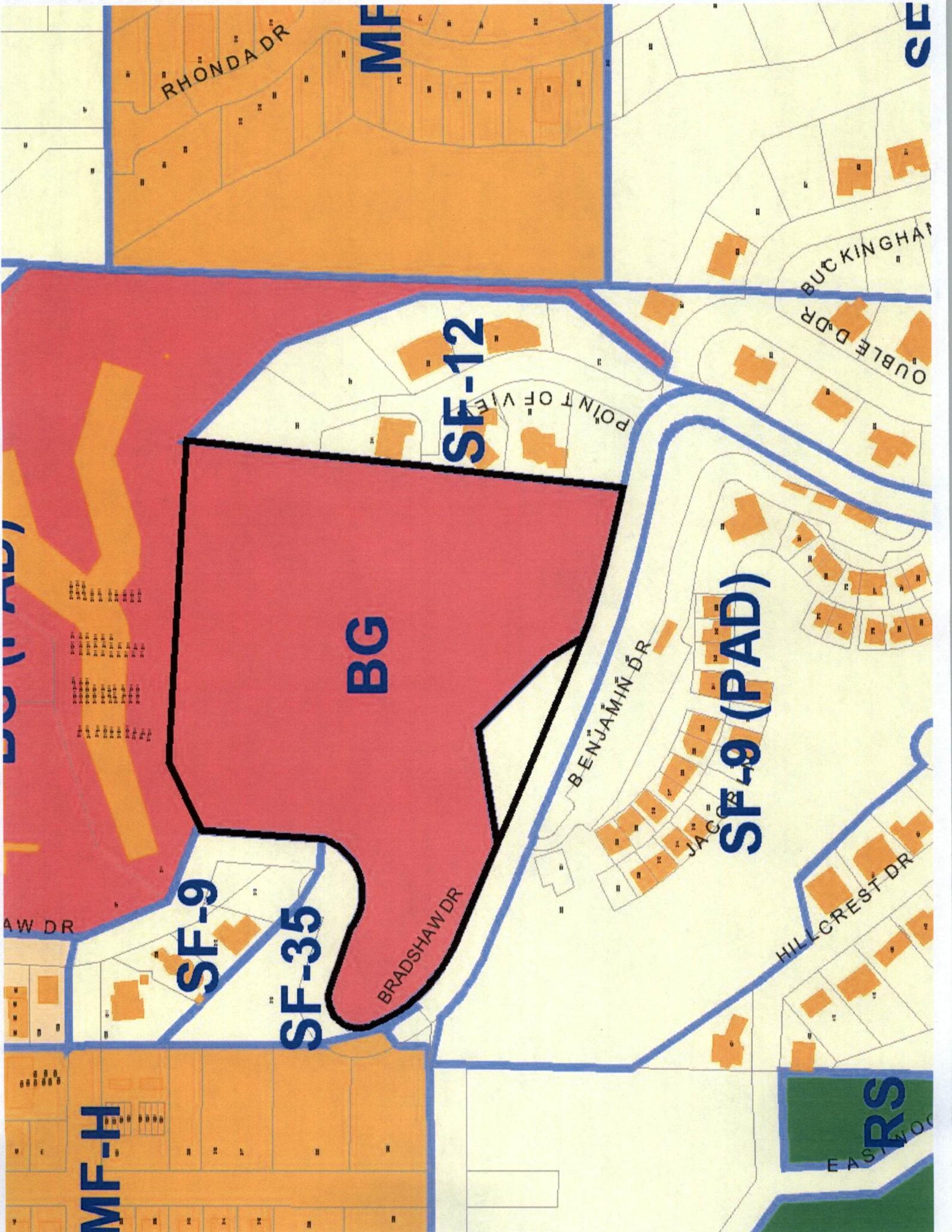
Subject Site

Med-High Density Res

Low-Medium Density Res

Med-High Density Res

Recreation/Open Space



RHONDA DR

MF

CE

BUCKINGHAM
DOUBLE D DR

SF-12

POINT OF VIEW

BG

SF-9 (PAD)

BENJAMIN DR

JAGG

SF-9

SF-35

BRADSHAW DR

HILLCREST DR

AW DR

MF-H

RS

EASTWOOD

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20241	20251	20261	20271	20281	20291
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20661	20671	20681	20691	20701	20711
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20781	20791	20801	20811	20821	20831
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30681	30691	30701	30711	30721	30731
30741	30751	30761	3077		

Worley, George

From: Ron & Nancy [poochka10@yahoo.com]
Sent: Tuesday, May 01, 2018 2:54 PM
To: Worley, George
Subject: Bradshaw Re-zoning

Mr. Worley:

I am writing to state our objections to re-zoning for the proposed development on Bradshaw. We believe it is quite obvious that the size of this project would contribute a considerable amount of new traffic to a road that is already heavily used. This would have a large impact on the entrance to Manzanita Cohousing, of which we are members. The danger on the sharp curve would be exacerbated. At the very least, the developer should be made to cut that corner and add another lane.

Along with the increase in traffic would be an increase in pedestrian travel and so sidewalks should be constructed all the way up the hill.

Lighting must be made Dark Skies compatible and have zero impact on Manzanita Village.

And finally, where in the world is the water coming from for a project of this size? With all the current and proposed development in Prescott this project would certainly put more strain on our already precious and diminishing water supply.

Sincerely yours,

Ron Bathgate & Nancy Oliker, Ed.D

Worley, George

From: Connie Barnett [conniebarnett1@gmail.com]
Sent: Tuesday, May 01, 2018 2:48 PM
To: Eastman, Darla; Worley, George
Subject: concerns about the proposed high density development on Bradshaw

Dear Members of the Planning and Zoning Commission,

I am writing to express serious concerns about the proposed development on Bradshaw.

Although homes are preferable to businesses, the plan shows no concern for the existing neighborhood, quality of life of the residents, safety for everyone, or basic 'amenities' such as any kind of open space, sidewalks, etc.

Density:

Looking at the map, I see that 10 homes are proposed to be built in the length of space that that borders the existing 4 homes on Point of View.

This density is very much out of keeping with the character of the area behind Brookdale senior housing.

The reason I bought in this neighborhood 14 years ago was that there was breathing room: the houses are not built on top of each other as they were where I lived before. I treasure this openness every single day. Having a developer bring extreme congestion into this lovely, special Prescott neighborhood is unconscionable and unfathomable. The extra profit going to the developer - who will not in all likelihood choose to live in such congestion - is very disproportionate to the mess he will create that this whole neighborhood will have to live with in the long term.

There honestly are values much higher than excess profit. Prescott is one of the truly unique towns in this country that maintains a small town character, which is to be cherished. The fact that so many units are squeezed into such a small area leads me to believe this developer has no regard for the community and is happy to make it look like conditions around the country where developers have had free reign in putting up cookie cutter houses.

Safety:

The curve on Bradshaw is one of the most dangerous places in the town. The city has never found it a priority to put in sidewalks, guardrails, mirrors or anything else that would improve the situation. People walking down Bradshaw literally risk their lives since so many people drive too fast to stay in their own lane on the 180 curve. Putting an outlet just around the curve is a recipe for disaster, to say nothing of adding to congestion, noise, more exhaust pollution, and more difficulty walking along the road - which many people do because there are no sidewalks.

Habitat:

Those 11 acres are habitat for many animals. I understand that someone owns it and wants to get his money, and that it will be developed, but the loss of habitat will be noticeable.

Visual Impact:

Having so many homes on top of each other will create a seriously ugly mar on the land that is otherwise open and rolling.

Noise Impact:

Obviously the building phase will be lengthy and noise polluting, but the noise impact of that many people and vehicles will also add to the general sense of congestion on a permanent basis.

Dark Skies:

We pride our neighborhood for the darkness and adherence to dark sky values. A development that dense on top of a hill that overlooks the whole area will greatly add to the light pollution at night. Two of my neighbors specifically chose this area because they can use their telescopes on their property.

Impact on adjacent areas:

For the duration of the building and beyond, people will be forced to find alternate routes out of this area (there are surprisingly few), and it will adversely impact the quality of life of those who live on nearby quiet streets.

Water:

High density development does not acknowledge that there is any issue with water availability in this area.

In summary, although I am deeply saddened that this property will be developed at all, I hope the commission will do the right thing by protecting the special quality of this area, and require that the lot sizes are proportionate to the surrounding properties. I would also hope - since this is inevitable - that the commission encourage the city to do the proper and necessary work with Bradshaw in order to develop a safe entry for so many people to live, by putting in sidewalks, guardrails and mirrors. The city seems to be spending a lot on downtown beautification, and not so much in improving areas that are severely in need of repair and improvement. It is time for the city to value the quality of life of its residents more than the (one-time) profit of developers. This area is so special and fragile and there are serious limits to sustaining quality of life and a hopeful future where people will still be able to enjoy the same quality of life.

Sincerely,

Connie Barnett
306 Double D Dr.
Prescott, Az 86303

Worley,George

From: Melvin Hill, Cheryl Turk Hill [dehills2@yahoo.com]
Sent: Tuesday, May 01, 2018 2:25 PM
To: Worley,George
Subject: Bradshaw Development

Mr. Worley,

As homeowners on the west side of Bradshaw, we want to express our apprehension over the rezoning to allow major development on the east side.

We live in a peaceful, quiet community which would be largely threatened by this development, not to mention greatly increased traffic along this two-lane road.

Thank you for your consideration in this matter.

Melvin E. Hill
Cheryl Turk Hill
269 Jacob Lane
Prescott 86303

Worley, George

From: ANGELA CIMINIELLO [aciminiell@aol.com]
Sent: Wednesday, May 02, 2018 8:58 AM
To: Eastman, Darla; Worley, George
Subject: Proposed subdivision on Bradshaw Drive

Dear Sirs:

Below, is a letter sent to you by Jean Wilcox.

I totally agree with all the points she identifies, especially her suggestion to visit the proposed site.

Driving up or down Bradshaw Drive is already treacherous. The two blind curves make it frightening to navigate. At sunset, when going up the drive, there is a blinding glare at part of the curve, which is terrifying and incredibly dangerous to drive past.

In general, I have often needed to swerve to avoid drivers who cross the line, adding even more danger, since there are no shoulders, guard rails or margin for errors. Increased traffic will markedly multiply the danger.

I urge you to deny the applicant's request, as currently proposed.

Thank you,
Angela Ciminiello
278 Jacob Lane
(located in Manzanita Village Co-housing Community)

Dear Planning and Zoning Commission Members:

Residential zoning for the parcels on Bradshaw Drive is clearly a better option than Business General.

However, the density proposed is much greater than the surrounding residential neighborhood. Phase One should be zoned SF-9 at the most. Properties to the east are zoned for one home per 12,000 square feet and properties to the south and west are zoned for one home per 9,000 square feet. Manzanita Village Co-Housing is a PAD with 12 acres of Open Space, a design that justifies its small lots and small homes.

The volume of traffic on Bradshaw Drive is already high as it is one of only three access points into the residential neighborhoods up the hill, along with Eastwood/Penn Ave from Hwy 69 and Nathan Lane from Senator Highway. An additional 40 homes entering onto and exiting from Bradshaw Drive will exacerbate the high volume of traffic, most of which zooms at excessive speeds up and down the hill along the access points of the subdivision. Moreover, Bradshaw drive is too narrow for the volume it is required to carry. There are no shoulders, no guardrails, no room for pedestrians, and no room for mistakes.

The proposal for Phase 2, with townhouses gaining access on the inside of two blind curves is unconscionable. This design will result in significantly more accidents. Construction of buildings along this part of Bradshaw will require deep hillside cuts into a slope with unstable, clay soils.

Please go look at the site. It will be clear to you that the density and design of this development should not be approved. I respectfully request that you deny the applicant's request or send it back to him to change the design to one that is more compatible with the surrounding neighborhood, has only one access along Bradshaw Drive at the top, and eliminates the access points in Phase 2 along the inside curve.

Thank you,

Jean Wilcox
292 Jacob Lane
(located in Manzanita Village Co-Housing Community)

Worley, George

From: JohnDianne Olson [John.Dianne_Olson@hotmail.com]
Sent: Thursday, May 03, 2018 10:40 AM
To: Eastman, Darla; Worley, George
Subject: Comments on the proposed high-density development on Bradshaw (re: P&Z Commission hearing scheduled May 10, 2018)

May 3, 2018

From: John & Dianne Olson <john.dianne_olson@hotmail.com>

To: "Eastman, Darla" <darla.eastman@prescott-az.gov>, george.worley@prescott-az.gov

Subject: Comments on the proposed high-density development on Bradshaw (re: P&Z Commission hearing scheduled May 10, 2018)

Dear Members of the Planning and Zoning Commission:

We generally favor a change of zoning from business to residential as it better conforms with the surrounding neighborhoods.

But, as always, the devil is in the details and as near neighbors to the proposed development, we have some reservations about the details that we can see in the current proposal. These concerns fall into two broad and somewhat interrelated categories;

1. Density
2. Adverse impacts on Bradshaw Drive

This area is a steep (as in 20-30% grade) hillside and knoll, as evidenced by the switchbacks on Bradshaw Drive, rather than a flat valley floor. There is, indeed, some denser housing to the west and below this proposed development but the topography there is much flatter and therefore more amenable to close spacing. With one exception, all the remainder of the developments in this area, which have similar "hillside" topographies, are at a much lower and more appropriate density. The one exception is Manzanita Village but it is no analog to the proposed development as it has common parking areas and a substantial amount of green space.

Now, it might be the case that the developer intends to just flat-top the hill and knoll to eliminate problems with topography – we haven't seen the grade plans – but in that case, we would suggest that that kind of thing is more appropriate to mountain-top removal for coal mining in West Virginia than housing in Prescott.

Bradshaw Drive is a somewhat-marginal road that already gets a lot of traffic; more traffic won't help and, of course, the greater the housing density in this development, the more severe the impact.

Safety also requires the traffic entrance/exit to the development to have clear lines of sight on Bradshaw Drive, which pretty much mandates that any access be located on the upper, straighter portion of Bradshaw.

Which brings up the location and traffic access for the townhouses being proposed – on steep and blind hairpin curves. This has all the makings of a death trap and we're among the many here being placed at risk by this design.

There are, no doubt, other arguments that could be made. Suffice it to say that we could support a more responsible and, necessarily, lower density development plan. We respectfully request that you rezone this area for lower density development and require the developer to design accordingly while also taking into account Bradshaw Drive's limitations.

Sincerely,

John & Dianne Olson
302 Double D Drive

Sent from [Mail](#) for Windows 10

RECEIVED

MAR - 3 2018

Planning and Zoning Commission
Council Chambers City Hall
201 S. Cortez Street, Prescott AZ

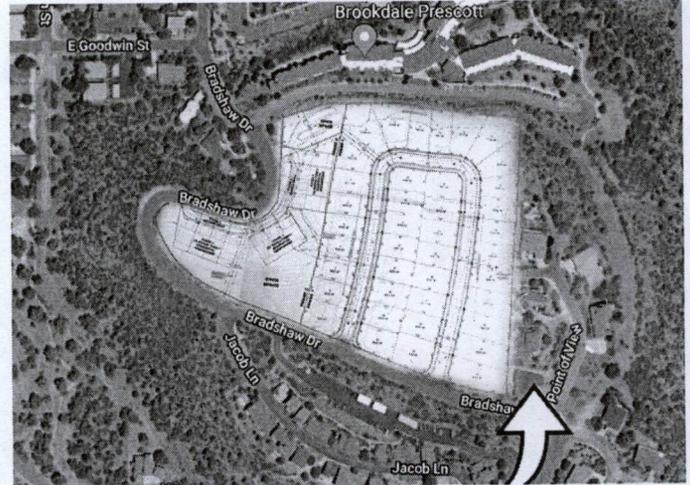
PLN18-00008 Rezoning
APNs 110-04-031C and 110-04-141J

Community Development Department

May 2, 2018

Gary Palmer
280 Point of View, Prescott AZ 86303

Thank you for the notification of the rezoning request. I'm a single Dad with two daughters and its true what they say that Prescott is "**Everybody's Hometown**".



Arrow = my home location

Concerns:

Loss of view corridor.

Subdivision doesn't compliment the surrounding community

Traffic impact study?

During peak hours the average flow of cars on Bradshaw is **60 cars per hour**.

Does Bradshaw need to be widened to make it safer.

There is virtually **NO parking for all the workers** and construction equipment except for a couple of streets. Point of View street being just "1".

It's possible at times **Bradshaw will be closed** forcing all traffic to fill the few surrounding streets. Those streets are in **need of repair and narrow** as this will have an impact on those neighbors.

What are the finished elevations?

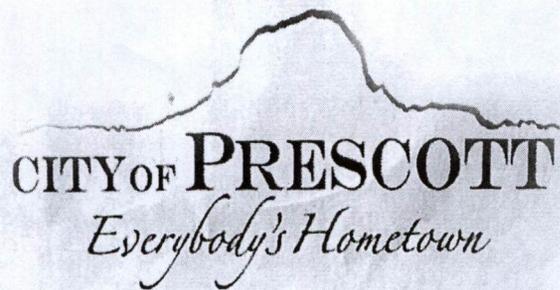
Amenities:

Will any parks, trails, and or ponds be added ?

Is it possible to **delay a decision on rezoning to allow time to discuss community options?**

Thank you Commission Members for your consideration!

A handwritten signature in black ink that reads "Gary Palmer". The signature is written in a cursive, flowing style.



**NOTICE OF PUBLIC HEARING
CITY OF PRESCOTT**

PUBLIC NOTICE IS HEREBY GIVEN that a **PUBLIC HEARING** will be held at the **PLANNING AND ZONING COMMISSION** meeting on May 10, 2018 to be held at 9:00 a.m. in Council Chambers, City Hall, 201 S. Cortez Street, Prescott, Arizona, for the following request:

PLN18-00008, Prescott View Rezoning to rezone 10.89 acres from Business General to Single-family 6 (SF-6) to permit a residential single-family and townhouse development at Bradshaw Drive and Benjamin Drive; APNs 110-04-031C and 110-04-141J; Property Owner is N Squared Properties, LLC.

All interested parties are invited to attend and provide comments during the public hearing. Written correspondence must be received no later than noon on May 3, 2018 to be included in the Commission Members' public hearing agenda packets. Correspondence received after that time will be delivered to the Commission Members prior to the start of the meeting. More information may be obtained by calling the Prescott Community Development Department at (928) 777-1207.

Rezone Hearing

40 HOMES 11 TOWNHOMES

Bradshaw Drive Development PLN18-00008



On MAY 10th 9 AM "Thursday"

(see attached letter) A public hearing inviting all interested parties to attend. The hearing will be held in Council Chambers, City Hall, 201 S. Cortez Street Prescott. If you have an opinion on the proposed (**40 HOMES plus 11 TOWNHOMES**) **PLEASE ATTEND!!!!!!**

You also can **send your thoughts via email**, letters recieved by **Noon May 3rd Wednesday** to be included in City Council agenda packets. Otherwise, letters will be delivered to Commission Members prior to the start of meeting on **May 10th 9AM**.

Email letters;

darla.eastman@prescott-az.gov

Planning and Zoning Commission PLN18-00008
APNs 110-04-031C and 110-04-141J



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Richard & Tina Klarer
268 Point of View
Prescott Arizona 86303
602-763-6282

We are submitting formal comments in the opposition of the proposed rezoning of the 10.89 acres of land located along Bradshaw Drive; APN's 110-04-031C and 110-04-141J (Bradshaw Drive Development PLN18-00008).

We strongly urge the City Council to deny the application and proposal to rezone for the following reasons below:

1. This proposed zoning violates numerous principles of The City of Prescott's Master Plan.
2. SF-6 zoning is not compatible with the adjacent properties zoned SF-12 and will alter the character of the surrounding neighborhood.
3. Homeowners that border this property will bear the brunt of the proposed rezoning request referring to: LOSS OF BALANCE, QUALITY OF LIVING, PROPERTY VALUES.
4. The Vision of Prescott specifically states that its Vision is to enhance the QUALITY OF LIFE OF OUR RESIDENTS. Balance is important to growth management. The proposed plan is not a balanced plan between land uses; DISRUPTING THE QUALITY OF LIVING AND THE INTEGRITY OF THE EXISTING NEIGHBORHOOD.
 - A. The higher level of Density is not compatible with the neighborhoods character and appearance.
 - B. The existing infrastructure does not support an Urban Style Development. Bradshaw Drive is not a "COMPLETE STREET" to safely accommodate the increased volume of Pedestrians and Vehicle traffic which adds to the already safety concerns and provides little room for improvement.
 - C. Negative Impact of Property Values will directly affect the property owners adjacent to this property by not providing a buffer zone between the existing SF-12 homes and the SF-6 proposed zoning. The proposed plan does not preserve the scenic views of the already established neighborhood.
 - D. This area is a view shed to all of Prescott where it can be viewed by all of the surrounding areas due to its elevation. Preserving the appearance of this area is of great importance to support the Master Plan of Prescott to appeal to incoming visitors and potential residents.
 - E. Environmental Impact: Urban Style Development will disrupt the wildlife habitat which coexists with the surrounding neighborhoods as well as destroying vegetation that supports these animals and the existing ecosystem. There is nothing in the proposed plan to mitigate the environmental impact. The new land development code (LDC) encourages at least a strong buffering zone to improve the compatibility between land uses which would preserve the land for wildlife and help maintain the property values of the adjacent homeowners.

We urge the City Council to seriously consider the negative impacts we have brought to your attention under the proposed plan. Please deny the rezoning of this land and consider a plan that will be compatible with the existing neighborhoods.

Sincerely,

Richard & Tina Klarer

Please call us if there are any questions about these concerns.
602-763-6282