CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, MAY 31, 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 31, 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 May 10, 2018 Meeting Minutes

IV. PUBLIC HEARING AGENDA ITEM

1. GNP18-00001, Prescott View General Plan amendment to amend 10.89 acres of residential single-family development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN's 110-04-031C and 110-04-141J.

2. PLN18-00008, Prescott View Rezoning to rezone 10.89 acres to permit a residential single-family development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN's 110-04-031C and 110-04-141J.

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on May 24, 2018, 2018 at 5:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Cindy Remberton For
Maureen Scott, City Clerk

CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION
PUBLIC HEARING
MAY 10, 2018
PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on MAY 10, 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 Council Lamerson, Wilcox and Goode for attending. He also recognized former Councilman Charlie Arnold and former Mayor Marlin Kuykendall.

II. ATTENDANCE

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

I. REGULAR AGENDA ITEM

1. Approval of the April 26, 2018, Meeting Minutes.

Mr. Roop provided edits to the minutes. In the public comment from Mary Haas, she said left turn when it should be a right turn and an edit in the second to the last paragraph, correct twicks to tweeks.

Mr. Gambogi, MOTION to approve the Meeting Minutes April 26, 2018, as amended. 2nd, Mr. Marshall. Motion passes 7-0.

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.

Katie Peterson presented the project and said that the proposed revision of plat will result in two parcels where currently one exists. The existing lot, at the corner of Jenny Drive and Jack Drive, is 2.59 acres with a width of approximately 250 feet on Jenny Drive. She said that the lot, zoned Single-family 35, features two existing structures on the northern portion of the site which are in conformance with the required building setbacks.

The Commissioners discussed the agenda item in more detail. They asked if the purpose to revise the lots was because the applicant wanted to sell the lower lot and Ms. Peterson confirmed that that was the case. They also inquired about the drainage situation on the property.

Mike Haywood, Nexus Southwest, 212 S Marina Street, stated that the property was on a Federal Emergency Management Agency (FEMA) floodplain, however the structures are above the floodplain. Mr. Haywood said that the applicant plans to sell the lower portion and build a single-family home which will require elevation certification and engineering for a floodplain. The driveway will have access to both properties.

Mr. Gambogi, MOTION to approve RVP18-00010, Revision of Plat of Foothill Meadows, subdividing one existing parcel into two parcels. 2nd, Mr. Nanke. Motion passes 7-0.

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.**

   George Worley presented the project and stated that the Special Use Permit project public hearing was carried over from our last meeting. He said that the applicant will be presenting additional information requested by the Planning and Zoning Commission which includes a rendering of an 85' stealth tower.

   Neal Talaske, Pinnacle Consulting, Inc., 1426 N Marvin Street, Suite 101, Gilbert, AZ, stated that the cell tower on Willow Creek Road will include co-location for three other cell carriers. Mr. Talaske provided overhead views of the 85' stealth cell tower and a visual analysis of cell coverage including historical demand and spectrum growth and other factors such as complaints of dropped calls for the area. He explained how the site was selected based off of that information. Mr. Talaske said that other sites were considered for the cell tower site, but not selected.

   The Commissioners agreed that the cell tower is not as conspicuous as the monopole cell tower. However, not all of the Commissioners agreed that it was not researched as the best available placement in the area. They were also asked if the neighbors showed any concern with the new cell tower. Mr. Worley stated that no public comment was received.

   Mr. Lee, MOTION to approve SUP18-00002, Special Use Permit for the installation of a Cell Tower of a new 85' stealth wireless communication facility including a 85' setback and block, stucco compartment. 2nd, Mr. Nanke. Motion passes 5-2. Mr. Roop and Mr. Mabarak opposed due to height and location.

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.**

   George Worley continued the presentation from the last meeting and stated that the Annexation includes a large piece of property and to rezone the property as well to commercial zoning to match the uses in the request. The rezoning affects the General Plan map which will need to be amended. He said a subdivision plat was also submitted. The applicant has made a few changes to the subdivision plat, mostly minor location of the streets, but a reduction of the number of lots and the change in the size those lots.

   Mike Haywood of Nexus Southwest continued the public hearing from the last meeting. Mr. Haywood presented the Whispering Rock project and provided new details from the last public hearing meeting. He stated that there was a small change in the plans as Mr. Worley described due to interests from the public by providing letters of intent to purchase. Mr. Haywood stated that what you see is the final proposal.

   The Commissioners asked about public comment on the project. Mr. Worley stated that nothing was submitted for this project. The Commissioners discussed the roadway on new plat and how there will be a 90 degree 4-way intersection. On the original plans, a roadway would have to be created with an agreement with Embry Riddle for the roadway to come out of Haas Road. Mr. Haywood also described the agreement with the nearby Church and how they are going to exchange properties for Whispering Rock to get property for the roadway and the Church will get a new parking lot. He said that all the details have not yet been finalized on that.

   The Commissioners then discussed the open space and how much changed from the previous plat. Mr. Haywood stated that the volume of open space has not changed. He said initially we had 25.2%; the new version has 25.1%. The Commissioners also discussed how the uses tie in with the site plan in the future.

   Jon Paladini, City Attorney, stated that the Development Agreement that has been submitted to the Applicant ties in the particulars proposed uses of the project in regards to water. He said that there are performance criteria in the current draft of the types of uses (i.e., hotels, and primarily medical facilities) and the timing of which those uses get developed. The two benefits to the community are the additional medical facilities and assisted living, and the sales tax generation from the commercial uses. In the Business General zoning district, the community benefit would be reduced if the development was

single-family homes. The best benefit would be commercial buildings. The Development Agreement includes language on how to bring water services into the project. The City may defer and re-allocate some or all of the water provided if the Applicant is unable to meet the performance criteria and timelines in the Development Agreement.

Mr. Mabarak, MOTION to approve 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. 2nd, Mr. Marshall. Motion passes 7-0.

Mr. Marshall, MOTION to approve 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. 2nd, Mr. Nanke. Motion passes 7-0.

Mr. Roop, MOTION to approve 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. 2nd, Mr. Mabarak. Motion passes 7-0.

Mr. Marshall, MOTION to approve 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. 2nd, Mr. Nanke. Motion passes 7-0.

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.**

George Worley presented the project and stated that 3rd Gen Enterprises has jointly applied with the City of Prescott to annex the proposed property into the City with the equivalent RE-2 Acre zoning, and to amend the zoning to Industrial General to permit the development of a contractor's storage yard. Mr. Worley said that the Yavapai County zoning for these lots is currently Residential Rural (RCU-2A). He also said that the western corner of the property will be developed, while the remainder of the lot will go undeveloped.

Jason Fann, Owner, stated that the lots will be particularly for commercial uses. He said that Fann Contracting will move their office to the new location and will use it for their yard space as well. He also said it is a great site acquisition for storage and stockpiling.

Mr. Gambogi, MOTION to approve 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. 2nd, Mr. Lee. Motion passes 7-0.

Mr. Marshall, MOTION to approve 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. 2nd, Mr. Nanke. Motion passes 7-0.

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.**

George Worley presented the project and stated that the proposed rezoning is to permit Phase one would create 40 single-family lots taking access from a looped street with both ends intersecting with Bradshaw Drive. Phase two would contain 11 units, townhouse lots in three groups. Mr. Worley said that back in the 1980s, the property was designed for a hotel and resort center, however lack of proper access to the site and limited water and sewer utilities prevented construction and the property was vacant for a long time.

He said that a Minor General Plan amendment was also requested that accompanies the rezoning to make the zoning compatible. The majority of the property is currently zoned Business General with restrictions that prohibit residential development. The rezoning request is for SF-6 over the entire site. 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. He said the Bradshaw Drive at that location is steep, with changes in the terrain and has severe curves. A traffic safety analysis will be completed before consideration and action on a preliminary plat. Mr. Worley stated that considerable public comment was received including the difficult driving conditions due to the narrow road on Bradshaw Drive approaching and in the curved section. Also, proposed density and zoning were a common concern. Mr. Worley stated that this project is being presented to the Commission for consideration of the preliminary review of the project's layout and function.

The Commissioners discussed the project further and had questions regarding engineering. Mr. Worley stated that this project has gone through our Pre-application Conference process

that includes a preliminary discussion of engineering of the project. Also, an engineering review will take place on the Preliminary Plat, as well as, the Final Plat. A high level of engineering review, including water and sewer reports, traffic analysis, and others takes place before the Final Plat is approved. The Commissioners also commented on the lot sizes and that reducing the lots to 6,000 feet completely changes the complexion of the subdivision.

Davin Benner, Granite Basin Engineering, 1981 Commerce Center Circle, stated that in 1996 the area was zoned Busies General and an event center was supposed to be constructed. The surrounding land use and based on the topography, he said that they felt that a mass-graded subdivision was prudent and that is why the lots are so small which is permitted within the zoning. It was called DQ Hill. He said the project will be split in two phases. He also said that they are sensitive to the surrounding properties and their views. He plans to cut down the new properties so views will not be obstructed.

Jean Wilcox, Manzanita Village resident, stated that she submitted a letter that summarizes her point of view. She asked if all the Commissioners visited the site. She said that the road has a hair-pinned curve, 15 MPH, no shoulders, and one little pull-out and said it is a very dangerous road. A school bus goes up the hill two times a day. She said that she is pleased that most of the Commissioners feel that the proposed zoning is too dense for this site. The access points on Bradshaw need to be looked at carefully for the site distance. The only appropriate access point is on the long stretch of Bradshaw. Two access points could be problematic, as well as, cuts and fills. She said that the site distance is non-existent on that road and you can't tell if someone is coming at you. The site is just not appropriate for this kind of density. Ms. Wilcox gave Tenney Homestead as an example of a good subdivision design where the roof-tops blend into the hillside.

Gary Palmer, new resident on Point of View, stated if any homes are built toward Thumb Butte, he loses his view to the mountain. He said that his concern is traffic and safety. He said the road that is being proposed is so narrow that the line inside the lane is 10 feet and the minuim average in Arizona is 12 feet, and no one drives the posted speed limit. Mr. Palmer discussed the access road and how residents can't turn left so there will be more traffic on Bradshaw. He provided a visual analysis of the access road. Mr. Palmer described the road and said that due to the knoll in the road before the turn, it is difficult to see oncoming cars and there is little time to make the turn.

Richard Claire, 268 Point of View, provided a photo of the curve in the road on Bradshaw Drive. He stated that his property line is approximately 20 feet from the proposed home and fence which will obstruct his view of Thumb Butte.

Davin Benner stated that east line of the subdivision will be cut down up to 10-15 feet and will not be at grade. He said that we (Granite Basin) are sensitive to the neighbor's concerns and that we are willing to setback the homes more to help with retaining their views as long as the products are able to be built. He said that they are also willing to put up some screening. He said the whole purpose of today's meeting is to solicit feedback and include those comments into the site plan. He said this is the beginning stages. Mr. Benner said that he disagrees that the home prices will go down if this subdivision goes in. He said that we are aware of the hair-pin turn and the narrow roadway. We could propose to widen the road to Gurley Street for everyone that uses it, however, it is not a wise use of private funds and does not want to be solely responsible for that. Mr. Benner stated that he is aware that there is a site distance issue on the road. He reminded everyone that it is a 90

degree turn and that he doesn't design roads for drunk drivers, and that is what gives neighborhoods character. Mr. Benner said that he hasn't seen the public comment letters and would like to read them and address their concerns.

Barney Blashhill, Point of View Resident, asked if there a requirement for square footage of each lot, is there a requirement for square footage of the buildings, what is the height restriction of the buildings, and what are the building setbacks?

Jeffrey Zucker, 292 Jacob Lane, stated that he is the founder of Manzanita Village. He said that they planned for 12 acres of cluster residences and eight acres of open space. He said he understands market demand changes things and the property owner has a right to develop. He said that there has to be a sensitive approach and a safer approach in the subdivision design. He offered to sit down with Mr. Benner and go over the plans.

Dave Phillips, 319 Buckingham Place, stated that his background is 30+ years in real estate in southern California. He described the road in rush-hour peak (5:00pm), and said that if there are too many cars back-up to turn on a specific corner, there will be many traffic accidents. He asked if they added the townhomes, would the City require an HOA to maintain the egress points?

John Olson,302 Double D Drive, stated that he submitted a letter to the Commission. He said that he would like confirmation of a mass-grading for the high density development. In other Prescott areas, the dirt that is moved is for pads and driveways and the hillside remains natural. He said he would like to see that for this project as well.

Ron Bathgate, 431 Hillcrest Drive, he said that the Hillcrest road is deteriorating at a rapid rate and there has been an increase in traffic. We have 6-8 children in the area and cars tend to drive fast down the road. The traffic will increase to avoid the hair-pin turn on Bradshaw and avoid the Gurley Street light. He suggested removing one of the townhomes and cut into the bank to remove the hair-pin corner.

The Commissioners discussed providing the applicant with what they feel is an appropriate zoning (units per acre) and an idea of the type of construction on the site in order for the applicant to base their plans upon. They all felt that a rendering of the building plans would be more than the Commission needed to review and therefore, did not ask Granite Basin to provide that level of detail.

CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 31, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Proposed rezoning to Single-family SF-6 and a Minor General Plan Amendment for Prescott View, a Single-family 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	
Planning Manager:	George Worley	5/24/18
Community Planner:		

Update

The applicant has provided a modified conceptual lot layout for the site. It has been the usual practice of the Planning and Zoning Commission to consider conceptual lot layouts or site plans in association with requests for rezoning of property. Planning and Zoning Commission action on this request is limited to the General Plan Amendment and the rezoning request. While the lot layout can be considered in the decision-making process, the Commission is not tasked with approval of the layout at this time. A future application and review of a preliminary plat is required.

Specific changes to the layout include the removal of the Phase 2 townhome lots (this reduces the units per acre density), enlargement of the northern lots to reduce grading into the steep slope, reduction of the number of lots from 40 to 37, and a proposal to make the internal loop road one-way to reduce the impact of multiple access points on Bradshaw Drive.

Item Summary

The proposed rezoning is to permit the development of a single-family residential subdivision with 37 single-family lots. The majority of the property is currently zoned BG with restrictions that prohibit residential development and the remainder is zoned SF-9. 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

AGENDA ITEM: Proposed rezoning to Single-family SF-6 and a Minor General Plan Amendment for Prescott View, a Single-family 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).

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 to the General Plan and allows for an amendment to be made to the General Plan.

A subdivision plat is not part of this application; however the applicant has provided a draft for consideration along with the rezoning. Phase 1 would create 37 single-family lots taking access from a looped street with both ends intersecting with Bradshaw Drive. The lots will range in size from 6,035 square feet to 19,137 square feet. The larger lots along the north side of the site contain substantial slopes with a proposed slope easement. The setbacks are 15 feet front, 20 feet rear and 5 feet side for lots 1 through 15 and standard for the SF-6 district at 20 feet front and rear, 5 feet for the sides and 10 feet on the corner sides of those lots adjoining Bradshaw Drive.

Bradshaw Drive at the site is steep and has severe curves. A thorough traffic safety analysis will be required before any Commission 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 SF-6 district density and zoning are also a common concern in the correspondence.

Attachments

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

AGENDA ITEM: Proposed rezoning to Single-family SF-6 and a Minor General Plan Amendment for Prescott View, a Single-family 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).

Recommended Action: by separate motions MOVE to recommend Approval/Denial of

1) General Plan amendment GNP18-00001;

2) Rezoning PLN18-00008.

Attachment 1 - Aerial Location Map

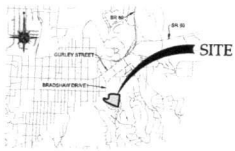
Attachment 2 - General Plan Land Use Designation
Med-High Density Res
Commercial
Subject Site
Low-Medium Density Res
Med-High Density Res
Recreation/Open Space

Attachment 3 - Surrounding Prescott Zoning
RHONDA DR
MF
SF-12
BG
SF-9 (PAD)
SF-9
SF-35
MF-H
RS
BENJAMIN DR
BRADSHAW DR
HILLCREST DR

SITE PLAN
PRESCOTT VIEW

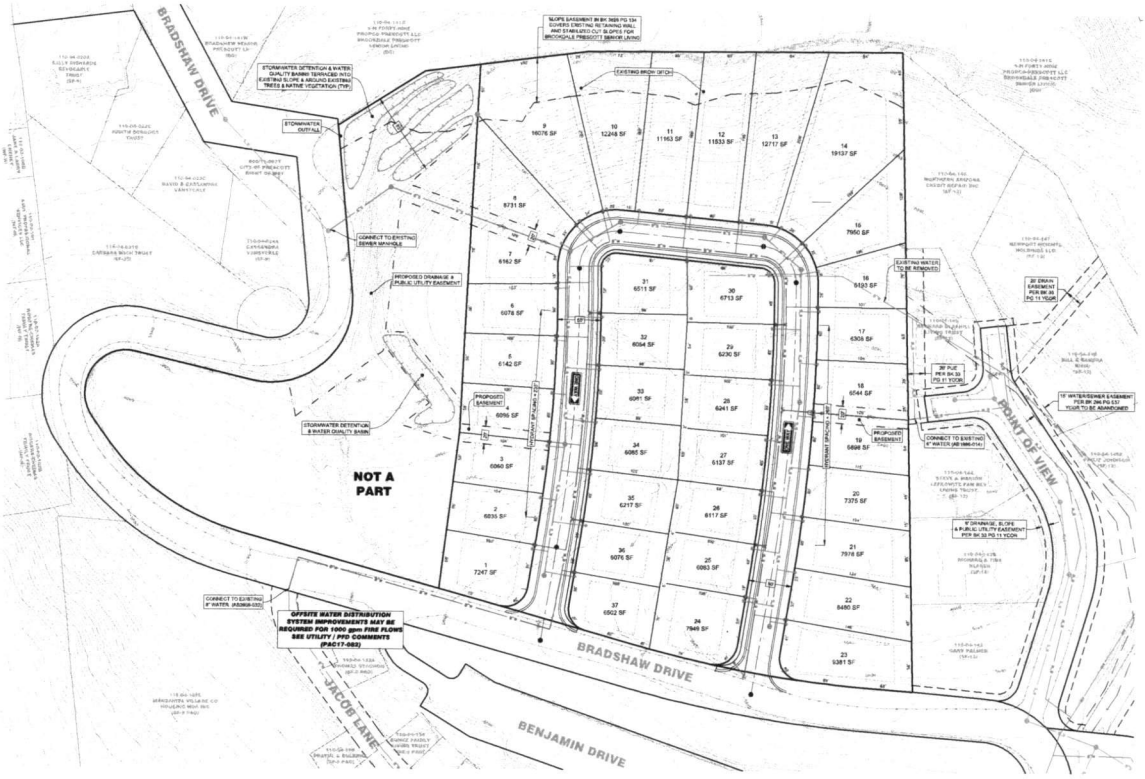
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PHASE 1 - (37) SF-6 LOTS ON 8.03 ACRES

PARCELS 110-04-031C & 110-04-141J
LOCATED IN SECTION 3, TOWNSHIP 13N, RANGE 2W
GILA AND SALT RIVER MERIDIAN
YAVAPAI COUNTY
CITY OF PRESCOTT, ARIZONA



VICINITY MAP
SCALE: 1" = 1/2 MILE

SITE PLAN
SCALE: 1" = 50'



SITE PLAN NOTES:
1. THIS PLAN DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY.
2. COORDINATION WITH UTILITIES SHALL BE DONE IN ACCORDANCE WITH CITY OF PRESCOTT GENERAL ENGINEERING REQUIREMENTS.
3. ONLY UTILITY PROVIDERS MUST BE CONSULTED WITH FOR RELOCATION OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS.
4. BASIS OF BEARINGS IS GRID NORTH AS DERIVED FROM GPS FOR INFORMATION PURPOSES ONLY. HORIZONTAL LOCATIONS ARE BASED ON BLUESTAKE AS-BUILT DATA WITH ELEVATIONS APPROXIMATED FROM CONTOURS. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
5. GRADING SHALL BE DONE IN ACCORDANCE WITH CITY OF PRESCOTT GENERAL ENGINEERING REQUIREMENTS.
6. REMOVAL OR ABANDONMENT OF EXISTING WATER UTILITIES SHALL BE DONE IN ACCORDANCE WITH CITY OF PRESCOTT GENERAL ENGINEERING REQUIREMENTS. TEMPORARY TCP LINES SHALL BE DONE AS REQUIRED TO MAINTAIN SERVICE TO AFFECTED RESIDENTS.
7. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PRESCOTT GENERAL ENGINEERING STANDARDS.

PROPERTY INFORMATION	
SUB ASSEMBLY	LAND DIVISION
APN	110-04-031C & 110-04-141J
ZONING	SF-6
CURRENT USE	UNDEVELOPED
ZONING	PROPOSED: BUSINESS, "A" YEAR REGULATION (1910-1944) (BRADSHAW DRIVE)
	PROPOSED: SF-6 (SINGLE FAMILY RESIDENTIAL 6,000 SF MINIMUM LOT)
GENERAL PLAN	EXISTING: COMMERCIAL
	PROPOSED: LOW RESIDENTIAL (3.5 DWELLING UNITS PER ACRE)

PROJECT INFORMATION		
PROJECT NAME	PRESCOTT VIEW	
PROJECT TYPE	SINGLE FAMILY RESIDENTIAL SUBDIVISION (SF-6)	
PROPOSED LOT SIZE	LOTS 1 - 24 (20' FRONT / 20' REAR / 5' SIDE)	
	LOTS 25 - 37 (15' FRONT / 20' REAR / 5' SIDE)	
PROPOSED DENSITY	4.6 UNITS/ACRE	8.0 DWELLING UNITS PER ACRE
LOT COVERAGE	50%	3,000 SF
BUILDING TYPE	LOTS 1 - 24 (SPLIT LEVEL WITH BUILT OUT BASEMENT)	
	LOTS 25 - 37 (SINGLE STORY)	
BUILDING HEIGHT	35'	25,000 SF
BUILDING GRADING LIMIT	APPROX 2.5%	

ENGINEERING DATA		
WATER DEMAND	FIRE FLOW	1,500 GPM (2-HR DURATION)
	RESIDENTIAL @ 223 G/D/D = 5,211 GPD	21.0% 82.0%
SEWER GENERATION	RESIDENTIAL @ 567 G/D/D = 6,268 GPD	49.5% 50.5%
HIGH GENERATION	SINGLE FAMILY HOUSING UNIT (CDSM 2120)	
	MEDIAN AMPT = 8hr 18min	
	PEAK/DAY HOUR = 5Y 15min	

REVISIONS			
NO	DESCRIPTION	DATE	BY

☐	FOR REVIEW ONLY
☐	FOR BID ONLY
☐	FOR APPROVAL ONLY
☐	FOR RECORDING ONLY
☐	FOR CONSTRUCTION ONLY
☐	FOR AS-BUILT ONLY

Call Two Working Days Before You Dig
1-800-782-5348
(NON-MEMBER AGENCY UTILITIES)

GRANITE BASIN ENGINEERING, PLLC
1991 Commerce Center Circle
Prescott, AZ 86301
(928) 445-5515

BEAR CREEK HOLDINGS, LLC
7407 EAST ADOBE AVE, PRESCOTT VALLEY, ARIZONA 86314

PRESCOTT VIEW
PARCELS 110-04-031C & 110-04-141J
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

JOB	17021
DATE	12/12/2018
SCALE	1" = 50'
DRAWN	TL
ENGINEER	TL
CHECKED	BW

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SHEET 1 OF 2

PLOTTED: May 23, 2019 - 10:43am
FILE: J:\Projects\2017\17021\CAD\PLOT\17021 Prescott View Revised Site Plan.dwg, ANSI B (11.00 x 17.00)