

PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 26, 2018
9:00 AM**

**COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its Regular Meeting to be held on **THURSDAY, JULY 26, 2018, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

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 31, 2018 Meeting Minutes
2. RVP18-016, Revision of Plat of Willow Creek Heights to divide the parcel into two lots. Zoning: Single-family 35 (SF-35); APN: 106-20-026; Property Owner: Grimmett Family Revocable Trust; Location: 715 N Lakeview Drive
3. SIG18-001, Comprehensive Sign Plan for Yavapai Regional Medical Center. Zoning: Business General (BG); APNs: 116-19-004F, 116-19-006Z, 116-19-004G, and 116-19-003E; Location: 1003 Willow Creek Road

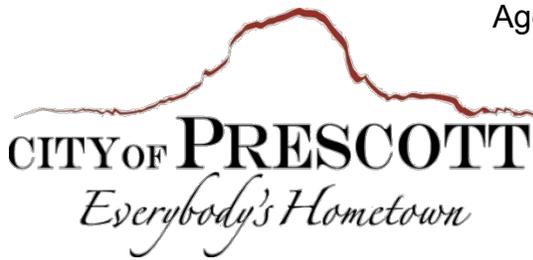
IV. ADJOURNMENT

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 July 20, 2018 at 5:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org.



**PLANNING & ZONING COMMISSION
PUBLIC HEARING
MAY 31, 2018
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on MAY 31, 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.

II. ATTENDANCE

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

III. REGULAR AGENDA ITEM

1. Approval of the May 10, 2018, Meeting Minutes.

Mr. Lee, MOTION to approve the Meeting Minutes May 10, 2018. 2nd, Mr. Marshall. Motion passes 7-0.

IV. PUBLIC HEARING ITEMS

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.

George Worley gave an update to the Prescott View General Plan and Rezoning projects. He said that 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. Mr. Worley stated that 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. Mr. Worley went into the specific changes to the

layout, to include the following: the removal of the Phase 2 townhome lots that 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.

Earl Kepler, 274 Jacob Lane, stated that he would like to see the City to obtain the property and turn it into a park.

Connie Barnett, lives across from Manzanita Village, asked how did they come up with single-family 9. The ratio of undeveloped land in Manzanita Village to the developed land is approximately 50/50. When people buy into Manzanita Village, they buy with the understanding that they own the lot and have partial ownership in the common lot, also the garden, plaza, and the trails. She said that she encourages nothing less than single-family 12 so it fits into the terrain.

Dan Buchege, 209 Jacob Lane, said that he has concerns with storm drains and the mud that accumulates when there is a lot of rain. He said that he also has concerns with parking and that there will not be enough parking and people will have to park on the streets.

Mary Kelley, 594 Sycamore Canyon, said that she is concerned with the water issues. She asked how the project will comply with the proposed water policy. Mr. Worley answered the question stating that there will be a subdivision plat and City Council will consider the plat with all the information available on the water issue.

Gary Palmer, 280 Point of View, provided a comparison of the homes in the area versus the proposed homes on the projector. He asked if single-family 6 is the right fit in this community. Mr. Palmer said that Mr. Benner stated in our first meeting that he is sensitive to the neighbor's views. He said when he heard that, he was encouraged. However, the new plans do not show that he is considering our viewsheds.

Jeffery Zucker, 292 Jacob Lane, stated that he happy to see the townhomes eliminated on the curve of the plans. He asked if they will permanently be removed from the plans and be open space or will there be townhomes there in the future. He also asked if there is any thought to having a stop sign the exit of that [Benjamin Road] road that has no guard rail. He said that he liked the one-way road idea. Mr. Zucker asked if this project will be mass-graded and how does it relate to the houses on the right-hand side. He also asked if there has been consideration to an emergency crash gate off of Point of View.

Davin Benner stated that he would answer a few of the comments. He said that he would like to remind everyone that this is a rezoning request and we are not too far into the details yet. The homes will have a maximum building height of 35 feet, they are single-level ground homes, and will be a modest 1600-2200 square feet in size. Mr. Benner said in regards to the area where the townhomes are removed, the owner will decide what he wants to do with that area whether it be the townhomes or open space. Mr. Benner commented on Mr. Zucker's questions. He said regarding mass-grading, we are limited to 12% grade and only go so high within the limits of the City standards. He said on the east side, the base will be cut down 8 to 12 feet and will be below the line of sight. He said regarding the emergency access, the owner would need to allow for that. Mr. Brenner said that we did pull the townhomes from the plans due to the public's concern. Mr. Brenner discussed the curve on Bradshaw Drive. He said that he feels the one-way traffic will fix that issue and that he doesn't feel it is the owner's sole responsibility. He said that he welcomes anyone to review the plans.

The Commissioners discussed the comments that were made. They felt that even though it is a rezoning request, it is also a potential site plan that will help determine what that zoning might look like. Most of the commissioners felt that the area should be a lot less dense and to be able to enjoy the views.

Davin Benner asked the Commissioners to look at the map and he said it is mostly multi-family medium zoning surrounding the area. He said that the request is consistent with the surrounding areas and the view will not be different if the zoning is single-family 6 or single family 18. He said that if it is zoned single-family 18, the project should be dropped and a resort put in because the price point will not "pencil out." People are not willing to pay a 1,000,000 for a lot.

Luther Karaxberger, 1555 Rycosa Drive, Phoenix, asked the Commissioners how it is zoned currently, how many units could there be. He asked could you put a 300 unit hotel or rehab facility there. George Worley and the Commissioners agreed, yes, a hotel is an allowable use, subject to all requirements. Mr. Luther stated that in his opinion, single-family 6 is a downward direction in density. He said that he is sure none of you want a 300 unit facility in that location.

Gary Palmer stated that what Mr. Luther just said is all hypothetical. He said there has been discussion of other uses in the area.

Mr. Mabarak, MOTION to deny PLN18-00008, Prescott View Rezoning to rezone 10.89 acres to permit a residential single-family development at Bradshaw Drive and Benjamin Drive and suggest the applicant consider single-family 18. 2nd, Mr. Marshall.

Mr. Roop stated that we should not leave the determination of zoning up to the applicant. We should be clear of the zoning district we want to see. Mr. Roop asked if Mr. Mabarak could amend his motion to read, motion to deny PLN18-00008, and request that the Council recommend a lower density zoning to the applicant appropriate to single-family 18.

Mr. Lee said that he is not in a position today to make a zoning recommendation, but clearly against single-family 6. We need to request the applicant to a resubmit with a new zoning request. Mr. Mabarak said that he would be willing to redact the portion of single-family 18 from the motion.

MOTION passes 6-1. Mr. Roop opposes.

The Commission decided not to vote on the General Plan since it coincides with the zoning request.

III. ADJOURNMENT

Chairman adjourned the meeting at 10:20 a.m.



Darla Eastman,
Recording Secretary

George Sheats, Chairman



PLANNING & ZONING COMMISSION

MEETING DATE: 7/26/18

DEPARTMENT: Community Development

AGENDA ITEM: RVP18-016, Revision of Plat of Willow Creek Heights to divide the parcel into two lots. Zoning: Single-Family 35; APN: 106-20-026; Property Owner: Grimmatt Family Revocable Trust

Approved By:

Date:

Director:		
Planning Manger: George Worley	<i>GW</i>	7/20/18
Community Planner:		

Item Summary

The purpose of this Revision of Plat is to divide Lot 16 into two new lots of the south eastern portion of the Willow Creek Heights subdivision (Attachment 1). The new northern Lot (16R1) will have a total of 56,811 square feet or 1.304 acres; and the southern Lot (16R2) will have a total of 51,928 square feet or 1.912 acres. Both of the lots exceed the minimum lot size requirements for the SF-35 zoning district.

Lot 16R2 will include a new 27 foot wide flagpole connection to Lakeview Drive with an ingress/egress and utility easement. (Attachment 2). Future development activity will be subject to the zoning district standards in which it is located. No portion of this revision of plat falls within a designated flood plain.

Background

Per Article 9, Section 9.10.5C of the Land Development Code, the Revision of Plat process requiring Council action is necessary since the project increases the number of lots within the Willow Creek Heights subdivision.

Attachments

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

Recommended Action: MOVE to recommend approval of RVP18-016.

Attachment 3 - Aerial Location Map

Willow Creek Road

Property Site



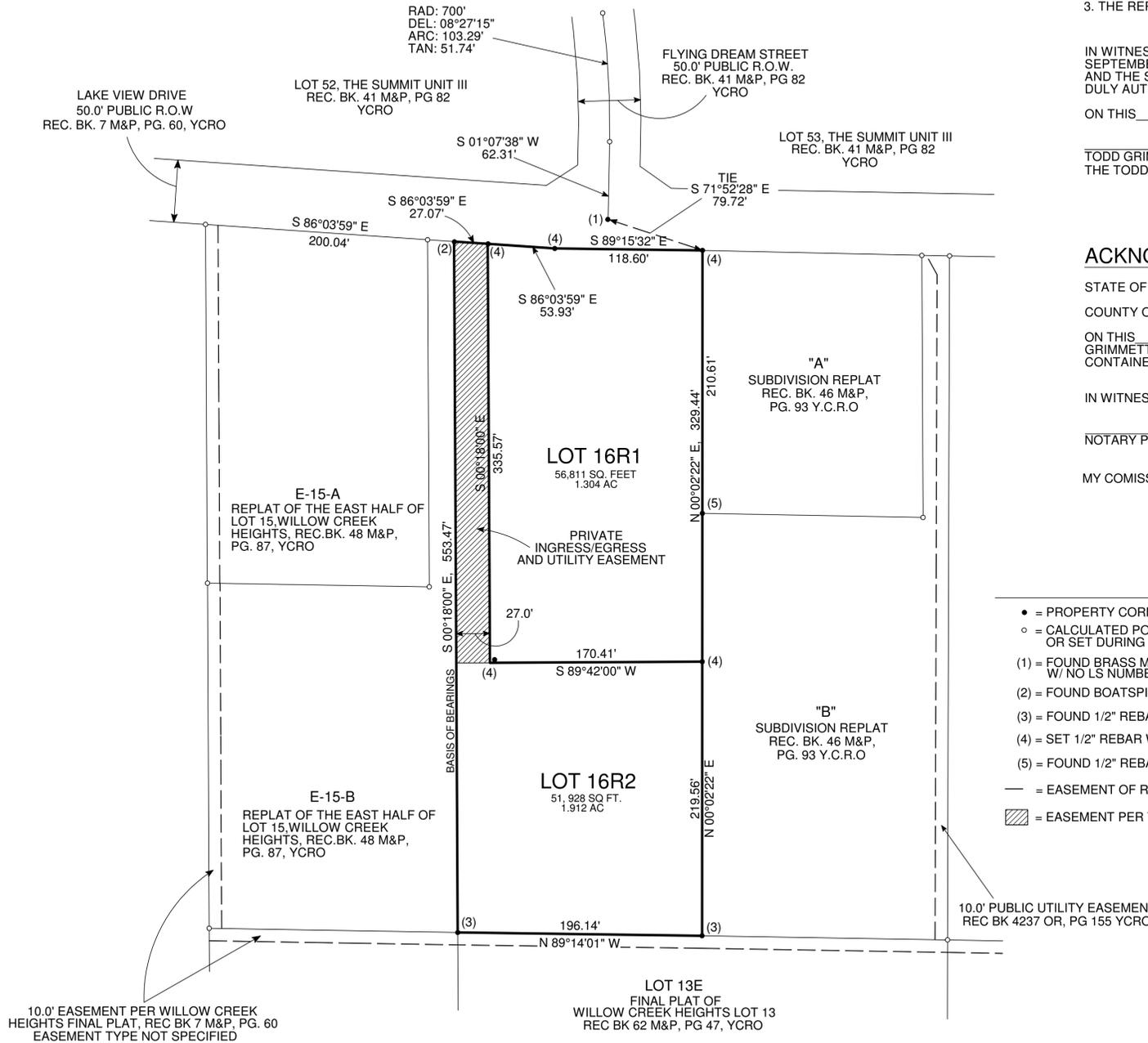
REVISION OF PLAT

THE WEST HALF OF LOT 16,
WILLOW CREEK HEIGHTS

ORIGINALLY RECORDED IN BOOK 7 OF MAPS AND PLATS, PAGE 60
RECORDS OF YAVAPAI COUNTY

LOCATED IN

SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST G&SRB&M
YAVAPAI COUNTY, ARIZONA



DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE TODD GRIMMETT FAMILY REVOCABLE TRUST OF 2007, DATED SEPTEMBER 18, 2007, AS SOLE OWNER OF THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YAVAPAI COUNTY, ARIZONA, RECORDED IN BOOK 7 OF MAPS AND PLATS, PAGE 60, LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, HAVE REPLATTED UNDER THE NAME "REVISION OF PLAT, THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS" AND HEREBY PUBLISH THIS PLAT AS AND FOR A "REVISION OF PLAT, THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS" AND HEREBY DECLARE THAT:

1. THE WEST HALF OF LOT 16 SHALL BE DIVIDED INTO 2 LOTS AS SHOWN HEREON
2. THE REPLATTED LOTS ARE SUBJECT TO ALL MATTERS AS MAY BE CURRENTLY OF RECORD AFFECTING THE ORIGINAL LOT
3. THE REPLATTED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOTS 16R1 AND 16R2

IN WITNESS WHEREOF, THE TODD GRIMMETT FAMILY REVOCABLE TRUST OF 2007, DATED SEPTEMBER 18, 2007, HAS CAUSED THE NAME OF THE COMPANY TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF TODD GRIMMETT, TRUSTEE, BEING DULY AUTHORIZED TO SO DO,

ON THIS _____ DAY OF _____, 2018.

TODD GRIMMETT
THE TODD GRIMMETT FAMILY REVOCABLE TRUST OF 2007

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF YAVAPAI) SS

ON THIS _____ DAY OF _____, 2018, DID PERSONALLY APPEAR TODD GRIMMETT WHO EXECUTED THE FOREGOING INSTRUMENT, FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LEGEND

- = PROPERTY CORNER AS NOTED
- = CALCULATED POSITION, NOTHING FOUND OR SET DURING THIS SURVEY
- (1) = FOUND BRASS MONUMENT IN HAND HOLE W/ NO LS NUMBER
- (2) = FOUND BOATSPIKE W/ NO CAP OR TAG
- (3) = FOUND 1/2" REBAR W/ CAP LS 12005
- (4) = SET 1/2" REBAR W/ CAP LS 13941
- (5) = FOUND 1/2" REBAR LS 27738
- = EASEMENT OF RECORD AS NOTED
- ▨ = EASEMENT PER THIS PLAT
- Y.C.R.O = YAVAPAI COUNTY RECORDER'S OFFICE
- BK. = BOOK
- PG. = PAGE
- M&P = MAPS AND PLATS
- SQ = SQUARE
- AC = ACRES
- OR = ORIGINAL RECORDS
- DEL: = DELTA
- ARC = ARC LENGTH
- RAD: = RADIUS
- TAN: = TANGENT DISTANCE

DEED RESTRICTIONS

THE REVISED LOTS SHOWN HEREON ARE SUBJECT TO ALL DEED RESTRICTIONS APPLICABLE TO THE ORIGINAL LOT.

DOCUMENTS USED

SUBDIVISION REPLAT REC. BK. 46 M&P, PG. 93 Y.C.R.O
REPLAT OF THE EAST HALF OF LOT 15, WILLOW CREEK HEIGHTS, REC. BK. 48 M&P, PG. 87, YCRO

FINAL PLAT WILLOW CREEK HEIGHTS REC. BK. 7 M&P, PG. 60 Y.C.R.O.

GEODETTIC (HORIZONTAL) DATUM: NORTH AMERICAN DATUM OF 1983 (1992), (NAD83 (1992))
COORDINATE SYSTEM: ARIZONA COORDINATE SYSTEM (STATE PLANE), ZONE: CENTRAL (0202)

CITY OF PRESCOTT COORDINATE SYSTEM (COPCS) - CONVERSION FROM STATE PLANE
COPCS NORTHING = (STATE PLANE NORTHING X 1.000329975) - 701,456.0090
COPCS EASTING = (STATE PLANE EASTING X 1.000329975) + 69,457.2499
STATE PLANE -- CONVERSION FROM CITY OF PRESCOTT COORDINATE SYSTEM
STATE PLANE NORTHING = (COPCS NORTHING + 701,456.0090) X 0.999670134
STATE PLANE EASTING = (COPCS EASTING - 69,457.2499) X 0.999670134

APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT ON THIS _____ DAY OF _____, 2018

MAYOR _____

CLERK _____

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF PRESCOTT ON THIS _____ DAY OF _____, 2018.

COMMUNITY DEVELOPMENT DIRECTOR _____

APPROVED BY THE CITY ENGINEER OF THE CITY OF PRESCOTT ON THIS _____ DAY OF _____, 2018.

CITY ENGINEER _____

COMPLIANCE

THIS PLAT IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CODES ESTABLISHED AND ADOPTED BY THE CITY OF PRESCOTT

WATER NOTE

THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION B OF ARS 45-576

ZONING

ALL CONSTRUCTION SHALL COMPLY WITH CITY CODES AND SETBACK DIMENSIONS PER SF-35 ZONING

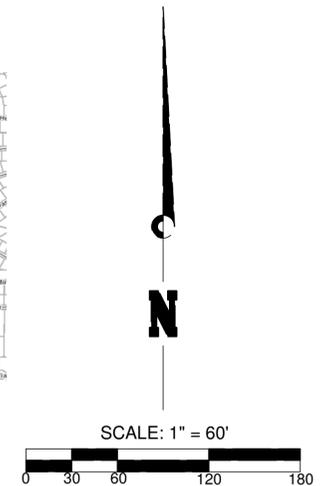
FLOOD PLAIN

THIS AREA IS LISTED ON FIMA FIRM PANEL 04025C205H. NO PORTION OF THIS REVISION OF PLAT FALLS WITHIN A DESIGNATED FLOOD PLAIN

VICINITY MAP



THIS SITE



CERTIFICATION

I, G. MICHAEL HAYWOOD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, LICENSE NUMBER 13941, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND; THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF MAY, 2018; THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST; THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

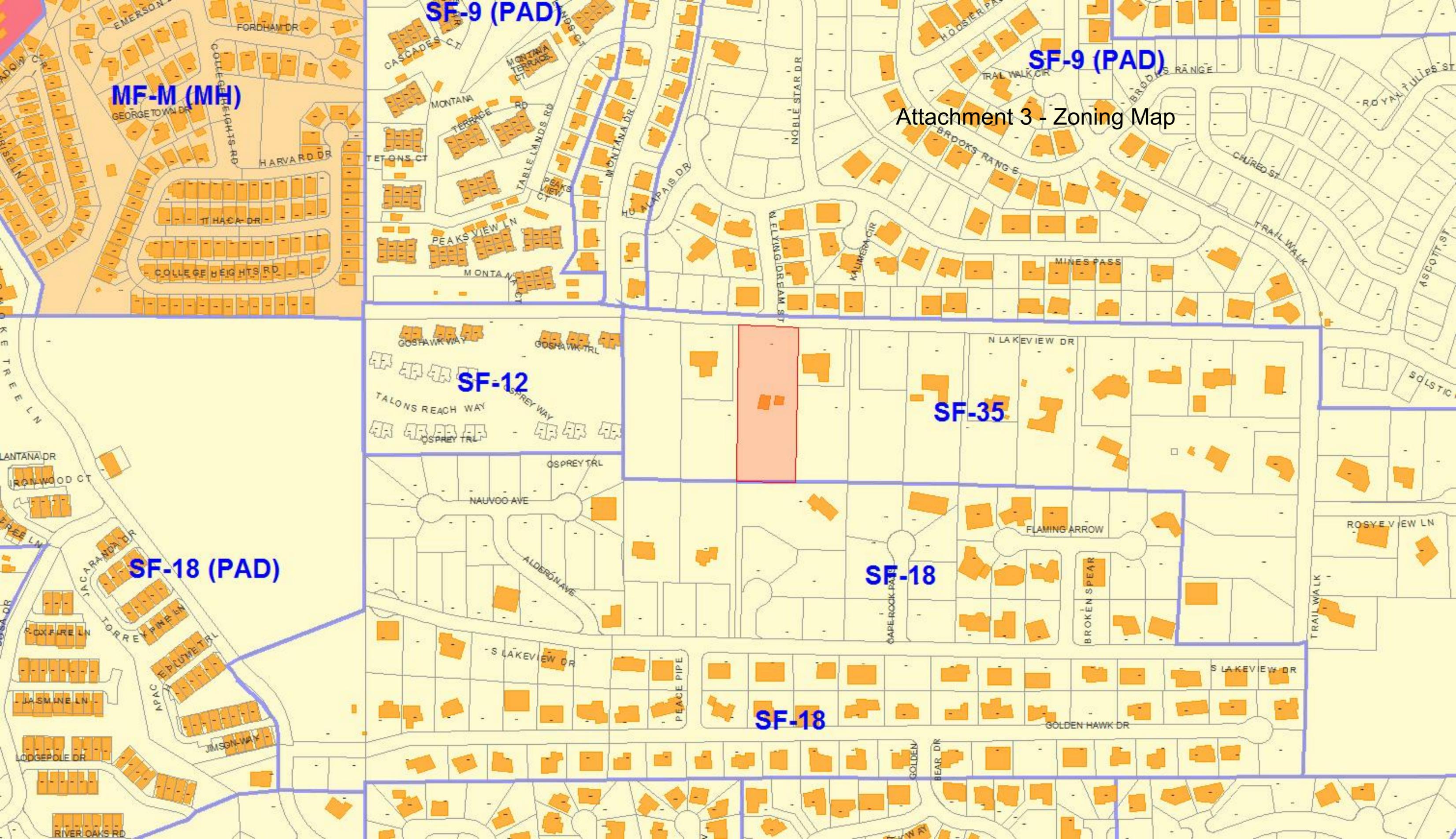


G. MICHAEL HAYWOOD, RLS 13941

RECORDED AT THE REQUEST OF
THE CITY OF PRESCOTT

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

JOB NO: 18-131	DRW: AMH
CLIENT: GRIMMETT	5/14/18
CREW: RR/ CM	CHK: GMH
SCALE: 1" = 60'	5/14/18



SF-9 (PAD)

SF-9 (PAD)

MF-M (MH)

Attachment 3 - Zoning Map

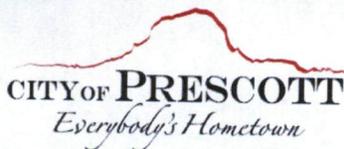
SF-12

SF-35

SF-18 (PAD)

SF-18

SF-18



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: July 26, 2018

DEPARTMENT: Community Development

AGENDA ITEM: SIG18-001, Comprehensive Sign Plan for Yavapai Regional Medical Center. Zoning: Business General (BG); APNs: 116-19-004F, 116-19-006Z, 116-19-004G, and 116-19-003E; Location: 1003 Willow Creek Road

Approved By:

Date:

Director:		
Planning Manager:	George Worley <i>GW</i>	7/20/18
Community Planner:	Katie Peterson <i>KP</i>	7/20/18

Summary

The Yavapai Regional Medical Center has requested a Comprehensive Sign Plan that would encompass replacement of existing signs, installation of new signs, and future sign square footage allowance for three upcoming, capital improvement projects, constructed in phases on the same site.

The Yavapai Regional Medical Center is currently comprised of multiple medical and related buildings and parking areas on several parcels, with wall and freestanding signs. Additional buildings and parking areas planned for the future will need additional signs. The medical center has street frontage on four different streets: Division Street, Whipple Street, Willow Creek Road, and Ainsworth Drive, with vehicular access from each side. Sign sizes and design vary by type.

Proposed Comprehensive Sign Plan

The proposed Comprehensive Sign Plan includes upgrading existing wall and freestanding signs and a total square footage allowance for future signs. The monument sign upgrade proposal includes replacement of 5 existing monument signs, with new signs in the same locations as the existing signs. Each of the monument signs is limited to 12 feet in height, which is the maximum allowed by the Land Development Code. The freestanding signs include monument signs and other ground-mounted signs with varied sizes, with a maximum of 50 square feet each.

Overall, the proposed Comprehensive Sign Plan for existing buildings and parking areas includes a total of 13 building, directional, and service identification wall signs, numbered 1-13; and 11 identification and directional monument signs, numbered 14-24 on the Site Plan. New signs are proposed to have opaque background with internal illumination and all-aluminum construction with aluminum faces consisting of cut-out letter backed up with acrylic with letters, illuminated only at night.

AGENDA ITEM: SIG18-001, Comprehensive Sign Plan for Yavapai Regional Medical Center. Zoning: Business General (BG); APNs: 116-19-004F, 116-19-006Z, 116-19-004G, and 116-19-003E; Location: 1003 Willow Creek Road

The total wall sign area proposed is 957.83 square feet for existing wall signs and 349.92 for monument/freestanding signs. Additionally, the proposal includes 600 square feet of sign area for future wall and monument signs. The total square footage proposed for existing, proposed, and future signs on this site is 1907.75.

Wall Signs

As specified on the Site Plan, the proposed 13 wall signs on 4 existing buildings include:

- 1 (318 square feet) and 8 (220.5 square feet) are the Yavapai Regional Medical Center identification signs.
- 2, 3, 4, 6 and 7 are entrance (16 square feet), emergency (one at 16 square feet, one at 24 square feet) and ambulance (12.16 square feet each) signs.
- 5 is the red ribbon (105 square feet), symbolic of breast cancer awareness.
- 9-13 are specialty service building and entrance identification signs for Prescott Outpatient Surgical Center (20 square feet), Yavapai Cardiac Surgery (9.75 square feet), The James Family Heart Center at YRMC West (80.82 square feet), YRMC Wellness Center Physical Rehab and Pendleton Center (91 square feet), and the Prescott Medical Imaging building (29.75 square feet).

Freestanding Signs

The Site Plan shows 11 monument signs (numbered 14-24), including 5 replacement signs, distributed throughout the site on 4 parcels:

- 14, a replacement internally illuminated, 3-sided monument sign (12' high and 6' 9 1/2" wide) replacing the existing sign, at the entrance on the southern end of Willow Creek Road.
- 15, a replacement internally illuminated, 2-sided monument sign (12' high and 6' 9 1/2" wide) replacing an existing sign, at the corner of Ainsworth Drive and Willow Creek Road.
- 16, a replacement internally illuminated, 2-sided sign (12' high and 8' 6" wide) replacing the existing sign, at the entrance at Ainsworth Drive.
- 17, a one-sided directional address sign (7' high overall and 4' wide), at the entrance at Ainsworth Drive.
- 18, a two-sided directional sign (4' high overall and 4' wide).
- 19, a two-sided directional sign (4' high overall and 4' wide), at the entrance on the north end of Division Street.
- 20, an address monument sign at the east side of Division Street (12' high overall and 4' wide.)
- 21, an address monument sign at the building entrance of the Wellness Center (6' 8" high overall and 4' wide.)
- 22, a monument sign at the site entrance toward the south end of Division Street.
- 23, a replacement internally illuminated, 2-sided monument sign (12' high and 6' 9 1/2" wide), replacing existing sign at the corner of Whipple Street and Division Street.
- 24, a replacement internally illuminated, 2-sided monument sign (12' high and 6' 9 1/2" wide), replacing existing sign at the entrance on Whipple Street.

AGENDA ITEM: SIG18-001, Comprehensive Sign Plan for Yavapai Regional Medical Center. Zoning: Business General (BG); APNs: 116-19-004F, 116-19-006Z, 116-19-004G, and 116-19-003E; Location: 1003 Willow Creek Road

Future Signs

Additional signs will be needed for three capital improvement projects, upcoming in phases, that encompass 173,000 square feet of building and parking space, as well as future building and parking areas. The proposed Sign Plan includes a 600 square foot allowance for future wall and monument signs for new buildings and parking areas, including:

- “Cath lab 3” (13,000 square feet, with a completion date in 2018);
- A parking structure (50,000 square feet per floor, with 100,000 total square feet, to be completed in 2019);
- “OSB West” (60,000 square feet, to be completed in 2020); and
- Other future buildings and parking areas.

Comprehensive Sign Plan Review Criteria

Per Land Development Code (LDC) section 9.7.4F/Comprehensive Plan Review Criteria, the objective is “an improved design in exchange for a greater number of signs or larger sign face area than otherwise permitted by Sec. 6.12, Signs.”

The intention of this proposed Comprehensive Sign Plan is to ensure a generally consistent appearance of all signs associated with the medical center as signs are upgraded and as future signs are installed. As a medical service use, clearly visible directional and location signs are crucial. The number and sizes of signs proposed exceed what would be allowed by the LDC, with multiple monument signs on each parcel and on each frontage, as well as on the site interior, and with multiple wall signs. Overall, the proposed Comprehensive Sign Plan meets the existing and future needs of the site and complements the design and scale of the medical center. All internally illuminated sign panels and individual letters are subject to the dark sky lighting provisions, including no white or bright background panels.

Attachments

1. Aerial Location Map
2. Proposed Comprehensive Sign Plan

Recommended Action: MOVE to recommend approval of SIG18-001.

SIG18-001
Attachment 4
Aerial Location Map





Electrical & Architectural Signage • Awnings • Fascia • Canopies
Neon • Outdoor Lighting • Flagpoles • Crane Service

STATEWIDE FROM PRESCOTT VALLEY

City of Prescott
201 South Cortez
Prescott, AZ 86302-2077

June 20, 2018

RE: Comprehensive Sign Plan; Yavapai Regional Medical Center

Dear Mr. George Worley:

Yavapai Regional Medical Center has retained Signs Plus to upgrade their exterior monument signage and to assess future signage requirements for three capital improvement projects. As such, Signs Plus has been directed to prepare and submit a Comprehensive Sign Plan (CSP) to the City of Prescott.

This CSP includes a survey of existing wall and existing (or replacement) monument signage on the hospital campus. In addition, it includes future signage allowances for three capital improvement projects.

The monument upgrade project replaces five (5) existing monument signs with five (5) new monument signs, placed in the exact location of the current monuments. Each new monument is limited to 12 feet overall height which is the maximum height for copy on a freestanding signage per the City of Prescott sign ordinance. The replacement monument signage is limited to 50 square feet per monument, which is 18 square feet more than the city sign ordinance allowance of 32 SF per monument.

This CSP also requests 600 SF of future wall or monument signage for three capital improvement projects encompassing 173,000 SF of building or parking space.

The new monument signage superimposed on the digital photos have an opaque background and are of the highest quality to include:

- UL listed LED internal illumination / all aluminum construction.
- The aluminum faces consist of cut out letters backed up with acrylic (only the letters are illuminated at night / the background remains opaque).

Please consider our request in light of the scope and size of this facility. We look forward to presenting our proposal to the Prescott City Council with the support of the city staff.

Thank you,

A handwritten signature in black ink that reads "Dale R. Johnson". The signature is written in a cursive, flowing style.

Dale R. Johnson
President



Electrical & Architectural Signage • Awnings • Fascia • Canopies
Neon • Outdoor Lighting • Flagpoles • Crane Service

STATEWIDE FROM PRESCOTT VALLEY

YRMC Comprehensive Sign Package Inventory

EXISTING WALL SIGNS

Size

1	Yavapai Regional Medical Center	318.50	SF
2	Main Entrance	16.00	SF
3	EMERGENCY	16.00	SF
4	EMERGENCY	26.00	SF
5	Breast Cancer Awareness Ribbon	105.00	SF
6	Ambulance Only	12.16	SF
7	Ambulance Exit	12.16	SF
8	Yavapai Regional Medical Center	220.5	SF
9	Yavapai Cardiac Surgery	9.75	SF
10	Prescott Outpatient Surgery Center	20.19	SF
11	The James Family Heart Center at YRMC West	80.82	SF
12	YRMC Wellness Center Physical Rehab & Pendleton Center	91.00	SF
13	Prescott Medical Imaging A Service of Yavapai Regional Medical Center	29.75	SF

TOTAL SQUARE FEET

957.83 SF

MONUMENTS (*Indicates Replacement Monument)

Size

Height

14	*Main Entrance Monument	47.98	SF	12'
15	*Ainsworth & Willow Creek Monument	47.98	SF	12'
16	*811 – 815 Ainsworth Monument	50.00	SF	12'
17	811 Ainsworth Directional (Prescott Urology/ Doctors)	16.00	SF	7'
18	815 Ainsworth Directional (Physician Care Administration)	8.00	SF	4'
19	815 Ainsworth Directional (Physician Care Administration)	8.00	SF	4'
20	1001 Division Street Monument	32.00	SF	12'
21	930 Division Street Monument – YRMC Wellness Center	32.00	SF	6'-8"
22	930 Directional (YRMC Wellness Center)	12.00	SF	6'-2 1/2"
23	*Prescott Medical Imaging Division Street Monument	47.98	SF	12'
24	*Whipple Street Entrance Monument	47.98	SF	12'

TOTAL SQUARE FEET

349.92 SF

FUTURE SQUARE FOOTAGE ALLOWANCE (Wall or Monument)

600 SF

Cath Lab 3 (13,000 SF Building – to be completed 2018)

Parking Structure (50,000 SF per Floor – 100,000 total – to be completed 2019)

OSB West (60,000 SF – to be completed 2020).

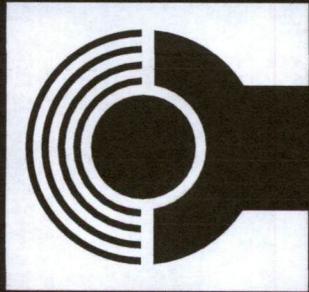
Other future signage needs.

TOTAL SQUARE FEET REQUESTED

1907.75 SF

(928) 772-4070 • Fax (928) 772-7327 • 9200 Valley Rd., Prescott Valley, AZ 86314

ROC #109394 • Bonded • Insured



YAVAPAI REGIONAL MEDICAL CENTER

Comprehensive Sign Plan

06/19/2018

R1-06/20/2018

SIGNS^{PLUS}

Dale Johnson

C - 928.713.8802

O - 623.780.1544

9200 E. Valley Road

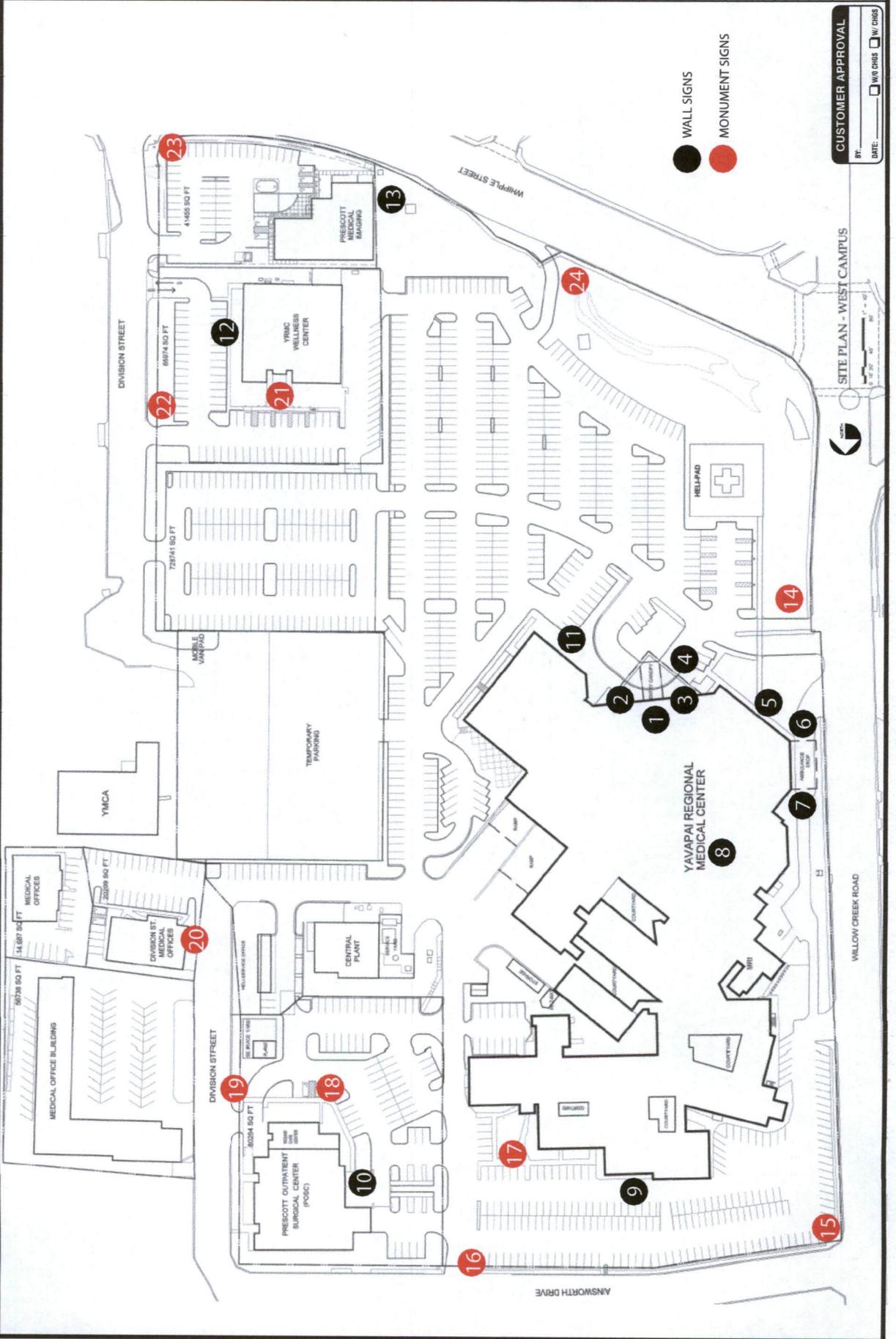
Prescott Valley, AZ 86314

PROJECT: YRMC
LOCATION: 1003 Willow Creek Road Prescott AZ 86301
9200 Valley Rd
Prescott Valley, Arizona
86314
800-257-5095



Account Executive: Dale Johnson
Designer: ALL
Design Number: 2399
DATE: 06/19/2018
SCALE: AS NOTED
REVISIONS: R1-06/20/2018

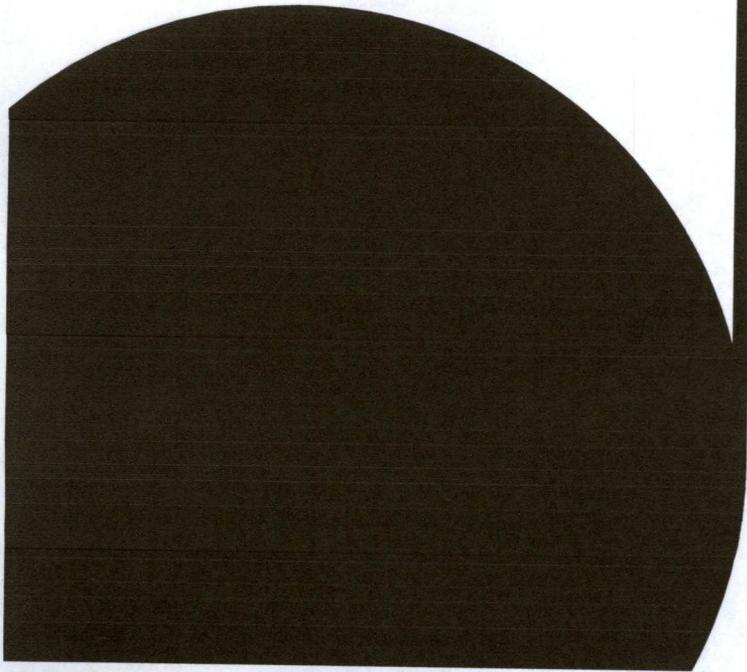
SHEET: 2 of 15



- WALL SIGNS
- MONUMENT SIGNS

CUSTOMER APPROVAL
 BY: _____ DATE: _____
 WALL SIGNS MONUMENT SIGNS

SITE PLAN - WEST CAMPUS
 1" = 40'



WALL SIGNS





1 Sign Overall Size: 3'-6" x 91'-0"
SQFT: 318.5



3 Sign Overall Size: 16" x 12'-0"
SQFT: 16



2 Sign Overall Size: 16" x 12'-0"
SQFT: 16

PROJECT: YRMC
9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095



Account Executive: Dale Johnson
Designer: AL
Design Number: 2399
DATE: 06/19/2018
SCALE: AS NOTED
REVISIONS: R1:06/20/2018

CUSTOMER APPROVAL
BY: _____
DATE: _____

PROJECT: YRMC
 9200 Valley Rd.
 Prescott Valley,
 Arizona
 86314
 800-257-5095
 LOCATION: 1003 Willow Creek Road Prescott AZ 86301

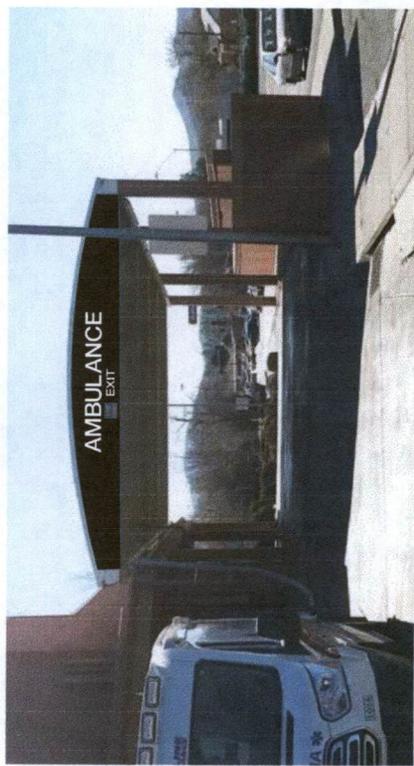


Account Executive: Dale Johnson
 Designer: AL
 Design Number: 2399
 DATE: 06/19/2018
 SCALE: AS NOTED
 REVISIONS: R1-06/20/2018

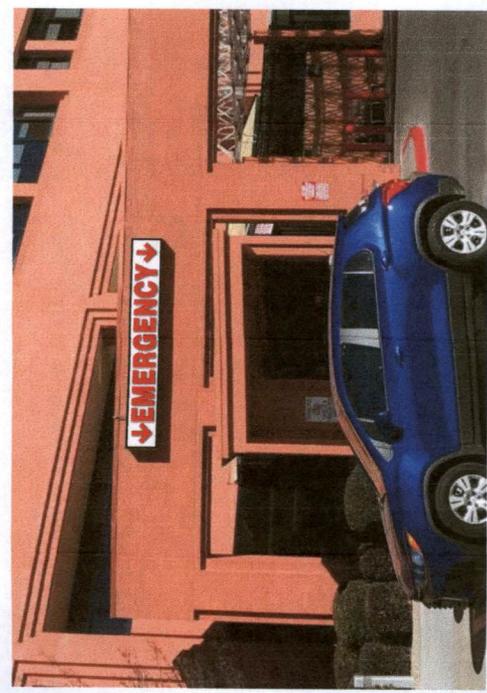
SHEET: 5 of 15



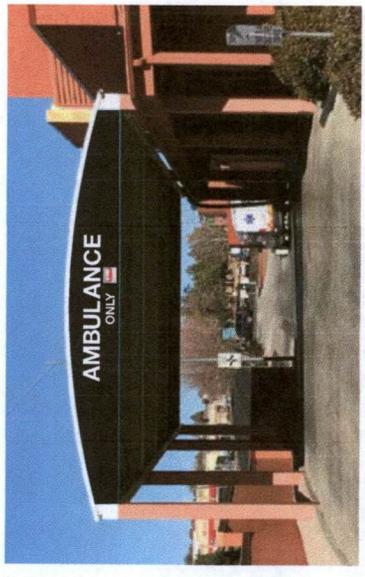
5 Sign Overall Size: 144" x 105.45"
 SQFT: 105



7 Sign Overall Size: "AMBULANCE" - 1'-1"x9'-11" SQFT: 10.71
 "EXIT" - 7 1/2"x2'-1 1/2" SQFT: 1.45
 Total SQFT: 12.16

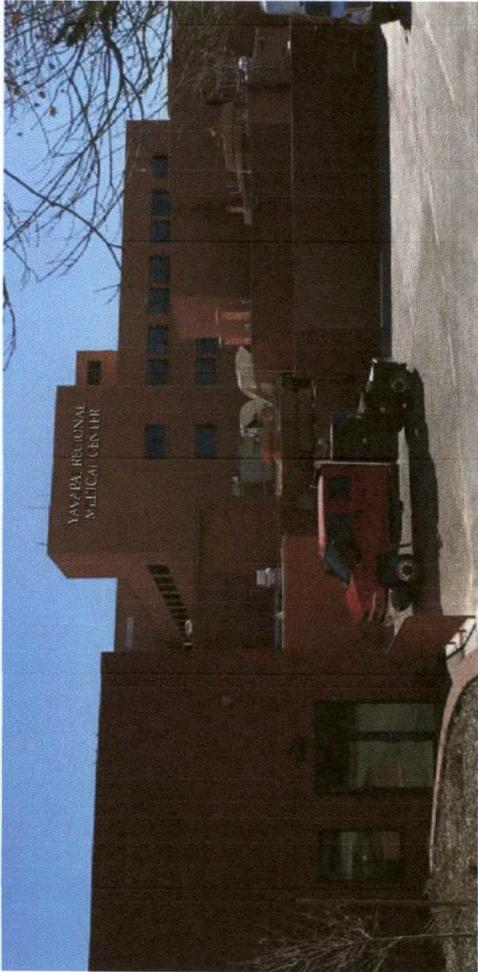


4 Sign Overall Size: 2'-0" x 13'-0"
 SQFT: 26

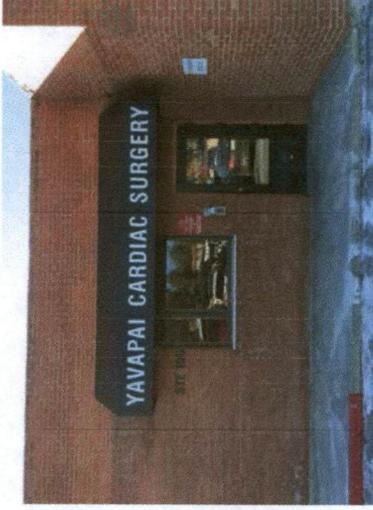


6 Sign Overall Size: "AMBULANCE" - 1'-1"x9'-11" SQFT: 10.71
 "ONLY" - 7 1/2"x2'-1 1/2" SQFT: 1.45
 Total SQFT: 12.16

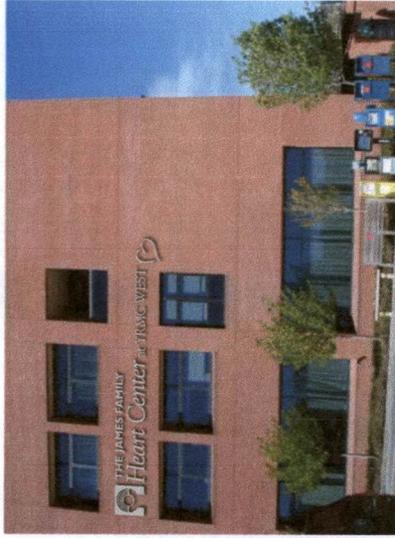
CUSTOMER APPROVAL
 BY: _____
 DATE: _____
 W/ CHS W/ CHS



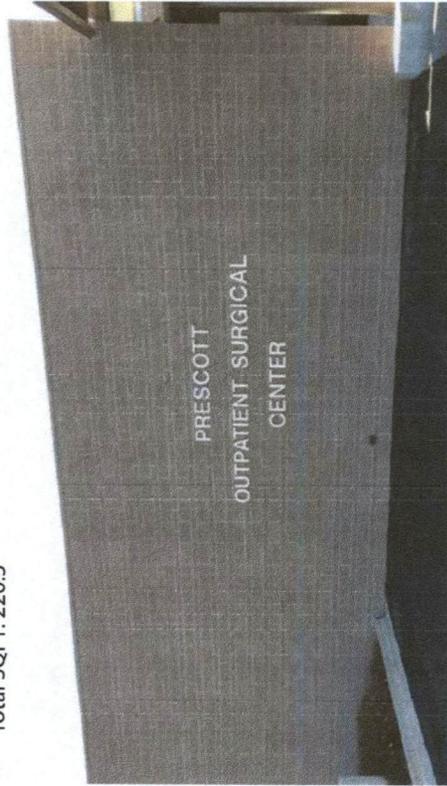
8 Sign Size: "YAVAPAI REGIONAL" - 3'-0" x 38'-0" SQFT: 114
 "MEDICAL CENTER" - 3'-0" x 35.5'-0" SQFT: 106.5
 Total SQFT: 220.5



9 Sign Overall Size: 9" x 13'-0"
 SQFT: 9.75



11 Sign Overall Size: 65" x 408"
 LOGO - 43.5" x 43.5" SQFT: 13.14
 "THE JAMES FAMILY" - 11" x 162" SQFT: 12.37
 "Heart Center" - 26.5" x 180" SQFT: 33.12
 "at YRMC WEST" - 14.5" x 131" SQFT: 13.19
 HEART LOGO - 36" x 36" SQFT: 9
 Total SQFT: 80.82



10 Sign Size: "PRESCOTT" - 10" x 74" SQFT: 5.13
 "OUTPATIENT SURGICAL" - 10" x 162" SQFT: 11.25
 "CENTER" - 10" x 55" SQFT: 3.81
 Total SQFT: 20.19

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PROJECT: YRMC
 2900 Valley Hl.
 Prescott Valley,
 Arizona 86314
 900-257-5095
 LOCATION:
 1003 Willow Creek Road Prescott AZ 86301



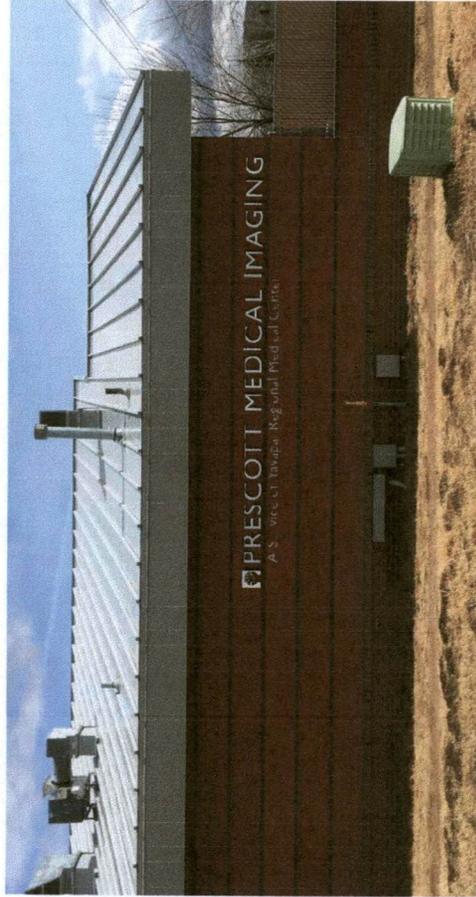
Account Executive: Dale Johnson
 Designer: AL
 Design Number: 2399
 DATE: 06/19/2018
 SCALE: AS NOTED
 REVISIONS: R1-06/20/2018

SHEET: 6 of 15

CUSTOMER APPROVAL
 BY: _____ DATE: _____
 W/ CHS W/ CHS



12 Sign Overall Size: 3'-3" x 26'-0"
SQFT: 91



13 Sign Overall Size: 1'-6 1/2" x 18'-10 1/4"
SQFT: 29.75

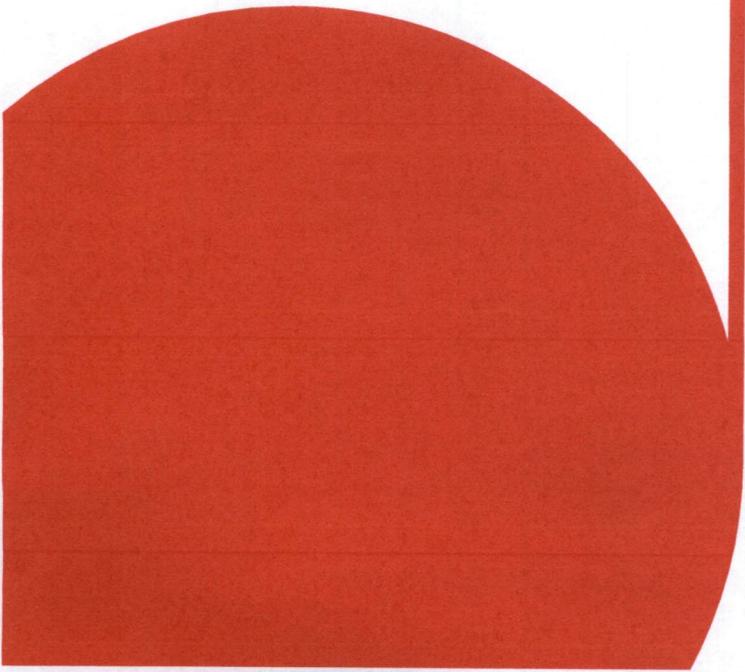
PROJECT: YRMC

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095



Account Executive:
Date Johnson
Designer:
AL
Design Number:
2399
DATE:
06/19/2018
SCALE:
AS NOTED
REVISIONS:
R1-06/20/2018

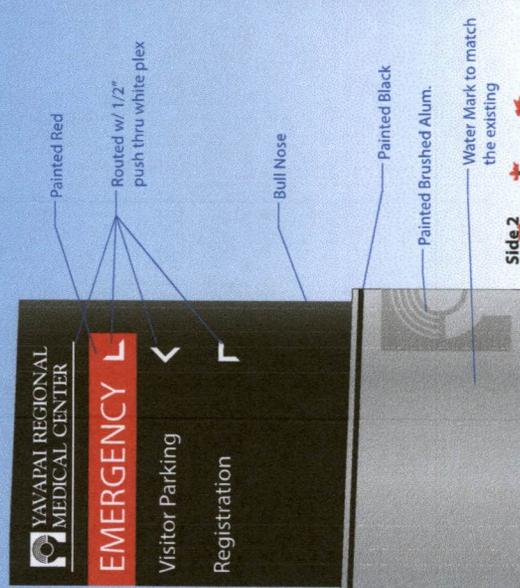
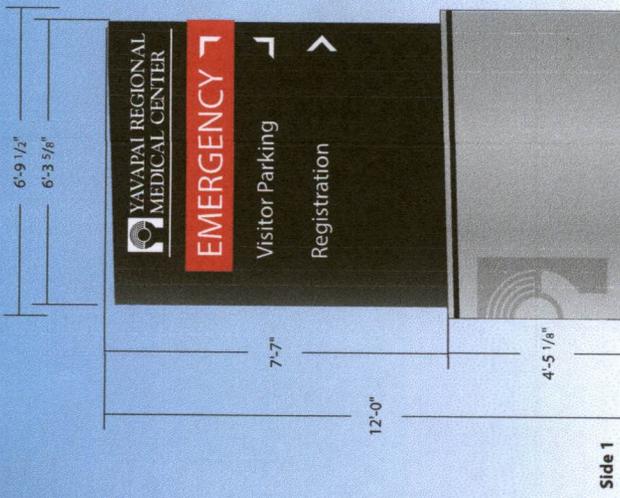
CUSTOMER APPROVAL
BY: _____
DATE: _____



MONUMENTS / DIRECTIONALS



STREET SIDE



Side 1

Side 2

Side 3

ILLUMINATED MONUMENT SIGN
Scale: 3/8" = 1'-0"
SQFT: 47.98

Manufacture one (1) illuminated three sided monument.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.



Scale: 1/4" = 1'-0"

EXISTING SIGN

CUSTOMER APPROVAL
BY: _____ DATE: _____
 w/ CHS w/ CHS

SHEET: 9 OF 15

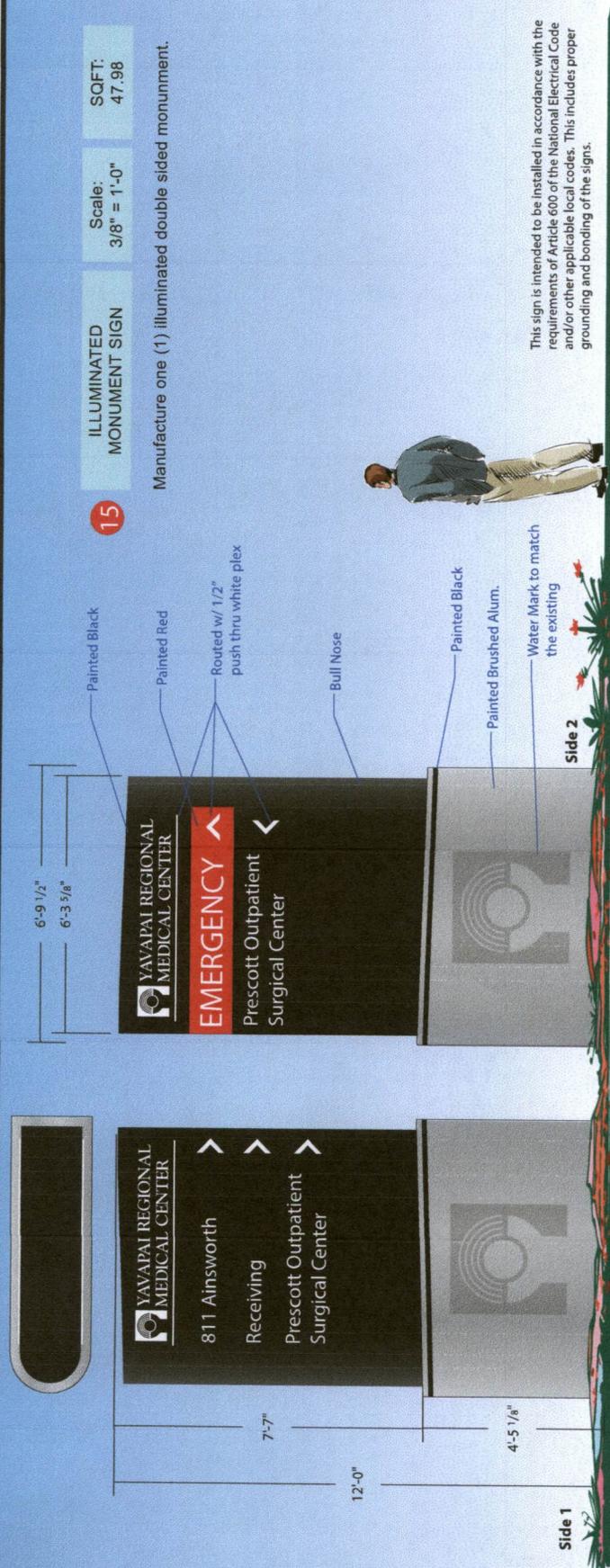


PROJECT: YRMC
9200 Valley Rd.
Prescott Valley, Arizona 86314

LOCATION: 1003 Willow Creek Road Prescott AZ 86301

Account Executive: Dale Johnson
Designer: AL
Design Number: 23995
DATE: 06/19/2018
SCALE: AS NOTED
REVISIONS: R1-06/20/2018

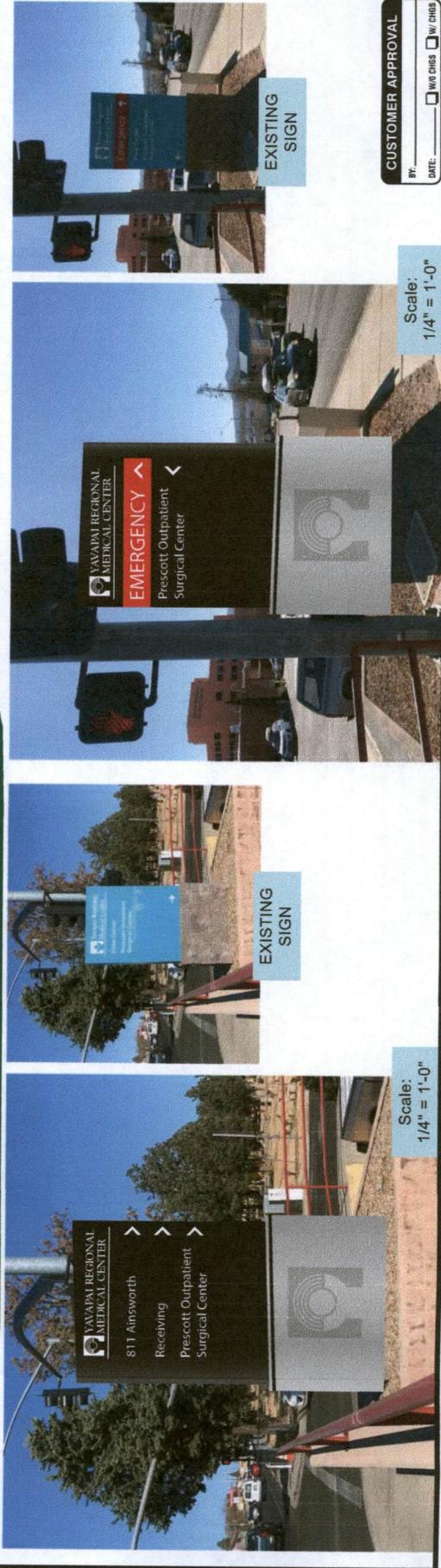
STREET SIDE



15 ILLUMINATED MONUMENT SIGN Scale: 3/8" = 1'-0" SQFT: 47.98

Manufacture one (1) illuminated double sided monument.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.



CUSTOMER APPROVAL
BY: _____ DATE: _____
 W/E CHS W/ CHS

Scale: 1/4" = 1'-0"



Account Executive: Dale Johnson
Designer: AL
Design Number: 2399
DATE: 06/19/2018
SCALE: AS NOTED
REVISIONS: R1-06/20/2018

PROJECT: YRMC
9200 Valley Rd.
Prescott Valley, Arizona 86314
LOCATION: 1003 Willow Creek Road Prescott AZ 86301

SHEET: 10 of 15

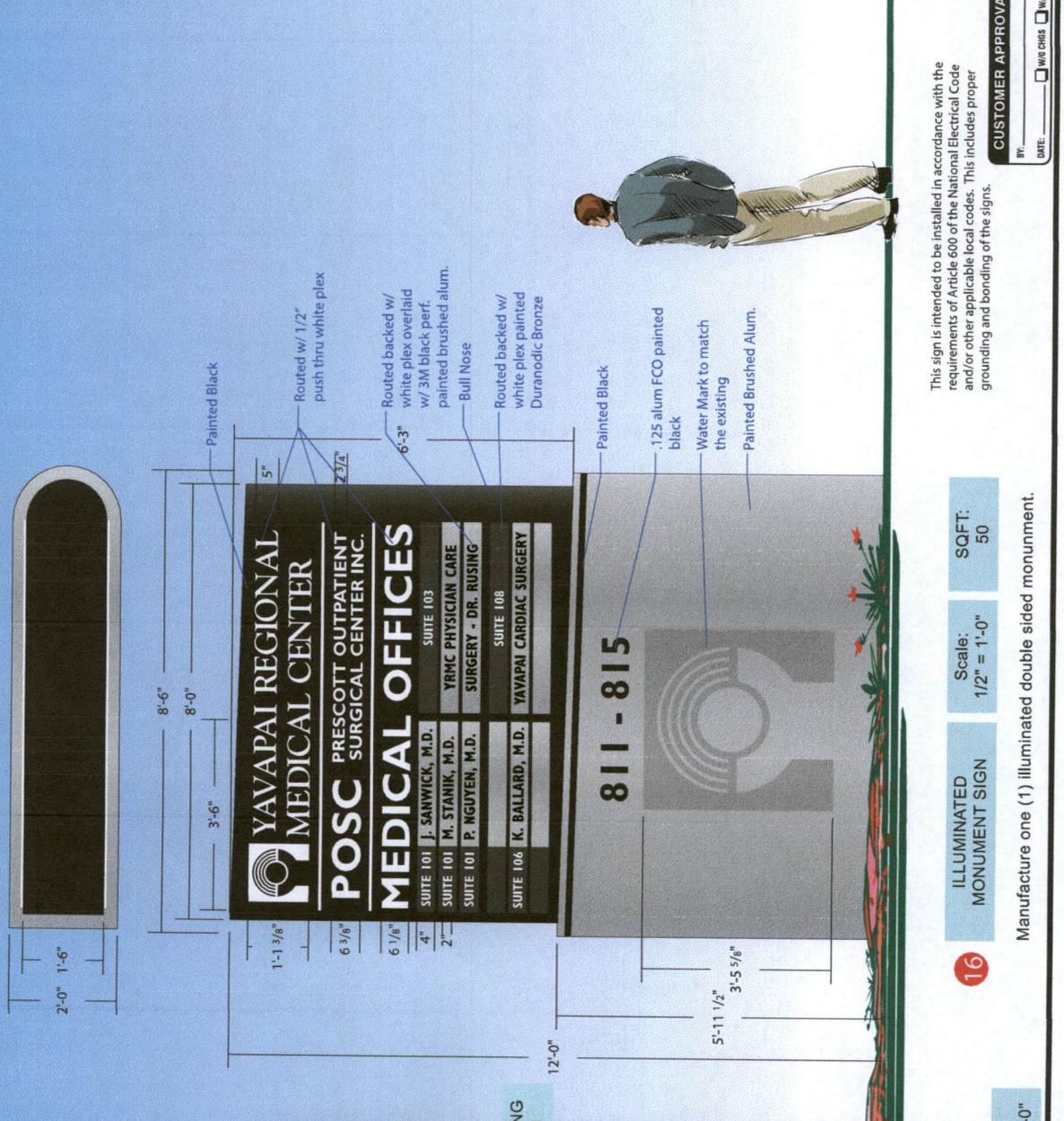
PROJECT: YRMC
 9200 Valley Rd.,
 Prescott Valley,
 Arizona
 86314
 800-257-5095
 LOCATION: 1003 Willow Creek Road Prescott AZ 86301



Account Executive: Dale Johnson
 Designer: AL
 Design Number: 2399
 DATE: 06/19/2018
 SCALE: AS NOTED
 REVISIONS: R1-06/20/2018

SHEET: 11 OF 15

STREET SIDE



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

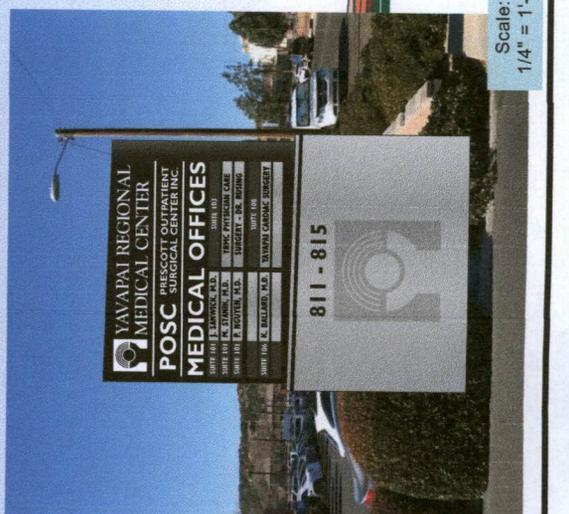
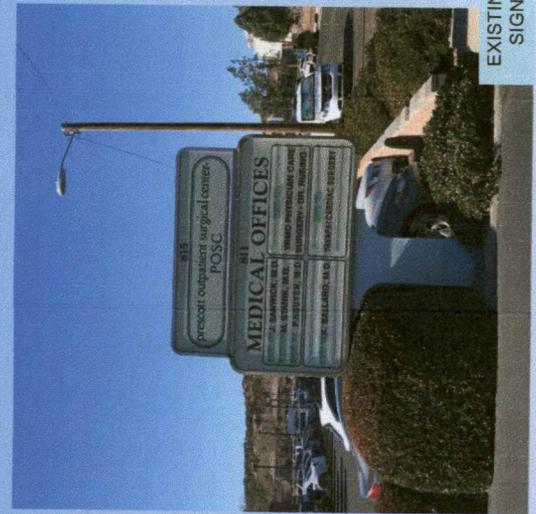
CUSTOMER APPROVAL
 BY: _____
 DATE: _____

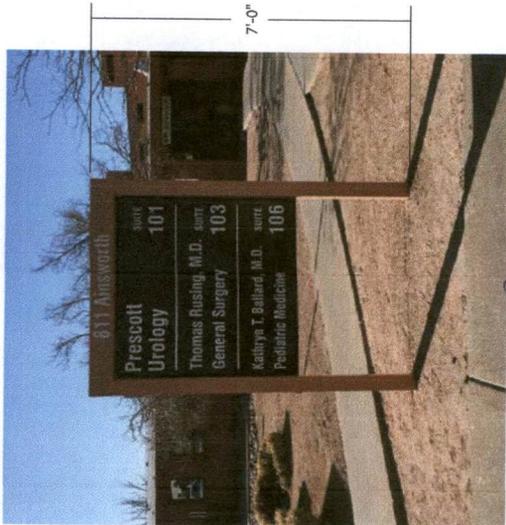
ILLUMINATED MONUMENT SIGN
 Scale: 1/2" = 1'-0"
 SQFT: 50

16

Manufacture one (1) illuminated double sided monument.

Scale: 1/4" = 1'-0"





17 Sign Overall Size: 4'-0" x 4'-0"
7' Overall Height
SQFT: 16

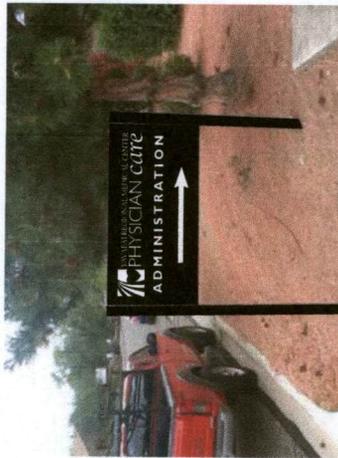


SIDE ONE



SIDE TWO

18 Sign Overall Size: 2'-0" x 4'-0"
4' Overall Height
SQFT: 8



SIDE ONE

19 Sign Overall Size: 2'-0" x 4'-0"
4' Overall Height
SQFT: 8



SIDE TWO

CUSTOMER APPROVAL
BY: _____
DATE: _____ W/S CHS W/ CHS

SHEET: **12 of 15**

PROJECT: YRMC	LOCATION: 1003 Willow Creek Road Prescott AZ 86301
PROJECT: 9200 Valley Rd. Prescott Valley, AZ 86314	ACCOUNT EXECUTIVE: Dale Johnson
DESIGNER: AL	DESIGN NUMBER: 2399
DATE: 06/19/2018	SCALE: AS NOTED
REVISIONS: R1-06/20/2018	



PROJECT: YRMC 9200 Valley Rd. Prescott Valley, Arizona 86314 800-257-5095	LOCATION: 1003 Willow Creek Road Prescott AZ 86301
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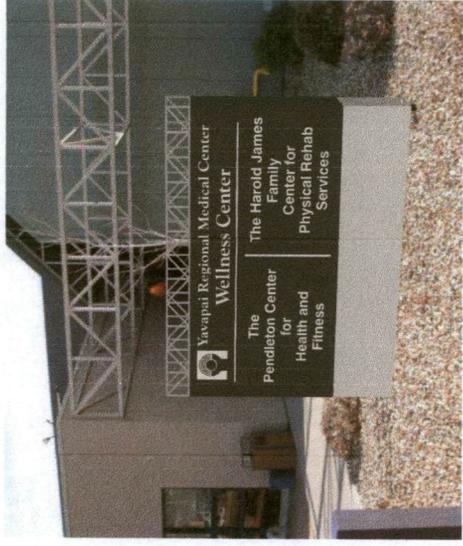
Account Executive: Dale Johnson	Design Number: 2399
Designer: AL	DATE: 06/19/2018
SCALE: AS NOTED	REVISIONS: R1-06/20/2018

SHEET:
 13 of 15

CUSTOMER APPROVAL
 BY: _____
 DATE: _____
 W/O CHGS W/ CHGS



20 Sign Overall Size: 4'-0" x 8'-0"
 12'-0" Overall Height
 SQFT: 32

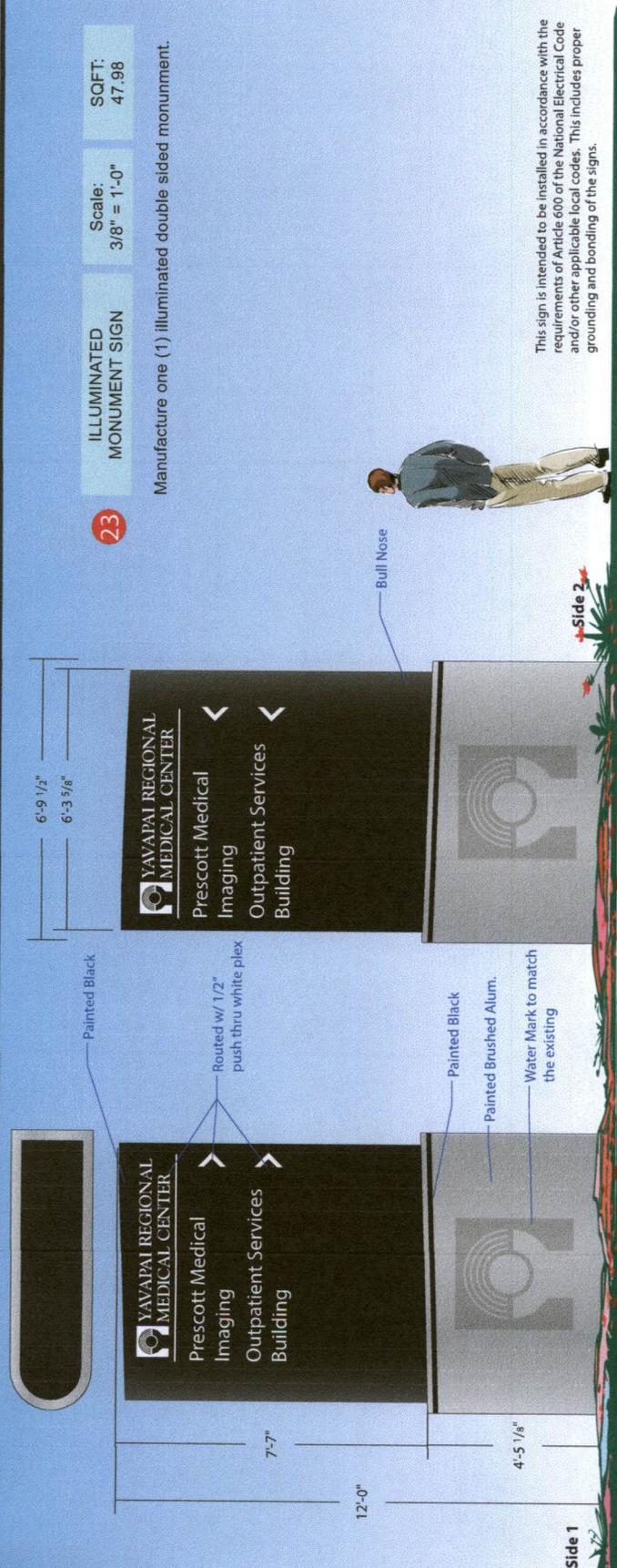


21 Sign Overall Size: 4'-0" x 8'-0"
 6'-8" Overall Height
 SQFT: 32



22 Sign Overall Size: 3'-0" x 4'-0"
 6'-2 1/2" Overall Height
 SQFT: 12

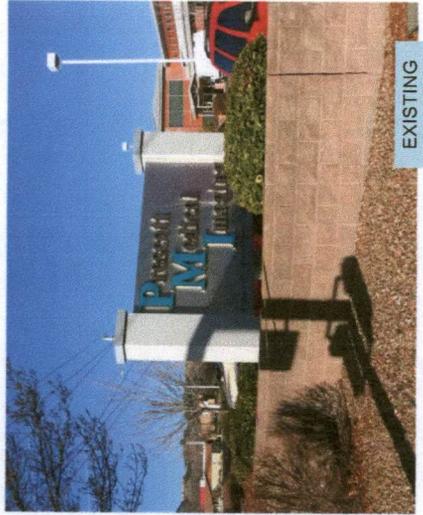
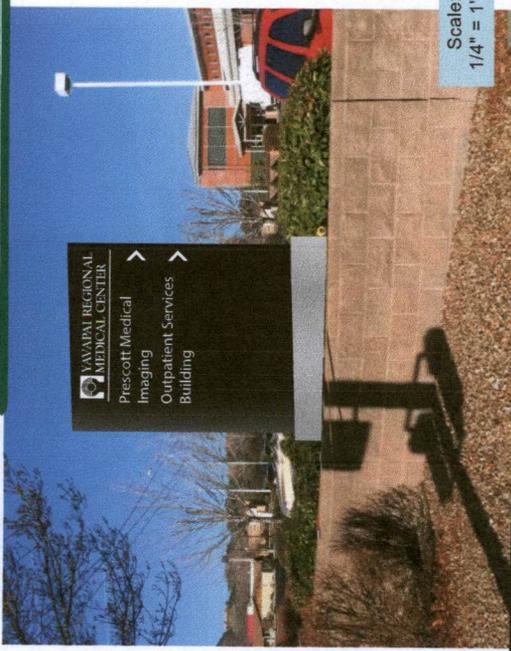
STREET SIDE



ILLUMINATED MONUMENT SIGN Scale: 3/8" = 1'-0" SQFT: 47.98

Manufacture one (1) illuminated double sided monument.

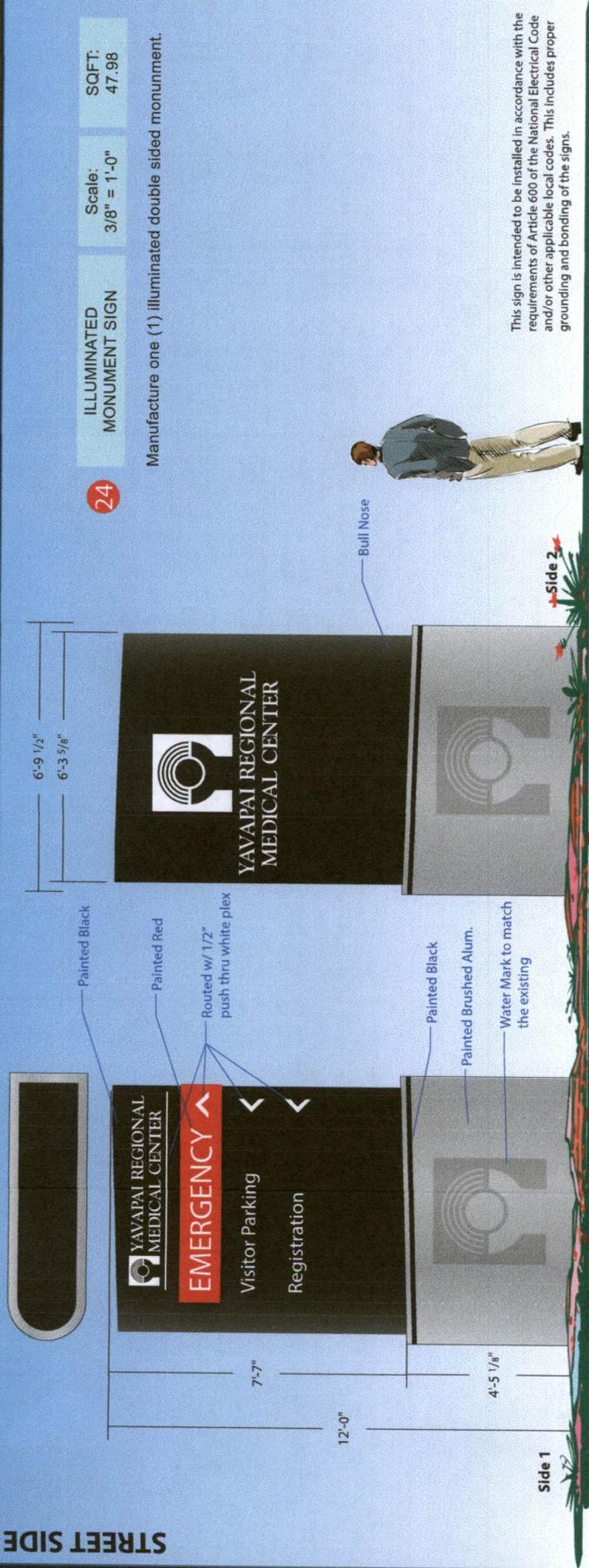
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.



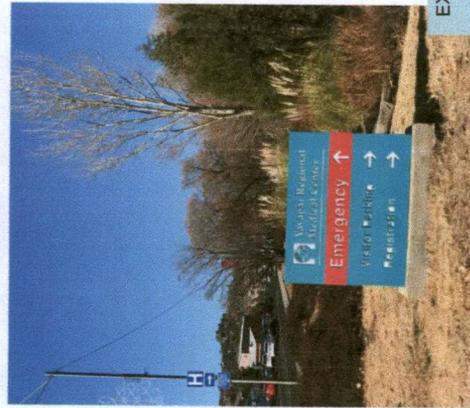
		Account Executive: Dale Johnson Designer: AL Design Number: 2399 DATE: 06/19/2018 SCALE: AS NOTED REVISIONS: R1-06/20/2018
PROJECT: YRMC 9200 Valley Rd Prescott Valley, Arizona 86314 800-257-5095	LOCATION: 1003 Willow Creek Road Prescott AZ 86301	SHEET: 14 of 15 CUSTOMER APPROVAL BY: _____ DATE: _____ <input type="checkbox"/> W/O CHGS <input type="checkbox"/> W/ CHGS

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STREET SIDE



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.



CUSTOMER APPROVAL

BY: _____ DATE: _____

W/ CHS W/ CHS

SHEET: **15** of **15**

PROJECT: YRMC
 9200 Valley Rd
 Prescott Valley,
 Arizona
 86314
 900-257-5095

LOCATION: 1003 Willow Creek Road Prescott AZ 86301



Account Executive: Dale Johnson
 Designer: AL
 Design Number: 2399
 DATE: 06/19/2018
 SCALE: AS NOTED
 REVISIONS: R1-06/20/2018