



**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
APRIL 12, 2018  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on APRIL 12, 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. Mr. Sheats acknowledged his first meeting as Chairman for the Planning and Zoning Commission. Mr. Sheats introduced the new Commissioners and asked them to give a brief description of their experience and interest with Prescott Planning and Zoning Commission. He continued with the other Commissioner introductions and thanked Councilman Lamerson for attending.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
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 - Absent	
Mel Roop	<b>COUNCIL</b>
George Lee	Councilman Lamerson

**III. REGULAR ACTION ITEMS**

- 1. Approval of the Meeting Minutes Approval of the January 11, 2018 and February 22, 2018, and March 15, 2018.**

**Mr. Mabarak, MOTION to approve the Meeting Minutes for January 11, 2018 and February 22, 2018, and March 15, 2018. 2<sup>nd</sup>, Mr. Marshall. Motion passes 6-0.**

- 2. PLN17-00001, South Cortez Street Apartments Site Plan, 28 additional apartment units in 6 new buildings, Multi-family apartment complex. Zoning: Multi-family High (MF-H); APN: 109-15-015B; Property Owner: Wendie Schoniger, Cortez Circle LLC; Applicant: Michael Taylor Architects; Property Location: 602 South Cortez Street.**

Katie Peterson, Community Planner, gave a powerpoint presentation of the project to the Commission. Ms. Peterson stated that the site is located at 602 South Cortez Street, a 2.96 acre site. The site is zoned Multi-family High and Business General and allows multi-family apartment buildings, with a density of up to seventy-seven dwelling units. The proposed site plan includes a total of sixty-six apartment units in fifteen buildings, with 133 parking spaces. Ms. Peterson said that the request includes existing and new buildings and parking. A BG-zoned parcel with 9 existing apartment buildings containing thirty-eight units with fifty-seven existing parking spaces. She continued that it is a Multi family High -zoned parcel with 6 proposed new apartment buildings containing twenty-eight units, including twenty-two 2-

bedroom units and six 3-bedroom units, with 76 new parking spaces. She said that the proposed site plan includes seventy-six new single car garage spaces in addition to seventy-seven new and existing parking spaces, for a total of 145 parking spaces, 8 of which are ADA compliant. Ms. Peterson stated that a total of 3.36 acre-feet of water supply is required for the thirty unit multi-family project at 0.12 acre-foot per dwelling unit. She said that the project will individually meter each unit, and as such qualifies for the water-efficient allocation. This project went to the the City Council Subcommittee for Water Issues and they recommended allocation of water for the project at their meeting on February 6, 2018.

Stan Hinson, Michael Taylor Architects, 118 S Pleasant Street, stated that Fair Housing laws and Department of Housing and Urban Development require adaptable units; however, there are formulas that are applied to properties with slopes. Mr. Hinson stated that due to the topography of this site, the ground floor does not require adaptable units.

The Commissioners discuss the site plan in further detail and asked questions regarding the the parking and road next to the site. Mr. Hinson stated that this project began in 2007 and grading and draingage plans and civil plans were approved and put into place. The only thing that has changed since then are two of the buildings to accommodate parking.

**Mr. Mabarak, MOTION to approve. PLN17-00001, South Cortez Street Apartments Site Plan, 28 additional apartment units in 6 new buildings. 2<sup>nd</sup>, Mr. Marshall. Motion passes 6-0.**

3. **PLN17-00006, Valley Street Apartments Site Plan, the proposed site plan includes two lots with a total of 14 two-bedroom apartment units. Zoning: Multi-family Medium (MF-M); Property Owner: 357 Pierson, LLC; Applicant: Site APNs are 111-11-133 and 111-11-133A; Architect: Stroh Architecture; and Property Location: 852 and 858 Valley Street.**

Katie Peterson, Community Planner, gave a powerpoint presewntation of the project to the Commission. Ms. Peterson stated that the site is located on a newly combined lot: 852/858 Valley Street, with a total of 30,334 square feet. The site is zoned Multi-family Medium (MF-M), and allows multi-family apartment buildings, with density of up to 13.38 units.

Ms. Peterson stated that the proposed site plan includes a total of fourteen two-bedroom residential apartment units in one building, with thirty-six parking spaces, including one ADA accessible parking space. She said that a total of 2.10 acre-feet of water supply is required for the 14-unit multi-family project at 0.15 acre-foot per dwelling unit. The supply is a combination of 0.70 acre-feet of current and committed groundwater associated with the existing use on the property, and 1.40 acre-feet of alternative water supplies. This project went to the the City Council Subcommittee for Water Issues and they recommended allocation of water for the project at their meeting on December 5, 2017.

Doug Stroh, Stroh Architecture, stated that he agrees with the Commisisoner's comments that it is a nice, little infill project with an upscale look. He said he feels it is good for the up and coming neighborhood.

**Mr. Mabarak, MOTION to approve PLN17-00006, Valley Street Apartments Site Plan, the proposed site plan includes two lots with a total of 14 two-bedroom apartment units. 2<sup>nd</sup>, Mr. Nanke. Motion passes 6-0.**

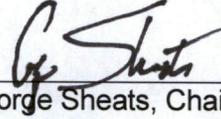
**IV. ADJOURNMENT**

Chairman adjourned the meeting at 9:50 a.m.



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Darla Eastman,  
Recording Secretary



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George Sheats, Chairman