CITY OF PRESCOTT
Everybody's Hometown

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 right 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 appromately 50 years. The need to access the pipe during that time would be minimual. The Commissioners also had concerns with the landscaping. They felt that additional landscaping is needed for the adjactent 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. Roop, 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 minimual.

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 exiting 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" scamatic 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.

   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 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.

   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 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 Councty 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 extrodanary development. He commented on the various decisions for ingress/egress and the various negotialtions 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 tweaks 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