



**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