



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 8, 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, NOVEMBER 8, 2018 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 October 11, 2018, Meeting Minutes
2. PLN18-022, Preliminary Plat of 3rd Gen site, subdividing one existing parcel into thirteen parcels; City of Prescott General Plan Designation: Recreation/Open Space and Industrial. Yavapai County Zoning: Residential; Rural (RCU-2A), Residential Rural Owner: 3rd Gen Enterprises, LLC; APN 103-02-028C. Location: Street address to be assigned

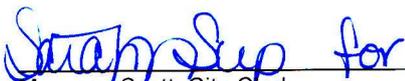
IV. STAFF UPDATES

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

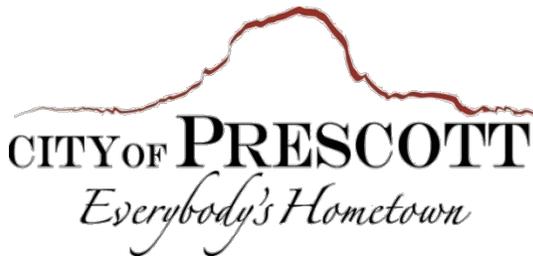
CERTIFICATION OF POSTING OF NOTICE

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 November 2, 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
OCTOBER 11, 2018
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on OCTOBER 11, 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 and Councilman Goode for attending. George Worley introduced the new Community Development Director, Bryn Stotler. Director Stotler gave a brief summary of her service with the Prescott community.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
George Sheats	Bryn Stotler, 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 - Absent	Councilman Goode

III. REGULAR AGENDA ITEM

1. Approval of the May 31, 2018 and July 26, 2018 Meeting Minutes

Mr. Marshall, MOTION to approve of the May 31, 2018, meeting minutes. 2nd, Mr. Roop, Motion Passes 6-0.

Mr. Nanke, MOTION to approve the April 12, 2018, Meeting Minutes. 2nd, Mr. Mabarak. Motion passes 6-0.

Mr. Gambogi, MOTION to approve the May 31, 2018, Meeting Minutes 2nd, Mr. Nanke. Motion passes 6-0.

2. PLN18-00015, Site Plan Review in association with a requested Water Service Agreement for the Blooming Hills Apartments project, a proposed 40-unit apartment complex. Location: 1979 Blooming Hills Drive. Zoning: Business General (BG); Property owner: PL Commercial Investors, LLC. Site APN 105-04-174F

George Worley presented the project and described the site on the overhead projector. He said that the City Council approved the Final Plat of the property years ago. He said that the purpose of the Site Plan approval by the Planning and Zoning Commission is for practicality of the project with information that will be provided for the Water Issues

Committee. Mr. Worley went into the details of the project stating that the site is located on the south side of Blooming Hills Drive, west of the intersection of Blooming Hills Drive and Prescott Lakes Parkway. The site is zoned Business General, which allows multi-family apartments at up to 32 units per acre. He said that parking is provided from the Land Development Code is one space per bedroom, plus a half guest space per unit. He said that there is a shared driveway that provides access to the site with a secondary driveway for Fire Department access at the west end. All of the parking spaces are accessed from the central driveway through the site. More detailed architectural, construction and landscaping plans will be required at the building permit review stage.

Chris Ferguson said that he would entertain senior apartments approach. If we went the senior apartment route, we would have a few more parking spaces than a multi-family scheme. Mr. Ferguson then answered the Commission's question of why is the second access for fire only and not a full access. The access is shared with an existing development to avoid too many roadways on a curve. The Commissioner's stated that they are concerned that travelers will miss the driveway due to landscape and ground cover over 3'. Mr. Ferguson said that if we develop this senior living versus multi-family, an elevator would be included, wider corridors and easier accessibility to the units.

The Commissioners felt that a few upgrades would help with accessibility to the entrance with signs being one of them. The Commissioners also discussed the size of the sidewalks being 6' wide and is that enough to allow for cars to overhang. The Land Development Code requires minimum access is a 5' wide sidewalk with a depressed curb and wheel stops.

The Commissioners also discussed the drainage which moves in a south to northwest direction of the property and just less than 4% is the slope and asked the developer to address this if it was a concern. Mr. Ferguson responded that there are storm retention drains under the property and they are labeled on the site plans. He described them as pre-fabricated chambers that go underground and the site will have pick-ups and collection points between the building and the walkway and even the water coming off the roof will be channel to the retention drains underground. Mr. Worley stated that the City's requirement is that storm water flow off the site is no greater than pre-construction storm water flow off the site. There are requirements for pre-treatment as well, such as parking run-off will be pre-treated before it gets into the City's systems. The pre-fabricated ribbed, domed chambers are plastic, designed by the Fire Department, that you can drive over without collapsing, they don't have to go into the ground as far as a culvert, and they are good system and safer than a holding pond. The water perks on the site and is retained for later use.

Mr. Gambogi , PLN18-00015, Site Plan Review in association with a requested Water Service Agreement for the Blooming Hills Apartments project, a proposed 40-unit apartment complex. Location: 1979 Blooming Hills Drive. 2nd Mr. Nanke

Addendum to the MOTION: Mr. Mabarak stated that City staff work with the developer to re-evaluate the primary entrance to the site.

Mr. Ferguson stated that the entrance is not on their property and that considerable amount of time was spent working with the City staff to have the second access as an ingress/egress, but hit several brick walls. Mr. Worley stated that the driveway is fixed

however; the surrounding property can be designed to create better visibility and to provide signage in practical locations.

Mr. Gambogi agreed to the Amended Motion. 2nd, Mr. Nanke. 6-0. Motion passes.

3. Temporary Sign Land Development Code Regulation (LDC) Review and Discussion

Katie Peterson presented the Temporary Sign LDC review and discussion and said that she is going to go over the background and how the sign code is currently being regulated, criteria for the content of the signs, and options for how to proceed with regulations into the future. Ms. Peterson stated that as a result of a 2015 Supreme Court decision, in 2016 the City Council adopted Prescott's current sign regulations and revised the 2003 LDC sign regulations and in 2016, the City Council motioned for a moratorium on enforcement of the regulations. Ms. Peterson then gave a little more detail of how the sign codes were regulated in the past. She said that court decisions have limited the scope of speech regulations to time, place and manner components. Ms. Peterson said that the current LDC sign regulations are similar to many cities' regulations in limiting sign size or placement, depending upon the type of sign. She said that in the past, the LDC regulations treated campaign signs differently than other types of signs, such as garage sale signs and signs on commercial buildings were before it was based on the message of the sign; therefore, the content of the speech.

Ms. Peterson reported on the adopted regulations for temporary non-residential signs for commercial use to inform the public of intermittent or individual events or occurrences such as sales, grand openings or to display other messages that are relevant for a limited time period. She said that the number of signs is limited to one per business and up to 24 square feet in size. A time limitation of 180 days is applied because the signs are temporary, not intended to replace permanent signs, and are limited in size. The sign may be mounted to a wall or freestanding and the proposed location, materials and means of support or attachment specified in the permit application. A permit is required to assure compliance with the size and time limitations. As with permanent signs, the message or speech conveyed by the sign is not regulated. A temporary commercial sign could convey messages related to products, sales, events, social issues, political support, or religious beliefs.

Ms. Peterson then reported on the adopted regulations for temporary residential signs that allow property owners the ability to display signs in residential areas with limited controls to prevent clutter and dilapidated or dangerous displays. She said that individual sign size is limited to 6 square feet, with a maximum height of 5 feet. No time limit is imposed, and no permit is required; however, the sign must be maintained for safety.

Ms. Peterson described the range of options for the Commissioners to consider. She said that Staff researched the sign regulations of other jurisdictions' of their temporary signs and the options are to retain the existing LDC regulations that was adopted in 2016 regarding temporary signs or 1) allow larger individual temporary signs, with an increase from the currently allowable 24 square feet to 36 square feet for non-residential signs, with no aggregate maximum square footage, or 2) allow an increase in size from 6 square feet to 16 square feet for residential signs, with no aggregate maximum square footage, or 3) implement a maximum aggregate square footage of signs on a lot for non-

residential and/or residential signs, such as 36 square feet, or 4) require a permit and fee for certain types of temporary signs, for example, banners over a certain size.

Mr. Worley stated that the next steps are to introduce the temporary sign review and discussion to the City Council at their meeting on October 23rd. He said following the Commissions' discussion of the sign regulations, the sign ordinance and to make an amendment to the LDC will be next on the agenda to review and make a recommendation to the City Council.

The Commissioners discussed the size and number of political signs and that they are already exceeding the limits on residential and commercial properties and are that they are out of compliance. Mr. Worley reported that the Commission and City Council ruled to limit the individual sign size, but not the total number of signs. Political signs are the most common temporary sign. The City Code Compliance regulates temporary signs as other signs. City Council ruled that temporary signs are not to be located within the right-of-way. Right-of-way signs tend to be a visibility issue for traffic. Mr. Worley concluded that although the City cannot limit the type of message on a sign according to the Supreme Court, the City can regulate their location within the right-of-way. Some of the Commissioners were surprised that there are no limitations to the number of signs erected on private property within the City, and limit the number of signs to 1 with a maximum square footage on commercial property. He said that the number limitation is 1 on commercial property which is protected by the first amendment of the Constitution. The Commissioners discussed taking the Temporary Sign LDC Regulation Review and Discussion to the Unified Development Code Committee.

III. ADJOURNMENT

Chairman adjourned the meeting at 10:35 a.m.



Darla Eastman,
Recording Secretary

George Sheats, Chairman



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: November 8, 2018

DEPARTMENT: Community Development

AGENDA ITEM: PLN18-022, Preliminary Plat of 3rd Gen site, subdividing one existing parcel into thirteen parcels; City of Prescott General Plan Designation: Recreation/Open Space and Industrial. Yavapai County Zoning: Residential; Rural (RCU-2A), Residential Rural Owner: 3rd Gen Enterprises, LLC; APN 103-02-028C. Location: Street address to be assigned.

Approved By:

Director:	Bryn Stotler	<i>BS</i>	11/2/18
Planning Manager:	George Worley	<i>GW</i>	11/2/18
Community Planner:	Katie Peterson	<i>KP</i>	11/2/18

Item Summary

This is a request to subdivide one parcel into thirteen parcels for an industrial site.

Background

The owner (3rd Gen Enterprises, LLC) of APN 103-01-028C, along the east side of Corsair Avenue and south of the City Airport Wastewater Reclamation Facility, has jointly applied with City of Prescott (owner of APN 103-01-028A), to annex into the City, with the equivalent RE-2 Acre zoning district, and to rezone to Industrial General (IG). The proposed subdivision will be effective upon the adoption and effective dates of the associated Annexation and Rezone. The zoning, once the annexation and associated rezone are approved, limits uses to those indicated in the Land Development Code, and allows building heights up to 50 feet, with minimum building setbacks of 25 feet in the front, 25 feet in the rear, and 15 feet on sides.

Proposed Preliminary Plat and Required Standards

The proposed Preliminary Plat will result in thirteen parcels, once approved with the proposed Annexation and Rezone. The proposed lots 1 through 11 and 13 range in size from approximately one acre to three acres, with 41 acres on lot 12, which is the location of the proposed contracting headquarters and parking lot.

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The proposed subdivision provides site access at Liberator Drive and Centerforce Drive, which intersects with the road identified on the proposed plat map as "Road 1". Each lot has direct street frontage and access to "Road 1", providing adequate circulation within the site.

The plat complies with all applicable standards in the Land Development Code (LDC), Article 7/Subdivision and Land Split Standards. Per LDC Section 7.4.3/Streets, the proposal also complies specifically with the City of Prescott General Plan and Airport Area Specific Plan. The proposal is in compliance with the General Plan's Circulation Element, providing adequate circulation and connectivity, and the Land Use Element with the proposed rezone.

The proposed cul-de-sac on the site meets the LDC section 7.4.3.D/Streets/Cul-de-Sacs requirements of 1300 foot length maximum, 50 foot minimum right-of-way radius, and 40 foot outside edge-of-pavement radius. The proposed street/right-of-way width is 50 feet, as shown on the plat map and setbacks diagram, and are in compliance with LDC. Per LDC section 7.4.7/Easements, the plat shows the layout of all lots, easements, and streets. The proposed lot and street layout and dimensions, easements, and site and lot access meet the relevant LDC requirements.

In compliance with LDC section 7.4.8/Water Supply, the plat includes location and details for water lines and the assured water supply will be in compliance and addressed at City Council. Sewer, water, utility, and ingress/egress easements for the proposed and relevant future parcels, as detailed on the plat map, have been reviewed and approved by staff. The associated Development Agreement, to be addressed at City Council, provides relevant details per section 7.7/Responsibility for Payment for Installation Costs.

Attachments

1. Vicinity Aerial Map
2. Preliminary Plat

Recommended Action: **MOVE** to recommend approval of PLN18-022, pending approval of proposed annexation with equivalent City zoning and rezoning.

Aerial Map
3rd Gen Proposed Preliminary Plat Site

