



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 26, 2017
9:00 AM**

**CITY COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, JANUARY 27, 2017, at 9:00 AM** in the **City 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	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode

III. REGULAR ACTION ITEMS

1. Approval of the December 29, 2016 Meeting Minutes

2. RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts to: 1) expand the boundary of the Knapp Tract to include two (2) Idylwild Tract lots; 2) combine three (3) lots and a portion of a fourth lot into one lot totaling 2.98 acres; and, 3) enlarge an existing lot to 0.72 acres with a new 30 foot wide utility and access easement. [Zoning: Single-Family 9 (Knapp Tract), SF-35 (Idylwild Tract); APN: 111-03-001 (1.0 Acre), 111-02-063A (1.0 Acre), 111-04-004 (0.50 Acres) P/O 111-01-026 (0.65 Acres); Property Owners: Sandra Ray & James G. McKnight]

IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

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 January 19, 2017 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Administrative Specialist
Community Development Department

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 1/26/17

DEPARTMENT: Community Development

AGENDA ITEM: RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts to: **1)** expand the boundary of the Knapp Tract to include two (2) Idylwild Tract lots; **2)** combine three (3) lots and a portion of a fourth lot into one lot totaling 2.98 acres; and, **3)** enlarge an existing lot to 0.72 acres with a new 30 foot wide utility and access easement. [Zoning: Single-Family 9 (Knapp Tract), SF-35 (Idylwild Tract); APN: 111-03-001 (1.0 Acre), 111-02-063A (1.0 Acre), 111-04-004 (0.50 Acres) P/O 111-01-026 (0.65 Acres); Property Owners: Saundra Ray & James G. McKnight]

Approved By:

Date:

Director:	Tom Guice		1.18.17
Planning Manger:	George Worley		1/18/17
Community Planner:	Frank V. Hall		1/18/17

Item Summary

The purpose of this Revision of Plat is to expand the northern boundary of the Knapp Tract to include two (2) lots in the Idylwild Tract (Attachment 1). In addition, the two Idylwild Tract lots will be combined with a third contiguous lot (111-04-004) and a portion of a fourth lot (111-01-026) to form a new lot (3B) totaling 2.98 acres.

Lastly, the existing Knapp Tract lot (3A) will be enlarged to 0.72 acres which exceeds the minimum lot size requirements for the SF-9 zoning district. Lot 3A will include a new 30 foot wide access and utility easement. Access to the reconfigured lots from Thumb Butte Road will be provided via two existing access easements aligned with the new 30 foot wide easement on Lot 3A (Attachment 2).

This request does not include an application to rezone the two (2) Idylwild Tract lots from SF35 to the SF-9 zoning of the Knapp Tract. Therefore, new Lot 3B will be subject to both zoning districts (Attachment 3). Future development activity will be subject to the zoning district standards in which it is located.

AGENDA ITEM: RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts to: **1)** expand the boundary of the Knapp Tract to include two (2) Idylwild Tract lots; **2)** combine three (3) lots and a portion of a fourth lot into one lot totaling 2.98 acres; and, **3)** enlarge an existing lot to 0.72 acres with a new 30 foot wide utility and access easement. [Zoning: Single-Family 9 (Knapp Tract), SF-35 (Idylwild Tract); APN: 111-03-001 (1.0 Acre), 111-02-063A (1.0 Acre), 111-04-004 (0.50 Acres) P/O 111-01-026 (0.65 Acres); Property Owners: Sandra Ray & James G. McKnight]

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 expands the boundary of the Knapp Tract and a new public access and utility easement is dedicated as part of Lot 3A.

Attachments

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

Recommended Action: **MOVE** to recommend approval of RP16-008.

PONDEROSA LN

ZONING MAP

SF-35

LD RD

BUTTE MILK R

Lots 79 & 78 Currently In Idylwild Tract
(Proposed to be Added to Knapp Tract)

Lot 79

Lot 78

Knapp Tract

Knapp Tract

SF-9

Unsubdivided

Thumb Butte Road

ROCKY DELLS DR

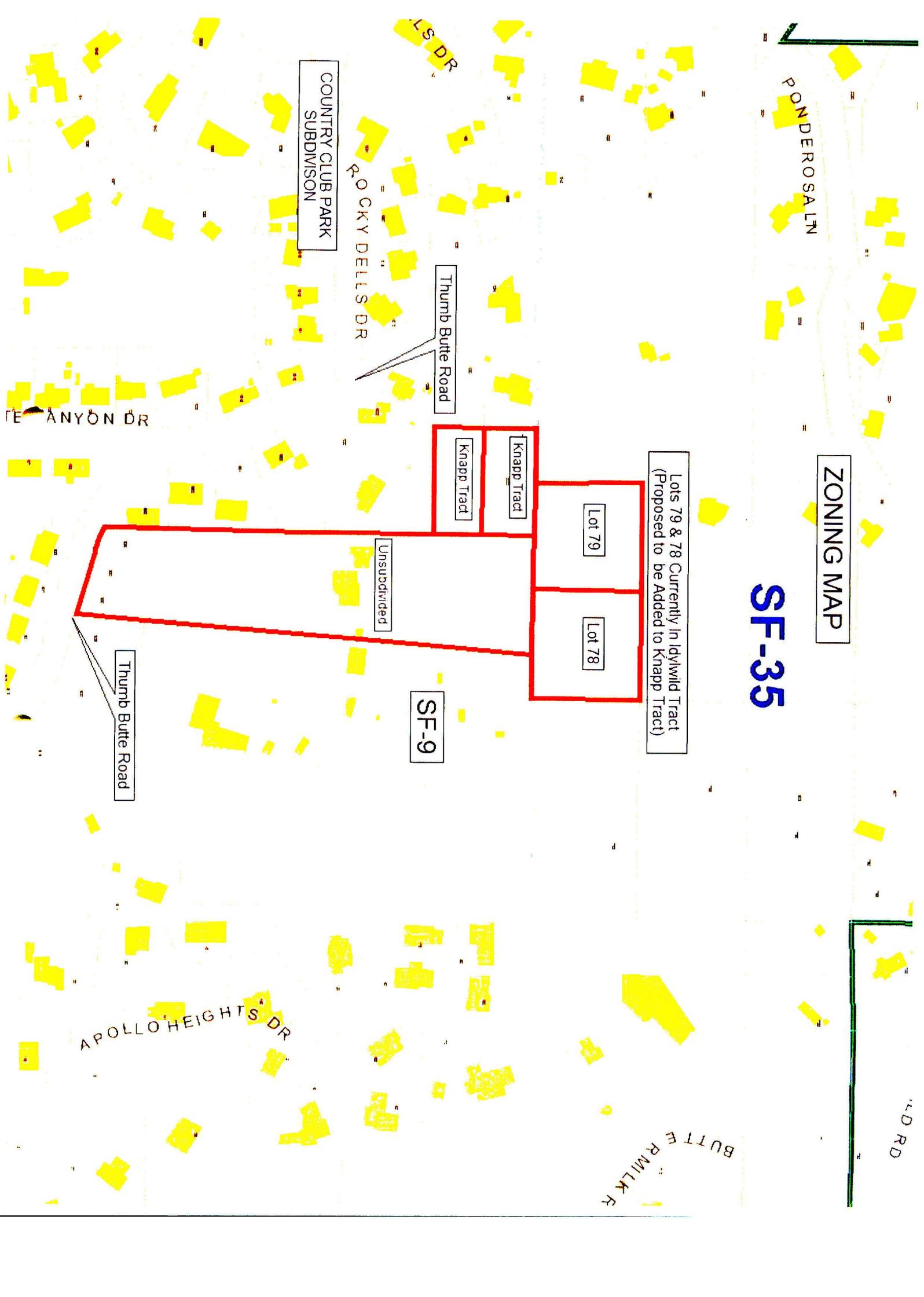
COUNTRY CLUB PARK
SUBDIVISION

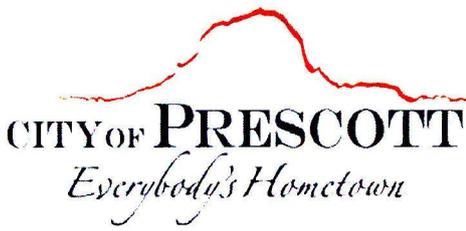
LS DR

Thumb Butte Road

APOLLO HEIGHTS DR

FE ANYON DR





PLANNING & ZONING COMMISSION AGENDA

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V. ADJOURNMENT

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AERIAL LOCATION MAP

Lots 79 & 78 Currently in Idylwild Tract
(Proposed to be Added to Knapp Tract)

Lot 79

Lot 78

Knapp Tract

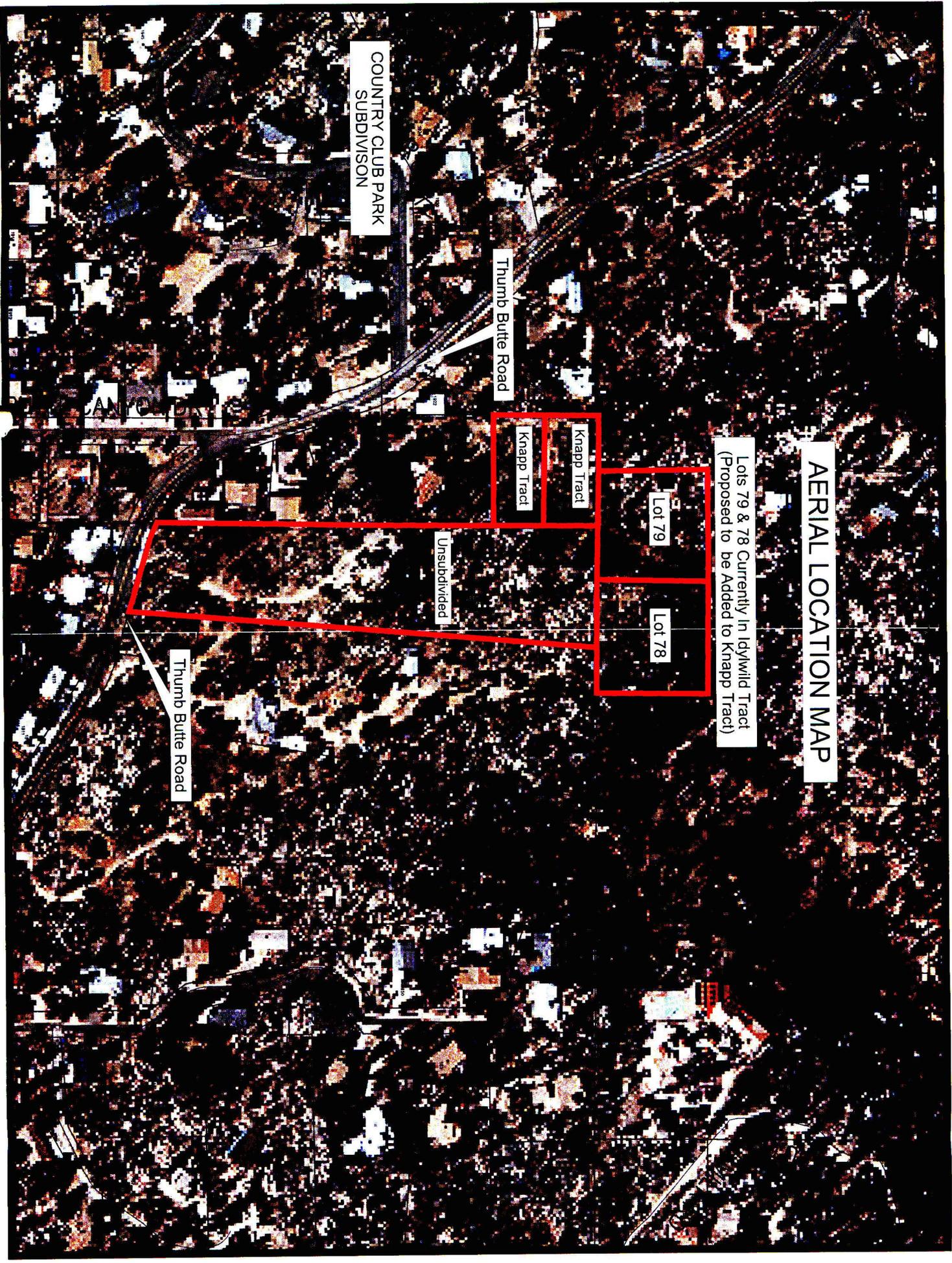
Knapp Tract

Unsubdivided

Thumb Butte Road

Thumb Butte Road

COUNTRY CLUB PARK
SUBDIVISION





**PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
DECEMBER 29, 2016
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on DECEMBER 29, 2016 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m. Mr. Menser noted that he spoke to Len Scamardo, and unfortunately due to health reasons, Mr. Scamardo has resigned from the Planning and Zoning Commission. He said Mr. Scamardo said he was proud and appreciated the opportunity to serve on the Commission and the City Council and wishes everyone well. Mr. Menser said that we (the Commission) will miss Len and his intuitional knowledge on the Commission. Mr. Menser then thanked Mayor Pro Tem Lamerson for attending.

Mr. Lamerson said that Mr. Scamardo served the City for over 20 years and he will be deeply missed.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner	Frank Hall, Community Planner
Terry Marshall	Darla Eastman, Administrative Specialist
Len Scamardo - Absent	
George Sheats	COUNCIL PRESENT
Phil Goode	Mayor Pro Tem Lamerson

III. REGULAR ACTION ITEMS

1. Approval of the December 8, 2016 Meeting Minutes

Mr. Sheats, MOTION to approve the December 8, 2016 meeting minutes. Mr. Marshall, 2nd. VOTE 6-0; passed.

2. RZ16-005, Creekview Village Apartments, is a proposed change of land use to rezone property at 519 Miller Valley Road from Industrial Light (IL) to Business Regional (BR) including an amendment (GP16-001, General Plan Amendment) to the 2015 General Plan from Industrial to Commercial to permit the construction of a 72 unit workforce housing apartment complex. [APN: 113-07-071B & 113-07-070; Property owner: WTBP, LLC] Property Location: 519 Miller Valley Road

Frank Hall presented the staff report and stated that the Commission and City Council approved the site plan for Creekview Village Apartments on December 8, 2016 and December 20, 2016, respectively. The City Council site plan approval was associated with a Water Service Agreement

for 5.5 acre-feet of alternative water. He said that today's request is to rezone a 4.97 acre site composed of two vacant parcels from Industrial Light (IL) to Business Regional (BR) and to amend the 2015 General Plan Land Use designation from "Industrial" to "Commercial" to permit the construction of a 70 unit workforce housing complex. He displayed a map on the overhead and said that this project is consistent with the new zoning and the General Plan.

Mark Shoemaker, Bethel Development, stated that nothing has changed since the project was presented at the last Planning and Zoning Commission meeting on December 8, 2016. He said he feels very strongly that the project will be a welcoming addition to the City of Prescott, well designed, well landscaped, and well managed. He said that the Traffic Engineer indicated at the last meeting that it not be necessary for any additional Traffic Impact Analysis. He said that if the Traffic Engineer wanted to look at the plans and provide more comments, he would be open to include anything that would provide more benefit to the entry way or that will help reduce traffic issues. He also said that there will be a project sign and that the billboard located in the front of property will be removed.

The Commission discussed the tax credits from the State of Arizona for Workforce Housing units and the Land Use Restrictive Agreement (LURA). A LURA is a multifamily real estate to a land use in which the owner gives up some of their rights of the land use in exchange for the promise of future tax credits. The purpose of a LURA is to provide affordable housing to low-income households by limiting the maximum rent that can be charged for a unit and by requiring that some or all of the units be made available only to households with incomes below a percentage of the average median income.

The Commission also discussed the land use opportunities if the property remained zoned as Industrial, such as warehousing, distribution center with truck traffic and the like, hospitals, and adult oriented business, community residences, telecommunications, Laundromats, hazardous waste, and many other "obnoxious" land uses. They decided that limiting these types of uses and considering how the area has developed over time, changing the zoning and General Plan would be in the best interest to the community and the City. The reason it was zoned Industrial in the past is because the railroad that ran through the area.

Connie Gummesson, 1633 Meadowridge, said that she owns a building on Miller Valley Road and her concern is the traffic congestion. The cars go too fast on that road and she doesn't feel it is reasonable to change the zoning because it could create more traffic. Also, it will add to the City's water usage and she doesn't think it's wise to create opportunities to use up more water.

The Commissioners discussed the rezoning and General Plan amendment further. Some of the Commissioners felt that the property was never looked at as an Industrial use, but more as a Commercial use. In the past, the area was considered "old Prescott" and the land use was more conducive as Commercial. The Commissioners agreed that they are in favor of the use because it gives the property owner options to develop the property and it benefits the City in terms of sales taxes for income, and it brings more diversity into the center of town.

Matt Podracky noted that the City Council will hear public comment on the Creekview Village Apartments and will be reviewing the Commission's recommendations at the January 10, 2017, meeting. Ian Mattingly will be present at that meeting.

Mr. Sheats, MOTION to approve GP16-001, General Plan Amendment to the 2015 General Plan from Industrial to Commercial. Mr. Mabarak, 2nd. VOTE 6-0; motion passed.

Mr. Sheats, MOTION to approve RZ16-005, Creekview Village Apartments is a proposed change of land use to rezone property at 519 Miller Valley Road from Industrial Light (IL) to Business Regional (BR). Mr. Mabarak, 2nd. VOTE 6-0; motion passed.

IV. UPDATES

V. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:45 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman