PLANNING & ZONING COMMISSION
AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, January 31, 2019
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, JANUARY 31, 2019 AT 9:00AM in 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

<table>
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<tr>
<th>MEMBERS</th>
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<tr>
<td>George Sheats, Chairman</td>
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<tr>
<td>Ted Gambogi</td>
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<tr>
<td>Ken Mabarak, Vice-Chairman</td>
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<td>Mel Roop</td>
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<td>Terry Marshall</td>
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<td>George Lee</td>
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<td>Jared Nanke</td>
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III. REGULAR AGENDA ITEM

1. Approval of the November 8, 2018 meeting minutes.

2. Introduction of PLN19-003: A proposed rezoning of property at 300 N Montezuma Street and portions of Granite Creek Park to the north. Rezoning of Business Regional (BR) zoned City properties to Downtown Business (DTB).

Rezoning of Natural Open Space (NOS) zoned City properties to Recreation Space (RS).

Introduction of PLN19-004, the Site Plan for the proposed Downtown Hilton Garden Inn at 300 N Montezuma Street. Property owner is the City of Prescott. Site APN's 113-14-063C, 037H, 038H, 038G, 038F, 059C, 062F, 055, 056B, 056C, 800-11-031A and 800-11-030P.

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 January 25th 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) 445-8511. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org.
I. CALL TO ORDER

Chairman George Sheats called the meeting to order at 9:00 a.m.

II. ATTENDANCE

<table>
<thead>
<tr>
<th>BOARD MEMBERS</th>
<th>STAFF MEMBERS</th>
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<tbody>
<tr>
<td>George Sheats Chairman</td>
<td>George Worley, Planning Manager</td>
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<tr>
<td>Ken Mabarak, Vice Chairman</td>
<td>Darla Eastman, Recorder</td>
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<td>Terry Marshall</td>
<td>Katie Peterson, Community Planner</td>
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<td>Jared Nanke</td>
<td>Bryn Stotler, Director</td>
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<td>Ted Gambogi</td>
<td>Gwen Rowitsch, Public Works Engineering</td>
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<td>Mel Roop</td>
<td>COUNCIL</td>
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<td>George Lee (Absent)</td>
<td>Councilman Lamerson</td>
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<td>Councilman Goode</td>
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III. REGULAR AGENDA ITEM

1. Approval of the October 11th, 2018 Meeting Minutes.

   A motion was made by Commissioner Marshall to approve the October 11, 2018 minutes. The motion was second by Commissioner Nanke and approved unanimously.

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 103-01-028C. Location: street address to be assigned.

   Katie Peterson presented an overview of the project and explained that there is a future annexation and rezone pending. She went over site location, background, site plan. She also noted the correct APN is 103-01-028C.

   The proposal is to subdivide the site into thirteen parcels. The site maps and access points were displayed along with relevant land development code required standards for LDC 4.2 Industrial General: Maximum Height of 50 ft, minimum setbacks: 25ft front / rear and 15 feet sides.

   The proposal is consistent with general plan land use and consistent with circulation requirements in the general plan. The development agreement will be addressed at City Council, including water services, lease-sale, etc.
Staff recommends approval of PLN18-022 pending approval of the City’s annexation and rezoning to Industrial General.

Commissioners, applicant and staff discussed the project size, easements, public right of way at the Peavine Trail, Public Works roadway widths, lack of sidewalks, surrounding pavement conditions and planned road improvements.

**Commissioner Nanke moved to approve PLN18-022 pending approval of the City’s annexation and rezoning to Industrial General. This motion was second by Commissioner Mabarak and the motion carried unanimously.**

**IV. STAFF UPDATES:** There will be a contractors outreach meeting on December 5th from 11am to 1pm, location TBA.

Unified Development Code (UDC) Committee – Council would like to bring Temporary Sign Code back to Planning and Zoning Committee and separate out commercial and residential. Staff is reviewing for a possible UDC meeting for further review.

**V. ADJOURNMENT**

Chairman Sheats adjourned the meeting at 9:24am

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Michelle Chavez, Recorder

George Sheats, Chairman
MEETING DATE: January 31, 2019

AGENDA ITEM: Introduction of PLN19-003, a proposed rezoning of property at 300 N Montezuma Street and portions of Granite Creek Park to the north. Rezoning of Business Regional (BR) zoned City properties to Downtown Business (DTB). Rezoning of Natural Open Space (NOS) zoned City properties to Recreation Space (RS). Introduction of PLN19-004, Site Plan for the proposed Downtown Hilton Garden Inn at 300 N Montezuma Street. Property owner is the City of Prescott. Site APN's 113-14-063C, 037H, 038H, 038G, 038F, 059C, 062F, 055, 056B, 056C, 800-11-031A and 800-11-030P.

Approved by:

Director: Bryn Stotler

Planning Manager: George Worley

Item Summary

This is an introduction and discussion of a request to rezone (PLN19-003) a number of City owned parcels at, north of and west of, 300 N Montezuma Street. Attachment 3 depicts the area and parcels for rezoning. The rezoning involves two areas. The first area includes the strip of properties currently zoned BR. These are proposed to be rezoned to DTB to support a proposed hotel project involving a partnership between the City and WSH Hospitality, LLC. The second area includes parcels making up a portion of Granite Creek Park, north of the first area. These parcels are proposed to be rezoned from NOS to RS to accommodate a change from passive to active recreation uses.

Accompanying the rezoning is a Site Plan (PLN19-004) for the proposed hotel project for Planning and Zoning Commission review and recommendation.

The Rezoning Request

The first part of the rezoning request is to extend the DTB north to incorporate all of the intervening BR properties. Rezoning the strip to DTB will support the development of the proposed Downtown Hilton Garden Inn by allowing flexibility in parking requirements and setbacks. The remainder BR strip of properties was an artifact of the methodology used in the original creation of the DTB district. The one parcel width of that strip was not intended to buffer lower intensity zoning districts nearby and provides no such benefits to nearby zoning districts.

The second part of the rezoning is to convert portions of the adjacent Granite Creek Park from NOS, which allows passive recreational uses, to RS, which allows active uses. The
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intended redevelopment of this portion of the park is to include improved trails, an outdoor public meeting space, a children's play area, space for the Prescott Farmers Market, and integration of the landscaped area adjoining the proposed hotel project into the park.

The Site Design

The proposed development of a 100 room hotel on the commercial portion of the property is to be done in a partnership between the City and WSH Hospitality, LLC. The property will be incorporated into a lease/sale agreement that may eventually see the subject parcels transfer to private ownership. The construction and operation of the hotel will be the responsibility of WSH Hospitality.

The site design places the hotel building to the north, with parking to the south. The design provides access from three points: from Montezuma at the traffic signal with Sheldon Street, from the alley leading south to Willis Street, and from North Granite Street. This design anticipates acquisition of the adjacent parcel to the west (227 N Granite Street), depicted on the site plan as parking and driveways.

The site incorporates 97 guest parking spaces and 13 public access spaces. There are no specific parking space requirements under the proposed DTB zoning. In other districts the requirement is one space per guest room. The proposed parking count approximates that ratio. The parking layout assumes primary access from Montezuma Street through the signalized intersection. A fourth leg of the signal will be installed and the intersection striping will be changed to allow west bound traffic on Sheldon Street to access the property. A loop driveway will provide direct access to the main entry to the building. Overall, the parking lot traffic circulation meets all LDC and Fire Department requirements for turns and aisle widths.

The hotel building adjoins Granite Creek Park and will integrate access to the trails within the park. Landscaping around the north side of the hotel will blend into the natural vegetation of the park. The project also features rehabilitation and pedestrian connectivity to the historic railroad trestle just to the west of the hotel site. Public access will be accommodated. Future commercial or hotel related development west of Granite Street will also be accessible via the renovated trestle.

The hotel building is proposed to be four stories, with a total guest room count of 100. The design will include architectural features from a number of iconic structures in the downtown. The nearby railroad trestle features strongly in the design. Other common features of downtown buildings, such as extensive use of brick in the façades and a window pattern similar to existing historic buildings, are also included. The building will be below the height of many of the nearby trees in Granite Creek Park, a feature that will reduce visual impacts to nearby properties. An artist rendering is attachment 5 of this report.
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Impacts on Adjacent Properties

A consideration of any rezoning request is the compatibility or potential adverse impacts on adjacent or nearby properties. This area already has a broad mix of uses, with no particular use predominating. Nearby uses include commercial offices, retail businesses, industrial yards, a small apartment complex, a municipal park and a number of single-family homes. The proposed rezoning from BR to DTB is compatible with the surrounding development pattern. The proposed rezoning of a portion of the park from NOS to RS is also compatible with the surrounding existing uses.

Attachments
1. Vicinity aerial map
2. Current zoning map
3. Proposed zoning boundaries
4. Hotel site plan
5. Elevation rendering

Recommended Action: None at this time. This item will be presented to the Planning and Zoning Commission for a public hearing and possible action at the February 14, 2018 Commission meeting.