



**PLANNING & ZONING COMMISSION  
PUBLIC HEARING MEETING  
APRIL 13, 2017  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on APRIL 13, 2017 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.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manager
Joe Gardner - Absent	Darla Eastman, Administrative Specialist
Terry Marshall	
George Sheats	<b>COUNCIL PRESENT</b>
Phil Goode	

**III. REGULAR ACTION ITEMS**

**1. Approval of the February 23, 2017 Meeting Minutes**

**Mr. Sheats, MOTION to approve the February 23, 2017 meeting minutes. Mr. Marshall, 2<sup>nd</sup>. VOTE 6-0; passed.**

**2. S117-001, Site Plan for Pine Haven Apartments a 42-unit complex. [Zoning: Multi-Family High (MF-H)]; Property owner: Coalesce Properties, LLC, Randy Goodman and Lyle Schuler. Site APN is 107-15-049A. Location: 1267 White Spar Road**

George Worley presented the staff report and provided maps on the overhead projector of the site. Mr. Worley said that the request is for a Site Plan approval for a 42-unit complex on White Spar Road, which would take the place of the former Pine Haven Mobile Home Park. Mr. Worley stated that the property has a L-shaped driveway. The only issue is the rear yard setback of building number seven (7) which will need to be rotated slightly, or the developer may request an Administrative Adjustment for a two-foot reduction. Mr. Worley said that the site plan has sufficient parking, landscaping and buffering. Mr. Worley said that the project will require a total allocation of 10.5 acre-feet of water. It already has a historical right to 7.5 acre-feet from the previous mobile-home park, and would require an additional 3 acre-feet from the City.

The Commissioners discussed the project in detail including the driveway access and traffic issues. ADOT owns and controls the frontage road off of White Spar Road. The developer will need to work with Arizona Department of Transportation (ADOT) to make changes to the driveway access and any traffic issues.

Randy Goodman, Panican Drive, Prescott Valley, stated that he has met with ADOT and they want to adjust the driveway by 20 feet south. He said he will go back to ADOT once we get past the Planning and Zoning Commission phase. He also said that there has been a lot of discussion with making the development into senior apartments but most likely they will be workforce housing. The garages will be enclosed. He said it will be a nice look because he will own the property and that he wants something upscale.

**Mr. Sheats, MOTION to approve SI17-001, Site Plan for Pine Haven Apartments a 42-unit complex. Mr. Goode, 2<sup>nd</sup>. VOTE 6-0; passed.**

**3. FP16-001, Final Plat for Yavapai Hills Unit 9, Phase 5A Subdivision. [Zoning: Single-Family-9, (SF-9) Planned Area Development (PAD)]. Property owner: Jason Gisi, Manager, YHD North LLC. Site APN: 103-18-001C. Location: Yavapai Hills Unit 9, Phase 5A Subdivision**

George Worley presented the staff report and provided maps on the overhead projector of the site.

**Mr. Mabarak, MOTION to approve FP16-001, Final Plat for Yavapai Hills Unit 9, Phase 5A Subdivision. Mr. Sim, 2<sup>nd</sup>. VOTE 6-0; passed.**

#### **VI. PUBLIC HEARING ITEMS**

**1. MP17-002, Master Plan Amendment for Dells Ranch and Granite Dells Parkway Subdivision Phase II. [Zoning: Single-family-6 (SF-6), Single-family-9 (SF-9), and Rural Estate 2 Acre (RE-2)]. Property owner: Granite Dells Estates Properties. Site APN is 103-04-009B. Location: Dells Ranch Road and Granite Dells.**

**Mr. Sheats, MOTION to approve MP17-002, Master Plan Amendment for Dells Ranch and Granite Dells Parkway Subdivision Phase II. Mr. Mabarak, 2<sup>nd</sup>. VOTE 5-0; passed.**

**2. PP17-001, Preliminary Plat for Dells Ranch and Granite Dells Parkway Subdivision Phase II, creating 259 lots [Zoning: Single-family-6 (SF-6), Single-family-9 (SF-9), and Rural Estate 2 Acre (RE-2)]. Property owner: Granite Dells Estates Properties. Site APN is 103-04-009B. Location: Dells Ranch Road and Granite Dells.**

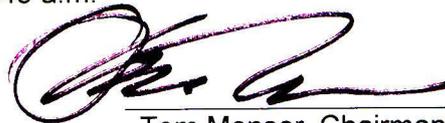
**Mr. Sheats, MOTION to approve PP17-001, Preliminary Plat for Dells Ranch and Granite Dells Parkway Subdivision Phase II, creating 259 lots. Mr. Mabarak, 2<sup>nd</sup>. VOTE 5-0; passed.**

#### **IV. ADJOURNMENT**

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



Darla Eastman,  
Administrative Specialist



Tom Menser, Chairman