



**PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
MAY 25, 2017
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on MAY 25, 2017 at 9:00 AM in DOWNSTAIRS CONFERENCE 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

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Darla Eastman, Administrative Specialist
Joe Gardner	
Terry Marshall - Absent	
George Sheats - Absent	COUNCIL PRESENT
Phil Goode	
Bill Sim	

III. REGULAR ACTION ITEMS

1. Approval of the April 27, 2017 Meeting Minutes

Mr. Mabarak, MOTION to approve the April 27, 2017 meeting minutes. Mr. Goode, 2nd. VOTE 5-0; passed.

2. Continuation of SI17-003, Site Plan for Crown Point Apartments for a 102-unit complex. [Zoning: Multi-family Medium (MF-M)]; Property Owner Vista Point Partners. Site APN: 113-03-071B. Location 609 Bagby Drive

George Worley presented the staff report and displayed maps on the overhead projector of the site. Mr. Worley stated that this agenda item is a continuation to review a site plan for Crown Point Apartments, a one hundred and two unit multi-family apartment complex. He mentioned that the architect has returned with the plans of the site sections as requested by the Commission.

Tom Terry, Architect for Distinctive Homes, described the revised drawing including the site sections and discussed the slope and grade in more detail. He showed the Commissioners the "shelving-type" design for stabilization and driveway safety, especially during the winter months. He restated that he worked with the City Fire Department to ensure the minimum slope requirement of 12% grade, 20' wide roadways, and fire truck turn-around were included into design. Mr. Terry described the safety features that he included such as a continuous walking path (sidewalk and railing) from top to bottom.

The Commissioners discussed the project in more detail. Again, they all agreed that the project site would be a challenge to design due to the topography and numerous boulders on the property. Their main concern is the east-facing driveway that will be very icy and snowy in the winter months. They were also concerned with 500' of roadway with a 12% slope. The Commissioners were again impressed with the revised video of the project site that included the new updates that Mr. Terry provided. They agreed that they cannot deny a project due to a code issue in the LDC.

The Commissioners agreed that they would have liked to have heard from the City Traffic Engineer's review the site plan.

Mr. Mabarak, MOTION to approve SI17-003, Site Plan for Crown Point Apartments for a 102-unit complex. Mr. Gardner, 2nd. VOTE 5-0; passed.

V. PUBLIC HEARING ITEMS

1. RZ17-001, Rezoning for Franklin Heights Subdivision from Regional Office (RO) to Multi-family Medium (MF-M) to permit seven (7) dwelling units; Property owner: Catholic Charities. Site APN is 116-06-003A. Location: 1718 Willow Creek Road

Mr. Goode, MOTION to table RZ17-001. Mr. Sim, 2nd. VOTE 5-0; passed.

IV. OTHER BUSINESS ITEMS

1. Discussion of Amendment to the Land Development Code (LDC) relating to the Section 3.11 Specially Planned Community (SPC) district, adjusting the permitted uses and applicability to commercial zoning districts.

George Worley provided a summary and background of the SPC district and how adjusting the permitted uses and applicability commercial zoning districts would benefit the district. Mr. Worley stated that currently in the LDC the SPC district allows for master planned communities to establish the types and locations of uses through the approval of the master plan by City Council. He continued by saying that the benefit to the SPC concept is that it allows the developer and the City great flexibility in the design of a "small community." He said that the individual use areas within the district do not need to be rezoned to allow for specific uses, it would just take an amendment to the Master Plan. Another difference is that the developer will begin the process rather than the City imitating it. He referenced the Deep Well Ranch area as an example and compared the SPC district to rezoning and stated that a rezoning is limited to zoning boundaries. Also, the Commission will review Master Plans and amendments for appropriateness as well as by staff. The developer is responsible for disseminating the information to the public and not the City. The downside is that it will impact the public by reducing the awareness and the ability to make comments.

The Commissioners discussed the SPC district and the possibility of permitting commercial uses. Most felt it is the SPC may be community development of the future by reversing the 1950s way of zoning. It is an innovative way of planning for the City of Prescott and it would attract more commercial sustainability. The concerns were that public notice and awareness would be affected, and that it may work with a conscience developer, but ultimately the responsibility would fall to Planning and Zoning Commission to ensure the SPC district's success. Mr. Worley said that the text changes are minimal and that he provided a markup for the Commission's review. He also said that it is proposed to move the district language from

Article 3, Residential Districts to Article 4, Nonresidential Districts and that most commercial districts allow residential uses. He said that moving the text would help clarify that the district can now be applied for commercial use as well as residential.

IV. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 10:20 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman