CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, February 14, 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, FEBRUARY 14, 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

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 January 31, 2019 meeting minutes.

2. **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 Downtown Business (DTB) and Recreation Space (RS).

3. **PLN18-037:** Site Plan for Peaks View Apartments a 155-unit apartment complex and commercial development. Zoning: Business Regional (BR); Property owner: Lafferty Development. Site APNs: 103-15-160A and 165. Location: 4822 E State Route 69.

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 February 8, 2019 at 5:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Sarah Siep for
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 MINUTES
January 31, 2019
PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on January 31, 2019 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.

II. ATTENDANCE

BOARD MEMBERS	**STAFF MEMBERS**
George Sheats Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Michelle Chavez, Recorder
Terry Marshall	Bryn Stotler, Comm. Development Director
Jared Nanke	Jon Paladini, City Attorney
Ted Gambogi	Joe Baynes, Recreation Services Director
Mel Roop	**COUNCIL**
George Lee	Councilman Phil Goode

III. REGULAR AGENDA ITEM

1. Approval of the November 8, 2018 Meeting Minutes.

A motion was made by Commissioner Gambogi to approve the November 8, 2018 minutes. The motion was second by Commissioner Marshall and approved unanimously.

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**; 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.

George Worley gave an overview of the project. All of the parcels are owned by the City of Prescott.

The proposal is to rezone parcels from BR to DTB to support a hotel project and from NOS to RS to support enhancement of Granite Creek Park.

An aerial overview of the project site was shared and neighboring businesses and park land was described. A zoning map of the current and proposed zoning was shared.

The Commissioners, staff, and applicant discussed the proposed hotel site in detail, including but not limited to: The renovation and accessibility of the railroad trestle, amount of parking spaces, vehicle and emergency access to the site, total acreage of the site, building height, setbacks, public uses, meeting spaces, traffic impacts, and potential uses for the park.

Commissioners and staff discussed the proposed re-zoning and how that may affect the local neighborhood. Staff assured the Commission that any impactful related projects would have to go through City Council and have public notification.

Commissioner Roop shared photos that he took of the site and approach on Montezuma St. He asked if the site could be re-aligned to provide a better gateway to the City. Staff pointed out that much of the building will be screened by existing vegetation.

Shane Shumway, the developer of the hotel, discussed the site design and setback, floodway impacts to the project, changes that have been made to the original design, and historic elements incorporated in the design.

He shared 3D renderings of the proposed building and grounds. They will be adding balconies on the building side facing Montezuma. The total footprint is between 16,000 and 17,000 square feet. The hotel will include a conference space, restaurant, bar, and a large lobby. There will be a dedicated space for a farmers market or other events on the adjacent grounds within the park property.

Commissioner Mabarak asked if the public will have access to the trestle bridge and the developer indicated that yes it will always be open unless the City wants to have a private event on the bridge.

Regarding the Sam Hill Warehouse; the developer should know more in February if that parcel will be incorporated into the site. They are in discussions with Prescott College.

The restaurant will be full service breakfast, semi lunch, and full dinner.

Joe Baynes, City of Prescott Recreation Services Director, spoke to the Commission regarding public private partnerships to help implement park improvements. Right now there are talks of bringing the Prescott Farmers Market downtown. All designs are conceptual at this time. The park upgrades will be passive use upgrades. There will be no ball field. The City of Prescott Recreation Services Department will continue to have jurisdiction over the park land.

Citizen Howard Mechanic expressed concerns about lack of parking spots for the public to attend various events at the park and the hotel site.

Chair Sheats expressed the difference between zoning uses for recreational and natural open space. There is an opportunity to expand parking.

Citizen Russ Pilcher asked that the developer include some gargoyles.

Citizen Larry Meads stated that he liked the project and how it looks is important to the gateway to the City. He stated that he was concerned about the rezoning from NOS to RS but is glad to know that the park will still be City property. He noted there is a lot of potential with the greenway trail.

Councilman Goode expressed concerns about contract language and water use and the ability to assess usage and future needs at the hotel. He also expressed concern about the setback on Montezuma and Sheldon, wondering if there is a way the project could be visually softened.

Commissioner Lee asked about the Cottonwoods and if they buffer the approach to the hotel.

Chair Sheats expressed that tree buffering does depend on what time of year it is.

City Attorney Jon Paladini spoke to the water use in the park and splash pad, how the City allocates water uses, and that the developer will have low water use landscaping. He stated the City is not technically subject to its own zoning for government uses, including parks. However the City still goes through the process.

Commissioner Mabarak expressed concern that it could appear to the public that the City is not abiding by the same rules that other citizens have to abide by. He stated that he is happy the City is going through the whole public process and abiding the same rules all private developers have to follow.

Commissioner Mabarak stated he feels the building is too high and being right on the street is a concern. He likes the zoning and the use, but the setback is a concern. He would like to see a better presence on Montezuma to the public.

Commissioner Roop mentioned different approaches such as stair stepping the building away from Montezuma.

Commissioner Roop asked that staff please bring a site plan that shows where the Cottonwoods are in relation to the site.

Mr. Meads expressed that staff and several jurisdictions are working on the update to the 2018 Building Codes.

The next meeting of Planning and Zoning Commission will be a public hearing on February 14th with the possibility of voting on the re-zoning of the park land and hotel site.

Commissioner Roop asked when site plan review comes into play with re-zoning, wondering if there is enough time to receive follow ups to the Commission's questions from the developer.

Staff indicated there are certain requirements that require a formal site plan review based on the size of the project and related water service agreements, noting this review is not on the design of the project, but whether the site works or not.

IV. STAFF UPDATES:

Director Stotler introduced new Community Development staff person, Michelle Chavez.

Mr. Paladini provided the Commission an overview of an update to the City of Prescott's handling of temporary signs in City right of way and the creation of "sign free" zones. The City Council did a study session and by resolution adopted two sign free zones. He shared a map of the areas. State law governs how many and where sign free zones can be placed and only affects signs in the public right of way. It does not impact private property signs, which are governed by the City's Land Development Code. State law dictates that the zone has to be located in commercial and tourism areas and can be no more than three square miles. This change gives the City the ability to remove signs in the public right of way in the "sign free zone." There are two areas delineated, one downtown and one along Hwy 89 heading toward the Prescott Regional Airport. ADOT is completing improvements on Highway 89 and is going to cede the right of way to the City of Prescott. The state had previously exempted state routes. The establishment of these sign free zones was adopted by Resolution 2019-1624 by the Council on January 22, 2019 and became effective that day.

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

Chairman Sheats adjourned the meeting at 10:24am

Michelle Chavez,
Recorder

George Sheats, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: **February 14, 2019**

AGENDA ITEM: A proposed rezoning of property at 300 N Montezuma Street and portions of West Granite Creek Park to the north (PLN19-003). Rezoning of Business Regional (BR) zoned properties to Downtown Business (DTB). Rezoning of Natural Open Space (NOS) zoned properties to Downtown Business (DTB) and Recreation Space (RS). Courtesy review comments for PLN19-004, the Site Plan for a proposed Downtown Hilton Garden Inn at 300 N Montezuma Street. Property owner of rezoning parcels 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	

Summary

This is a proposed rezoning (PLN19-003) of 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. The second area includes parcels making up a portion of West Granite Creek Park, north of the first area. A small portion of the south edge of these parcels are proposed to be rezoned from NOS to DTB with the remaining portion 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 courtesy review by the Planning and Zoning Commission of the proposed hotel project. Planning and Zoning Commission action is not required on the site plan.

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 any nearby properties.

The second part of the rezoning is to convert a small section of the south edge of the adjacent West Granite Creek Park from NOS to DTB. This area will be affected by the proposed hotel building footprint and some of its amenities. The remainder of the rezoning will convert the NOS zoning, which allows passive recreational uses, to RS, which allows active uses. The intended redevelopment of this portion of the park is to include improved trails, an outdoor public meeting space, a children's play area, and potentially, space for the Prescott Farmers Market.

Courtesy Review of Site Plan

A proposed site plan for the project is provided to the Planning and Zoning Commission for a courtesy review.

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 Montezuma at the traffic signal with Sheldon Street and from the alley leading south to Willis Street. A small portion of the parking (13 spaces) will be accessible from North Granite Street. This design anticipates acquisition of the adjacent privately owned parcel to the west (227 N Granite Street), depicted on the site plan as parking and driveways.

The site incorporates 120 parking spaces. North Granite Street provides access to 13 spaces that are anticipated to be available to the public exclusively. The remainder of the spaces will be primarily for the hotel use, but can be made available to the public for special events, in cooperation with the hotel. There are no specific parking space requirements under the proposed DTB zoning. 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 in coordination with the City's Recreation Services Department park improvements. 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 elevation rendering is attachment 5 of this report.

Impacts of Zoning Action on Nearby Properties

A consideration of any rezoning request is the compatibility with adjacent or nearby properties. The surrounding area 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 DTB and RS is also compatible with the surrounding existing uses.

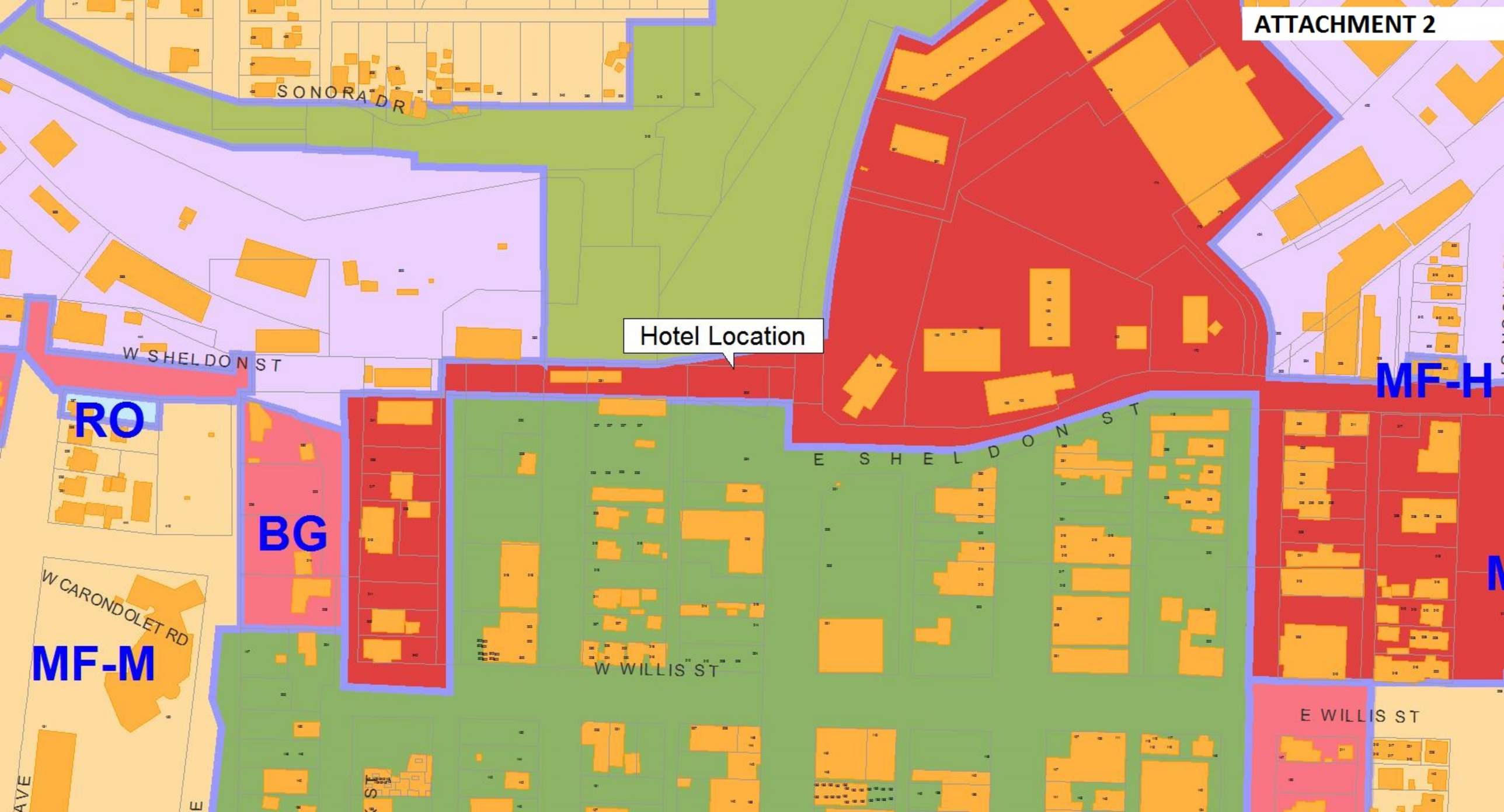
Attachments

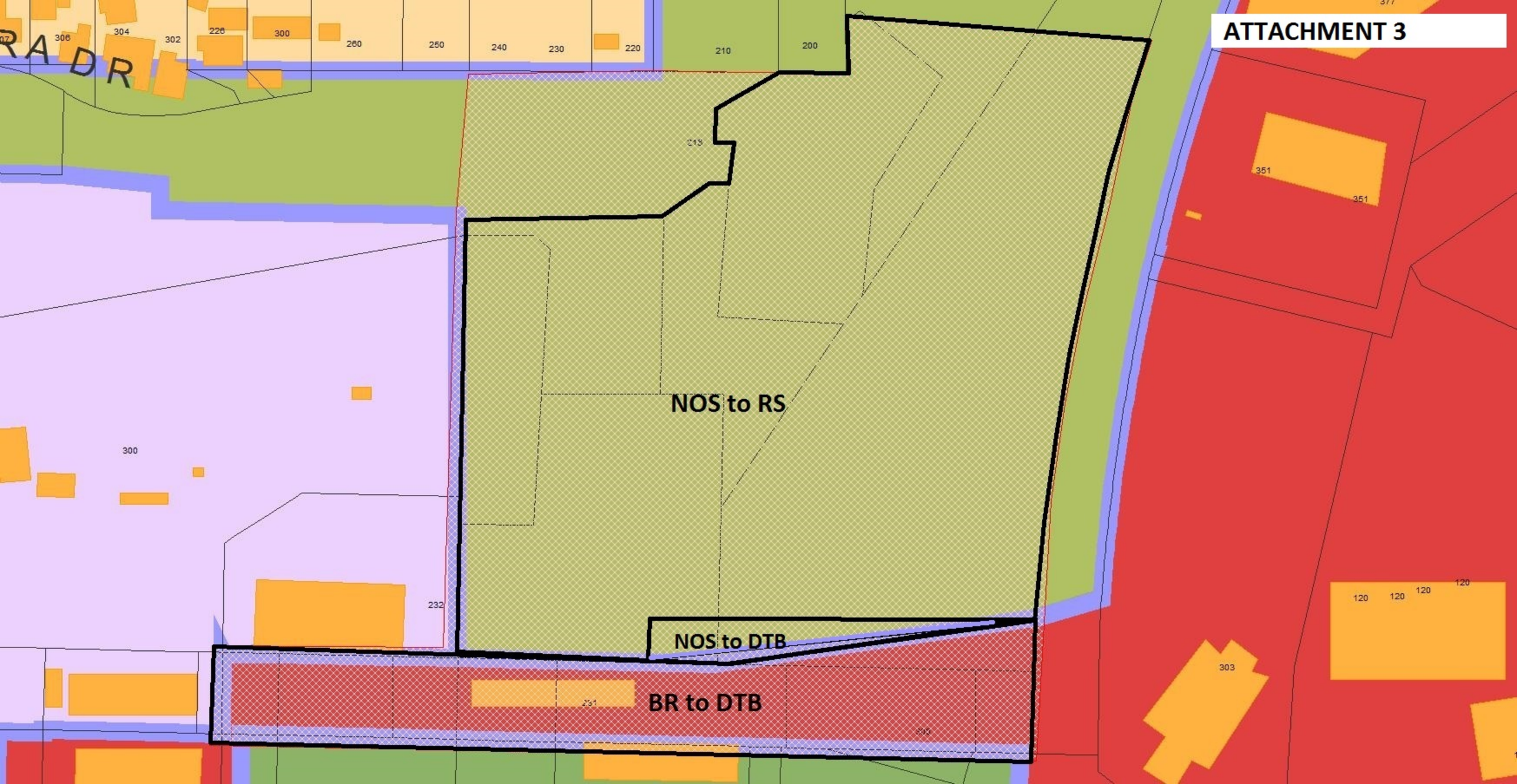
1. Vicinity aerial map (Large) (provided with 1/31/19 packet)
2. Current zoning map
3. Proposed zoning boundaries
4. Hotel site plan (Large) (updated)
5. Elevation rendering (Large) (updated)
6. Example of Landscaping Plan

Recommended Action: Move to recommend approval of PLN19-003, rezoning City owned parcels from BR to DTB and from NOS to DTB and RS

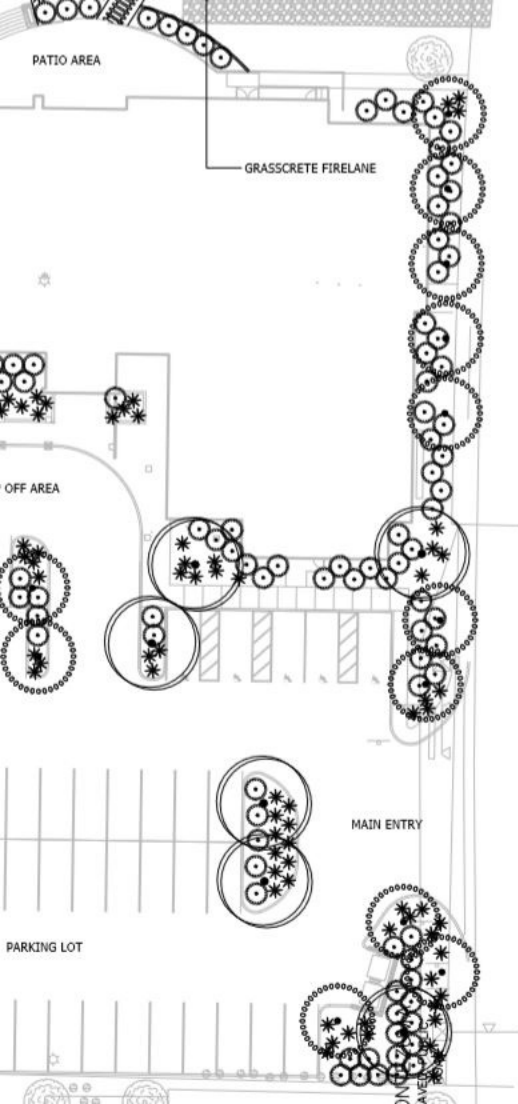
ATTACHMENT 1

ATTACHMENT 2




ATTACHMENT 3
NOS to RS
NOS to DTB
BR to DTB
RADR
306
304
302
226
300
260
250
240
230
220
210
200
213
351
351
300
232
231
303
120
120
120
120

ATTACHMENT 6



CONCEPT PLANT SCHEDULE

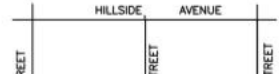
MONTEZUMA STREET

ACCENT TREES
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK
CHILOPSIS LINEARIS / DESERT WILLOW
PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY
PYRUS CALLERYANA `BRADFORD` / BRADFORD FLOWERING PEAR

SHADE TREES
ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
FRAXINUS VELUTINA `ARIZONA` / VELVET ASH
PINUS EDULIS / PINON PINE
PISTACIA CHINENSIS `RED PUSH` / RED PUSH CHINESE PISTACHE
QUERCUS RUBRA / RED OAK

SHRUBS
BERBERIS THUNBERGII / JAPANESE GREENLEAF BARBERRY
BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
CORNUS STOLONIFERA / DOGWOOD
EUONYMUS FORTUNEI / WINTERCREEPER
FORSYTHIA VIRIDISSIMA / GREENSTEM FORSYTHIA
FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA
FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA
JUNIPERUS CHINENSIS / JUNIPER
JUNIPERUS CHINENSIS `BLUE POINT` / BLUE POINT JUNIPER
JUNIPERUS CHINENSIS `SARGENTII` / SARGANT JUNIPER
JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER
JUNIPERUS HORIZONTALIS `WILTONII` / BLUE RUG JUNIPER
PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRES` / RUSSIAN SAGE
PHILADELPHUS X LEMOINEI `BELLE ETOILE` / MOCK ORANGE
PINUS MUGO / MUGO PINE
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN

SHELDON STREET



ATTACHMENT 4 & 5

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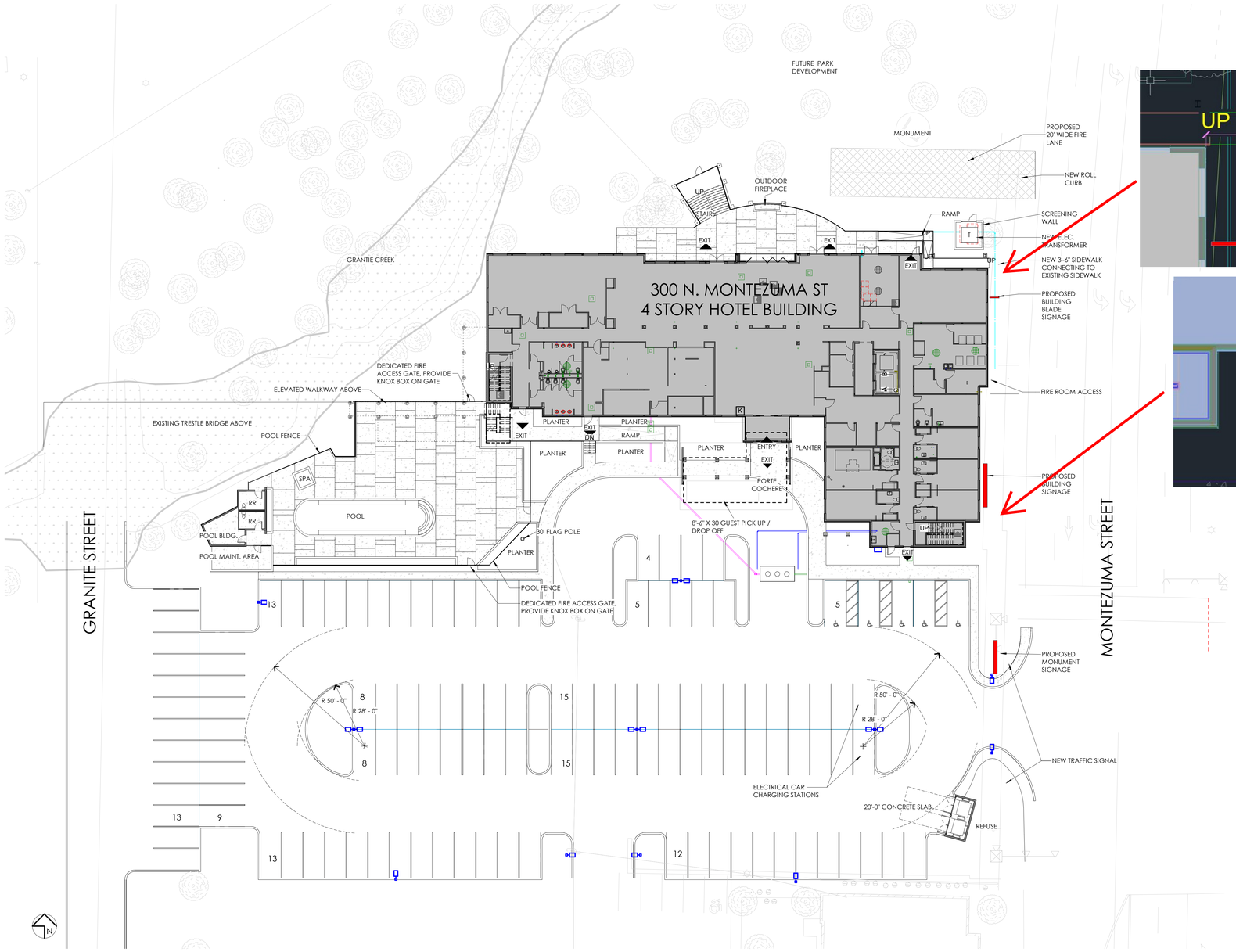
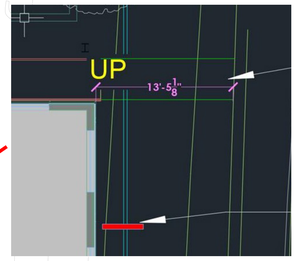
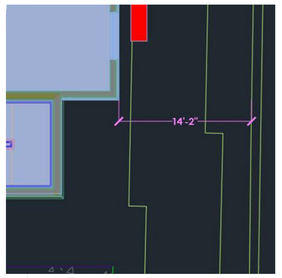
Hilton Garden Inn

Hilton Garden Inn - Prescott







Annotation by Prescott Planning Staff

AREA TOTAL

ESTIMATED PROJECT SF TOTAL

LEVEL 1 :	17,300 SF
LEVEL 2 :	16,485 SF
LEVEL 3 :	16,485 SF
LEVEL 4 :	16,485 SF
TOTAL :	66,755 SF
LEVEL 1 PATIO :	1,700 SF
LEVEL 1 POOL DECK:	6,500 SF
TOTAL W/ PATIO :	74,955 SF

ESTIMATED UNIT COUNT

LEVEL 1 :	5 UNITS
LEVEL 2 :	32 UNITS
LEVEL 3 :	32 UNITS
LEVEL 4 :	32 UNITS
TOTAL :	101 UNITS

PLANNED CONSTRUCTION TYPE:
4 STORY WOOD FRAME CONSTRUCTION OVER A CONCRETE PODIUM. THE PODIUM WILL BE BUILT ON PIERS DUE TO SOIL CONDITIONS AND FEMA REQUIREMENTS.

ESTIMATED BUILDING TO BE DETERMINED UPON FINAL DESIGN

Parking Schedule

ADA Parking	5
Parking	115

SITE PLAN NOTES

The following should be placed on the site plan:
1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated under ground.
2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 8' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. See Architectural Dwgs. for detailed information.
5. The location of all electrical utility equipment shall be identified on the construction plans.
6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
9. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
10. Pneumatic tubes, whether metal or plastic, shall be either:
a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or;
b. Routed underground.
11. All backflow prevention devices larger than 2" shall be screened with landscape located within a 6' radius of the device. All backflow preventers 2" or smaller shall be placed in a locked wire mesh cage painted to match the primary building color.
12. All freestanding light poles shall:
a. Be located within landscaped areas or planter islands.
b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30" from adjacent grade.
c. Be located to avoid conflict with trees.
13. Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
14. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1maximum.
15. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
16. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boomanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
17. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building
18. All exterior metal shall be finished or painted to match the approved project colors.
19. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

NUM	ISSUE TITLE	DATE
	SCHEMATIC DESIGN	01/04/2019
	DESIGN DEVELOPMENT	01/28/2019

1 **Site Plan**
1" = 20'-0"

ARCHITECTURAL SITE PLAN - OVERALL

Sheet Issue Date:	01/28/19
Project Number:	AP 1803
Checked By:	A+PP
Drawn By:	A+PP

A-1100

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2/4/2019 6:30:32 PM

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architects · interiors
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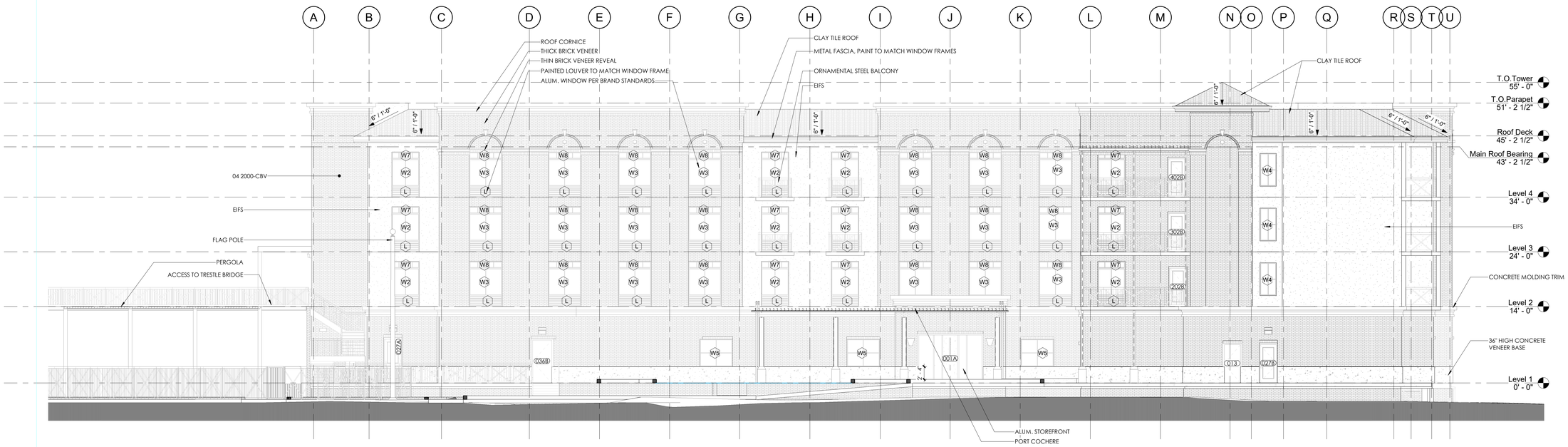
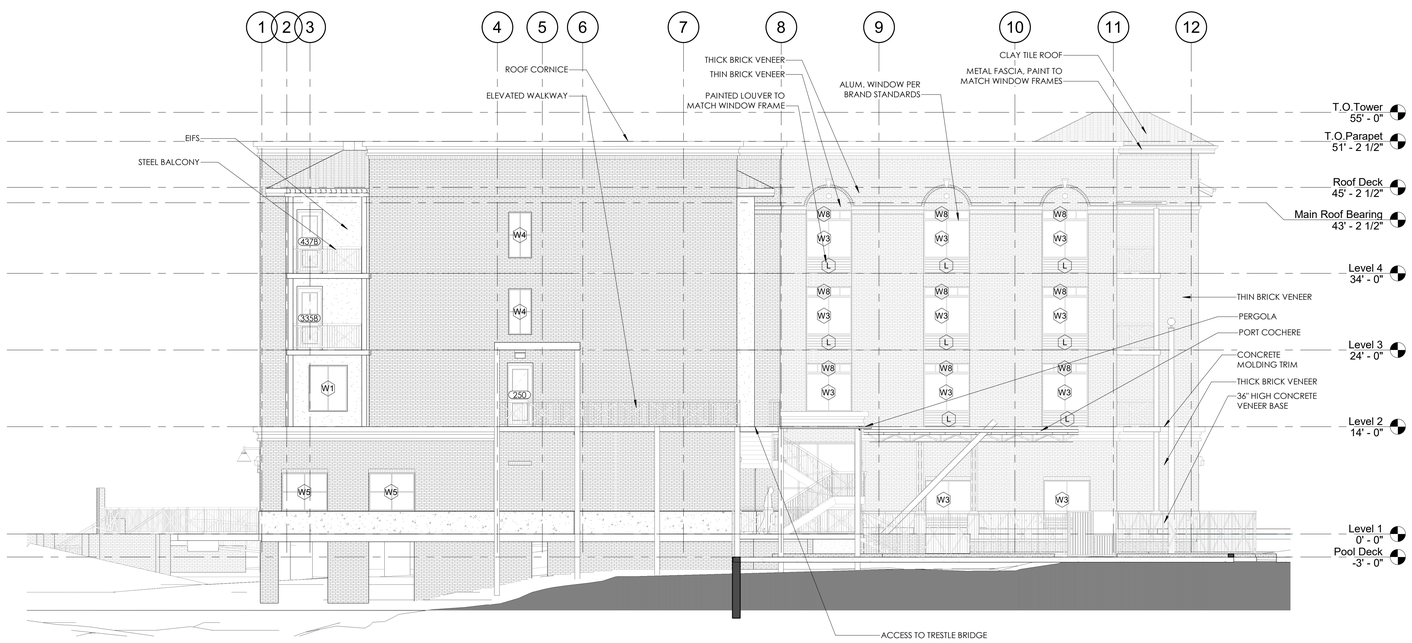
Hilton Garden Inn

Hilton Garden Inn - Prescott



1 **South**
1/8" = 1'-0"



2 **West**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
04 2000-CBV	CLAY BRICK VENEER

NUM	ISSUE TITLE	DATE
	SCHEMATIC DESIGN	01/04/2019
	DESIGN DEVELOPMENT	01/28/2019

BUILDING ELEVATIONS

Sheet Issue Date: 01/28/19
Project Number: AP 1803
Checked By: A+PP
Drawn By: A+PP

A-2000

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2/4/2019 6:31:35 PM

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architects · interiors
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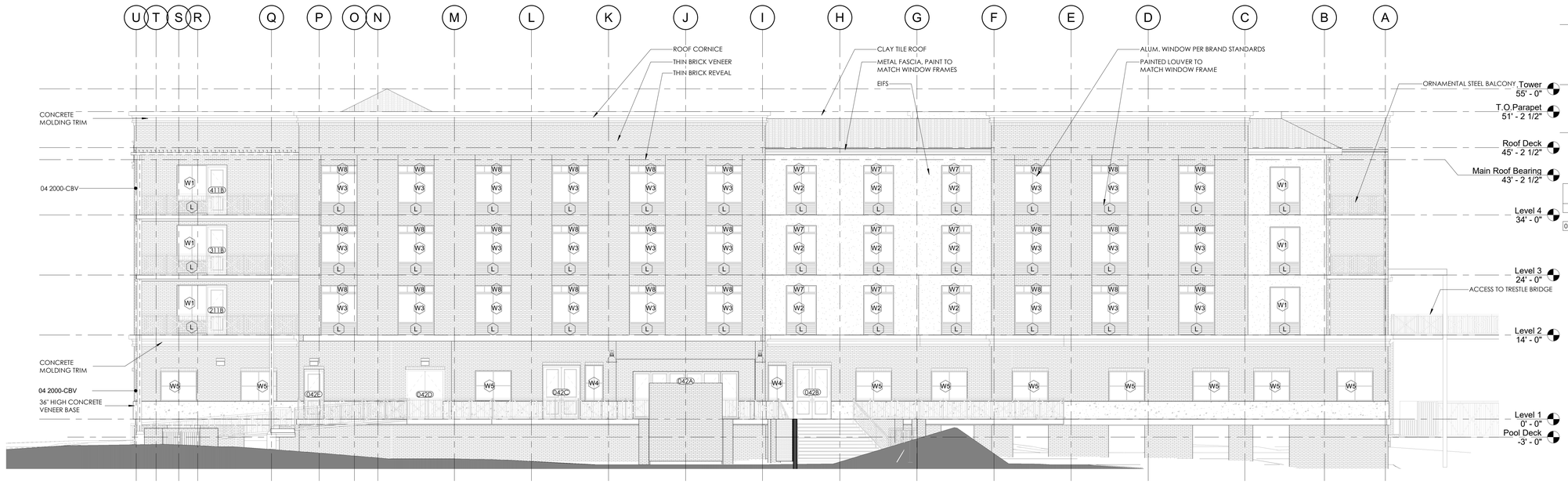
Hilton Garden Inn

Hilton Garden Inn - Prescott



3 **North**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
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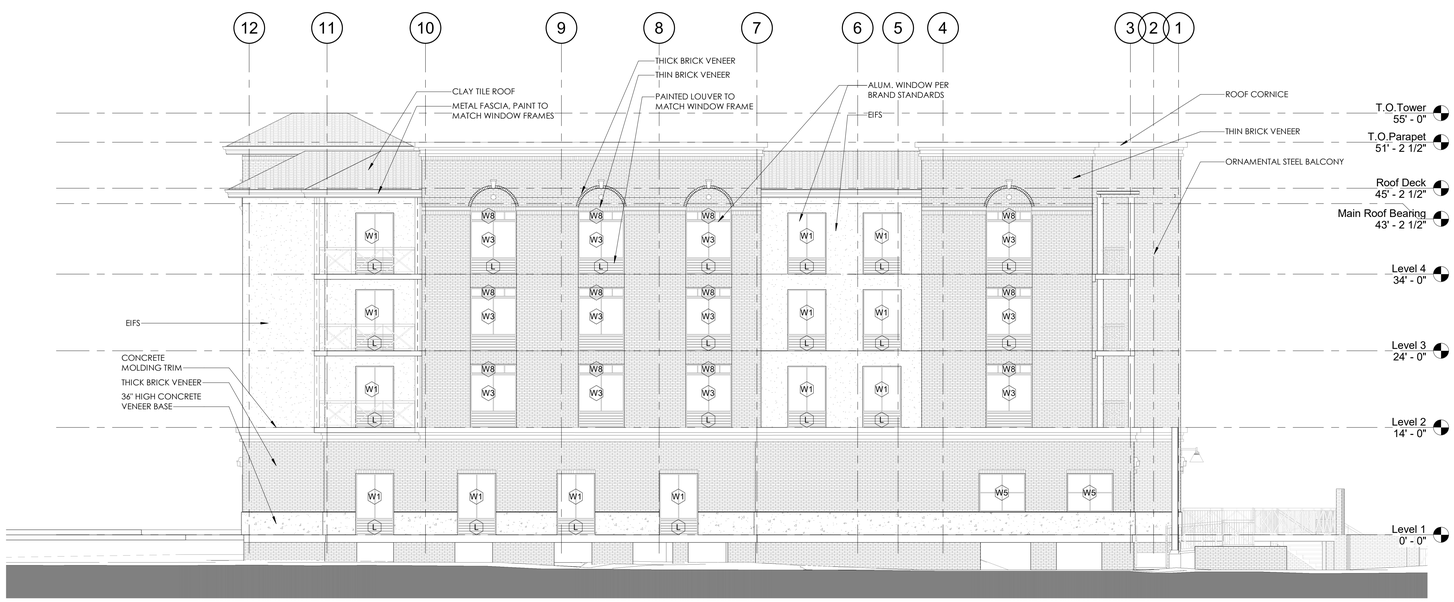

4 **East**
1/8" = 1'-0"

NUM	ISSUE TITLE	DATE
	SCHEMATIC DESIGN	01/04/2019
	DESIGN DEVELOPMENT	01/28/2019

BUILDING ELEVATIONS

Sheet Issue Date:	01/28/19
Project Number:	AP 1803
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CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: February 14, 2019

DEPARTMENT: Community Development

AGENDA ITEM: PLN18-037, Site Plan for Peaks View Apartments a 155-unit apartment complex and commercial development. Zoning: Business Regional (BR); Property owner: Lafferty Development. Site APNs: 103-15-160A and 165. Location: 4822 E State Route 69.

Approved By:		**Date:**
Director:	Bryn Stotler	
Planning Manager:	George Worley	
Community Planner:		

Site Design

The site is located at the northwest corner of State Route 69 and Robin Drive. The subject property is approximately 9.50 acres and is zoned Business Regional (BR). The zoning will permit up to 32 dwelling units per acre, resulting in a possible 304 units. The proposal is for 155 multi-family residential units. In addition, a commercial building with an estimated 5 tenant spaces is proposed for the southeast portion of the lot near the signalized intersection. A mix of commercial uses is anticipated, including retail, restaurant and convenience/gasoline.

Minimum setbacks required for the residential development are 15 feet front, 10 feet rear and 12 feet for the sides. Setbacks for the commercial development are 10 feet front, 10 feet rear and 12 feet for the sides. The site plan depicts significantly greater setbacks for all sides of the site than is required by the Land Development Code.

Parking for the residential use is determined by the number of bedrooms proposed, plus a fixed 20 guest parking spaces. The proposed plan indicates 80 1-bedroom units, 50 2-bedroom units and 25 3-bedroom units. Based on this mix, the residential portion of the development will require 278 parking spaces. The site plan indicates 280 parking spaces will be provided for the residential complex. The commercial portion of the development will require approximately 77 spaces, based upon the anticipated mix of uses. The site plan indicates that 84 spaces will be provided for the commercial portion of the site.

The BR district allows building heights of up to 50 feet. The residential buildings are shown at approximately 40 feet in height. The site is proposed to be graded in terraces from (roughly) east to west down to the road grade of State Route 69 at the commercial portion. The terracing will result in the buildings being 3-stories from each of the adjacent parking areas. The commercial buildings will be 1-story, with overall heights well under the 50 foot maximum height permitted.

Access to the site is to be limited to three points on Robin Drive. The commercial site will have 1 access approximately 100 feet from the intersection with State Route 69. The residential site will have 2 access points, the first at roughly 450 feet from the intersection and the second at roughly 400 feet further west around the first curve of Robin Drive.

Detailed grading, landscaping and construction plans will be required, and reviewed by City staff prior to issuance of building permits.

Based upon the information provided on the site plan, staff has determined that this plan is in conformance with the requirements of the Land Development Code.

Water Service Agreement

A Water Service Agreement application was reviewed and recommended by the Council Subcommittee for Water Issues on January 8, 2019. A water allocation has been set aside for the one hundred and fifty-five (155) unit apartment project for placement into contract at the time of Council approval.

Transportation Services

A Traffic Impact Analysis (TIA) will be required for the development and will include an analysis of all site access drives and the intersection to ensure existing and proposed traffic control operates at acceptable levels of service, appropriate lanes are provided, and adequate sight visibility exists.

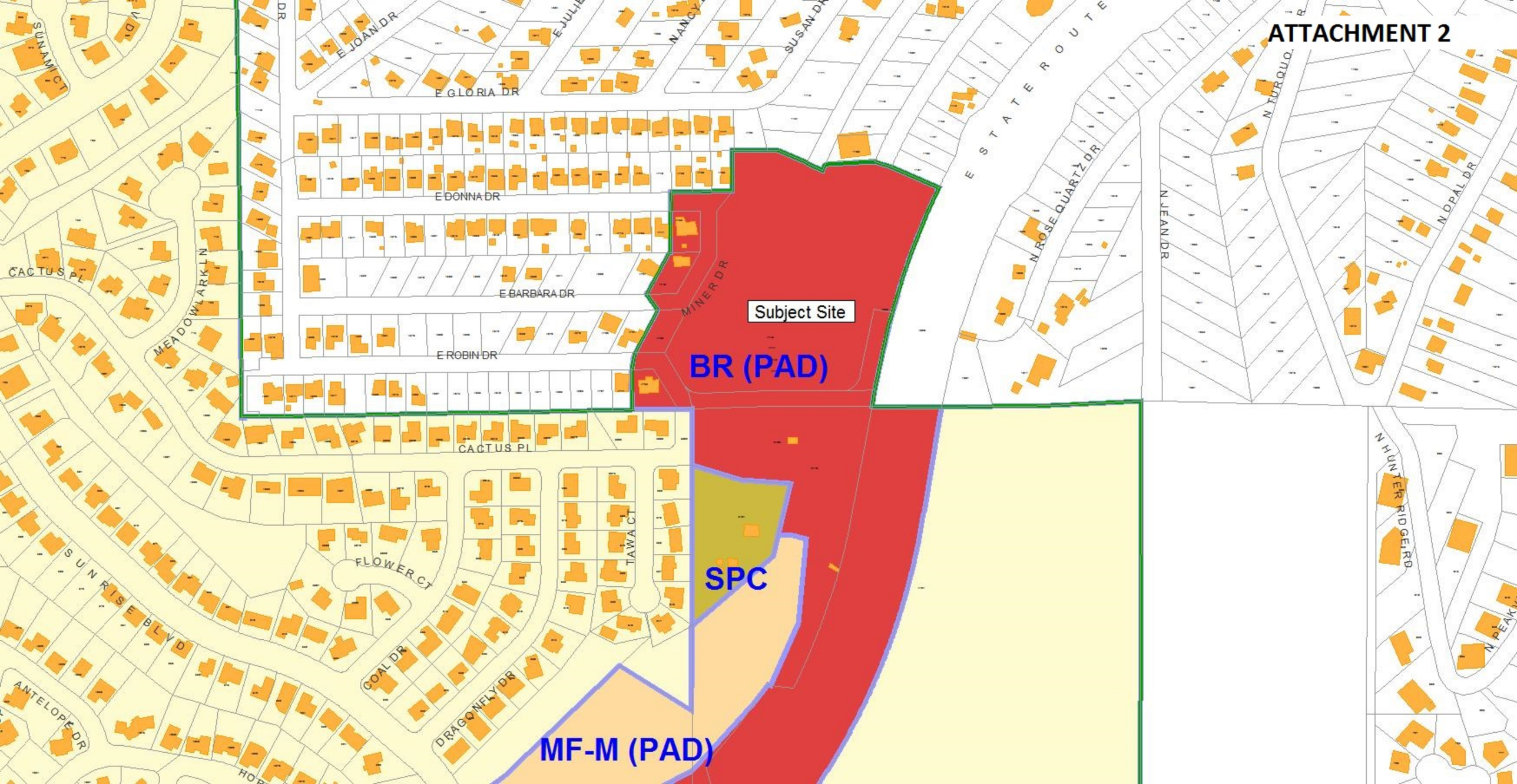
Attachments

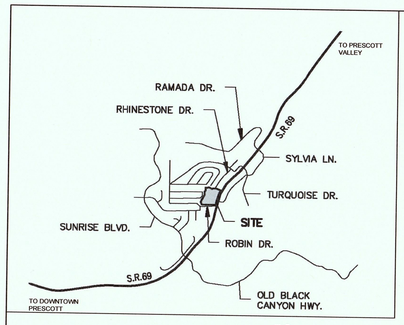
1. Aerial Location Map
2. Zoning Map
3. Site Plan

Recommended Action: MOVE to recommend approval of Site Plan PLN18-037, Peaks View Apartments and commercial center

ATTACHMENT 1

ATTACHMENT 2





VICINITY MAP

N.T.S.

NOTE: VICINITY MAP PER KELLEY/WISE ENGINEERING
JOB NUMBER: #11-01 EX. DATE: MARCH 21, 2012

BUILDINGS LEGEND

APARTMENT BUILDING 1
STORIES: 3
FOOTPRINT: 9,000 S.F.
TOTAL BLDG AREA: 27,000 S.F.
CONSTRUCTION TYPE: V-B

APARTMENT BUILDING 2
STORIES: 3
FOOTPRINT: 17,500 S.F.
TOTAL BLDG AREA: 52,500 S.F.
CONSTRUCTION TYPE: V-B

APARTMENT BUILDING 3
STORIES: 3
FOOTPRINT: 9,000 S.F.
TOTAL BLDG AREA: 27,000 S.F.
CONSTRUCTION TYPE: V-B

APARTMENT BUILDING 4
STORIES: 3
FOOTPRINT: 14,000 S.F.
TOTAL BLDG AREA: 42,000 S.F.
CONSTRUCTION TYPE: V-B

APARTMENT BUILDING 5
STORIES: 3
FOOTPRINT: 17,500 S.F.
TOTAL BLDG AREA: 52,500 S.F.
CONSTRUCTION TYPE: V-B

LEASING OFFICE & CLUB HOUSE BUILDING
STORIES: 1
FOOTPRINT &
TOTAL BLDG AREA: 2,900 S.F.
CONSTRUCTION TYPE: V-B

COMMERCIAL BUILDING 1
STORIES: 1
FOOTPRINT &
TOTAL BLDG AREA: 12,180 S.F.
CONSTRUCTION TYPE: V-B

SPACE #1: ±3,150 S.F. (GROSS)

SPACE #2: ±2,700 S.F. (GROSS)

SPACE #3: ±2,040 S.F. (GROSS)

SPACE #4: ±2,040 S.F. (GROSS)

SPACE #5: ±2,250 S.F. (GROSS)

PATIO: ±600 S.F.

ADDITIONAL NOTES

1. QUARTER SECTION: SE29/T14NR1W
2. PARCEL NUMBERS: 103-15-160A , 103-15-165
3. LOT SIZE: ± 9.47 ACRES
4. ZONING: BR (PAD)
5. ONLY EXISTING TOPOGRAPHY IS SHOWN ON PLAN
6. CONSTRUCTION OF ALL NEW BUILDINGS TO BE TYPE V-B

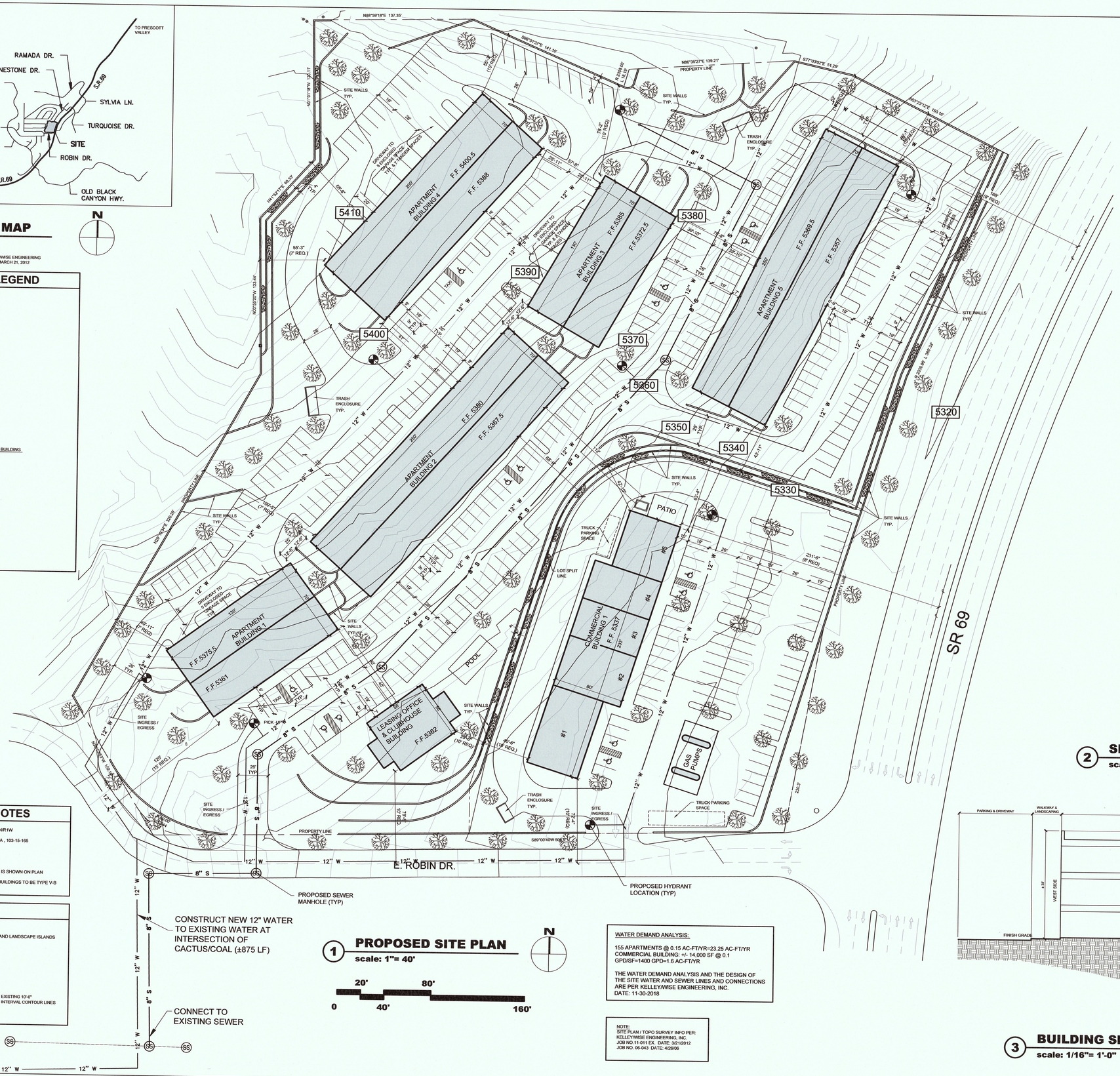
LEGEND

PROPOSED TREES AT LANDSCAPE AREAS AND LANDSCAPE ISLANDS

PROPOSED BUSHES BETWEEN SITE WALLS

FIRE HYDRANT

EXISTING 10'-0" INTERVAL CONTOUR LINES



1 PROPOSED SITE PLAN

scale: 1"= 40'

0 — 20' — 40' — 80' — 160'

WATER DEMAND ANALYSIS:

155 APARTMENTS @ 0.15 AC-FT/YR=23.25 AC-FT/YR
COMMERCIAL BUILDING: +/- 14,000 SF @ 0.1 GPD/SF=1400 GPD=1.6 AC-FT/YR

THE WATER DEMAND ANALYSIS AND THE DESIGN OF THE SITE WATER AND SEWER LINES AND CONNECTIONS ARE PER KELLEY/WISE ENGINEERING, INC.
DATE: 11-30-2018

NOTE:
SITE PLAN / TOPO SURVEY INFO PER:
KELLEY/WISE ENGINEERING, INC.
JOB NO.11-011 EX. DATE: 3/21/2012
JOB NO. 06-043 DATE: 4/26/06

GENERAL PROJECT INFORMATION

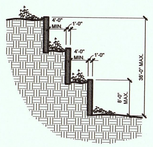
PROJECT NAME	PEAKS VIEW MIXED USE PROJECT
PROJECT TYPE	MIXED USE (RESIDENTIAL AND RETAIL)
ADDRESS	4740 E. ROBIN DR. PRESCOTT AZ. 86301
APN	103-15-160A , 103-15-165
SIZE	± 8.93 ACRES
CURRENT USE	N/A
CURRENT ZONING	BR (PAD)
MAX. DENSITY	N/A
LOT COVERAGE	MAX.ALLOWED: 60% PROPOSED: 22%
BLDG HEIGHT	MAX.ALLOWED: 50' PROPOSED: APARTMENT BUILDINGS: 40' LEASING / CLUBHOUSE BUILDING: 21' COMMERCIAL BUILDING: 21'
BUILDING TYPE	V-B (1 STORY AND 3STORY BUILDINGS PER 2012 IBC DESIGN CRITERIA)
BUILDING SPRINKLERS	YES (NFPA13/ NFPA 13R / 2012 IFC / PRESCOTT FIRE DEPARTMENT)
MIN. BLDG SETBACKS	FRONT (E. ROBIN ST.): 15' (RESIDENTIAL BLDGS) 10' (NON-RESIDENTIAL BLDGS) SIDE (ALONG SR69): 8' SIDE (WESTERN LOT LINE): 7' REAR (NORTHERN LOT LINE): 10'

PROJECT INFORMATION - APARTMENTS

BUILDING /UNIT MIX	5 APARTMENT BLDGS , 1 BLDG LEASING & CLUBHOUSE
UNIT / BEDROOM MIX	1 BEDROOM APARTMENTS: 80 2 BEDROOM APARTMENTS: 50 3 BEDROOM APARTMENTS: 25 TOTAL APARTMENTS : 155
PARKING	PARKING REQUIRED: (1 PER BEDROOM + 0.50 GUEST SPACES PER UNIT, UP TO 20 SPACES MAXIMUM) 80 @ 1BR x 1 = 80; 50 @ 2BR x 2 = 100; 25 @ 3BR x 3 = 75; 20 GUEST SPACES = 20 LEASING OFFICE CLUBHOUSE RESERVED FOR RESIDENTIAL TENANTS ONLY (785 S.F / 300)= 3 TOTAL REQUIRED: 278 (ACCESSIBLE PARKING REQUIRED: 6 SPACES OUT OF 278) PARKING PROVIDED: STANDARD 229 SPACES COMPACT (15% ALLOWED) 12 SPACES ACCESSIBLE 10 SPACES PRIVATE GARAGES 18 SPACES TANDEM 9 SPACES TAXIS & RIDE SHARING SERVICES 2 SPACES TOTAL PROVIDED: 280 SPACES

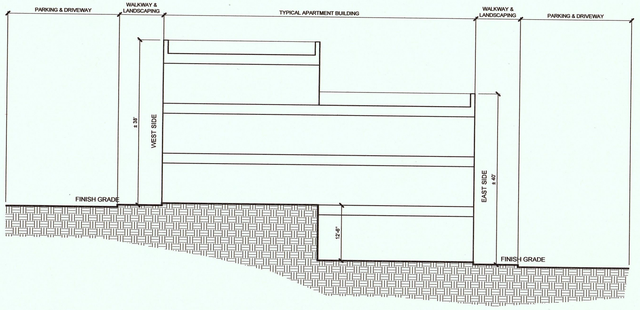
PROJECT INFORMATION - COMMERCIAL

BUILDING / MIX	1 COMMERCIAL BLDG (5 TENANTS, RESTAURANTS, RETAIL AND GAS STATION)
PARKING	PARKING REQUIRED: (NET AREA / 200 FOR RETAIL, NET AREA/ 100 FOR RESTAURANTS) TENANT #1 (RETAIL) 14 TENANT #2 (RETAIL) 12 TENANT #3 (RETAIL) 9 TENANT #4 (RESTAURANT/ CAFE) 18 TENANT #5 (RESTAURANT) 20 GAS PUMPS (1 PARKING SPACE PER SERVICE BAY) 4 TOTAL REQUIRED: 77 PARKING PROVIDED: STANDARD 80 SPACES ACCESSIBLE 4 SPACES TOTAL PROVIDED: 84 SPACES



2 SITE WALL SECTION DIAGRAM

scale: 1/16"= 1'-0"



3 BUILDING SECTION DIAGRAM

scale: 1/16"= 1'-0"

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PEAKS VIEW
MIXED USE PROJECT
4740 E. ROBIN DR.
PRESCOTT , AZ 86301

LAFFERTY DEVELOPMENT

PRE-CONSTRUCTION PHASE

NO.	ISSUED FOR:	DATE
	COP WATER AND SEWER SUBMITTAL	

CONSTRUCTION PHASE

REV.	BULLETIN #	DATE

NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN SECTION DIAGRAMS

SCALE: AS NOTED
DATE: 10/01/2018
JOB NUMBER: 1871-00

A01

PLOT DATE:Friday, November 30, 2018 12:21:35 PM

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