

**PLANNING & ZONING COMMISSION
MINUTES
February 14, 2019
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on February 14, 2019 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA

I. CALL TO ORDER

Vice Chairman Ken Mabarak called the meeting to order at 9:00 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
George Sheats Chairman (Absent)	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Michelle Chavez, Recorder
Terry Marshall	Bryn Stotler, Comm. Development Director
Jared Nanke	COUNCIL
Ted Gambogi	Councilman Phil Goode
Mel Roop	Councilman James Lamerson
George Lee	

III. REGULAR AGENDA ITEM

1. Approval of the January 31, 2019 Meeting Minutes.

A motion was made by Commissioner Marshall to approve the January 31, 2019 minutes with the changes listed below. The motion was seconded by Commissioner Gambogi and approved unanimously.

Commissioner Gambogi asked that the font be made darker on the footer and Commissioner Roop handed out a change to the minutes; Revise page 2, 4th paragraph, first two sentences to read as follows: "Commissioner Roop shared photos that he took of the site and approach on Montezuma Street, stating that this is one of the most important gateways into the city. He asked if the view from Montezuma Street could be visually softened. He also requested additional information on the number of parking spaces required for the various uses proposed for the site."

Commissioner Gambogi also asked staff to note that the information provided on the February 19, 2019 agenda shows proposed landscaping and not the Cottonwoods as was requested in the minutes of January 31, 2019.

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).

George Worley gave an overview of the request for the rezoning of City parcels from BR to DTB and rezoning of City parcels from NOS to DTB and RS. All of the parcels are owned by the City of Prescott.

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

Mr. Worley indicated the first purpose is to clean up the zoning and bring the DTB right up to the hotel site. The second purpose is to create a more active use zoning for the park. A map was shared of the surrounding existing zoning. It was explained that the hotel layout and site plan is not provided for the Commission to take action. He also showed how the plan shows location of the trees and includes setbacks.

The Commissioners and staff discussed the sidewalk, curbing, setbacks, trees, parking and landscaping. It was noted that the building would be 9 feet from the sidewalk and 120 parking spaces will be provided.

Developers have supplied a preliminary landscaping plan that shows plantings along Montezuma.

Architectural renderings of the building showing elevations were also shared.

Commissioner Roop mentioned that the general massing of the building and parking is important to the zoning. He shared photos of Cottonwood trees.

Vice Chair Mabarak asked the group to focus on the zoning request and table discussion of trees to a future meeting.

Shane Shumway of WSH Hospitality presented a project overview. He explained that it involves City and private property. He discussed elevation concerns with the Montezuma facing and stated they are addressing what is possible. The floodway presents constraints on how they can position the building. The development agreement (DA) requires implementing historic elements. They are using tumbled brick and will add balconies on Montezuma.

Commissioner Roop asked if the building could be stepped back. He asked if they did a feasibility study and shared a drawing that lowered the front area to 3 stories. He also shared a drawing with different types of massing (including photos of the St. Michael Hotel approximately a block and a half south of the site).

Citizen Steven Bram asked how the trail would be treated and if there are opportunities for people using the hotel to access the trail. It was noted that as part of the DA, the developer will be improving the trail. Mr. Bram also asked about improvements to the open space. Staff responded that the City is looking for more active use such as a farmers market and children's play area. It was also stated that the developer is refurbishing the historic railroad trestle bridge.

Citizen Howard Mechanic addressed the Commission stating he is concerned about the City's adherence to uses and not being constrained by State Law. He also stated that he needed more information on parking.

The Commissioners, Mr. Mechanic and Mr. Shumway discussed parking numbers and use.

Citizen Larry Martinez expressed concerns about the height of the building and asked the Commission to keep in mind the long term impact of various projects to the community.

Councilmember Lamerson reiterated why the Commissioners were appointed and that planning takes time.

Councilmember Goode expressed concerns about the height of the building and that he thought vegetation would not be enough to break up the height of the building and expressed support for the stair step proposal brought forward by Commissioner Roop.

Commissioner Roop cited allowable uses as identified in the staff report which lists hotel as a permitted use. Staff indicated that DTB zoning does not require specific parking allowances.

Commissioner Nanke mentioned a letter regarding transit related uses and stated he would like to see that addressed on Granite Street.

Commissioner Lee stated he favors the zoning and would like the height softened and mixed materials used on the exterior.

Commissioner Marshall expressed his support for the project.

Vice Chair Mabarak indicated he likes the change to a more active use for zoning of the park. In reference to the site plan he feels parking is a serious issue. He asked that they put a condition on parking. He stated he has no problem with the DTB zoning. In the future he asked the City to look at the parking requirements for DTB.

Commissioner Marshall called the question. Commissioner Gambogi moved to accept the proposal to re-zone PLN19-003: 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).

This motion was seconded by Commissioner Nanke and passed unanimously.

Commissioner Gambogi made a motion to send the City Council a list of topics and concerns regarding the Hilton Garden Inn project. These concerns are around the issues of: parking, building height, setbacks, façade color scheme, proximity to Montezuma, public transit options along Granite St., building massing along Montezuma, and traffic impact analysis.

Commissioner Roop seconded this motion, and the motion passed unanimously.

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.

George Worley gave an overview of the project and how water service agreements work in conjunction with site plans. He showed an aerial photo of the project site, map of existing zoning, site plan and discussed adjacent roads and traffic signaling. The project includes five residential buildings and a club house / community space. There is a parking lot and ingress/egress for vehicles including emergency vehicles. The buildings are three stories and will be tiered / stair stepped. The project meets overall parking required and includes 10 additional spaces. Parking can be sufficient for other uses such as retail and restaurants. It was noted that if the use changes, the City will look at that during the building permitting process.

Applicant Mike Lafferty: Stated he mostly works in Phoenix on multi-family and mixed use projects, noting this project would be positioned at an entry to the City and consequently very important. He spoke about location, setbacks, facades, landscaping, and market conditions.

Vice Chair Mabarak, Commissioners, applicant and staff discussed garages, landscaping, building massing, access for fire vehicles and parking.

Commissioner Nanke made a motion to approve 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. **This motion was seconded by Commissioner Marshall and approved unanimously.**

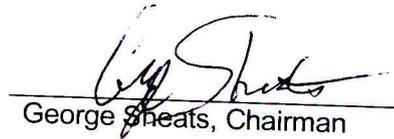
IV. STAFF UPDATES:

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

Vice Chairman Mabarak adjourned the meeting at 11:14am


Michelle Chavez, Recorder


George Sheats, Chairman