PLANNING & ZONING COMMISSION
AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, May 30, 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, May 30, 2019 AT 9:00 AM 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

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

1. Approval of the February 14, 2019 meeting minutes.

2. SIG19-001: Amendment to current Comprehensive Sign Plan for Arizona Tile; Zoning: Business Regional (BR); Property owner: Esquera Development, LLC; APN 112-05-031.

3. PLN19-009: Preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J.

4. PLN19-006: Preliminary plat of Westwood, a proposed subdivision within the Deep Well Ranch Master Plan, totaling 181 single-family lots on approximately 50 acres. Property owner is Chamberlain Development, LLC. Applicant is Dorn Homes, Inc.

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 5/22/19 after 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 72 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.
I. CALL TO ORDER

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

II. ATTENDANCE

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<tr>
<th>BOARD MEMBERS</th>
<th>STAFF MEMBERS</th>
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<tr>
<td>George Sheats Chairman (Absent)</td>
<td>George Worley, Planning Manager</td>
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<tr>
<td>Ken Mabarak, Vice Chairmain</td>
<td>Michelle Chavez, Recorder</td>
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|(95,515),(808,526)
| 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.**

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
AGENDA ITEM: SIG19-001, Amendment to current Comprehensive Sign Plan for Arizona Tile; Zoning: Business Regional (BR); Property owner: Esquera Development, LLC; APN 112-05-031.

Item Summary

This is a request to amend the current Comprehensive Sign Plan for Arizona Tile, located at 2375 E. State Route 69/625 Holiday Drive. The amended plan would allow for a larger and taller freestanding sign near SR69.

Background

Arizona Tile obtained a Comprehensive Sign Plan in 2004 in an effort to address the needs for better signage as a result of the multiple buildings and sight distance issues on their site at the southeast corner of State Route 69 and Holiday Drive. A minor amendment was done in 2005, changing some of the building signs. Over the years since 2005, the volume of traffic on SR 69 has continuously increased and the landscaping on the Arizona Tile site and the adjacent sites has matured.

One of the reasons for this requested amendment to the existing sign plan is that the nearby landscaping is now blocking view of the current monument sign. This is especially so for eastbound traffic (as shown on the attached exhibit 6). To address this issue, the applicant proposes to install a pylon type sign 20 feet tall. The current monument sign is 8 feet tall and the standard LDC limitation on freestanding signs is 16 feet.

The proposed sign would feature two sign panels and is placed on a 42 inch wide pylon set in a landscaped area. The proposed amendment only affects the freestanding sign. The approved building signs remain under the existing comprehensive plan specifications.

Staff notes that the standard LDC allowance of 16 feet in height is both four feet higher than the current sign and four feet less than the requested sign. The Commission may want to consider approving a lesser height if they can determine that such a height addresses the difficulties expressed by the applicant.
Agenda Item: SIG19-001, Amendment to current Comprehensive Sign Plan for Arizona Tile; Zoning: Business Regional (BR); Property owner: Esquera Development, LLC; APN 112-05-031.

Attachments
1. Vicinity aerial map
2. Vicinity zoning map
3. Site plan
4. Proposed sign
5. Existing sign
6. Photo eastbound
7. Photo westbound
8. Photo from intersection
9. Applicant letter

Recommended Action:

1. MOVE to recommend approval (possibly with amendment) of SIG19-001, Amendment to existing Comprehensive Sign Plan for Arizona Tile.
SIGN TO HAVE 3 SQFT OF LANDSCAPE AREA FOR EACH SQUARE FOOT OF SIGN AREA

MANUFACTURE & INSTALL ONE DOUBLE MONUMENT SIGN, CABINET TO BE .090 ALUM. PAINTED TO MATCH BUILDING, SIDES AND 1-1/2" OF FRONT TO BE PAINTED MATHEWS MEDIUM BRONZE 41-312. (LOGO) TO BE REVERSE PAN-CHANNEL MADE OF ALUM. WITH 3" RETURNS CLIP MOUNTED 1" FROM FACE, COLOR TO BE PATINA FINISH, HALO ILLUMINATED WITH 6500 WHITE NEON. (ARIZONA TILE, TILE MARBLE GRANITE) TO BE ROUTED OUT COPY BACK UP WITH DAY-NIGHT PLEX, ILLUMINATED BY FLOURESCENT LAMPS. 1-1/2" REVEAL MADE OF ALUM. PAINTED BLACK. (TENANT CABINET) TO BE .090 ALUM. PAINTED MATHEWS MEDIUM BRONZE. (TENANT) FACES TO BE .090 ALUM. ROUTED OUT COPY (ONLY) AND BACK UP WITH DAY-NIGHT PLEX (WHEN TENANT LEASES SPACE) TENANT PANELS TO MATCH BUILDING COLOR. (BOTTOM REAL) TO BE 12" PAINTED BLACK WITH 1/4" FLAT CUT OUT ALUM. PAINTED TO MATCH THE BUILDING COLOR. (BASE) TO BE BLOCK WITH MATCHING TILE OVERLAY ON BLOCK.
A & B Sign Company is representing Arizona Tile concerning their current signage needs at their business located at 625 Holiday Drive. Their current free-standing sign is 8’ tall with an area of 42 square feet. As you can see from the photos below, the sign is blocked from highway traffic by many trees that have been planted in the area. In addition, there are two buildings on this parcel and Arizona Tile has the back building which has very limited visibility from the highway.
The sign we are proposing is 20’ tall with an area for two tenants totaling 66.7 square feet. The height is the same as the sign across Holiday Drive and also has similar square footage as shown in photo below.
We feel that this sign design fits the design of the buildings and will enhance the visibility for Arizona Tile by motorist on one of the busiest highways in the Prescott area.

Please consider our request and feel free to contact us with any questions that may arise.

Warm regards,

Bryan Wieweck

Vice president
AGENDA ITEM: PLN19-009, Preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J.

Approved By:

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<th>Director:</th>
<th>Bryn Stotler</th>
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<td>Planning Manager:</td>
<td>George Worley</td>
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Item Summary

This is a Preliminary Plat creating a 33-lot subdivision on 10.89 acres. The property zoning is Business General (BG). Proposed development is single-family detached residential. A single roadway provides access from Bradshaw Drive.

Background

This site is unusual in its BG zoning classification surrounded on three sides by single-family residential subdivisions. The site was originally planned for the development of a hotel and resort, but that development never occurred. The property was the subject of a request to rezone and develop a larger mixed single-family and multifamily development two years ago. Due to a number of issues, that proposal was withdrawn.

The BG zoning remains in place. Single-family development is permitted by right in the BG district, subject to the provisions of LDC Section 4.7.3 Density and Development Standards. These provisions include a minimum lot size of 8,000 square feet, setbacks front - 15 feet, side - 7 feet, and rear - 10 feet, and a maximum building height of 50 feet. No rezoning of the property is proposed.

A Planned Area Development (PAD) design is proposed for this subdivision. The PAD approach allows for flexibility in lot sizes and setbacks in return for greater open space. LDC Section 9.5 provides the requirements for PAD, specifically a minimum of 25% open space to be dedicated within the subdivision. The open space can be private or public. The proposed design includes 54% (5.88 acres) of the site as dedicated private open space. The open space area contains some significant slopes, especially at the northern side of the site where a protective easement exists at the northern property line. Open space tracts are also proposed along the east property line and along the back lines of the lots in the center portion of the development.

The proposed modifications to lot requirements include smaller lot sizes, as small as 4,283
Agenda Item: PLN19-009, Preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J.

square feet. Conversely, the proposed building setbacks are larger than the standard BG setback requirements. The proposed setbacks are 25 feet front and rear, and 9 feet on the sides. While not explicitly noted, the homes are single-family and will likely be one and two story designs. This would place the home height at or below 30 feet above finished grade.

The street layout is a single loop ending in a cul-de-sac. There are three lots at the western side of the site accessed via a private easement/shared driveway. The point of connection with Bradshaw Drive is at the eastern end of the site placing it as far as practicable from the down slope curves of Bradshaw Drive at the western end of the site. The segment of Bradshaw Drive leading up to the site is steeper than the current maximum recommended by the Fire Codes. As a result of the road steepness, all dwellings will require fire sprinkler systems.

While a number of technical utilities issues remain to be resolved, none would affect the lot or street design as shown on this plat. The Planning and Zoning Commission may take action on this requested preliminary plat.

Attachments
1. Vicinity aerial map
2. Vicinity zoning map
3. Preliminary plat
4. Grading and Drainage Plan

Recommended Action:

1. MOVE to recommend approval of PLN19-009, a preliminary plat for Bradshaw Hills subdivision.
February 8, 2019

Mr. George Worley  
City Planning Manager  
City of Prescott  
201 South Cortez Street  
Prescott, Arizona 86301

Re:  Bradshaw Hills (aka. Prescott View – PAC17-082)  
Preliminary Plat and Water Service Agreement Applications

Dear George;

Enclosed herewith please find the Preliminary Plat and Water Service Agreement Applications with supporting documentation for the referenced project located on parcels 110-04-031C and 110-04-141J, commonly known as Steiger Hill, in the City of Prescott, Arizona. The project now consists of a thirty three (33) lot single-family 12 (SF-12) planned area development (PAD) residential subdivision in compliance with the existing zoning.

The property was rezoned BG (Business General) district with the Steiger Hill Rezone, City Ordinance 1343, in November, 1979. The only pertinent stipulation is “…That the Business “A” zoning be tied to the development of a hotel-convention center complex in accordance with plans submitted to the City Council.” Current zoning maps represent the property as BG, which permits single family residential use down to 6,000 square feet per unit. Surrounding land use includes “Brookdale Prescott” senior living and “Bradshaw Crossing Apartments” (BG) to the north, the “Bradshaw Heights” residential subdivision (SF-12) to the east, the “Manzanita Village” residential subdivision (SF-9 PAD) to the south, and the “Mountain Park Estates” residential subdivision (SF-35) and the “Joslin Whipple” residential subdivision (MF-H) to the west.

The project includes thirty three (33) residential lots on 10.89 acres with a maximum allowable density of 3.3 units/acre. Related public infrastructure improvements include underground utilities, grading and drainage facilities, and curbed residential street sections with sidewalk. Please refer to the enclosed Preliminary Plat and other supporting documentation which illustrates lot configurations and related public infrastructure improvements.

Proposed infrastructure improvements will be developed in accordance with City of Prescott General Engineering Standards (GES), including residential streets, drainage, utilities and fire safety mandates of the Prescott Fire Department (PFD). Although the individual lots will be mass graded, the overall project has been designed with the natural terrain in mind in order to limit disturbance to the natural landscape.
Water supply is proposed from a looped 8-in diameter main extension between Jacob Lane, located south of the subject property on the other side of Bradshaw Drive, and Point of View, located east of the subject property north side of Bradshaw Drive. Four (4) fire hydrants are proposed approximately every 300-ft or less to augment fire safety. Available fire flow in single family residential areas are generally 1,000-gpm. PFD will establish required fire flow based on applicable risk factors including primary and secondary access routes, emergency access routes, hydrant distribution, building materials and proposed occupancy.

Sewer service is proposed from an extension to the existing 8-in sewer main in Bradshaw Drive. The proposed sewer main extension is expected to be 8-in standard dimension ratio (SDR) 35 polyvinylchloride (PVC) sewer pipe. Changes in both horizontal and vertical direction of the proposed sewer main extension will include manholes as required by the City of Prescott General Engineering Standards (GES).

In summary, our objective is to obtain Preliminary Plat approval concurrent with the approval of the Water Service Agreement for Bradshaw Hills so that we may commence with the Final Plat and detailed construction plans in order to obtain necessary construction permits.

We are excited to present this project to the City of Prescott staff and thank you in advance for your review and consideration. We look forward to your comments.

Sincerely,

Davin Benner, P.E.

Cc: Luther Kraxberger, Bear Creek Holdings, LLC

Enclosures:

1. PAC Letter #17-082
2. Preliminary Plat Hearing Application and Checklists
3. Six (6) copies - 24x36 Preliminary Plat
4. One (1) copy - 8 ½” x 11” Preliminary Plat
5. Data stick containing all required submittal documents
6. One (1) copy – legal description
7. Two (2) copies each – Preliminary Grading Plan, General Drainage Report, Preliminary Water/Wastewater Reports
8. Archaeology Report
9. Water Service Agreement Application
10. Combined Title Reports
11. Total Filing Fees – $5,283.33
   a. Pre-plat Application fee of $4,970.00
   b. Water Service Agreement fee of $313.33
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
BRADSHAW HILLS
PLANNED AREA DEVELOPMENT (PAD)
(33) LOTS ON 10.89 ACRES
PARCELS 110-04-031C & 110-04-141J
LOCATED IN SECTION 3, TOWNSHIP 13N, RANGE 2W
GILA AND SALT RIVER MERIDIAN
YAVAPAI COUNTY
CITY OF PRESCOTT, ARIZONA

SITE PLAN
SCALE: 1" = 1/2 MILE

FOR RECORDING ONLY
FOR CONSTRUCTION ONLY
FOR AS-BUILT ONLY
FOR REVIEW ONLY
FOR BID ONLY
FOR APPROVAL ONLY

S-H FORTY-NINE PROPCO-PRESCOTT LLC
BROOKDALE PRESCOTT SENIOR LIVING
SENIOR LIVING

110-04-141G

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
BRADSHAW HILLS
PLANNED AREA DEVELOPMENT (PAD)
(33) LOTS ON 10.89 ACRES
PARCELS 110-04-031C & 110-04-141J
LOCATED IN SECTION 3, TOWNSHIP 13N, RANGE 2W
GILA AND SALT RIVER MERIDIAN
YAVAPAI COUNTY
CITY OF PRESCOTT, ARIZONA

SITE PLAN
SCALE: 1" = 1/2 MILE

FOR RECORDING ONLY
FOR CONSTRUCTION ONLY
FOR AS-BUILT ONLY
FOR REVIEW ONLY
FOR BID ONLY
FOR APPROVAL ONLY

S-H FORTY-NINE PROPCO-PRESCOTT LLC
BROOKDALE PRESCOTT SENIOR LIVING
SENIOR LIVING

110-04-141G
AGENDA ITEM: PLN19-006, a preliminary plat of Westwood, a proposed subdivision within the Deep Well Ranch Master Plan, totaling 181 single-family lots on approximately 50 acres. Property owner is Chamberlain Development, LLC. Applicant is Dorn Homes, Inc.

Item Summary

This is a Preliminary Plat creating a 181 lot residential subdivision on the west side of Willow Creek Road across from the Antelope Crossings subdivision under construction and in the vicinity of the airport. The lots range in size from 6,960 square feet to 9,111 square feet, meeting the approved master plan lot size requirements of the Village Land Use Group (LUG).

Background

This plat is subject to the development standards approved with the Deep Well Ranch Master Plan. The Master Plan featured the unusual approach of replacing much of the typical zoning criteria of the Land Development Code (LDC) with a LUG approach where any given parcel could be subject to different development requirements depending upon the LUG assigned by the developer, with the concurrence of the City Master Plan Administrator.

This Master Plan approach sets out development standards for each LUG, such as minimum lot size, lot coverage, building heights and setbacks. The LUG requirements vary significantly from the standard requirements of the LDC. Attached are the particular Master Plan requirements applicable to this residential subdivision. Staff will address these criteria in detail during the presentation. The assigned LUG's for this plat are “Village” and “Open Space”.

Master Plan History

In early 2017 the land planning firm representing Deep Well Ranch approached the City to replace the original master plan covering those portions of Deep Well Ranch within the corporate limits of Prescott with a new and more detailed plan. Following staff reviews, the proposed plan was presented to the Planning and Zoning Commission for review. Over the
Agenda Item: PLN19-006, a preliminary plat of Westwood, a proposed subdivision within the Deep Well Ranch Master Plan, totaling 181 single-family lots on approximately 50 acres. Property owner is Chamberlain Development, LLC. Applicant is Dorn Homes, Inc.

course of seven Planning and Zoning Commission meetings, the plan was reviewed in detail and numerous changes were negotiated with the land planning group. The Planning and Zoning Commission voted to recommend approval of the plan to the City Council with a list of recommended changes for consideration by City Council. In the interim between the Commission recommendation and the City Council meeting, many of the recommendations were incorporated into the final version of the master plan that was approved by the City Council in November of 2017. This preliminary plat is the first project submitted under the approved master plan.

Attachments

1. Vicinity Map
2. Aerial Map
3. Preliminary Plat
4. Applicable excerpts from Deep Well Ranch Master Plan

Recommended Action:

1. MOVE to recommend approval of PLN19-006, Westwood, a 181 lot residential subdivision on 50.7 acres.
NOTE:
ROADWAY SECTIONS LEADING INTO AND OUT OF THE TWINS SHALL NOT BE
RESTRUCTURED TO RESTRICT TRAFFIC
MOVEMENT

DRIVEWAYS ENTERING THE STREET
WITHIN THE CURVE OF THE OUTSIDE
CURVE WILL BE LIMITED TO ONE
LOT 146 WILL REQUIRE A DRIVEWAY
RIGHT
LOT 119 WILL REQUIRE A DRIVEWAY
LEFT

PROPOSED STREET SECTION:
PER EXHIBIT 9.4 IN THE
DEEP WELL RANCH MASTER
PLAN AND DEVELOPMENT
AGREEMENT

2-WAY 5 FEET PADDED (37 & 38)
3-FT TRAVEL LANE

2-WAY 5 FEET PADDED (28 & 29)
2-FT TRAVEL LANE

50-FOOT TEMPORARY TURNAROUND
LOCATED AT THE END OF EACH
INSTALL 6" ABC COMPACTED TO 95%

TEMPORARY CONSTRUCTION
SAESENMENT WILL BE NOTED ON
THE FINAL PLAT AT THE END OF
EACH PHASE.

TEMPORARY TURNAROUND
NOT TO SCALE

PROPOSED PARCEL SETBACKS.
PER EXHIBIT 6.26 IN THE
DEEP WELL RANCH MASTER
PLAN AND DEVELOPMENT
AGREEMENT
### 6.12 LUG GENERAL DEVELOPMENT STANDARDS

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<tr>
<td>C, U, G, R</td>
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</table>

**Exhibit 6.26 - Land Use Group General Development Standards**
# 6.4 LUG OS – OPEN SPACE

**Exhibit 6.2 - LUG OS - Open Space Summary**

<table>
<thead>
<tr>
<th>LUG OS – Open Space</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Character</strong></td>
<td>Natural environments, rolling open landscapes, small neighborhood parks and plazas, recreational fields, urban wilderness, buildings dominated by their landscape. The size of structures shall be small compared to the open space in which they reside. Refer to Exhibit 6.3 – LUG OS – Location and Exhibit 6.4 – LUG OS - Character for photographic examples of the overall general character of this LUG.</td>
</tr>
<tr>
<td><strong>Typical Uses</strong>¹,²</td>
<td>Recreational uses, natural environments, golf courses, open landscapes, neighborhood parks and plazas. Service and maintenance buildings are permitted as well as accessory uses and buildings that support the enjoyment of the open space such as but not limited to restrooms, ramadas, arbors, and shade structures.</td>
</tr>
<tr>
<td><strong>Typical Building Height</strong></td>
<td>1 story</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Minimum Lot/Parcel Size</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Maximum Residential Density</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR) Range</strong></td>
<td>0 - 5</td>
</tr>
<tr>
<td><strong>Minimum Lot/Parcel Width/Depth</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Building Setbacks – Street</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Building Setbacks – Rear/Side</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Building Setbacks – Service Lane</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Block Character</strong></td>
<td>Buildings if present may be arranged randomly in the landscape.</td>
</tr>
<tr>
<td><strong>Circulation Character</strong></td>
<td>Organic street forms that roll with the landscape or provide connectivity to other areas or formal relating to adjacent land use groups.</td>
</tr>
<tr>
<td><strong>Landscape Character</strong>³</td>
<td>Natural landscape, ball fields, golf recreation, open space landscape, neighborhood parks and plazas. Formal and natural planting forms.</td>
</tr>
<tr>
<td><strong>Service Areas</strong>⁴</td>
<td>Must be screened from public view with walls, fences, gates, landscape, structures or other devices.</td>
</tr>
<tr>
<td><strong>Parking</strong>⁵</td>
<td>Shall be limited to serve the adjacent uses. Small parking areas, dominated by the landscape, are preferred. Large parking areas should only be used when required based on demand and should be broken up with abundant landscape islands and planting strips.</td>
</tr>
<tr>
<td>Lighting Character&lt;sup&gt;2&lt;/sup&gt;</td>
<td>Varies highly from no lighting in areas with little to no active night time use to ambient lighting in quiet areas to vibrant and dynamic lighting in high energy and activity areas</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Signage Character&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Often found in landscaped settings, but may also be intensely bold and varied in activity centers where signs may become entertainment Enhanced pedestrian signage encouraged in urban areas with high pedestrian use</td>
</tr>
</tbody>
</table>

NOTES
1 For the specific uses permitted refer to Section 6.15 - Permitted Uses
2 See Section 5 – Airport Protection / Airport Noise Overlay (“ANO”) for additional use limitations
3 See Section 7 – Design Guidelines for specific requirements
4 See Section 10 – Landscape Standards for specific requirements
5 See Section 13 – Parking and Loading Standards for specific requirements
6 See Section 14 – Lighting Standards for specific requirements
7 See Section 15 – Signage Standards
# 6.7 LUG V - Village

## Exhibit 6.11 - LUG V - Village Summary

<table>
<thead>
<tr>
<th>LUG V - Village</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Character</strong>&lt;sup&gt;a&lt;/sup&gt;</td>
<td>Small residentially scaled masses typically surrounded by landscaped yards or close to the street. Yards when present are typically detailed and layered. Commercial or social gathering points in parks or at the intersections of major streets. Refer to Exhibit 6.12 – LUG V – Location and Exhibit 6.13 – LUG V - Character for photographic examples of the overall general character of this LUG.</td>
</tr>
<tr>
<td><strong>Typical Uses</strong>&lt;sup&gt;1,2&lt;/sup&gt;</td>
<td>Residential, single-family attached detached, residentially scaled multi-family. Limited commercial uses, neighborhood serving and residentially scaled at the intersections of major streets - ample connectivity to the surrounding neighborhood must be provided. Uses may be mixed. Home occupations, outbuildings (scale to be accessory to the structure housing the primary activity) and “granny flats” are allowed.</td>
</tr>
<tr>
<td><strong>Typical Building Height</strong>&lt;sup&gt;b&lt;/sup&gt;</td>
<td>1 – 3 stories (some 4)</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Minimum Lot/Parcel Size</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Maximum Residential Density</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR)</strong>&lt;sup&gt;e&lt;/sup&gt;</td>
<td>0 - 5</td>
</tr>
<tr>
<td><strong>Minimum Lot/Parcel Width/Depth</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Building Setbacks – Street</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Building Setbacks – Rear/Side</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Building Setbacks – Service Lane</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
<td><strong>Block Character</strong></td>
<td>Buildings typically formally address adjacent streets. Setbacks may be highly varied with buildings at the street and setback relatively deep. Ample connectivity from commercial areas / uses to the surrounding neighborhood must be provided. Blocks may be large and the roads irregular. Buildings may be clustered around cul-de-sacs. Buildings often front neighborhood parks or plazas surrounded by one-way streets.</td>
</tr>
<tr>
<td><strong>Circulation Character</strong></td>
<td>Formal or irregular streets that extend the urban fabric in formal or irregular grids and may include cul-de-sacs. Gated neighborhoods may restrict vehicle access.</td>
</tr>
</tbody>
</table>

---

<sup>a</sup> Note: General Character and Block Character are defined at the LUG level.

<sup>b</sup> Typical Building Height refers to the maximum height permitted by the development standards.

<sup>c</sup> FAR (Floor Area Ratio) is a measurement of the total floor area of a building or group of buildings divided by the area of the lot.

<sup>d</sup> Minimum Lot/Parcel Size refers to the minimum size of the lot or parcel that must be maintained for each unit of development.

<sup>e</sup> Maximum Residential Density refers to the maximum number of dwelling units that can be built per acre of land.

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<table>
<thead>
<tr>
<th><strong>Landscape Character</strong>&lt;sup&gt;4&lt;/sup&gt;</th>
<th>Formal or natural planting forms typically to match the circulation and block character. Yards when present are typically detailed and layered.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service Areas</strong>&lt;sup&gt;5&lt;/sup&gt;</td>
<td>Must be screened from public view and the view from adjacent properties with walls, fences, landscape, structures or other devices.</td>
</tr>
<tr>
<td><strong>Parking</strong>&lt;sup&gt;5&lt;/sup&gt;</td>
<td>May be provided on street or in driveway settings. Should be limited and dominated ('hidden') by the landscape and/or buildings.</td>
</tr>
<tr>
<td><strong>Lighting Character</strong>&lt;sup&gt;6&lt;/sup&gt;</td>
<td>Ambient</td>
</tr>
<tr>
<td><strong>Signage Character</strong>&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Limited, residential scaled (small), exterior or halo lighted only</td>
</tr>
</tbody>
</table>

**NOTES:**

1. For the specific uses permitted refer to Section 6.15 - Permitted Uses
2. See Section 5 – Airport Protection / Airport Noise Overlay (“ANO”) for additional use limitations
3. See Section 7 – Design Guidelines for specific requirements
4. See Section 10 – Landscape Standards for specific requirements
5. See Section 13 – Parking and Loading Standards for specific requirements
6. See Section 14 – Lighting Standards for specific requirements
7. See Section 15 – Signage Standards
8. Floor Area Ratio (FAR), number of stories, floor height, lot coverage and volume are not limited, but are provided to describe the general LUG character.
# 6.7 LUG V – VILLAGE

**Exhibit 6.11 - LUG V - Village Summary**

<table>
<thead>
<tr>
<th>LUG V - Village</th>
<th></th>
</tr>
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<tbody>
<tr>
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</tr>
<tr>
<td><strong>Typical Uses</strong></td>
<td>Residential, single-family attached detached, residentially scaled multi-family. Limited commercial uses, neighborhood serving and residentially scaled at the intersections of major streets ample connectivity to the surrounding neighborhood must be provided. Uses may be mixed. Home occupations, outbuildings (scale to be accessory to the structure housing the primary activity) and “granny flats” are allowed.</td>
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<tr>
<td><strong>Typical Building Height</strong></td>
<td>1 – 3 stories (some 4)</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
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<td><strong>Minimum Lot/Parcel Size</strong></td>
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<tr>
<td><strong>Maximum Residential Density</strong></td>
<td>see Exhibit 6.26 - Land Use Group General Development Standards</td>
</tr>
<tr>
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<td>Formal or irregular streets that extend the urban fabric in formal or irregular grids and may include cul-de-sacs Gated neighborhoods may restrict vehicle access.</td>
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<td><strong>Landscape Character</strong>&lt;sup&gt;4&lt;/sup&gt;</td>
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<td><strong>Service Areas</strong>&lt;sup&gt;5&lt;/sup&gt;</td>
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<tr>
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</tr>
<tr>
<td><strong>Lighting Character</strong>&lt;sup&gt;6&lt;/sup&gt;</td>
<td>Ambient</td>
</tr>
<tr>
<td><strong>Signage Character</strong>&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Limited, residential scaled (small), exterior or halo lighted only</td>
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</table>

**NOTES:**

1. For the specific uses permitted refer to Section 6.15 - Permitted Uses
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