



**PLANNING & ZONING COMMISSION
MINUTES August 8, 2019
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on August 8, 2019 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA

I. CALL TO ORDER

Chairman 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 (Absent)	Michelle Chavez, Recorder
Terry Marshall	Bryn Stotler, Comm. Development Director
Ted Gambogi (Absent)	Tammy DeWitt, Community Planner
Mel Roop	COUNCIL
George Lee	Councilman James Lamerson

REGULAR AGENDA ITEM

1. Approval of the July 18, 2019 Meeting Minutes.

Commissioner Roop asked a question regarding applicants being present for agenda items and Mr. Worley indicated that they are advised to attend the meetings and it's in their best interest.

A motion was made by Commissioner Marshall to approve the July 18, 2019 minutes. The motion was seconded by Commissioner Roop and motion was approved unanimously.

2. PLN19-009, a revised 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

George Worley gave an overview of the revised preliminary plat including location, aerial photos, site plan, and revised setbacks. He described the history of the public approval process, PAD (Planned Area Development) benefits, current zoning (BG), and the proposal to design to SF-12 (Single Family 12) zoning. After the proposal was approved, the developer came back and stated that they intended to request reduced setbacks to allow flexibility. They are now requesting a five foot setback on all sides of the lots. Because of this change, the developer was required to bring the project back through the Planning and Zoning Commission and City Council.

Mr. Worley explained typical zoning and requests for reduced setbacks in a planned area development (PAD). Rear and side setbacks are typically considered for fire requirements. All of the buildings in this development will be required to be sprinklered.

Commissioners, staff and applicant discussed mass grading, buffer area, setbacks in the Land Development Code, PAD and proposed setbacks.

Applicant Luther Kraxberger spoke and indicated that the setbacks are needed in order to keep the homes at a reasonable size and single level, lessening the impact on the neighborhood. He indicated that without achieving the 5 foot setbacks, the single level homes proposed would be about 800 square feet. He further asserted the setback change was due to a scrivener's error. There is no grading change from what was previously approved.

Citizen Gary Palmer shared three photos relating to traffic and impact. Chair Sheats mentioned that the road will be looked at in the future in its entirety. The traffic engineer has indicated that this project is not part of a current traffic study.

Mr. Palmer expressed that previous setback proposals have been denied and the applicant has continued to reduce the setbacks over a six month period. Mr. Palmer expressed concerns with the new proposed setbacks. He also expressed concerns about the drainage plan and sloping and how that impacts the surrounding homes.

Mr. Worley clarified what was presented to City Council and what approval is needed, noting that drainage and grading are approved in engineering review, not by City Council.

Commissioner Lee asked about a traffic study. Mr. Sheats stated there is a traffic review committee and he and Mr. Palmer met with the group. They discussed Bradshaw Drive pedestrian safety, lack of guard rails, and more. The City plans road projects through the CIP, Capital Improvement Program, and residual funds that are left over from other projects.

Commissioner Roop mentioned the 54% open space in the development. He stated if there is a problem with small lot sizes and setbacks, that perhaps the developer can decrease open space to make larger lot sizes.

Commissioner Marshall indicated that he feels the project is out of character with the rest of the neighborhood. He asked how the residents would get access to the open space.

Applicant Kraxberger showed the project in comparison to Manzanita Village, which is a higher density project and has only one way access.

Gary Palmer shared an aerial view of the site in comparison with other existing buildings in the area.

Citizen Roger Johnson stated that he feels the only reason the open space is not built on is because it is too expensive to build on.

Citizen Patricia Kelsey stated they do not have one way roadways in Manzanita. They have a pedestrian way, trails and open space. She expressed concern about the hair pin turns on Bradshaw and the sun blinding drivers at certain times of the day. She expressed concern about snow and ice. She recommended not approving the project until the road and traffic issues are addressed.

Citizen Gary Souza expressed concern with lack of parking for guests and lack of parking overall. He expressed that Manzanita village has extra parking for guests and expressed concerns about the drainage plans. He would like to see larger lots. He feels the project is too dense.

Mr. Worley clarified parking code requirements. Two parking spaces are required per home and an additional space for a guest. So a total of three parking spaces is required by City code.

Citizen Sandi Hoppe expressed that she does not support the plan moving ahead without addressing the traffic issues on Bradshaw.

Citizen Carol Sowards mentioned that Manzanita Village is a co-housing model designed to increase connectivity between neighborhood residents. She welcomed the Planning Commissioners to come to the community dinners and learn more about the community. She recommends going back to square one with the Bradshaw Hills development due to the changes in the setback.

Citizen Richard Klarer stated the open space area was not in the original plan. The open space is not part of the community. He said the plat could be modified to eliminate the 5 foot setbacks.

Citizen Robert Browne expressed concerns about Bradshaw Drive and infrastructure in all areas of the City of Prescott.

Citizen Connie Barnett asked how the project will be developed - will it be developed in phases, how long will it take, and what is the added impact of construction vehicles? She expressed concerns about DD Drive, stating she had the City Engineer visit DD Drive and he knows about the concerns. She also expressed concern about the possibility of wildfire and being able to get out of the neighborhood.

Applicant Kraxberger stated the timing for home sales is determined by the market. All construction workers will park on site. Drainage will be contained onsite and all homes will be sprinkled. He noted that Manzanita Village is SF-9 and is denser than this development which was platted using SF-12 zoning. He noted that to achieve this zoning, you have to allow for 12,000 square feet of open space for each lot, and the open space will never be developed.

Commissioner Lee asked about the process used for constructing and marketing the homes. Mr. Kraxberger indicated that there will be a design process, design guidelines and a single builder.

Citizen Barney Blashill expressed concern about the density of the project.

Citizen Richard Klarer asked if these are single story homes and can they reconfigure the plat.

Commissioner Sheats stated an HOA does not have the ability to limit who parks on a public street. This is a state law. He noted the developer is trying to create a product that there is a market for.

Commissioner Roop spoke to small lot projects in clusters that he has seen in the past that create the perception of more open space.

Mr. Worley explained the process of approval through engineering, final plat and building.

Applicant Kraxberger stated the public had concerns about the open space and the builder wanted to appease that, noting there really isn't a market for two story homes. In regards to the clustering topic, he noted they used a mixed approach.

Citizen Dianne Olson expressed that she doesn't support the project the way it is designed and asked how residents will get to the open space. She also expressed concern about the yards being too small for children to play.

Citizen Dave Phillips asked for clarification on HOA open space oversight and fire wise activities. Chair Sheats mentioned that the development will be a fire wise community and the open space would become a common area for HOA maintenance.

Mr. Worley clarified that open space will be dedicated to the HOA and the City will not be responsible for it.

Citizen Ron Bathgate noted he does not support the existing preliminary plat as it is. He would like the west section revised so that the roadway curve can be improved.

Citizen Gary Palmer expressed concerns about "McMansions" being constructed in Prescott similar to California.

Applicant Kraxberger explained what they are trying to achieve with the current size of homes and setbacks. He indicated that keeping the setbacks as previously approved would allow for McMansions and would make the construction of three story homes the most likely product. However, he stated they are trying to do what is best in line with what the community wants.

Commissioner Marshall moved to deny PLN19-009, a revised preliminary plat of Bradshaw Hills, a 33-lot subdivision. The motion was seconded by Commissioner Lee. The motion failed 3-1 with Sheats voting no.

No further motions were made; the item moves to Council without recommendation.

IV. STAFF UPDATES:

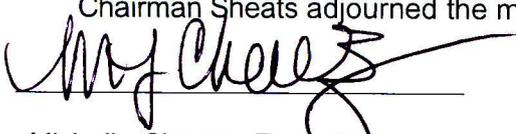
None

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Chairman Sheats adjourned the meeting at 10:40 a.m.



Michelle Chavez, Recorder

George Sheats, Chairman