



**PLANNING & ZONING COMMISSION  
MINUTES September 26, 2019  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on Sept 26, 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**

| <b>BOARD MEMBERS</b>    | <b>STAFF MEMBERS</b>                               |
|-------------------------|--|
| George Sheats, Chairman | George Worley, Planning Manager                    |
| Ken Mabarak             | Michelle Chavez, Recorder                          |
| Terry Marshall          | Bryn Stotler, Comm. Development Director           |
| Ted Gambogi             | Matt Podracky, City Attorney                       |
| Don Michelman           |  |
| Mel Roop                | <b>COUNCIL</b>                                     |
| George Lee              | Councilman James Lamerson<br>Councilman Phil Goode |

**REGULAR AGENDA ITEM**

**1. Approval of the August 8, 2019 Meeting Minutes.**

*A motion was made by Commissioner Marshall to approve the August 8, 2019 minutes. The motion was seconded by Commissioner Roop and motion was approved 6-0. Commissioner Michelman abstained.*

**2. SIG19-003, Proposed Comprehensive Sign Plan for Prescott Church of the Nazarene; 2110 Willow Creek Road; property owner: Church of the Nazarene; APN 116-07-007B.**

George Worley gave an overview of the sign plan application including location, aerial photos, area zoning, sign locations, scale of signs, and the difference between current and proposed signs.

Commissioners, staff and applicant discussed the crosses on the building, past church sign plan submittals, size of letters, location of signs, objects that obstruct the current signage, the City's electronic sign policy and code enforcement of electronic signs.

*A motion was made by Commissioner Marshall to approve SIG19-003. This motion was seconded by Commissioner Gambogi. The motion passed 5 -2. Commissioners Roop and Mabarak voted no.*

**3. 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 history of the project review and subsequent approvals and denials at the Planning and Zoning Commission and City Council. He shared an overview of the area zoning and explained that the applicant is now submitting a new setback request between what exists in the existing BG zoning of the property and their last request.

Mr. Worley explained the only request is to modify the setback requirements. The preliminary plat was approved by the City Council on June 11, 2019. He shared the approved plat setbacks of 25 feet front and rear, and 9 feet on the sides, the typical setbacks for the SF-12 zoning district.

The applicant subsequently approached Community Development staff to note that they had intended different setbacks than what was represented on the plat considered at Council in June. A revised proposal of 5 foot setbacks on all sides was heard by the Planning and Zoning Commission on August 8, 2019 and that proposal failed to gain a recommendation from the Commission. The applicant again approached Community Development staff and modified the desired setbacks, and Council was subsequently presented with applicant's revised request of 15 feet front and rear setbacks and 7 feet on the sides. Council opted to revert the request back to the Planning and Zoning Commission for its evaluation and recommendation. Mr. Worley explained the setbacks contemplated at today's meeting represent similar setbacks adopted in the vicinity of the property and are not out of conformance with many residential setbacks across the City.

The Commissioners, staff and applicant Luther Kraxberger discussed driveway setbacks, market conditions, and how setbacks impact the footprint of the home and marketability. They also discussed the size of proposed homes being 1600 square feet up to 2000 square feet and how the setbacks affect the total developed footprint as proposed.

Chair Sheats and Mr. Worley indicated that Bradshaw Drive is being looked at by Public Works to determine what potential improvements may be needed.

Citizen Gary Palmer shared a photo rendering of the subject area that he created and compared the two plats most recently considered, noting the latest version depicts different lot sizes than those previously considered. Mr. Worley indicated that the only items under consideration today are the revised setbacks. It was clarified that there is no current proposal to change the lot size.

Mr. Palmer shared that he was concerned about the lots being enlarged and the drainage and grading not being sufficient. He noted that if the applicant is not changing the lot sizes, they wouldn't need a new drainage and grading plan. He stated he is concerned about losing his view and liked the idea of moving two lots to the rear.

Citizen John Olson clarified that the January plat is the plat that was approved by the Planning and Zoning Commission and City Council. He expressed concern about the density of the project and the size of the lots. Commissioner Sheats and Mr. Worley explained how Planned Area Developments (PAD) allow a reduction of lot sizes in the Land Development Code (LDC). Mr. Olson recommended the P and Z not approve the newly proposed setbacks.

Citizen Connie Barnett asked how the City defines open space. Mr. Worley explained it can be active or passive, it can be for trails or parks, noting there is a broad spectrum of uses and applications. Ms. Barnett noted she doesn't support the project's planned use of open space.

Citizen Rick Claire expressed concern about the grading between Bradshaw Heights and the development. He is concerned how that will impact his property. He does not support the development and recommends the P and Z vote no on the setbacks.

Mr. Worley and the Commissioners discussed grading and how development proposals are reviewed for drainage and slope stability.

Citizen Gary Palmer shared a diagram of a grading proposal with a photo overlay. He stated some are not comfortable with the current drainage plans.

Citizen Gary Souza stated that he feels the ground is unstable and that there is not a way to fight fires in the proposed development. He also expressed concern regarding the parking and drainage. He noted concerns about overall development in Prescott. He asked the P and Z Commission not to approve the development.

Mr. Worley shared that all new development is reviewed by City staff and they take care to review all new construction for conformance to adopted codes and standards.

Citizen Mr. Lefkowitz asked the P and Z not to approve the project until the drainage plans are revisited. Chair Sheats expressed that the Commission doesn't approve drainage plans, that is a function of the Public Works department. Mr. Lefkowitz also shared his concern that he will lose his view.

Citizen Connie Barnett approached the Commission again and expressed concerns about the City's engineering standards. She stated she had to replace her garage foundation due to slope deterioration. Mr. Worley and Mr. Sheats indicated that engineering standards at the City have changed and have been improved over time.

Citizen Barney Blashill expressed concern about the size of the lots.

Commissioner Mabarak stated that he had originally suggested that this project be built on the basis of SF-12 zoning. He expressed appreciation for all who spoke about their concerns and complimented the quality of the information presented.

Commissioner Roop expressed concern about the relationship of the proposed setbacks to the density and design of the project.

Applicant Kraxberger explained that the homes will all be sprinkled, water retention basins will be part of the engineering design, and that the developers would be open to increasing the lot sizes. He expressed concern about opposition to residential as opposed to commercial development. He displayed setback requirements for Manzanita Village, a neighboring property, and compared those adopted through the Manzanita plat to the existing plat proposal.

Citizen John Olson expressed concern about comparisons to Manzanita Village, noting it is a different type of development. He indicated his preference for a SF-18 zoning which would allow 22 homes for this development.

Gary Palmer re-approached the Commission and expressed clarifying comments on size of the lots and the changes being contemplated at today's hearing.

Staff, applicant and Commissioners further discussed the changes in the plat.

**Commissioner Mabarak made a motion to approve PLN19-009 with the setbacks proposed, with a modification that the plat be reviewed for substantial conformance with the prior plat. The motion was seconded by Commissioner Michelman. The motion passed 6-1. Commissioner Roop voted against the application.**

**IV. STAFF UPDATES:**

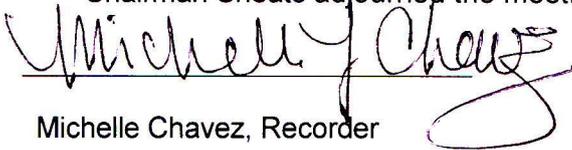
Director Stotler noted Planning staff recently attended the state APA Conference and is preparing a legislative update for the Planning and Zoning Commission on the latest changes to Arizona state land use law.

**V. SUMMARY OF CURRENT OR RECENT EVENTS**

None

**VI. ADJOURNMENT**

Chairman Sheats adjourned the meeting at 10:54 a.m.



Michelle Chavez, Recorder



George Sheats, Chairman