



MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on May 30, 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	Michelle Chavez, Recorder
Terry Marshall (Absent)	Bryn Stotler, Comm. Development Director
Jared Nanke, Vice Chair	<b>COUNCIL</b>
Ted Gambogi	Councilman Phil Goode
Mel Roop	Councilman James Lamerson
George Lee	

III. REGULAR AGENDA ITEM

1. Approval of the February 14, 2019 Meeting Minutes.

***A motion was made by Commissioner Gambogi to approve the February 14, 2019 minutes. The motion was seconded by Commissioner Mabarak and approved unanimously.***

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.

George Worley gave an overview of the project and the comprehensive sign plan. He shared aerials of the site. The property is on highway 69 and there is already existing signage. Current signage is blocked by some existing vegetation. The request is to modify the existing free standing monument sign and replace that with a pile-on sign with a maximum of 20 foot height.

Mr. Worley explained that the current sign code designates 12 feet as maximum height. Prescott does have signs that are allowed to be higher. Most are approximately 16 feet. This is a unique situation where the sign is on a highway.

He shared east and west views of the current sign and discussed a potential highway expansion.

Commissioners discussed The Calvary Sign which is approximately 20 feet high and other signs in the City of similar height.

Bryan Wieweck from A and B Sign Company discussed the design based on scale and the buildings that are in front of them. He emphasized the need to add visibility so that traffic can anticipate the turn-in ahead of time.

Commissioner Roop shared a photo of existing signage and discussed his experience at the site and how difficult it is to see the signage. He feels the larger sign is appropriate but has a concern about the height of the sign. He recommended a larger monument sign.

Commissioner Mabarak had a concern about the banner sign. Staff indicated that these are permitted by code and meant to be temporary.

**A motion to approve SIG19-001: Amendment to current Comprehensive Sign Plan for Arizona Tile; Zoning: Business Regional (BR); Property owner: Esquera Development, LLC; APN 112-05-031 was made by Commissioner Gambogi. The motion was seconded by Commissioner Lee. The motion passed with five yeas and one nay (Commissioner Roop).**

**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.

George Worley gave an overview of the project and shared aerials and zoning maps of the site. He discussed the various zoning designations in the area and how the project fits into the existing zoning.

Mr. Worley displayed the proposed layout of the subdivision, future required impact analysis and potential trail connectivity. The number of lots is equivalent to an SF-12 zoning (Single Family 12). Business General zoning allows for single family uses. The planning commission is asked to determine if this is a good use.

Commissioners and staff discussed; single family “detached” zoning, set-backs, applicant packet, lot sizes, ingress, grading, required sprinklers, motions from when the project was brought forward one year ago, the changes the developer has made, existing permitted uses, what would happen if the proposed use changes, fire-wise activities, and wild and urban interface needs.

Applicant Luther Kraxburger presented to the Commission and discussed the Planning Commission’s past concerns, the 90 turn angle issue, and setbacks from roadway for visibility. He indicated that the developer will be the builder and there will be uniformity in design. Originally this was a townhouse model and he reduced the number of single family homes. The previous development would have required excessive grading. The new plan proposes to keep the natural beauty of the hill in place. This proposal is 35% less dense than the previous submittal. Single access was an issue so they added additional access for safety purposes. The lot sizes also had to be reduced.

Citizen Gary Palmer presented a written summary of the Community’s perspective of the project and a history of Planning Commission actions. He expressed that the continuing

concerns are the potential height of the homes, width of roads, car count data from a private study, potential traffic impacts, steepness of roads, and notifications of public meetings.

Commissioners and staff discussed original submittal density, street rights of way, traffic impact analysis that is required, required improvements that a developer would be required to pay such as widening streets, public notification requirements by law, courtesy notices to keep the neighbors up to speed, roof height, HOA rules that could limit building heights and rules for HOAs for Planned Area Developments (PAD).

Commissioner Lee expressed concern about voting on the project before the traffic impact analysis has been done.

Chair Sheats mentioned that the Prescott traffic and pedestrian committee will discuss the project at the June 10<sup>th</sup> 9:30am meeting.

Mr. Palmer expressed concerns about the existing density and proximity and does not feel the project has changed significantly.

Citizen Bart Ingliseau expressed concern regarding height.

Staff explained height is determined after the site is mass graded.

Citizen Dan Buchangel expressed concern about snow and drainage.

Citizen Sandy Hoppe expressed concern about traffic safety and ingress and egress from the site and lack of guardrails.

Commissioner Lee expressed concern regarding the speed that residents are going on Bradshaw Drive.

Citizen Connie Barnett expressed concern regarding density, cars speeding on Bradshaw, and drainage on Hillcrest St.

Staff explained that infrastructure goes in first, then buildings and then streets are built.

A question of development time frame was asked and staff indicated it was difficult to predict but estimated a couple of years to completion.

Citizen Kat Davis shared concerns about soil density and future costs to sell the lots.

Applicant Davin Benner of Granite Basin Engineering spoke about traffic study estimates and shared preliminary numbers for average daily traffic. He stated the volumes of 3400 at Gurley St. and 1100 at the vicinity of the project. The project will add 316 cars per day during the peak hours. Bradshaw Drive should be good until 2040 and is rated at a Level A from SYMPO. He also discussed drainage and open space being over 50% of what is required. He stated building heights would be 15 to 20 feet maximum.

He stated that this is the fourth or fifth iteration of land use planning on this site. The traffic issue will be addressed by the developer per City Codes. They plan to have physical separation with landscaping going down the road which may include a guardrail.

Mr. Benner sketched a house on the grading plan to demonstrate to the Commissioners and guests how a home will look. He discussed the exit and the emergency exit and potential warning signs for speed limits.

Applicant Luther Kraxburger shared a map of the site with potential existing developed parcels outside of the PAD to the east and west. He also shared a map where changes to the landscaping will increase visibility for drivers at corners, and how residents would exit the project.

Citizen Roger Johnson – Expressed concern about signage going toward Bradshaw and Point of View sign not being visible and people being confused. They need to move the dead end sign forward and add an arrow underneath the Bradshaw sign.

Commissioner Roop mentioned grading and open space.

Commissioner Mabarak thanked the attendees for giving feedback and heard that there are concerns with the City as opposed to the developer.

**Commissioner Mabarak made a motion to approve the project**

Commissioners discussed height restriction, traffic analysis, zoning such as BG and SF12 zoning, requesting final plat be brought back, density is a concern.

Staff mentioned letting conditions be addressed by the developer.

Commissioner Mabarak wishes for SF12 uses and heights to be applied. He asked that the staff share street concerns with Public Works and make sure that Public Works addresses the concerns that were brought forward in the meeting.

Commissioner Roop wishes that the three lots on the western end would be removed.

The applicant Luther Kraxburger stated the 30 foot height requirement should be fine. He also agreed that SF12 zoning is fine. The traffic impact analysis is already in place. The open space and removing three lots doesn't really improve the grading and he wishes to keep those lots.

The applicant and Commissioners talked about lots with views and those with less-views and pricing of homes.

**Commissioner Mabarak moved to approve PLN19-009 with a stipulation that includes uses and restrictions that comply with SF-12 zoning including height and lot size restrictions and that the final plat comes back to P and Z for approval.**

**The motion was seconded by Commissioner Gambogi.**

City Attorney Matt Podracky clarified that the applicant needs to agree to these conditions. The return to the Planning and Zoning is as an **advisory** not for approval.

Applicant Luther Kraxburger agreed that he is ok with the stipulations and to the return to P and Z as *advisory* only.

**The motion was approved unanimously.**

**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.

George Worley gave an overview of the project explaining the Deep Well Ranch master plan history and how staff reviews projects by applying it to the master plan and the land development code.

This project proposes a “village use” out of the master plan.

Commissioner Gambogi expressed concern about the land use plan that allows up to 4 stories.

Staff indicated this project is not in the line of the Airport who had expressed concern in the last phase. The project does not have four stories proposed. This is a traditional subdivision. The zoning allows for a mixed use plan. This is a standard single family subdivision. It has slightly narrower streets and meets requirements on connectivity. The terrain is different than antelope crossings.

The staff and commissioners discussed sidewalks, combined street use, parking, open-space, potential future developments on the south end such as a sports complex and charter school, trail connectivity, northeast corner and future development and the Deep Well Master plan.

John Carlson of Espiritu Land Planning Group spoke about the purpose of the Master Plan and infrastructure agreements. He gave an overview of Westwood neighborhood and a trail system that will connect with regional trail system. He addressed drainage, water, sewer, cul de sacs, approach to Willow Creek, landscaping, potential gathering spaces, and commercial vs. residential placement in the Master Plan.

Scott Lyon of Lyon Engineering explained the project is standard, single family. There is a potential for 2 story but a majority of the homes will be single story. This development is much curvier than previous phases. The density per acre is 3.5 to 3.6.

Citizen Leslie Hoy of CWAG asked about prop 400 which requires an analysis of projects that include annexation and if the new water policy will impact this development.

Staff indicated yes.

Ms. Hoy said she is happy with the landscaping and rainwater harvesting and believes Dorn is a water sense builder.

Director Stotler talked about George Worley’s experience with the Deep Well Master plan and asked Commissioners to look at the whole plan and make sure we are hitting all the intended outcomes.

Commissioners, applicant and staff discussed lots 71 – 78, 6 foot walls, set-backs, interior roads, and fencing on major arterial roads.

**Commissioner Nanke made a motion to approve PLN19-006. This motion was seconded by Commissioner Lee and approved unanimously.**

**IV. STAFF UPDATES:**

Director Stotler gave an update on the 2018 Code Adoption process.  
Commissioner Mabarak complimented and thanked staff for minutes.

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

**VI. ADJOURNMENT**

Chairman Sheats adjourned the meeting at 12:14pm

  
Michelle Chavez, Recorder

  
George Sheats, Chairman