

BOARD OF ADJUSTMENT AGENDA

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, July 16, 2020
9:00 AM**

**Virtual Zoom Meeting
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following agenda will be considered by the BOARD OF ADJUSTMENT at its PUBLIC HEARING to be held at 9:00 AM on July 16, 2020 via Zoom Virtual Meeting. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

City of Prescott is inviting you to a scheduled Zoom Webinar.

Topic: City of Prescott Board of Adjustment
Time: July 16th, 2020 9:00 AM Arizona

Register in advance for this Webinar:

https://us02web.zoom.us/webinar/register/WN_6w_LTFBgRnyb6SbtNz5sGw

After registering, you will receive a confirmation email containing information about joining the webinar. ****Note that you must register in advance in order to attend Webinar****

Meeting ID:

- I. **CALL TO ORDER – Housekeeping – Please keep your phone or PC microphone on mute unless you are speaking to minimize background noise.**

Please identify yourself each time you speak so that we can record your comments in the minutes and properly count motions and votes.

CALL TO ORDER

- I. **ATTENDANCE**
Members

Stephen Silvernale	Raymond Everett
Mary Frederickson	Tony Teeters, Chair
Johnnie Forquer	Jerry Kaufman
Larry Meads, Vice Chair	

- II. **MINUTES**

Approve the minutes of the May 21st, 2020 meeting.

- III. **PUBLIC HEARING ITEMS**

- 1. **V20-003**, Variance to Article 3, Section 3.3.3.F. (Single Family-35/Minimal Setbacks) of the Land Development Code (LDC) to allow a reduction of the required 30' front setback by 10' to allow for a 20' front setback for a new single family residence on a 0.32 acre parcel. [Zoning: SF-35; Property Owner: The Other Hand Construction

LLC; Agent: Todd Marolf-Headwaters Architecture; APN 116-01-036]. Location: 2325 Cyclorama, Prescott, AZ 86305.

2. **CUP20-003**, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara- Vibrant Building Solutions. Community Planner: Tammy DeWitt.

IV. 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 July 9, 2020 at 3:00 pm in accordance with the statement filed with the City Clerk's Office.



Sarah Siep, 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.



BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, May 21st 2020
9:00 AM**

**Virtual Zoom Meeting
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

CALL TO ORDER – Chair Teeters called the meeting to order at 9:05am.

I. ATTENDANCE

Board Members	
Jerry Kaufman	Ray Everett
Mary Frederickson	Stephen Silvernale
Johnnie Forquer	Tony Teeters, Chair
Larry Meads, Vice Chair	
Staff	
Bryn Stotler, Community Dev. Director	Tammy Dewitt, Community Planner
George Worley, Planning Manager	Matt Podracky, Assistant City Attorney
Kaylee Nunez, Recording Secretary	
Council	
Steve Sischka, Liaison	

II. MINUTES

Approve the minutes of the February 20th, 2020 Board of Adjustment meeting.

Board Member Larry Meads made a motion to approve the February 20, 2020 minutes. The motion was seconded by Board member Jerry Kaufman and the motion passed 5-0. (Board Member Forquer was present but unable to vote due to technical difficulties and Board Member Everett was not yet present).

III. PUBLIC HEARING ITEMS

- CUP20-001**, Request for a Conditional Use Permit for a Self Storage Facility. Land Development Code (LDC) Sections 4.7 and 9.3. Site Zoning: Business General (BG); Location: 1527 W Gurley Street Prescott, AZ 86305; APN: 111-08-038C; Applicant: Matthew Nebeker. Property Owners: Giuseppe Pasquale 2001 Trust UI & Joseph P D'Amore Trustee.

Community Planner Tammy Dewitt shared a zoning map and aerial view of the subject property and clarified that no new uses of the parking lot or new buildings are being proposed. The business will be utilizing a small part of the existing building (4090 sq ft of 65,000 sq ft). Ms. Dewitt shared a site and floor plan of the existing building to highlight which portion(s) of the building are proposed to be used. The business plans to be open 7 days a week and Planning staff is suggesting limiting hours from 7 AM- 9 PM to help mitigate night time noise and activity. Planning staff is also recommending tying the approval of the CUP to the site plan.

Board Member Larry Meads asked the applicant, Matthew Nebeker, whether there will be remodeling involved with this project. Mr. Nebeker confirmed that there will be some interior changes made as well as exterior signage installed. He also confirmed that they are ok with the proposed hours and would accept even shorter hours (9 AM- 5 PM).

Board Member Mary Frederickson expressed that she does not feel that 'off hours' access would impact the neighborhood as it is already a business area. Board Member Silvernale echoed Ms. Frederickson's sentiments. A nearby neighbor, Frankie Reynolds, asked whether expansion and exterior storage were planned for the business. Mr. Nebeker responded that expansion would be a possibility but exterior storage is not planned at this time. Ms. Reynolds expressed concern that outdoor storage would impact the feel of the neighborhood in a negative fashion. Ms. Dewitt clarified that any expansion beyond the current site plan would require re-application to the Board of Adjustment.

Board Member Meads asked Ms. Dewitt whether the Fire Marshall would be inspecting the area of the proposed business. Ms Dewitt answered that they would and that they would also have to get approved building permits for the interior work.

Board Member Stephen Silvernale made a motion to approve CUP20-001 per the site plan and with limited hours (7 AM- 9 PM). This motion was seconded by Board Member Jerry Kaufman. The motion passed 5-0. (Board member Forquer was present but unable to vote due to technical difficulties and Board Member Everett was not yet present.)

- 2. CUP20-002**, Request for a Conditional Use Permit for a 24,000 square foot building for a new surgery center. Land Development Code (LDC) Sections 4.6.4.A and 9.3. Site Zoning: Neighborhood Oriented Business (NOB); Location: 3128 Willow Creek Road Prescott, AZ 86301; APN: 106-20-423; Applicant: Stroh Architecture Inc. Property Owner: Hojat Askari

Community Planner Tammy Dewitt shared a zoning map and aerial view of the subject property. She also presented a site plan and architectural renderings and clarified that the site access off of arterial Willow Creek Road does have a stop light. Ms. Dewitt explained that the building will be placed on lower ground than that of Willow Creek so that the added height should not be a visible issue. The owner is also converting an adjacent building pad to provide sufficient parking. Ms. Dewitt recommended that the application be approved per the site plan and renderings submitted with the application.

Board Member Jerry Kaufman asked how many staff are anticipated, how many parking spots are planned, and how many patients are going to be seen a day. Applicant and Architect Doug Stroh explained the 1st floor is a surgery center which holds 15 employees; the 2nd and 3rd floors are staff and doctors offices with an occupancy of approximately 16 employees each, which brings total staff occupancy to 47. Mr. Stroh could not answer the question about patient volume, as it will vary, but explained that they are having a traffic study completed that is analyzing traffic volume coming off of Willow Creek. Mr. Stroh also clarified that 221 parking spaces will be available and will meet all city requirements.

Bill Weber, who owns a neighboring business, said that parking has always been a concern in that area and asked whether there will be enough parking for the entire subdivision (medical complex). Mr. Stroh clarified that there is a master parking plan and that it meets all parking criteria per the City's Land Development Code. Mr. Weber also asked if there was egress

behind the building. Mr. Stroh explained that there is not, there is only the main entrance off of Willow Creek Road.

Gary Bregman, who owns neighboring business Dollar General, expressed his concern about the high volume of traffic at the existing stop light at Willow Creek. Mr. Bregman state he welcomes all the development but believes that the city will need to make improvements to the intersection with all the growth occurring. Ms. Dewitt explained that the City traffic engineer is monitoring that intersection and that he will reach out to surrounding business owners if he believes expansion or modification needs to occur. Mr. Stroh also clarified that their traffic study would be completed in a couple weeks and that the property owners intend to follow any and all recommendations made as a result. Board Member Everett expressed that the intersection and its limited capacity (narrow width) was his only concern with this proposal.

Board Member Meads asked for clarification as to whether the 221 parking spaces are just for the proposed surgery center or for the entire medical complex. Mr. Stroh clarified that they are for the entire complex. Mr. Meads also asked for an explanation on the 'high energy efficiency aspirations' for the proposed building. Mr. Stroh explained that the building is being designed to Energy Star criteria. This includes modifying insulation, windows, lighting and HVAC in hopes that the building will use 50% less energy than a comparable structure without such modifications. Mr. Meads also asked about the height limit in the area (35'), which is being exceeded by 1'-4" (for a total building height of 36'-4"). Mr. Stroh explained that a separate application has been made and approved for that height exception, as it was difficult to fit a 3 story building in 35'. He also clarified that a separate elevator equipment room would not be necessary and that all rooftop equipment would be screened by a 'rusted' material that matches surrounding buildings.

Board Member Stephen Silvernale made a motion to approve CUP20-001. This motion was seconded by Board Member Ray Everett. The motion passed 6-0. (Board Member Forquer was present but unable to vote due to technical difficulties).

3. **V20-002**, Variance to Article 2, Section 2.5.2.B. (Accessory Uses and Structures/General) of the Land Development Code (LDC) to allow an increase in the allowed total gross floor area off all accessory buildings of 1,878 square feet by 1,354 square feet for a total of 3,232 square feet of accessory structures to allow for a new 1,200 square foot storage building on a 1.52 acre parcel. Site Zoning: Single Family 35 (SF-35); Location: 3303 Pleasant Valley Drive, Prescott, AZ 86305; APN 106-21-014Y; Applicant: Chris Robinson- Sentry Builders LLC.
Property Owners: Gregory A & Donevon S Murrell

Community Planner Tammy Dewitt shared a zoning map and aerial view of the subject property. Ms. Dewitt explained that the zoning district (per the City's Land Development Code) allows a maximum of 3 accessory structures and maximum lot coverage of 50%. Ms. Dewitt clarified that the square footage of the current primary structure is 3,756 sq ft, which only allows 1,878 square feet of detached accessory structures per the LDC. As the square footage of all accessory structures currently stands at that limit, a variance is needed for the additional square footage of the proposed storage building. Ms. Dewitt also presented a site plan with the proposed storage building and existing building footprints depicted. She explained that the property would still remain well under the maximum lot coverage with this new structure and that the proposed storage building will not be visible from Pleasant Valley Drive. Ms. Dewitt recommended that the application be approved per the site plan submitted with the application.

Board Member Larry Meads asked whether the applicant would be removing any current structures to make room for the new structure. Builder Chris Robinson and owner Greg Murrell clarified that they had 'portable' structures in the place where the proposed structure is going and that both have been removed. Mr. Meads also asked whether utilities are proposed for the building, the owner and builder clarified that there are no utilities planned, it is simply for storage. Mr. Meads also expressed concerns about current gross square footage of structures. Ms. Dewitt explained that she used square footages provided by the County Assessor's website.

Board Member Stephen Silvernale made a motion to approve V20-002. This motion was seconded by Member Jerry Kaufman. The motion passed 6-0. (Board Member Forquer was present but unable to vote due to technical difficulties.)

IV. STAFF UPDATES

None

V. ADJOURNMENT

Meeting adjourned at 10:01 am.

Kaylee Nunez, Recording Secretary

Tony Teeters, Chairman

MEETING DATE: 7/16/2020

DEPARTMENT: Community Development

AGENDA ITEM: V20-003, Variance to Article 3, Section 3.3.3.F. (Single Family-35/Minimal Setbacks) of the Land Development Code (LDC) to allow a reduction of the required 30' front setback by 20' to allow for a 10' front setback for a new single family residence on a 0.32 acre parcel. [Zoning: SF-35; Property Owner: The Other Hand Construction LLC; Agent: Todd Marolf-Headwaters Architecture; APN 116-01-036]. Location: 2325 Cyclorama, Prescott, AZ 86305.

Approved By:

Date:

Director:	Bryn Stotler	<i>B. Stotler</i>	7-10-2020
Planning Manager:	George Worley	<i>G. Worley</i>	7/10/2020
Community Planner:	Tammy DeWitt	<i>T. DeWitt</i>	7/10/2020

REQUEST AND JUSTIFICATION:

The applicant is requesting a Variance to allow a reduction in the required 30' front yard setback by 20' to allow for a front setback of 10' accommodating the construction of a new single family residence in a Single-Family 35 (SF-35) zoning district. Due to the slope of the property and rock outcroppings, there is limited area for the house to be placed.

COMPLIANCE WITH ZONING CODE AND ARS 9-462.06: Yes

APPLICABLE ZONING CODE: LDC Section Section 3.3.3.F. (Single Family-35/Minimal Setbacks) and 9.13 Variances

PAST BOARD OF ADJUSTMENT ACTIONS: None.

STAFF ANALYSIS AND RECOMMENDATION:

The staff analysis and recommendation is based on a review of the request's consistency with the 2015 General Plan, and consistency with neighborhood characteristics, as well as the Variance requirements of LDC Section 9.13.4.

COMPATIBILITY WITH THE NEIGHBORHOOD:

AGENDA ITEM: V20-003, Variance to Article 3, Section 3.3.3.F. (Single Family-35/Minimal Setbacks) of the Land Development Code (LDC) to allow a reduction of the required 30' front setback by 20' to allow for a 10' front setback for a new single family residence on a 0.32 acre parcel. [Zoning: SF-35; Property Owner: The Other Hand Construction LLC; Agent: Todd Marolf-Headwaters Architecture; APN 116-01-036]. Location: 2325 Cyclorama, Prescott, AZ 86305.

There are other properties in the area that appear to have houses constructed closer to the front property line than required.

VARIANCE REQUIREMENTS:

Variances may be granted only if, because of special and unusual circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning code will deprive such property of privileges enjoyed by other properties in the district. Such Variance shall not constitute a grant of special privileges inconsistent with other properties in the vicinity or be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

COMPLIANCE WITH REQUIRED VARIANCE CRITERIA:

1. **Extraordinary Conditions (LDC Section 9.13.4.A.1).** There are extraordinary conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of the reasonable use of his land. For example, a Variance may be justified because of topography, or size, shape, intrusive off-site impacts, or other special conditions unique to the property and development involved.

Staff Comments: The property is impacted by large boulders and topography which limits the buildable area.

2. **Substantial Detriment (LDC Section 9.13.4.A.2).** Granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.

Staff Comments: The proposed reduced front setback would allow for a single family residence and there are no other detrimental effects with regards to public health, safety, or welfare on other properties in the area.

3. **Special Privileges (LDC Section 9.13.4.A.3).** Granting of a Variance shall be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Staff Comments: The requested setbacks do not grant the applicant special consideration as compared to other existing structures nearby. The reduced setbacks will result in a single family residence located on the lot in a manner similar to the adjacent lots. As such, no special privilege would be conferred on the applicant by the granting of this request.

AGENDA ITEM: V20-003, Variance to Article 3, Section 3.3.3.F. (Single Family-35/Minimal Setbacks) of the Land Development Code (LDC) to allow a reduction of the required 30' front setback by 20' to allow for a 10' front setback for a new single family residence on a 0.32 acre parcel. [Zoning: SF-35; Property Owner: The Other Hand Construction LLC; Agent: Todd Marolf-Headwaters Architecture; APN 116-01-036]. Location: 2325 Cyclorama, Prescott, AZ 86305.

- 4. Self-induced Hardship (LDC Section 9.13.4.A4).** The hardship is not the result of the applicant's own actions.

Staff Comments: The location to build a house is very limited due to the topography and boulders.

- 5. General Plan (LDC Section 9.13.4.A.5).** It will be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.

Staff Comments: The proposed Variance is on an existing lot with no change of use and is, therefore, in compliance with the General Plan.

- 6. Utilization.** Because of special circumstances applicable to the property, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.

Staff Comments: The proposed residence could not be constructed without this variance. There is no other location on the property to construct a residence. The special circumstances (topography and boulders) of the site deprive the applicant of options available to other properties in the district.

NEIGHBORHOOD COMMENTS:

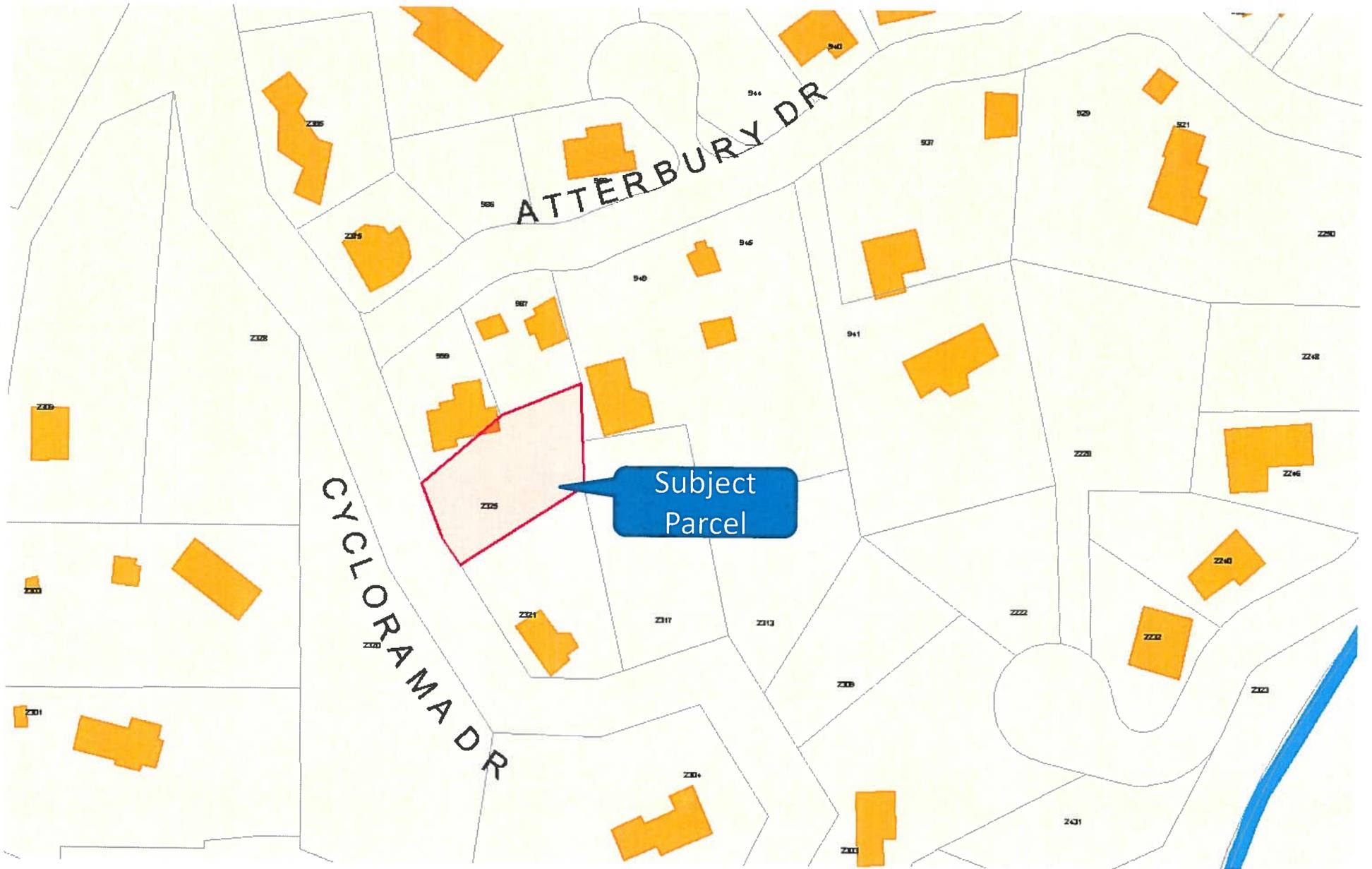
Staff has not received any correspondence from any of the neighbors at this time.

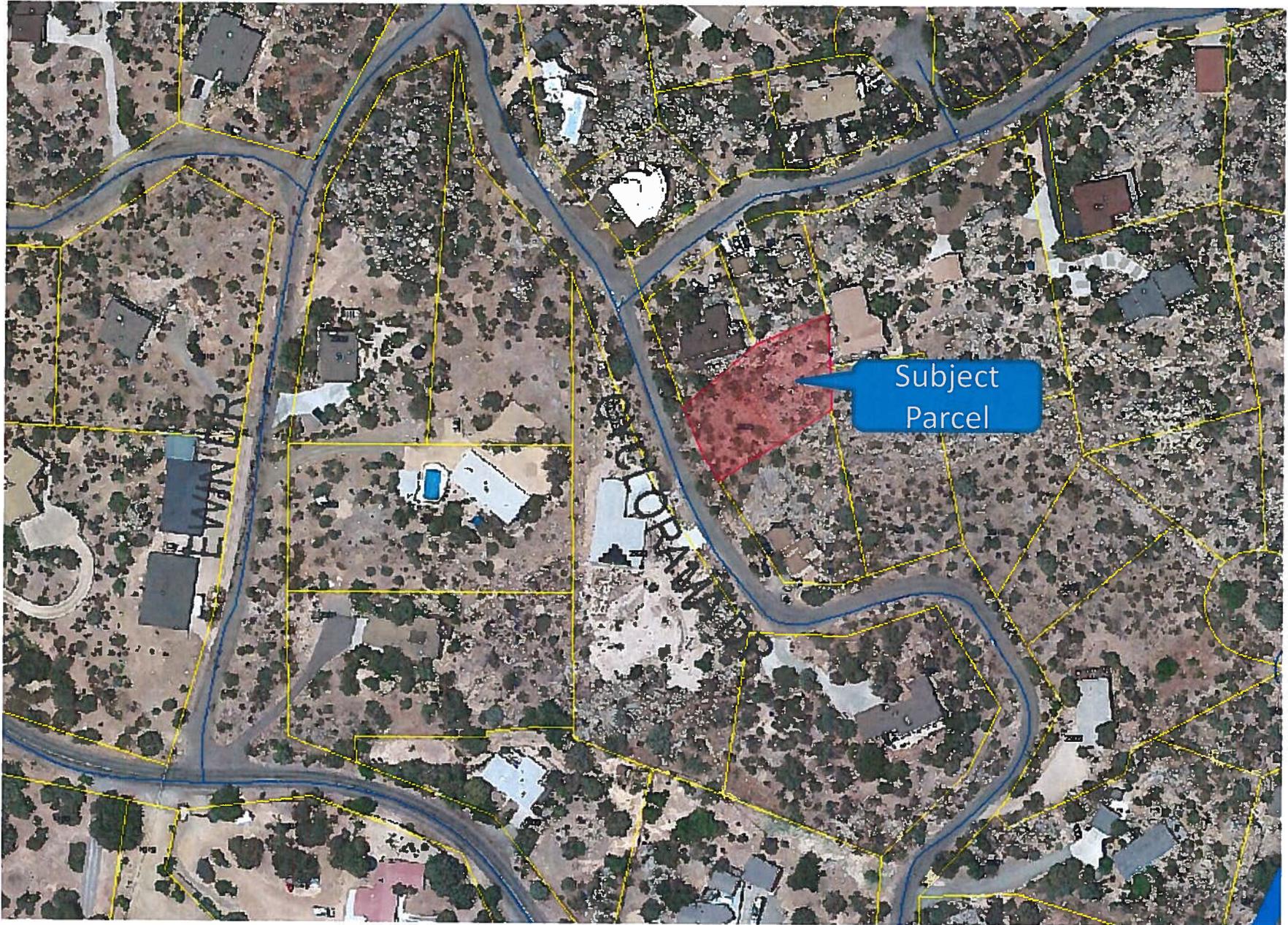
Attachments:

1. Location/Aerial Map
2. Application/Site Plan
3. Staff photographs of site

SUGGESTED MOTION:

Move to Approve/Deny V20-003, to reduce the front yard setback by 20', resulting in a 10' front yard setback, for a new single family residence.





Subject
Parcel



HEADWATERS

ARCHITECTURE P.C.

Building Great Relationships, Builds Great Projects

220 West Goodwin St. Prescott, AZ 86303, 928.776.7180
info@headwatersarch.com

Name George Worley
Address 201 South Cortez Street, Prescott, AZ
Phone # 928-777-1100

Date: 5/5/20

Project narrative for Cyclorama Drive: Request for variance is to allow front yard setback to be reduced from 30'-0" to 10'-0". The existing zoning is SF-35. The site area is 14,851 sf

Project hardship description:

The project has 4 hardships associated with the site.

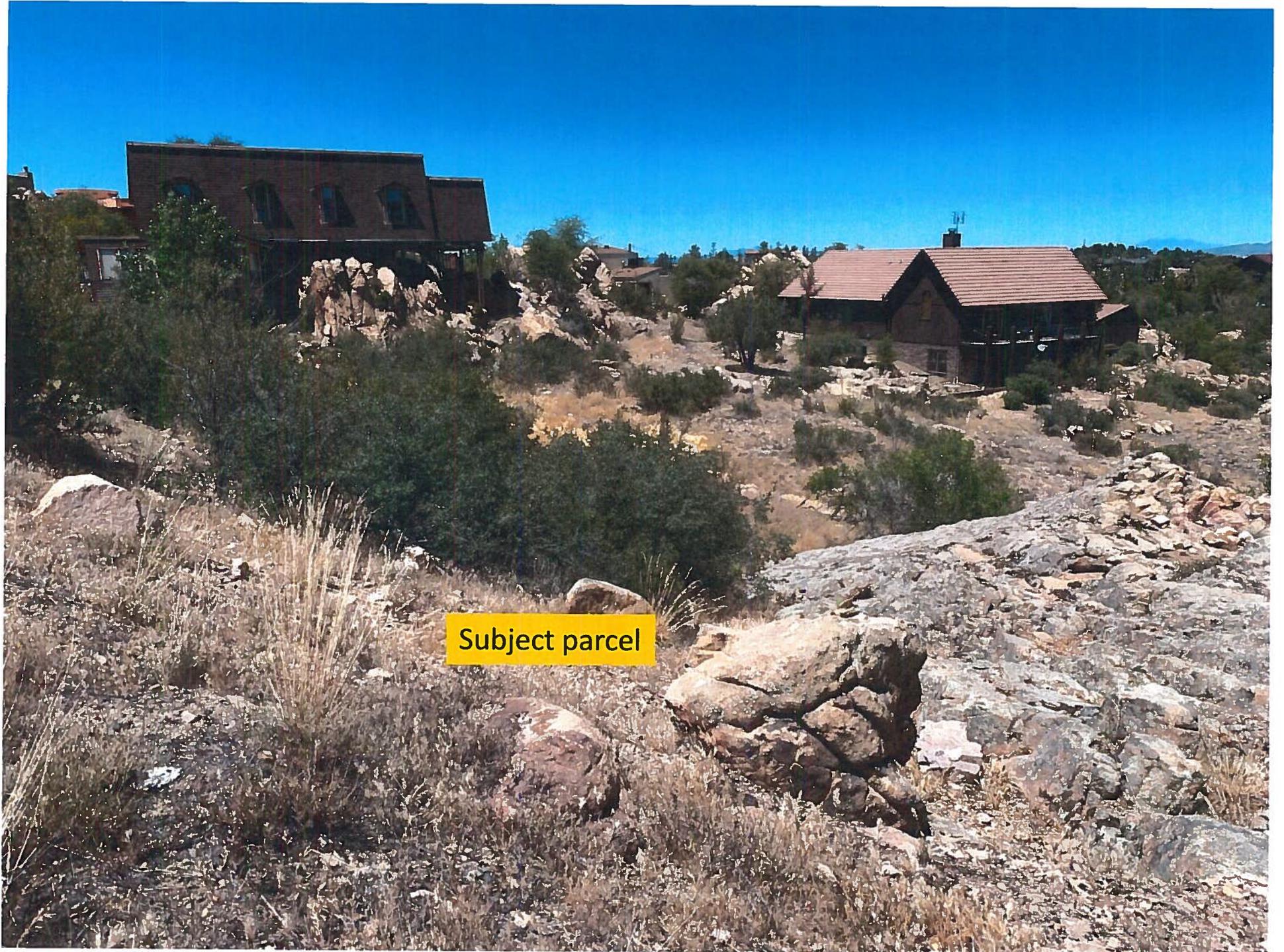
Significant surface rock features: One is existing surface rock features limiting the useable portion of the lot. The rock encompasses the rear 1/3 portion of the lot. The surface boulder is naturally weathered and encroaches into the buildable area.

Another hardship is drainage: There is a drainage way crossing the site from the north west corner to the southwest corner. This causes difficulty in placing the house at the setback line, complicating this is the drop from the street to the lot line and setback. From the edge of pavement to the front lot line there is a drop of 9'-0" and a 8'-0" drop at the building setback line. So at the setback line the elevation drops 17'-0".

A surprising hardship is the zoning classification: SF-35 is intended for lots minimum area of 35,000 sf and has 30'-0" front and rear setbacks along with a 12'-0" side yard setback. The lot is 14,851 sf and is clearly a non conforming lot with the SF-35.

Existing variances: Surrounding properties are in non conformance with front yard setbacks. This project will not be the only variance in the neighborhood.

Due to the reasons previously listed the owner requests to allow front yard setback to be reduced from 30'-0" to 10'-0".



Subject parcel



Subject parcel

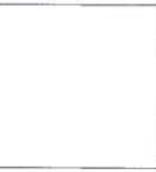


City of Prescott
Variance
Application
#20-003
2020 Expiration
July 14th, 2020
Board of Public Works
PUBLIC HEARING

Subject parcel




SITE PLAN
 SCALE 1" = 10'-0"



FREEMAN / TINSLEY
 2325 CYCLORAMA
 PRESCOTT, AZ 86303
 APN 116-01-036

PRELIMINARY

HEADWATERS
ARCHITECTURE P.C.
 105 SOUTH COTEZ STREET, STE 240
 PRESCOTT, AZ 86303 412/20



A-1

MEETING DATE: 07/16/20

DEPARTMENT: Community Development

AGENDA ITEM: CUP20-003, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara- Vibrant building Solutions. Community Planner: Tammy DeWitt.

Approved By:

Date:

Director:	Bryn Stotler	<i>B. Stotler</i>	7/8/2020
Planning Manager:	George Worley	<i>[Signature]</i>	7/8/2020
Community Planner:	Tammy DeWitt	<i>TD</i>	7/9/2020

REQUEST:

This request seeks a Conditional Use Permit (CUP) for a RV storage facility on a vacant parcel behind a developed commercial property. Per Land Development Code (LDC) Section 2.3/Land Use Table, self storage facilities are allowed in the Business Regional (BR) zoning district by CUP.

In compliance with LDC Section 9.1.2/Common Procedure - Pre-Application Conference, and Section 9.3.3/Conditional Use Permits - Conditional Use Application Process, the applicant completed a meeting with staff prior to submitting the CUP application for the proposed use at this site and has met all other requirements of Section 9.1/Common Procedure.

SITE INFORMATION:

The RV self storage facility is proposed on a vacant 0.67 acre parcel with developed commercial uses on all sides. The applicant does not propose any changes to the existing site except to add a 6 foot solid screening fence, entry gate with code pad, and a gate for the emergency access. No structures are proposed.

PROPOSED USE:

The applicant proposes a RV storage facility on a vacant parcel that will be available to access 7 days a week. There is little traffic with these types of uses.

AGENDA ITEM: CUP20-003, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara- Vibrant building Solutions. Community Planner: Tammy DeWitt.

CONDITIONAL USE REVIEW CRITERIA:

Conditional Uses require special consideration regarding the effect on surrounding properties and the use in relation to the objectives of the ordinance. A conditional use permit may be granted only when the Board of Adjustment finds the proposal meets the general criteria, as detailed in LDC Section 9.3.5/Conditional Use Review Criteria.

Section 9.3.5.A. Effect on Environment

“The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.”

The proposed self storage facility will be accessible seven days a week. Since the proposed storage area is behind a developed commercial property (building currently vacant) and the property will be screened with a 6 foot solid fence, the visual impact will be minimal.

Section 9.3.5.B. Compatible with Surrounding Area

“The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to landscaping, scale, lot coverage, and the like.”

The proposed storage area is on a vacant piece of property behind a developed commercial building. Uses to the south are in Industrial zoned area which would allow for the storage facility without the Conditional Use Permit.

Section 9.3.5.C. External Impacts Minimized

“The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation response to these impacts.”

Noises from customers arriving/departing and parking are the only potential impacts on neighbors.

AGENDA ITEM: CUP20-003, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara- Vibrant building Solutions. Community Planner: Tammy DeWitt.

Section 9.3.5.D. Infrastructure Impacts Minimized

“The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.”

As a RV storage facility with no new buildings proposed, there would be no negative impacts to infrastructure.

Section 9.3.5.E. Consistent with General Plan and Code

“The proposed use will be consistent with the purposes of this Code, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located. If the use is permitted outright in another zone, there must be substantial reason for locating the use in an area where it is only conditionally allowed.”

The proposed use, with Conditional Use Permit, is in conformance with the purposes of the LDC and General Plan, and all relevant policies and plans. RV storage facilities are allowed by right in the Industrial Transitional (IT), Industrial Light (IL), and Industrial General (IG) zoning districts.

Section 9.3.5.F. Parcel Size

“The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the affected zoning district.”

This proposed use will not have impacts requiring additional land area.

Section 9.3.5.G. Site Plan

“The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.”

The proposed use is on a vacant parcel and meets all requirements.

AGENDA ITEM: CUP20-003, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara- Vibrant building Solutions. Community Planner: Tammy DeWitt.

Section 9.3.6. Additional Conditions

“The Board of Adjustment may impose additional reasonable conditions to carry out the spirit and intent of this Code and to mitigate adverse effects of the proposed use.”

There are no impacts that need to be addressed by additional stipulations.

Section 9.3.7.C. Expiration/Revocation of Approval

“The Board of Adjustment may revoke a Conditional Use Permit in the event of a subsequent failure by the property owner or person in possession to comply with an ongoing condition of approval. Such revocation shall not occur without written notice to the property owner, at least 20 calendar days prior, advising of the revocation consideration and an opportunity to appear before the Board. Revocation procedures shall be subject to the Public Notice requirements set forth in Sec 9.1.8.A.”

Section 9.3.8. Appeal

“An appeal from any final decision regarding a Conditional Use Permit shall be in accordance with Sec. 9.18, Appeal of Council or Board of Adjustment Decisions.”

Appeals must be filed within 30 days of Board of Adjustment decision.

HISTORIC PRESERVATION:

The site is not located within a Prescott Preservation or National Register district.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for a RV storage facility per the site plan submitted with application.

NEIGHBORHOOD COMMENTS:

Staff has not received any public comments regarding this variance request.

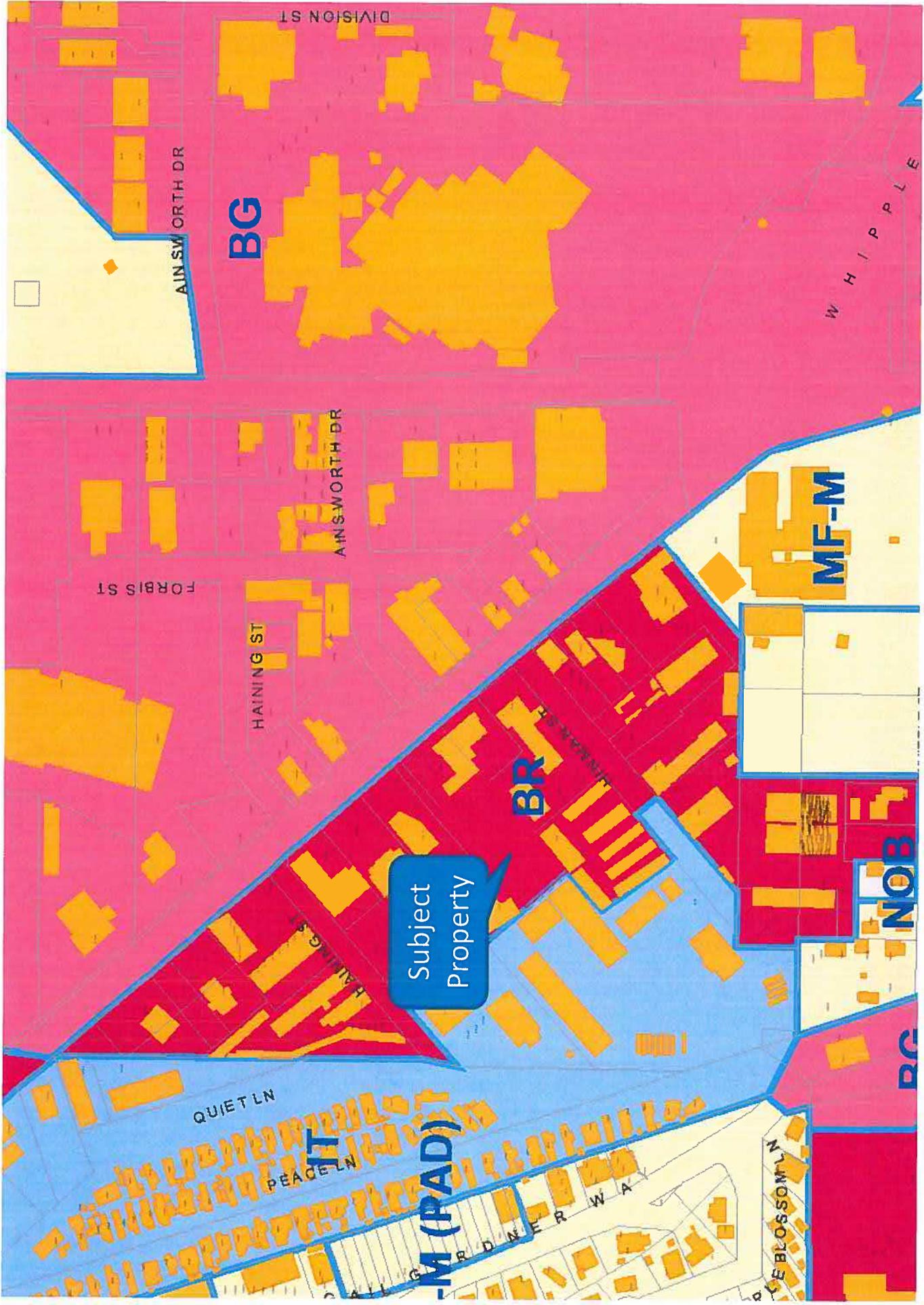
Attachments:

- 1. Location Map**
- 2. Aerial**
- 3. Applicant application**
- 4. Staff Pictures**

AGENDA ITEM: CUP20-003, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara- Vibrant building Solutions. Community Planner: Tammy DeWitt.

SUGGESTED MOTION:

Move to Approve/Deny CUP20-003, to approve a RV storage facility in a Business Regional (BR) zoning district located at 1117 Iron Springs Road.



Subject Property

BG

MF-M

BR

NOB

M (PAD)

AINSWORTH DR

AINSWORTH DR

FORBIS ST

HAINING ST

QUIET LN

PEACE LN

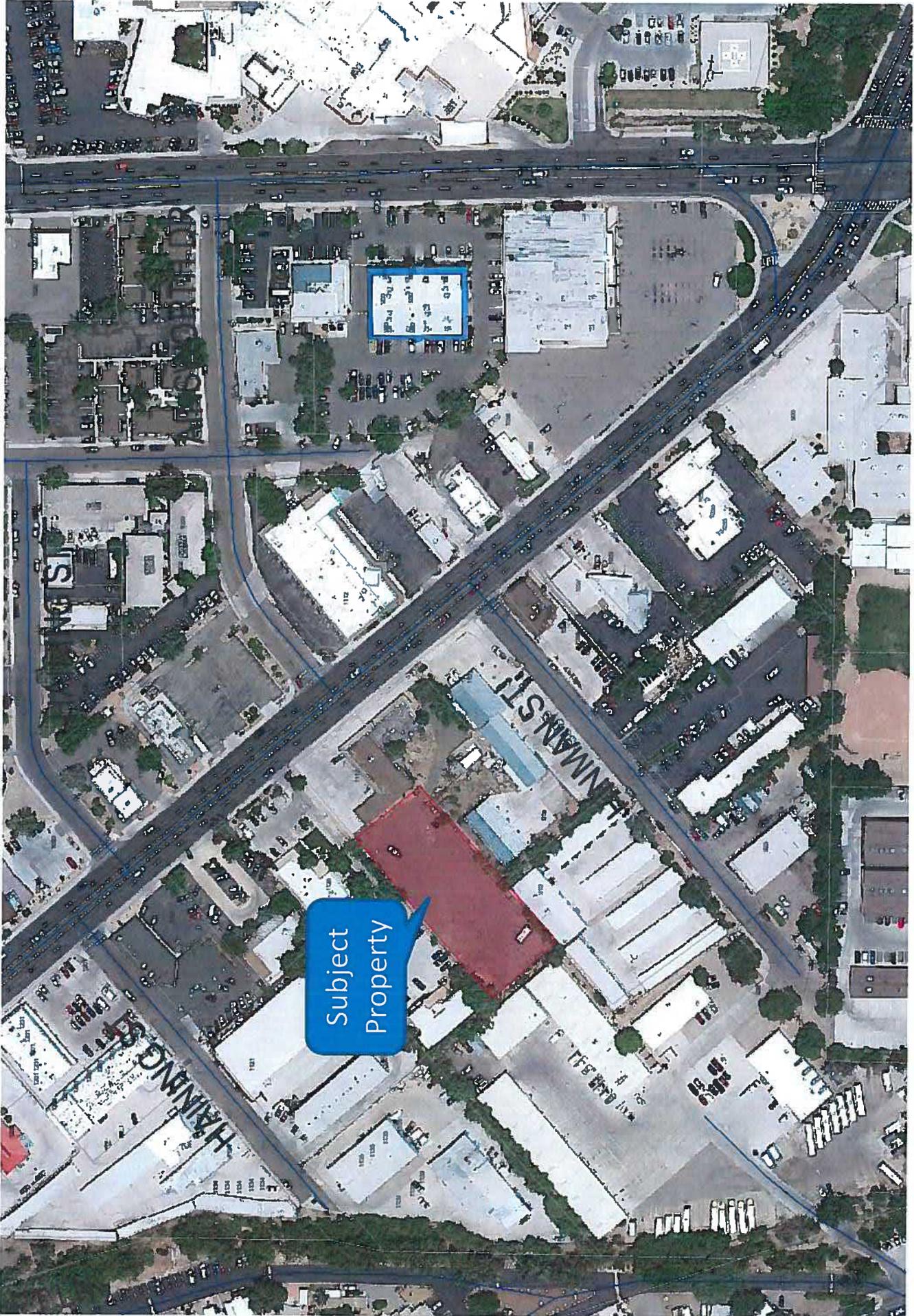
BLOSSOM LN

WHIPPLE

DIVISION ST

HAINING ST

GRADNER WAY



Subject
Property

CUP20-003

5/15/20

Big Iron R V Storage

This proposal is for installing a gated RV storage facility on property located behind the Savoini Western Wear building located 1117 Iron Springs. The property has been vacant and under utilized in the past in accommodation with the western wear store, mostly for convenience sake.

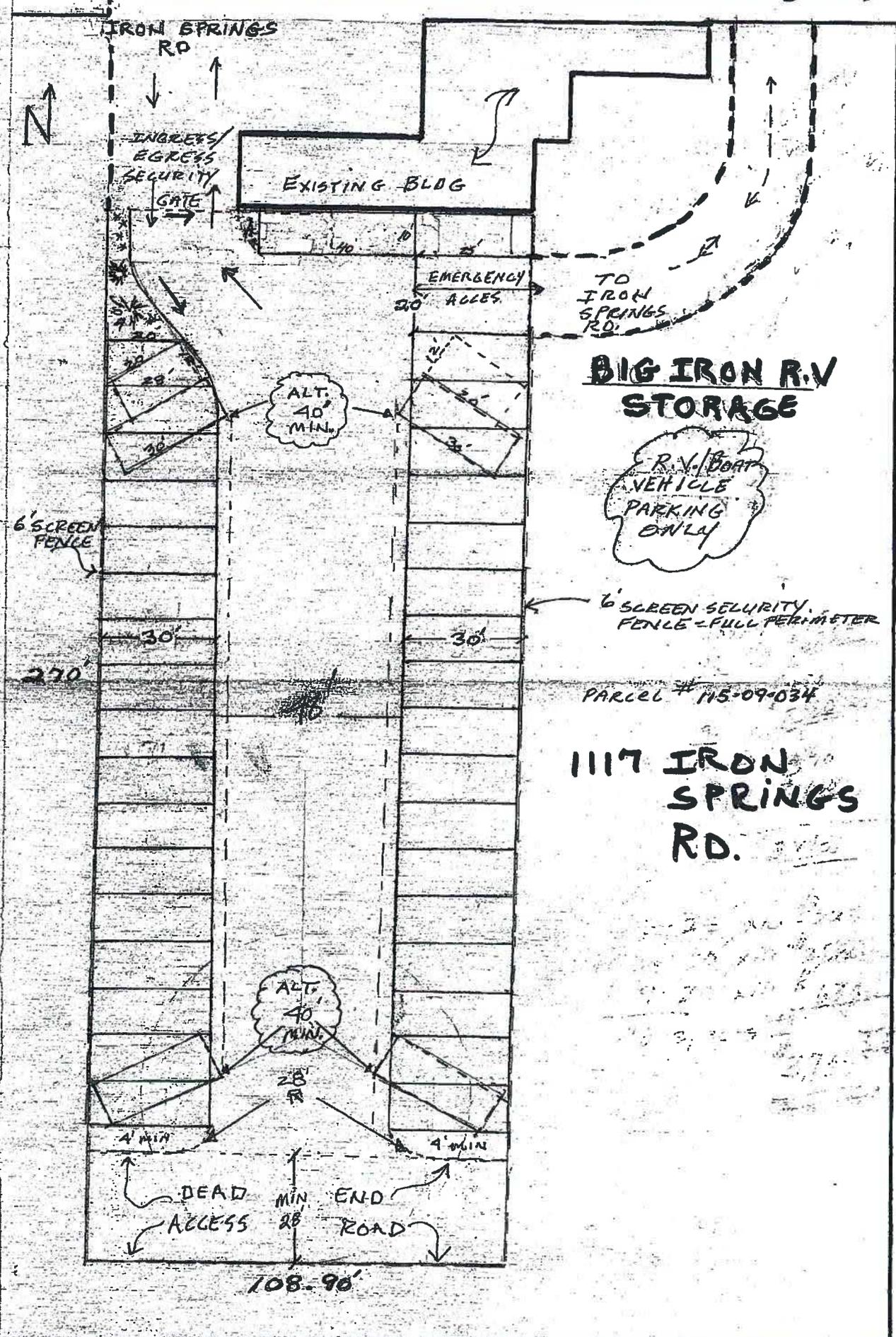
With so many things changing in the community in recent years, and with so many changes happening in the area now, the Savoini family feels that the property can be put to good use, that is in high demand, yet would allow flexibility in the future for alternative development as demand dictates.

At this time, no structures are being considered as this would be for RV storage only.

Access to the property is hard surface roadway from Iron Springs road and is located behind Savoini's Western Wear, (now vacant), next to metal warehouse type buildings to the east and south, and offices to the west.

The property will be secured with a 6' high screened security fence around the perimeter, with an automated entry gate at the northwest corner, and emergency access at the northeast corner of the property.

Thank you.



BIG IRON R.V STORAGE

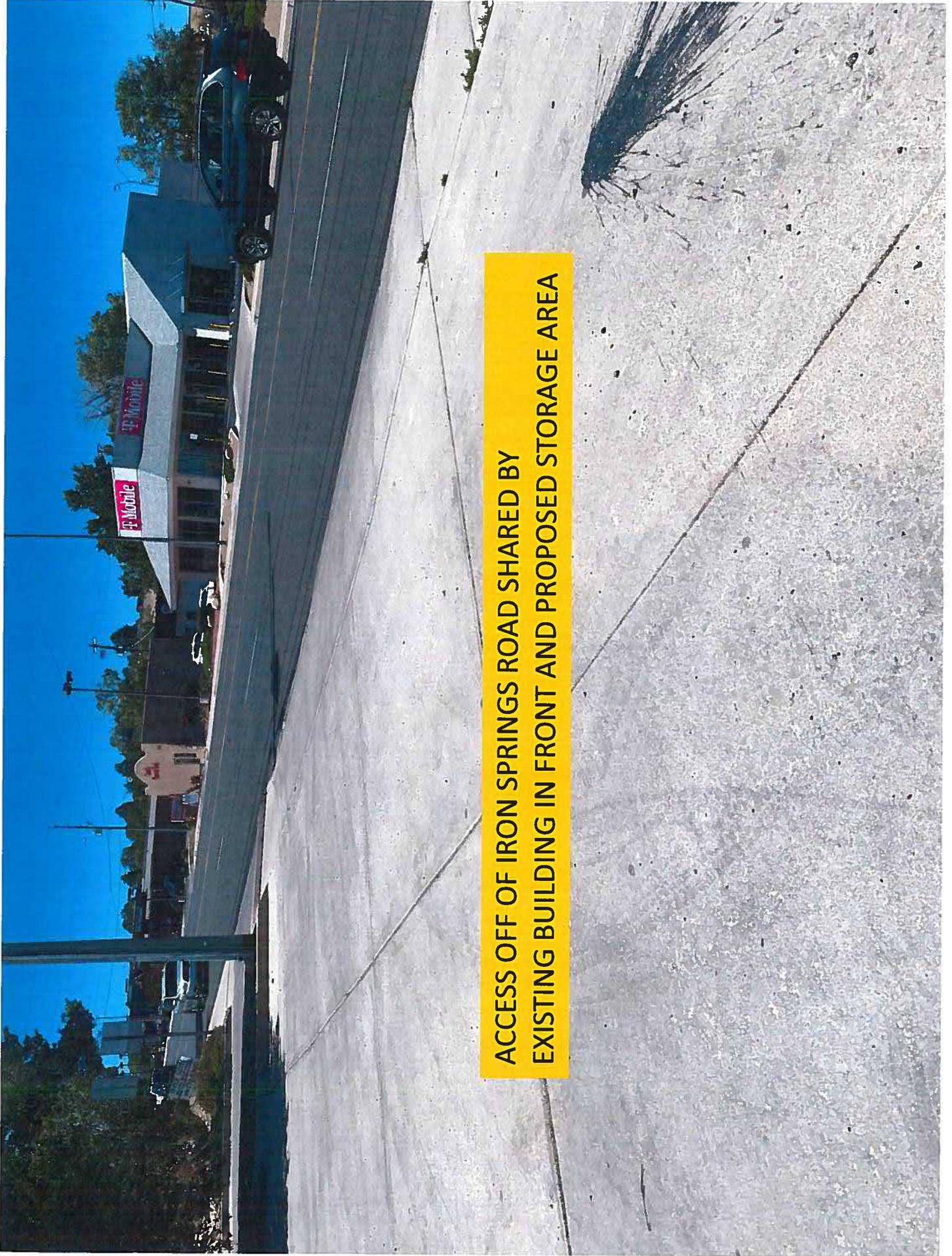
R.V./BOAT VEHICLE PARKING ONLY

PARCEL # 115-09-034

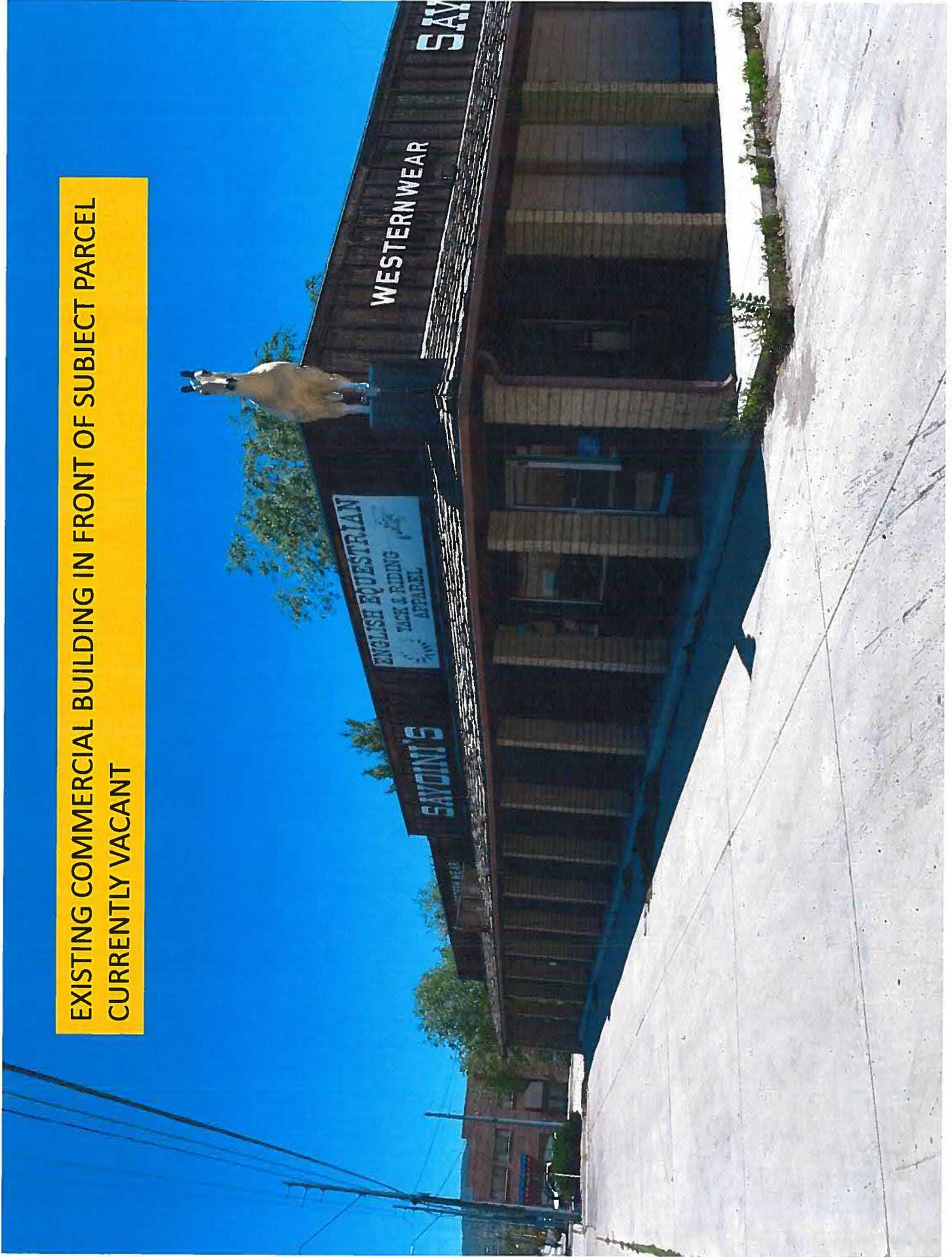
1117 IRON SPRINGS RD.

108-90'

**ACCESS OFF OF IRON SPRINGS ROAD SHARED BY
EXISTING BUILDING IN FRONT AND PROPOSED STORAGE AREA**



**EXISTING COMMERCIAL BUILDING IN FRONT OF SUBJECT PARCEL
CURRENTLY VACANT**



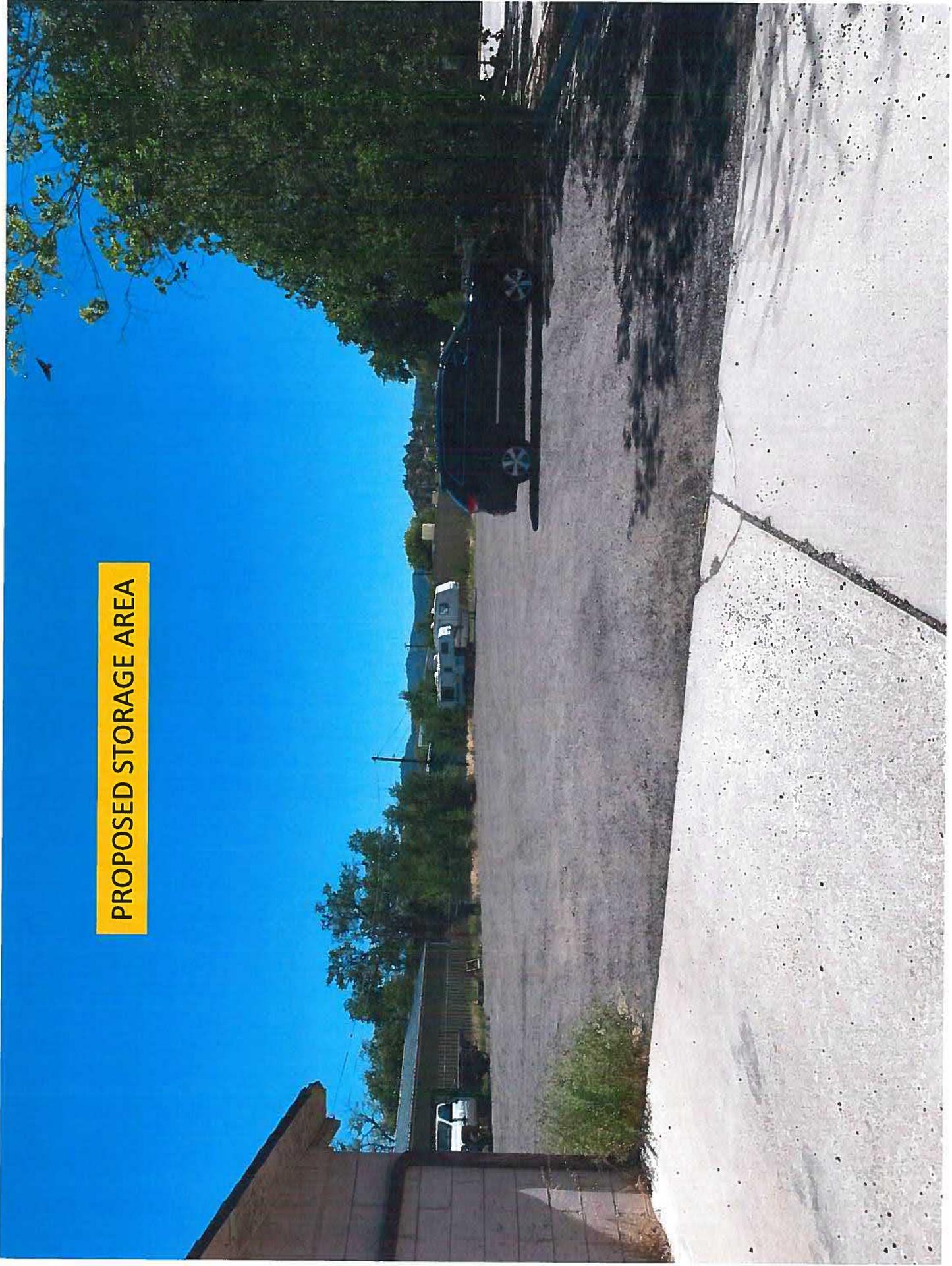
**ACCESS TO SUBJECT PARCEL
AND LOCATION OF ACCESS GATE**



PARKING AREA FOR FRONT BUSINESS



PROPOSED STORAGE AREA



PROPOSED STORAGE AREA

