

**PLANNING AND
ZONING COMMISSION
MINUTES**



**P & Z COMMISSION
PUBLIC HEARING
THURSDAY, December 9th 2021
9:00 AM**

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

I. CALL TO ORDER

Chair Don Michelman called the meeting to order at 9:00 AM

II. ATTENDANCE

COMMISSIONERS	STAFF MEMBERS
Don Michelman, Chair	George Worley, Planning Manager
Ted Gambogi, Vice Chair	Tammy DeWitt, Community Planner
Stan Goligoski	Kaylee Nunez, Recording Secretary
Thomas Hutchison	Bryn Stotler, Community Dev. Director
Gregory Lazzell	Matt Podracky, City Attorney
George Lee	COUNCIL/MAYOR
Butch Tracey	Councilman Brandon Montoya, Absent
	Mayor Phil Goode

III. MINUTES

Approve the minutes of the October 28th, 2021 Planning & Zoning Commission meeting.

Commissioner Lazzell made a motion to approve the October 28th, 2021 minutes. The motion was seconded by Commissioner Goligoski and passed (6-0).

IV. REGULAR AGENDA ITEMS

- 1. PLN21-003**, Preliminary Plat of Forest Hylands Townhome Subdivision, a 22-lot townhome subdivision on a 1.225 acre parcel located on the southwest corner of White Spar Road and Forest Hylands; Site Zoning: BG (Business General); Property Owner: Prescott Hylands LLC; APN: 109-12-038.

Community Planner Tammy Dewitt presented aerial and zoning maps of the subject property. The property is zoned BG (Business General), which allows single and multi-family zoning, so the proposed use is in conformance with current zoning. The property currently has a restaurant near the front (north) side, which will be relocating soon. The rear portion of the property is currently vacant. The proposed townhomes will be platted on their own lots to allow individual ownership. Ms. Dewitt presented architectural renderings on the townhomes, all of them being 2 story with attached, two car garages. There will be a common area with a spool (spa/pool combination), BBQ area and ramada. Ms. Dewitt also presented the criteria for Preliminary Plat considerations per LDC Section 9.10.9.A.6. She concluded by stating that the proposed, Preliminary Plat is in conformance with these criteria, therefore staff recommends approval of PLN21-003.

Commissioner Hutchison asked about the rate of the townhomes, specifically if it would be considered affordable. Ms. Dewitt replied that that is a market question, not a planning question, but the proposed project does provide desired residential infill for the area.

Chairman Michelman asked how many parking spaces would be on the property (in addition to the two spaces provided in each garage). Ms. Dewitt answered that there will be eleven additional parking spaces per code requirements.

Applicant and project Architect Jerry Palmer explained that the units will be in the high \$300k to low \$400k price range. He explained that each unit will have its own, small yard.

Commissioner Gambogi asked about the wooden exteriors depicted in the renderings. Mr. Palmer answered that it is a composite material and is fire resistant as a result.

Chairman Michelman asked whether the planned building count changed at one point from four to three, Mr. Palmer answered that they did. Chairman Michelman also asked about the proposed, square footage of the units. Mr. Palmer answered they'd be in the 1430 sq ft to 1480 sq ft range.

Commissioner Lazzell commented that this is a good project for Prescott.

Commissioner Gambogi made a motion approve PLN21-003. The motion was seconded by Commissioner Lazell. The motion passed (6-0).

2. STAFF UPDATES

Community Development Director Bryn Stotler announced that Leslie Dornfield of Plan-et Communities will be presenting the final draft of the Granite Creek Corridor plan at the January 13th, 2022 meeting.

3. ADJOURNMENT

Meeting adjourned at 09:20 AM.



Don Michelman, Chairman



Kaylee Nunez, Recording Secretary