City of Prescott
Planning & Zoning Commission

June 8, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Planning & Zoning Commission** to be held **June 8, 2023**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: Live Prescott City Council Videos

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
   A. Approval of the March 30, 2023 meeting minutes.
   Recommended Action: Move to approve March 30, 2023 meeting minutes.
   B. SITE23-004: Site Plan Review for a 12-unit apartment complex (Phase 1) on approximately 1.24 acres. Zoning: MF-H (Multi-Family-High Density); Property Owner: Dinh Tran; Applicant: Distinctive Homes.; Site APN: 110-02-102A and B; Location: 225 South Rush Street.
   Recommended Action: MOVE to recommend approval of SITE23-004, Rush Street Apartments Phase 1.
   C. SITE22-004: Site Plan Review for a 223-unit residential rental complex on approximately 28.6 acres. Zoning: SPC (Specially Planned Community) and Land Use Group - Village (LUG-V); Property Owner: Deep Well Ranches #1 LLC; Applicant: Terrascape Consulting. Site APN: 102-05-324N
   Recommended Action: MOVE to recommend approval of Site Plan SITE22-004, South Ranch Apartments per the site plan submitted
4. **STAFF UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

(1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
(2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
(3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
(4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
(5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6);
(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 6/2/23 at 2:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk

TO:	MAYOR AND CITY COUNCIL
AGENDA:	June 8 Planning & Zoning Commission Agenda
DATE:	June 8, 2023
DEPT:	Community Development
ITEM #:	3.A
SUBJECT:	Approval of the March 30, 2023 meeting minutes.

ITEM SUMMARY

Minutes from March 30, 2023 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

Move to approve March 30, 2023 meeting minutes.

ATTACHMENTS

1. 03.30.23 Final PZ Minutes

PLANNING & ZONING COMMISSION MINUTES

PLANNING & ZONING COMMISSION	**Council Chambers**
REGULAR MEETING	**201 N. Montezuma St.- 3rd Floor**
THURSDAY, MARCH 30th , 2023	**PRESCOTT, AZ 86303**
10:00 a.m.	**928-777-1207**

Minutes of the Planning & Zoning Commission on March 30, 2023, in Council Chambers at 201 N. Montezuma St. Prescott, Arizona.

1. **CALL TO ORDER**

   Chairman Michelman called the meeting to order at 10:00 a.m.

2. **ROLL CALL**

   Members:
   Don Michelman, Chairman
   Ted Gambogi, Vice-Chairman
   Susan Graham
   Thomas Hutchison
   James Kleczewski
   Thomas Reilly
   James Whiting, Absent

   Staff:
   Tammy Dewitt, Community Planner
   Kaylee Nunez, Recording Secretary
   Deputy City Attorney, Matt Podracky
   Assistant City Attorney, Chris Resare

   City Leadership:
   Councilman Brandon Montoya, Liaison
   Mayor Phil Goode

3. **REGULAR AGENDA**

   A. Approval of Regular Session Minutes from March 9th, 2023 meeting.

   Commissioner Reilly moved to approve the March 9th, 2023 regular session minutes, seconded by Commissioner Graham : Passed (6-0).

B. **SITE23-002:** Site Plan Review for an 18-unit apartment complex on approximately 0.98 acres. Zoning: MF-M (Multi-Family- Medium Density); Property Owner: VSCK Investments LLC; Applicant: Stroh Architecture Inc. Site APN: 111-11-131; Location: 836 Valley Street.

Community Planner Tammy DeWitt presented an overview of the project, which is being brought forth to Commission due to the City's current Water Policy. Ms. Dewitt presented an aerial zoning and imagery map of the subject property, which shows similar, multifamily development nearby. She explained that the existing, single-family residence on the property will be demolished to make way for the apartment complex.

Ms. Dewitt presented architectural renderings, which depict some of the existing trees being preserved as well as new added. Ms. Dewitt concluded by stating that it meets all the Site Plan criteria per the City's Land Development Code.

Commissioner Hutchison asked whether the neighbor to the north has been notified of this project.

Ms. Dewitt answered that Site Plans do not require noticing to neighbors.

Commissioner Reilly moved to approve SITE23-002, seconded by Commissioner Hutchison: Passed (6-0).

C. **Introduction to proposed Land Development Code Revisions**

a. Amendment to LDC 2.5.2 to allow for greater accessory structure allowances for larger parcels (in SF-35 & RE-2 Acre zoning districts >1 acre in size). Proposal is to amend accessory structure square footage allowance to lot coverage max on said, larger parcels and no limit on the number of accessory structures on said parcels as well as in nonresidential zoning districts.

b. Amendment to the Gross Floor Area definition in the Land Development Code. Current definition nets garage area(s). Proposal is to amend definition to include garage area(s).

c. Amendment to LDC 2.5.6 to allow for long term rental units in single family zoning areas, known as Accessory Dwelling Units (ADUs). Currently, short term (<30 days) rental units are allowed per state legislation. Consider adding in protections such as unit max, square footage maximums and off-street parking requirements.

4. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

A. Staff General Plan Update- Community Planner, Tammy DeWitt, shared that the City's General Plan website is up and running (planprescott.com) and that there is a survey for the public to take, 135 individuals have taken it so far.

B. City Council action on projects reviewed by the Planning and Zoning Commission: Council approved Site Plan for Sunset Courtyard Apartments (SITE22-021) on as well as the "Teacherage" Rezone (REZ22-002) at Taylor Hicks.

C. Establish rotation for Commissioners to attend Council meetings with Planning & Zoning items.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:52 AM.

_____
Kaylee Nunez, Recording Secretary

ATTEST:

_____
Don Michelman, Chairman

TO:	MAYOR AND CITY COUNCIL
AGENDA:	June 8 Planning & Zoning Commission Agenda
DATE:	June 8, 2023
DEPT:	Community Development
ITEM #:	3.B
SUBJECT:	SITE23-004: Site Plan Review for a 12-unit apartment complex (Phase 1) on approximately 1.24 acres. Zoning: MF-H (Multi-Family-High Density); Property Owner: Dinh Tran; Applicant: Distinctive Homes.; Site APN: 110-02-102A and B; Location: 225 South Rush Street.

ITEM SUMMARY

The site is located on the east side of South Rush Street and is currently vacant. The current site plan under review consists of a 12-unit apartment complex and a future site plan will be submitted for the second building consisting of another 12 units for consideration. Parking spaces shown are for the proposed 12 units consisting of 24 bedrooms.

BACKGROUND

Per the newly adopted City of Prescott Water Policy, any application that requires a water service application also requires a Site Plan application to be reviewed by the Planning and Zoning Commission. The intent of the Site Plan review is to ensure that all developments have functional, well-designed, and user-oriented special requirements.

The property is currently vacant.

Site Plan Review Criteria
Per Land Development Code (LDC) section 9.8.5/Site Plan Review Criteria, the following criteria are applicable to the proposed project.

9.8.5.B. Building lot and setback requirements
With a lot combination proposed of the two lots, the buildings, as shown on the proposed Site Plan, meet required setbacks.

9.8.5.F. Internal Circulation, public, private or emergency
The proposed driveway meets Code requirements provides access through the site for all proposed uses.

9.8.5.G. Landscaping, screening and buffering
The proposed project is residential and does not require any screening or buffering.

9.8.5.J. Outdoor lighting standards of Sec. 6.11
Will require details at time of building permit application submittal and will need to meet all dark sky requirements.

9.8.5.K. Parking and maneuvering areas
The proposed project includes the parking required for the proposed apartment complex of 1 per bedroom and guest parking.

9.8.5.M. Public road or street access with proposed street grades
Site access is proposed off of S Rush Street.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to recommend approval of SITE23-004, Rush Street Apartments Phase 1.

ATTACHMENTS

1. NARRATIVE
2. Imagery and Zoning Maps
3. Plans

April 11, 2023

RE: Rush Apartments

PROJECT ADDRES:
225 S. Rush St.
Prescott, Az.

PARCEL:
110-02-102A&B

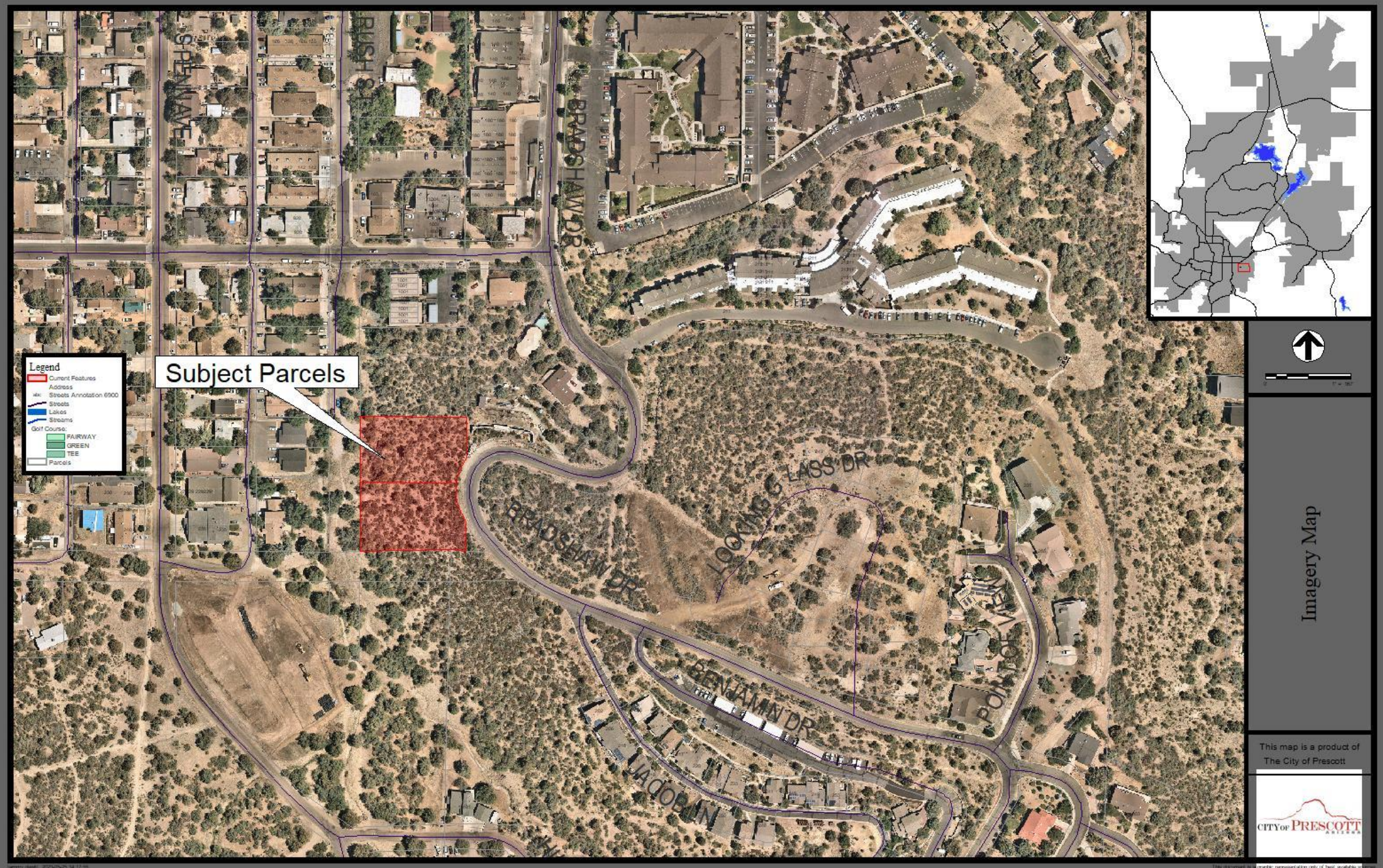
The proposal is to use parcels 110-02-102A and 110-02-102B for two, twelve-unit, two story apartment buildings which will be positioned on a lower-level carport. The two apartment buildings will have 24 apartment units. The beautifully designed buildings will have two- and three-bedroom apartments with varying square footage for a total project square footage of 25,908. This is a proposal for one, twelve-unit apartment building to be completed first. The second phase will complete the second twelve-unit apartment building. There are existing apartments near this proposed project which makes this a compatible building proposal. There will be sixty parking spaces provided.

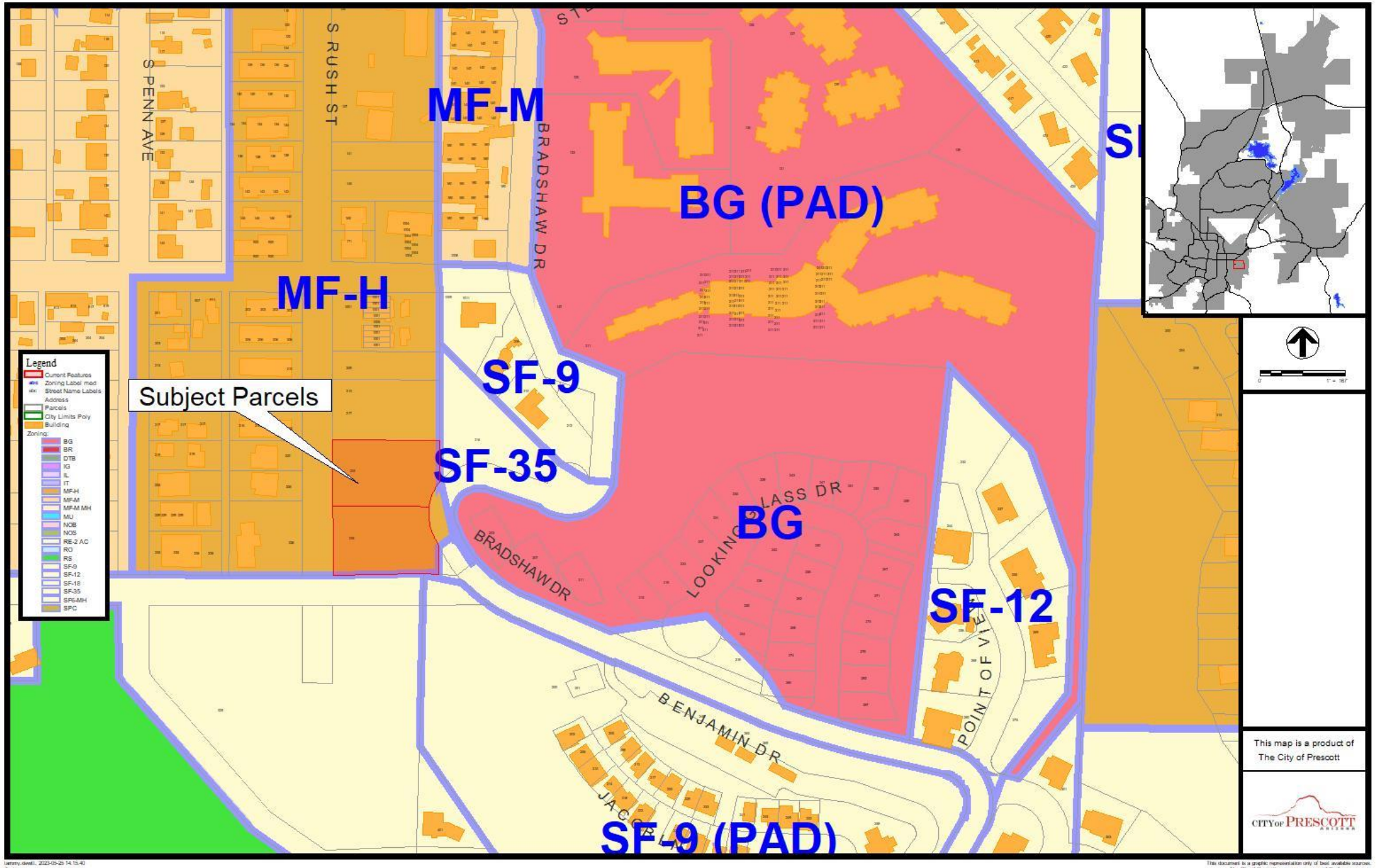
The plan is to combine the two parcels for the best placement of the two twelve-unit buildings. The grading permit for the Phase One twelve-unit building has been submitted for permitting at the City of Prescott building dept. The Phase One building that will house the first twelve-unit apartments will face Rush Street.

Thomas Terry
Head Architect

P.O.BOX3988 PRESCOTT, ARIZONA 86302

P:928-771-0948 Tom.Terry@DHomesAz.com


Subject Parcels
Legend
Current Features
Address
Streets Annotation 6900
Streets
Lakes
Streams
Golf Course
FAIRWAY
GREEN
TEE
Parcels
SR89 AVE
BUSH ST
BRADSHAW DR
LOOKING GLASS DR
BRADSHAW DR
BENJAMIN DR
LACOBIN
POINTE
Imagery Map
This map is a product of
The City of Prescott
CITY OF PRESCOTT


MF-M
BG (PAD)
MF-H
SF-9
Subject Parcels
SF-35
BG
SF-12
SF-9 (PAD)
S PENN AVE
S RUSH ST
BRADSHAW DR
LOOKING GLASS DR
POINT OF VIEW
BENJAMIN DR
Legend
This map is a product of
The City of Prescott
CITY OF PRESCOTT

GENERAL NOTES

1. THESE DOCUMENTS AND THE INFORMATION HEREIN RELATING TO "DISTINCTIVE HOMES" PLANS HAVE BEEN FURNISHED IN CONFIDENCE FOR THE PRIVATE USE OF AUTHORIZED PERSONNEL; NO PART HEREOF SHALL BE COPIED, DUPLICATED, DISTRIBUTED, DISCLOSED OR MADE AVAILABLE TO OTHERS OR USED TO ANY EXTENT WHATSOEVER EXCEPT AS CORPORATION RECEIVING THIS DOCUMENT, HOWEVER OBTAINED SHALL BY VIRTUE HEREOF BE DEEMED TO HAVE AGREED TO THE FORGOING RESTRICTIONS. 2023 COPYRIGHT
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES IF DETAILED OR NOT
3. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO PROVIDE WATER TIGHT DESIGN USING TYVEK OR OTHER APPROVED METHODS
5. ALL ALLOWANCES SHALL BE PROVIDED BY CONTRACTOR
6. INSTALL ALL MATERIALS TO MANU SPECS
7. SPRINKLERS & FIRE ALARMS ARE REQUIRED FOR THIS PROJECT

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE/ARE NOT REQUIRED AS FOLLOWS

TYPE	REQUIRED	REMARKS
SOIL BEARING SUBGRADE	YES	OBSERVE ALL EARTHWORK & TESTS AS REQUIRED BY THE GEOTECHNICAL REPORT

DEFERRED SUBMITTALS

FIRE SPRINKLERS	BY OTHERS
FIRE ALARM	BY OTHERS
LANDSCAPE PLAN	BY OTHERS
GRADING & DRAINAGE PLAN	BY OTHERS

ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.

INSULATION NOTES

1. INSULATE THE FOLLOWING:
   #CEILINGS (R-49)
   #SKYLIGHT & DORMER WELLS (R-13)
   #ALL EXTERNAL WOOD FRAMED WALLS (R-21)
   #WALLS BETWEEN HEATED & NON HEATED SPACES (R-21)
   #SOUND INSULATE AROUND MASTER SUITE & ALL BEDROOMS (R-19)
   #ALL MASS WALLS (R-5)
   #ALL WOOD FRAMED FLOORS BETWEEN HEATED & NON HEATED SPACES (R-19)
   #ALL SLAB FLOORS (R-10) (VERTICAL TO TOP OF FOOTING INSIDE EDGE OF STEM)
   #ALL BASEMENT WALLS (EITHER R-10 EXTERIOR INSULATION OR R-13 CAVITY INSULATION)
   #ALL CRAWL SPACE WALLS (EITHER R-10 EXTERIOR INSULATION OR R-13 CAVITY INSULATION) ((ALTERNATIVE TO INSULATING FLOORS OVER CRAWL SPACE))
2. CEILINGS (R-49)
   #MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH MINIMUM INITIAL INSTALLED THICKNESS BY 1" HIGH NUMBERS. A MINIMUM OF ONE MARKER SHALL BE INSTALLED FOR EVERY 300 SQ. FT. OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING (MARKERS SHALL BE INSTALLED AT COMBO ROUGH-IN INSPECTION OR WALL INSULATION INSPECTION.)
3. WOOD FRAMED WALLS
   #INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSTALLED TO AVOID AIR PATHS THAT BYPASS THE INSULATION.
   #INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF BATT INSULATION OR OTHER MEANS.
   #INSULATION SHALL FILL ALL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND ELECTRICAL OUTLETS AND SWITCHED, AND BY SLICING INSULATION TO FIT BEHIND & IN FRONT OF ELECTRICAL WIRING & PLUMBING PIPING IN THE CAVITY.
4. MASS WALLS (R-5)
   #MASS WALLS SHALL BE CONSIDERED WALLS OF CONCRETE BLOCK, CONCRETE, INSULATED CONCRETE FORM (ICF,) MASONRY CAVITY, BRICK (OTHER THAN BRICK VENEER,) EARTH (ADOBE, COMPRESSED EARTH BLOCK, RAMMED EARTH) AND SOLID TIMBER/LOGS. MASS WALL R-VALUE REQUIREMENTS. WALLS THAT DO NOT MEET CRITERIA FOR INSULATION PLACEMENT SHALL MEET THE WOOD FRAMED WALL INSULATION REQUIRMENTS OF SECTION 402.1.1 IECC 2012
5. WOOD FRAMED FLOORS
   #INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION, INSTALLING SUPPORTS (WOOD, LATH, METAL STAVES OR OTHER.)
6. BASEMENT WALLS (EITHER R-10 EXTERIOR INSULATION OR R-13 CAVITY INSULATION)
   # EACH WALL OF BASEMENT MUST BE CONSIDERED SEPARATE TO DETERMINE WHETHER IT IS A BASEMENT WALL OR EXTERIOR WALL. A WALL THAT IS LESS THEN 50% BELOW GRADE IS AN EXTERIOR WALL AND MUST MEET THE INSULATION REQUIREMENTS FOR WALLS.
7. SLAB FLOORS (R-10 VERTICAL TO TOP OF FOOTING INSIDE EDGE OF STEM)
   #MOST OF HEAT LOSS FROM SLAB WILL OCCUR IN THE EDGE THAT IS EXPOSED DIRECTLY TO OUTSIDE AIR. THE INSULATION MUST BE INSTALLED TO THE TOP OF THE SLAB EDGE TO PREVENT THIS HEAT LOSS. THERE ARE SEVERAL METHODS TO ACHIEVE SLAB INSULATING. (SEE SPECIFIC DETAILS ON FOUNDATION PLAN IF APPLICABLE.)
8. CRAWL SPACE WALLS INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTEND DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THE VERTICAL AND / OR HORIZONTAL FOR AT LEAST AN ADDITION 24".
   #A CONTINUOUS VAPOR RETARDER SHALL BE INSTALLED TO THE EXPOSED EARTH. SEE DETAILS IF APPLICABLE.
9. PENETRATIONS THRU GARAGE FIREWALL TO BE CAULKED WITH ASTM E814 OR UL1479 APPROVED
10. BLIND JOISTS AND OTHER INTERSTITIAL FLOOR ELEMENTS SHALL BE INSULATED

DOOR & WINDOW NOTES

1. WINDOWS MUST MEET OR EXCEED THE FOLLOWING PER. ZONE 4 IECC 2012
   # U-FACTOR. (.35)
   # SOLAR HEAT GAIN COEFFICIENT. (NR)
   # FENESTRATION AIR LEAKAGE.
   WINDOWS, SKYLIGHT & SLIDING GLASS DOORS (0.3 CFM PER. SQ. FT.)
   SWINGING DOORS (0.5 CFM PER SQ. FT.)
   # MANUFACTURE WINDOWS, SKYLIGHT, SLIDING GLASS DOORS & SWINGING DOORS SHALL BE TESTED AND LABELED BY MANUFACTURE

AIR LEAKAGE NOTES

THE CODE ALLOWS THE USE OF AIRFLOW RETARDERS (HOUSE WRAPS) OR OTHER SOLID MATERIALS AS ACCEPTABLE METHODS TO MEET THIS REQUIREMENT. TO EFFECTIVE, THE BUILDING THERMAL ENVELOPE SEAL MUST BE: "TYVEK" "OR EQUAL"

- WDO, SLIDING DOORS & SKYLIGHTS SHALL HAVE NO MORE THAN .3 CFM PER SQ.FT SWINGING DOORS .5 CFM
- INFILTRATION RATE NOT TO EXCEED .3 CFM/SQ FT
- IMPERMEABLE TO AIR FLOW.
- CONTINUOUS OVER ENTIRE BUILDING ENVELOPE.
- TYVEK SHALL BE APPLIED TO GARAGE SIDE OF SHARED WALL AND BATHROOMS
- ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
- DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
- ALL SEAMS AND EDGES MUST BE SEALED / TAPED PER MANUFACTURES SPECIFICATIONS.

THERMAL ENVELOPE NOTES

THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

- ALL JOINTS, SEAMS AND PENETRATIONS.
- SITE-BUILT WINDOW, DOORS AND SKYLIGHTS.
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
- UTILITY PENETRATIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL ENVELOPE.
- KNEE WALLS
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- COMMON WALLS BETWEEN DWELLING UNITS.
- OTHER SOURCES OF INFILTRATION.

PROJECT INFO

OWNER: DINH TRAN
225 S. RUSH STREET
PRESCOTT, AZ 86303
623-256-2450
TRANDINHANDADADDOMF@YAHOO.COM

ARCHITECT: DISTINCTIVE HOMES
P.O. BOX 3988
PRESCOTT, YAVAPAI, ARIZONA 86302
(928) 771-0948
INFO@DISTINCTIVEHOMESAZ.COM

CONTRACTOR: CARLSON BUI
CARLSON CONSTRUCTION
2925 W ORANGE WOOD AVE
PHOENIX, AZ 85051
623-503-5757

TYPE OF PROJECT	SINGLE FAMILY RESIDENCE
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V-B
LOT SIZE	.62 ACRES
PARKING	
ZONED	MF-H
SETBACKS	FRONT _____, SIDE _____, REAR _____
LOT COVERAGE	
HEIGHT	
CODES	2018 IRC, IBC, IFC, IPC, 2017 NEC, 2012 IECC

SUBDIVISION & LOT#	LOTS 6-R & 8R OF THE REPLAT OF LOTS 6, 7, 8 & 9 OF BLOCK 32 OF THE JOSLIN-WHIPPLE SUBDIV
PARCEL#	110-02-102A & 110-02-102B
JOB ADDRESS	225 SOUTH RUSH STREET PRESCOTT, AZ 86303

#LIVABLE	TOTAL	19572	SF,	MAIN	____	SF,	LOWER	6786	SF,	UPPER	6786 SF
#COVERED PARKING	TOTAL	4686	SF,	MAIN	4686	SF,	LOWER	____	SF,	UPPER	____ SF
#COVERED STAIRS	TOTAL	528	SF,	MAIN	____	SF,	LOWER	264	SF,	UPPER	264 SF
#ELEVATOR & EQUIPMENT	TOTAL	70	SF,	MAIN	____	SF,	LOWER	____	SF,	UPPER	____ SF
#TENANT STORAGE/MECH	TOTAL	1555	SF,	MAIN	1555	SF,	LOWER	____	SF,	UPPER	____ SF
#UNCOVERED DECK	TOTAL	1304	SF,	MAIN	____	SF,	LOWER	652	SF,	UPPER	652 SF
#UNCOVERED PATIO	TOTAL	____	SF,	MAIN	____	SF,	LOWER	____	SF,	UPPER	____ SF

DESIGN PARAMETERS

SNOW LOAD	30 PSF	FROST DEPTH	18"
ROOF DEAD LOAD	25 PSF	TERMITE	MODERATE
DECK LIVE LOAD	60 PSF	DECAY	SLIGHT
DECK DEAD LOAD	10 PSF	WINTER TEMP	15°
FLOOR LIVE LOAD	40 PSF	FLOOD HAZARD	COP TITLE XIII
FLOOR DEAD LOAD	15 PSF	AIR FREEZE INDEX	194
WEATHERING	NEGLIGIBLE	MEAN ANNUAL TEMP	53°
SEISMIC CAT	B/C	RISK CAT I	95
EXPOSURE	C	RISK CAT II	105
WIND SPEED	115 MPH	RISK CAT III & IV	115
TOPO EFFECT	NONE	RISK CAT III & IV	115

SHEET SCHEDULE

C	COVER SHEET
R.1	RENDERINGS
R.2	RENDERINGS
1.1	SITE PLAN
1.3	LANDSCAPE PLAN
2.OP	PRESENTATIONS PLAN
9.1	ELEVATIONS

REVISIONS	BY
-.-.-.-	-

Distinctive Homes
DESIGN BUILD
P.O. BOX 3988
PRESCOTT, AZ 86302
(928) 771-0948

REGISTERED ARCHITECT
CERTIFICATE NO. 23538
THOMAS CHARLES TERRY
DATE SIGNED 9-30-22
ARIZONA, U.S.A.
EX. 9-30-2022

COVER SHEET

The Rush Apartment

DISTINCTIVE HOMES & ARCHITECTURE © 2022

DATE ____

SHEET C

ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.

ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.

REVISIONS	BY
-.-.-	-

DESIGN DEVELOPED BY/REPRESENTS

Distinctive Homes

DESIGN BUILD DEVELOPMENT

P.O. BOX 3988
PRESCOTT, AZ 86302
(928) 771-0948

REAR RENDERING

The Rush Apartment 1

DISTINCTIVE HOMES & ARCHITECTURE © 2022

DATE ---

SHEET R.1

ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.

ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.

REVISIONS	BY
-.-.-	-

DESIGN CHALLENGED TEMPTS
Distinctive Homes
ARCHITECTURE & DESIGN CORP.
P.O. BOX 3988
PRESCOTT, AZ 86302
(928) 771-0948

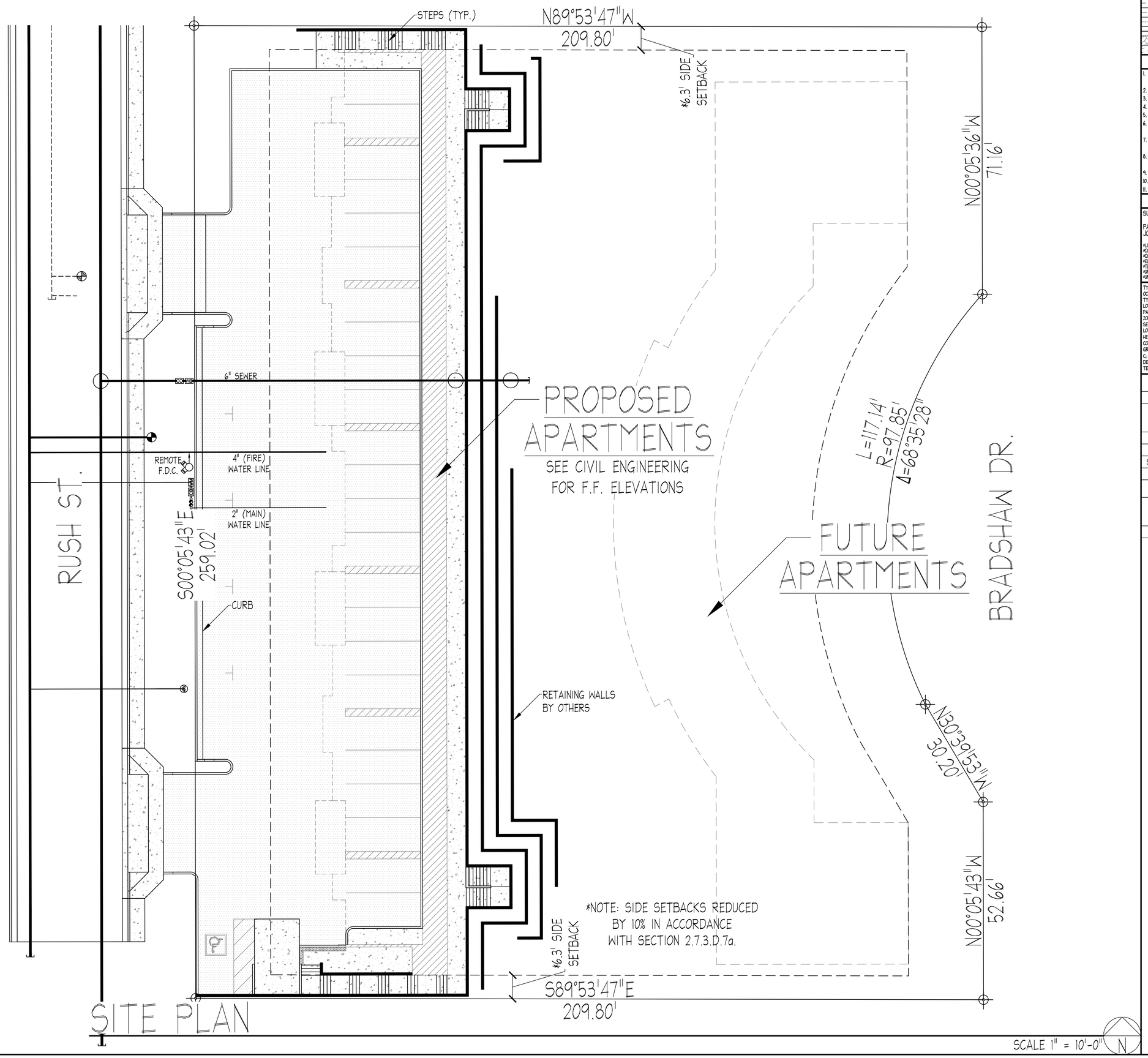
REAR RENDERING

The Rush Apartment 1

DISTINCTIVE HOMES & ARCHITECTURE © 2022

DATE ----

SHEET R.2



LEGEND

	PROPERTY BOUNDRY
	SETBACK/EASEMENT
	EXISTING MAJOR TOPO LINE
	EXISTING MINOR TOPO LINE
	SWALE
	UTILITIES
	PAVERS
	CONCRETE

REVISIONS	BY
-.-.-	-

SITE NOTES

1. REFER TO CIVIL ENGINEERING BY TRIPLE CROWN ENGINEERING FOR ALL SITE GRADING, DRAINAGE & UTILITY INFORMATION.
2. PROVIDE VISIBLE & LEGIBLE ADDRESS # ON BUILDING.
3. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
4. FINAL INSPECTION REQUIRED PRIOR TO OCCUPANCY.
5. CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS.
6. LANDSCAPE TO REMAIN NATURAL; REPLANT ALL DISTURBED AREAS W/ FESCUE GRASS & WILD NATURAL BLEND.
7. ALL EXPOSED CUT & FILL AREAS SHALL HAVE ROCK SELECTED BY OWNER WITH FILTER FABRIC
8. CONTRACTOR SHALL REMOVE FROM SITE ALL CUT TREES, BRUSH & OTHER MATERIALS BY COMPLETION OF PROJECT.
9. CONTACT BLUESTAKE 2 DAYS BEFORE DIGGING.
10. PROVIDE MAIN WATER SHUTOFF OUTSIDE BUILDING.
11. PROVIDE 6 MIL VISQUEEN WITHIN 20' OF HOUSE UNDER LANDSCAPING.

DISTINCTIVE HOMES & ARCHITECTURE

Distinctive Homes

P.O. BOX 3988
PRESCOTT, AZ 86302
(928) 771-0948

REGISTERED ARCHITECT
CERTIFICATE NO. 23538
THOMAS CHARLES TERRY
DATE SIGNED
ARIZONA, U.S.A.

EX. 9-30-2022

BUILDING VALUATION

SUBDIVISION & LOT#	LOTS 6-R & 8R OF THE REPLAT OF LOTS 6, 7, 8 & 9 OF BLOCK 30 OF THE JOSLIN-WHIPPLE SUBDIV
PARCEL#	110-02-102A & 110-02-102B
JOB ADDRESS	225 SOUTH RUSH STREET PRESCOTT, AZ 86303

#LIVABLE	TOTAL	13572	SF, MAIN		SF, LOWER	6786	SF, UPPER	6786	SF
#COVERED PARKING	TOTAL	4686	SF, MAIN	4686	SF, LOWER		SF, UPPER		SF
#COVERED STAIRS	TOTAL	528	SF, MAIN		SF, LOWER	264	SF, UPPER	264	SF
#ELEVATOR & EQUIPMENT	TOTAL	70	SF, MAIN		SF, LOWER		SF, UPPER		SF
#TENANT STORAGE/MECH	TOTAL	1555	SF, MAIN	1555	SF, LOWER		SF, UPPER		SF
#UNCOVERED DECK	TOTAL	1304	SF, MAIN		SF, LOWER	652	SF, UPPER	652	SF
#UNCOVERED PATIO	TOTAL		SF, MAIN		SF, LOWER		SF, UPPER		SF

TYPE OF PROJECT	SINGLE FAMILY RESIDENCE
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V-B
LOT SIZE	1.24 ACRES
PARKING	SEE PARKING SCHEDULE
ZONED	MF-H
SETBACKS	FRONT 20FT., SIDE 6.33FT#, REAR 20FT
LOT COVERAGE	16.7%
HEIGHT	FRONT 38'-2", REAR 26'-11", 32'-6" AVG.
CODES	2018 IRC, IBC, IPC, IMC, 2017 NEC, 2012 IECC

GROUND SNOW LOAD = 30#; WIND DESIGN = 115MPH EXPOSURE C, NO TOPO EFFECT; SEISMIC DESIGN = C; WEATHERING = NEGLIGIBLE; FROST DEPTH = 18"; TERMITE = MODERATE; WINTER DESIGN TEMP = 20 DEGREE F; ICE BARRIER = NO; FLOOD = COP TITLE XIII; AIR FREEZING INDEX = 194; MEAN ANNUAL TEMP = 53; MANUAL J TABLE 1 OR 2 OR ASHREA DESIGN.

PARKING SCHEDULE

PARKING SPACES REQUIRED

NUMBER OF APARTMENTS	NUMBER OF BEDROOMS	TOTAL
12*.5=6	24*1=24	30 SPACES REQ'D

PARKING SPACES PROVIDED

STANDARD PARKING	HANDICAP PARKING	PARALLEL PARKING
24	1	5

WATER USE ANALYSIS

NUMBER OF APARTMENTS	INSTALLED LANDSCAPE	TOTAL
12*.12=1.44 ACRE FT	.14*1.5=.21 ACRE FT	1.65 ACRE FT

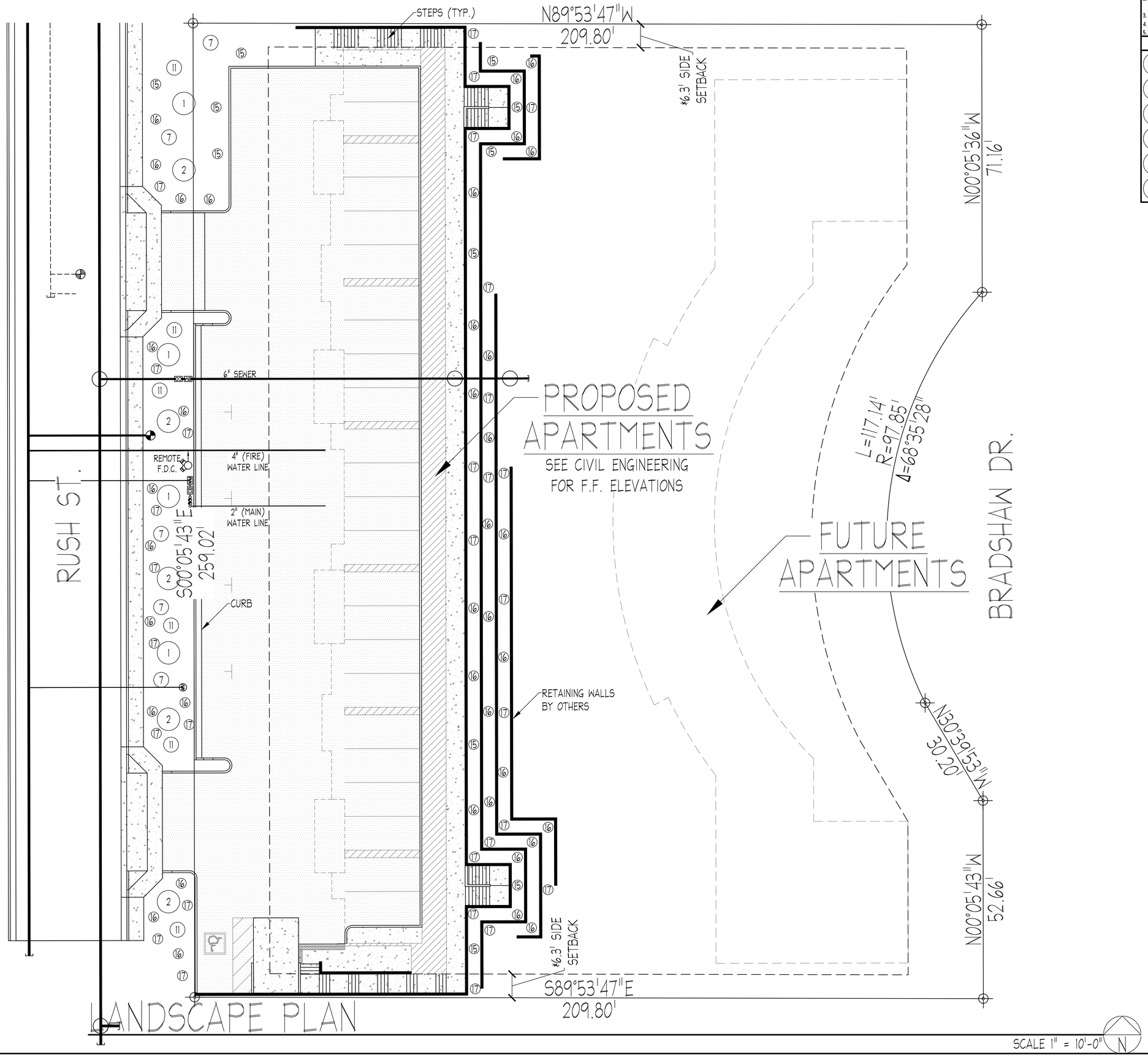
SITE PLAN

The Rush Apartment

DISTINCTIVE HOMES & ARCHITECTURE © 2022

DATE ----

SHEET 1.1



LANDSCAPE NOTES

1. REPLANT ALL DISTURBED AREAS W/ RESCUE & WILD NATURAL BLEND GRASSES UNLESS OTHERWISE NOTED.
2. PROVIDED DRIP OR SPRAY IRRIGATION SYSTEM TO WATER ADEQUATELY ALL NEW PLANTS SHOWN.
3. ALL CUT & FILL SLOPES SHALL HAVE 4"-8" FRACTURED GRANITE o/ FILTER FABRIC.
4. 3/4"-1" COLORED ROCK o/ FILTER FABRIC
5. FINAL PLANS MAY VARY TO COMPLIMENT HOUSE AFTER CONSTRUCTION.

LANDSCAPE LEGEND

TREES	SHRUBS	GROUND COVER
1 15 GAL AZ CYPRESS	7 5 GAL JUNIPER	15 1 GAL DESERT PREMOSEE
2 15 GAL BLACK HILLS SPRUCE	5 GAL YUCCA	16 1 GAL CACTUS SPINELESS
15 GAL DESERT WILLOW	5 GAL AUTUMN SAGE	17 1 GAL AUTUMN SAGE
4 15 GAL AZ WHITE OAK	5 GAL MANZANITA	18
5 15 GAL PONDEROSA PINE	11 5 GAL SUMMER LILAC	19
15 GAL AZ ASH	5 GAL MTN. MAHOGANY	
	5 GAL DEER BRUSH	
	5 GAL PURPLE SMOKE TREE	

REVISIONS	BY
-.-.-	-

Distinctive Homes
P.O. BOX 3088
PRESCOTT, AZ 86302
(928) 771-0948

REGISTERED ARCHITECT
CERTIFICATE NO. 23538
THOMAS CHARLES TERRY
DATE SIGNED
ARIZONA, U.S.A.
EX. 9-30-2022

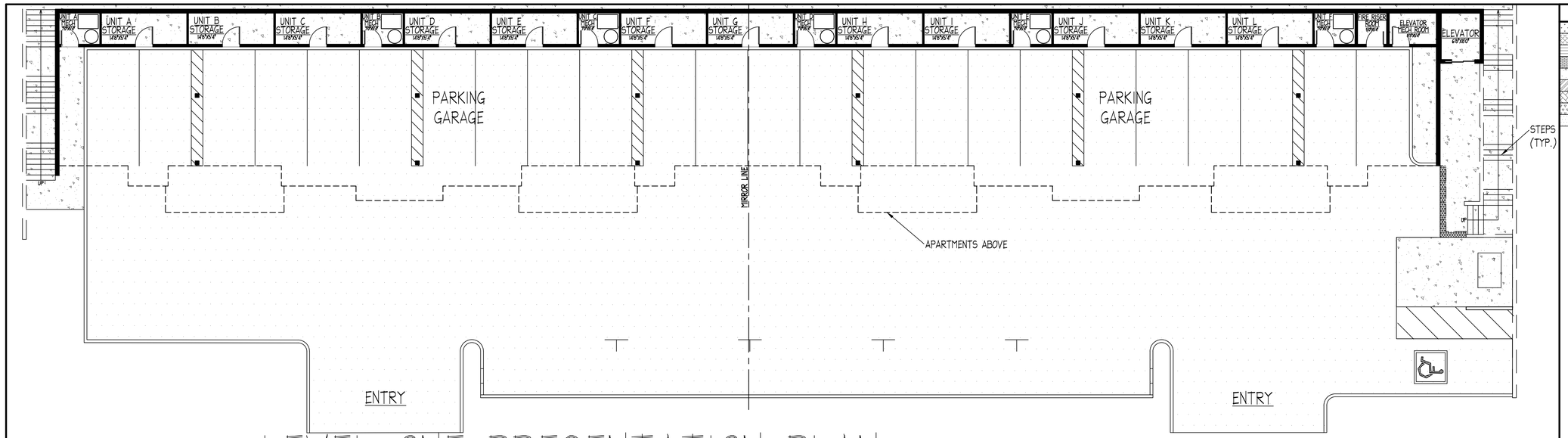
LANDSCAPE PLAN

The Rush Apartment 1

DISTINCTIVE HOMES & ARCHITECTURE © 2022

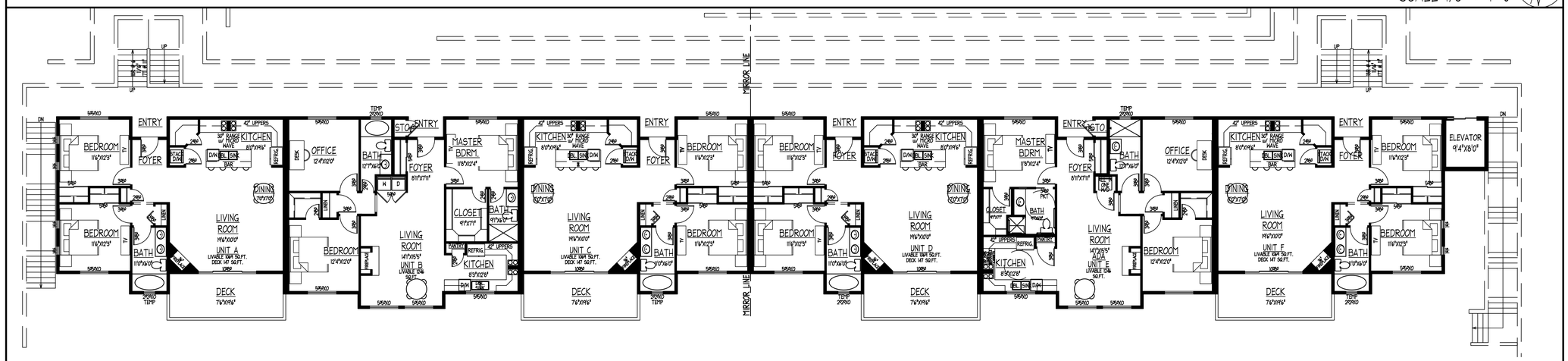
DATE ---

SHEET 1.3



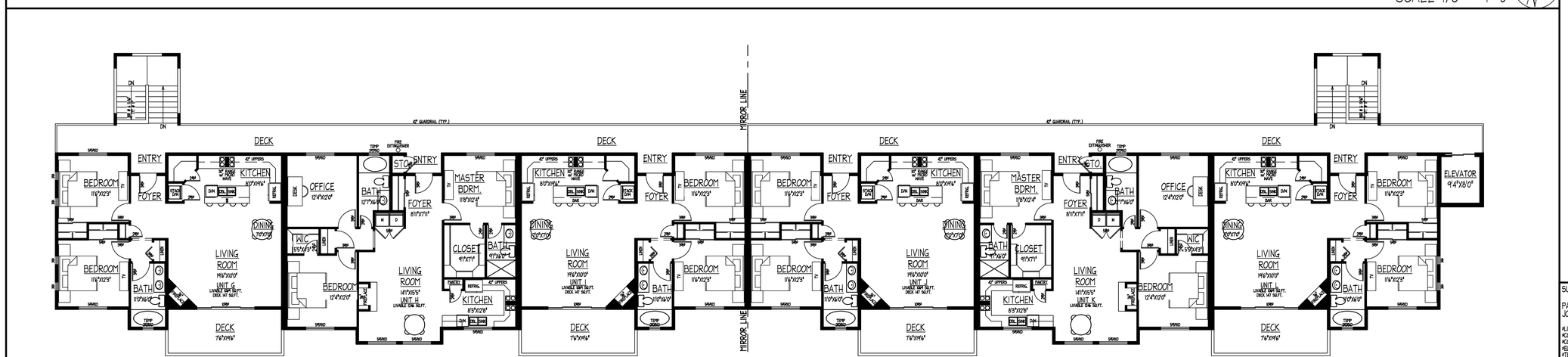
LEVEL ONE PRESENTATION PLAN

SCALE 1/8" = 1'-0"



LEVEL TWO PRESENTATION PLAN

SCALE 1/8" = 1'-0"



LEVEL THREE PRESENTATION PLAN

SCALE 1/8" = 1'-0"

FLOOR COVERING LEGEND

- CARPET
- TILE
- HARDWOOD
- LUXURY VINYL
- CONCRETE OR STAINED CONCRETE
- TREX
- PAVERS
- EPOXY
- ASPHALT

REVISIONS	BY
- - -	-

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REGISTERED ARCHITECT
CERTIFICATE NO. 23538
THOMAS CHARLES TERRY
DATE SIGNED
ARIZONA, U.S.A.
EX. 9-30-2022

PRESENTATION PLAN

SUBDIVISION & LOT#	LOTS 6-R & 8R OF THE REPLAT OF LOTS 6, 7, 8 & 9 OF BLOCK 32 OF THE JOSLIN-WHIPPLE SUBDIV
PARCEL#	110-02-102A & 110-02-102B
JOB ADDRESS	225 SOUTH RUSH STREET PRESCOTT, AZ 86303

#LIVABLE	TOTAL	19572	SF,	MAIN	SF,	LOWER	6786	SF,	UPPER	6786	SF
#COVERED PARKING	TOTAL	4656	SF,	MAIN	4656	SF,	LOWER	SF,	UPPER	SF
#COVERED STAIRS	TOTAL	528	SF,	MAIN	SF,	LOWER	264	SF,	UPPER	264	SF
#ELEVATOR & EQUIPMENT	TOTAL	70	SF,	MAIN	SF,	LOWER	SF,	UPPER	SF
#TENANT STORAGE/MECH	TOTAL	1555	SF,	MAIN	1555	SF,	LOWER	SF,	UPPER	SF
#UNCOVERED DECK	TOTAL	1904	SF,	MAIN	SF,	LOWER	652	SF,	UPPER	652	SF
#UNCOVERED PATIO	TOTAL	SF,	MAIN	SF,	LOWER	SF,	UPPER	SF

The Rush Apartment

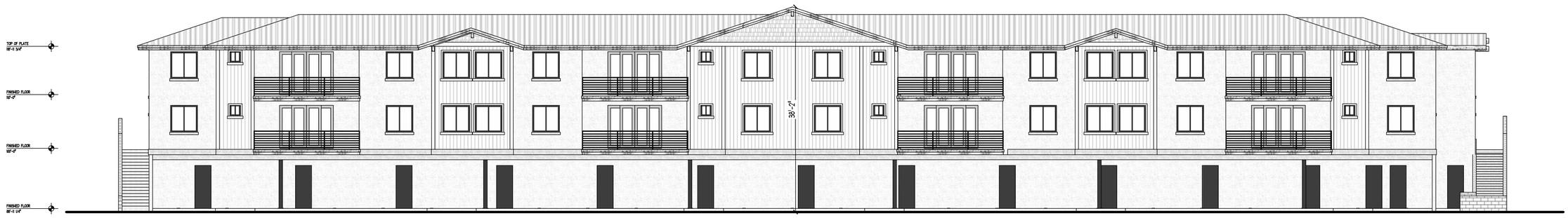
DISTINCTIVE HOMES & ARCHITECTURE © 2022

DATE ---

SHEET 2.1

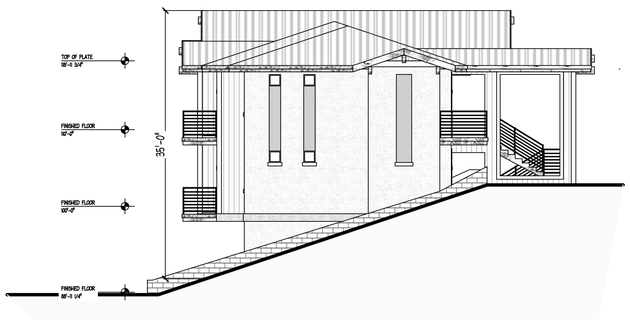
FRONT ELEVATION

SCALE 1/8" = 1'-0"



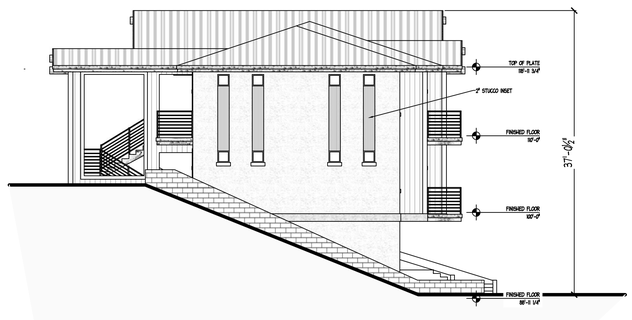
REAR ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/4" = 1'-0"



SIDE ELEVATION

SCALE 1/4" = 1'-0"

REVISIONS	BY
1 -.-.-	-
2	
3	
4	
5	
6	

Distinctive Homes
P.O. BOX 3988
PRESCOTT, AZ 86302
(928) 771-0948

REGISTERED ARCHITECT
CERTIFICATE NO.
23538
THOMAS C HARLES
TERRY
DATE SIGNED
ARIZONA, U.S.A.

EX. 9-30-2022

FRONT, REAR & SIDE ELEVATIONS

The Rush Apartment

DISTINCTIVE HOMES & ARCHITECTURE © 2022

DATE

SHEET 9.1

TO:	MAYOR AND CITY COUNCIL
AGENDA:	June 8 Planning & Zoning Commission Agenda
DATE:	June 8, 2023
DEPT:	Community Development
ITEM #:	3.C
SUBJECT:	SITE22-004: Site Plan Review for a 223-unit residential rental complex on approximately 28.6 acres. Zoning: SPC (Specially Planned Community) and Land Use Group - Village (LUG-V); Property Owner: Deep Well Ranches #1 LLC; Applicant: Terrascape Consulting. Site APN: 102-05-324N

ITEM SUMMARY

This request is to develop a residential rental community on 28.6 acres. The site is located on the west side of Willow Creek Road, north of Pioneer Parkway. The site will contain approximately 60 buildings containing a total of 223 residential units. All buildings are proposed to be one story and within the 35' maximum building height allowance. Parking is provided per code, with a total of 494 spaces. The project requires a review by the Planning and Zoning Commission because it lies partially within the Commercial Corridor of Willow Creek Road.

BACKGROUND

The property is within the Deep Well Ranch Master Plan. The development agreement with Deep Well ranch requires a review by the Deep Well Ranch Administrator prior to review by the city. The Deep Well Ranch Master Plan Administrator has reviewed the plan and approved it to move forward to the Planning and Zoning Commission for City review.

This project type is relatively new to the Prescott area. The project consists of a series of one-story, multifamily buildings with associated parking. The Commission has seen one other project of this type at Granite Dells Estates.

The Land Development Code (LDC) established a Commercial Corridor Overlay (Section 5.3) over certain roadways. The overlay includes Willow Creek Road, up to and through the intersection with Pioneer Parkway. The overlay district requires a site plan review by the Planning and Zoning Commission if the project triggers any of several requirements (5.3.4). With this project, it is the number of parking spaces that triggered the review by exceeding 400 spaces.

The review by the Planning and Zoning Commission should consider the standard requirements set out in LDC Section 9.8 as shown below. Staff conducted a review and have provided comments for Commission consideration.

Site Plan Review Criteria
Per Land Development Code (LDC) section 9.8.5/Site Plan Review Criteria, the following criteria are applicable to the proposed project.

9.8.5.B. Building lot and setback requirements
The proposed buildings, as shown on the site plan submitted, meet the setback requirements of the LUG-V (see attached) district at 11-foot front and 10-foot side and rear.

9.8.5.F. Internal Circulation, public, private or emergency

The proposed driveways throughout the project meet fire code requirements for width and turning radii. All internal driveways are private and will be maintained by the owner.

9.8.5.G. Landscaping, screening and buffering
The property will be landscaped to meet code requirements. There will be separate reviews of landscaping plans prior to the issuance of building permits to ensure that all tree species meet maximum growth height limitations imposed by the proximity of the project to the airport.

9.8.5.J. Outdoor lighting standards of Sec. 6.11
Staff will require details at time of building permit application verify that any free-standing lighting fixtures must meet height restrictions of the LDC and any height imposed by the proximity of the project to the airport. All fixtures must meet the Dark Sky criteria of LDC Section 6.11.

9.8.5.K. Parking and maneuvering areas
The proposed project includes the parking required for the proposed apartments consisting of 1 space per bedroom plus guest parking spaces. Parking spaces comply with LDC dimension and spacing as required by LDC 6.2.

9.8.5.M. Public Road or street access with proposed street grades
There is one primary access point from Jenna Lane that meets all code requirements. There are two emergency access points, one from Jenna Lane and one from Willow Creek Road. This arrangement has been reviewed by the Fire Department and has been determined to meet codes.

The proximity of this project to the airport required some additional steps for the developer to complete prior to this public review. Below are the airport requirements that have been met or will need to be met prior to issuance of building permits.

1. FAA Part 77 Airspace. Determinations have been received.

2. Temporary Obstructions (Cranes and construction equipment). These require a separate FAA determination. Because this project is in a busy runway approach area (with an instrument landing system for poor visibility conditions), you are required to carefully coordinate the pre-clearance and daily use of large/tall equipment during construction. Cranes use may be restricted during air carrier operations, for safety. Multiple times in prior Dorn projects, cranes have been raised without pre-coordination or communication with the airport. This is dangerous – especially in these active approach/departure areas – and could pose a grave safety risk to pilots and construction workers. Please contact Carl Berghoefer (928-777-1114) ASAP to discuss your plans to assure how temporary (tall) equipment will be communicated and managed throughout construction.

3. Natural Growth (Tree) Selection and Control Plans. Please share plans to assure that natural growth (trees) will be used and maintained, such that vegetative growth will remain below FAA and splay height limits.

4. Geo-Located Map of Project and Details on Parking Lot – potentially in Impact Zone 4. Please provide a geo-located map (CAD) of your property area. It appears you are clear of the airline splay and Impact Zone 4, with the project layout/plans shown. All comments are based on being clear of those areas, but we would like to confirm this is accurate. It appears that there may be a parking lot proposed for one of those areas, so we will need additional height/use details (including proposed lighting, vegetation, and max height of other objects/structures) planned for that element of the project.

5. Noise/Overflight Impact and Interior Sound Level Attenuation. Portions of this project are planned within a 60 DNL Contour (generated with 2021 data). Based on the FAA's Neighborhood Environmental Survey, approximately half those living within the 60 DNL Contour will be highly annoyed. Please share your plans for mitigating noise within the structure and communicating the expected noise level to residents. Allowance of this rental project in the 60 DNL contour does not constitute Airport concurrence with other (new) residential projects that may be submitted for consideration in the future.

6. Airport Influence Area – Avigation Easement. A map of the Airport Influence Area (AIA) was recorded in Yavapai County to inform all owners and potential purchasers of property lying within the 28 sq. mile area of aircraft noise and overflights. An easement was already recorded for the property. However, there is also a fair notice disclosure requirement (reasonably similar to Exhibit B of the easement). Please provide the proposed fair disclosure notice to be used for your rental residents.

FINANCIAL IMPACT

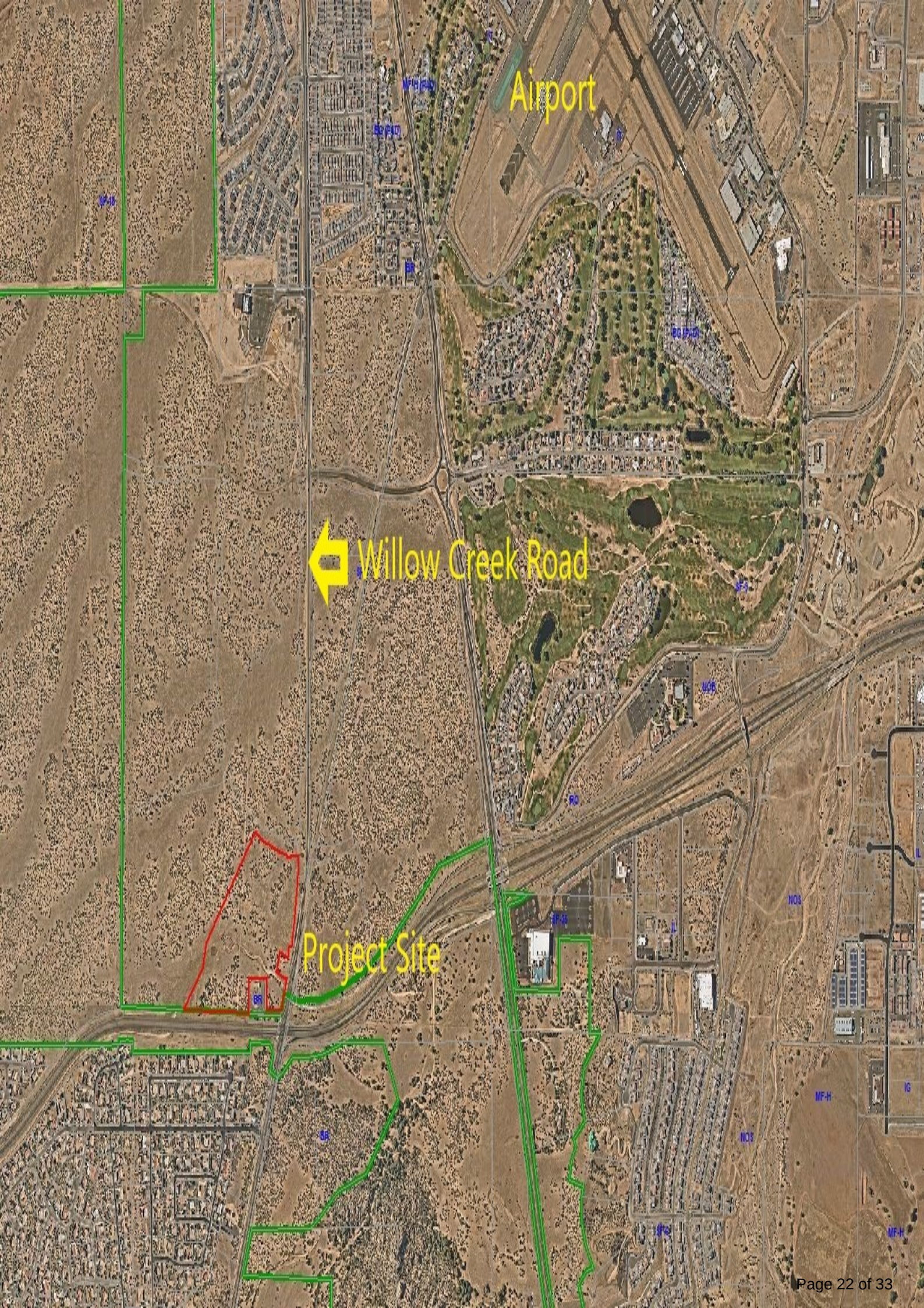
There is no fiscal impact at this time.

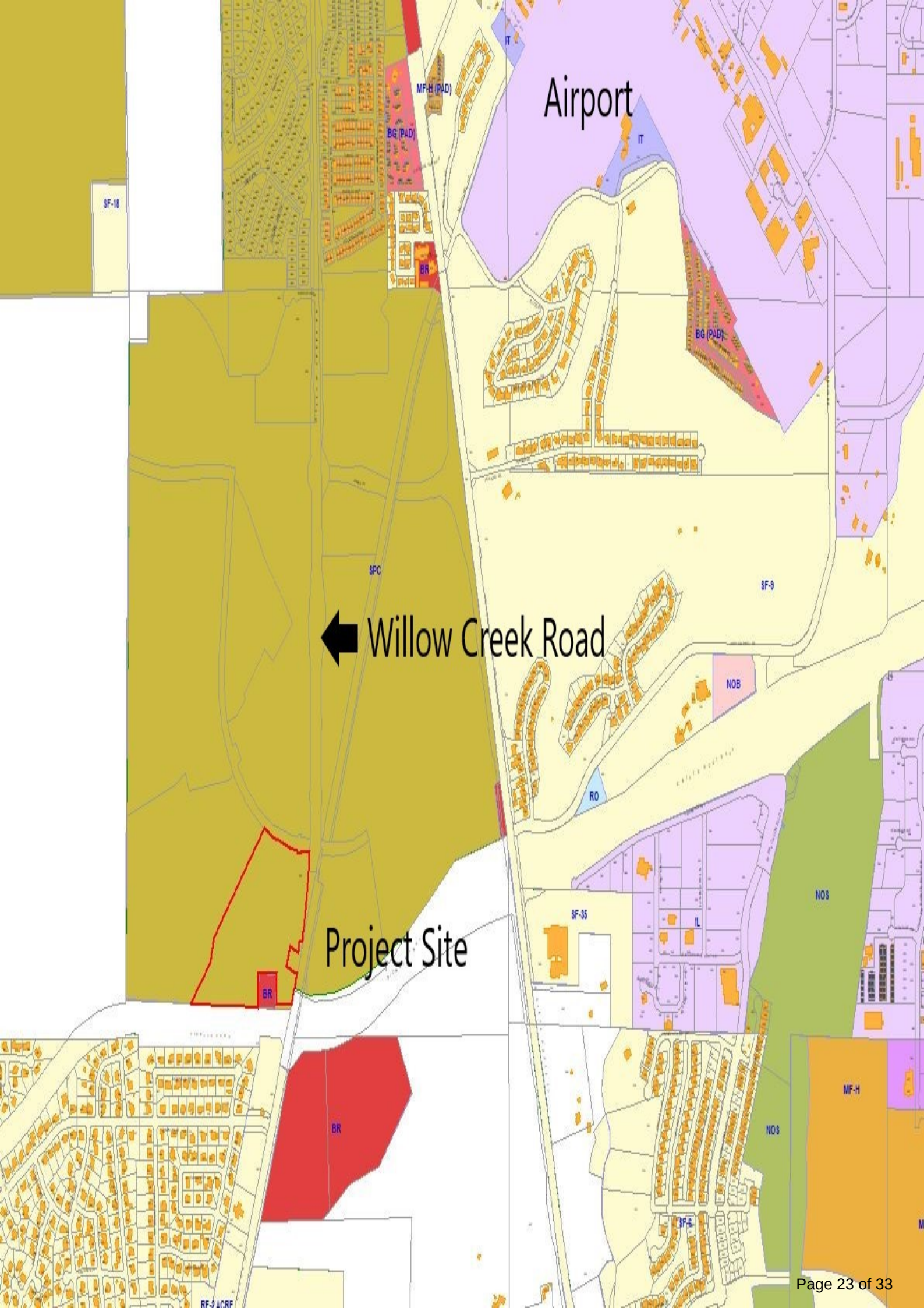
RECOMMENDED ACTION

MOVE to recommend approval of Site Plan SITE22-004, South Ranch Apartments per the site plan submitted

ATTACHMENTS

1. Aerial
2. Zoning
3. South Ranch Rentals Narrative
4. South Ranch Rentals Site Plan
5. Deep Well LU Table


Airport
Willow Creek Road
Project Site


Airport
Willow Creek Road
Project Site
IT
MF-H (PAD)
BG (PAD)
SF-18
BR
SPC
SF-9
NOB
RO
SF-35
IL
NOS
MF-H
SF-6
RE-3 ACRE

DEEP WELL RANCH
PARCEL 1.61
(23 Ac.)
SOUTH RANCH RENTALS

PROJECT NARRATIVE
UPDATE

BACKGROUND

In November of 2017, the City of Prescott City Council approved a rezoning for Deep Well Ranch (RZ17-003). The SPC District is the zoning for the approximately 1,800 acres of land generally located at the northwest corner of the Highway 89 and 89A interchange, approximately 6.5 miles north of downtown Prescott, 6.5 miles west of downtown Prescott Valley and 2.5 miles south of Chino Valley (the "Property").

The SPC zoning includes a master plan and development agreement. Together, the Deep Well Ranch Master Plan and Development Agreement (the "Master Plan") establishes an overall vision for the property, as well as the regulatory framework, and development standards for the property. The Master Plan is the principal reference for implementation and review of future development within the Property and shall be the primary zoning regulation, and its provisions shall be applied in their entirety to development of the Property.

SITE CONTEXT

The proposed neighborhood is located at the NWC of Willow Creek Road/Deep Well Ranch Road and Pioneer Parkway. More specifically, this approximately twenty-three and one half (23.5) acres site is bounded by a undeveloped land on the west (as part of the "Airport Overlay", a future road "Jenna Lane" on the north, by Willow Creek Road on the east and Pioneer Parkway, as well as an APS Sub-Station on the south. The landform has a minor ridge running west to east near with middle of the site with the northern portion falling northeasterly and the southern southeasterly with a minor wash running on the southside of the ridge for.

NEIGHBORHOOD DESCRIPTION

Residents and guests traveling to the neighborhood north on Willow Creek Road will first cross Pioneer Parkway on the south side of the parcel. The proposed landscaped median entry will be from the north side of the parcel accessing from Jenna Lane. Upon entering the community, the entry drive arrives at Clubhouse/Leasing Center at a T-Intersection. The main community amenity clubhouse as well as "Great Lawn" are centrally designed

in the view, with future resident and guest parking provided in front of the clubhouse/leasing center.

The clubhouse is centrally located within the neighborhood for visibility, convenience, and to encourage walking, biking or other modes of transportation from all homes to the amenity. A pedestrian system will be located along one side of the neighborhood drives and through the central open space. The system will connect to a regional network along both Jenna Lane and Willow Creek Road.

The neighborhood will include a variety of apartment home choices in connected apartment clusters. This will include one (1), two (2) and three (3) bedroom apartment homes from a minimum home size of 707 square feet to maximum size of 1,344 square feet. The apartment homes are planned with a minimum eleven (11) foot front door to front door relationships, minimum two hundred fifty-two (252) square feet fenced in rear yards, and minimum ten (10) foot building separation from home to home. Refer to table below for building information.

Building Type	Construction Type	No. Units	Area (SF)	Total Area (SF)
Duplex	VB	4	1,616	6,464
4-Plex	VB	5	3,323	16,615
4-Plex with Garage	VB	18	4,992	89,856
Triplex	VB	8	2,552	20,416
Triplex with Garage	VB	3	5,246	15,738
Triplex with Garage Perimeter	VB	14	5,302	74,228
6-Plex	VB	2	5,104	10,208
6-Plex Perimeter	VB	6	6,468	38,808

The neighborhood is currently planned for two (2) phases of development that may include sub-phases. A north phase, approximately twelve (12) acres and one hundred forty-four (144) apartment homes, and a south phase, approximately eleven (11) acres and seventy-nine (79) apartment homes.

CIRCULATION

Three-points of vehicular access will be provided. Two points will be from the north off Jenna Road with the main entrance providing a full movement intersection and second access is for emergency only. The third access will be an exit only to Willow Creek Road to the east. Improvement phasing for the development of this site will accommodate fire access routes. Drive aisle design is based on the standards described in Section 8 of the Master Plan. These include neighborhood drive aisle widths that vary depending on traffic flow and parking.

The parking for the apartment homes is either in garages or in uncovered parking throughout the project. Garages are connected to unit building clusters throughout the site with (4) to eight (8) stalls per garage and will be available for lease. The parking stalls will be ten (10) feet in width and nineteen (19) feet in depth accessed from a twenty-six (26) foot wide drive aisle.

Primary access to and from the neighborhood is proposed via Jenna Lane. Jenna Lane is an east/west road connecting SR 89 and Willow Creek/Deep Well Ranch Road as well as a collector connection looping through the community.

Pedestrian paths and trails within the neighborhood will connect to the regional network. This includes a path system that is part of the District Street network. Regional connection at Jenna Road and Willow Creek Road will be provided. Within the neighborhood four (4) foot and five (5) foot wide sidewalks will link the apartment homes to parking, one another, and the project amenities.

LAND USE GROUP

The master plan outlines eight (8) Land Use Groups ("LUGs"). A LUG must be proposed with a site plan or subdivision review. The LUG provides the general character, uses, General Development Standards and location within Deep Well Ranch.

LUG V – Village is proposed for this neighborhood. This is consistent with the single-family detached character with residentially scaled masses typically surrounded by landscaped yards and social gathering points in parks. The circulation character includes irregular streets and cul-de-sacs. Landscape character will be a combination of formal and organic patterning to complement the neighborhood block character and providing accents at gathering points.

LUG V – Village Development Standards include:

Maximum Height:	50'
Maximum Density:	15 du/ac (8.0 du/ac provided)
Minimum Lot Size:	1,500 sf
Building Setback - Street:	11' (15' min provided)
Building Setback – Rear/Side:	0/10' Combined
Building Setback – Service Lane:	2'

Community design guidelines may apply additional development standards that may be more restrictive.

MASTER POTABLE WATER DISTRIBUTION

The City of Prescott is the water service provider for Deep Well Ranch. The water distribution system will be extended into the neighborhood from Willow Creek Road, south of Pioneer Parkway through a network of 6", 8" and 12" waterlines. Water storage is provided by the Zone 12 reservoir. Zone 12 elevation range of pressure zone is approximately 4,960 to 5,090. The upper elevation of this water pressure zone is west of Willow Creek Road. Additional analysis is required to ensure adequate service will be provided to each home.

Per the Deep Well Ranch Master Water Report for South Ranch, a twelve (12) inch public water line connection is required connecting Jenna Lane to Pioneer Parkway. The Preliminary Utility Plan shows the alignment connection adjacent to the west property.

of Pioneer Parkway through a network of 6", 8" and 12" waterlines. Water storage is provided by the Zone 12 reservoir. Zone 12 elevation range of pressure zone is approximately 4,960 to 5,090. The upper elevation of this water pressure zone is west of Willow Creek Road. Additional analysis is required to ensure adequate service will be provided to each home.

Per the Deep Well Ranch Master Water Report for South Ranch, a twelve (12) inch public water line connection is required connecting Jenna Lane to Pioneer Parkway. The Preliminary Utility Plan shows the alignment connection adjacent to the west property.

MASTER WASTEWATER

The City of Prescott is the wastewater service provider for Deep Well Ranch. The wastewater system is anticipated to require regional improvements as contemplated in the Master Plan. The offsite improvements are necessary for the development of this site and will be submitted separate from this project application. Within the neighborhood, sewer mains will be sized to accommodate future potential development north of the site. An easement(s) will be provided along the northern boundary of the neighborhood to allow for future connections as needed for future development.

SITE CONTEXT MAP

CONCEPTUAL SITE PLAN

SITE PLAN FOR
SOUTH RANCH RENTALS
NEC OF PIONEER PKWY. & WILLOW CREEK RD.
PRESCOTT, ARIZONA
A PORTION OF SECTION 35, T15N, R2W, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND LYING IN SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 35 BEARS NORTH 00° 34' 01" EAST, A DISTANCE OF 5348.38 FEET;

THENCE NORTH 00° 34' 01" EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 270.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PIONEER PARKWAY AS RECORDED IN BOOK 39 MAPS AND PLATS, PAGES 40-45, YAVAPAI COUNTY RECORDER'S OFFICE, YAVAPAI COUNTY, ARIZONA;

THENCE SOUTH 89° 38' 02" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 99.25 FEET;

THENCE SOUTH 89° 22' 01" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 509.46 FEET;

THENCE SOUTH 87° 55' 19" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 250.37 FEET;

THENCE SOUTH 87° 55' 25" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 45.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 41° 32' 03" EAST, A DISTANCE OF 402.77 FEET;

THENCE NORTH 17° 37' 39" EAST, A DISTANCE OF 185.07 FEET;

THENCE NORTH 41° 32' 03" EAST, A DISTANCE OF 1050.07 FEET;

THENCE ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 12° 46' 55", AN ARC LENGTH OF 276.63 FEET, A CHORD BEARING OF SOUTH 67° 07' 31" EAST, AND A CHORD LENGTH OF 276.05 FEET;

THENCE SOUTH 69° 03' 46" EAST, A DISTANCE OF 101.64 FEET;

THENCE ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1252.00 FEET, A CENTRAL ANGLE OF 00° 16' 33", AN ARC LENGTH OF 6.03 FEET, A CHORD BEARING OF SOUTH 78° 17' 48" EAST, AND A CHORD LENGTH OF 6.03 FEET;

THENCE SOUTH 78° 26' 05" EAST, A DISTANCE OF 49.96 FEET;

THENCE ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1252.00 FEET, A CENTRAL ANGLE OF 02° 27' 40", AN ARC LENGTH OF 53.78 FEET, A CHORD BEARING OF SOUTH 81° 56' 48" EAST, AND A CHORD LENGTH OF 53.78 FEET;

THENCE SOUTH 05° 04' 41" WEST, A DISTANCE OF 18.34 FEET;

THENCE SOUTH 83° 59' 03" EAST, A DISTANCE OF 59.09 FEET;

THENCE NORTH 05° 04' 11" EAST, A DISTANCE OF 18.86 FEET;

THENCE SOUTH 85° 26' 55" EAST, A DISTANCE OF 101.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILLOW CREEK ROAD AS RECORDED IN INSTRUMENT NUMBER 2018-0040988, YAVAPAI COUNTY RECORDER'S OFFICE, YAVAPAI COUNTY, ARIZONA;

THENCE SOUTH 01° 24' 29" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 146.11 FEET;

THENCE SOUTH 11° 16' 51" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 504.06 FEET;

THENCE NORTH 78° 42' 26" WEST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 11° 17' 34" WEST, A DISTANCE OF 73.66 FEET;

THENCE NORTH 70° 12' 34" WEST, A DISTANCE OF 119.94 FEET;

THENCE SOUTH 19° 47' 26" WEST, A DISTANCE OF 155.40 FEET;

THENCE SOUTH 70° 14' 40" EAST, A DISTANCE OF 150.07 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF WILLOW CREEK ROAD;

THENCE SOUTH 19° 54' 23" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 259.30 FEET;

THENCE NORTH 87° 54' 35" WEST, A DISTANCE OF 209.47 FEET;

THENCE NORTH 02° 05' 00" EAST, A DISTANCE OF 219.97 FEET;

THENCE NORTH 87° 55' 35" WEST, A DISTANCE OF 249.94 FEET;

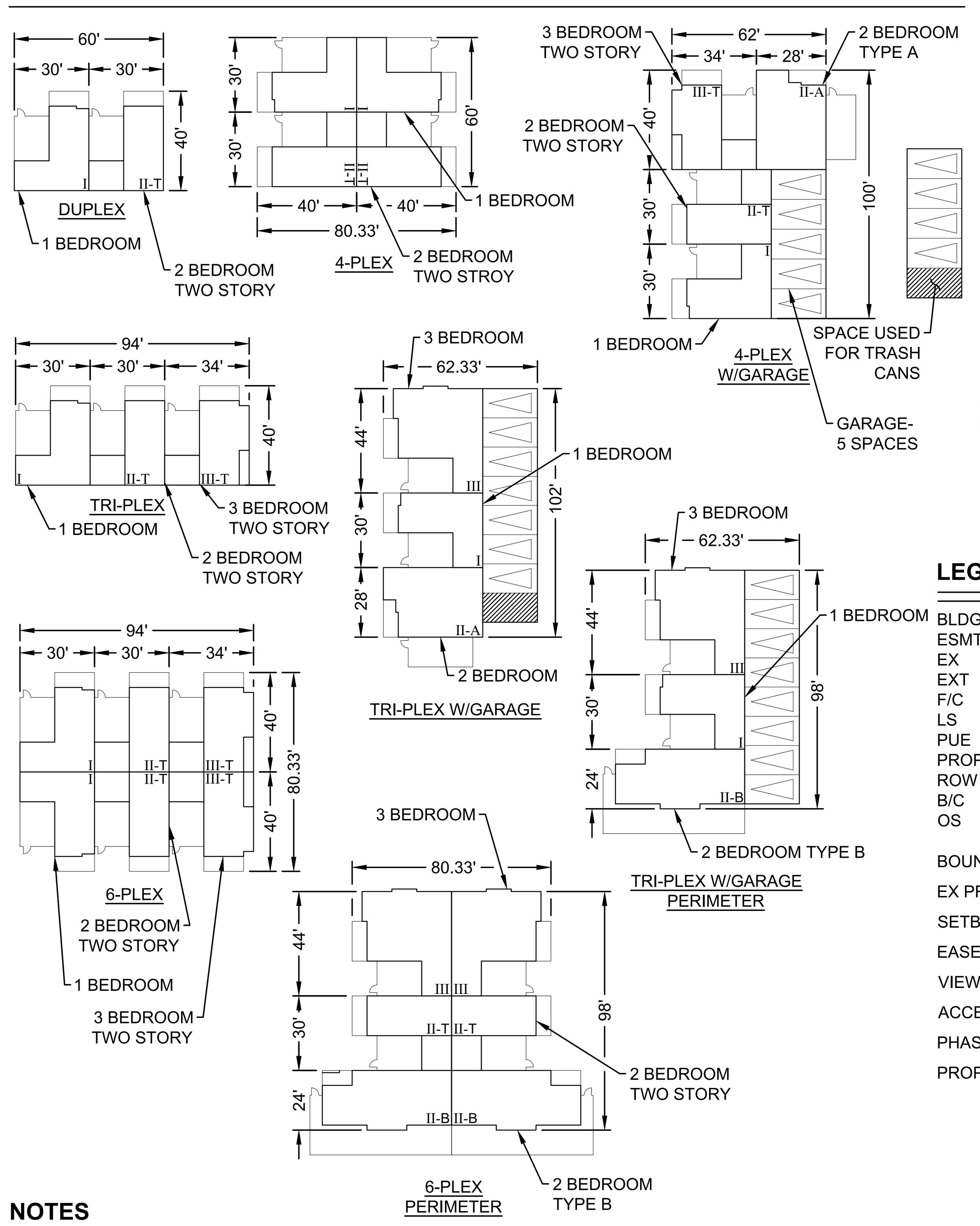
THENCE SOUTH 02° 05' 35" WEST, A DISTANCE OF 251.12 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF PIONEER PARKWAY;

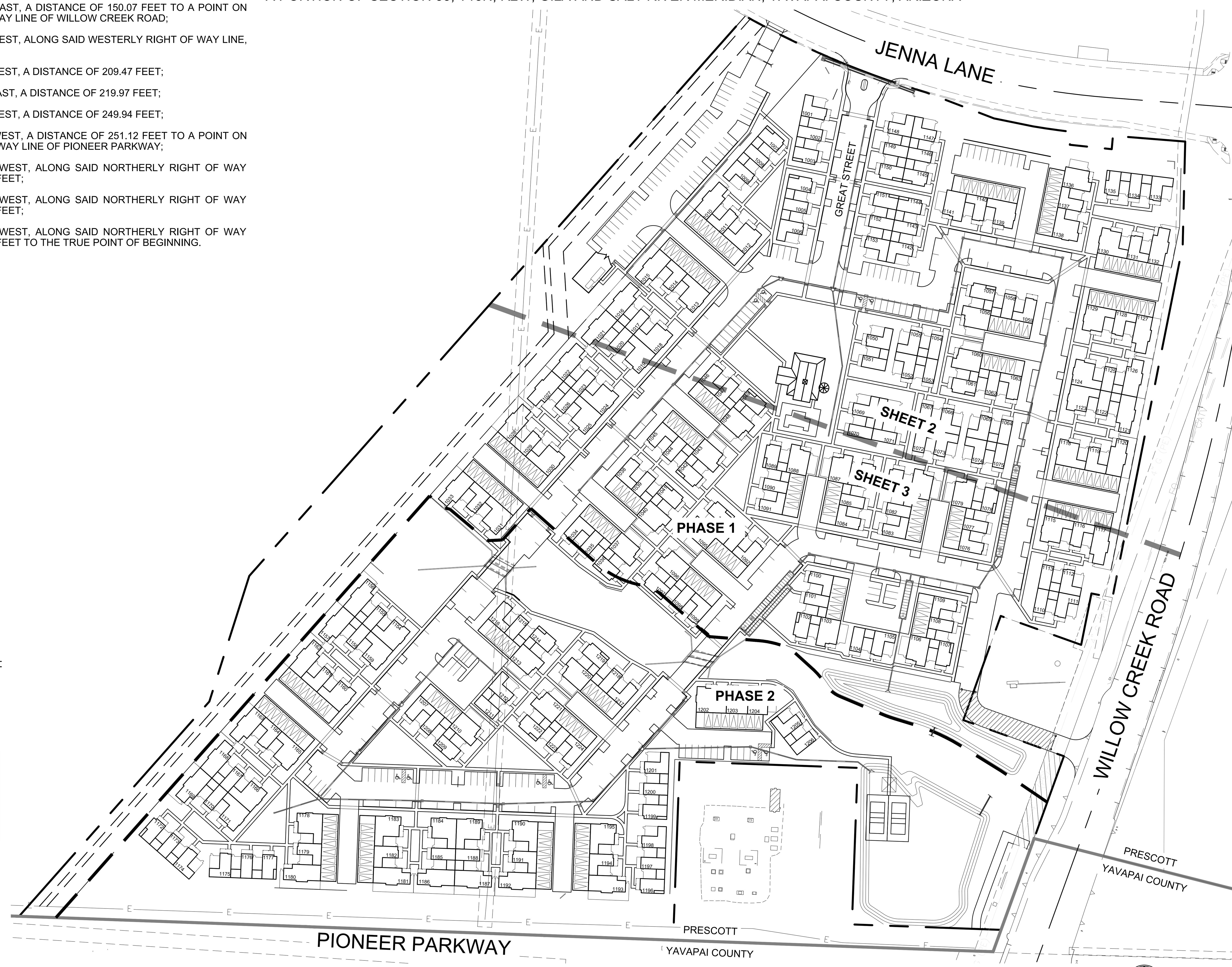
THENCE NORTH 87° 55' 36" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 182.02 FEET;

THENCE NORTH 87° 52' 38" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 328.24 FEET;

THENCE NORTH 87° 55' 25" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 408.54 FEET TO THE TRUE POINT OF BEGINNING.

TYPICAL BUILDING FOOTPRINTS





KEY MAP

LEGEND & ABBREVIATIONS

BLDG	BUILDING	TYP	TYPICAL
ESMT	EASEMENT	S/W	SIDEWALK
EX	EXISTING	SB	SETBACK
EXT	EXTENDED	EOP	EDGE OF PAVEMENT
F/C	FACE OF CURB	C	COMPACT PARKING SPACE
LS	LANDSCAPE SETBACK		
PUE	PUBLIC UTILITY ESMT		
PROP	PROPOSED		
ROW	RIGHT-OF-WAY		
B/C	BACK OF CURB		
OS	OPEN SPACE		

BOUNDARY
EX PROPERTY LINE
SETBACK
EASEMENT
VIEW FENCE
ACCESSIBLE ROUTE
PHASE LINE
PROPOSED FIRE HYDRANT

NOTES

1. DWELLING UNITS - NON RATED - RESIDENTIAL CONSTRUCTION TYPE. FIRE SPRINKLERS PROVIDED ON UNITS PER PLAN.
2. SES/METER WALLS WILL BE PAINTED TO MATCH ADJACENT ARCHITECTURE.
3. UNIT AC CONDENSERS ARE GROUND MOUNTED LOCATED WITHIN UNIT PRIVATE YARDS.
4. SIGNAGE WILL REQUIRE SEPARATE PERMIT, SUBMITTAL AND APPROVAL.
5. UNLESS OTHERWISE NOTED (UNITS 1050, 1051, 1104, 1105, 1211, 1212) ALL UNITS WILL HAVE NFPA-13D SPRINKLER SYSTEMS.
6. ALL UNITS WILL BE ADA ACCESSIBLE

Plotted: 03/31/23 - 8:42 AM, By: cblue
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SITE INFORMATION

APN:	102-05-036K
SITE ADDRESS:	NEC PIONEER PKWY & WILLOW CREEK RD
SITE AREA (GROSS)	28.60 AC (1,246,007 SF)
SITE AREA (NET)	27.86 AC (1,213,870 SF)
ZONING:	SPC - LUG-V
PROPOSED UNITS:	223 DWELLING UNITS
NET UNIT DENSITY	8.00 DU/AC

ZONING STANDARDS: SPC - LUG-V

	REQUIRED	PROVIDED
MAX DENSITY (NET) DU/AC:	15	8.00
MAX BLDG HEIGHT:	50'	--
MIN BUILDING SETBACK STREET:	11'	15'
SIDE/REAR:	0'/10' COMBINED	

BUILDING AREA CALCULATIONS

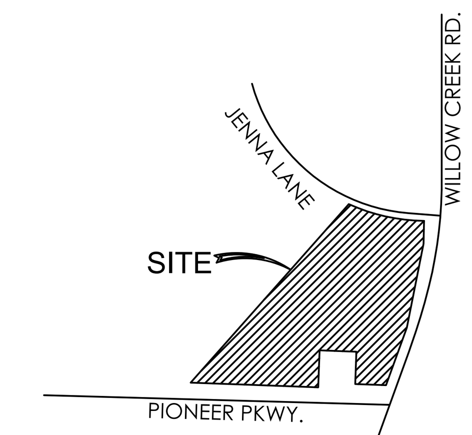
BUILDING TYPE	CONSTRUCTION TYPE	NO. UNITS.	AREA (SF)	TOTAL (SF)
DUPLEX	V-B	4	1,616	6,464
4-PLEX	V-B	5	3,323	16,615
4-PLEX W/GARAGE	V-B	18	4,992	89,856
TRIPLEX	V-B	8	2,552	20,416
TRIPLEX W/GARAGE	V-B	3	5,246	15,738
TRIPLEX W/GARAGE PERIMETER	V-B	14	5,302	74,228
6-PLEX	V-B	2	5,104	10,208
6-PLEX PERIMETER	V-B	6	6,468	38,808
SUB-TOTAL		60		272,333 SF
CLUBHOUSE	V-B	1	2,804	2,804
GRAND TOTAL				275,137 SF

PARKING - PROVIDED

GARAGE	202
UNCOVERED PARKING	282
ACCESSIBLE SPACES	10
TOTAL	494
PARKING RATIO:	2.2 SPACES/DWELLING UNITS

STALL SIZE

STANDARD:	9' X 19'
ADA:	11' X 19'
ADA AISLE WIDTH:	5'



VICINITY MAP

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: PIM VAN DER GIESSEN, P.E.
PHONE: (602) 997-9093
EMAIL: PVANDERGIESSEN@TERRASCAPE.US

DEVELOPER / APPLICANT

GREAT STREET CO.
P.O. BOX 230
QUEEN CREEK, ARIZONA 85310

CONTACT: NICK GROUNDS
PHONE: (480) 751-9954
EMAIL: N.GROUNDS@GROUNDSPROPERTIES.COM

PROPERTY OWNER

JAMES DEEPWELL RANCHES #1 LLC
P.O. BOX 10245
PRESCOTT, ARIZONA 86304

ARCHITECT

LINDEROTH ASSOCIATES
8135 E. INDIAN BEND RD. SUITE 103
SCOTTSDALE, ARIZONA

CONTACT: TIM DODT
PHONE: (480) 941-0840
EMAIL: TIMD@LINDEROTH.COM

LANDSCAPE ARCHITECT

SKETCH
PO BOX 240
CHINO VALLEY, ARIZONA 86323

CONTACT: CELIA VAN DER MOLEN
PHONE: (928) 277-7336
EMAIL: CELIA@SKETCH-LA.COM

BENCHMARK

YAVAPAI COUNTY, COUNTY COURTHOUSE GROUNDS AT THE BUCKEY O'NEIL STATUE IN THE REAR CONCRETE BASE, A UNITED STATES GEOLOGICAL SURVEY STANDARD CAP STAMED "5364 PRSCT" AND RIVETED ON THE TOP OF A 3.5 IRON PIPE.
ELEVATION = 5357.359

BASIS OF BEARING

S00°34'01"W AS MEASURED ALONG THE WEST LINE OF SECTION 35. BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM AS PUBLISHED ON THE CITY OF PRESCOTT WEBSITE.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04025C1690G, PANEL 1690 OF 3900, DATED 9/3/2010.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UNIT MIX RATIO

BUILDING TYPE	TOTAL	PERCENT	UNIT TYPE PERCENT
1-BED	61	27.4%	27.4%
2-BED-A	35	15.7%	46.2%
2-BED-B	12	5.4%	
2-BED-TWO STORY	56	25.1%	
3-BED	29	13.0%	26.4%
3-BED-TWO STORY	30	13.4%	
TOTAL	223	100%	100%

INDEX OF SHEETS

COVER	1
SITE PLAN	2-3

Terrascape consulting
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 420, Phoenix, Arizona 85012
P:602.297.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 35931 PIM VAN DER GIESSEN Date Signed 03/31/2023 ARIZONA U.S.A.

SOUTH RANCH RENTALS

SITE PLAN

The Great Street Company

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DATE	DESCRIPTION
11/09/2022	1ST CITY SUBMITTAL
03/31/2023	2ND CITY SUBMITTAL

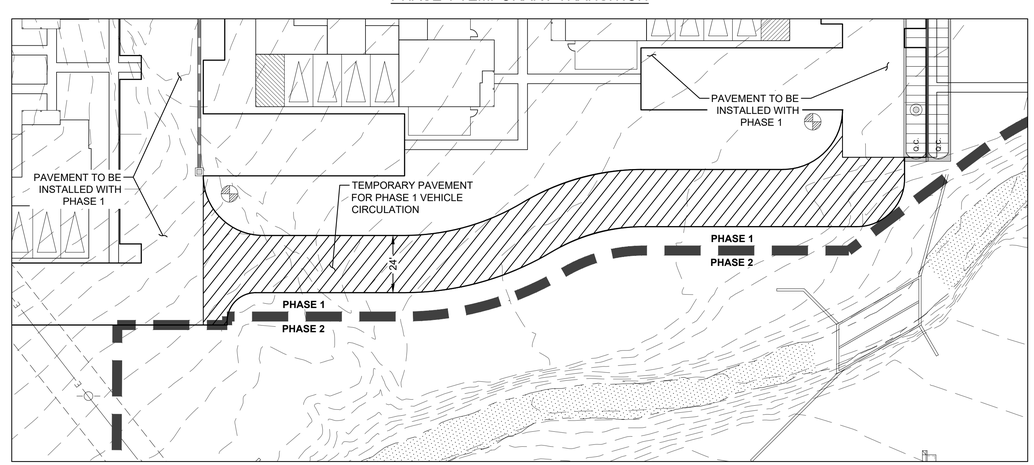
CHECKED BY: PMV
DRAWN BY: CMB
TITLE:
COVER
SHEET No.
1 of 3
PROJECT No.
1292

KEY NOTES

1. PROJECT MONUMENT SIGN
2. COMMUNITY CENTER
3. MAIL / DELIVERY BOXES
4. PRIVACY SCREENING
5. PICKLE BALL COURT
6. RETAINING WALL WITH VINYL FENCE
7. RETAINING WALL WITH SAFETY RAIL
8. TURF AREA / OPEN SPACE
9. AMENITIES
10. SIGHT DISTANCE PER C.O.P. STANDARD DETAIL 611P
11. SIDEWALK (WIDTH NOTED ON PLAN)
12. ACCESSIBLE CURB RAMP
13. 6' HIGH VINYL FENCE
14. TRASH COMPACTOR AND RECYCLING BINS
15. FIRE HYDRANT (MAX 300' SPACING)
16. FIRE DEPT. TURNING RADII PER C.O.P. FIRE CODE
17. ACCESSIBLE PARKING STALL (9' X 19' MIN. W/ 2' OVERHANG & 5' STRIPED AISLE)
18. PARKING STALL (9' X 19' W/ 2' OVERHANG)
19. PARALLEL PARKING STALL (9' X 23')
20. 8' SCREEN WALL
21. MAIN ACCESS, FULL MOVEMENT ENTRANCE
22. EMERGENCY ACCESS - ALL WEATHER SURFACE
23. POOL AREA
24. LANDSCAPE GRADE TRANSITION
25. RAMADA
26. PROPOSED 2 - 8'X4' BOX CULVERTS
30. 404 WASH PERMIT AREAS TO BE FILLED
31. 404 WASH AREAS TO BE PROTECTED IN PLACE
32. FUTURE CROSS ACCESS ESMT

SCALE IN FEET
0 50 100

PHASE 1 TEMPORARY TRANSITION



SCALE IN FEET
0 30 60

LEGEND & ABBREVIATIONS

BLDG	BUILDING	B/C	BACK OF CURB
ESMT	EASEMENT	OS	OPEN SPACE
EX	EXISTING	TYP	TYPICAL
F/C	FACE OF CURB	S/W	SIDEWALK
LS	LANDSCAPE SETBACK	BS	BUILDING SETBACK
PUE	PUBLIC UTILITY ESMT	EOP	EDGE OF PAVEMENT
PROP	PROPOSED	C	COMPACT PARKING SPACE
ROW	RIGHT-OF-WAY		

BOUNDARY
EX PROPERTY LINE
SETBACK
EASEMENT
VIEW FENCE
ACCESSIBLE ROUTE
PROPOSED FIRE HYDRANT
CITY / COUNTY BORDER
PHASE LINE
404 WASH AREAS TO BE FILLED
404 WASH AREAS TO BE PROTECTED IN PLACE

consulting Terrascape civil engineering • surveying • urban planning
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P:602.397.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35931
PIM VAN DER GIESSEN
Date Signed 03/31/2023
ARIZONA U.S.A.

SOUTH RANCH RENTALS

SITE PLAN

THE Great Street COMPANY

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ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DATE	DESCRIPTION
11/09/2022	1ST CITY SUBMITTAL
03/31/2023	2ND CITY SUBMITTAL

CHECKED BY: PMV
DRAWN BY: CMB
TITLE: SITE PLAN
SHEET No. 2 of 3
PROJECT No. 1292

Plotted: 03/31/23 - 8:42 AM, By: cblue
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KEY NOTES

1. PROJECT MONUMENT SIGN
2. COMMUNITY CENTER
3. MAIL / DELIVERY BOXES
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SOUTH RANCH RENTALS

SITE PLAN

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DATE	DESCRIPTION
11/09/2022	1ST CITY SUBMITTAL
03/31/2023	2ND CITY SUBMITTAL

CHECKED BY: PMV

DRAWN BY: CMB

TITLE:

SITE PLAN

SHEET No.

3 of 3

PROJECT No.

1292

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6.12 LUG General Development Standards

Exhibit 6.26 - Land Use Group General Development Standards

	OS	CS	E	V	D	C	R	GU
	Open Space	Civic Space	Estate	Village	District	Regional Center / Campus	Retreat	General Urban
Maximium Height see Section 6.12 A. - Maximum Height	50'	50' (1) (2)	35'	50'	50' (1)	50' (1)	50' (1)	50' (1)
Maxium Density (du/ac) see Section 6.12 B. - Maximum Density	N/A	N/A	5	15	30	N/A	Not Limited	Not Limited
Minium Lot/Parcel Size (sf) see Section 6.12 C. - Minimum Lot/Parcel Size	1,000	1,000	9,000	1,500	1,000	1,000	1,000	1,000
Minimum Lot/Parcel Width/Depth (lf) see Section 6.12 D. - Minimum Lot/Parcel Width/Depth	20'	20'	70'	20'	20'	40'	20'	20'
Building Setback - Street (lf) see Section 6.12 E. - Building Setback - Street	2'	2'	20'	11'	6' / 11' (3)	6' / 11' (3)	2'	2'
Building Setback - Rear/Side (lf) see Section 6.12 F. - Building Setback - Rear/Side	0'/10' Combined	0'/10' Combined	20' Combined	0'/10' Combined	0'/10' Combined	0'/10' Combined	0'/10' Combined	0'/10' Combined
Building Setback - Service Lane (lf) see Section 6.12 G. - Building Setback - Service Lane	2'	2'	2'	2'	2'	2'	2'	2'

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