

City of Prescott

Planning & Zoning Commission



June 29, 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 29, 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 June 8, 2023 Planning & Zoning Commission Meeting Minutes.
Recommended Action: MOVE to approve June 8, 2023 meeting minutes as presented
 - B. PLN23-001, Preliminary Plat of Luxelocker Condo Storage Facility at Deep Well Ranch, a 126 Unit Subdivision on an Approximately 6.8 Acre Parcel Located on the Southeast Corner of the Intersection of N State Route 89 and Deep Well Ranch Road. Site Zoning: SPC (Specially Planned Community). Property Owner: Prescott Storage Partners LLC. Applicant: Lyon Engineering. Location: APN 102-08-057F.
Recommended Action: MOVE to recommend approval of PLN23-001, Preliminary Plat of Luxelocker Condo Storage Facility at Deep Well Ranch
 - C. SITE22-004 Site Plan Review for a 223-unit Residential Rental Complex on Approximately 28.6 Acres. Zoning is SPC and LUG is V. Owner: Deep Well Ranches #1 LLC. Applicant: Terrascape Consulting. Location: APN 102-05-324N.
Recommended Action: MOVE to recommend approval of SITE22-004, Site Plan for South Ranch Rentals per the site plan
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 6/21/23 at 10:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: 6.29.23 Planning & Zoning Commission Agenda
DATE: June 29, 2023
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the June 8, 2023 Planning & Zoning Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the June 8, 2023 Planning & Zoning Commission Meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve June 8, 2023 meeting minutes as presented

ATTACHMENTS

1. 06.08.23 PZ FINAL Minutes

City of Prescott

Planning & Zoning Commission

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

MINUTES

1. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 am.

2. ROLL CALL

Members:

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

Staff:

Chelsea Walton, Interim Community Development Director
George Worley, Planning Manager
Tammy Dewitt, Community Planner
Sarah Hilton, Recording Secretary
Deputy City Attorney, Matt Podracky
Airport Director, Dr. Robin Sobotta

City Leadership:

Councilman Brandon Montoya, Liaison
Mayor Phil Goode
Councilmember Cathey Rusing

3. DISCUSSION & ACTION ITEMS

A. Approval of the March 30, 2023 meeting minutes.

MOTION BY COMMISSIONER HUTCHISON TO APPROVE APPROVAL OF THE MARCH 30, 2023 MEETING MINUTES; SECONDED BY COMMISSIONER GRAHAM: (6 - 0)

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.
Community Planner Tammy DeWitt presented an overview of the proposed apartment complex along with renderings, a site plan, zoning map, and aerial

map. 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. Phase 1 consists of a 12-unit apartment complex and a future site plan will be submitted for Phase 2. There are 24 bedrooms total proposed in Phase 1.

The property is zoned MF-H (Multi-Family High Density). This is considered an infill development, the property is currently vacant. There have been some challenges with slope, but they have been creative in how to develop the property. Parking is on-site and meets all criteria. There are no issues or concerns with the site plan as proposed.

Meets Site Plan Review Criteria:

1. Building Lot and Setback Requirements
2. Internal circulation, public, private, or emergency
3. Landscaping, screening, and buffering
4. Outdoor lighting
5. Parking and maneuvering areas
6. Public road or street access with proposed street grades

Commissioner Tom Hutchison asked if there are plans to improve Rush Street.

Ms. DeWitt replied that it will be reviewed with any engineering permits that come forward. It is city right of way.

Chairman Don Michelman asked if we can require that guardrails be put in as the road will have more traffic and can be dangerous in the winter.

Ms. DeWitt replied that there is a development going in on the east side and any requirements for that roadway will have to be met by that developer. As Phase 2 comes in they will look at improvement on the west site.

Chairman Michelman stated that the guardrails would be on the west side of the applicants' property.

Ms. DeWitt stated that Public Works is doing evaluations of Bradshaw Drive to see what improvements will be required.

Chairman Michelman asked if Phase 2 will be adjacent to the proposed development.

Ms. DeWitt said it would be above. Phase 2 apartments will be accessed off of Bradshaw Drive.

Commissioner Hutchison asked if the proposal is ADA compliant.

Ms. DeWitt stated they will have to have ADA parking spaces.

Commissioner Hutchison stated that he didn't see setbacks.

Ms. Dewitt pointed them out and stated that they meet all required setbacks.

Representative for Distinctive Homes, Architect Tom Terry spoke about the project. He stated that they have submitted plans with engineering for road improvements. They will be applying for Phase 2 in the next year or two.

Commissioner Gambogi asked for clarification on the number of bedrooms per apartment. He asked if there are 3-bedroom units and if there are 1 bedroom units.

Mr. Terry stated that there are some units with 3 bedrooms but none with 1 bedroom.

Commissioner Gambogi asked what the rent would be for the apartments.

Mr. Terry replied that it would be up to the new owners and that he believes it will be market value. He stated that there will be one handicap space and an elevator to meet ADA requirements.

Commissioner James Kleczewski asked if the Commission agrees to Phase 1 are they committed to approve Phase 2.

Ms. DeWitt said no, Phase 2 will come later.

MOTION BY COMMISSIONER WHITING TO APPROVE SITE23-004 AS PRESENTED: SITE PLAN REVIEW FOR A 12-UNIT APARTMENT COMPLEX; SECONDED BY COMMISSIONER KLECZEWSKI: (6 - 0)

- 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

Mr. Worley gave an overview of the site design, layout and criteria associated with emergency and typical access to the site. He explained that this Site Plan review process was triggered by portion of the Land Development Code called The Commercial Overlay Corridor District. This property touches a portion of this district.

Zoning of property is SPC (Special Planned Community). It is part of the Deep Well Ranch Master Plan. He showed an aerial map and stated that there are concerns about the airport and impacts created by the airport. The project borders Impact Zone 4 which would not normally allow for residential uses. There is a small portion of the project that encroaches into the area, but it is parking only. No residential uses are in Impact Zone 4.

The property is subject to partial coverage of two different Noise Contours. The 55 DNL allows residential uses without restrictions. The 60 DNL does not usually

allow residential uses without restrictions. There are AVO (Airport Vicinity Overlay) requirements that allow for an exclusion of Deep Well Ranch from the process. The AVO has not been adopted. These are the Noise Contours upon adoption of the AVO. The concern is that there will be noise impacts on the development.

Commissioner Gambogi asked why we would bring this before the Planning & Zoning Commission before we settled the AVO.

Mr. Worley stated that one of the conditions of the Commission's recommendation of approval of the AVO was to exclude the areas within the Deep Well Master Plan. This project is compatible with the potential AVO if the same conditions apply once City Council acts on it. They cannot wait for that to happen. It is in the Master Plan as a permitted use. They are not operating under the AVO.

Commissioner Hutchison asked what the rationale is for the property being a rental property.

Mr. Worley said the concept is an apartment complex is distributed over a larger area to give the feeling of a community while still being rentals.

Commissioner Hutchison asked who owns the property and are they responsible for maintaining roads.

Mr. Worley stated that there is one owner and a management company who may be one and the same. They are responsible for maintaining the roads. The design of the project has all of the interior roadways as driveways. There are no public streets.

Commissioner Hutchison asked why 400 parking spots trigger the special review.

Mr. Worley stated that when the Land Development Code was created, the Commercial Corridor Overlay was extended to include Montezuma, Whipple, and Willow Creek Roads as they saw commercial development happening along these roads and wanted to make sure the developments were compatible. This process allows them to look at the developments in more detail and ensure compatibility with the corridors primarily from a visual standpoint.

Commissioner Hutchison stated that the 400 parking space allows the board to have more scrutiny than normal.

Mr. Worley agreed and stated that scrutiny is primarily with the design of the site.

Mr. Worley presented the Deep Well Master Plan use table which was adopted as the zoning criteria for this project. The key requirement is density. The Master Plan Land Use Group V is 15 units per acre. There are 223 dwelling units proposed on a 28.6 acre site. That equals 7.7 units/acre. This approach is happening more often now as an option for rental communities.

Mr. Worley presented an Overview Site Plan. There is an emergency only egress on Willow Creek Road. There are 2 primary access points on Jenna Lane. Area to the northeast near Jenna Lane is the parking area that is in Impact Zone 4.

Chairman Michelman stated that the emergency access shows as an exit only and asked how emergency personnel will access the community.

Mr. Worley replied that emergency personnel will be able to access both ways.

Commissioner Hutchison asked if there will be a stop light on Willow Creek Road at Jenna Lane as he is worried about the amount of traffic.

Mr. Worley answered that he believes it will have a signal.

Commissioner Gambogi asked if a TIA (Traffic Impact Analysis) has been performed as he is worried about the fact that the only entrance and exit are off of Jenna Lane.

Mr. Worley replied that he realizes that traffic is a concern for residents, and that the road should be able to handle it as a TIA has been performed for the entirety of Deep Well.

Commissioner Graham asked if there are any 2 story units.

Mr. Worley answered that there will be some.

Mr. Worley presented the top half of the Site Plan, which shows the Grand Entry driveway off Jenna Lane and entry west of the main entrance into a parking lot. There is a wash that runs through the community. They will be bridging part of that. Part of community is South of the subject wash, but the majority is North. Mr. Worley showed the layout of the community with small private driveways and walkways. It will be a pedestrian oriented community.

Dave Grounds, owner and developer of the community, spoke about why they created the rental community instead of a for sale community. They wanted to create a rental community that has charming homes that celebrate the architecture of Prescott. There will be approximately 86 2-story units nestled inside of the courtyard for architectural appeal. The developer wants to create something reminiscent of Mulberry Farms. The rental community Mulberry Farms in Dewey just opened and has been very successful. Homes are nestled around an interior courtyard. They have tried to hide parking so that it isn't the first thing you see, but there is ample parking with garages and parking lots. They cut the density of the project in half to 7.7 units/acre. They have already submitted to FAA and Prescott Airport staff. They have worked with both to ensure they are honoring the requirements for the Airport. There is a plan for pickleball courts, dog parks, walking trails, and parks. They will be using artificial turf to conserve water.

Commissioner Hutchison asked where the kids will play and where the dogs go.

Mr. Grounds replied that there is a massive lawn in front of the great barn for community use. There will be the great mile that is exactly one mile with fitness stations that have fitness equipment. There will be gazebos and places for picnics.

Commissioner Hutchison stated the concern that 50% of people that live in this first phase will be bothered by airport noise.

Mr. Grounds replied that they will make sure the people renting will know this as the avigation easement will be front and center. They are using wet blown cellulose in the walls for sound mitigation as well as double pane windows. He commented that Saddlewood, another development of his, is closer to the Airport and he has many happy customers there. As such, he is optimistic that this community it will be well received.

Commissioner Gambogi asked what the height of the highest building will be.

Mr. Grounds replied that it is The Great Barn and will be approximately 32ft high. He stated that they have submitted to FAA and locally for approval on the height.

Commissioner Gambogi asked what they expect rent to be.

Mr. Grounds answered that it will be market rate. He stated that they will be competing with apartments in the area which run \$1.70 to 2.20/sqft. He wants to be somewhere in that range so that it is affordable.

Commissioner Gambogi asked what the range of square footage is for the apartments.

Mr. Grounds stated that they will be approximately 900 to 1260 square feet.

Commissioner Gambogi asked if all parking would be outside.

Mr. Grounds replied that there will be outside parking spaces and also garages.

Commissioner Hutchison asked about single engine operation. If airline loses engine what will happen and are we in line with the requirements?

Mr. Worley displayed a map of the OEI (One Engine Inoperative) splay to show that the development is outside of the splay except for parking that is slightly in Impact Zone 4.

Chairman Michelman asked if units will be sprinklered.

Mr. Grounds replied that they would.

Chairman Michelman asked if applicants would be aware of the nearby airport and if they will have to sign something agreeing to it.

Mr. Grounds replied that they will educate prospects and give them

documentation.

Chairman Michelman asked if they will sign long term leases.

Mr. Grounds replied that the goal is 6-12 month leases.

Chairman Michelman asked if lease will allow residents to leave early if the airport noise is too much.

Mr. Grounds answered that residents would have a way of getting out of their lease.

Commissioner Gambogi asked what the landscaping plans are and what the impact on water will be.

Mr. Grounds replied that a local arborist will be working with developers to use drought tolerant plants and plants that can survive the winters. There will be an assortment of trees including evergreens.

Mr. Worley stated that they will be subject to the city's adopted drought tolerant plant list.

Mr. Grounds stated that they are a recipient of an invitation to partner with HUD (US Department of Housing and Urban Development) on this project.

Commissioner Michelman asked about HUD financing and if the community will be low income accessible.

Mr. Grounds replied that there will be a percentage of the homes that would be accessible for low income individuals should they get the HUD financing.

Commissioner Whiting stated that previous Dorn projects have violated crane requirements and asked what has changed in the process to mitigate that.

Mr. Grounds replied that he sold Dorn Homes in 2021 and the crane issue happened after that. He stated that they will work directly with the Airport to make sure that doesn't happen with this project.

Commissioner Hutchison asked if they are thinking about a water tower or how they would solve the problem of inadequate water supply.

Mr. Grounds answered that they are having the water line run to the site by the Master Developer and they will have enough water for the requirements.

Dave Soltysik, project Engineer and owner of Terrascope Consulting, stated that the plan is developed consistent with the Master Plan for Deep Well Community. The developer is extending the water line up to the site within Pioneer Parkway. They are building a new water main within Jenna Lane. They are constructing a new 12" water line along the west boundary of the property for future phases.

Councilmember Cathey Rusing stated that she wants to hear from Dr. Robin Sobotta.

Airport Director Robin Sobotta stated that they have discussed concerns and issues and have worked those out with the developer. They will be working together to make sure there are no other issues as they move forward with permits. The parking area in Zone 4 is acceptable as it is a non-occupied area. This Project is entirely outside of the OEI splay. There is a concern about noise, but the residents will be able to get out of leases if there are issues. It is important that residents know the level of activity as there are approximately 880 over flights per day and some days are as high as 1500 over flights.

Commissioner Gambogi stated that he is in favor of postponing to the next meeting to assemble a list of conditions and to better understand the traffic situation in the area.

Commissioner Hutchison stated that he also has a reservation with traffic and would like to see the traffic study. He believes that there will be a traffic problem and he would like to see it adequately addressed before voting.

MOTION BY COMMISSIONER GAMBOGI TO POSTPONE SITE22-004: SITE PLAN REVIEW FOR A 223-UNIT RESIDENCE TO THE NEXT PLANNING & ZONING COMMISSION MEETING; SECONDED BY COMMISSIONER HUTCHISON: (5 - 1)

4. STAFF UPDATES

No staff updates.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:11 AM.

DON MICHELMAN, Chairman

ATTEST:

SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: 6.29.23 Planning & Zoning Commission Agenda
DATE: June 29, 2023
DEPT: Community Development
ITEM #: 3.B
SUBJECT: PLN23-001, Preliminary Plat of Luxelocker Condo Storage Facility at Deep Well Ranch, a 126 Unit Subdivision on an Approximately 6.8 Acre Parcel Located on the Southeast Corner of the Intersection of N State Route 89 and Deep Well Ranch Road. Site Zoning: SPC (Specially Planned Community). Property Owner: Prescott Storage Partners LLC. Applicant: Lyon Engineering. Location: APN 102-08-057F.

ITEM SUMMARY

This is a request for a Preliminary Plat for the Luxelocker Storage Facility in the Deep Well Ranch Master Plan, creating 126 units on approximately 6.8 acres, located on the southeast corner of the intersection of N State Route 89 and Deep Well Ranch Road. The property is zoned SPC as part of the Deep Well Ranch Master Plan. The property has been designated under the Land Use Group C (Commercial/ Non-Residential) per the Deep Well Ranch Master Plan and the approval letter from the Master Plan Administrator. The property is currently vacant.

BACKGROUND

The subject property is approximately 6.8 acres and part of the Deep Well Ranch Master Plan. This plat will allow the individual storage units to be sold and individually owned. Access to the subdivision is off Deep Well Ranch Road at its intersection with N State Route 89.

Issues for Consideration (LDC Section 9.10.9.A.6)

The City shall consider the following in the review of Preliminary Plats:

1. The purposes for subdivision regulations of Sec. [9.10.1](#);

The application complies with all Preliminary Plat requirements.

2. The requirements of Sec. [9.10.6](#), Standards for Subdivision Approval;

The applicant has submitted a complete application that has been reviewed by all our reviewing agencies and no other information is required as part of this Preliminary Plat application.

3. The physical arrangement of the subdivision;

The proposed subdivision has supplied all required information and has made required changes to the layout of the lots and easements for utilities. No other changes have been requested to this project and it meets all code requirements.

4. Adequacy of street and thoroughfare rights-of-way and alignment;

The proposed layout meets all code requirements and no other changes are being required.

5. Compliance of the streets and thoroughfares with the adopted plans and the existing street pattern in the area;

The applicant worked with the Public Works and Fire Departments in regards to the size of the easements for ingress/egress, utilities, trash, and fire turnaround. The proposed Preliminary Plat meets all the City's code requirements.

6. Adequacy of easements for proposed or future utility service and surface drainage; and

Meets all code requirements.

7. Suitability of lot size and area with respect to the minimum requirements for the type of sanitary sewage disposal proposed.

The proposed units will meet all code requirements and there are no required changes to the layout as presented.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to recommend approval of PLN23-001, Preliminary Plat of Luxelocker Condo Storage Facility at Deep Well Ranch

ATTACHMENTS

1. NARRATIVE
2. Preliminary Plat
3. maps
4. DWR Master Plan Approval Signed

Kaylee Nunez
Assistant Planner
City of Prescott
201 S. Cortez Street
Prescott, AZ 86303

Re: PLN 22-002 Narrative

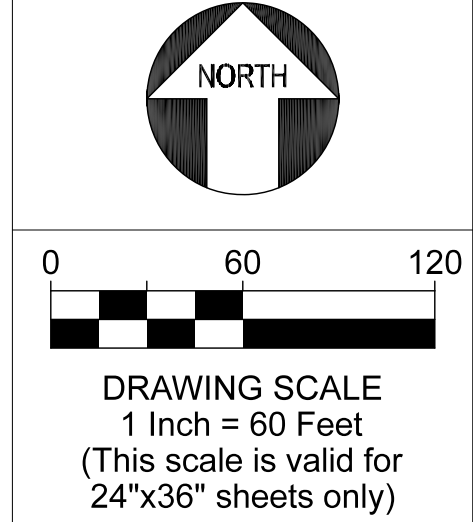
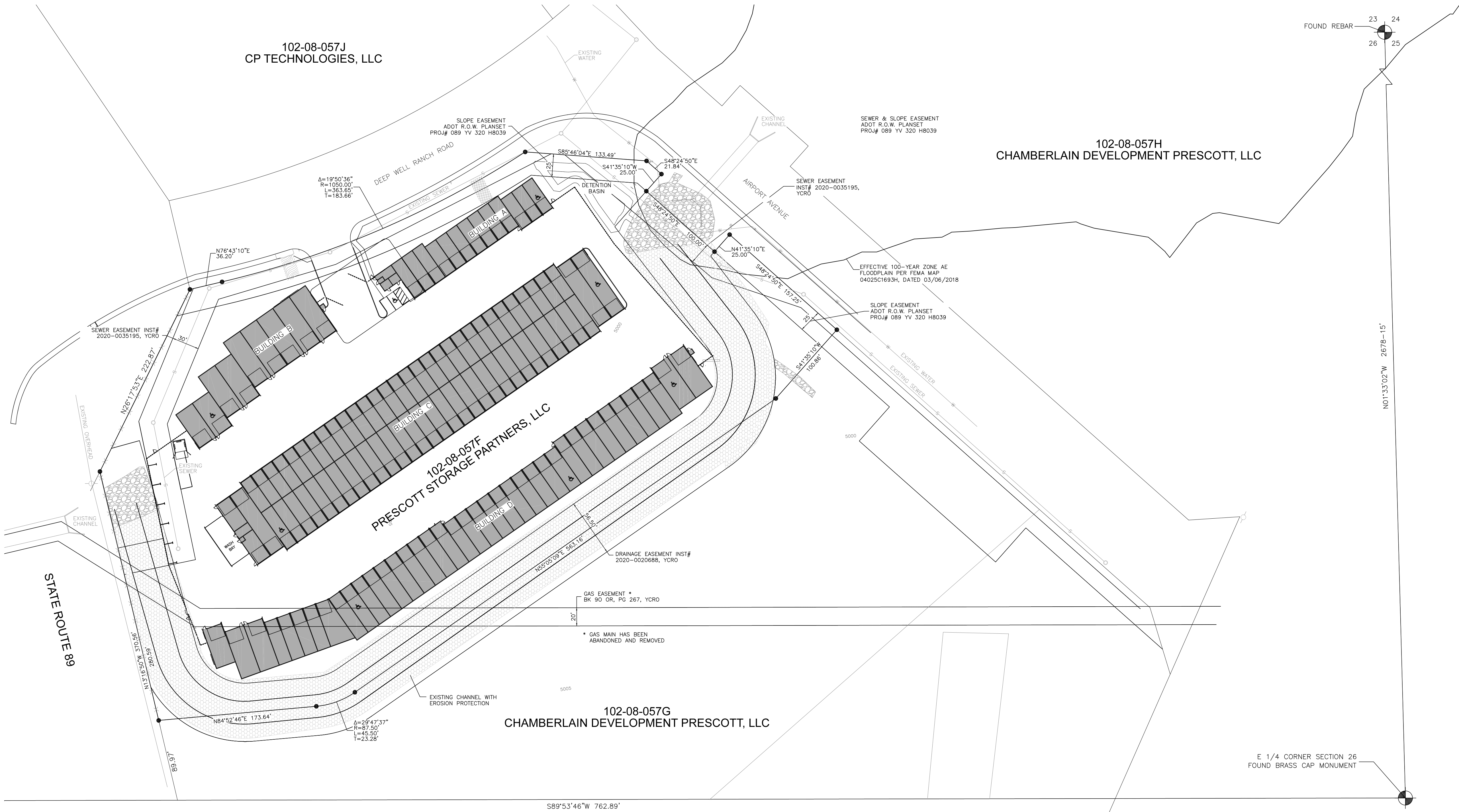
Proposed Development

The planned use is for four unmanned storage buildings. Units will be large enough to accommodate RV and boat storage. Bathrooms, common area and landscaping will be maintained by Luxelocker. Typical units are 14' to 18' wide and depths range from 45' to 70'. Building heights vary but the average height is around 17'6".

The development will consist of privately owned condominium storage units which are individually sold, platted units, governed by recorded CC&Rs, and professionally managed by a Commercial Owners' Association. No on-site management will be provided, however regular maintenance will be provided and there will be CC&Rs which will prohibit: (i) use of the units as residential living quarters; (ii) outdoor storage; and (iii) operating a business from an owned unit.

Units will be enclosed and climate controlled and Luxelocker will feature automatic sectional garage doors with remote openers, wide drive lanes, men's and women's bathrooms with showers for use by condo owners, automatic exterior gates with openers. Additionally, the development will be a secured facility with security cameras, access control and a security system. The perimeter will be secured with the use of buildings and a mix of 8' tall CMU and 7' tall wrought iron fencing along the perimeter. An RV dump station, hose bibs and an air pump will be built for the exclusive use of the unit owners. There are no limits on hours of operation as these large storage units are individually owned with exclusive access only to the unit owners. The number of maximum potential trip generation rates for this type of development are significantly low and will have a minor impact on the surrounding improved streets. Neither the AM or PM peak hour trips are expected to exceed 20 trips.

PRELIMINARY PLAT OF LUXELOCKER, PRESCOTT



DESCRIPTION OF PROJECT	
LUXELOCKER LUXURY RV & BOAT STORAGE LOCATED IN SECTION 26 TOWNSHIP 15 NORTH, RANGE 2 WEST OF THE G&SR&M, YAVAPAI COUNTY, ARIZONA	
SITE DATA	
ASSESSOR PARCELS NUMBERS: 102-08-057F	
PROPOSED USE: COMMERCIAL	
ZONING	
EXISTING ZONING: SPECIALLY PLANNED COMMUNITY (SPC) PROPOSED ZONING: N/A, NO CHANGE	
UTILITIES	
ELECTRICITY: ARIZONA PUBLIC SERVICE GAS: UNISOURCE ENERGY SERVICES TELEPHONE: CENTURYLINK/SPARKLIGHT CABLE TV: SPARKLIGHT WATER: CITY OF PRESCOTT SEWER: CITY OF PRESCOTT GARBAGE: CITY OF PRESCOTT	
LEGAL DESCRIPTION	
SEE THIS SHEET	
SITEPLAN SYMBOL LEGEND	
—	PROPERTY BOUNDARY LINE
—	EXISTING LOT/ROW LINE
102-08-057G	YAVAPAI COUNTY PARCEL #
—	EASEMENT LINE

AREAS	
LOT	296380.07 SF (6.8 ACRES)
BUILDING A	8024 SF
BUILDING B	11137 SF
BUILDING C	33475 SF
BUILDING D	43560 SF
PAVEMENT	94532 SF
OPEN SPACE	105638 SF

BASIS OF BEARINGS	
N 01°33'02" W AS MEASURED ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26	

OWNER	
LUXELOCKER - PRESCOTT 349 LAKE HAVASU AVENUE, SUITE 104 LAKE HAVASU CITY, AZ 86403	
PHONE: 951.312.5022 PROJECT CONTACT: DAVID FERRETTE	
ENGINEERS/SURVEYORS	

DRAWN: SAL/SCB DESIGN: SAL JOB#: 1409-01	
DATE OF PREPARATION: 5/22/2023 DATE OF REVISIONS:	
SCOTT A. LYON, P.E. 35898 SCOTT A. LYON 5/22/2023 Arizona, U.S.A.	
SHEET: 1 OF 3	

LEGAL DESCRIPTION

All that portion of land lying in Section 26, 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 northeast corner of said Section 26;

Thence South 01° 33' 02" East, along the east line of said Section 26, a distance of 2620.89 feet to the east quarter corner of said Section 26;

Thence South 89° 53' 46" West, along the east-west center section line of said Section 26, a distance of 1347.03 feet to a point on the easterly right of way line of State Route 89 as shown on the Arizona Department of Transportation Right of Way Plans, Project Number 089 YV 319 H8518, Dated December 27th, 2017;

Thence North 13° 16' 50" West, along said easterly right of way line, a distance of 89.97 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 13° 16' 50" West, along said easterly right of way line, a distance of 280.59 feet to a point on the easterly right of way line of State Route 89 as shown on the Arizona Department of Transportation Right of Way Plans, Project Number 089 YV 320 H8039, Dated February 5th, 2014;

Thence North 26° 17' 53" East, a distance of 222.87 feet to a point on the southerly right of way line of Deep Well Ranch Road as shown on said Arizona Department of Transportation Right of Way Plans, Project Number 089 YV 320 H8039, Dated February 5th, 2014;

Thence North 76° 43' 10" East, along said southerly right of way line, a distance of 36.20 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 1050.00 feet, a central angle of 19° 50' 36", an arc length of 363.65 feet, a chord bearing of North 66° 47' 52" East and a chord length of 361.83 feet;

Thence South 85° 46' 04" East, along said southerly right of way line, a distance of 133.49 feet to a point on the westerly right of way line of said Deep Well Ranch Road;

Thence South 48° 24' 50" East, along said westerly right of way line, a distance of 21.84 feet;

Thence South 41° 35' 10" West, along said westerly right of way line, a distance of 25.00 feet;

All that portion of land lying in Section 26, 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 northeast corner of said Section 26;

Thence South 01° 33' 02" East, along the east line of said Section 26, a distance of 2620.89 feet to the east quarter corner of said Section 26;

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Thence North 76° 43' 10" East, along said southerly right of way line, a distance of 36.20 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 1050.00 feet, a central angle of 19° 50' 36", an arc length of 363.65 feet, a chord bearing of North 66° 47' 52" East and a chord length of 361.83 feet;

Thence South 85° 46' 04" East, along said southerly right of way line, a distance of 133.49 feet to a point on the westerly right of way line of said Deep Well Ranch Road;

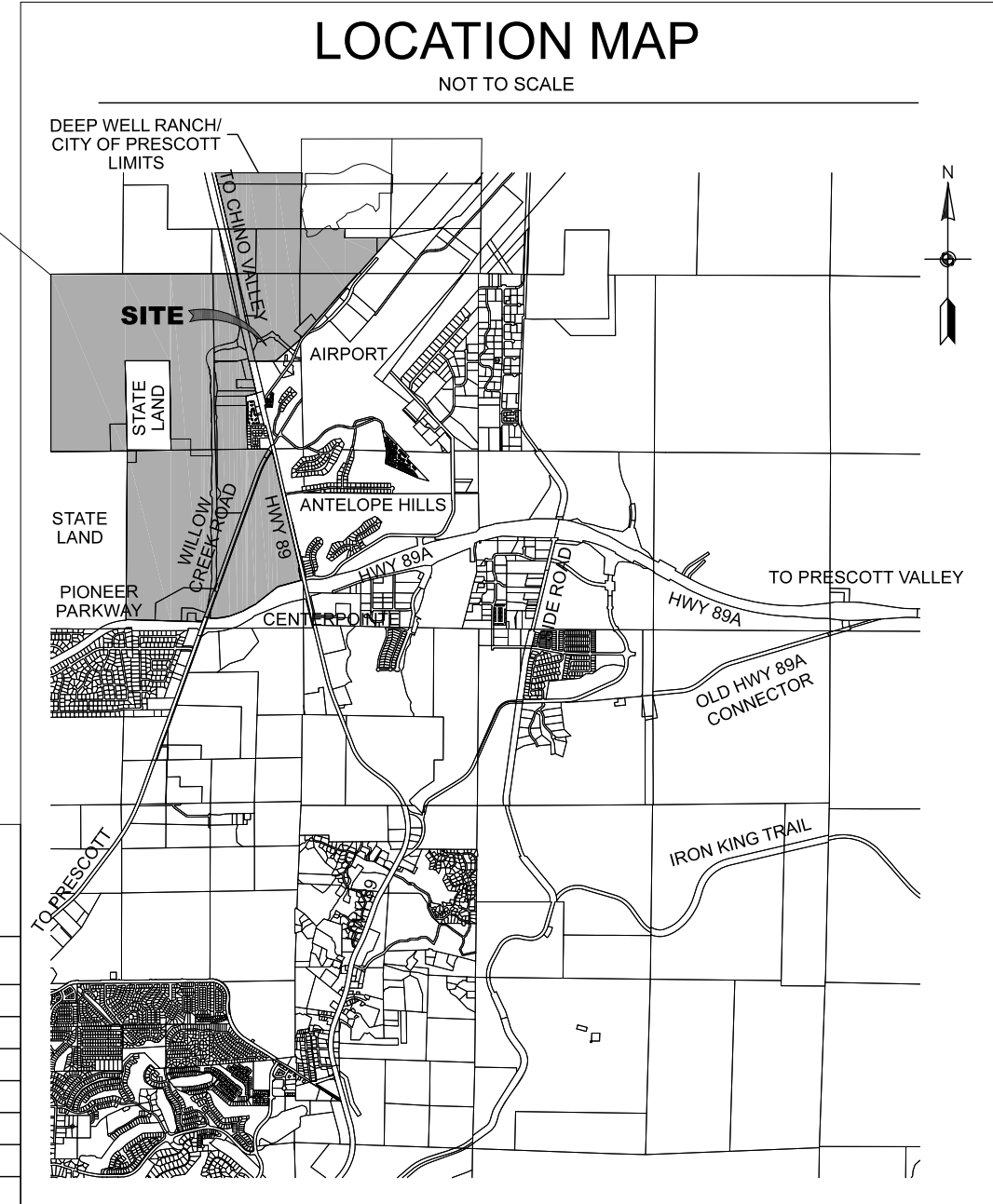
Thence South 48° 24' 50" East, along said westerly right of way line, a distance of 21.84 feet;

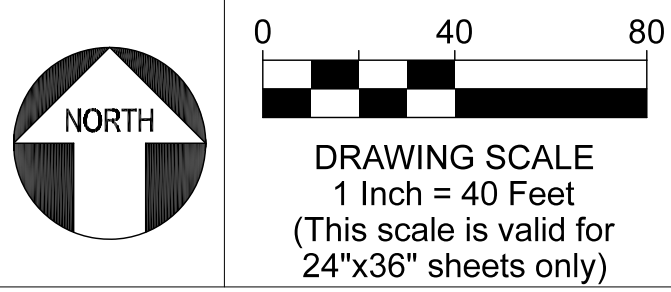
Thence South 41° 35' 10" West, along said westerly right of way line, a distance of 25.00 feet;

VERTICAL DATUM: CITY OF PRESCOTT
NAVD 88

PER INTERNATIONAL BUILDING CODE DEFINITION: A SELF-SERVICE MINI STORAGE UNIT OR STORAGE FACILITY IS REAL PROPERTY DESIGNED AND USED FOR THE PURPOSE OF STORING AND REMOVING PERSONAL PROPERTY ON A SELF-SERVICE BASIS, NO HABITATION OR BUSINESSES TO BE RUN FROM LEASED, SUBLEASED OR OWNED STORAGE UNITS, SEE C.C.&R'S FOR FULL LANGUAGE.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	OVERALL MAP, PHASING, BOUNDARY ANNOTATION, & PROJECT DATA
2	PRELIMINARY PLAT





LEGEND

---	PROPERTY BOUNDARY LINE
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	PROPOSED WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED FLOW DIRECTION

NOTES

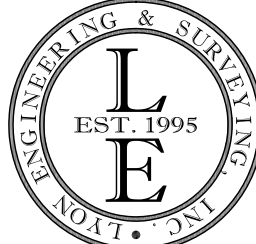
ALL MEASUREMENTS FOLLOW THE CCR'S
EXTERIOR WALL TO CENTERLINE OF INTERIOR DEMISING WALLS
CENTERLINE OF INTERIOR DEMISING WALLS TO CENTERLINE OF INTERIOR DEMISING WALLS

LUXELOCKER - PRESCOTT
2615 DEEP WELL RANCH ROAD
PRESCOTT, ARIZONA

ENGINEERS/SURVEYORS

DRAWN: SAL/SCB DESIGN: SAL JOB#: 1409-01

DATE OF PREPARATION: 5/22/23
DATE OF REVISIONS: ?

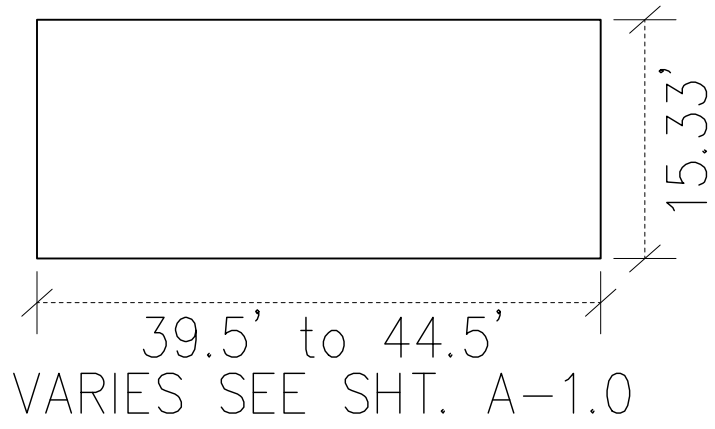


1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750
FAX: (928) 776-0605

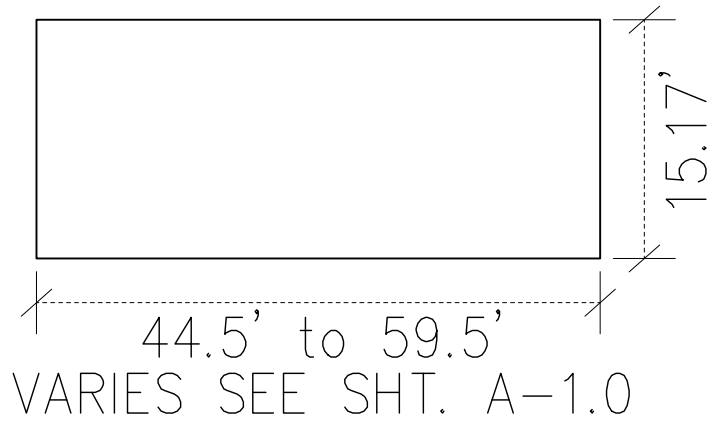
SCOTT A. LYON, P.E.



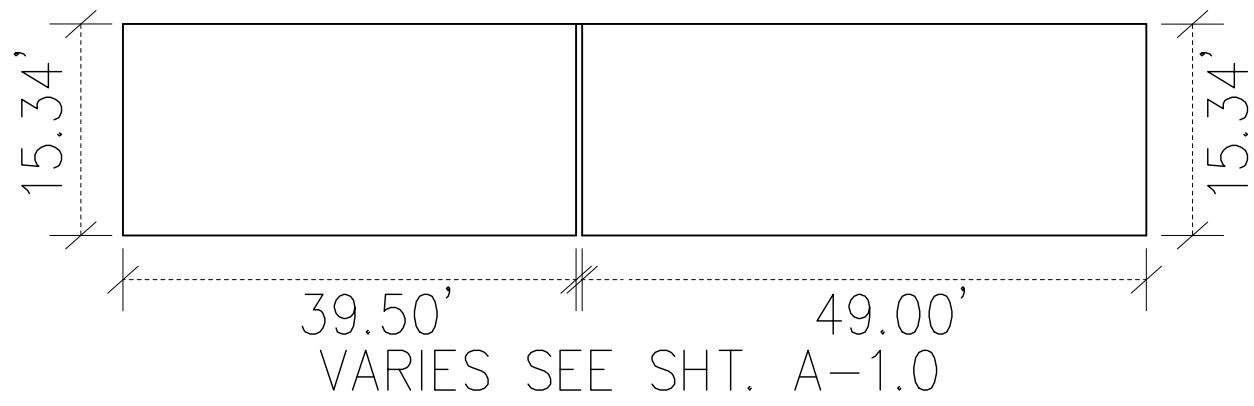
SHEET: 2 OF 3



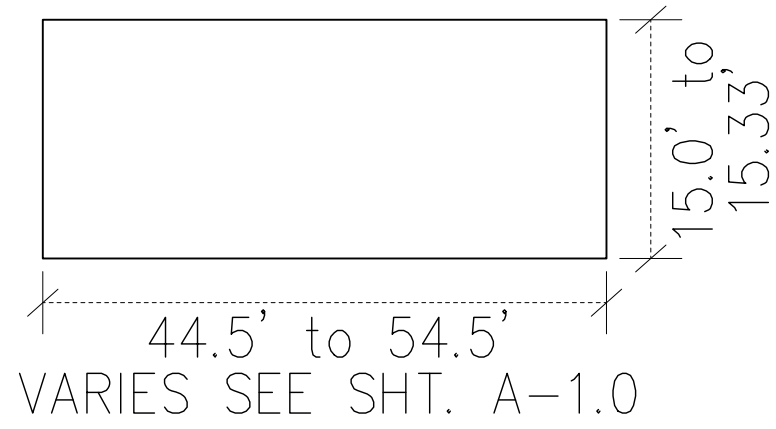
BUILDING A
INTERNAL VERTICAL SECTION
N.T.S.



BUILDING B
INTERNAL VERTICAL SECTION
N.T.S.



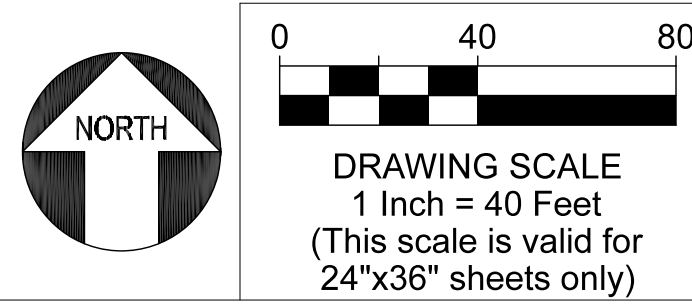
BUILDING C
INTERNAL VERTICAL SECTION
N.T.S.



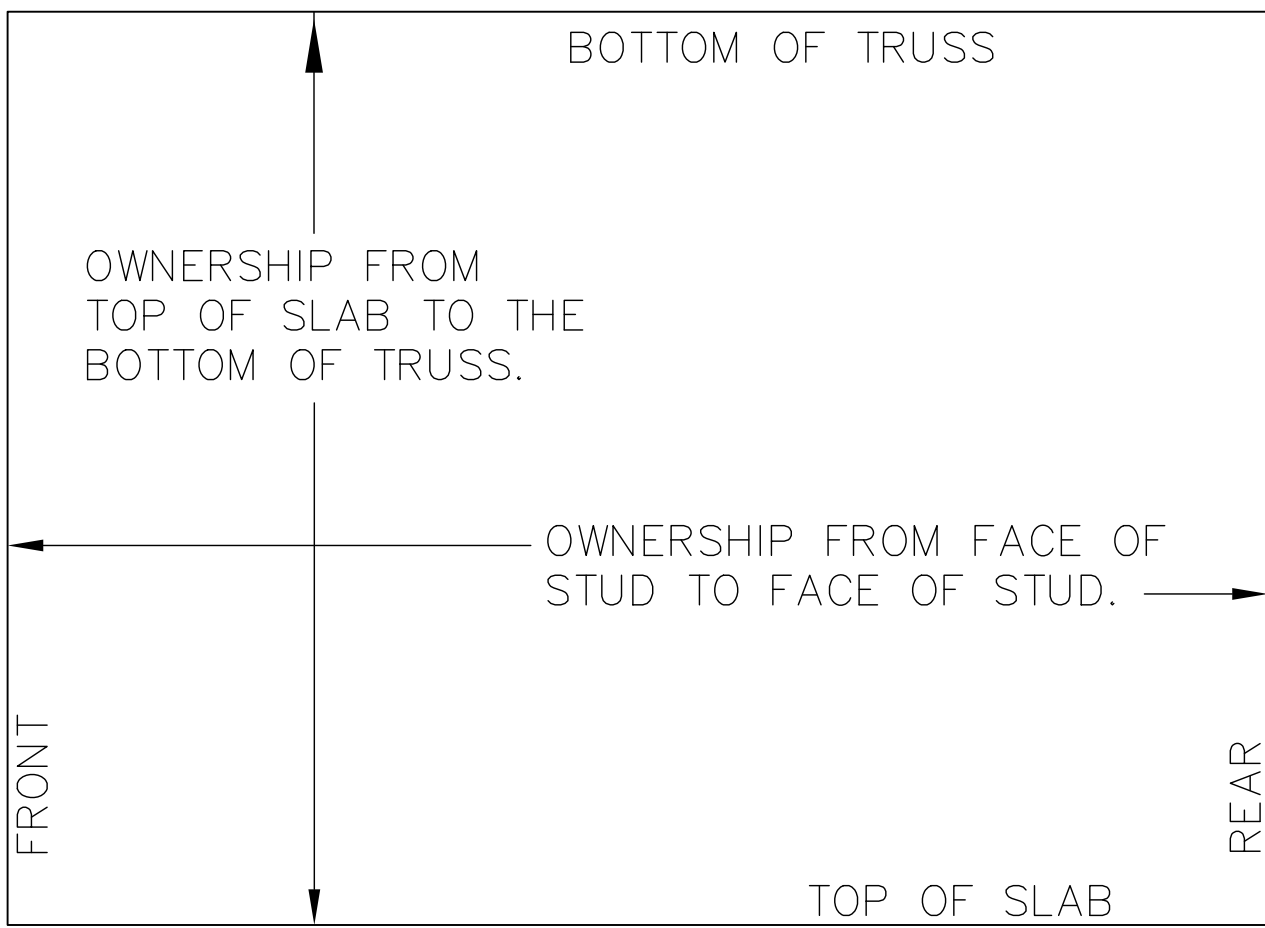
BUILDING D1
INTERNAL VERTICAL SECTION
N.T.S.



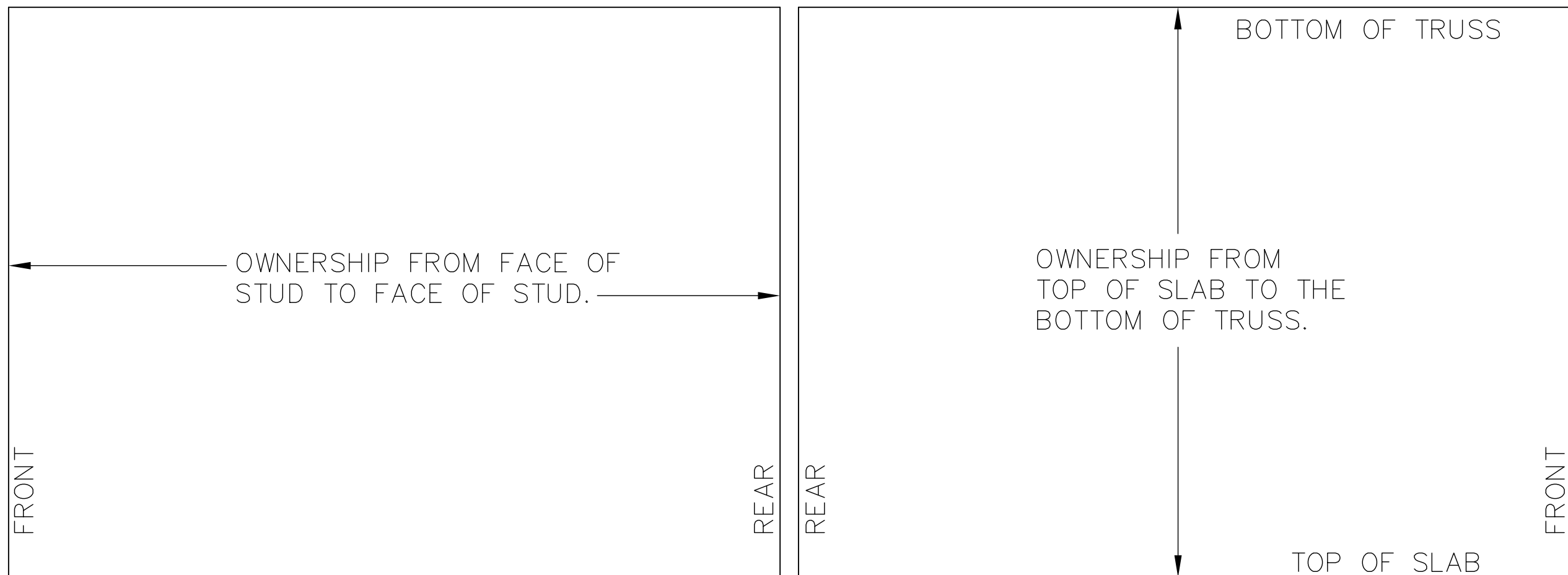
BUILDING C
INTERNAL VERTICAL SECTION
N.T.S.



LEGEND



TYPICAL SECTION — BUILDINGS A, B & D
N.T.S.



TYPICAL SECTION — BUILDING C
N.T.S.

NOTES

ALL MEASUREMENTS FOLLOW THE CCR's
EXTERIOR WALL TO CENTERLINE OF INTERIOR DEMISING WALLS
CENTERLINE OF INTERIOR DEMISING WALLS TO CENTERLINE OF
INTERIOR DEMISING WALLS

LUXELOCKER - PRESCOTT
2615 DEEP WELL RANCH ROAD
PRESCOTT, AZRIZONA

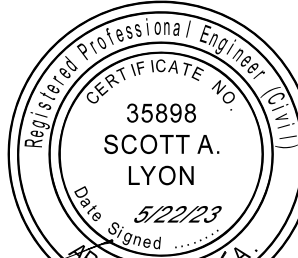
ENGINEERS/SURVEYORS

DRAWN: SAL/SCB DESIGN: SAL JOB#: 1409-01

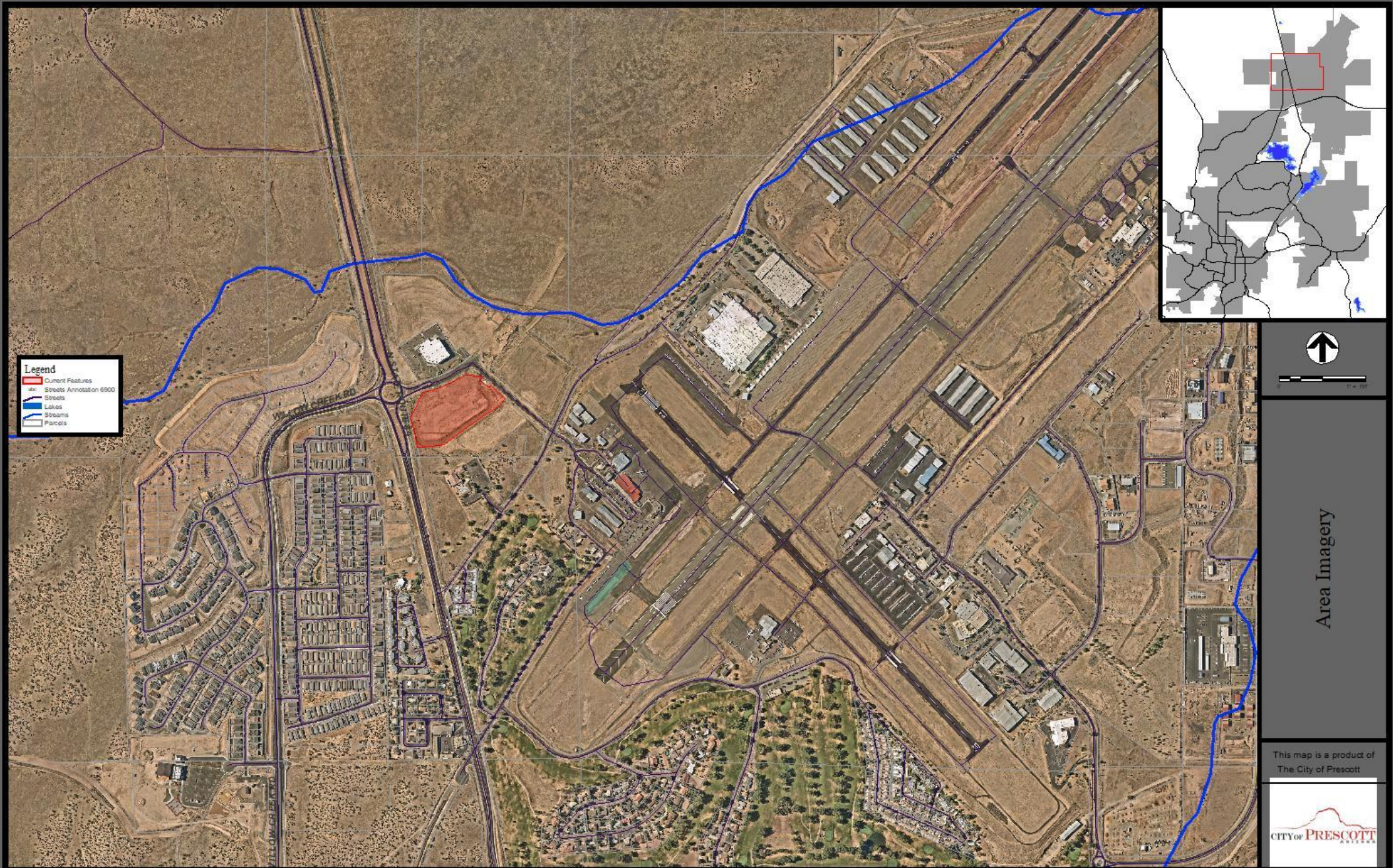
DATE OF PREPARATION: 5/22/23
DATE OF REVISIONS: ?



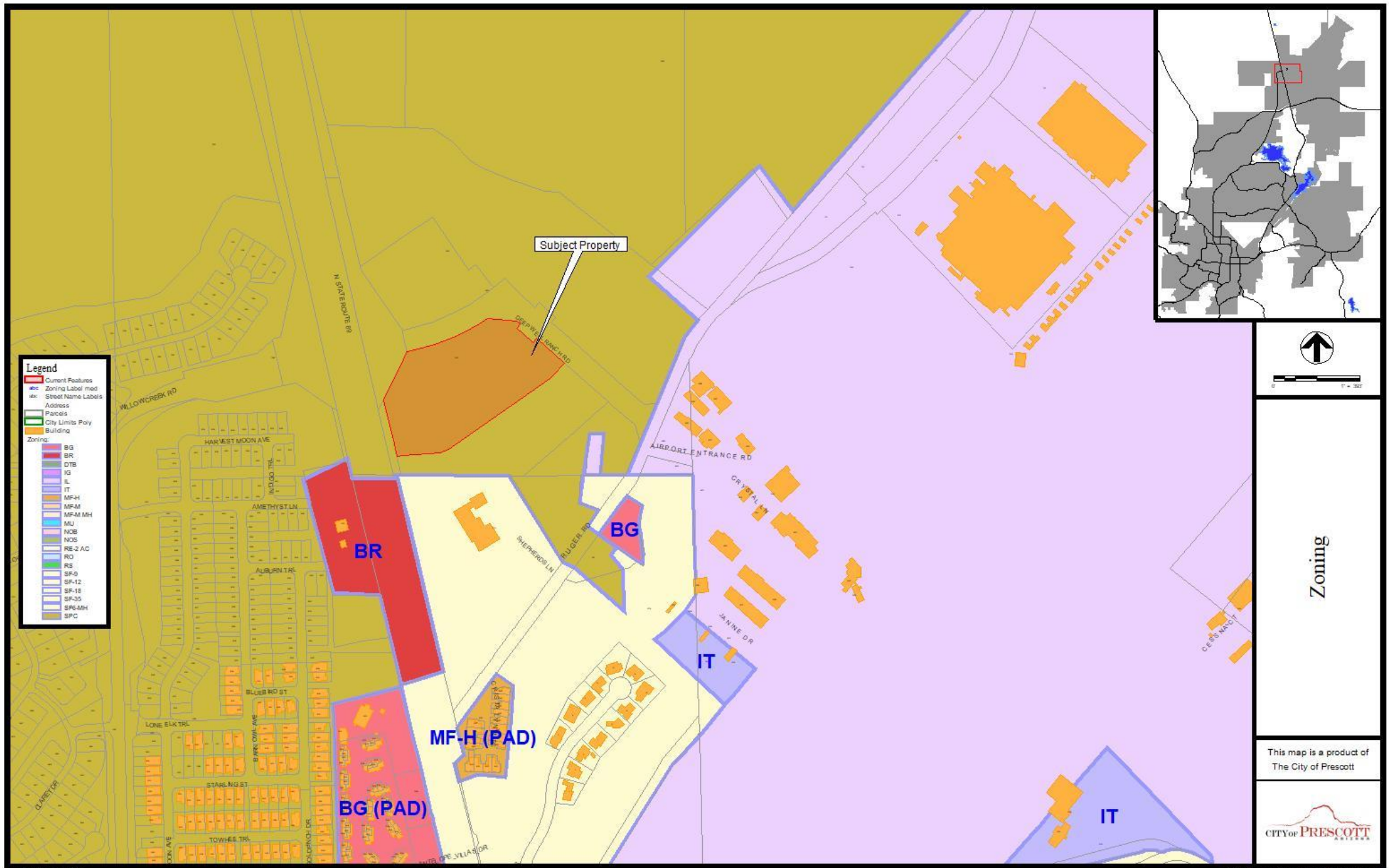
SCOTT A. LYON, P.E.



SHEET: 3 OF 3







PROJECT REVIEW AND APPROVAL CONDITIONS

APPLICATION

☐ SIGNAGE	Date: 11/03/2022
☐ PRELIMINARY SITE PLAN	☒ FINAL SITE PLAN / PLAT
☐ PRELIMINARY BUILDING ELEVATIONS	☐ FINAL BUILDING ELEVATIONS

CONTACT INFORMATION

Project Contact: David Ferrette, Director of Development	Address: 349 Lake Havasu Ave S. Suite 104 Lake Havasu City, AZ 86022
Email: David@luxelocker.com	Phone: 951-312-5022
Owner: CLM Property Management, LLC.	Email: David@luxelocker.com

PROJECT DATA (SEE ATTACHED LAND USE TRACKER)

Location/Address: ☒ see attached map Parcel 3.11 south of Deep Well Ranch Road; east of SR 89	Land Use Group Designation: ☒ see attached map ☒ at plat/site plan LUG C (Campus), LUG OS (Open Space);
APN #: 102-08-057F	Open Space Required (acres): ☐ see attached map ☒ at plat/site plan ☐ specific location required minimum of 10% provided and exceeded
Acreage: 6.8 acres	
Dwelling Units Assigned: ☐ at plat NONE	Commercial GSF Assigned: ☒ at plat/site plan ☐ OS/CS Use – N/A 98,000
Keys Assigned: ☐ at plat NONE	Water Provided by DWR Allocation: ☒ NO ☐ YES - (allocation in AF)

SITE SPECIFIC REQUIREMENTS

turn lane on Deep Well Ranch Road may be required by the City with parcel improvement;

backing on to DWR Road is not permitted; consider accommodating vehicle turn-around at entry gate when gate access is not granted



REQUIRED REGIONAL INFRASTRUCTURE

Roadway: ☐ see attached map ☐ by others/easement <i>Installation of all half-street improvements, including curb, sidewalk, and landscape, along Deep Well Ranch Road and Airport Avenue are the responsibility of the applicant; provide sidewalk along Deep Well Ranch Road and Airport Avenue as depicted on architectural and landscape plans</i>	Path and Trail: ☐ see attached map ☒ by others/easement <i>an off-street multi-use trail easement is not required on this parcel; it may be provided on the adjacent parcel to the south</i>
Water Main Line: ☐ see attached map ☒ by others/easement N/A	Sewer Main Line: ☐ see attached map ☒ by others/easement N/A
Stormdrain Main Line: ☐ see attached map ☐ by others/easement <i>Maintain existing along roadways</i>	Drainage Way/Easement: ☐ see attached map ☒ by others/easement <i>Maintain drainage ways as improved on the site</i>
Electrical / Gas / Communications Line: ☐ see attached map ☐ by others/easement N/A	Cross / Shared Parking Agreement: ☐ see attached map ☐ by others/easement N/A

MASTER PLAN COMPLIANCE (SECTION)

Airport Protection (5): ☐ see attached map ☒ YES ☐ NO ☐ N/A <i>The site lies within the No Residential and No School Buildings Area, the land use budget reservation does not include any dwelling units</i> 7460 form submitted to FAA	Land Use Groups (6): ☐ see attached map ☒ YES ☐ NO LUG OS and LUG C; U38: RV Storage permitted with use standards such that the storage area shall be screened from public streets by an appropriate screen wall, fence, or landscaping Landscape screening incorporated along the fence line to screen views into the storage areas from public streets
Design Guidelines (7): ☐ see attached map ☒ YES ☐ NO	Circulation (8) / M. Transportation Report: ☐ see attached map ☒ YES ☐ NO ☐ N/A



Park, Plaza and Greenway (9): ☐ see attached map ☐ YES ☐ NO ☒ N/A	Landscape (10): ☐ see attached map ☒ YES ☐ NO <i>trees are not permitted within a water or sewer easement; min. 30% of trees must be 24" box or larger, min. 50% of the shrubs must be 5-gal or larger;</i>
Lighting (14): ☐ see attached map ☒ YES ☐ NO	Master Water / Wastewater Report: ☐ see attached map ☒ YES ☐ NO ☐ N/A
Master Grading and Drainage Report: ☐ see attached map ☒ YES ☐ NO ☐ N/A <i>parcel self-detains and maintains historic flows at the boundary</i>	

ADDITIONAL MATERIALS

See Land Use Budget Tracker

See LUG Assignment and Reservation Map

Permitted uses include those list on the **Permitted Uses Review under LUG C**

Permitted development standards include those listed on the **LUG General Development Standards Review**

APPROVAL

This application, per the materials submitted to the Deep Well Ranch Master Plan Administrator, is approved with conditions noted above and attached.

Digitally signed by Jon Carlson

DN: cn=Jon Carlson, o=Espiritu Loci Incorporated, ou,
email=jcarlson@espirituloci.com, c=US

11/03/2022

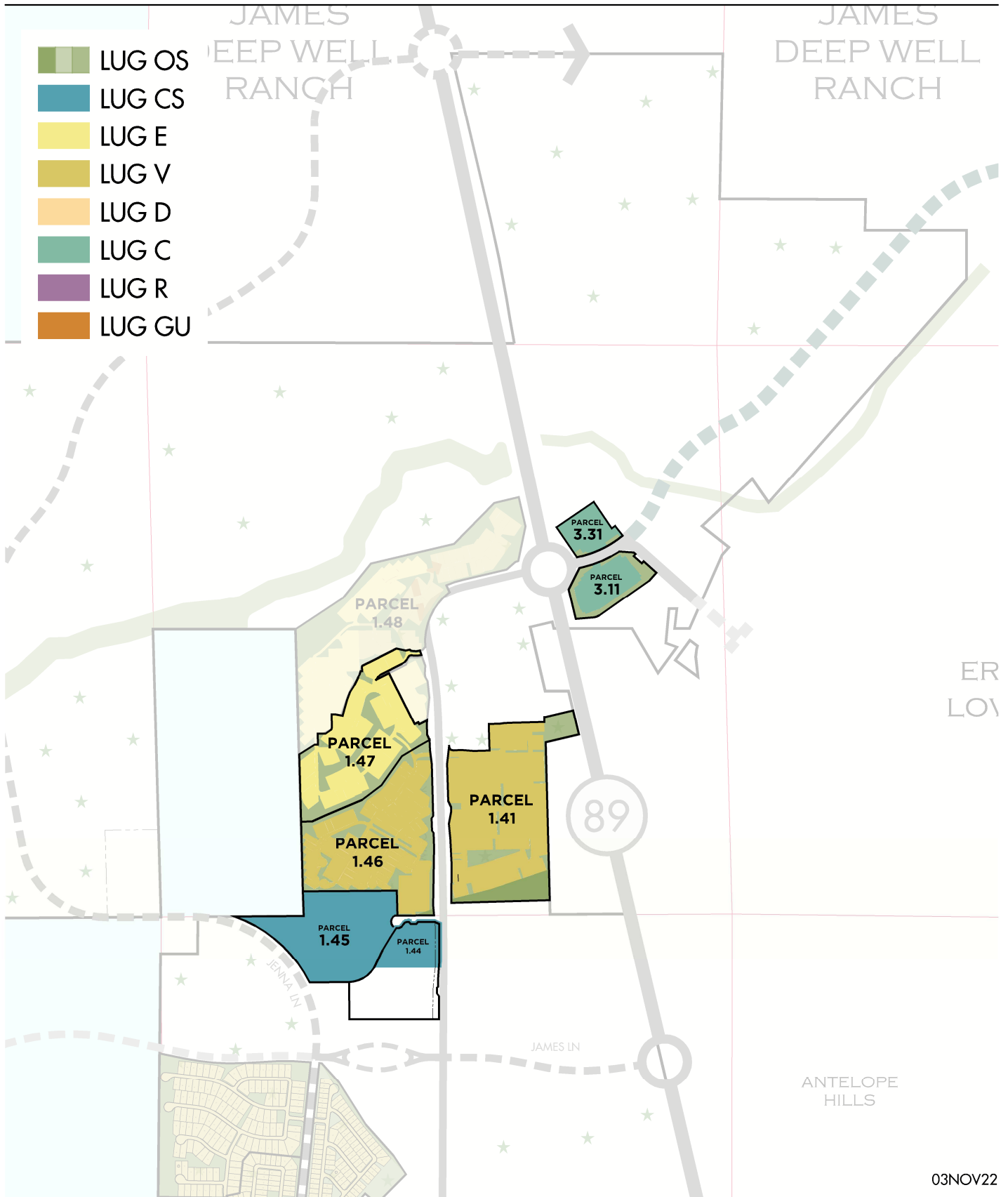
Signature (Master Plan Administrator or assigned designee)

Date





PARCEL CONTEXT



03NOV22



LUG ASSIGNMENT AND RESERVATION





PARCEL 3.11

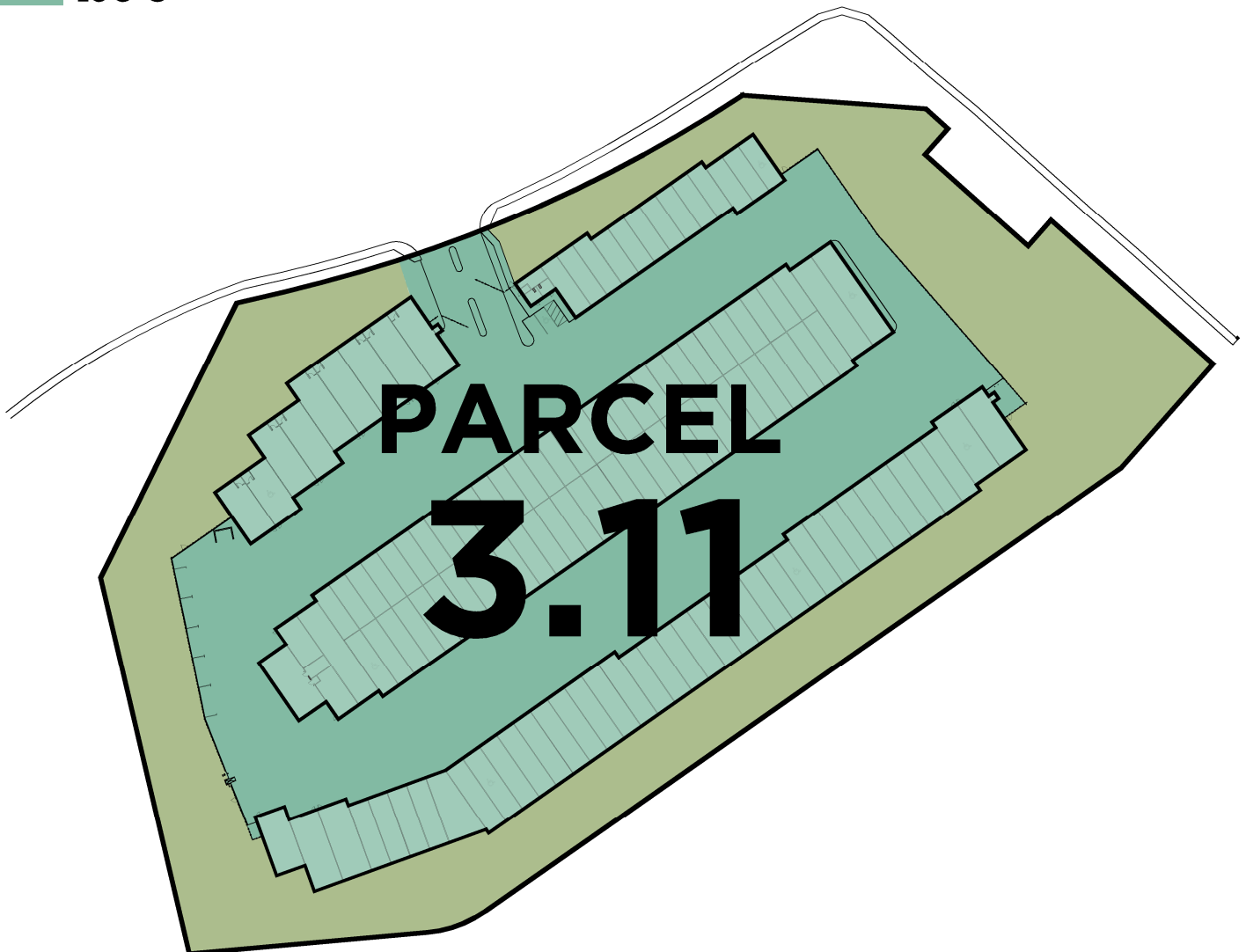
6.80 ac

LAND USE BUDGET

RES.*	COMM./ NON-RES	HOSPITALITY	OS/CIVIC AIRPORT PROTECTION	OS/CIVIC BOTTLENECK WASH	OS/CIVIC OTHER
(DU)	(SF)	(KEYS)	(AC)	(AC)	(AC)
0	98,000	0	0	0	2.4

 LUG OS

 LUG C



03NOV22



TO: MAYOR AND CITY COUNCIL
AGENDA: 6.29.23 Planning & Zoning Commission Agenda
DATE: June 29, 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 is SPC and LUG is V. Owner: Deep Well Ranches #1 LLC. Applicant: Terrascope Consulting. Location: APN 102-05-324N.

ITEM SUMMARY

This is a continuation of the Commission's consideration of this item from June 8th. At that meeting, the Commissioners had several questions relating to the height of the community building and the traffic impacts of the development on Jenna Lane and Willow Creek Road. The developer has provided additional information on the building and Planning staff reached out to the City's Traffic Engineer to address the traffic considerations.

BACKGROUND

This request was presented to the Commission at the last regular meeting. The site plan review is triggered by a provision in the Land Development Code for larger developments in the Commercial Corridor Overlay, specifically related to the number of parking spaces provided for the project. A portion of this project lies within the Commercial Corridor at the intersection of Pioneer Parkway and Willow Creek Road. The Commercial Corridor is the only reason this project requires Planning and Zoning Commission review.

The Commissioners discussed two main concerns related to the project. One was related to the height of the community center building near the main entrance. The developer estimated the height at 32 feet, but has now confirmed that the building height is 30 feet 5 inches. The LUG-V height allowance is up to 50 feet. Staff requested that the developer provide dimensioned renderings for presentation at the meeting to address this question.

The second concern was related to the traffic impacts on Jenna Lane and Willow Creek Road. Planning staff reached out to the City's Traffic Engineer and invited him to the meeting to address those topics and answer any questions. The Traffic Engineer did not have any materials available for the Commission at the time this report was drafted. If any information can be provided prior to the meeting, staff will email it to the Commissioners separately.

I have attached the aerial map and site plan again for the Commissioners' convenience.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

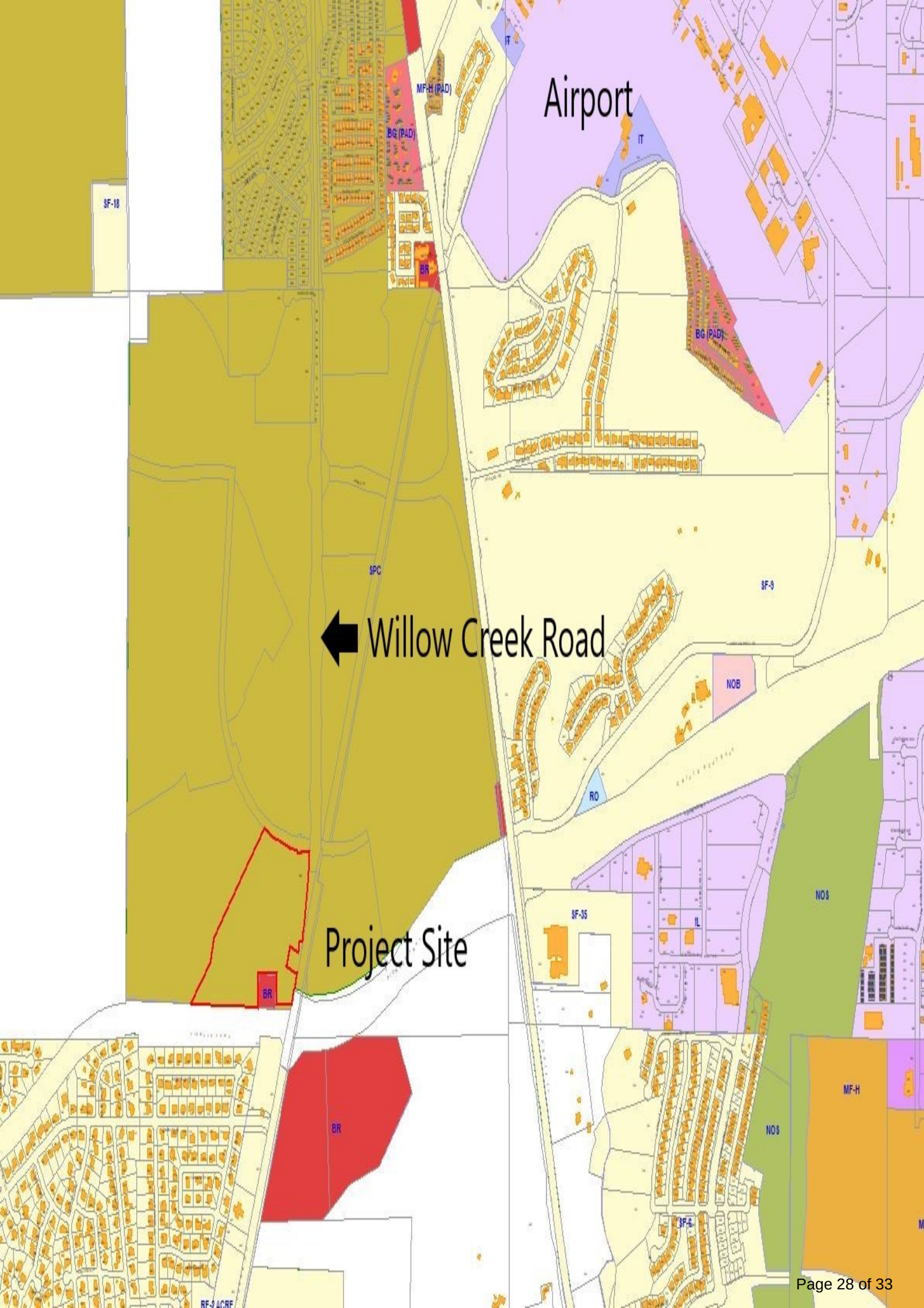
RECOMMENDED ACTION

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

ATTACHMENTS

1. Zoning

2. Aerial
3. South Ranch Rentals Prelim Site Plan
4. Site Rendering (w/ Aerial)





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;

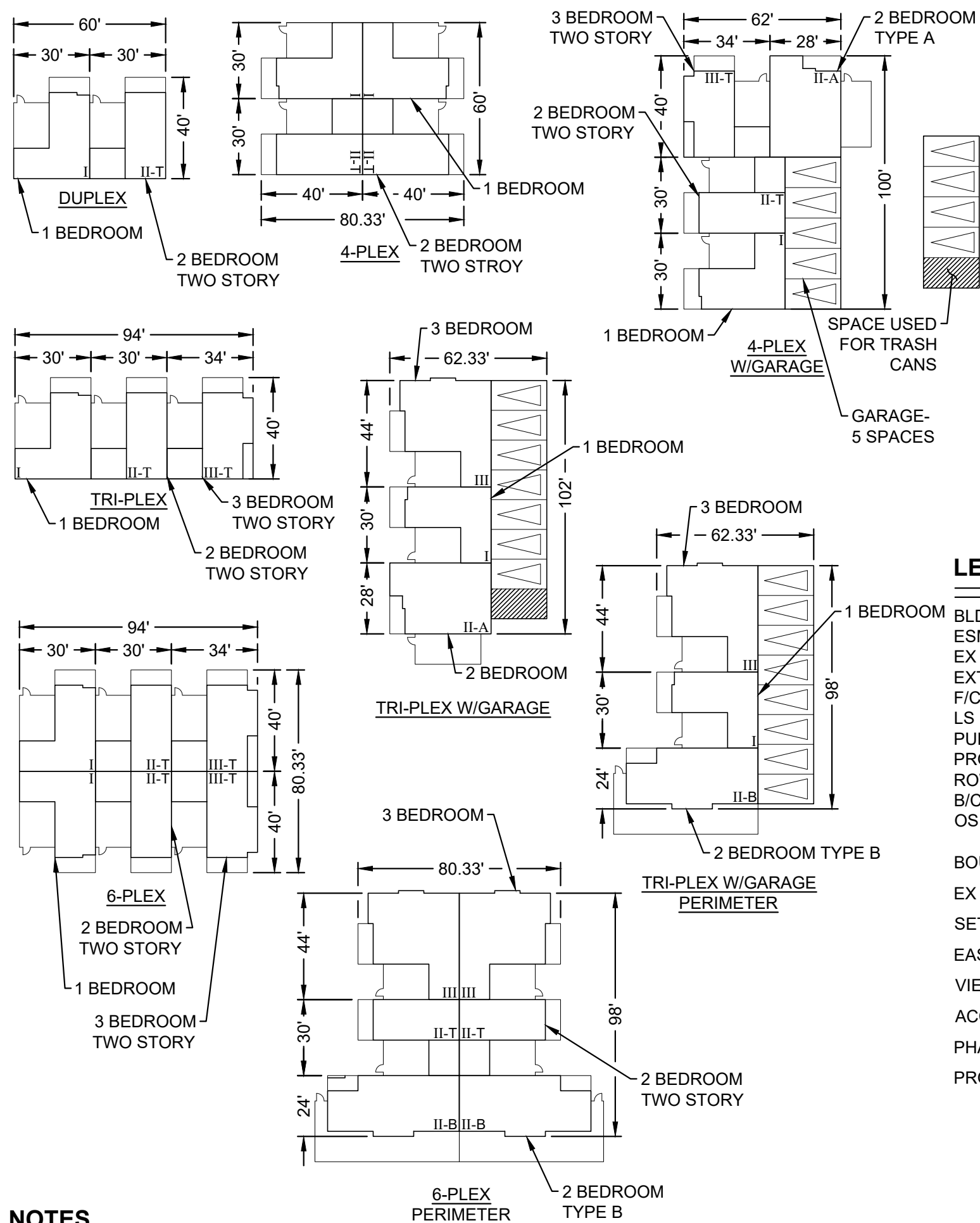
THENCE NORTH 05° 04' 11" EAST, A DISTANCE OF 18.86 FEET;

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' 28" 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,

TYPICAL BUILDING FOOTPRINTS



NOTES

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

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.

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			

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

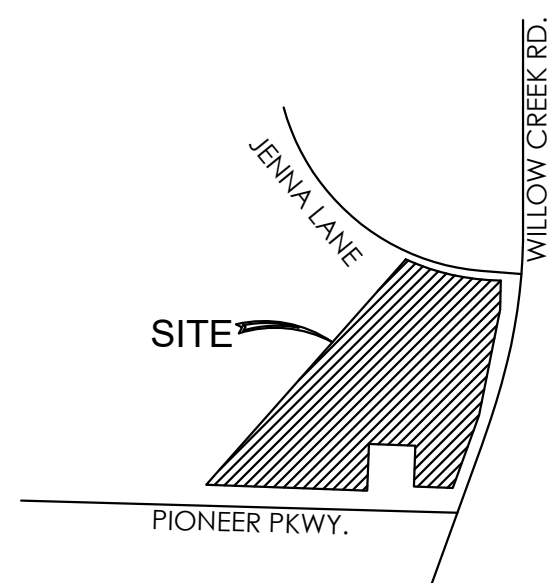
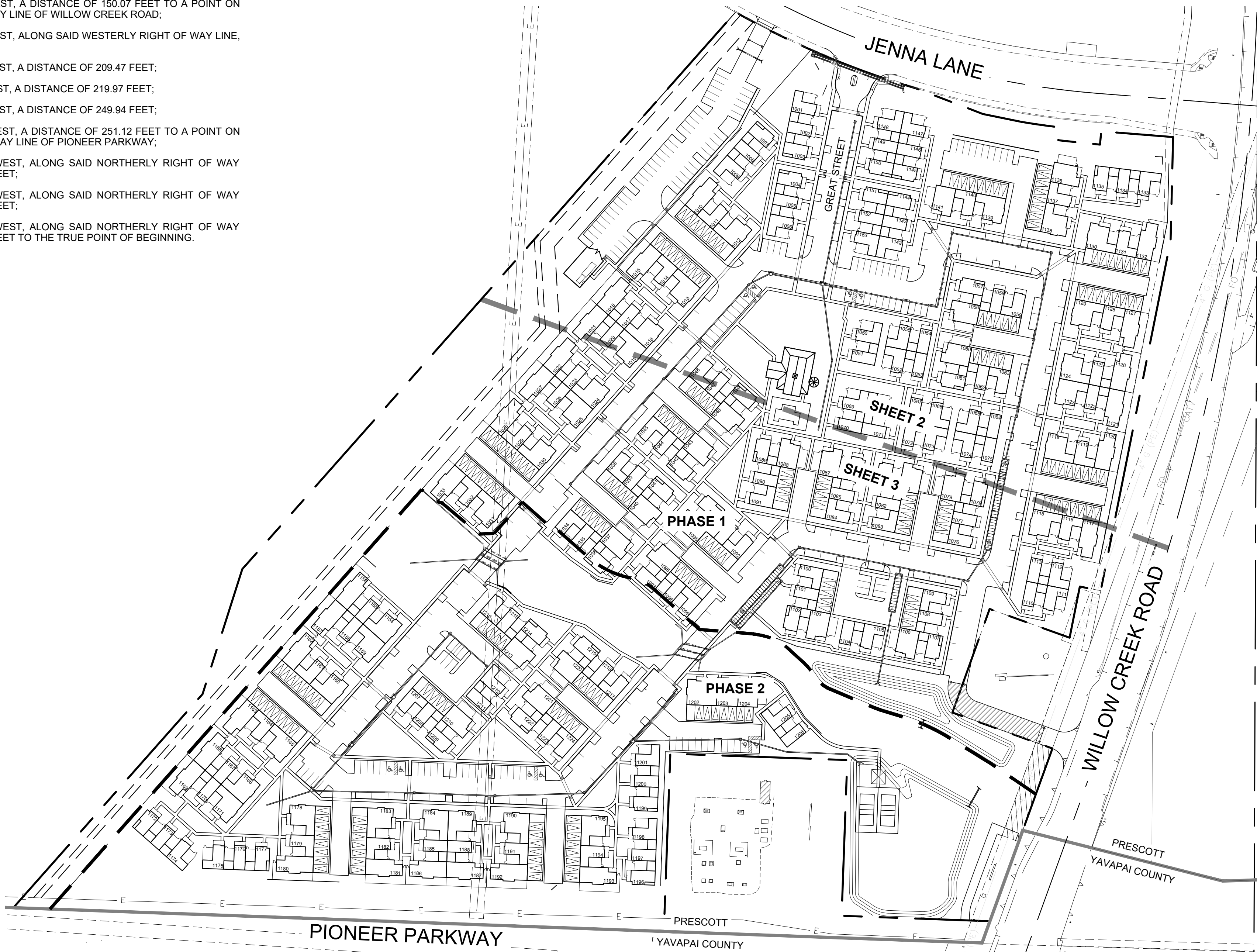
GARAGE	202
UNCOVERED PARKING	282
ACCESSIBLE SPACES	10
TOTAL	494
PARKING RATIO:	2.2 SPACES/DWELLING UNITS
STALL SIZE	
STANDARD:	9' X 19'
ADA:	11' X 19'
ADA AISLE WIDTH:	5'

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



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 ONEIL STATUE IN THE REAR CONCRETE BASE. A UNITED STATES GEOLOGICAL SURVEY STANDARD CAP STAMED "5364 PRST" 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



SOUTH RANCH RENTALS

SITE PLAN



DATE DESCRIPTION

11/09/2022 1ST CITY SUBMITTAL

03/31/2023 2ND CITY SUBMITTAL

CHECKED BY: PMV

DRAWN BY: CMB

TITLE:

COVER

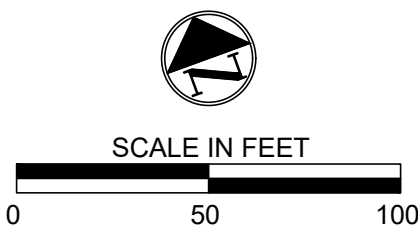
SHEET No.

1 of 3

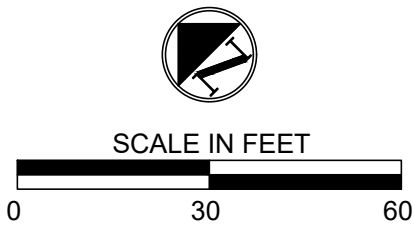
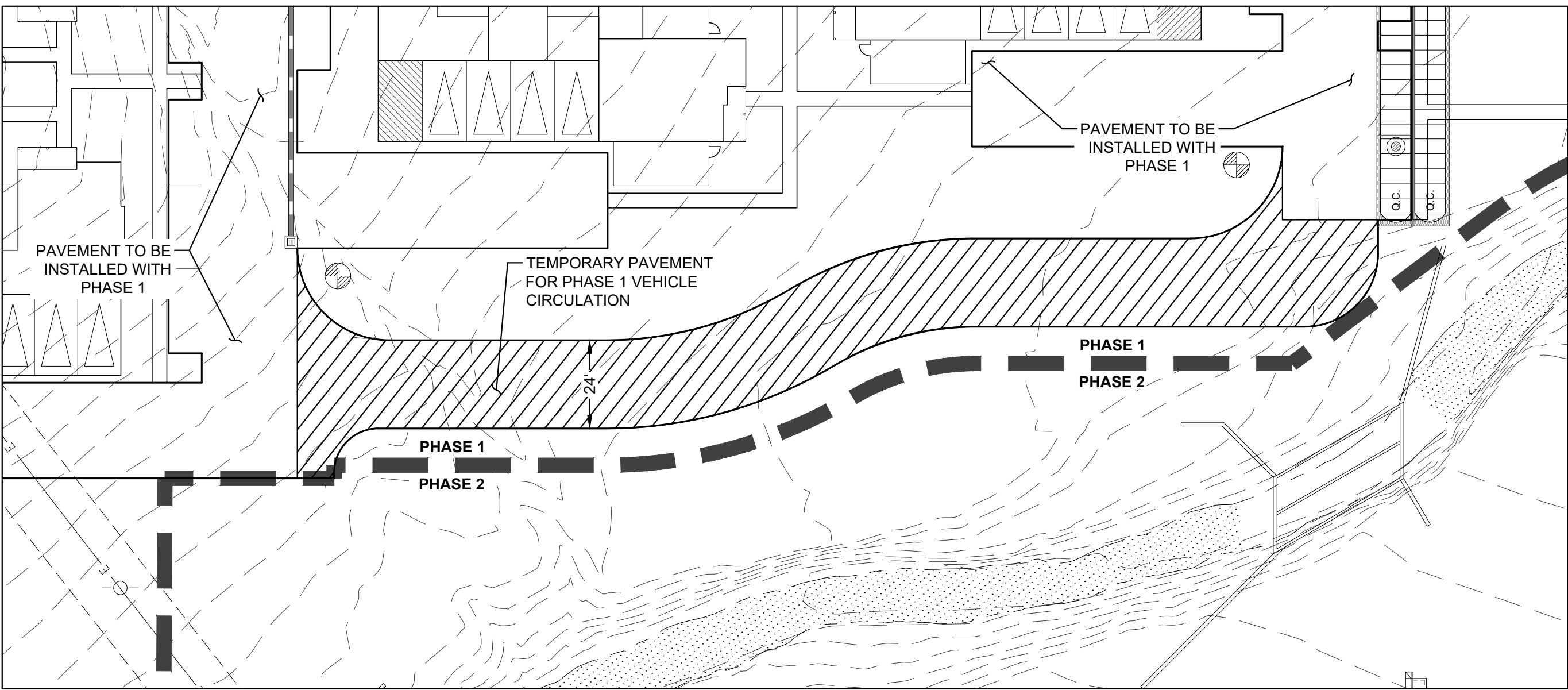
PROJECT No.
1292



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

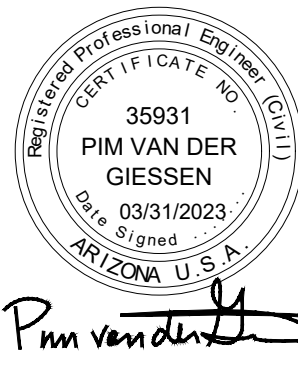


PHASE 1 TEMPORARY TRANSITION



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	BS	BUILDING SETBACK
PUE	PUBLIC UTILITY	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			



SOUTH RANCH
RENTALS

SITE PLAN



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SITE PLAN

SHEET No.

2 of 3

PROJECT No.

1292

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