

City of Prescott

Planning & Zoning Commission



October 12, 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 **October 12, 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 September 28, 2023 Planning & Zoning Commission Meeting Minutes.
Recommended Action: MOVE to approve the meeting minutes as presented
 - B. **SITE22-004** - Site Plan Review for a 223-unit Residential Rental Complex on Approximately 28.6 Acres. Zoning: 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
 - C. **PLN23-002** - A Revised Preliminary Plat for South Ranch Unit 2. Location: APN 102-05-036G. Parcel Size: 18 Acres. Zoning: SPC. Owner: ASH-Dorn, LLC.
Recommended Action: MOVE to recommend approval of PLN23-002
 - D. **SUP23-002** - A Special Use Permit Allowing for the Construction of a 100-foot Wireless Tower Next to the Existing Water Tank Exceeding the Allowed Height Limitation of 35-feet for the Zoning District. Location: APN 800-20-034S, 3599 Williamson Valley Road. Zoning: Rural Estate 2 Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.
Recommended Action: 1) MOVE to recommend approval or denial of SUP23-002 allowing for a 100-foot monopole or 100-foot cell tower camouflaged as a pine tree
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 10/5/23 at 11:00 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: October 12 Planning & Zoning Commission Meeting
DATE: October 12, 2023
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the September 28, 2023 Planning & Zoning Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the September 28, 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 the meeting minutes as presented

ATTACHMENTS

1. September 28, 2023 P&Z Minutes



City of Prescott

Planning & Zoning Commission

September 28, 2023 | 9:00 AM

201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Vice Chairman Gambogi called the meeting to order at 9:00 A.M.

2. ROLL CALL

Don Michelman - Chairman (Absent)
Ted Gambogi - Vice-Chairman
Susan Graham - Member
Thomas Hutchison - Member (Absent)
James Kleczewski - Member
Thomas Reilly - Member
James Whiting - Absent

3. DISCUSSION & ACTION ITEMS

A. Approval of the June 29, 2023 Planning & Zoning Commission Meeting Minutes.
**MOTION BY COMMISSIONER KECZEWSKI TO APPROVE JUNE 29, 2023 MINUTES;
SECONDED BY COMMISSIONER REILLY: (4 - 0)**

B. **SITE23-007:** Site Plan Review for a 90-unit Apartment Complex on
Approximately 2.98 Acres (4 parcels). Zoning: BG (Business General). Property
Owner: Lakeview Plaza LLC. Applicant: Michael Taylor Architects Inc. Location:
APNs 106-20-506A, 507A, 508, and 509, 3111 Lakeview Plaza Lane.

George Worley, Planning Manager stated that the site plan approval process was created as part of the City's Water Policy. He stated that the City Council had some concerns about approving a project for water without having a review by another appointed body to determine whether the project was viable. The purpose of this review is to look at projects to make sure that the general layout makes sense and they have adequate access and parking.

Mr. Worley gave an overview of the project. This request is for a ninety-unit apartment complex on approximately three acres. He stated that the site is part of a commercial shopping center subdivision that was created approximately twenty years ago. It sits on four parcels that will be combined later in the process.

Mr. Worley stated that the project will be three four-story apartment buildings with thirty two-bedroom units each for a total of ninety two-bedroom apartment units. There will be two hundred parking spaces along with two ingress and egress points.

The location of the property is located in Lakeview Plaza. The zoning is Business General, which allows for multi-family structures and the density that is being requested.

Mr. Worley then presented an aerial view of the proposed property. He stated that the property is located at Willow Lake and Willow Creek Roads. Mr. Worley stated that multi-family residential is often used as a buffer between commercial and low density residential which is the zoning to the South of the property.

Mr. Worley stated that the property has been graded flat and that there will be additional grading during development of the project. He then pointed out access on the East side of the property as well as. He stated that the other access to the property is off of Central Drive on the North.

Mr. Worley presented a photo of the property to show that there is a significant cut in the South side of the property which will minimize the impacts to residential neighbors due to the elevation difference. The residential homes will only see about two of the four stories.

Mr. Worley stated that the parking count is 200, which is the correct amount needed for the number of units in the complex.

Mr. Worley stated that the landscaping will primarily be in planter islands within the parking lot and around the perimeter of the site. That landscaping area has been estimated for water usage based on acreage but there is no landscaping plan at this point. The landscaping requirements of the City of Prescott are that the materials have to be low water usage. A mix of live material and rock is encouraged for water conservation purposes. They must present landscaping for review before the building permits are issued.

Mr. Worley presented issues for consideration which highlight the items that will be reviewed throughout the process. He then presented key points of interest:

- Primary access is through existing commercial center
- Secondary access is via existing driveway from Mogollon Rd
- 90 two-bedroom apartment units
- 200 parking spaces required and 200 provided
- Setback requirements are in compliance with LDC
- Building height allowance is fifty feet. Four stories will be approximately forty-five feet in height
- Landscaping plan will be submitted at building permit stage.

Mr. Worley stated that the building allowance for Business General is a maximum of fifty feet. Four stories will be approximately forty-five feet in height.

Commissioner Thomas Reilly stated that the site plan is showing two buildings to the southwest corner that the first two floors appear to be buried up against the cut back. He stated that there needs to be egress from the windows. He asked if this would be addressed in later review.

Mr. Worley stated that the anticipation is that they will use retaining walls at the bottom of the cut slope to create some space for access. He stated that they will ensure that the minimum fire and building safety requirements are met as a building permit cannot be issued until they are met. If that requires the site plan to be modified significantly, they may return to Planning and Zoning Commission at that time.

Commissioner Reilly asked Mr. Worley to review the parking requirements. He asked for confirmation that a two-bedroom unit would require two parking spaces.

Mr. Worley stated that is correct and that for the first forty units, a half space is added to the requirements to create twenty guest parking spaces.

Commissioner Reilly asked if the buildings were to be raised more than four or five feet in order to lessen the height of a retaining wall if they should require that the project be brought back to the Commission.

Mr. Worley stated that they could require that. He stated that at the building permit submittal stage the site plan can be pulled and brought back to the Commission for review prior to the issuance of the permit. It would not be a technical review and there would be no vote, but the Commission would be able to give direction to the staff in their review.

Commissioner Ted Gambogi asked if the apartments would be built up against the bank shown in the photo of the property.

Mr. Worley stated that it will be very close to the bank. He stated that the cut bank would obscure at least one floor but possible two floors of the building depending on how much more excavation will occur.

Commissioner Reilly stated that he is concerned that the building will be raised up enough to impact neighbors that are immediately adjacent to the property.

Mr. Worley stated that staff will bring it back to commission if they feel it has had a significant change including significant impact to the neighbors. He stated that the neighborhood is sensitive to what goes on in that area and that they may appreciate this project as now they are exposed to noise and light from Ocean Blue Car Wash. This project will provide a buffer to the commercial activity.

Commissioner Susan Graham stated that she is concerned about the ingress and egress for the development. She stated that Willow Creek Road is a very busy two lane road and that it is difficult to get out of the neighborhood safely. She stated that there are already several ingress and egress points for other businesses, and she is worried that this project will add to the congestion on Willow Lake Road. She asked how the additional traffic will be managed to make it safer and if there would be traffic signals added.

Mr. Worley stated that he is not aware of any plans for additional traffic signals. He stated that the entire project and its access points were designed under the

assumption that the center would be a combination of retail, restaurants, and other businesses all of which have a high volume of traffic turnover. Mr. Worley stated that traffic impacts will be reviewed again in the building permit process with the traffic engineering department. He stated that he does not anticipate additional impacts beyond what it was designed for with the shopping center.

Commissioner Gambogi asked if the property can be accessed from Willow Lake and Willow creek Roads.

Mr. Worley stated that there are two ways to access the property from Willow Lake Road and three ways to access from Willow Lake Road, two of which have deceleration lanes. He stated that it is well designed for traffic access.

Commissioner Graham stated that she travels Willow Lake Road often and she is increasingly seeing people take a lot of risks in order to make a left-hand turn onto Willow Lake Road. She stated that this is a concern for her.

Mr. Worley stated that staff does keep an eye on traffic and that there could be restrictions placed on left-hand turns if there are a lot of traffic accidents. He stated that he does not believe that has occurred. Mr. Worley stated that congestion in the area is heavy as there are two commercial shopping centers. He stated that traffic engineers design the roadway network for these areas and they will take steps to mitigate any issues that may arise.

Commissioner Reilly asked whether the neighborhood off of Montana has been notified of this project.

Mr. Worley stated that they have not been notified as this is a project by right.

Commissioner Reilly stated that he believes people living in the new apartment will be using Montana to get to the traffic signal causing an impact to the neighborhood.

Commissioner James Kleczewski stated that he agrees with the concern about getting onto Willow Lake Road as he drives it frequently and the road is getting more congested.

Ken Mabarak, developer of the proposed site stated that this site was anticipated as a shopping center. He stated that there is a thirty-foot cut from the corner to where the flat land is. He stated there may be additional grading that lowers the southwest corner down even more.

Mr. Mabarak stated that Willow Creek Road had very little traffic when he developed a nearby apartment complex but today the road has about forty thousand cars a day.

Mr. Mabarak stated that there was no water policy when they started working on this parcel. He stated that they complied with the water law that used to be in effect for this project. He stated that water was brought in from a high-pressure line on Mogollon and from a line that is at his other apartment project. He stated that he doesn't anticipate ninety units on the property. He stated that would be

too dense. He stated that he anticipates the design changing dramatically.

Mr. Mabarak stated that they are bound by the water policy and they need to have the ability to move forward with the project and allow prospective buyers to look at the property. He stated that they would prefer a restaurant or grocery store but they have not had any interest.

Mr. Mabarak stated that an apartment building is a great use for the property. He stated that there is a thirty to thirty-five foot buffer between the property and Mogollon Road. He stated that they have been very sensitive to the nearby property owners and has spoken with most of them with positive feedback.

Mr. Mabarak stated that they understand that traffic is a concern and that when they developed the property they added many ingress and egress

Commissioner Graham asked if it is possible to expand Willow Creek to four lanes.

Mr. Worley stated that it may be possible as the right of way is wide enough but there would be significant engineering required to know for sure and he does not believe that has been done.

Commissioner Gambogi asked for confirmation that they are not doing a typical review of this project. They are making a decision on if the project makes sense for the property so that the applicant can get water.

Mr. Worley stated that this is not their usual project. This type of site plan review is to ensure that conceptually this project could be feasible at this scale at this location. Council would like to ensure that they do not allocate water to a project that would not work.

Commissioner Reilly stated that he thinks the project is okay to move forward and that if there are significant changes it should come back to the Commission for review.

MOTION BY COMMISSIONER REILLY TO APPROVE SITE23-007; SECONDED BY COMMISSIONER KLECZEWSKI: (4 - 0)

- C. **SITE23-008:** Site Plan Review for a 110 Room Hotel on Approximately 3 Acres of a 10 Acre Parcel. Zoning: BR (Business Regional). Property Owner: Espire AZ LLC. Applicant: Sport Hotel Development LLC. Location: APN 103-20-598J, 3400 Gateway Blvd.

Mr. Worley presented an overview of the project for a Wyndham Hotel with 107 rooms at Gateway Mall. It will be on a three-acre parcel that will be subdivided out of a ten-acre parcel. He stated that the proposal is for a three-story hotel that would be placed in close proximity to the old Sears building that is now Espire Sports.

Mr. Worley stated that Espire Sports is subdividing the property for the hotel as they anticipate tournaments they will hold would fill the hotel. He stated that the

hotel would be located in the old Sears parking lot. He stated that the mall was designed with a lot of excess parking. Espire Sports requires significantly less parking than what Sears needed. The additional hotel use and the reduction of parking that is associated with it should still meet all of our parking requirements for both the hotel and Espire Sports. Mr. Worley stated that the hotel has its own requirements for parking that have to be met.

Mr. Worley stated that the three acres will come out of the parking lot, the hotel located within it running approximately North and South with access from the internal driveway. There is no external connection directly to any publicly owned streets around it. Mr. Worley stated that one parking space per room is required plus additional parking for the largest staffing shift. He stated that the hotel did provide sufficient parking. The hotel proposes 4 levels of units and a swimming pool.

Mr. Worley stated that the site is Business General zoning and the maximum height is fifty feet. The hotel will be under that. He then presented an artist rendering. He also presented issued for consideration that will be reviewed throughout the process.

Mr. Worley stated that they meet setback requirements for Business General zoning. The applicant has approximately thirty percent construction drawings that staff has seen. He stated that this is not a conference center hotel. This is important primarily due to parking as the parking demand is higher for a conference center. A detailed landscaping plan will be submitted during the building permit process.

Commissioner Gambogi asked if there had been a previous proposal to build housing to the northwest of the parcel.

Mr. Worley stated that there was a proposal for rental units made by the owner of Espire Sports to the South of the proposed hotel. He stated that he believes the hotel proposal is a replacement. He does not believe Espire Sports has the desire to continue with that proposal based on conversations with staff.

Commissioner Gambogi asked for clarification that the hotel replaces the previous proposal.

Mr. Worley stated that he believes that it does but if they do submit for rental units it will come back to Commission for review.

Commissioner Reilly asked if there was a water allocation made for the previous proposal.

Mr. Worley stated there was not. He stated that is was a conceptual idea that never moved forward.

Commissioner Graham asked if there is enough land owned by Espire Sports that they could still add some rental units in addition to the hotel if they chose to do so.

Mr. Worley stated that they own enough property that they may be able to get some additional units in but that they may not have sufficient parking. He stated that he does not anticipate additional units being proposed.

Commissioner Gambogi asked for confirmation that they are not using conventional Planning Commission analysis; they are deciding if it makes sense to put a hotel in that location to get water.

Mr. Worley confirmed that was correct.

MOTION BY COMMISSIONER REILLY TO APPROVE SITE23-008; SECONDED BY COMMISSIONER GRAHAM: (4 - 0)

4. STAFF UPDATES

Mr. Worley stated that there are going to be several items coming up for the next Planning and Zoning Commission meeting.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 9:58 A.M.

TED GAMBOGI, Vice Chairman

ATTEST:

SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: October 12 Planning & Zoning Commission Meeting
DATE: October 12, 2023
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **SITE22-004** - Site Plan Review for a 223-unit Residential Rental Complex on Approximately 28.6 Acres. Zoning: 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 their June 8th 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 trigger for this project to obtain Planning and Zoning Commission review and recommendation.

At the June meeting, 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.

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

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

MOVE to recommend approval of SITE22-004

ATTACHMENTS

1. South Ranch Rentals Narrative
2. Aerial
3. Site Render (w Aerial)

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

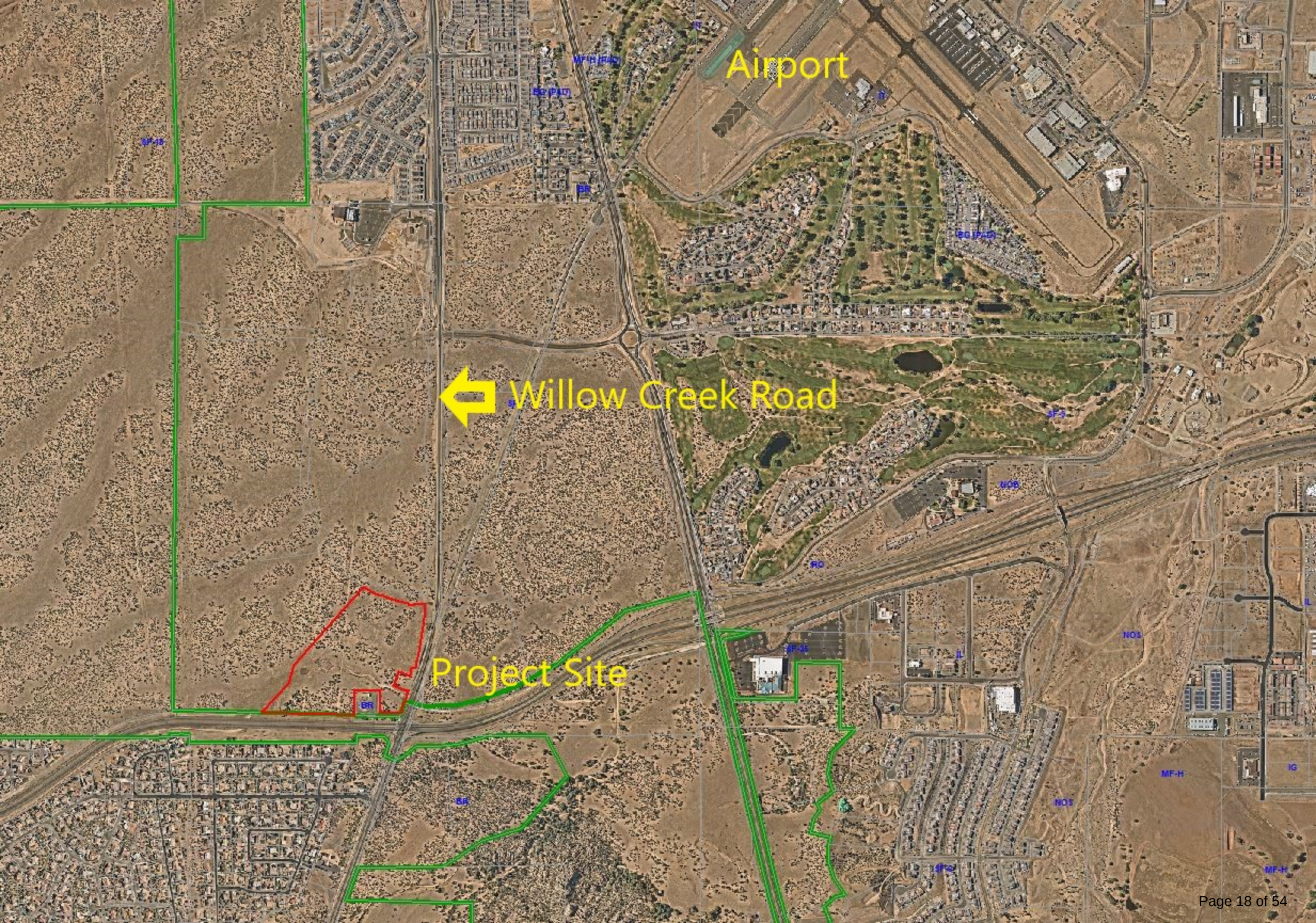
The City of Prescott is the wastewater service provider for Deep Well Ranch. The wastewater system is anticipated to require regional improvements as contemplated in the Master Plan. The offsite improvements are necessary for the development of this site and will be submitted separate from this project 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







TO: MAYOR AND CITY COUNCIL
AGENDA: October 12 Planning & Zoning Commission Meeting
DATE: October 12, 2023
DEPT: Community Development
ITEM #: 3.C
SUBJECT: **PLN23-002** - A Revised Preliminary Plat for South Ranch Unit 2. Location: APN 102-05-036G. Parcel Size: 18 Acres. Zoning: SPC. Owner: ASH-Dorn, LLC.

ITEM SUMMARY

In September of 2022, the Planning and Zoning Commission reviewed and recommended approval of a preliminary plat (PLN21-007) for South Ranch Subdivision. The preliminary plat included multiple units (phases). Unit 2 (2A & 2B) contained 96 lots. This request is to revise Unit 2 to reduce the lot sizes of Unit 2A and to increase the number of lots by 12 to a total of 108 lots.

BACKGROUND

On the original preliminary plat, the lots were mostly designed with a 45 foot width and varying depths. To accommodate a new home product, the developer desires to modify the plat by changing the lot sizes in Unit 2A to a narrower 35 foot wide lot design. The dimension change will result in an increase in the total number of lots by 12. The original preliminary plat depicted Unit 2 with 96 lots, while the proposed revision will create 108 lots.

South Ranch is controlled by the Deep Well Ranch Master Plan, which sets out minimum lot sizes and setbacks based upon the designated Land Use Group (LUG). The LUG designation for this development will be Village (V), which allows lot sizes as small as 1,500 square feet and dimensions as small as 20 feet in width. The proposed revision will be in compliance with the governing rules for subdivision design within the Deep Well Ranch Master Plan area.

Staff review of this request included special attention to utility capacity for the additional 12 lots, traffic capacity of the roads, airport impact zones and compliance with density and lot size requirements. All issues have been addressed to the satisfaction of staff reviewers. There are many additional items that will be required at the time of a final plat submittal, including airport related notification documents due to the proximity of this plat to the primary runway and the associated overflights.

All reviewing departments have approved this application (some with conditions for the final plat) and this item can be considered and acted upon by the Commission at this time.

FINANCIAL IMPACT

No fiscal impact.

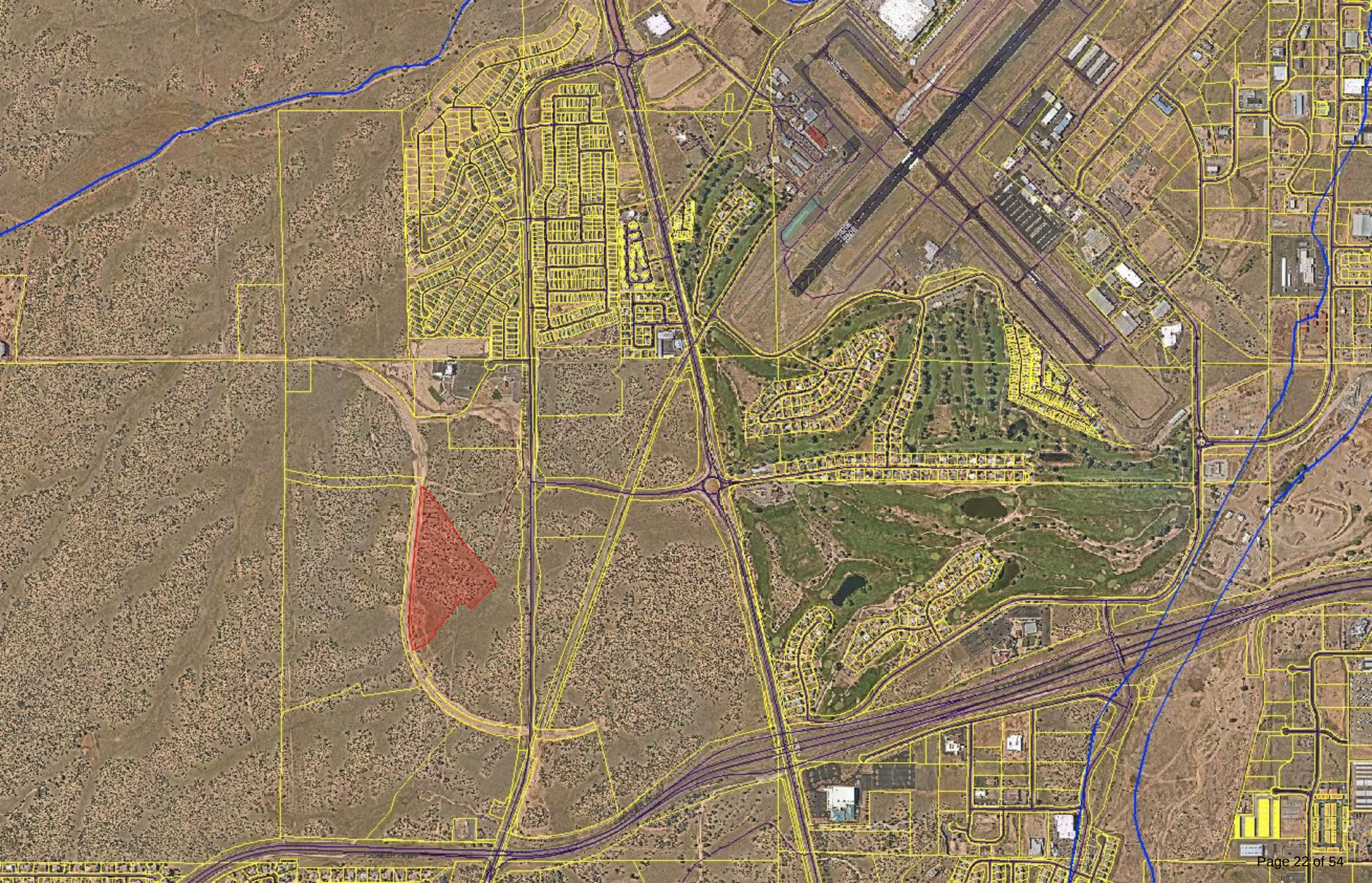
RECOMMENDED ACTION

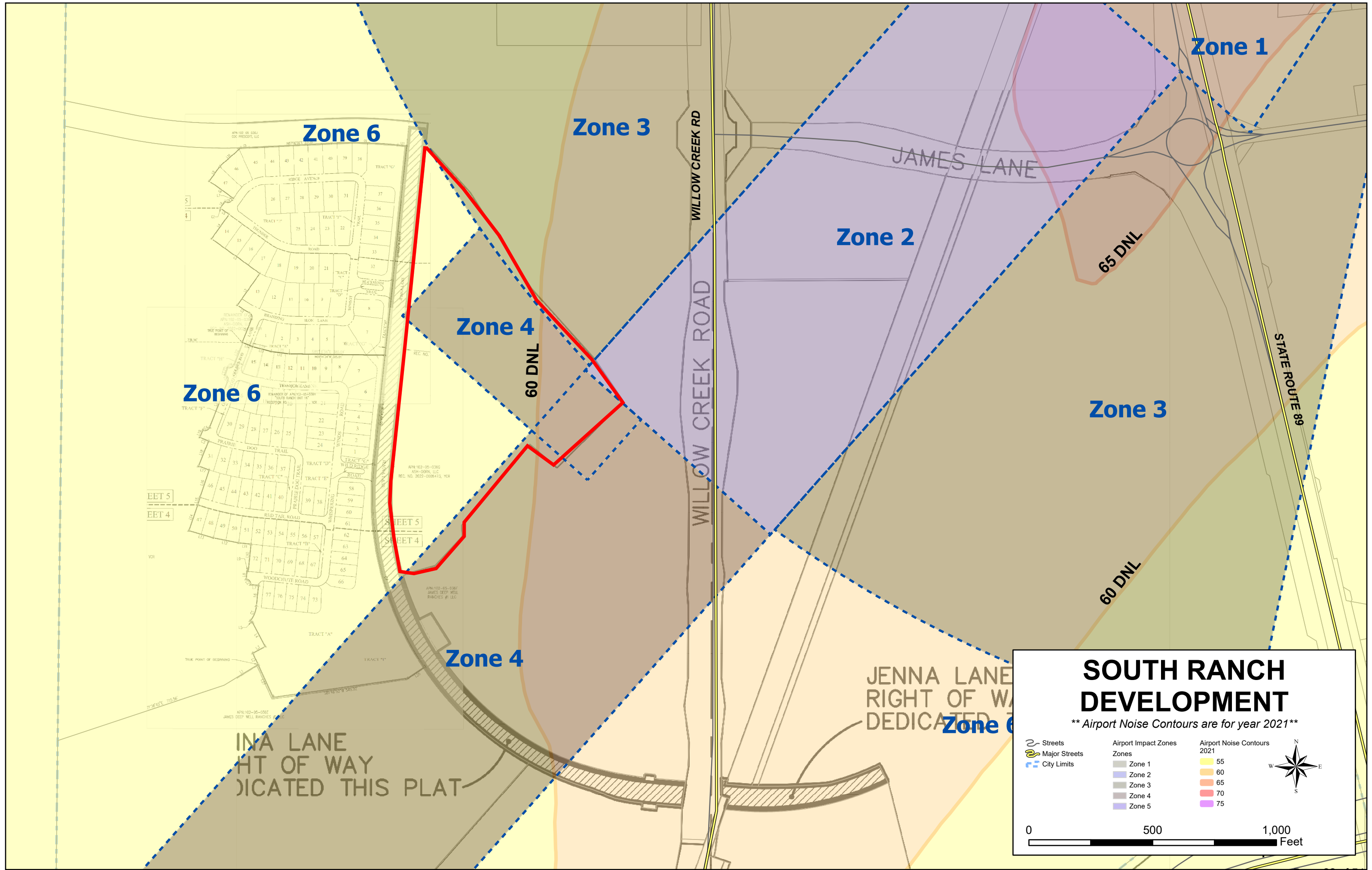
MOVE to recommend approval of PLN23-002

ATTACHMENTS

1. Aerial of Unit 2
2. Airport Impact Zones Overlay

3. Unit 2 PrePlat Amendment Narrative
4. Original PrePlat
5. Proposed Revision
6. Unit 2 Preplat Amendment Full





GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4486
msantoro@gblaw.com

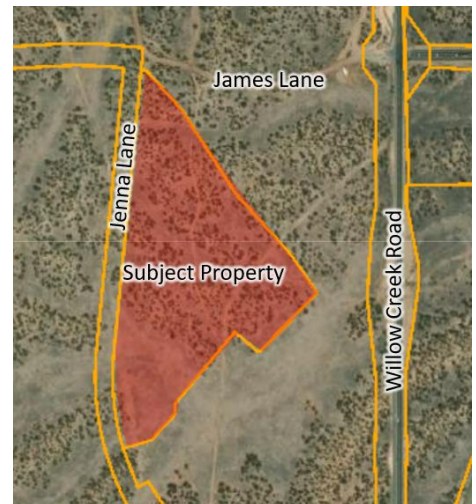
April 24, 2023

City of Prescott
Planning and Zoning Department
201 South Cortez Street
Prescott, AZ 86303

Re: South Ranch I Unit 2 – Deep Well Ranch
PAC Submittal for Annexation and Preliminary Plat

Dear Community Development Department Staff:

This narrative is submitted on behalf of ASH-Dorn, LLC (Applicant and Property Owner) for a Preliminary Plat Amendment for South Ranch I – Unit 2 of Deep Well Ranch. The subject property is generally located at the southeast corner of the future Jenna Lane and future James Lane and is Yavapai County APN 102-05-036G (the “Property”). The Subject Property is highlighted in red on aerial map to the right. The Property is designated as South Ranch I – Unit 2 within the Deep Well Ranch Master Plan.

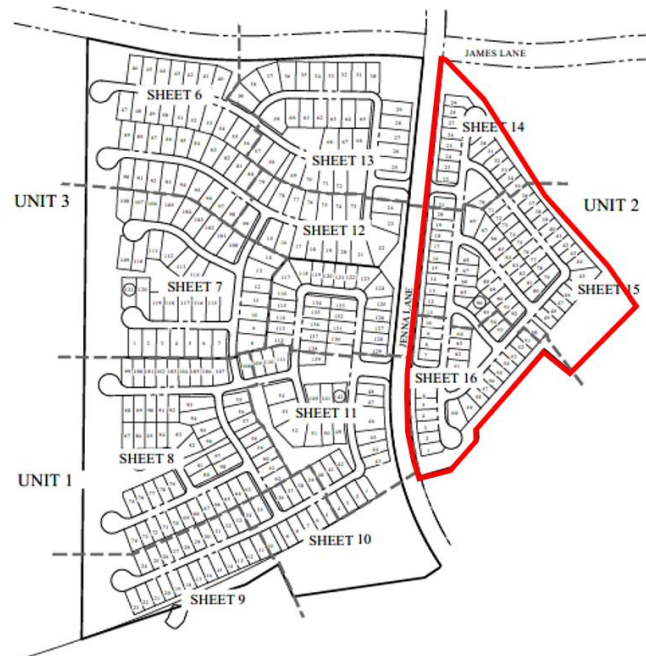


HISTORY

In 2017, the City of Prescott approved the Deep Well Ranch Master Plan designating Special Planned Community (“SPC”) zoning on approximately 1,800 acres to permit greater flexibility and more creative and imaginative design for the development of a master-planned community. The Deep Well Ranch Master Plan sets the framework for commercial and residential development as well as open space.

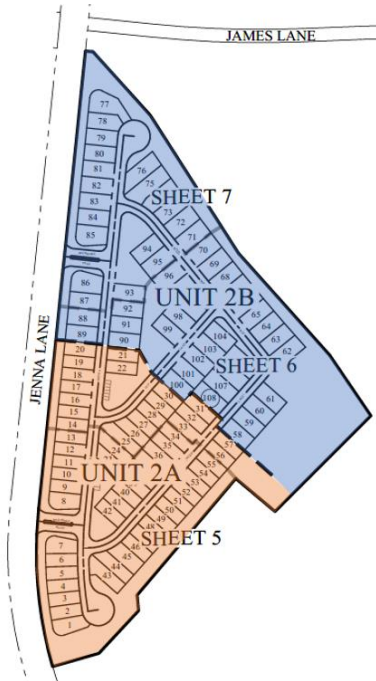
As stated above, the subject Property is designated as South Ranch I – Unit 2 and encompasses approximately 18 acres. The Property is currently zoned Special Planned Community (“SPC”) with a land use designation of Village.

On October 11, 2022, the City of Prescott approved the Preliminary Plat for South Ranch I – Unit 1, Unit 2, and Unit 3 (PLN21-007), which included approximately 359 single-family residential lots on approximately 87 acres of unsubdivided land within the Deep Well Ranch master planned boundary. Within Unit 2, the pre-plat depicted ninety-six (96) 45-foot-wide lots, as shown outlined in red in the image below.



REQUEST

In order to respond to public input and be responsive to the City’s need to offer a range of housing choices, ASH-Dorn is proposing to amend the Preliminary Plat for Unit 2 only to allow for the inclusion of 35-foot-wide lots. The northern half of Unit 2 (shown in blue below) will remain with fifty-one (51) 45-foot-wide lots, while the southern half of Unit 2 (shown in orange below) will provide fifty-seven (57) 35-foot-wide lots. This is an increase of 12 total lots from the approved pre-plat, bringing the total unit count from 96 to 108, increasing the density a nominal amount from 5.2 DU/A to 5.9 DU/A. The new, 35-foot-wide lots are all proposed within the Airport Impact Zone 6. There are no modifications proposed to the number or lot configuration of any lots within Airport Impact Zone 4; that area remains as originally approved. Additionally, although not required, additional guest parking has been included in the Unit 2A area where the 35-foot lots are proposed. Access will still be provided in two locations along Jenna Lane with minimal modification to the internal street layout, and no changes to the large open space area on the southeast portion of the site.



Deep Well Ranch Master Water and Master Wastewater Reports serve as the guide to the water and wastewater design for this project. With the proposed revision to the lot layout, water and wastewater have been analyzed to determine any potential impacts to the design. Updated water and sewer reports are included with this submittal.

Final grading plans and drainage reports have already been submitted to the City of Prescott and are currently under review. This modification does not change those plans as all open space and retention will remain as approved.

We look forward to discussing this request with you. Please let us know if you have any questions or if you require additional information in advance of the meeting.

Sincerely,
GAMMAGE & BURNHAM, PLC

By
Ashley Z. Marsh

JAMES LANE

SHEET 14

UNIT 2

SHEET 15

SHEET 16

SHEET 13

SHEET 12

SHEET 11

JENNA LANE

JAMES LANE

APN 102-05-03 6A
UNSUBDIVIDED
JAMES DEEP WELL
RANCHES
#1 LLC
PO BOX 10245
PRESCOTT, AZ 86304

JENNA LANE

WILLOW CREEK RD

SHEET 7

UNIT 2B

SHEET 6

UNIT 2A

SHEET 5

PRELIMINARY PLAT AMMENDMENT
FOR
SOUTH RANCH I - UNIT 2
SITUATED IN A PORTION OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST, OF
THE GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

ZONING

CURRENT ZONING: SPECIAL PLANNED COMMUNITY (SPC) DISTRICT.

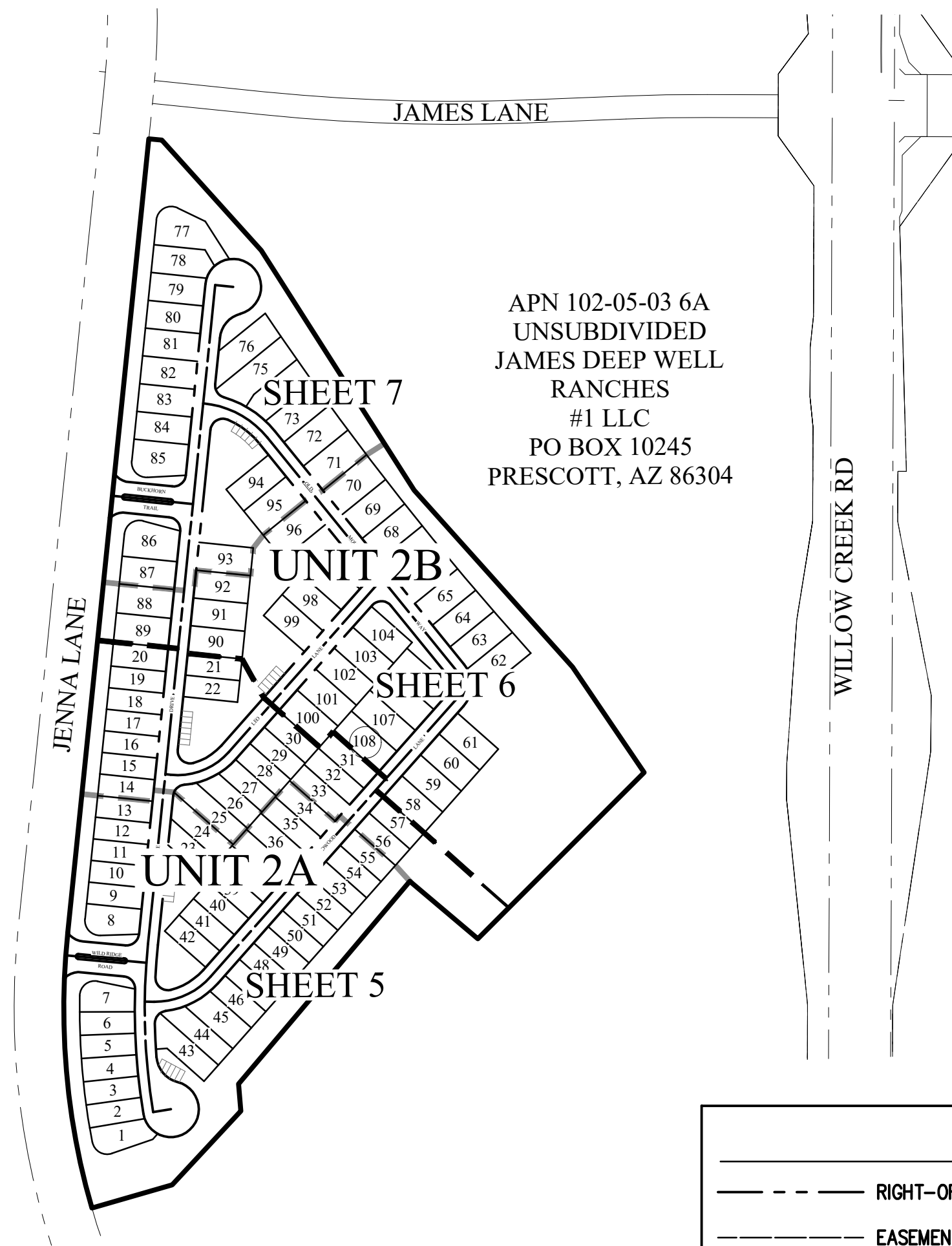
PROJECT DESCRIPTION

A RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 18 ACRES CONSISTING OF UNITS 2 OF SOUTH RANCH I FOR A TOTAL OF 108 RESIDENTIAL UNITS.

FLOODPLAIN

THE YAVAPAI COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04025C1690G, DATED SEPTEMBER 3, 2010 INDICATES THAT THE SITE FALLS WITHIN ZONE "X" (SHADED), REFER TO EXHIBIT FIGURE 2 – FIRM MAP FOR SITE LOCATION AND FIRM MAP INFORMATION. ZONE "X" (SHADED) IS DEFINED BY FEMA AND PER THE FIRM PANEL.

AS FOLLOWS:
AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

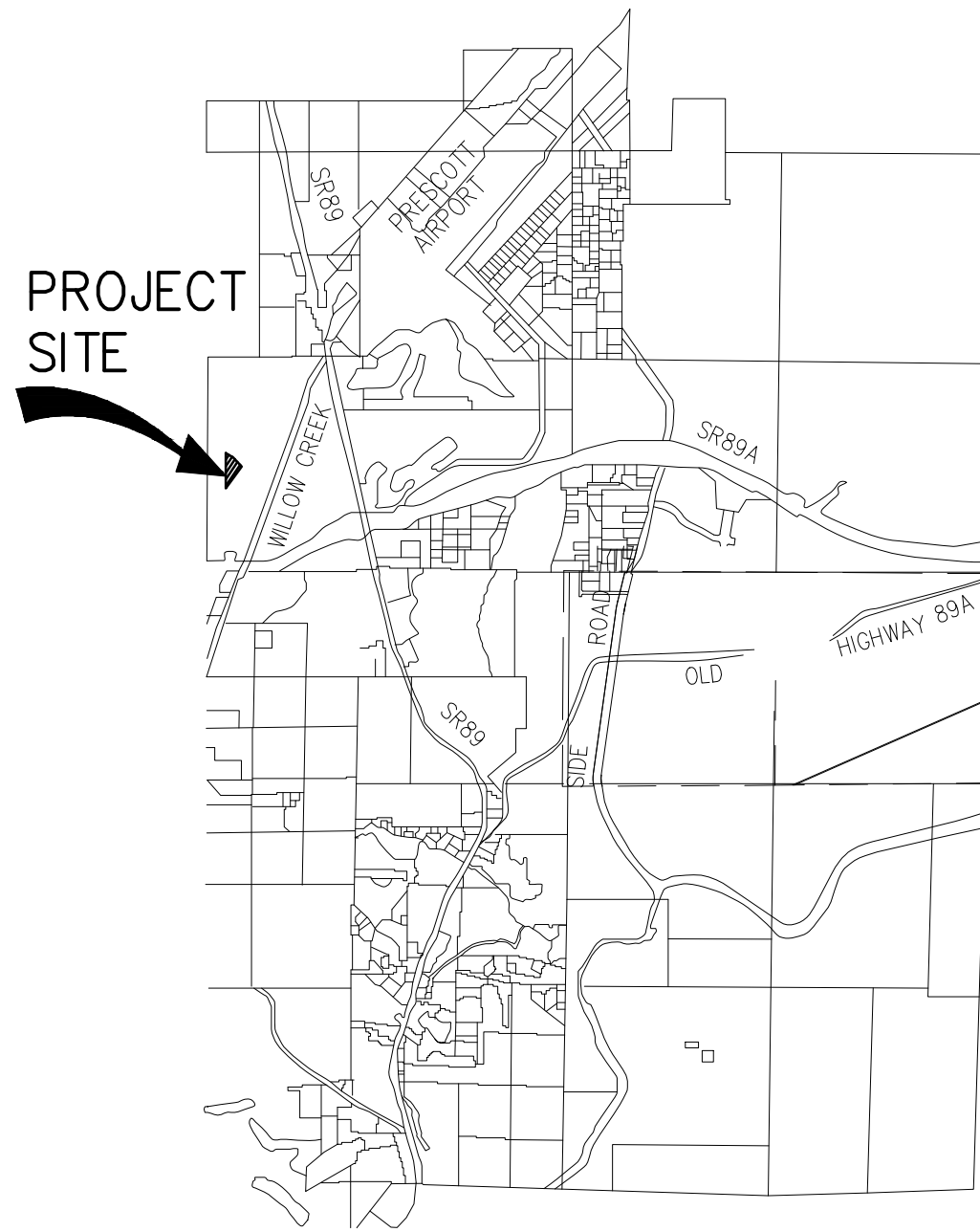


PROJECT SUMMARY

DESCRIPTION	ACRES
UNIT 2	18.405

RESIDENTIAL PROJECT SUMMARY

PARCEL DESIGNATION	NUMBER OF LOTS	STANDARD LOT SIZE (FT)	STANDARD LOT SIZE (SF)	ZONING DESIGNATION	GROSS AREA (ACRES)	OPEN SPACE (ACRES)	R/W (ACRES)	NET RESIDENTIAL AREA (ACRES)	PERCENT OPEN SPACE
UNIT 2A	57	35' x 88'	3,080	"SPC"					
UNIT 2B	51	45' x 88'	3,960	"SPC"					
TOTAL	108				18.405	6.270	2.825	9.310	34.07%



VICINITY MAP
NTS

OWNER/DEVELOPER

ASH-DORN LLC
600 W. GURLEY ST., SUITE 100
PRESCOTT, AZ 86305
TEL (602) 232-9384
CONTACT: JOHN STONE
EMAIL: JSTONE@EVERMOREHOMES.COM

ENGINEER

HUITT-ZOLLARS, INC.
6737 CORSAIR AVE
PRESCOTT, AZ 86301
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: RYAN RAAB
EMAIL: RRAAB@HUITT-ZOLLARS.COM

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – OVERALL BOUNDARY
SHEET 3-4 – STREET SECTIONS, DETAILS, & TABLES
SHEET 5-7 – PRELIMINARY PLAT SHEETS

UTILITIES

WATER – CITY OF PRESCOTT PUBLIC WORKS DEPT WATER
SEWER – CITY OF PRESCOTT PUBLIC WORKS DEPT SEWER
ELECTRIC – ARIZONA PUBLIC SERVICE CO. (APS) – ELECTRIC
COMMUNICATIONS – CENTURYLINK COMMUNICATIONS
REFUSE COLLECTION – CITY OF PRESCOTT WASTE MANAGEMENT
POLICE – CITY OF PRESCOTT POLICE DEPARTMENT
FIRE – CITY OF PRESCOTT FIRE DEPARTMENT
TELEPHONE – QWEST COMMUNICATIONS
CABLE TV – CABLEONE/ SPARKLIGHT

BENCHMARK

FOUND USC&GS BRASS CAP STAMPED "ENTRO" AT THE TOP OF THE HILL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6.

ELEVATION: 5169.53 (NAVD 88 DATUM)

N: 618050.358
E: 623768.873

BASIS OF BEARING

NORTH 0°34'16" EAST MEASURED BETWEEN THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST AND NORTHWEST OF SECTION 35, AS RECORDED IN INSTRUMENT#2016-0042384 ON FILE AT THE YAVAPAI COUNTY RECORDERS OFFICE, YAVAPAI COUNTY, ARIZONA. BEARINGS ARE BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM.

LEGEND			
--- --	RIGHT-OF-WAY LINE	HW	HIGH WATER
----	EASEMENT LINE	B/C	BACK OF CURB
----	CENTERLINE	B/C	BACK OF CURB
=====	BOUNDARY LINE	BOT	BOTTOM OF BASIN ELEVATION
----	LOT LINE	CL	CENTERLINE
----	B/C	ML	MONUMENT LINE
●	SURVEY MONUMENT	EX	EXISTING
---12" W---	WATER LINE	PUE	PUBLIC UTILITY EASEMENT
---12" S---	SEWER LINE	POC	POINT OF CURVE
----	STORM DRAIN LINE	PKWY	PARKWAY
---EX 12" W---	WATER LINE	PWMT	PAVEMENT
---EX 12" S---	SEWER LINE	R	RADIUS
●	EXIST FIRE HYDRANT	R/W	RIGHT-OF-WAY
⊙	EXIST MANHOLE	SDE	STORM DRAIN EASEMENT
⊗	EXIST VALVE	VP	VOLUME REQUIRED
⊙	STORM DRAIN MANHOLE	VR	VOLUME PROVIDED
●	FIRE HYDRANT	VNAE	VEHICLE NON ACCESS EASEMENT
⊙	MANHOLE	----	SIDEWALK
⊗	VALVE	●●	POWER POLES
=====	UNIT LINE	←	SEWER FLOW ARROW
=====	PHASE LINE		
-----	MATCH LINE		
- - - - -	EXIST EDGE OF PAVEMENT		
---	EXIST FENCE		

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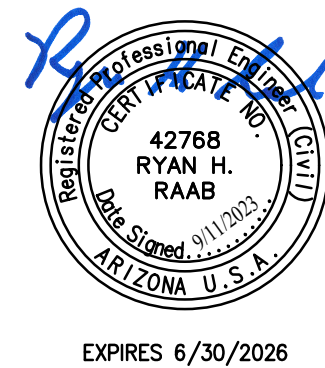
ADVANCED DESIGN™

REVISIONS:

SOUTH RANCH I - UNIT 2

PRELIMINARY PLAT
AMMENDMENT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: BM

DRAWN: SS

CHECKED: RHR PLOT DATE: 9/11/23

SHEET 1 OF 7

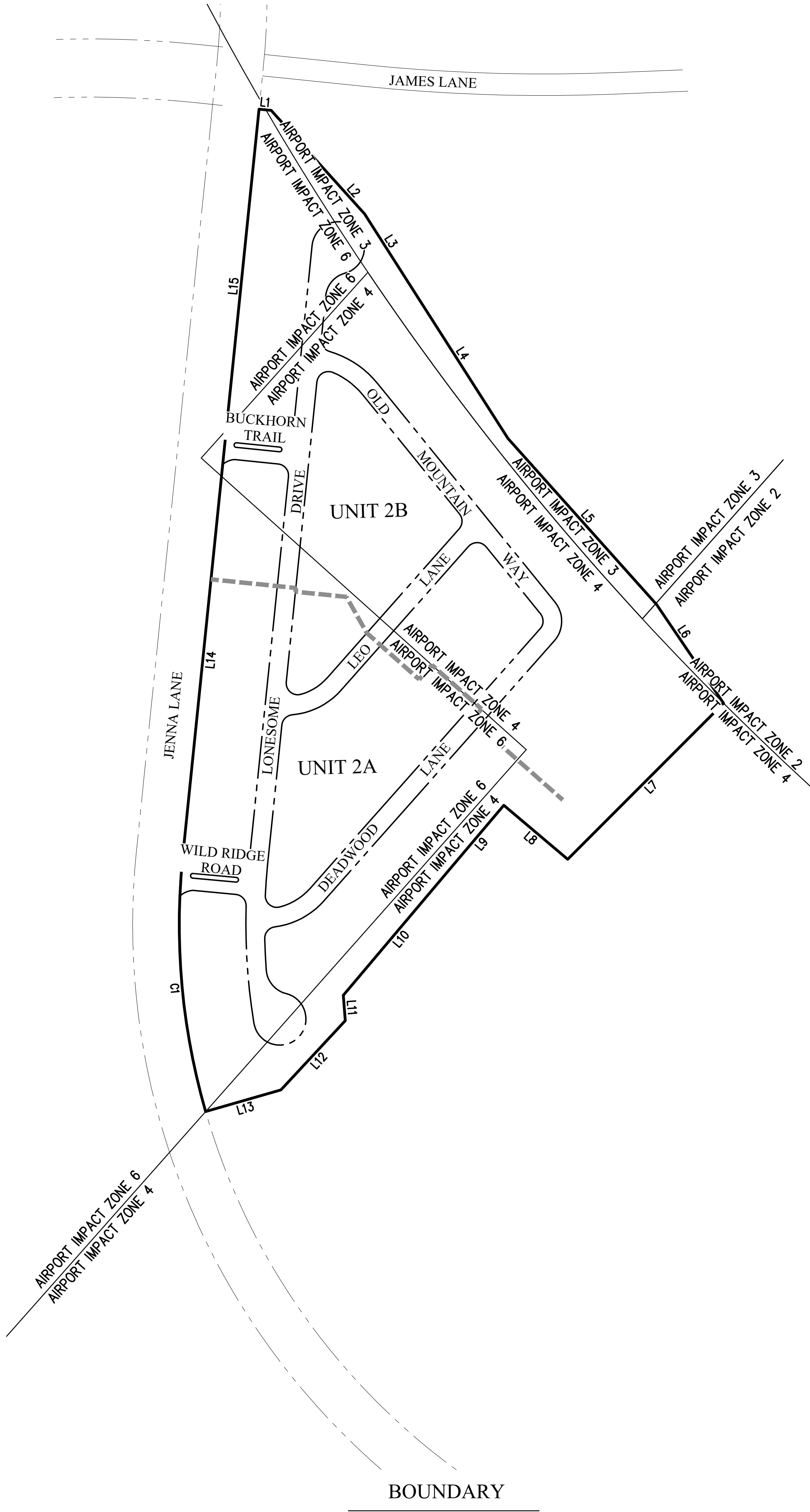
PROJECT NO. R314344.08



REVIEWED BY _____ DATE _____

DRAFTED BY _____ DATE _____

CHECKED BY _____ DATE _____



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.96	S84° 10' 18.45"E
L2	239.61	S42° 04' 19.84"E
L3	128.37	S32° 32' 09.02"E
L4	329.65	S32° 32' 09.02"E
L5	382.63	S41° 50' 23.03"E
L6	205.22	S34° 07' 11.94"E
L7	378.91	S44° 57' 56.38"W
L8	143.70	N49° 49' 13.47"W
L9	151.08	S40° 10' 46.53"W
L10	276.32	S40° 10' 46.53"W
L11	43.70	S4° 35' 40.25"E
L12	162.53	S42° 53' 08.07"W
L13	134.67	S73° 55' 52.51"W
L14	672.72	S5° 49' 41.55"W
L15	613.59	N5° 49' 41.55"E

CURVE DATA @ CL			
CURVE #	RADIUS	DELTA	LENGTH
C1	1160.00'	18°30'04"	374.57'

N

KEY MAP

060120240

SCALE: 1"=120'

dorn

HOMES

ARIZONA 811

Arizona Blue State, Inc.

Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (752-5348)
In Maricopa County: (602) 255-1100

SOUTH RANCH I - UNIT 2

PRELIMINARY PLAT
AMMENDMENT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

Professional Engineer

42768

RYAN H. RAAB

01/17/2013

ARIZONA U.S.A.

EXPIRES 6/30/2026

DESIGNED: BM

DRAWN: SS

CHECKED: RHR

PLOT DATE: 9/11/23

SHEET 2 OF 7

PROJECT NO. R314344.08

REVISIONS:	

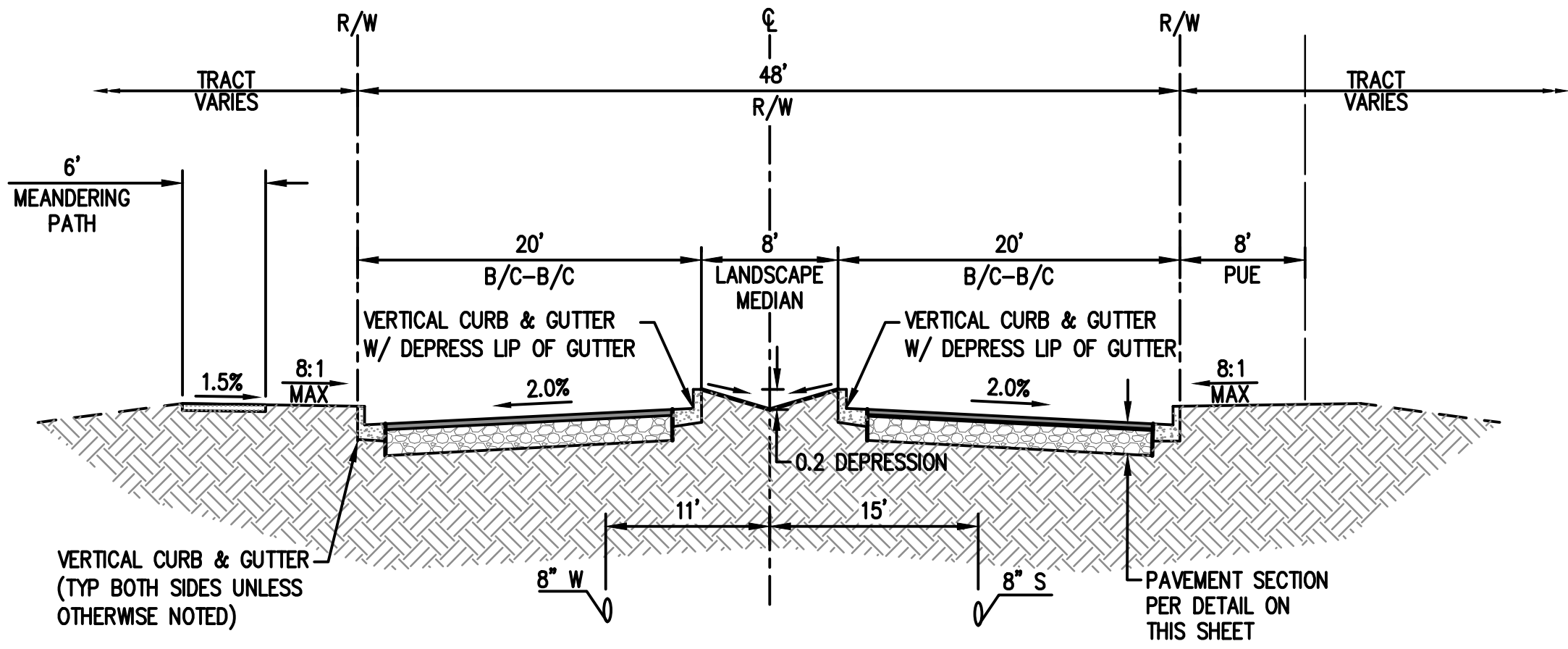
HUITT-ZOLLARS

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Office (602) 252-8384 | Fax (602) 252-8385
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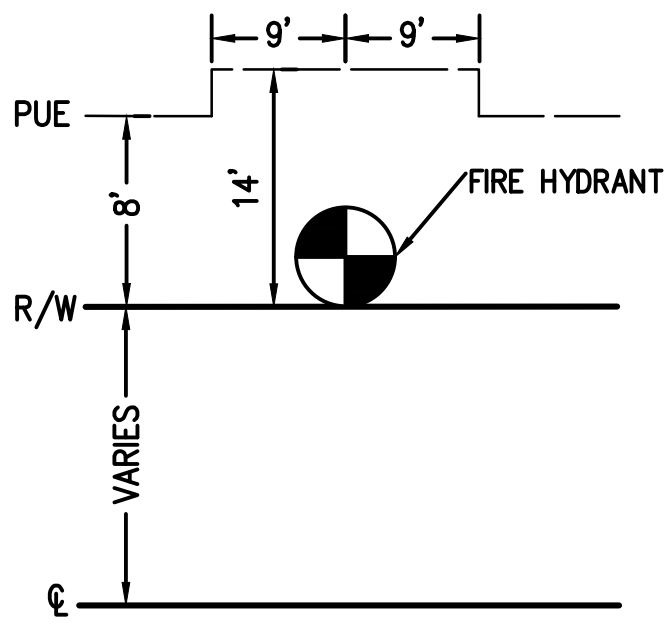
ADVANCEDDESIGN™

PLOT DATE: 9/11/2023 4:05 PM FILE: g:\projects\c14344.08 - south ranch unit 2 revisions\10 cadd & bml\10.1 autocad\c14344.08 - pg02.dwg

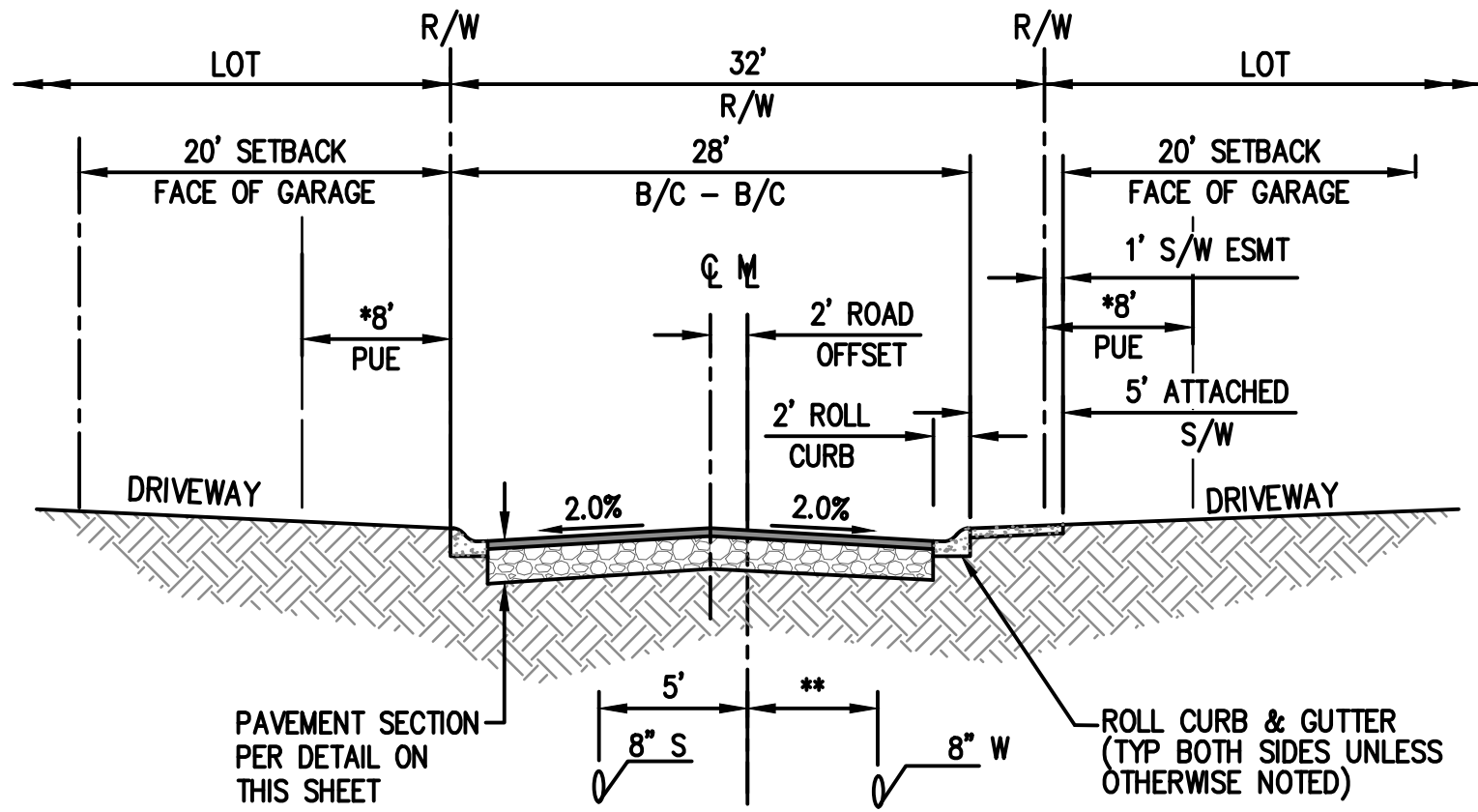
Page 30 of 54



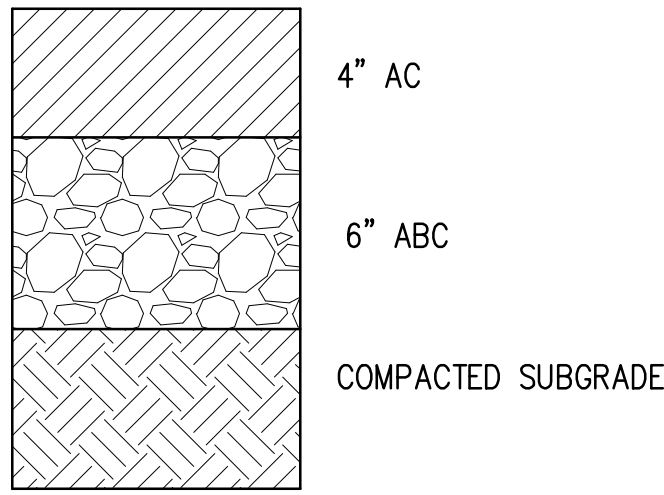
ENTRANCE ROAD NTS
*TRACT, SIDEWALK, AND PATH PER PLAN



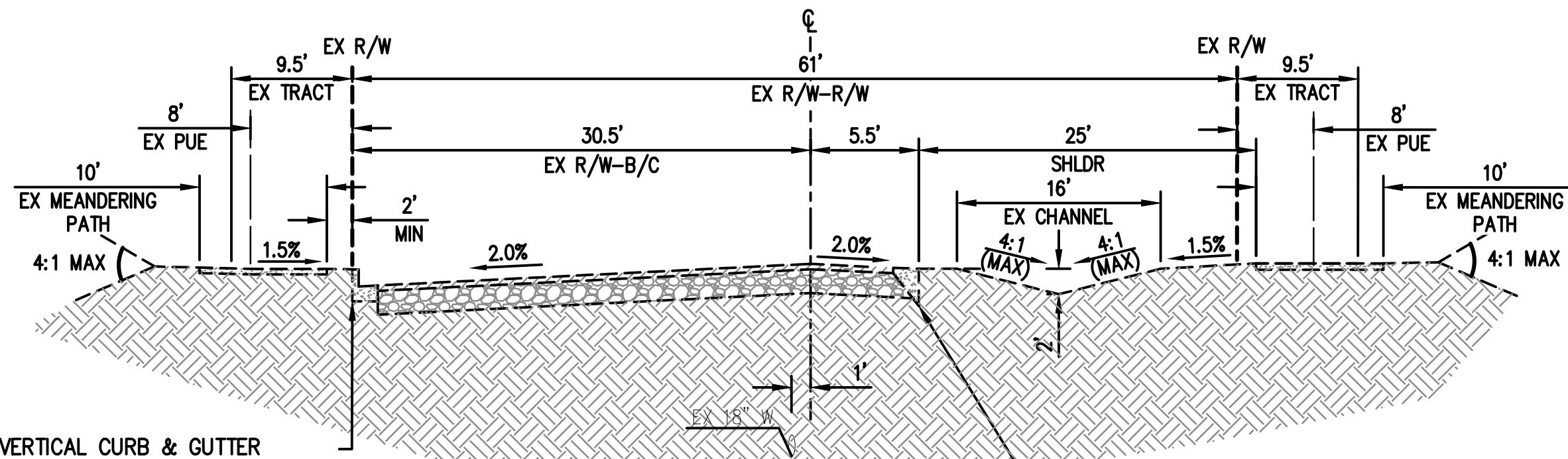
FIRE HYDRANT 10' CLEARANCE PUE NTS



LOCAL RESIDENTIAL STREET NTS
NO PARKING ON ONE SIDE WITH THE POSTED FIRE LANE SIGNAGE
*SIDEWALK LOCATION PER PLAN



PAVEMENT SECTION
LOCAL STREET
N.T.S.



JENNA LANE - INTERIM NTS
FOR REFERENCE ONLY
VERTICAL CURB & GUTTER
TYPE A PER COP DETAIL 220Q-1 (TYP.)
THICKENED EDGE PER
QCS DETAIL 201Q (TYP.)

REVISIONS:

SOUTH RANCH I - UNIT 2

PRELIMINARY PLAT
AMMENDMENT

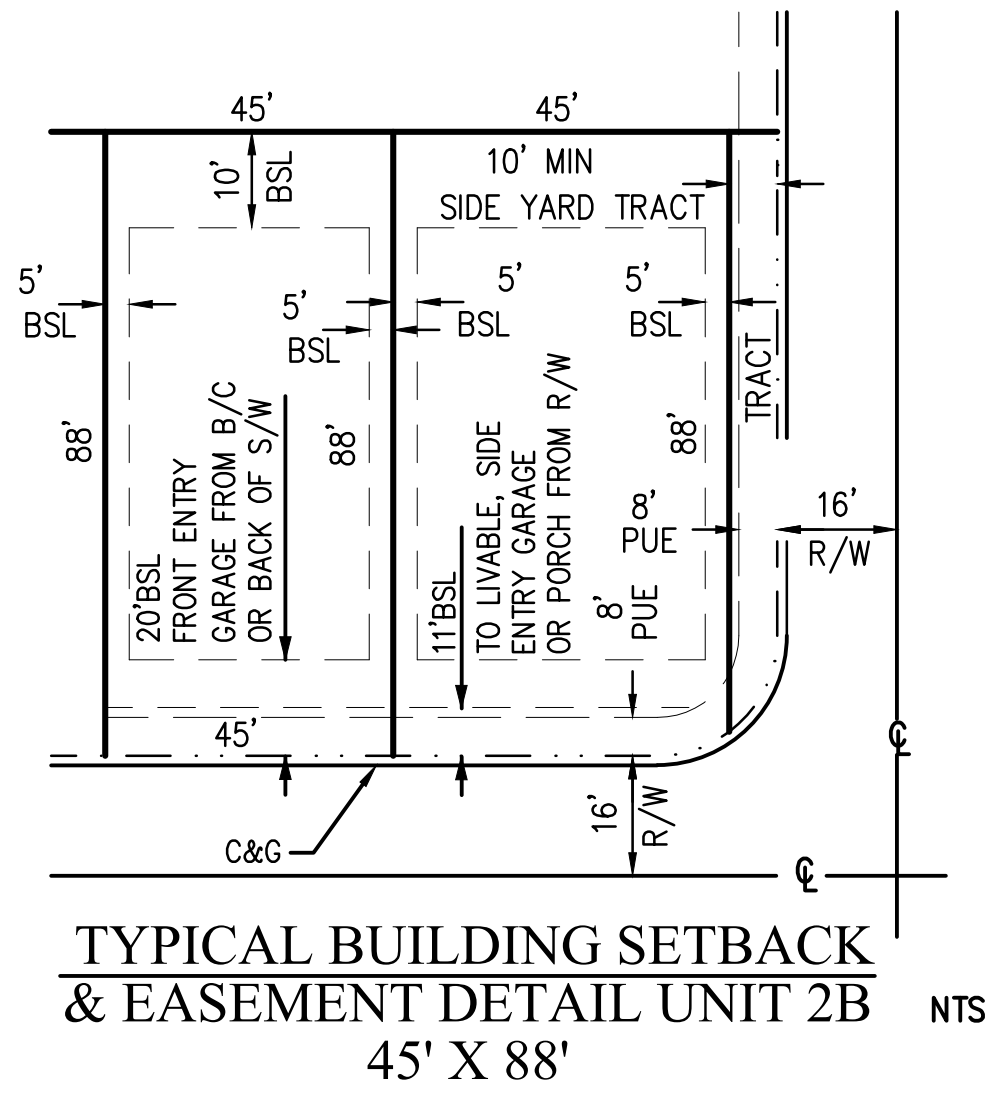
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: BM
DRAWN: SS
CHECKED: RHR
PLOT DATE: 9/11/23
SHEET 3 OF 7
PROJECT NO. R314344.08



TRACT AREA TABLE		
TRACT.	AREA (ACRE)	USE
TRACT "AA"	4.488	OPEN SPACE
TRACT "AB"	0.462	OPEN SPACE
TRACT "AC"	0.230	OPEN SPACE
TRACT "AD"	0.992	OPEN SPACE
TRACT "AE"	0.068	OPEN SPACE
TRACT "AF"	0.015	OPEN SPACE
TRACT "AG"	0.015	OPEN SPACE



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6737 Corsair Ave. | Prescott, AZ 86301
Office (602) 252-5394 | Fax (602) 252-5395
www.huittzollars.com

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SOUTH RANCH I - UNIT 2

**PRELIMINARY PLAT
AMMENDMENT**

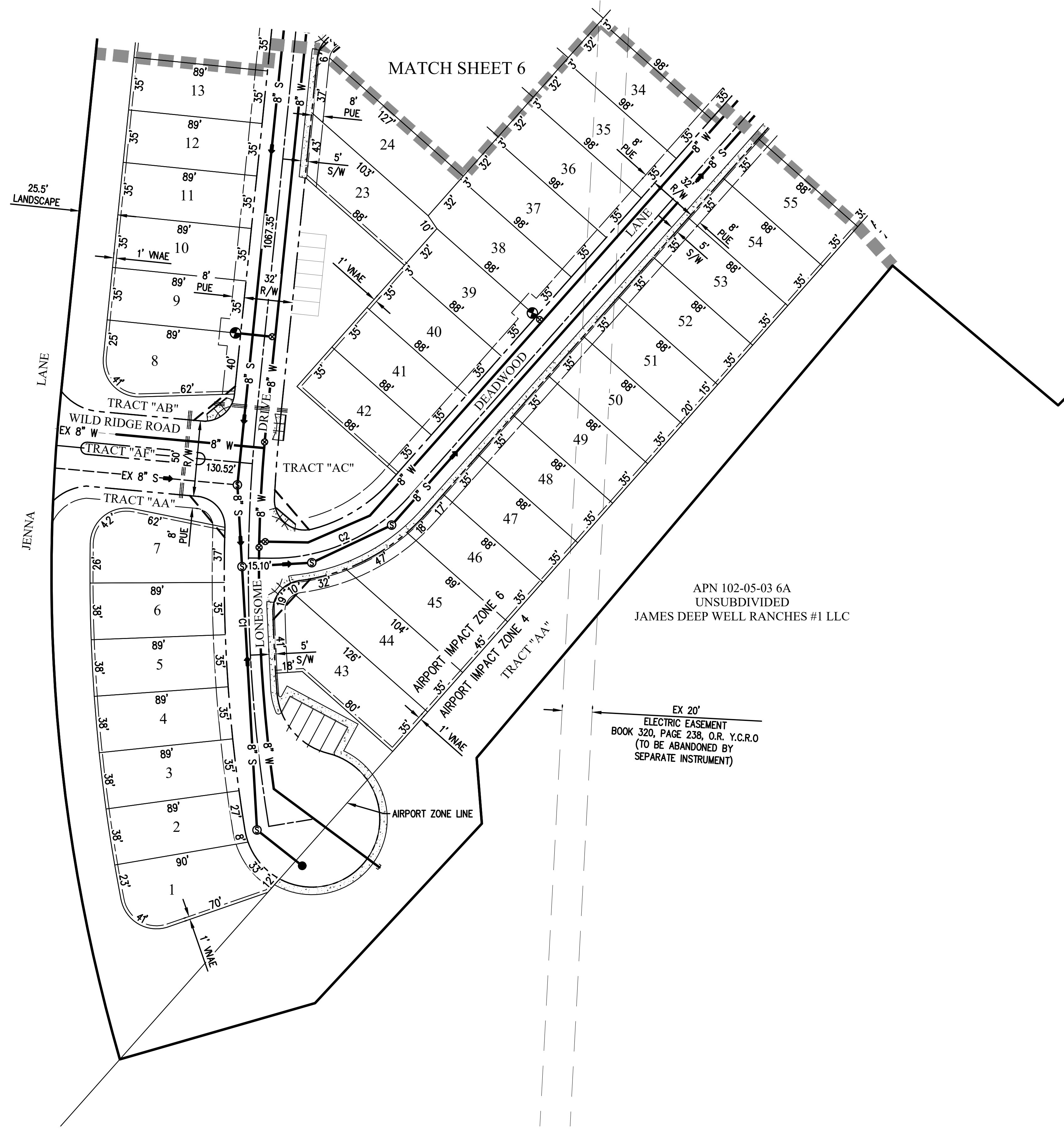
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



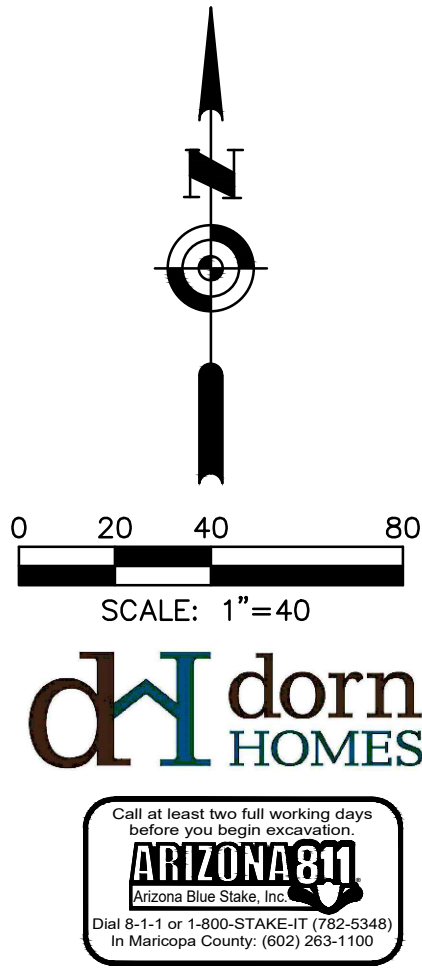
DESIGNED:		BM	
DRAWN:		SS	
CHECKED:	PLOT DATE:		
RHR	9/11/23		
SHEET	4	OF	7
PROJECT NO.		R314344.08	



REVIEWED BY _____	DATE _____
DRAFTED BY _____	DATE _____
CHECKED BY _____	DATE _____



CURVE DATA @ CL			
CURVE #	RADIUS	DELTA	LENGTH
C1	1029.50'	15°08'21"	272.02'
C2	120.00'	48°59'21"	102.60'



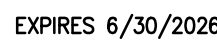
SOUTH RANCH I - UNIT 2		PRELIMINARY PLAT AMMENDMENT		Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying
DESIGNED:		BM		
DRAWN:		SS		
CHECKED:		PLOT DATE:		
RHR		9/11/23		
SHEET	5	OF	7	
PROJECT NO.		R314344.08		

[illegible]

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SOUTH RANCH I - UNIT 2

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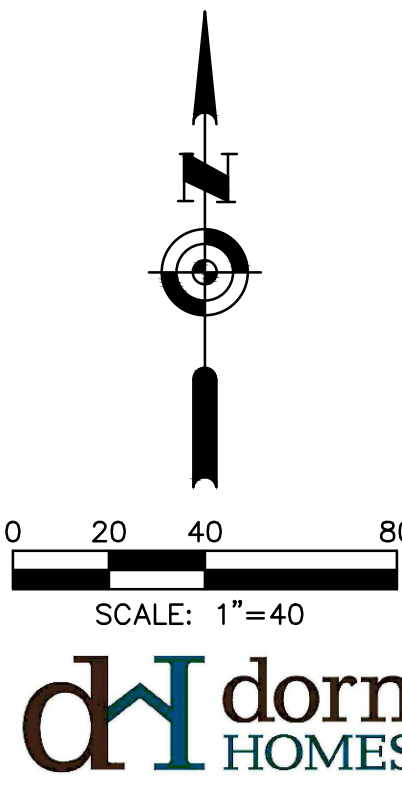
DRAWN:

PLOT DATE

PROJECT NO. R314344.08

hit 2 reissues)10 card & him)10 1 autocard1314344 08 - no05

CURVE DATA @ CL			
CURVE #	RADIUS	DELTA	LENGTH
C3	36.00'	80°35'32"	50.64'
C5	110.00'	54°17'39"	104.24'



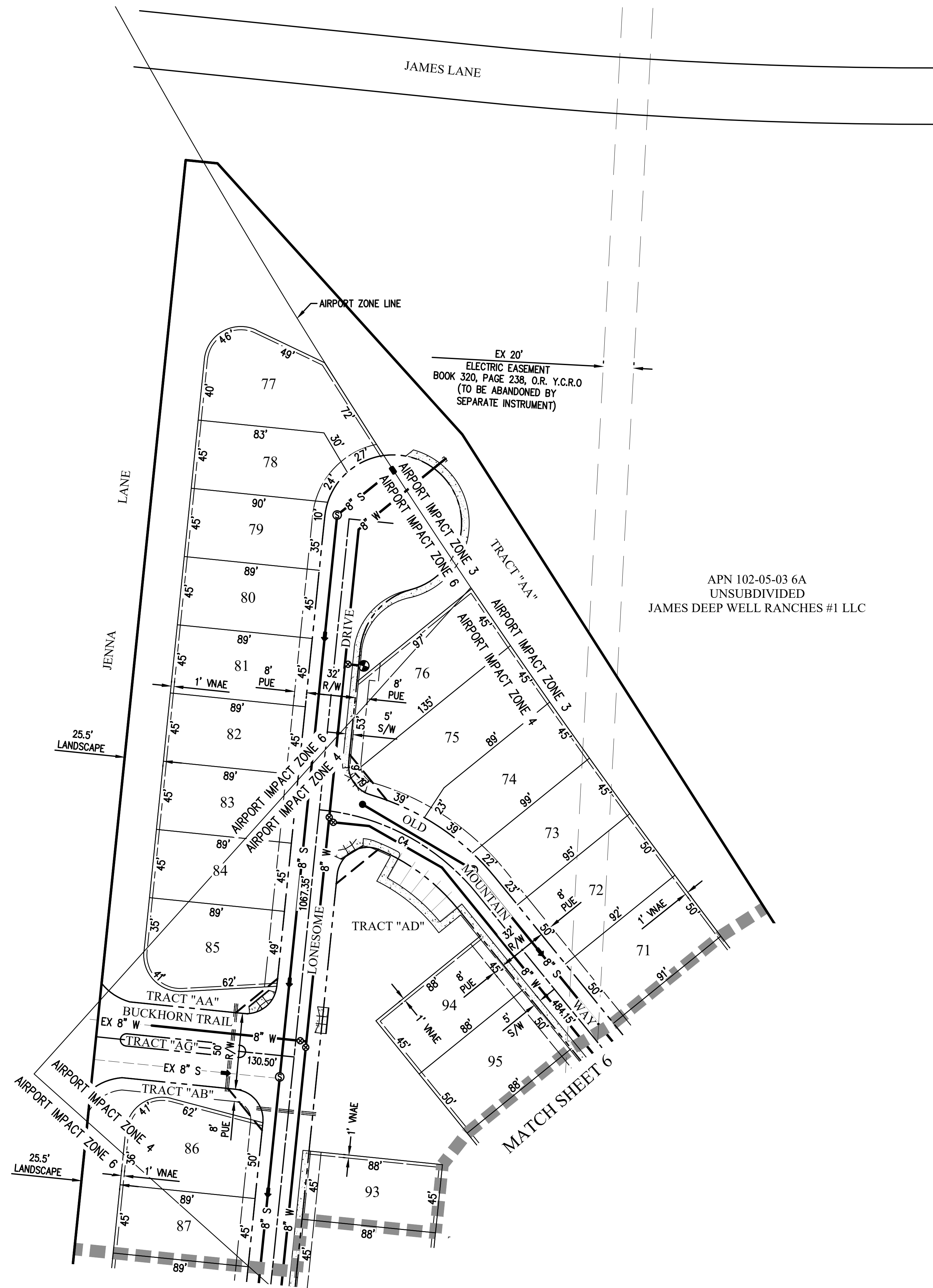
Call at least two full working days
before you begin excavation.

ARIZONA811
Arizona Blue Stake, Inc.

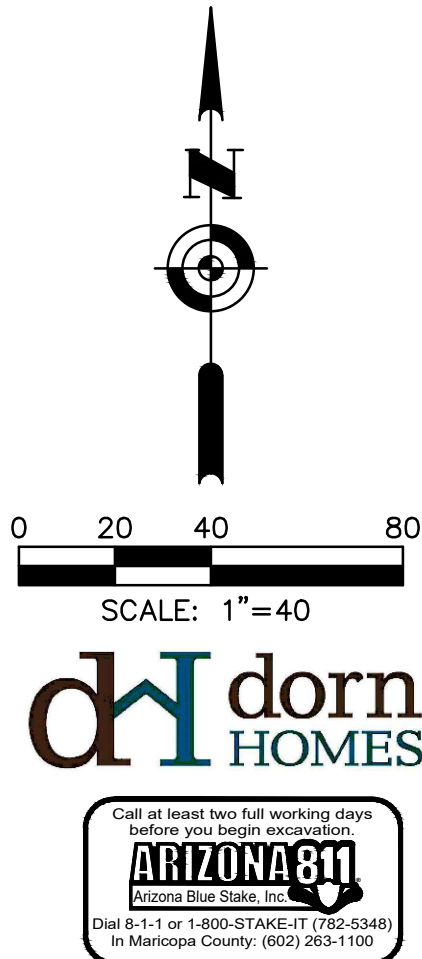
Dial 8-1-1 or 1-800-STAKE-IT (782-5341)
In Maricopa County: (602) 263-1100

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____



CURVE DATA @ CL			
CURVE #	RADIUS	DELTA	LENGTH
C4	150.00'	45°52'40"	120.11'



SOUTH RANCH I - UNIT 2

**PRELIMINARY PLAT
AMMENDMENT**

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[illegible]

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TO: MAYOR AND CITY COUNCIL
AGENDA: October 12 Planning & Zoning Commission Meeting
DATE: October 12, 2023
DEPT: Community Development
ITEM #: 3.D
SUBJECT: **SUP23-002** - A Special Use Permit Allowing for the Construction of a 100-foot Wireless Tower Next to the Existing Water Tank Exceeding the Allowed Height Limitation of 35-feet for the Zoning District. Location: APN 800-20-034S, 3599 Williamson Valley Road. Zoning: Rural Estate 2 Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.

ITEM SUMMARY

This is a request for a Special Use Permit (SUP) for the installation of a cell tower. The Land Development Code (LDC) establishes the SUP process for all cellular communications towers, except those owned and operated by a governmental entity, and exceeds the zoning height allowance and/or does not meet setback requirements. LDC Section 2.4.49 establishes the design and approval process. This location is zoned Rural Estate 2 Acre, which allows telecommunications facilities to exceed the 35 feet height allowance with an approved SUP.

BACKGROUND

AT&T is seeking to install a 100-foot cell tower to improve their service coverage in the Williamson Valley and Pioneer Parkway Region. The proposed location is within the State Land Department parcel that has an existing City of Prescott water tank on the hill located near the intersection of Pioneer Parkway and N Williamson Valley Road.

Site Design

The site is developed and has functional access from Pioneer Parkway. The proposed installation will include a 100-foot wireless tower, a 30 by 30 foot walled compound containing a prefabricated equipment building and a 20 foot wide access easement from Pioneer Parkway to the leased site. The tower design is for a monopole and will allow collocation of additional antennas, but none are proposed at this time. The applicant proposed a camouflaged tower made to look like a pine tree. Since there are no pine trees in the area, planning staff requested a photosim of what a monopole would look like without camouflage. There is an existing tower next to the proposed site that is not camouflaged. This would allow the Commission to have the option to recommend either the monopole or the tower camouflaged as a pine tree.

Land Development Code Criteria

The purpose of the city's regulation of telecommunications facilities is listed in Section 2.4.49.A.

A. Purpose

These regulations are intended to provide for the development of wireless communication services to the community while:

1. Protecting residential areas and land uses from potential adverse impacts of towers and antennas;
2. Encouraging the location of wireless facilities in nonresidential areas;
3. Minimizing the total number of wireless communication sites throughout the community;

4. Encouraging the joint use of new and existing tower sites as a primary option rather than the construction of single-use towers;
5. Encouraging the users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact upon the community is minimal;
6. Encouraging users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design and siting, landscape screening, and innovative camouflaging techniques;
7. Enhancing the ability of the service providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;
8. Considering the public health and safety associated with wireless communication facilities; and
9. Minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of tower structures. In the furtherance of these goals, the City shall give due consideration to the General Plan, the Zoning Code, and the Wireless Communication Plan for Central Yavapai County.

Section 2.4.49.J provides weighted review criteria to be considered by Council, and the Planning and Zoning Commission, in the review of a request for a SUP.

J. Performance Criteria

The following characteristics are deemed consistent with the purposes of this section and will be afforded favorable weight in considering the application:

1. Existing structures will be preferred over new structures;
2. New structures, which appear to be structures commonly found within that zone, are preferred over apparent wireless structures;
3. Wireless communication facilities, which cannot be readily observed from adjacent streets, are preferred;
4. Heights that do not exceed height limitations for the underlying zoning district. Heights in excess of permitted heights in the zone may be approved by Special Use Permit pursuant to Sec. 9.9;
5. Collocation of multiple uses on a single wireless communication facility will have significant favorable weight in evaluating the application;
6. Network development plans which achieve the fewest number of wireless communication facilities of all users reasonably necessary for commercial coverage;
7. Location in the least restrictive zone;
8. Suitability of the location for collocation of governmental public service wireless communication facilities.

Special Use Permit Required

In addition to the specific criteria for Telecommunications facilities, the use requires approval by the City Council through a Special Use Permit. LDC Section 9.9 sets out the application and review procedures for a SUP. Section 9.9.5 provides a list of criteria for Council to consider in review of a SUP.

9.9.5 / Special Use Review Criteria

The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The City Council shall consider the following criteria in its review:

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor

be substantially or permanently injurious to neighboring property.

B. Compatible with Surrounding Area

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

C. External Impacts Minimized

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

D. Infrastructure Impacts Minimized

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

E. Consistent with General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.

F. Parcel Size

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

G. Site Plan

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

Federal Telecommunications Act - Limitations on Local Government Control

Although Section 704 of the Federal Telecommunications Act of 1996 47 USC 332(c)(7) does not completely preempt the authority of local governments to make land use decisions regarding the placement of wireless communications facilities, the Act does provide substantial protections for a telecommunications facility applicant. The LDC was written with an understanding of these limitations.

There are five separate limitations on local government's decision-making in the placement of a telecommunications facility (i.e. a cell tower).

1. The City may not discriminate among providers of functionally equivalent services.
2. The City decision cannot prohibit or have the effect of prohibiting the providing of personal wireless services. The City's decision must be based on objective criteria set out in Prescott Land Development Code Section 2.4.49.
3. The City must act on a cell tower application within a reasonable period of time after the request is filed. The "reasonable period of time" requirement is satisfied if the period for review of the application is the usual period under the applicable ordinance or statutory scheme.
4. The City may not regulate the placement, construction, or modification of telecom facilities on the basis of environmental effects of radio frequency emissions to the extent that such emissions comply with FCC regulations. The purpose of the requirement is to prevent telecommunications siting decisions from being based upon unscientific or irrational fears that emissions from telecommunications sites may cause undesirable health effects.
5. A City decision to deny a cell tower application must be in writing and supported by substantial evidence contained in a written record (i.e. relevant evidence as a reasonable mind might accept as adequate to support a conclusion). A court will overturn the denial of an application under the substantial evidence test if it cannot conscientiously find that the evidence supporting that decision is substantial, when viewed in the light that the record in its entirety furnishes, including the body of

evidence opposed to the denial. *If Council concludes that the application should be denied; the reasons for such conclusion should be clearly articulated in Council's discussion and expressed in the motion to create the written record required.*

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the RE-2 acre district has a height limit of 35 feet. The requested 100-foot monopole would require specific Council approval as a part of the SUP approval.

Neighborhood Notification

Staff sent notices out to all the property owners within 300 feet of the subject property. Posting notices were also placed on Pioneer Parkway at the entrance to the scenic overview and at the entrance to the Southview Subdivision to the South of the parcel.

Neighborhood Comments

At this time, Staff has not received any comment from the neighbors.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

1) MOVE to recommend approval or denial of SUP23-002 allowing for a 100-foot monopole or 100-foot cell tower camouflaged as a pine tree

ATTACHMENTS

1. Project Narrative
2. Pictures and Maps



Project Name: AZL01609 – Prescott Water

April 7, 2023

Company: SmartLink on behalf of AT&T

Contact: Michael Hanna

Phone: 951-319-1341

Email: michael.hannna@smartlinkgroup.com

Pre-Application Addendum: Project Narrative

Introduction

AT&T is looking to expand coverage in the Prescott area by locating a proposed wireless communications facility at the City of Prescott Water tank on the hill located near the intersection of Pioneer Pkwy and N Williamson Valley Rd, as part of a larger coverage project for the Arizona market. This project serves to provide coverage for the existing developments South of the water tank and Pioneer Pkwy. This project is also looking to expand FirstNet coverage in order to better aid first responders within the surrounding area.

Alternative Site Analysis

There are no existing Wireless Communication Facilities (“WCF”) that are within the desired area for AT&T. The two existing Wireless Communication Facilities that are the closest to the perimeter of the search area are both more than a mile away from the desired location. The first tower is located 1.38 miles southeast of the proposed location, near the Mount Zion Tabernacle Church (2797 Willow Creek Rd, Prescott, AZ 86301). Sun State Towers is the tower owner for this site and currently has one antenna array located on the tower. This tower was deemed to non-viable for AT&T’s purposes, as it is too far away from the search ring coordinates to adequately satisfy AT&T’s coverage objectives and the RC required for optimal propagation has already been taken.

The second tower is located 2.03 miles Southeast of the proposed location, near the water facility located on Gate Country Maintenance Road. Verizon is the tower owner for this site and currently has two arrays located on the tower, from all photos available. This tower was deemed non-viable for AT&T’s purpose, as it is too far away from the search ring coordinates to adequately satisfy AT&T’s coverage objectives and the tops spots for optimal propagation has been taken.

For the reasons stated above, AT&T determined that collocation would not be a viable alternative in this location in order to meet the coverage objectives they desire. As such, AT&T proposes a new, multi-carrier facility located the water tank near Williamson Valley Road.

Site Details

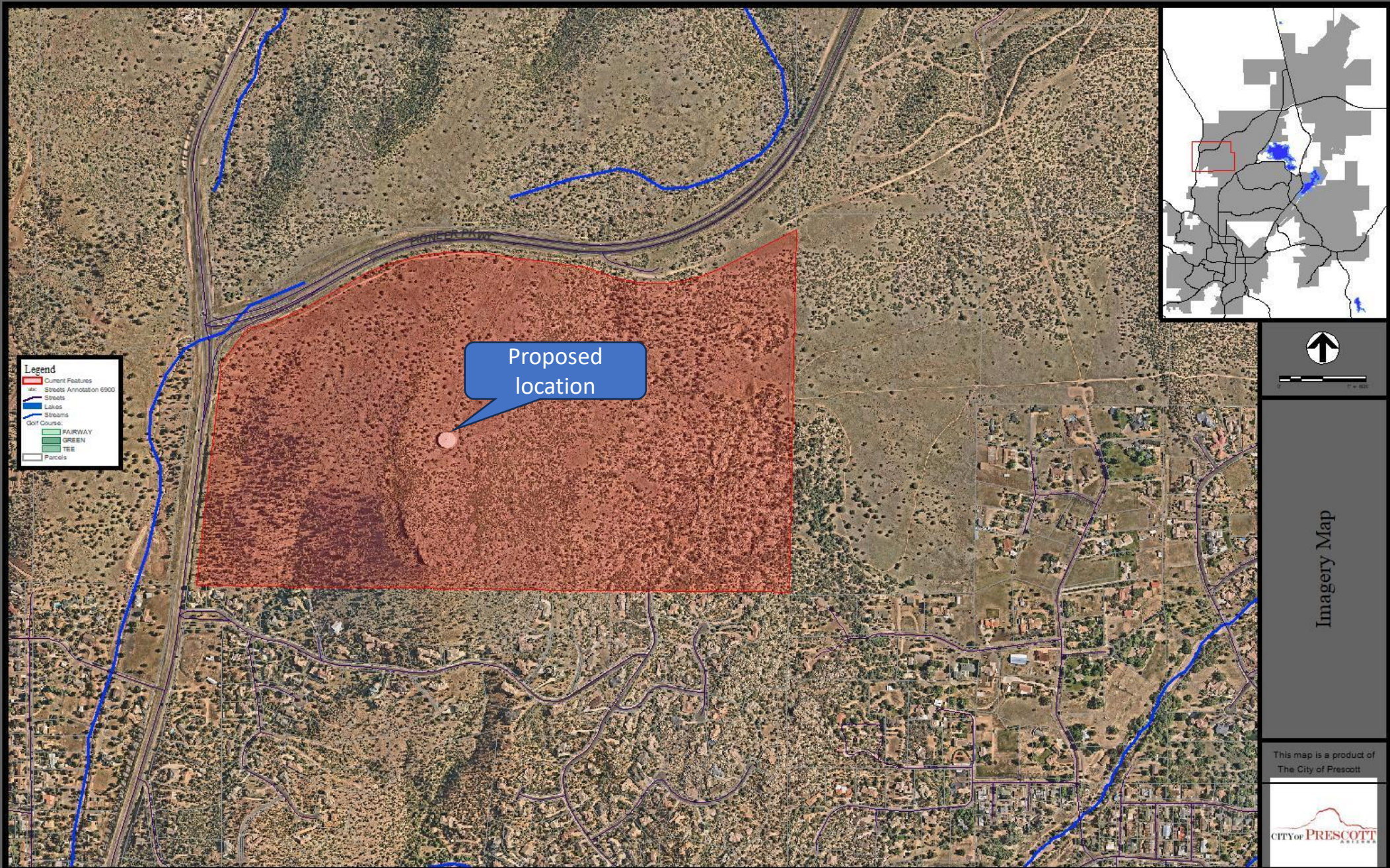
The proposed AT&T facility is designed to be a multi-carrier facility disguised as a pine tree. The subject property is designated as a RE-2 Acre (Rural Estate 2 Acre) zone. The tower will be constructed above the maximum height for a RE-2 Acre of 35ft at a height of 100 ft in order to facilitate a multi-carrier tower and optimize the possible propagation of the antennas. The tower will conform to the setback ratio of the underlying zone from all property lines and the ground equipment will be screened with an 8' chain link fence.

The specific location on the subject parcel is towards the Center of the parcel, locating on a currently undeveloped part of the land near the water facility. There are no parking spaces located on this parcel and this proposal shall not include the development of any parking spaces for the site. Site will be accessed via a new 20' wide access easement cutting through the parcel utilizing an existing access road that the Prescott Water District uses to access the facility, pending both coordination with utility provider and final approval with the Landowner.

Paving of the site will include paving the ground equipment area (30' x 30' lease area) and laying down foundation for the tower base. Timeframe for construction is likely to begin early next year. No other utility providers besides fiber optic and power providers are necessary for this site.

Once the site is installed, foot traffic to the site will be minimal; only for ongoing monthly maintenance by each carrier save for emergency maintenance. All equipment will be operated within noise standards consistent with the city's guidelines.

Once on-air, the WCF will comply with FCC guidelines for human exposure to RF electromagnetic fields, and cumulative exposure from all the facilities will meet FCC guidelines.





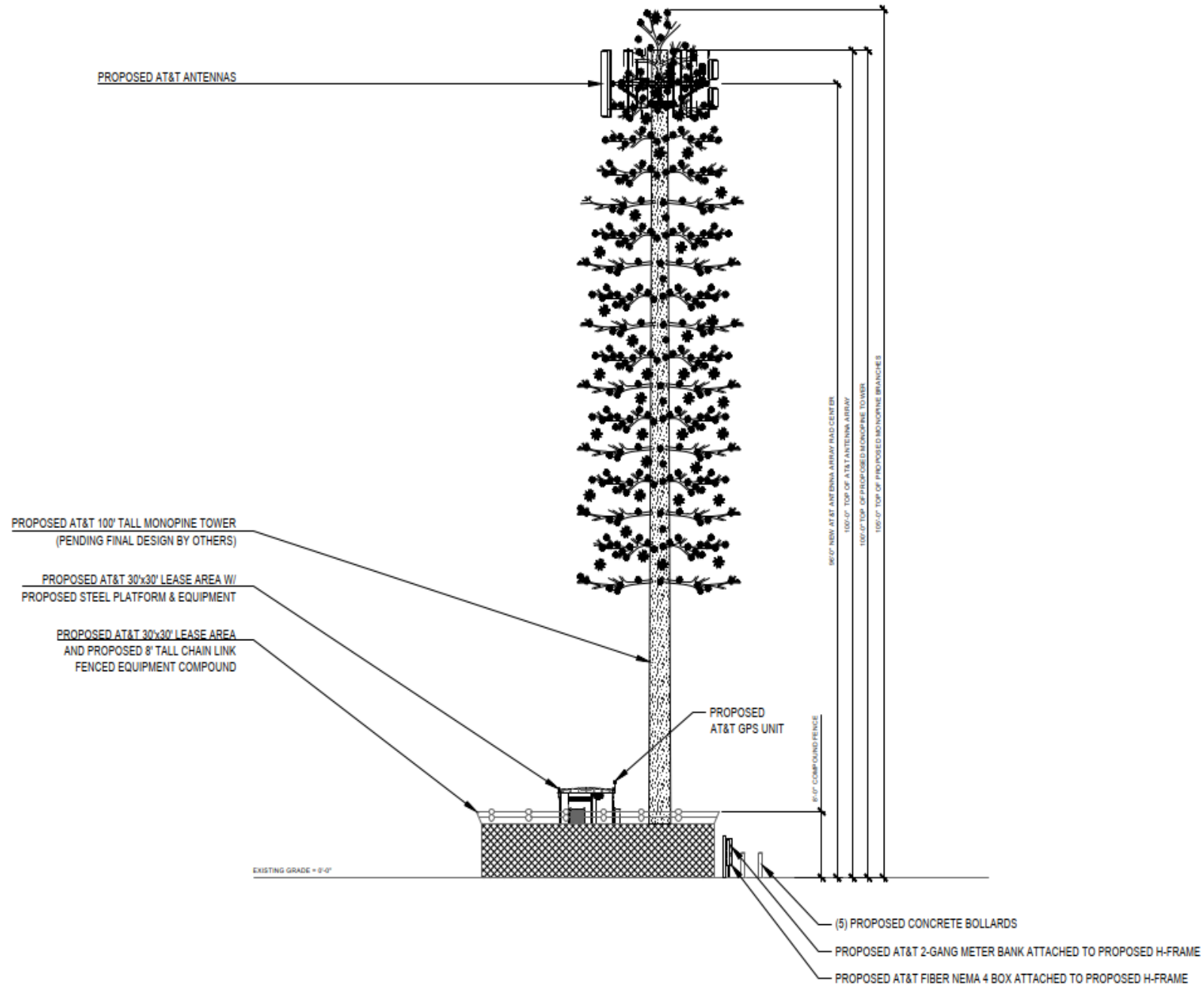


Photo sims for proposed Pine Tree

Existing View #1



Proposed View #1

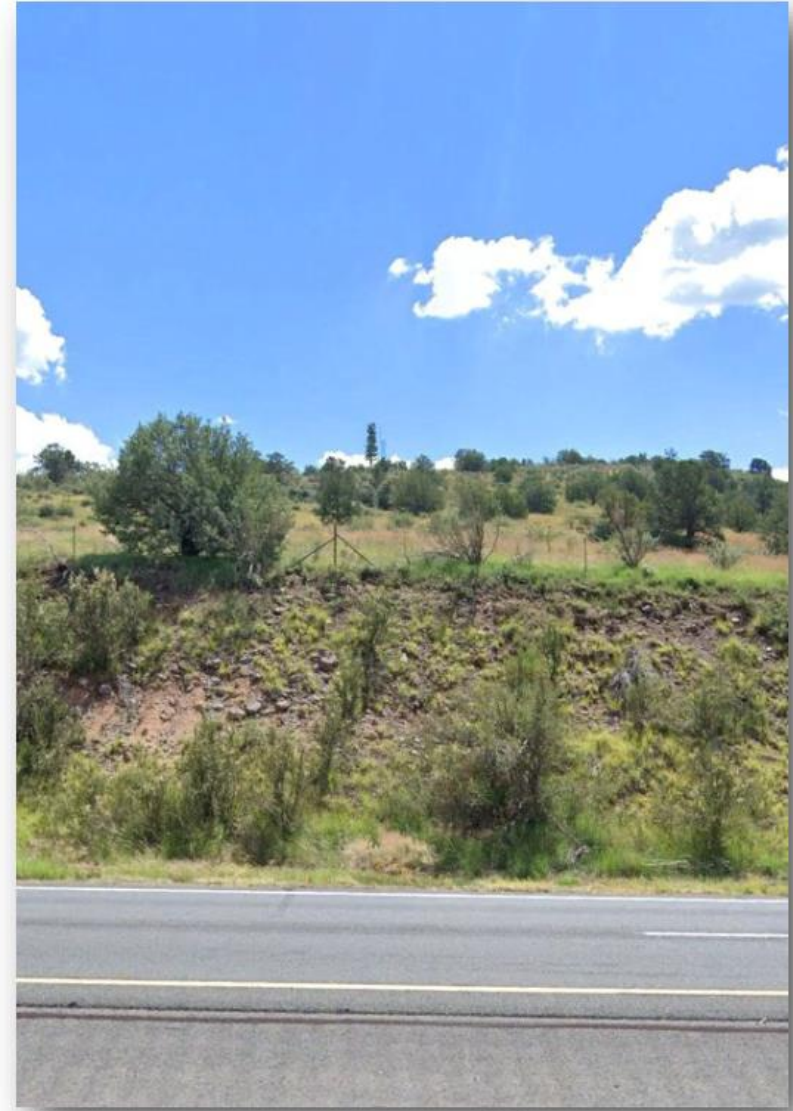


Photo sims for proposed Pine Tree

Existing View #2



Proposed View #2

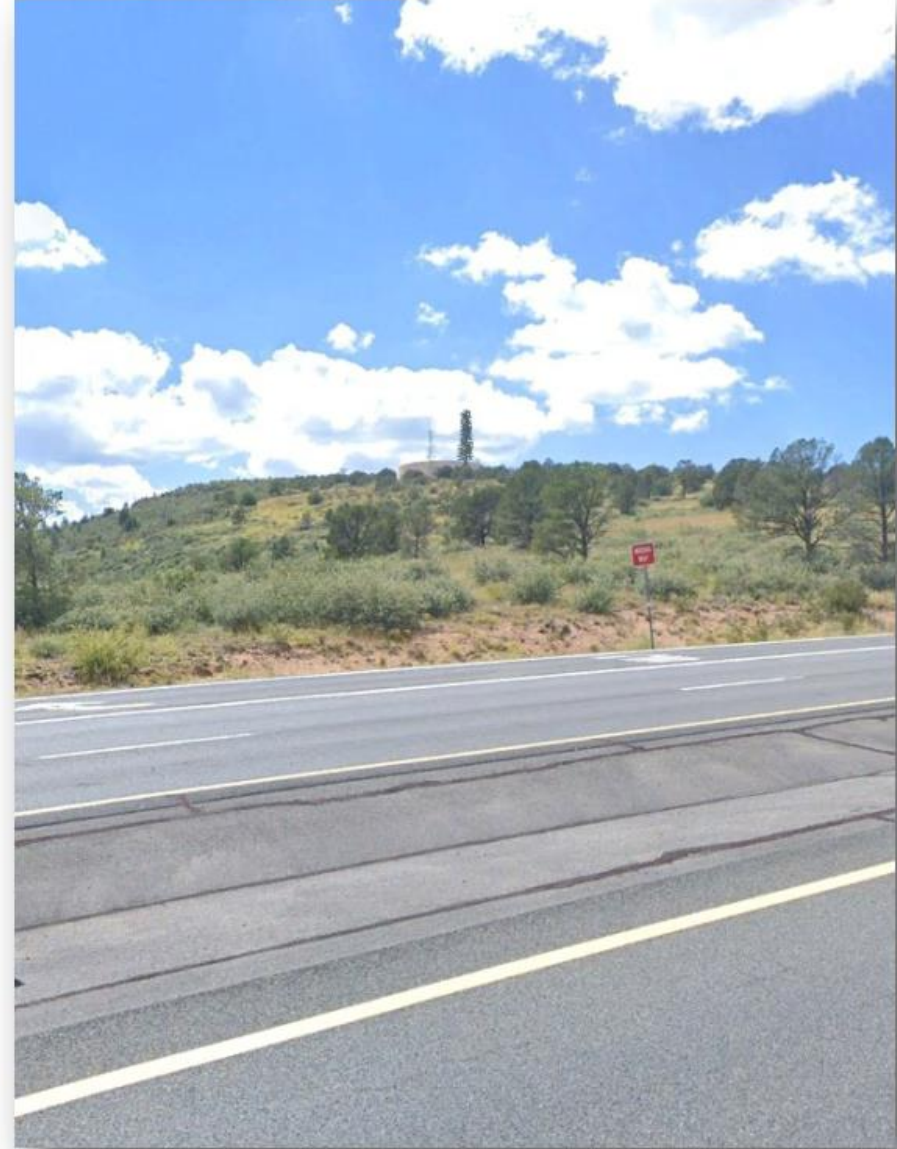


Photo sims for proposed Pine Tree

Existing View #3



Proposed View #3



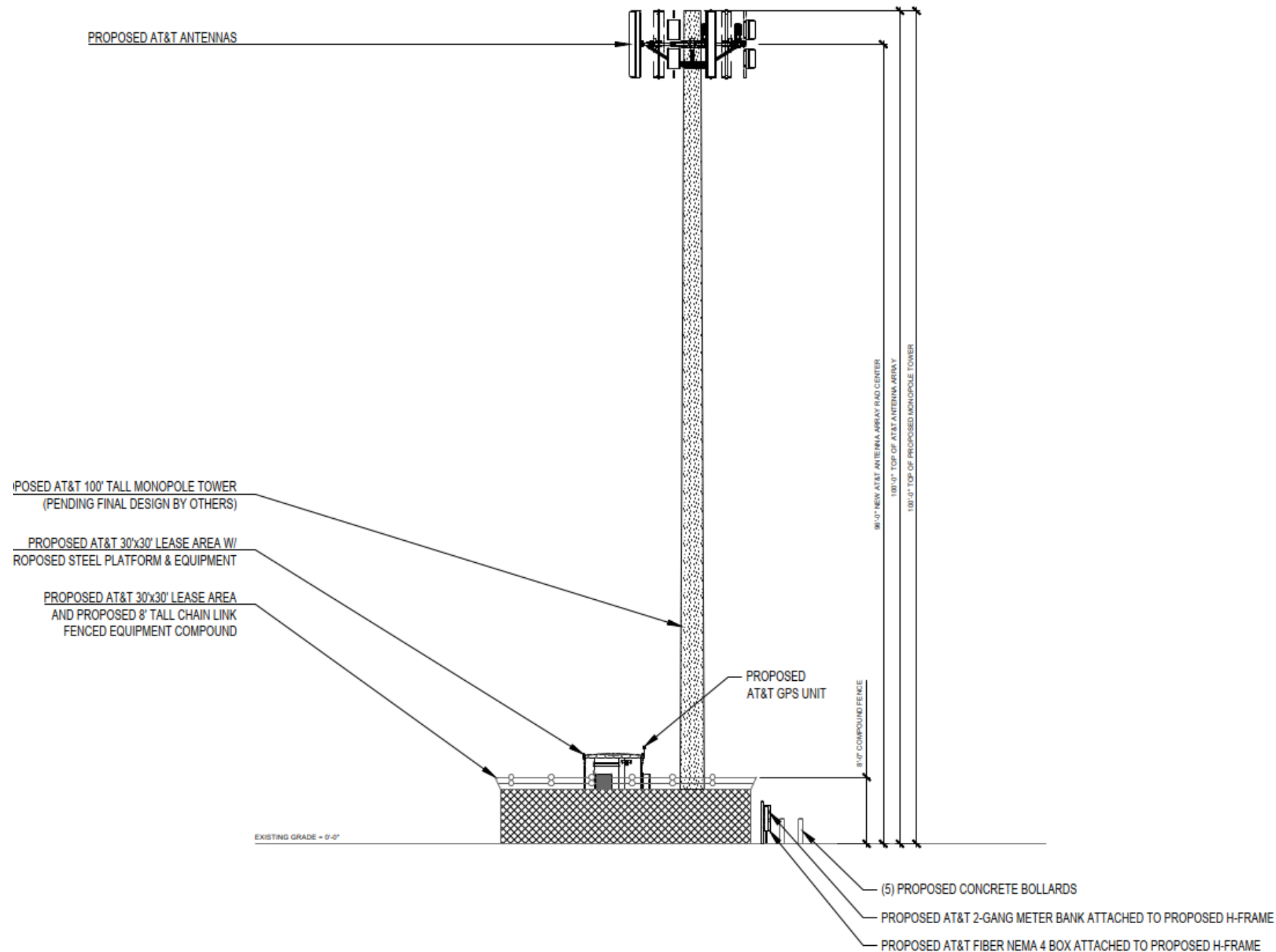


Photo sims for proposed Monopole

Existing View #1



Proposed View #1



Photo sims for proposed Monopole

Existing View #2



Proposed View #2

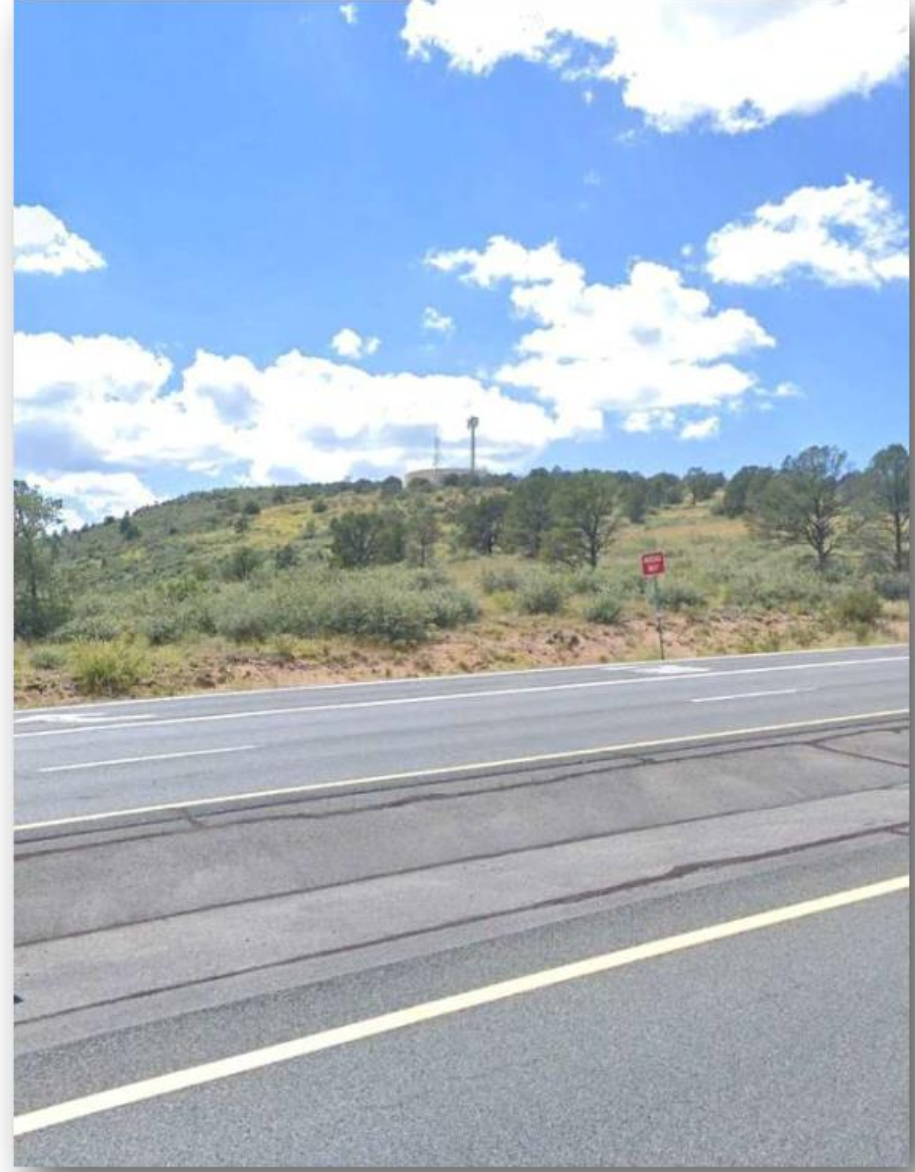


Photo sims for proposed Monopole

Existing View #3



Proposed View #3



AT&T indoor signal strength (RSRP) without AZL01609

