



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: Terrascope 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