



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

Members:

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

Staff:

George Worley, Planning Manager
Deputy City Attorney, Matt Podracky
Airport Director, Dr. Robin Sobotta

City Leadership:

Councilman Brandon Montoya, Liaison, Absent
Mayor Phil Goode
Councilwoman Connie Cantelme

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 Creek 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, Vice Chairman Gambogi adjourned the meeting at 9:58 A.M.



TED GAMBOGI, Vice Chairman

ATTEST:



SARAH HILTON, Recording Secretary

