City of Prescott
Board of Adjustment

October 19, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. **CALL TO ORDER**
Chairman Jim Lamerson called the meeting to order at 9:01 A.M.

2. **ROLL CALL**
Members:
Jim Lamerson, Chairman
Tony Teeters, Vice Chairman
James Myers, Board Member
Mark Hokeness, Board Member
Miriam Haubrich, Board Member
Mary Frederickson, Board Member
Tom Davis, Board Member (Absent)

Staff:
Tammy DeWitt, Community Planner
George Worley, Planning Manager
Chelsea Walton, Interim Community Development Director
Sarah Hilton, Recording Secretary
Connie Cantelme, Councilwoman

3. **DISCUSSION & ACTION ITEMS**

A. Approval of the September 21, 2023 Board of Adjustment Meeting Minutes.
MOTION BY BOARD MEMBER HOKENESS TO APPROVE THE SEPTEMBER 21, 2023 MINUTES; SECONDED BY BOARD MEMBER TEETERS: (6 - 0)

B. **CUP23-002 -** A Conditional Use Permit for a Rental Car Agency Business in the Former Sears Tire Center. Location: 3400 Gateway Blvd., APN 103-20-598J. Zoning: Business Regional (BR) (Land Development Code Sections 4.8 and 9.3). Owner: ESPIRE AZ LLC. Applicant: Stroh Architecture Inc.
Tammy DeWitt, Community Planner presented the request which is seeking a Conditional Use Permit for a new rental car agency in an existing building that was previously used as the former Sears Tire Center. Per the Land Development Code section 2.3, rental car agencies are allowed in the Business Regional zoning district with a Conditional Use Permit.

Ms. DeWitt stated that the proposed use is in conformance with the General Plan and all relevant policies and plans. She stated that the proposed location is within a building with other businesses and will not impact any adjacent properties.

Ms. DeWitt presented a zoning map as well as an aerial map showing the subject property. She then presented a rendering as well as photos of the building that the proposed project will be located in. She stated that there will be no changes to the building and that there is plenty of parking for the proposed use as well as other proposed projects on the property.

Ms. DeWitt presented a floor plan and stated that the existing car bays will be used for cleaning and getting cars ready for rental. There is also a large office area.

Ms. DeWitt stated that the project was reviewed by staff and met all criteria with no issues or concerns. She stated that staff did not receive any comments from neighboring properties.

Board Member Mary Frederickson asked if this process includes signage or if there are additional steps for the applicant.

Ms. DeWitt stated that they will have to get a sign permit and meet code requirements.

Board Member Frederickson asked if the spaces would be marked showing that they belong to the rental car agency.

Ms. DeWitt stated that other rental car agencies have had spaces marked for rental cars as well as spaces for customers.

Board Member Frederickson asked where the proposed hotel will be in relation to the proposed rental car agency.

Ms. DeWitt stated that it will be north of the proposed project in the parking lot there is enough parking for all of the businesses that will be in the area. She stated that there is a parking agreement for the mall area.

Board Member Mark Hokeness asked if staff is aware of any other businesses going in near the subject property.

Ms. DeWitt stated that the mall has new owners and they are re-branding but the City has not heard of any new businesses at this time.

Board Member Hokeness stated that there is paving going on at the mall and asked if they are paving the subject area.

Ms. DeWitt stated that they are.

MOTION BY BOARD MEMBER TEETERS TO APPROVE CUP23-002; SECONDED BY BOARD MEMBER FREDERICKSON: (6 - 0)

4. STAFF UPDATES

No staff updates.

5. **ADJOURNMENT**

There being no further business to discuss, Chairman Lamerson adjourned the meeting at 9:12 A.M.

James Lamerson

JIM LAMERSON, Chairman

ATTEST:

Sarah Hilton

SARAH HILTON, Recording Secretary