

City of Prescott

Planning & Zoning Commission



May 30, 2024 | 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** at their meeting to be held **May 30, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION & ACTION ITEMS

- A. Approval of the May 9, 2024 Planning and Zoning Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented.
- B. **REZ24-003 and GPA24-001** A request for a rezoning from SF-9 (Single-Family) to MF-H (Multi-Family- High Density) and a Minor General Plan Map Amendment from Low-Medium Residential Density (1-7 DU/acre) to Med-High Residential Density (8-32 DU/acre) to allow for a ninety (90) unit Apartment project on a 0.6-acre portion of a 3.279 project area. APN: 109-13-002E, G, and J, 500 S Marina Street. Owner: YH Development Properties LLC; Applicant: Michael Taylor Architects Inc.

Recommended Action:

- 1. MOVE to recommend approval of GPA24-001;**
- 2. MOVE to recommend approval of REZ24-003 subject to substantial compliance with the site plan.**

4. 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 5/24/24 at 12:00 p.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: May 30 Planning and Zoning Commission
DATE: May 30, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the May 9, 2024 Planning and Zoning Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the May 9, 2024, Planning and Zoning Commission meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None

FINANCIAL IMPACT

There is no financial impact at this time.

RECOMMENDED ACTION

MOVE to approve the minutes as presented.

ATTACHMENTS

1. 05.09.24 Planning and Zoning Minutes



City of Prescott

Planning & Zoning Commission

May 9, 2024 | 9:00 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Don Michelman called the meeting to order at 9:00 a.m.

2. ROLL CALL

Don Michelman, Chair
Thomas Reilly, Vice Chair
Thomas Davis, Member
Susan Graham, Member
Thomas Hutchison, Member
James Kleczewski, Member
James Whiting, Member

3. DISCUSSION & ACTION ITEMS

- A. Approval of the April 11, 2024, and April 25, 2024, Planning and Zoning Commission Meeting Minutes

MOTION BY MEMBER REILLY TO APPROVE THE APRIL 11, 2024, MEETING MINUTES; MOTION SECONDED BY MEMBER HUTCHISON: PASSED (7-0)

MOTION BY MEMBER REILLY TO APPROVE THE APRIL 25, 2024, MEETING MINUTES; MOTION SECONDED BY MEMBER GRAHAM: PASSED (7-0)

- B. REZ24-003 - A Request for a Rezoning from SF-9 (Single-Family) to MF-H (Multi-Family- High Density) to Allow for a Ninety (90) Unit Apartment Project on a 0.6-Acre Parcel. Location: APN 109-13-002E, G, and J 500 S Marina Street. Community Development Planner, Tammy DeWitt, presented the item and discussed the summary of the proposed project and compatibility details. A map was displayed, outlining the subject property area and surrounding properties. The properties around the subject site are Multifamily-High Density (MF-H) to the north, west, and south; and Single Family (SF-9) to the east.
- The subject project area is currently zoned residential Single-Family 9 (SF-9) and Multifamily-High Density (MF-H), located at the end of South Marina Street and totals 3.279 acres. The small area zoned SF-9 is approximately 0.6 acres of the project area. Historically, the vacant area of the property has been used for parking. The current structure on the property was last utilized in 2012 by Yavapai County Development Services and has since remained vacant.
- The proposed project would be considered infill development, due to sewer and water are in the area to provide the required infrastructure for the project.

A small portion needs to be rezoned due to the rest of the project area already having the zoning needed for the proposed project. In addition, a small portion of Marina Street would require a utility easement for a section of roadway that may be abandoned.

Per Ms. DeWitt, City staff from various departments have reviewed the conceptual project and found that it appears to meet City Code requirements. A buffer map 500 feet from the center parcel illustrated the area of properties that notices were sent to. These are preliminary determinations based upon the limited information available at this time. If the rezoning is approved, much more detailed plans will be required and a more detailed examination by staff will occur. Compatibility is achieved because of the diverse uses in the area and being located close to downtown.

The recommended action options are to move to recommend approval of REZ24-003 subject to substantial compliance with the site plan. Should the Commission recommend approval, the application requires a minor General Plan map amendment to accompany the proposed rezoning. Alternatively, the other action is to deny the application.

Ms. DeWitt explained that the 2015 General Plan designated the area for Low-Medium Residential Density (1-7 DU/acre). Adjacent designation to the north, south, and west is for Med-High Residential Density (8-32 DU/acre). The General Plan amendment item is scheduled to be discussed at the May 30, 2024, Planning and Zoning Commission meeting.

Chairman Michelman invited Commissioners to question and comment.

Chairman Don Michelman inquired how long the surrounding area has been considered MF-H.

Ms. DeWitt responded, since the 1960s.

Chairman Michelman invited architect and developer Michael Taylor to address the Commission. Mr. Taylor apologized on behalf of the property owner not in attendance, who was unable to attend due to a medical emergency. He explained that the main reason for the request is to minimize the density of this project, in as the new proposed structure would be taller and less attractive if constructed under the current density rating. He added that the owner is a long-term resident of Prescott, and the LLC is based in Tucson.

Commissioner Tom Hutchison inquired about open space. Mr. Taylor explained where that would exist, and that the nature of apartment complexes do not always allow space for a large park. He added that the same development team worked on The View Apartments; nice two-story residential buildings also with limited open space.

Commissioner James Whiting inquired about the reference to 20 two-bedroom senior housing units, and if they were ADA (Americans with Disabilities Act) compliant. Per Mr. Taylor, they would meet ADA, fair housing, and compliance with other necessary requirements. There would be a slight reduction in the percentage of parking depending on the specific number identified for senior housing. Ms. DeWitt added that the parking percentage is required by the building code.

Chairman Michelman invited speaker requests from members of the public.

Three members of the public commented on concerns with one entrance to the proposed apartment complex, utility infrastructure capacity, water supply related to fire suppression, and grade and parking concerns with snow. One member expressed concern related to no moratorium. The four that commented were opposed to the proposed project.

Chairman Michelman called for decorum, following applause from members of the public, reminding those present to proceed in a civil and orderly manner.

A member of the public commented on the positive aspects of the proposed project, referencing prior break-ins to the existing structure and individuals temporarily using the structure as a home. Comments also included needing more homes for people living and working in the area to better support the businesses in downtown Prescott, and that the project would be a good fit. A letter to the Commission was received and referenced.

Four members of the public commented on concerns with high density, the current character of the neighborhood, and the potential abandonment of a section of Marina Street. Concerns expressed also included low-income residents residing in the proposed apartments, added noise pollution, a decrease in current property values, and a suggestion to rezone the area for single family homes rather than an apartment complex. A letter to the Commission was received by one of the members and referenced. The four that commented were also opposed to the proposed project.

Commissioner Kleczewski, to Mr. Taylor, inquired about an easement to allow an access path on the outside of the property. Per Mr. Taylor, the project is open to recommendations to make it more palatable to the community.

Public Works Deputy Director & City Engineer, Randy Perham, commented on the Marina Street portion that may be abandoned. Due to different buildings potentially crossing the public Right of Way (ROW), from a utility standpoint, it makes sense to combine the two property sites. He explained the benefits of a loop system for water and sewer. Regarding the two parcels to the south, as it stands, Marina is and could still remain a public street, per Mr. Perham. A traffic analysis has not been received yet. Ms. DeWitt added that subdivision plats have certain development criteria, however, rental communities typically are not included.

Commissioner Reilly commented on viewing the potential project details as an educational opportunity as to what can be done and what is bound by state and federal laws. An option could include downzoning, however financial risk to the owner of the property would need to be considered. Further, the City is not necessarily allowed to make that decision. The area has been MF-H for the past 60 years. Commissioner Reilly added that an option could be to hold a neighborhood meeting with the developer and neighboring residents, however, it is not required.

MOTION BY MEMBER REILLY TO DEFER REZ24-003, REQUEST FOR A REZONING TO MF-H, TO THE MAY 30, 2024, PLANNING AND ZONING COMMISSION MEETING; MOTION SECONDED BY MEMBER KLECZEWSKI: PASSED (7-0)

Chairman Michelman reiterated to those present that the item will be discussed at the May 30, 2024, meeting, open to comments, and that discussion does not mean that the item will necessarily pass. However, both today's deferred item, and the General Plan items will be reviewed together.

4. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:00.

DON MICHELMAN, Chairman

ATTEST:

MARIKAY WHISENAND, Senior City Clerk Specialist

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: May 30 Planning and Zoning Commission
DATE: May 30, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **REZ24-003 and GPA24-001** A request for a rezoning from SF-9 (Single-Family) to MF-H (Multi-Family- High Density) and a Minor General Plan Map Amendment from Low-Medium Residential Density (1-7 DU/acre) to Med-High Residential Density (8-32 DU/acre) to allow for a ninety (90) unit Apartment project on a 0.6-acre portion of a 3.279 project area. APN: 109-13-002E, G, and J, 500 S Marina Street. Owner: YH Development Properties LLC; Applicant: Michael Taylor Architects Inc.

ITEM SUMMARY

The subject project area is currently zoned residential Single-family 9 (SF-9) and Multifamily-High Density (MF-H) located at the end of South Marina Street and totals 3.279 acres. The small area zoned SF-9 is approximately 0.6 acres of the project area. The properties around the subject site are (Multifamily- High Density) to the north, west, and south; and Single Family (SF-9) to the east. It is the request of the property owner to rezone the 0.6-acre portion to Multifamily-High Density (MF-H) to be the same as the rest of the project area and to allow the proposed 90-unit apartment project.

BACKGROUND

The property has a lot of history. It was a former children's hospital, a mental hospital, and the last use was Yavapai County Development Services offices until 2012. The building has been vacant since. A demo permit was issued in November of 2023.

Proposed Project

The proposed project includes the creation of a 90-unit apartment complex. This would be considered an infill development due to sewer and water are in the area to provide the required infrastructure for this project. Only a small portion needs to be rezoned due to the rest of the project area already having the zoning needed for the proposed project.

Code Compliance

City staff from various departments have reviewed the conceptual project and found that it appears to meet City Code requirements. These are preliminary determinations based upon the limited information available at this time. If the rezoning is approved, much more detailed plans will be required and a more detailed examination by staff will occur.

Compatibility

This property is bound by residential and office type uses. Compatibility is achieved because of the diverse uses in the area and being located close to downtown.

Issues for Consideration (LDC 9.15.5)

- A. Consistency (or lack thereof) with the Prescott General Plan, and other adopted plans.
- B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood
- C. Suitability of the subject property for uses permitted by the proposed zoning district
- D. Suitability of the subject property for the uses permitted by the existing district; and

E. Availability of sewer, water, and stormwater facilities

Minor General Plan Map Amendment

The 2015 General Plan designated this area for Low-Medium Residential Density (1-7 DU/acre) due to the historic use of the property as a parking area for the uses in the main building next door. Adjacent designation to the north, south, and west is for Med-High Residential Density (8-32 DU/acre). This application requires a Minor General Plan Map amendment to allow for the proposed zoning and density proposed.

FINANCIAL IMPACT

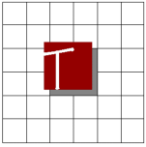
There is no fiscal impact associated with this item.

RECOMMENDED ACTION

1. MOVE to recommend approval of GPA24-001;
2. MOVE to recommend approval of REZ24-003 subject to substantial compliance with the site plan.

ATTACHMENTS

1. Narrative
2. maps.site plan. and pictures
3. Support Letter
4. Opposition Letters



Michael Taylor Architects, Inc.

December 21, 2023

City of Prescott
Community Development Department
201 South Cortez Street
Prescott, Arizona 86303

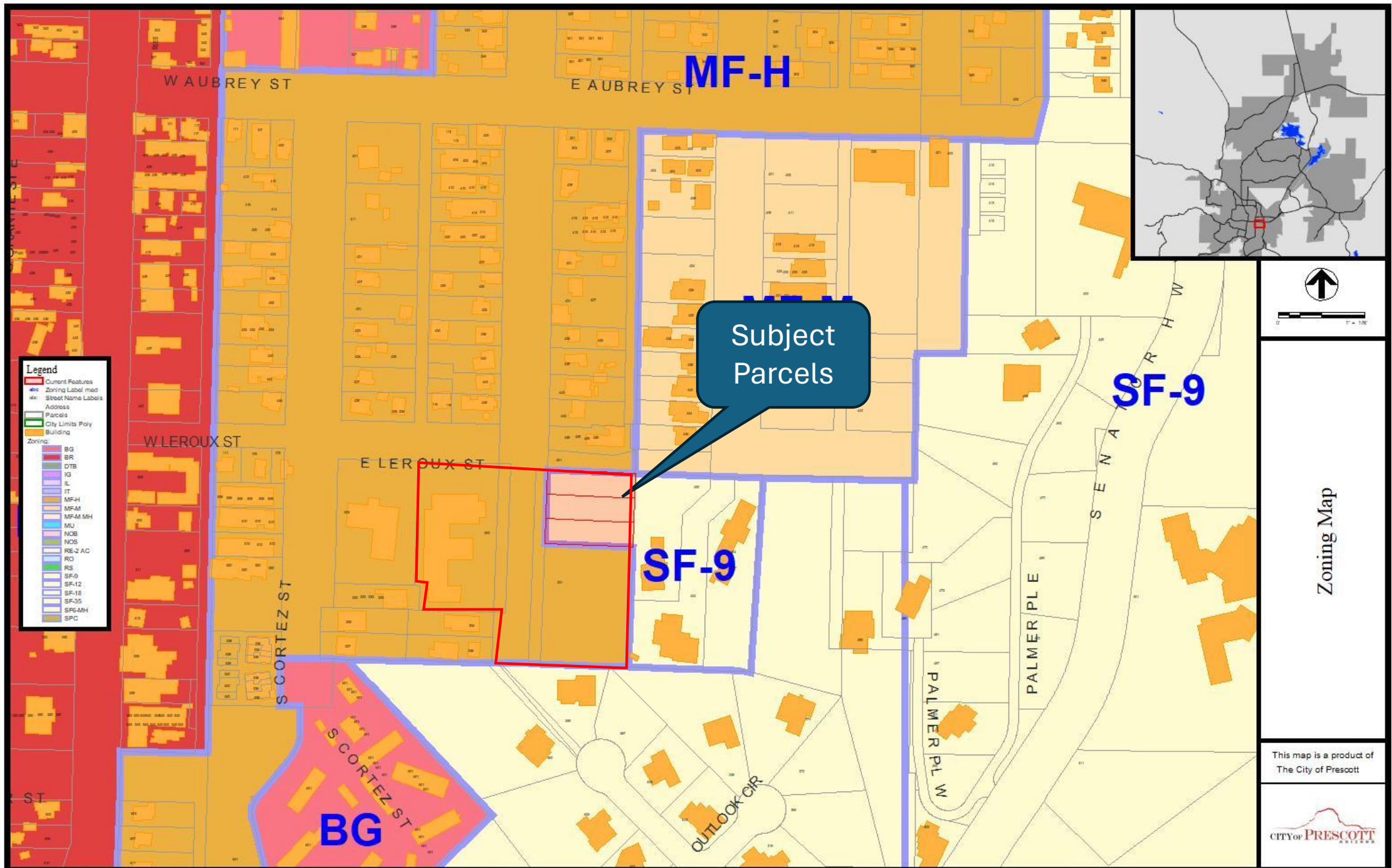
Subject: 500 South Marina Street Project Narrative

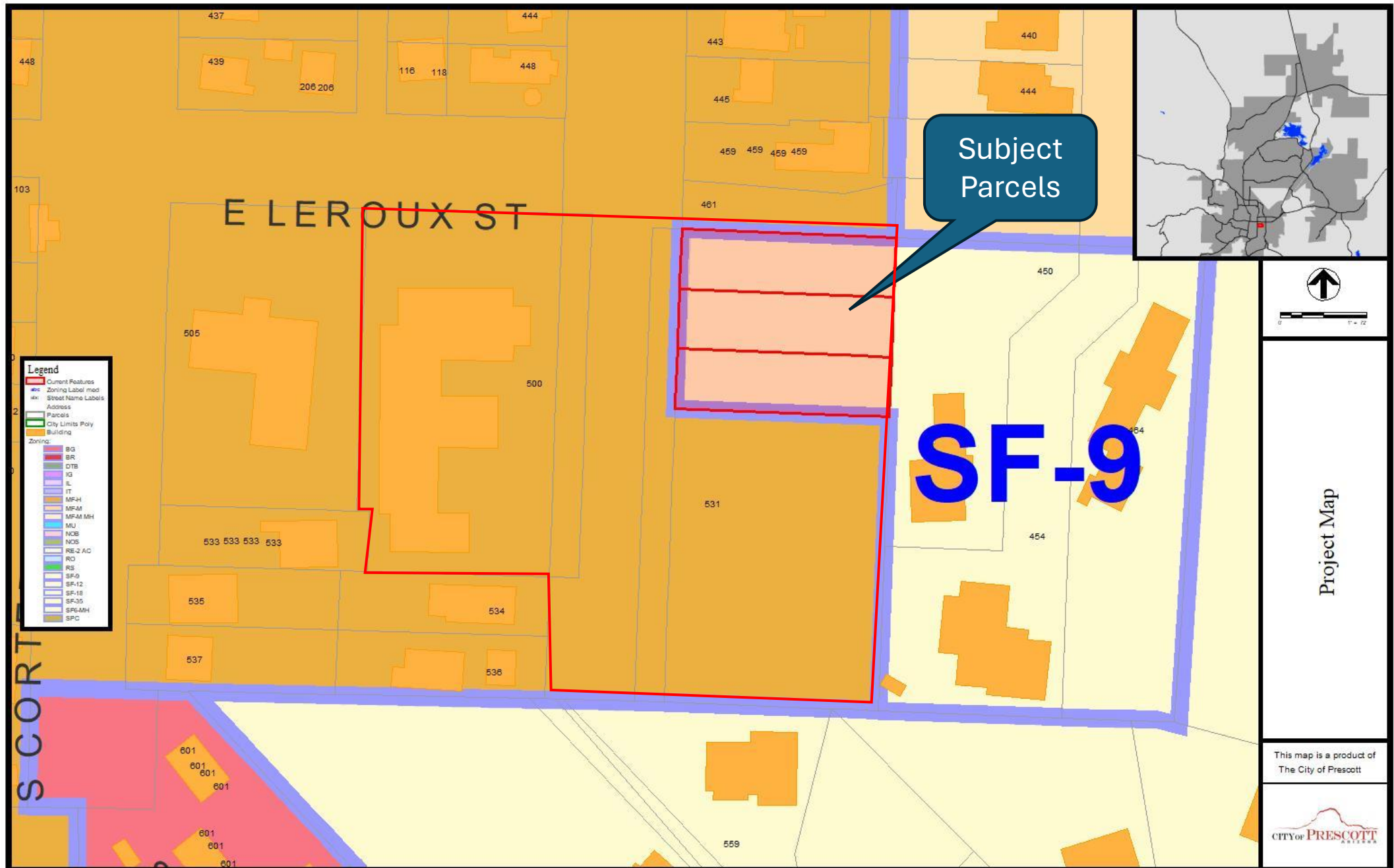
This project will develop the sites at 500 South Marina Street into an approximately 90-unit apartment project. The 2-story apartment buildings will consist of 1- and 2-bedroom units as well as provide approximately 20 2-bedroom units for seniors. Parking for all of the units will be provided on each site to accommodate all of the required parking.

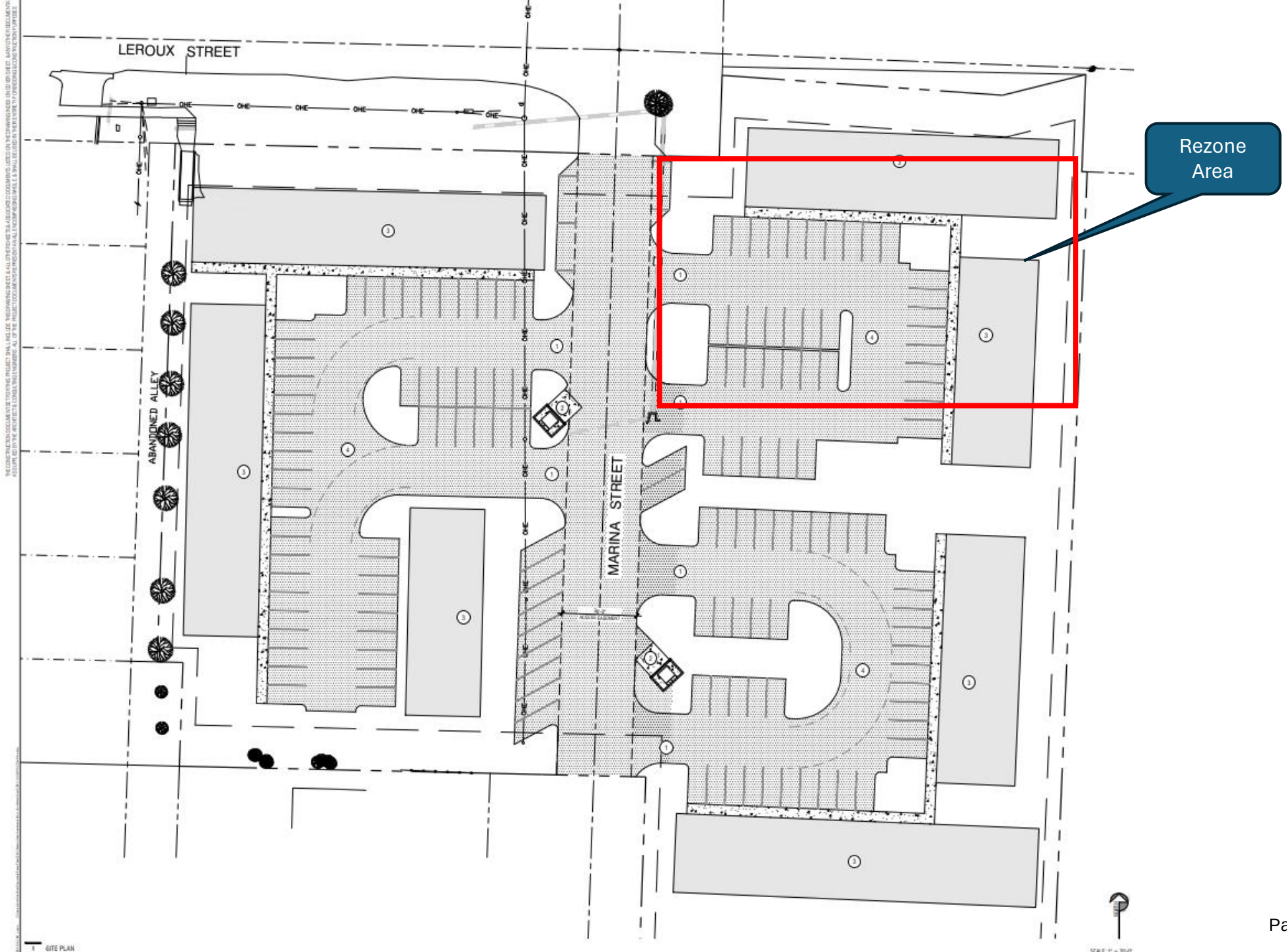
Respectfully submitted,

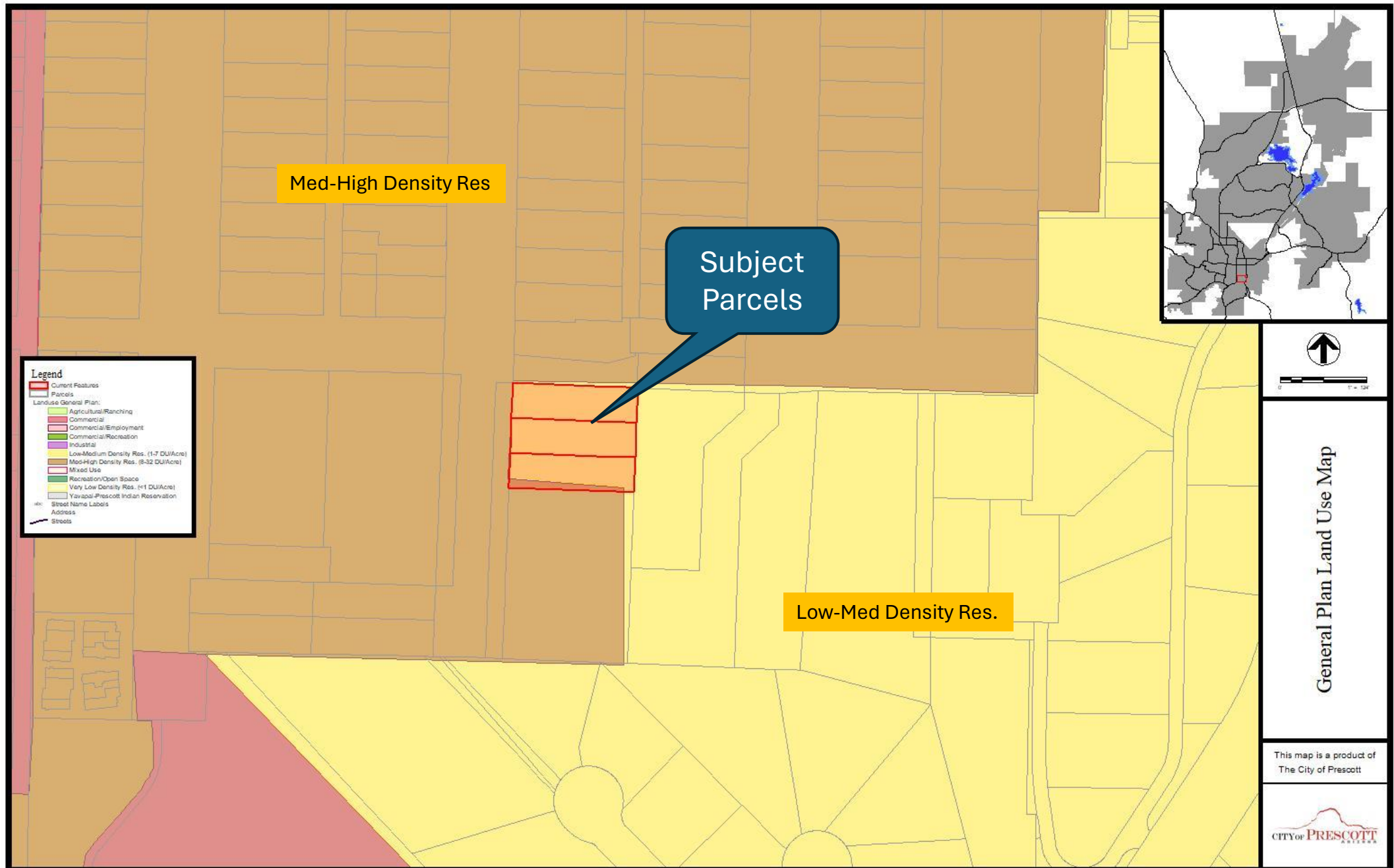
Johnny Stewart, AIA
Michael Taylor Architects, Inc.











Area to be Rezoned





Old Yavapai County Development Services Building

Marvin Yetter

Prescott, AZ 86302

500 South Marina Street Development

My name is Marv Yetter and I own the 1 acre parcel adjacent to and overlooking the proposed development. I have owned and lived on this property for the past 22 plus years, have lived in Prescott for nearly 30 years and support the development of this property.

Not only has the property been an eye sore, but it has also been a haven for abuse. Examples over the years are:

- Homeless people camping and breaking into the property.
- RV campers overnighting and urinating on property.
- People have changed engine oil in parking lot and drained oil on pavement.
- Many break ins and drug use by individuals.
- Have pictures of people setting up tents and camping overnight.
- When the public uses the parking lot for event parking, they leave trash and other unmentionables behind.
- Folks tend to use property as an off-leash dog park and do not pick up dog waste.
- Neighbors use the vacant lot for target practice with pellet guns, which may be illegal in Prescott City Limits.
- Even with the current fencing, people are still trespassing on property.

Before the property was acquired and fenced off by the new owners, the Prescott Police Dept. and Yavapai County Sheriff Dept. were on site nearly weekly due to many of the above-mentioned problems.

Downtown Prescott needs more housing to keep downtown vibrant and to support local businesses as tourism alone is not sufficient.

From: [REDACTED]
Sent: Friday, April 26, 2024 9:57 AM
To: Planning
Subject: Proposed rezoning of 500 S Marina

Dear Planning Team,

I own multiple single family homes near 500 S Marina St, and recently saw the posting of this proposed rezoning. Of course, my heart fell when I read the proposal to shift from single family to 90 units on a small, 0.6 acre lot in the middle of predominantly single family homes. My heart also fell realizing that while I've been investing in downtown Prescott to maintain the character of this beautiful, historic community, a developer can sweep in and propose a development that is absolutely incompatible with the surroundings.

A couple of points I'll make now to emphasize my strong opposition to this reclassification:

- 1) this proposal is incompatible with surroundings and therefore is in conflict with the General Plan and Land Development Code.
- 2) This proposed shift to MF will significantly de-value nearby property values.
- 3) This proposal threatens the very character of downtown Prescott. I reference the recent proposal of the Plaza hotel and suggest many of the same arguments in opposition apply here. 90 units on 0.6 of an acre is not compatible with downtown Prescott.

I'd also like to note that although I own multiple properties near this site, I've not received any notification as required by process. I realize the requirement is to notify properties within 300' and I believe at least one of my properties qualifies, yet I haven't received anything. I also understand the Planning Team may require a broader radius of notification for significant changes. I believe this proposed project qualifies and this radius should be expanded.

Finally, if possible, I'd like to access any and all publicly available documentation about this proposed project. Related, I'd like to know the status and any available information about the remainder of this parcel package which I believe exceeds 4 acres. I'll express now that I believe the Planning Team needs to consider the overall impact to the neighborhood of the developers' intentions for this entire property - not just this 0.6 acre portion.

Regards,
Veronica Grace

[REDACTED]
[REDACTED]

From: Elizabeth Gatley <[REDACTED]>
Sent: Wednesday, May 1, 2024 12:59 PM
To: Planning
Subject: REZ24-003 opinion

Follow Up Flag: Follow up
Flag Status: Flagged

I can not attend Thursday May 9th meeting regarding the rezoning of 500 s Marina st.
I would like to submit a comment for this meeting.

I believe this is a terrible location for a 90 unit apartment complex. That neighborhood was not designed for that much traffic for starters. Also what is the plan to provide adequate parking for minimum of 90 cars. They can not park in the neighborhood and the building should not be multiple stories high to provide for adequate parking.

In short it is just a terrible location for a 90 unit apartment complex. I strongly suggest you vote no for rezoning this location to MF, it should stay SF. If you rezone one lot what's to stop you from rezoning more downtown lots creating a real traffic problem and more of a strain on our already overcrowded system (grocery, medical, hospitals etc).

Thank you for your time

Elizabeth Gatley
Prescott AZ resident

From: Kathy Floyd <[REDACTED]>
Sent: Tuesday, April 30, 2024 6:16 PM
To: Planning
Subject: Planning and zoning for 500 S Marina Street

Hello,

I just read that I can contact the city via this email address regarding the request of the re-zoning of 500 S Marina Street to create a 90 unit apartment complex.

I live 1 block away from that location and I absolutely DO NOT want a large apartment complex in that location! Changing this from a single family zone to a Multi-Family High Density zone is a huge blow to those of us that enjoy our quiet location. There are so many reasons I could list to NOT approve this.

I would like to be kept in the loop of anything regarding this situation and when and where I can vote against this (if the public is allowed to vote)

Please let me know what I can do make sure this does not happen to our quaint little HISTORIC NEIGHBORHOOD on Marina Street.

Thank you,
Kathy Floyd

City of Prescott
Community Development Dept
Attn: Tammy DeWitt
201 S. Cortez St
Prescott, AZ 86303

May 3, 2024

CC Rent Right Property Solutions LLC

Ref: Proposed Rezoning EZ24-003 500 S. Marina St

Dear Tammy,

This letter is being transmitted to strongly oppose the approve for rezoning from nine(9) single family homes to ninety(90) Multi-Family High Density properties.

I own two multi-unit properties located at 459 S Marina and 508 S Cortez that would be directly affected by your proposed zoning change. It should be noted that I have over 30 years experience in real estate investments, I am a licensed Real Estate Broker, and hold a Real Estate Certificate which requires completion of eight college level Real Estate classes. In my professional experience, this proposed change would adversely affect the characteristics of the area in the following.

1. The proposed change would dramatically alter the rustic characteristics of the area which is predominantly single family residences. The construction of nine(9) single residence under the current zoning would be consistent with the neighborhood and would provide high end properties with beautiful views of the city and not an eyesore of ninety(90) High Density units. This multi-unit project should not be planned in the middle of an residential area and better suited in another non-residential or Downtown District area.
2. Traffic, Parking & noise congestion-The potential density housing increase would result in an corresponding increased traffic, noise and parking in a limited geographic space proposed in the rezoning. It shown be noted that development should not be planned in the middle of an residential area and would destroy the "Quiet Enjoyment" of the single family homes and small multi-unit properties in the area.
3. The proposed rezoning would adversely affect property values of exiting properties affected by this rezoning in the area and could result potential litigation from property owners. It will also make it difficult to rent any properties adjacent to the property during construction and after completion of the proposed rezoning.

I am a concerned investor and admanantly oposed to the rezoning of this project to Multi-Family High Density Please advise if you have any questions or if I can be of any assistance concerning this matter.

Kenneth L. Johnson, Jr, President

Prescott Thunderbird Properties, LLC

[REDACTED]

Prescott, Az 86302

[REDACTED]

[REDACTED]

[REDACTED]

Regarding a Rezoning Proposal before the Planning and Zoning Committee: REZ24-003

In November 2023 I contacted Mr. George Worley expressing interest in any details concerning 500 S. Marina. Our home site at 218 Summit Pointe Drive overlooks the properties; we had some worry over what might happen to the old elementary school structure. At that time, Mr. Worley could only confirm that the parcels had been sold, information I had already found using the parcel map search tool. We replied to this response asking for additional information. None was forthcoming; perhaps the email was lost in the bureaucratic shuffle.

We now find ourselves with plans ready to submit for our retirement home. The only information we received of this impending rezoning and the proposal for construction at the Marina properties was a notice received from neighbors within the Summit Point Owners Association (SPOA). We understand that a 300 foot notification requirement exists, but all affected property owners should have been notified.

We are distressed that another high density project will be built in Prescott, below what is essentially our backyard. Looking at the rooftops of seven massive structures will remind us daily of the shortsighted approvals for this project, without concern for anyone's quality of life other than a well-known developer's connections to the city. More people, more resources, more noise.

We and our neighbors condemn the demolition of the historic brick structure and **oppose rezoning the three parcels (109-13-002E, G, J) from Single Family (SF-9) to Multifamily High-Density (MF-H)** to accommodate YH Properties Development, LLC and their proposed 90-unit complex. Maintaining the current zoning would mitigate some of impact of the project on current and future homeowners in the adjacent area.

Karen and Patricio Murman

From: Nancy Beets <[REDACTED]>
Sent: Wednesday, May 8, 2024 12:43 PM
To: Planning
Subject: 500 Marina St.

Good morning ladies and gentleman,
My name is Nancy Beets.

I currently reside at 443 S. Marina and own a triplex at 510 S. Cortez and a small commercial building on Ruth St. all here in Prescott.

I received the notice of Public hearing in the mail.

It reads that we are all here because of a request to rezone a .6 acre parcel consisting of 3 single family lots to a M-H designation to allow 90 units on same parcel.

I have been assured that this is a missprint after I contacted our planning department in person.

Even with this new understanding ...it does bring to a realization, Many Factors that encompasses the entire 3.5 acres.

A little history for those who may be unaware.

The block/brick building that currently stands on the southwest corner of Marina St. and Leroux was built in 1923 and housed the Jefferson Elementary School, then remodeled to become Prescott Community Hospital until 1964.

Planning and Developing Services occupied in 1988 and again in 2001.

After, it became Public offices in 2004 and most recently the 20,385 sqft building was Yavapai County offices up to Oct. 2012.

Subsequently the abandoned building was leased to a Filming Company who produced THE WISHMAN MOVIE.

This is an important point to make about this scenario.

The County Failed to maintain the building and its former parking area.

SHAME ON ALL who contributed to its Demise by doing NOTHING.

It has been suggested that the building be Demolished...that there is not Historical significance because of some additions to the building in the 1980s.

I WHOLEHEARTEDLY DISAGREE!!!

We also have an existing habitat for wildlife

Let's move on now to The Parking lot...it is the .6 acre that is Currently zoned SF-9 single family, 3 lots.

It is up to the Buyer to do their DUE DILIGENCE to minimize risk and ensure that they are making a Sound investment.

Through the years and various seasons of Occupancy , it seems that our zoning and planning office was administering some Self Dealing ...the County made use of the land through noncompliance.

It conveniently allowed county employees and visitors generous parking., Mon-Fri during daylight hours .

In 2012 The parking area was semi abandoned by the county...

What do I mean by this?

Let me share with you ...

The parcel became a Dump ...over grown and an increasing in size , a mound of dirt and Debris.

There is such great importance in zoning to alleviate any complications.

Zoning gives great assurance to All on how a property is used and what type of development is permitted and other restrictions.

The .6 acres was not properly vetted and has been left as Unfinished Business .

In closing....

The .6 acre parcel is zoned single family residential with the OPPORTUNITY to build 3 new homes that would do nothing less than Enhance the existing neighborhood and retain or elevate home values.

There is no Exemption that Allows a purchaser to Ignore Zoning.

One more thing please...

I need to mention that YH is located in Tucson.

Their organization primarily operates in the “ non resident “

They are a Building Operators Business..

Lessors of nonresidential buildings,(except warehouses)

they've been in business +-13 yrs

according to their page.

I also read that their estimated revenues are around 150k and employ 5 people.

They are not Prescotttonians

They Don't Care.

Thank you for your listening ears...

We Are Prescott!!

Show quoted text

Ladies and Gentlemen. My name is Lura Beets, and I own two properties in Prescott, one, being at 512 S Cortez. Unfortunately, I'm unable to make this meeting, but want to express, my strong opposition to the rezoning of .6-acre parcel from a 3 single family lots, to be rezoned accommodate multi-housing facilities.

This will be detrimental to the area and create a negative domino effect to our historical quant small hometown. These include, but not limited to: lowering property values of our existing community, burden our schools- increasing student-teacher ratio which leads to average results with some left behind, destroy local wildlife and their habitat, and issues of traffic and safety of pedestrians emerging where the local neighborhood(s) as well as downtown traffic will disproportionately surge during mornings and evenings, causing traffic issues during critical times. Now, combine all of the traffic issues, compounded along with all the city events, horrific!

As the years go by, there are fewer small quant small towns keeping the integrity and history of which they were created. Do Not let Prescott, our picturesque and charming town be destroyed and become another small town ruined by the term "progress" and lose its identity.

I urge you to disapprove the proposed rezoning, and from discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Sincerely,
Lura Beets