



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.

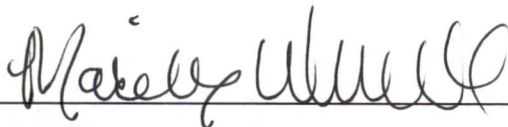
4. ADJOURNMENT

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