

City of Prescott

Planning & Zoning Commission



July 25, 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 **July 25, 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 30, 2024 Planning and Zoning Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented.
 - B. **REZ24-002** A request for a rezoning from RE-2 Acre (Rural Estate 2 Acre) to NOB (Neighborhood Oriented Business) to allow for a mixed-use office and retail center on a total of 7.55 acres located on both sides of Pinon Oaks Drive off of Willow Creek Road. APN: 106-02-052C & D, 5900 & 5930 Willow Creek Road. **Property Owner:** Granite Property Investments, LLC.; **Applicant:** Granite Basin Engineering
Recommended Action: MOVE to recommend approval of REZ24-002; a rezoning from RE-2 Acre (Rural Estate 2 Acre) to NOB (Neighborhood Oriented Business).
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 7/19/2024 at 2:45 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: July 25 Planning and Zoning Commission Meeting
DATE: July 25, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the May 30, 2024 Planning and Zoning Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the May 30, 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. 05.30.24 P&Z Minutes



City of Prescott

Planning & Zoning Commission

May 30, 2024 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

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

3. DISCUSSION & ACTION ITEMS

A. Approval of the May 9, 2024 Planning and Zoning Commission Meeting Minutes.

MOTION BY VICE CHAIR REILLY TO APPROVE THE MINUTES AS PRESENTED; SECONDED BY MEMBER GRAHAM: PASSED (4 - 0)

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.

Community Planner Tammy Dewitt provided a presentation to the Commission regarding the rezoning and minor general plan amendment. This item was discussed and continued from the last meeting.

Request:

- * Rezoning area is 0.6 acres portion of a 3.279 acre project area
- * Current zoning is SF-9 (Single Family)
- * Proposed zoning is MF-H (Multifamily, High Density)
- * Proposed use for the overall project is a 90-unit apartment infill development
- * Minor General Plan map amendment from low-medium density to med-high density

Background:

- * Past uses - children's hospital, mental hospital, Yavapai County Development

Services

- * Vacant and unmaintained since September 2012
- * There have been other proposals but given the environmental complications of the existing building it is not feasible
- * Currently zoned SF-9
- * Historically used for public service and a parking area adjacent

Ms. Dewitt stated that have had a demo permit since November of last year which does not require public input.

Issues for Consideration:

- * Consistency with Prescott General Plan or other adopted plans
- * Compatibility with present zoning and conforming uses of nearby property and with character of the neighborhood
- * Suitability of the subject property for the uses permitted by the proposed zoning district
- * Suitability of the subject property for the uses permitted by the existing district
- * Availability of sewer, water and stormwater facilities

Code Compliance:

- * Staff have reviewed the conceptual project and found that it appears to meet city code requirements
- * If rezoning is approved, more detailed plans will be required and a more detailed examination by staff will occur

Compatibility:

- * Property is bound by residential and office uses
- * Compatibility is achieved because of the diverse uses in the area and being located close to downtown

Compliance with General Plan:

- * 2015 General Plan designated the area for low-medium residential density due to the historic use of the property as a parking area for uses in the main building next door
- * Adjacent designation to the north, south and west if for med-high residential density
- * Application requires a minor General Plan map amendment to allow for the proposed zoning and density proposed

Applicant Michael Taylor Architects representative Johnny Stewart addressed the Commission and stated that this rezoning is an attempt to better facilitate the complex into the community. Already have the ability to do three stories but they would like to do two story units and spread the development out so it fits better into the area. There are eight multi-family developments in the surrounding area and feels they would fit in well with the neighborhood for density and building heights. There is adequate water and sewer in the area as well.

Vice Chair Reilly asked about continued access to two properties to the south and social trails passing through this area which have existed for some time.

Mr. Stewart responded that the access will be kept and it will remain Marina Street if the city does not abandon the easement or if they do, then the property owner will grant an easement to allow continued access. He added that they plan to provide a connection to the trail as well to enable residents to have continued access. Marina Street is 25-feet wide currently, and based on requirements from Fire they would expand that to 30-feet if the road is abandoned.

Chair Michelman asked if there has been a public meeting with the neighborhood.

Mr. Stewart stated that they did not do a public meeting but they have met with some of the surrounding neighbors who had specific questions and concerns. He added that they will have 1/2 to 3/4 of an acre of open space which will exceed the requirements.

Member of the public Paul Landis addressed the Commission as a resident adjacent to the proposed project and stated that ninety doors is the mindset baked into this which will be 180 cars and multiple dumpsters. Large apartment complexes are cash flow machines for the developer and don't carry any pride of ownership for the neighborhood. Requested the Commission raise the bar on this project and create equity opportunities for owner occupied property.

Member of the public Veronica Grace addressed the Commission as a property owner surrounding this parcel, Prescott is unique and they love the energy and vibrancy of downtown. She is for high density and development of this property, this historic nature of downtown is what brings people to Prescott and she believes that this project wouldn't meet that. The density is a concern for her, it isn't one continuous piece of property and shouldn't be considered that. Regarding the rezoning, she said she isn't opposed to it but feels it is a gift from the city to the developer. Would like to see the hillside east of Marina maintained, Marina Street maintained as is, asking developers to adhere to suggestions with the codes such as no street parking and reducing the number of units.

Member of the public Darryl Brown addressed the Commission as a resident surrounding the subject parcel, he echoed comments about how unique Prescott is and the fact that this rezone is a gift to the developer. He feels that the site plan doesn't reflect any open space or neighborhood feel.

Member of the public Kathleen Clark addressed the Commission and stated that in the last seven years since she came here there have been a number of things done that are legal but not right. Prescott has a sense of pride and history, these types of projects will ruin that feeling and way of living. This project does not meet the requirements of what is allowed in the area and the city does not have to approve it.

Member of the public Joe Bagley addressed the Commission as a resident in close proximity to the proposed project and stated that he is opposed to this project. There should be more local citizen input on these types of projects. Information was only mailed to citizens within 500 feet of the project and signage at the property required someone to pull over to read it. He feels parking will be a

problem and this does not fit in with the surrounding area, and asked if there has been a traffic study done. Requested that this project be published in a similar manner to the Whiskey Row Hotel and the Old City Hall proposal.

Member of the public Rita Bagley addressed the Commission as a resident in close proximity to the proposed project, she feels that the developer should build single family homes because none of the surrounding neighbors want to be adjacent to 90 apartments. She discussed the importance of protecting property values in Planning & Zoning, and expressed her concerns regarding traffic and lack of water. This project has been kept a secret from the community.

Member of the public Alvin Berke addressed the Commission and stated that he is not opposed to development of the site, but this will change the character and quality of life in this neighborhood. There is only one commercial development in the area. His concerns are as follows: 1. 90 apartments and 140 parking spots on site which will lead to street parking in the surrounding area, 2. Additional noise level in the neighborhood, 3. Is there a guarantee that the buildings will not exceed two stories, 4. Will sidewalks be installed, 5. Will the developer meet with local residents, 6. Will the developer consider excluding grading in certain areas, and 7. How will ingress/egress be addressed.

Member of the public Nancy Beets addressed the Commission as a resident close to the proposed site, she thanked the neighbors who have spoken out on this issue. She feels there was disregard that led to the disrepair of the existing building.

Member of the public Lura Beets addressed the Commission and stated that Prescott is beginning to look like Phoenix, she feels the roads can't accommodate the current traffic. Prescott is a historical town that people come up to enjoy but people come up to enjoy that and there is no parking. The old school house should have been preserved and turned into something sweet.

Member of the public Nicole Kennedy addressed the Commission as a member of the Workforce Housing Committee and a resident of Prescott for many years who is raising her family here. She commented on the housing shortage in our area and the benefit of projects like this that aren't urban sprawl but would provide houses for our nurses, teachers and construction workers who serve this community. There is a plethora of information that shows that it is not the type or density of development that impacts property values it is the maintenance of it.

Member of the public Marti Verrier addressed the Commission and shared a letter from the Summit Point community which was also mailed to the Planning & Zoning Commission. This project abuts the northern portion of their development which is single family residences, they are opposed to any change in right-of-way to Marina Street and feel that the project will dramatically change the feel of the neighborhood. This is incompatible with existing development in the existing neighborhood, they are also concerned about parking which will spread into surrounding streets.

Mr. Stewart reiterated that the apartments are allowed by right and this rezoning

is only a benefit to the area because it allows them to push the density out and keep the buildings shorter in height. He added that if anyone feels they were not adequately contacted he would be happy to follow up.

Chair Michelman encouraged the applicant to have meetings with the neighborhood and fleshing out the issues. He also encouraged the property owner to attend the City Council meeting if this moves forward.

Vice Chair Reilly stated this is a great opportunity for education, many of the issues from the neighborhood brought up aren't going unheard but they are things this Commission doesn't have the authority to address. The applicant is trying to achieve something that is already allowed on these parcels in a way that will fit better into the surrounding area. Other issues are not within their purview to address, can't talk about the design until after the rezone is approved. He has been an architect and contractor and that building is not structurally sound and it would be far more expensive and extensive to even attempt to rehabilitate it, it is not even a candidate for historic listing. If this Commission votes no on the rezoning these buildings will be three stories.

Member Kleczewski asked for clarification on the parcels.

Ms. Dewitt responded that it is three parcels which would allow the ninety units even without the rezoning.

Chair Michelman reminded everyone this is not the last opportunity for discussion on this topic, it will go before the Council Subcommittee on Water Issues and City Council as well.

MOTION BY VICE CHAIR REILLY TO APPROVE GPA24-001; SECONDED BY MEMBER GRAHAM: PASSED (4 - 0)

MOTION BY VICE CHAIR REILLY TO APPROVE REZ24-003 IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN; SECONDED BY MEMBER GRAHAM: PASSED (4 - 0)

4. UPDATES

None.

5. ADJOURNMENT

There being no further business to discuss, Chair Michelman adjourned the meeting at 10:24 a.m.

DON MICHELMAN, Chairman

ATTEST:

Staff Liaison



TO: MAYOR AND CITY COUNCIL
AGENDA: July 25 Planning and Zoning Commission Meeting
DATE: July 25, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **REZ24-002** A request for a rezoning from RE-2 Acre (Rural Estate 2 Acre) to NOB (Neighborhood Oriented Business) to allow for a mixed-use office and retail center on a total of 7.55 acres located on both sides of Pinon Oaks Drive off of Willow Creek Road. APN: 106-02-052C & D, 5900 & 5930 Willow Creek Road. **Property Owner:** Granite Property Investments, LLC.; **Applicant:** Granite Basin Engineering

ITEM SUMMARY

The subject properties are currently zoned residential RE- 2 ACRE (Rural Estate 2 Acre). The properties to the north and south are RE- 2 ACRE (Rural Estate 2 Acre); east across Willow Creek Road is Business Regional (BR); and to the west is zoned SF-18 (Pinion Oaks Subdivision). It is the desire of the property owner to rezone this parcel to NOB (Neighborhood Oriented Business) to allow the development of a mixed-use office and retail center.

BACKGROUND

Pinion Oaks Subdivision Unit 1 (to the west) was platted in 1995 in the County and the area was annexed into the City of Prescott in 2000. To the south is a church that was constructed in 2000 and vacant land sits to the north across Pinion Oaks Drive.

The subject parcels are zoned Rural Estate 2-acre (RE-2), a holding zoning carried over from the original county zoning. Both the 2003 and 2015 General Plan designated this band of properties along Willow Creek Road for commercial zoning and development. Due to the high volume of traffic on Willow Creek Road, residential development of these parcels would be incompatible.

The Commercial Overlay District is intended to promote quality commercial development that is compatible with the surrounding area with additional Architectural Standards per Section 5.3 in the Land Development Code. Future building permits will need to show compliance with the development standards of this overlay district.

In 2022, a rezoning request was brought forward to rezone the parcels to BG (Business General) to allow a commercial center with a drive-thru on the north parcel and an indoor storage facility on the south parcel. Both requests were denied and members of the Council suggested at the time the NOB zoning due to the more limited uses allowed.

Proposed Project

The access proposed will be from Pinion Oaks Drive and one right-in/right-out on to Willow Creek Road on the north parcel. A Traffic Impact Analysis (TIA) will be required to determine if there are any other requirements that will be imposed at this intersection based on the proposed uses and will be required with future permits.

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

A consideration of any rezoning is compatibility with surrounding zoning and developments, as well as conformance with the General Plan. The 2015 General Plan designated this area for commercial, which is intended to include office, retail, service, health related and other similar uses. The proposed rezoning meets the General Plan designation for this project. The retail and office complex is being proposed and an allowed development within the NOB zoning. Landscaping adjacent to the residential neighborhood may reduce the visual impact of the building and any other impacts of noise and lighting.

FINANCIAL IMPACT

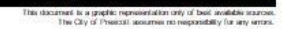
There is no fiscal impact associated with this item.

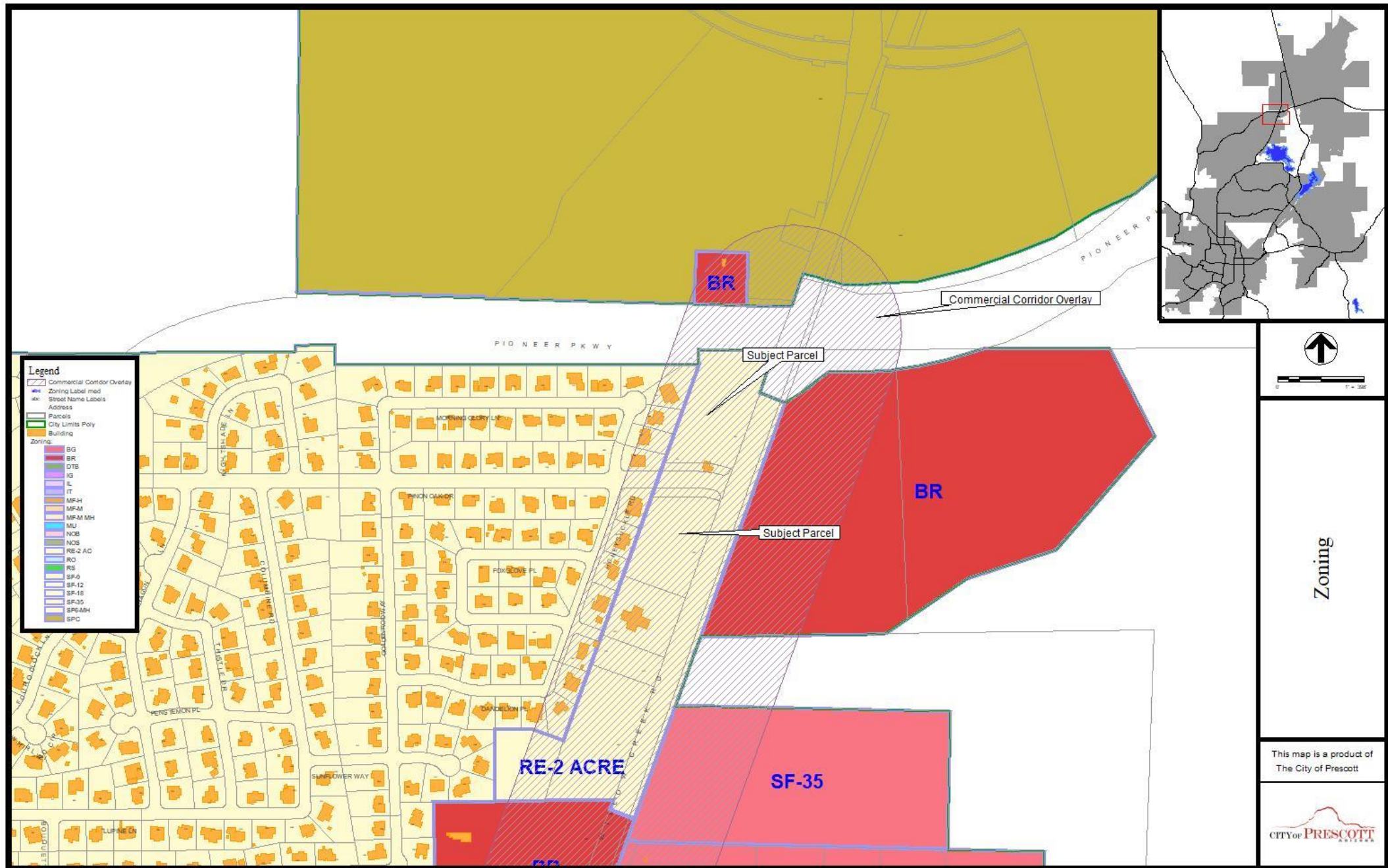
RECOMMENDED ACTION

MOVE to recommend approval of REZ24-002; a rezoning from RE-2 Acre (Rural Estate 2 Acre) to NOB (Neighborhood Oriented Business).

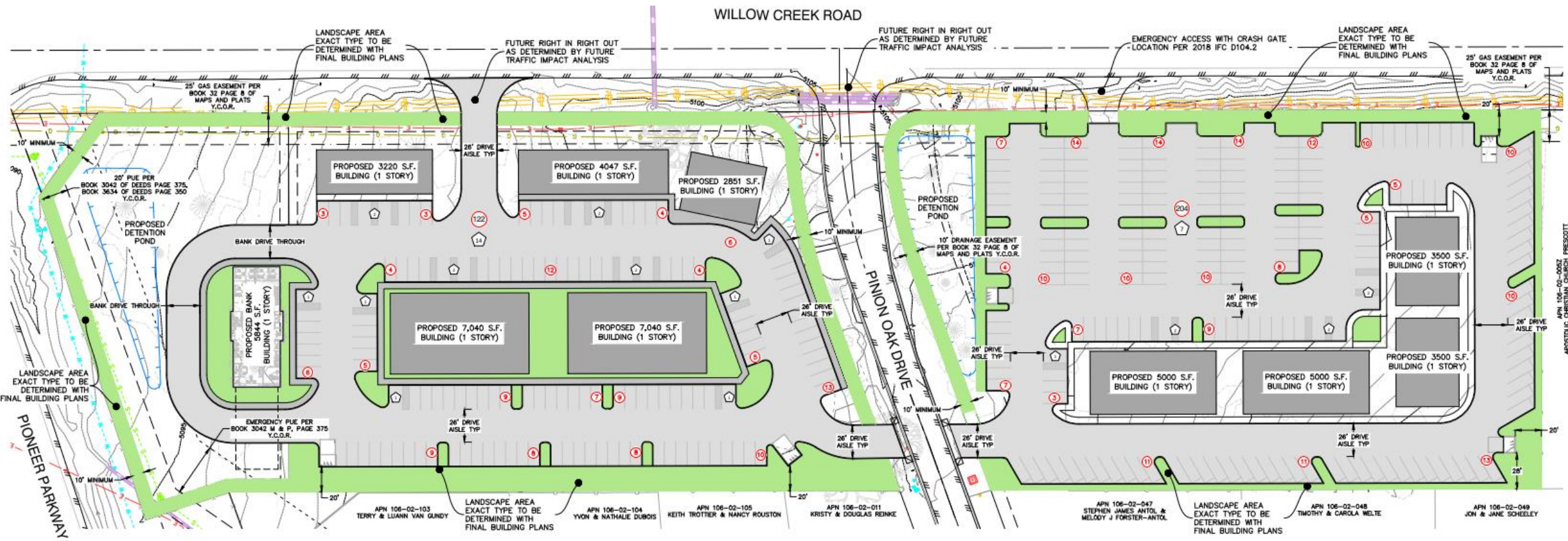
ATTACHMENTS

1. maps and site plan
2. NARRATIVE
3. Site Plan
4. Opposition
5. Opposition2











February 7, 2024

City of Prescott
201 North Montezuma Street
Prescott, Arizona 86301

Narrative of Request for Rezone – Willow Creek Commons @ Pioneer Parkway

South Parcel - 5900 Willow Creek Road (APN 106-02-052C)

North Parcel 5930 Willow Creek Road & 1290 Pinon Oak Drive (APN 106-02-052D)

Ownership: Granite Property Investments, LLC
815 East 1400 N
Shelly, Idaho 83274

This rezone request consists of the two above referenced parcels, 4.2 acres (north) and 3.35 (south) acres, respectively. The parcels previously came before the City of Prescott with a similar rezone request for the south parcel which was turned down by the City Council based on public opposition to a storage facility. A rezone request for the north parcel was pulled due to Council and public opposition to a proposed Dunkin Donuts.

Based on these prior comments and feedback from both the public and staff, this request is for Neighborhood Oriented Business (NOB) zoning and the owner is willing to restrict the implementation of fast food uses with drive-thru and also Convenience Stores. The site on the north end of the north parcel is a bank/financial institution with a drive-thru. All other buildings are mixed use office and retail as allowed in the NOB zoning. At this time, we have no specific users identified.

This request is bolstered by 4 factors:

- The property owners' rights of ownership and use
- The longstanding City of Prescott General Plan designation for Commercial use for this property
- The City of Prescott use restrictions due to proximity to the airport
- The desires of the neighboring community for minimized impact.

The designation of the NOB zoning was recommended by staff as the least-impactful zoning class to the neighborhood while also matching ownership rights, General Plan recommendations and airport impact zone restrictions.

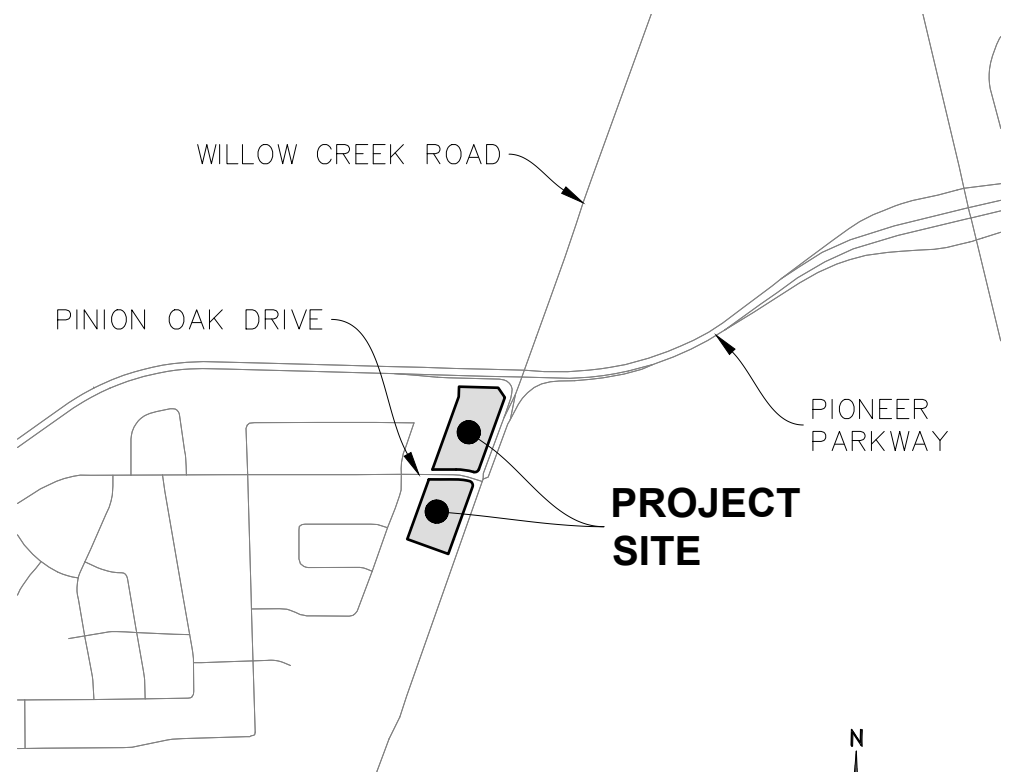
We feel that the NOB classification would be the best for all parties concerned.

Sincerely,

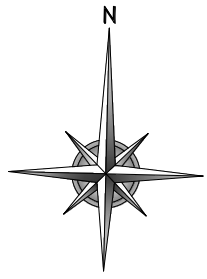
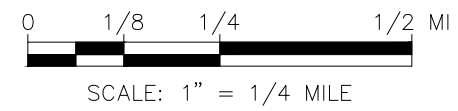
A handwritten signature in black ink, appearing to read 'Tom Liuzzo', written in a cursive style.

Tom Liuzzo
Granite Basin Engineering, Inc.

PLOTTED: Jun 04, 2024--8:10am



VICINITY MAP



LEGEND

	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	SECTION LINE
	BUILDING SETBACK
	SECTION ROW
	EMERGENCY EASEMENT
	PROPOSED POND
	REGULAR PARKING STALL COUNT
	ADA DESIGNATED PARKING STALL COUNT

WILLOW CREEK COMMONS @ PIONEER PARKWAY SITE PLAN

5900 WILLOW CREEK ROAD
APN: 106-02-052C
5930 WILLOW CREEK ROAD
APN: 106-02-052D

TRACT A AND AN UNSUBDIVIDED PORTION OF PINION OAKS UNIT 1 SUBDIVISION
LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST GILA AND SALT RIVER MERIDIAN
CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

PROJECT INFORMATION (NORTH)

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
106-02-052D (4.20 AC.±)

ZONING NOTE:
PER CITY OF PRESCOTT LAND DEVELOPMENT CODE:
NOB: NEIGHBORHOOD ORIENTED BUSINESS
15 FOOT FRONT SETBACK
7 FOOT SIDE SETBACK
10 FOOT REAR SETBACK
10 FOOT EXTERIOR SIDE SETBACK

5 PROPOSED COMMERCIAL BUILDINGS:
3,220 SQUARE FEET
4,047 SQUARE FEET
2,851 SQUARE FEET
5,844 SQUARE FEET
7,040 SQUARE FEET
7,040 SQUARE FEET
136 PARKING STALLS
(122 STANDARD)
(14 ADA)

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM)
0402SC1690G DATED SEPTEMBER 3, 2010
THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

SEWAGE DISPOSAL:
CITY OF PRESCOTT

WATER SUPPLY:
CITY OF PRESCOTT

PROJECT INFORMATION (SOUTH)

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
106-02-052C (3.35 AC.±)

ZONING NOTE:
PER CITY OF PRESCOTT LAND DEVELOPMENT CODE:
NOB: NEIGHBORHOOD ORIENTED BUSINESS
15 FOOT FRONT SETBACK
7 FOOT SIDE SETBACK
10 FOOT REAR SETBACK
10 FOOT EXTERIOR SIDE SETBACK

4 PROPOSED COMMERCIAL BUILDING:
5,000 SQUARE FEET
5,000 SQUARE FEET
3,500 SQUARE FEET
3,500 SQUARE FEET
211 PARKING STALLS
(204 STANDARD)
(7 ADA)

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM)
0402SC1690G DATED SEPTEMBER 3, 2010
THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

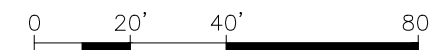
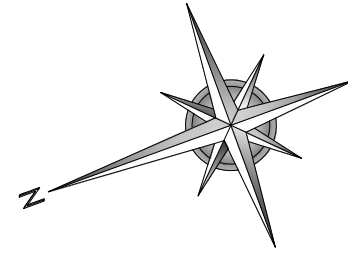
SEWAGE DISPOSAL:
CITY OF PRESCOTT

WATER SUPPLY:
CITY OF PRESCOTT

PARKING ANALYSIS

CITY OF PRESCOTT PARKING REQUIREMENTS IN ACCORDANCE WITH TABLE 6.2.3 FOR:
BANK IS ONE (1) SPACE PER TWO HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
OFFICE IS ONE (1) SPACE PER THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
MEDICAL OFFICE IS ONE (1) SPACE PER ONE HUNDRED AND FIFTY SQUARE FEET OF GROSS FLOOR AREA.
PERSONAL SERVICE IS ONE (1) SPACE PER ONE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
PROFESSIONAL SERVICE IS ONE (1) SPACE PER THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
STANDARD RESTAURANT IS ONE (1) SPACE PER ONE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
RETAIL IS ONE (1) SPACE PER TWO HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
CITY OF PRESCOTT HANDICAPPED ACCESSIBLE SPACES IN ACCORDANCE WITH TABLE 6.2.6 IS:
201-300 TOTAL SPACES IN LOT REQUIRES 7 TOTAL ACCESSIBLE PARKING SPACES
CITY OF PRESCOTT MOBILITY IMPAIRED ACCESSIBLE SPACES IN ACCORDANCE WITH SECTION 6.2.6.A IS:
HANDICAPPED ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE PARKING SPACE DIMENSION STANDARDS OF THIS SECTION, AS FOLLOWS:
1. CAR-ACCESSIBLE SPACES
CAR-ACCESSIBLE SPACES SHALL HAVE AT LEAST A 5-FOOT WIDE ACCESS AISLE LOCATED ABUTTING THE DESIGNATED PARKING SPACE.
2. VAN-ACCESSIBLE SPACES
VAN-ACCESSIBLE SPACES SHALL HAVE AT LEAST AN 8-FOOT WIDE ACCESS AISLE LOCATED ABUTTING THE DESIGNATED PARKING SPACE.
3. COMMON ACCESS AISLE
VANS AND CARS MAY SHARE A COMMON ACCESS AISLE, PROVIDED IT MEETS MINIMUM VAN-ACCESSIBLE AISLE WIDTH REQUIREMENTS DESCRIBED IN POINT 2 ABOVE.

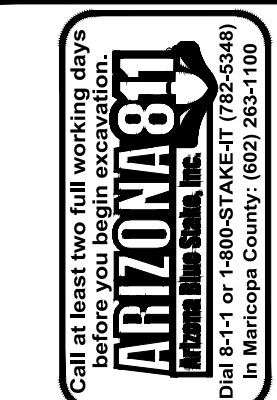
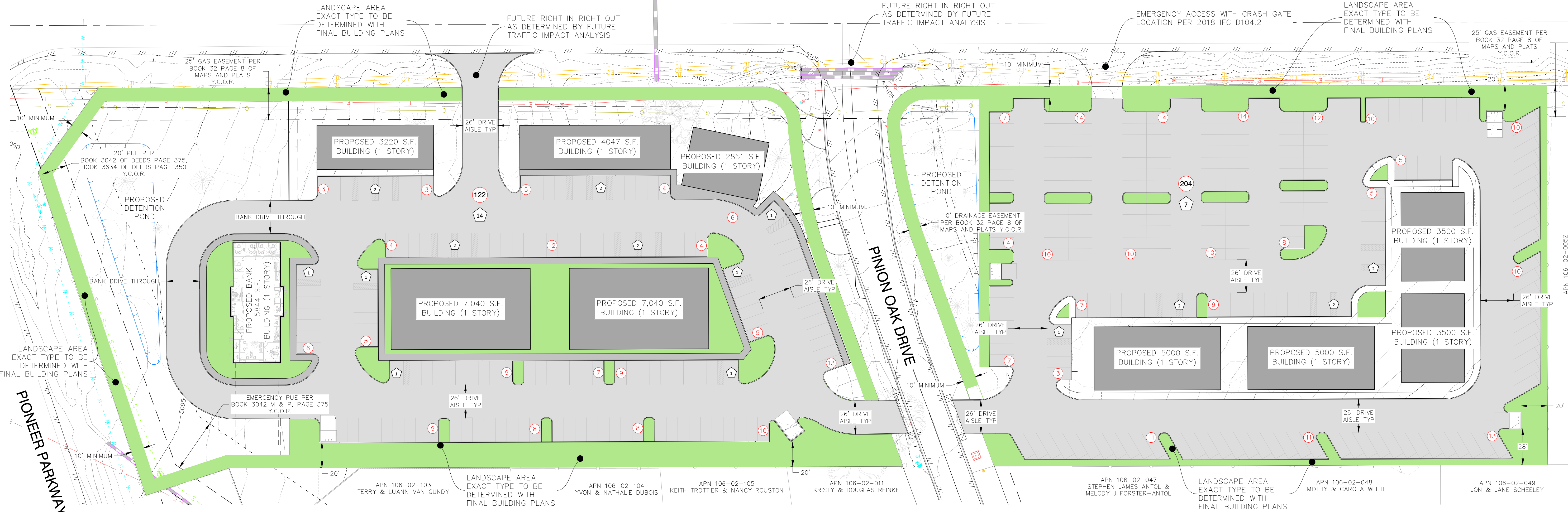
THERE ARE PUBLIC UTILITIES
LOCATED WITHIN THE SUBJECT
PROPERTY. PLEASE
CONTACT AZ811 BEFORE
CONSTRUCTION.



SITE PLAN NOTES:

- THIS MAP DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR IS IMPLIED BY THIS MAP.
- PROPERTY BOUNDARY PER BOOK 32 OF MAPS AND PLATS, PAGE(S) 7-8, YCRO.
- ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
- TOPOGRAPHIC SURVEY PROVIDED BY GRANITE BASIN ENGINEERING, INC. SURVEY DATE: 10-12-2020.
- CONTOUR INTERVAL = 1'
- APPROXIMATE LANDSCAPE AREA IS 1.26 ACRES MORE OR LESS AND WILL BE MORE DEFINED WITH INDIVIDUAL BUILDING PACKAGES.

WILLOW CREEK ROAD



REVISIONS	BY	DATE
DESCRIPTION	NUM.	
FOR REVIEW ONLY	☒	
FOR BID ONLY	☐	
FOR APPROVAL ONLY	☐	
FOR RECORDING ONLY	☐	
FOR CONSTRUCTION ONLY	☐	
FOR AS-BUILT ONLY	☐	



GRANITE PROPERTIES
815 EAST 1400 NORTH
SHELLEY, IDAHO 83274

WILLOW CREEK COMMONS
@ PIONEER PARKWAY
SITE PLAN

PRELIMINARY
FOR REVIEW
AND COMMENT

JOB:	20088
DATE:	6/4/2024
SCALE:	AS SHOWN
DRAWN:	TRL
DESIGN:	TL/TS
CHECKED:	TL

1

SHEET 1 OF 1

FILE: Z:\Projects\2020\20088\DWG\SITE PLAN\20088 SITE PLAN.dwg <<3D Imperial>>

My name is Thomas Gatchell and I live at [REDACTED] Pinon Oak Dr. and I am writing to express our concern on the proposed rezoning of the properties on BOTH sides of Pinon Oak Dr.

We learned that commercial use of that property could require access via Pinon Oak Dr. Any high volume business will not only cause traffic issues at Willow Creek, Pioneer Parkway and Pinon Oaks but the heavy traffic coming Eastbound on Pioneer will be likely to turn into our neighborhood on Symphony Dr. and make three quarters of a mile of Pinon Oaks a raceway to the the property in question to avoid the intersection. This street is not as wide as the older city residential streets and there are no sidewalks on either side. Many residents take walks at all times of the day, quite a few with pets. There are children who also walk and ride bicycles on our neighborhood streets and with children there are school buses. A lower volume type business such as storage units would not cause high volume of traffic and thus not be a danger to the residents.

Please consider the danger high volumes of traffic added to a 20+ year narrow, residential street.

I believe we went through this same exercise November 2021 With the commission finding in favor of the residents of Pinon Oaks. Nothing has changed except the tremendous volume of traffic on both Willow Creek, North and Southbound and Pioneer Parkway/Rt 89. To have traffic in and out of businesses so close to one of the busiest intersections in the Quad Cities is a disaster in the making. I invite commission members, council members and the mayor to come to the S/W corner of Willow Creek and Pioneer any week day morning between 7:00am and 9:00am and watch all the "near misses" WITHOUT any commercial businesses and driveways.

Thank you,

Thomas Gatchell

[REDACTED]

Tammy Dewitt

From: MICHAEL DOTSON <[REDACTED]>
Sent: Thursday, July 18, 2024 10:09 AM
To: Planning
Subject: Re-Zoning Pinon Oak Dr and Willow Creek

Please turn down the proposal to re-zone the 7 acres on the West side of Willow Creek and Pinon Oaks Dr. There are only 2 points of access to the subdivision and adding business to one of them will severely restrict access to and from our homes and add traffic and additional noise to a neighborhood with narrow streets and no sidewalks.

See you at the meeting and thank you,
Mike Dotson

[REDACTED]
Prescott, AZ 86305