



# 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**

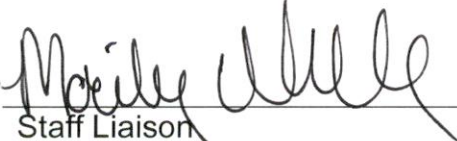
None.

**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

7/25/24