



City of Prescott
Planning & Zoning Commission

January 09, 2025 | 9:00 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman 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 (Excused)

3. DISCUSSION & ACTION ITEMS

A. Approval of the December 12, 2024 Planning and Zoning Commission Meeting Minutes.

MOTION BY COMMISSIONER REILLY TO APPROVE THE DECEMBER 12, 2024 MEETING MINUTES; SECONDED BY COMMISSIONER DAVIS; PASSED (6-0)

B. **REZ24-003 & GPA24-001:** A Request for a Rezoning from SF-9 (Single-Family) to MF-H (Multi-Family-High Density) and a Minor General Plan Amendment from Low-Medium Residential to Medium-High Residential on a Total of 0.6 Acres. The Overall Project Area is 3.279 Acres for a Proposed 106-unit Apartment Project. Location: APN 109-13-002E, G, and J, 500 Marina Street. Owner: YH Development Properties LLC. Applicant: Michael Taylor Architects Inc.

Community Planner Tammy Dewitt gave a presentation explaining the proposal for REZ24-003 & GPA24-001. She provided the reason for the rezoning request and gave a history of the building and its previous uses with maps showing the location of the proposal. Additionally, she gave a background on the original proposal approved by the Planning & Zoning Commission for 90 units. She stated that the applicant was asking for 106 units with the new proposal and that would be the maximum density allowed per the rezoning request and if the rezoning was denied a maximum of 90 units would be allowed under the current zoning. She stated that the rezone would additionally require a minor general plan map amendment (GPA24-001).

Commissioner Hutchison asked why the City of Prescott is looking for this type of housing.

Ms. Dewitt stated that historically the city has had little multi-family projects, and this will give more variety to the types of housing in the area.

Commissioner Hutchison asked if the city needs multi-family development more than single-family construction.

Ms. Dewitt confirmed.

Commissioner Kleczewski asked for clarification on the rezoning request.

Ms. Dewitt said that 90 units are allowed without the rezoning, since the applicant is asking for the maximum density of 106 units, the rezoning is required.

Commissioner Davis asked what the commission's previous action was.

Ms. Dewitt stated the commission recommended approval (4-0) for 90 units.

Commissioner Graham asked what the number of parking spaces on the previous proposal was compared to now. Additionally, she asked where the senior apartments will be located.

Ms. Dewitt said she did not have the number of spaces in the previous proposal and the senior apartment locations will be determined at the time of permitting.

Chair Michelman asked which buildings would be two stories versus three stories and what the adjacent property uses are.

Ms. Dewitt shared the location of the two-story buildings versus three-story buildings on the site plan and informed the commission that the adjacent properties are single-family and commercial offices.

Chair Michelman asked if the residential properties will be high enough to not be blocked by the three-story buildings.

Ms. Dewitt said possibly and shared a photo of the location.

Applicant Johnny Stewart (Michael Taylor Architects) described the changes to the proposal and site plan and informed the commission that the parking count has increased from the previous proposal in May.

Commissioner Reilly asked if the finished floor elevation will be the same as the parking lot.

Mr. Stewart confirmed.

Commissioner Kleczewski asked if the original proposal was all two-story buildings.

Mr. Stewart responded yes.

Commissioner Kleczewski asked what the reasoning was for changing to three-story buildings.

Mr. Stewart stated that three-story buildings were a better use of the space and maximized the site for its highest and best use.

Commissioner Kleczewski asked why this was not presented the first time.

Mr. Stewart said they thought they could only do 90 units originally and after calculating the square footage, they determined they could fit 106 units on the site.

Commissioner Graham asked if the monthly rent will be at current market value.

Mr. Stewart stated that they will be at market value and roughly \$2400 per month.

Commissioner Graham asked what the original number of parking spaces was.

Mr. Stewart did not have the original number of parking spaces.

Commissioner Reilly asked if the rezoning is not approved, will this project still move forward.

Mr. Stewart said yes and if the rezoning is not approved the buildings will stay as is and they will use the area as parking.

Chair Michelman asked if the building on the east side of the development will block views.

Mr. Stewart stated they are designing this to not block anyone's view.

Chair Michelman asked if the applicant has given thought to making part of this project workforce housing.

Mr. Stewart did not have an answer and deferred the question to the owner.

Ms. Dewitt provided the number of parking spaces from the previous proposal to be 146 spaces.

Commissioner Graham stated that the number of parking spaces did not change much with the addition of 16 extra units.

Ms. Dewitt stated that the number of senior units has changed to reduce the parking count.

Property Owner Marc Van Wormer stated the rental rate will be about \$2 per square foot and the maximum rent would be \$2400 and the lowest would be around \$1500. Additionally, he stated that the topography is not accurately represented to address the blocking of adjacent residential property owner's views.

Chair Michelman asked what the height of the three-story buildings will be and if they will have mechanical units on top.

Mr. Van Wormer said they will not exceed 35 feet and there will not be mechanical units on the roofs.

Chair Michelman said he would like to see more workforce housing added to this proposal.

Mr. Van Wormer said they are open to workforce housing.

Commissioner Kleczewski stated he believes the applicant is trying to increase cashflow and profit and believes this is a breach of public trust.

Commissioner Graham agreed.

Commissioner Davis was happy with the results of the previous approval and is not excited about the new proposal.

Commissioner Reilly stated he is in favor of the proposal.

Commissioner Hutchison believes this project fits nicely with the city's 10-year plan moving forward.

Commissioner Graham asked if there has been a traffic impact analysis completed.

Ms. Dewitt stated that a traffic impact analysis is not required at this time and will be required prior to permitting.

Member of the public, Paul Landis referenced the previous submittal of 90 units and two-story buildings. He would like the commission to make it harder on the applicant due to the increase in density and parking concerns. Additionally, he believes that this land would be better utilized with townhomes.

Member of the public, Veronica Grace loves the community's downtown area. She would like to see the character of downtown preserved but does support the need for higher density development in the area. She stated the developers are asking for a gift from the city to allow the applicant to make more money. Ultimately, she is concerned with the character of the downtown area and buffering between zoning districts. She does not believe this development fits with the surrounding area.

Member of the public, Darryl Brown stated he is not anti-development but believes there are concerns that outweigh the benefits with this rezoning request. He would like to see an alternative path to move forward with this project that does not include rezoning.

Member of the public, Al Sargeant stated that it should be easy to say no to this proposal and has concerns with access to the Summit Point subdivision.

Member of the public, Gary Arnold does not believe this project meets parking requirements and believes this project should be treated the same as all other projects in the city.

Chair Michelman asked if this is approved, would it negate the previous approval in May.

Ms. Dewitt said yes it would negate the previous approval.

Commissioner Reilly asked if this proposal was denied, would the applicant still be able to move forward with everything besides the rezoning of one property.

Ms. Dewitt stated that is correct and this property would only be allowed to be used for parking with no buildings.

Commissioner Kleczewski asked if it would revert back to the decision made in May.

Ms. Dewitt said the applicant would be allowed 90 units per right, and the area requested for rezoning would only be allowed to be used as a parking area.

Commissioner Kleczewski asked if the developer would still be allowed to place single-family homes to be used as rentals.

Ms. Dewitt confirmed, they could put three single-family residences on the lots. Commissioner Reilly stated that a compromise would be nice, but it does not appear to be possible.

MOTION BY COMMISSIONER REILLY TO RECOMMEND COUNCIL APPROVAL OF REZ24-003 AND GPA24-001; SECONDED BY COMMISSIONER HUTCHISON: MOTION FAILED (2-4) CHAIR MICHELMAN, MEMBER DAVIS, MEMBER GRAHAM & MEMBER KLECZEWSKI DISSENTING

- C. **GPA22-001:** Presentation & Discussion Regarding the Updated City of Prescott General Plan. Applicant: City of Prescott; Community Development.
- Community Planner Tammy Dewitt provided a presentation and introduction to the 2025 City of Prescott General Plan. She explained that the General Plan was started in 2022 and went through a multi-phase process of development.
- Commissioner Hutchison asked who will be responsible for keeping track of the initiatives.
- Ms. Dewitt responded that Community Development will be responsible.
- Commissioner Hutchison asked if department heads will have specific objectives.
- Planning Manager George Worley stated that implementation will be partly up to the public. Additionally, he provided information related to the process for implementing the General Plan.
- Commissioner Hutchison asked what recourse the public will have if these objectives aren't met.
- Mr. Worley said that one recourse is the public voting every two years, and the second being able to stay in touch with elected officials.
- Commissioner Reilly stated there is no requirement that the General Plan needs to be followed with the exception to the land use map.
- Ms. Dewitt continued her presentation and referenced ARS 9-461.06 regarding the land use map. She showed the original and updated land use map provided to the General Plan Committee and presented changes that were made to the land use categories. She referenced that these changes included removing areas designated as open space on private land and Arizona State Land Department (AZSLD).
- Chair Michelman asked if the open space show was large open space or small open space included in Homeowners Associations.
- Ms. Dewitt said it is both.
- Commissioner Hutchison asked if the key points of The General Plan could be briefly described.
- Chair Michelman asked if it is even possible to give a concise summary of The General Plan.
- Ms. Dewitt stated that the goal is to create a shorter version with a summary of the goals and strategies with consultants.

Commissioner Reilly stated that we do not know what this plan will include until the City Council has approved the plan and does not believe the summary is needed until after approval.

Commissioner Hutchison said that he believes the General Plan should be made easy for the City Council to understand.

Commissioner Davis hopes to have questions that will summarize the issues by the next commission meeting.

Member of the public, Linda Nichols provided a handout to the Commissioners. She agrees that a summary of The General Plan would be helpful. She added that this document is supposed to be a land use guide that will last for 10 years and believes some of the information is already obsolete.

Member of the public, Ann Brechwald has concerns about The General Plan introduction and vision for legal reasons related to the discrimination verbiage.

Member of the public, Ralph Hess has issues with City Staff's interpretation of State Statute ARS 9-461.06 regarding the land use map. He does not believe the statute requires a designation of one dwelling unit per acre if the land is not going to be designated as open space. He would like this statute to be addressed by the legal department prior to the January 30th meeting.

Member of the public, Michele Hamer stated that the primary purpose of The General Plan should be how Prescott manages land to generate money. She believes that the plan includes many items not related to land use and that they should be removed.

Member of the public, Sherrie Hanna believes the tree city portion of The General Plan should be removed. Additionally, she believes that many items in The General Plan violate personal property rights.

Member of the public, Stephen Polk is in support of the land use map as presented and believes it is correct.

Ms. Dewitt addressed public concerns about The General Plan and provided reasoning why these items were incorporated.

Commissioner Graham stated she was surprised the city is so reliant on Transaction Privilege Tax (TPT). Additionally, she would like to see tax revenue be promoted for the city in ways besides tourism.

Ms. Dewitt said that it is included in The General Plans goals and implementations.

Commissioner Kleczewski asked if the city is obligated to put the discrimination language in the plan.

Deputy City Attorney Matt Podracky stated the city is not obligated to include this language and provided the definition of a General Plan from ARS 9-461. He added that ultimately City Council will make the final decision on the discrimination language.

This item was for discussion only, no formal action was taken.

4. STAFF UPDATES

No staff Updates

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 11:20 a.m.



DON MICHELMAN, Chairman

ATTEST:



Recording Secretary