



Planning and Zoning Commission
Monday, August 12, 2019
5:30 PM
Library Auditorium
7401 E. Skoog Blvd.

----- Minutes -----

I. Call to Order

Chairperson Zurcher called the August 12, 2019, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

II. Invocation

✚ Invocation given by Chaplin Gary Walker.

III. Pledge of Allegiance

IV. Attendance

Chairperson Zurcher asked for roll call attendance to be taken. Members present: Chairperson Zurcher, Vice-Chairperson Renken, Commissioner Yeater, Commissioner Musarra, Commissioner Rutherford and Commissioner Duskey. Members absent: Commissioner Roberts. Staff Present: Joe Scott, Planner; Gary Davis Planner; Richard Parker, Community Development Director and Kristi Jones, Administrative Support II.

V. Approval of Minutes

Chairperson Zurcher asked if the Commission had amendments to the minutes from the July 8, 2019, meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Vice-Chairperson Renken made the MOTION, seconded by Commissioner Yeater, to approve the minutes from the July 8, 2019 Planning Commission meeting.

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Duskey YES, and Commissioner Rutherford YES.

MOTION carried with 6 ayes and 0 nays.

VI. Announcements

Chairperson Zurcher stated that the applicant for items ZMC19-007 and PDP19-004 requested that the items be removed from the agenda and deferred to an unspecified future date. The future hearings of the deferred items will be re-noticed and posted.

VII. Public Hearing Items

↓ There were no public hearing items.

VIII. Action Items

1. **RP19-012.** Upon the application of Richard Schaalman, a request for a Reversionary Plat to move the common line between Lot 934 Prescott Valley Unit Three and Lot 933A Quad Villas, located on the west side of Duke Drive, approximately 200 feet west of Robert Road.

Gary Davis, Planner, stated that the owners wish to redraw the lot line between the two lots, consistent with an easement that has already been established separating the yards on the respective lots.

Mr. Davis noted that Staff recommends that RP19-012 be forwarded to the Town Council with a recommendation for approval subject to the following condition:

1. Submittal of one signed and Notarized Reversionary Plat Mylar for recording following approval by the Town Council.

Chairperson Zurcher opened the item to questions or comments from the Commission.

There were no questions or comments from the Commission or the public related to the item; therefore, Chairperson Zurcher called for a motion.

Action RP19-012

Commissioner Yeater moved to approve RP19-012 as submitted with condition and forward to the Town Council for approval.

1. Submittal of one (1) signed and Notarized Reversionary Plat Mylars for recording following approval by Town Council.

Vice-Chairperson Renken seconded the motion.

MOTION carried unanimously by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Duskey YES and Commissioner Rutherford YES.

MOTION carried with 6 ayes and 0 nays.

2. **PDP19-003.** Upon the application of Todd Marolf, Agent, a request for an amended Preliminary Development Plan for two land parcels: 1) approximately .71 acres located at the northwest corner of Viewpoint Drive and Pronghorn Ranch Parkway comprising approximately 5,000 sf of retail space and 2) approximately 5.6 acres located at the southwest corner of Viewpoint Drive and Pronghorn Ranch Parkway comprising approximately 10,400 sf of office space; 18,000 sf of retail space; and 6,800 sf for a C-Store

and a car wash. Property is zoned C2-PAD (Commercial; General Sales and Services – Planned Area Development), Prescott Valley, AZ.

Joe Scott, Planner, stated that in September 2005, the Planning and Zoning Commission recommended approval of a Zoning Map Change (ZMC05-006) on approximately fifty-three acres from RCU-70 to C2-PAD; PM-PAD and RS-PAD (later changed to C3-PAD in 2008) together with a Preliminary Development Plan comprising a total of approximately fifty-three (52.8) acres, located at the northwest corner of Viewpoint Drive and State Route 89A. The rezoning was approved by Ordinance No 639 on October 27, 2005. He reported that the approved Preliminary Development Plan indicated retail, commercial and light industrial uses for the Northgate Village Center (NVC), with the intent of the developer being to bring forward a large-scale grocery use initially, followed by a proposed drug store, restaurants, banks, small and medium retailers, light industrial uses and office development. Mr. Scott noted that no development has occurred to date. A Traffic Impact Analysis (TIA) was performed at the time for the project site and included the approximately thirty (30) acre site across Viewpoint Drive and was approved by the Town Engineer.

Mr. Scott reported that Robert Hamill has acquired various properties at the northeast and southeast corners of Viewpoint Drive and Pronghorn Ranch Pkwy., some being excess Town right-of-way resulting from the re-alignment of Viewpoint Dr. The north side parcels total approximately .71 acres and the south side parcels approximately 5.6 acres. He stated that the agent and owner have now requested an amendment to the original Preliminary Development Plan to develop his portion of the property with a revised site layout in the property that is zoned C2-PAD.

Mr. Scott indicated that the amended Preliminary Development Plan reflects the revised layout of some of the uses and buildings that would be allowed in the C2 district. He noted that the consistency with the previous plan maintains similar access drives approximately 200' from the Viewpoint Dr. intersection as required by the Town Engineer. The plans for each phase also provide access to the adjoining parcels that will later be developed. Mr. Scott reported that off-site improvements to roadways are required per Town Code and were addressed by Public Works as review comment #5 during the initial project review process.

5. Offsite improvements along Pronghorn Ranch Parkway will include a full lane width, bike lane, curb, gutter and sidewalk along both sides for the full property limits. Street lights may also be required at 200' increments. Reimbursements for the share of the signal light and improvements along Viewpoint Dr. will also need to be determined. The Viewpoint improvements will include lane width, bike lane, curb, gutter, sidewalk & streetlights along the southern parcel. The northern parcel will require the same and potentially a drop lane for southbound traffic onto Pronghorn Ranch Parkway.

Mr. Scott stated that the Town of Prescott Valley and Yavapai County are proceeding later

this year with adding the additional northbound lane on Viewpoint Drive up to Pronghorn Ranch Parkway. The improvements on the east side will be completed as part of this project unless they are completed by another developer before that.

Mr. Scott explained that only the southwest corner is now being proposed for development. The north side may be as much as ten years out before development. With only the southwest corner being developed in the near future, only the off-site, half-width roadway improvements for Pronghorn Ranch Parkway and Viewpoint Drive would be required adjacent to the site for this phase in conjunction with a Final Development Plan. Mr. Scott noted that the traffic signal pole at the intersection's south return will need to be relocated as part of the Final Development Plan.

Mr. Scott displayed via a visual map the ultimate lane configurations to Pronghorn Ranch Parkway and Viewpoint Drive. In addition to the off-site improvements of curb, sidewalk, and pavement widening, the widening for the right turn lane from Pronghorn Ranch Parkway to Viewpoint Drive southbound will require a strip of property approximately 20 feet wide along Pronghorn Ranch Parkway. He noted that the loss of this area could be compensated by swapping for area within Viewpoint Drive right-of-way that may remain unneeded.

Mr. Scott referenced Town Code Article 13-19-060 that states "No use shall be permitted in a PAD District until a Preliminary Development Plan and a Final Development Plan have been reviewed and approved by the Commission and Council respectively, in accordance with the provisions of this Article." He noted that the Preliminary Development Plan (PDP) provides the necessary written and graphic information describing the general nature of the proposed development and uses allowed on the property. PDPs are approved by the Commission as a separate action in conjunction with rezoning, or as a separate plan that is in conformance with the underlying zoning district.

Mr. Scott stated that the plan has been reviewed by Public Works and the Town Engineer and is consistent with the C2-PAD zoning district. If the Commission finds that the Preliminary Development Plan (PDP) is consistent with the underlying zoning district and the objectives of the General Plan, the applicant can then prepare and submit a Final Development Plan (FDP) for Town Council approval. The FDP will provide a more detailed site plan and the required Engineering and public improvements to support the development project in accordance with all Town Code standards.

In conclusion, Mr. Scott reported that Staff recommends that PDP19-003 be forwarded to the Town Council with a recommendation for approval subject to the following conditions:

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 for any development Phase, consistent with the Preliminary Development Plan.
2. Review and approval of developer's participation in roadway improvements, including, but not limited to, travel lane widening and intersection signalization commensurate with traffic generated by the project to be determined by the Public Works Director and approved by the Town Council in conjunction with each subsequent Final Development Plan submittal.

Chairperson Zurcher opened the item to questions or comments from the Commission.

Chairperson Zurcher asked for confirmation that the original PDP for this property was approved 14 years ago.

Mr. Scott replied "correct."

Chairperson Zurcher commented this amendment to the original plan is due to a revision to the configuration of where the buildings are located on the specific part of the property.

Mr. Scott stated that is the intent. He emphasized that the amendment also shows that the project will comply with Town requirements for offsite improvements.

Vice-Chairperson Renken inquired about access directly onto Viewpoint Drive.

Mr. Scott stated that it would be a right turn in, right turn out only on Viewpoint Drive. There would be no cross traffic.

Chairperson Zurcher reiterated that the Town would start adding the northbound lane later this year.

There were no questions or comments from the Commission for Staff; therefore, Chairperson Zurcher opened the item for public comment. Due to the number of people in attendance, Chairperson Zurcher stated that public comment would be confined to three (3) minute intervals per person. He stipulated that comments need to be pertinent to the aspects of the project on the agenda, avoid repetitious comments and each person may speak once.

Lorrie Nunley addressed the Commission. She voiced her opposition to this project and asked if she has any recourse. She is concerned about the water resources as well.

Isabel Cerecedes addressed the Commission. Ms. Cerecedes stated that the original PAD called for a large-scale grocery store; not a convenience store. She indicated that a convenience store and car wash will diminish the property values of the surrounding areas and is outside of the character of the Viewpoint and Pronghorn subdivisions. Ms. Cerecedes noted that there is already a convenience store across the highway and there isn't a need for another one. She voiced her concerns about the safety of the communities with the heavy amount of external traffic as well as the current emergency evacuation issue in the

Viewpoint area. Ms. Cerecedes stated that a convenience store doesn't meet the objectives of the General Plan nor does it meet the needs of the Prescott Valley North Community once built out. She emphasized that a large-scale grocery store will be needed as the development grows. Ms. Cerecedes requested that the Commission reject the amended proposal PDP19-003.

Paula Burr addressed the Commission. Ms. Burr wanted to note that the public is able to provide comment on action item PDP19-003 since a citizen requested it. Ms. Burr referenced Town Code Article 13-19-060.N which states "Once the Final Development Plan has been approved by the Council, it can be amended, changed or modified only through the procedures prescribed for application approvals." She indicated that when this PAD went through its application approval, much more than a traffic flow was considered. Ms. Burr stated that the condition was required to determine if the proposed project would constitute an environment that sustains desirability and would be harmonious with the character of the surrounding community. She indicated that a convenience store and car wash are not in harmony with the surrounding area and it is in direct competition with the main focus of the original PAD. Ms. Burr noted that the development of a large-scale grocery store was the first condition of the zoning change for the PAD. She expressed that another convenience store at this location doesn't add value to the community. Ms. Burr stated that deviating from the original plan without a thorough review of the entire nature and character of the PAD makes a mockery of the PAD process.

Sharon Skowronek addressed the Commission. Ms. Skowronek voiced her disagreement with amendments being made to something that was approved fourteen years ago. She expressed her concern about the limited access in and out which is closer to the intersection than she had anticipated. Ms. Skowronek indicated that there are already many minor accidents and is concerned that this will cause more. She concurred that a large-scale grocery store is needed; not another convenience store that has higher pricing than grocery stores.

Mike Pierce addressed the Commission. Mr. Pierce stated that he moved to the Viewpoint Subdivision due to the rural community. He voiced his opposition to another convenience store and car wash. He indicated that convenience stores breed crime. Mr. Pierce stated if the project is approved, he will start a movement in Viewpoint to boycott every business in the development.

Craig Kiggins addressed the Commission. Mr. Kiggins stated that he lives downstream of the proposed project and last spring he had a river through his back yard that took out approximately 400 feet of his horse fencing. He indicated that every time ground is covered up with asphalt, more water is being directed to his property. Mr. Kiggins reported that no one is retaining flood waters and people suffer downstream.

Mary Sparks addressed the Commission. Ms. Sparks reported that she has a background as a commercial real estate appraiser in the San Francisco area. She stated that Planning & Zoning hasn't considered the overall environmental impact of the amount of traffic

generated along Glassford Hill Road to get to a grocery store and feels it is a significant issue. Ms. Sparks agrees that a large-scale grocery store is needed in their community.

Chairperson Zurcher closed public comment and asked the Commission if they have additional questions of Staff.

Commissioner Duskey commented that most developers need an anchor store and the large-scale grocery store was more than likely the proposed anchor store for the subject project. He indicated that grocery stores don't want to go in there at this time as there isn't volume to support it.

Commissioner Rutherford stated that she had contacted Costco about a Prescott Valley location and Costco research showed that there isn't enough volume to open another location without putting other stores out of business which would be in conflict with their good neighbor policy. She noted that the developer would probably prefer a good anchor store and the market will take care of that in time.

There were no further questions or comments from the Commission or the public related to the item; therefore, Chairperson Zurcher called for a motion.

Action PDP19-003

Vice-Chairperson Renken moved to approve PDP19-003 as submitted with conditions and forward to the Town Council for approval.

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 for any development phase, consistent with the Preliminary Development Plan.
2. Review and approval of developer's participation in roadway improvements, including, but not limited to, travel lane widening and intersection signalization commensurate with traffic generated by the project to be determined by the Public Works Director and approved by the Town Council in conjunction with each subsequent Final Development Plan submittal.

Commissioner Rutherford seconded the motion

MOTION carried 5:1 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra NO, Commissioner Yeater YES, Commissioner Duskey YES, and Commissioner Rutherford YES.

MOTION carried with 5 ayes and 1 nay.

IX. Call to the Public

Chairperson Zurcher called for further public comment. He stated that those wishing to address the Planning and Zoning Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

Paula Burr readdressed the Commission. Ms. Burr stated that the person developing the southeast corner doesn't own the entire commercial area; therefore, he isn't searching for a grocery store. She noted that there will be a need for a large-scale grocery store in the future which will be distracting from a real grocery store.

X. Adjournment

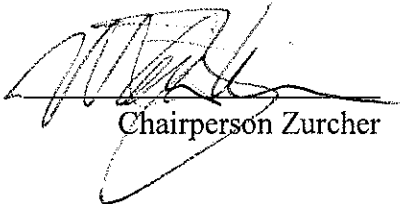
There was no further public comment related to any item presented during this meeting; therefore, Chairperson Zurcher called for a motion for adjournment.

Commissioner Yeater made the MOTION, seconded by Commissioner Musarra to adjourn by voice call vote.

Commission members voted as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Duskey YES, Commissioner Rutherford YES, and Commissioner Yeater YES.

MOTION carried with 6 ayes and 0 nays.

The August 12, 2019, meeting of the Planning and Zoning Commission adjourned at 6:11 p.m.



Chairperson Zurcher