



**Planning and Zoning Commission  
Special Meeting  
Tuesday, January 19, 2021  
5:30 PM  
Library Auditorium  
7401 E. Skoog Blvd.**

**----- Minutes -----**

**I. Call to Order**

Chairperson Zurcher called the January 19, 2021, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

**II. Invocation**

↓ Invocation given by Commissioner Roberts.

**III. Pledge of Allegiance**

**IV. Attendance**

Chairperson Zurcher asked for roll call attendance to be taken. Members present: Chairperson Zurcher, Vice-Chairperson Renken, Commissioner Rutherford, Commissioner Roberts, Commissioner Musarra and Commissioner Laney. Staff Present: Richard Parker, Director; Eric Fitzer, Deputy Community Development Director, and Vikie Anderson, Administrative Supervisor.

**V. Approval of Minutes**

↓ January 11, 2021 and January 19, 2021 minutes will be approved at the next regular scheduled meeting.

**VI. Announcements**

↓ There were no announcements

**VII. Public Hearing Items**

↓ There were no Public Hearing items for review.

**VIII. Action Items**

- 1. FDP20-017.** Upon the application of Espire AZ, LLC, a request for a review of the Final Development Plan (FDP) for development and operation of the "Espire Sports Center & RV Resort" facility. The project comprises the following: an approximate 59,619 square foot two-story building which will include ten (10) indoor pickleball courts, multi-purpose sport court, golf simulators, pro shop, locker rooms, restaurant and bar, private lounge, billiards, fitness rooms, gym, massage rooms, conference rooms as well as an outdoor patio and balcony; a 4,078 square foot outdoor game yard; fourteen (14) outdoor pickleball courts (ten [10] of which are covered); 78 RV Spaces including amenities; thirty (30) 550 square foot rental casitas and twelve (12) 650 square foot rental

cottages. The proposal is located on 13.7 acres located on the northeast corner of Florentine Road and Lake Valley Road on APN(s) 103-02-723, 103-02-722 and portions of APN(s) 103-02-716F, 103-02-752R within the incorporated limits of the Town of Prescott Valley.

Eric Fitzer, Deputy Community Development Director, addressed the Commission. Mr. Fitzer stated that the subject property is generally located at the northeast corner of Lake Valley Road and Florentine Road and displayed visual graphics of the vicinity as well as zoning maps.

Mr. Fitzer stated that the zoning for the site is C2 PAD which allows for this type of use in the specified area. Continuing, Mr. Fitzer displayed graphics of the site plan which showed the layout of the proposed development including the casitas, cottages, RV sites as well as the main building and other amenities. He noted that the parking was adequate and conformed to Town standards.

Mr. Fitzer reported that the site will have one full access via a driveway along Lake Valley Road, with an emergency access to the north. The main access will control the overall access into the site used for patrons of Espire Sports Center as well as RV patrons and those using the casitas and cottages.

Mr. Fitzer displayed visuals of the landscape plan and stated that all the landscape meets the Town requirements.

Mr. Fitzer noted that an item that has come up through discussions with staff and others is how the site is laid out, specifically the fencing. Overall, the entire site is fenced in with areas in and around other areas which are landscaped. Mr. Fitzer noted that the fencing consists of wrought iron and split faced stained CMU to correspond to the color pallet of the main building, and that the wrought iron enhances the landscaping and thus, the landscaping exceeds minimum Town standards for quantity and the landscaping species meet Town requirements.

Mr. Fitzer indicated that the overall access in and out of the site will be controlled by the fencing and there is no pedestrian access other than that at the entrance on Lake Valley Road and the emergency access will have a gate.

Elevations were shown via visual graphics of the main building, casitas and courtyard, club house and cottages. Mr. Fitzer noted that the cottages open into some of the pickleball area and they are slightly larger than the casitas.

Mr. Fitzer reported that the Planning and Zoning Commission approved PDP20-004 in September 2020 and brought it back again in October 2020 for the purpose to add the condition that the Planning Commission review the final development plan for recommendation for Town Council with stipulations 1-12 as outlined below:

1. Development and use of the site shall be consistent with the Narrative of the Final Development Plan consisting of ten (10) pages including the Luxury RV Resort at Espire Sports Rules and Polices and the project shall be constructed in one phase as described in the Espire Sports Narrative.

2. Development and use of the site shall be consistent with the Final Development Plan consisting of two (2) sheets (DP1.0 & DP1.1) entitled "Espire Sports Center" dated October 16, 2020 prepared by Stroh Architecture Inc.
3. Building Elevations shall be consistent with the Elevations entitled "Espire Sports Center" consisting of ten (10) sheets (DP1.6 thru DP1.15) prepared by Stroh Architecture Inc. dated October 16, 2020.
4. Landscaping of the site shall be consistent with the Landscape Plan entitled "Espire Sports Center" consisting of two (2) pages (DP1.2 & DP1.3) prepared by Stroh Architecture Inc. dated October 16, 2020.
5. Photometric Plans and cut sheets shall be consistent with the Final Development Plan consisting of four (4) sheets (E0.1 thru & E0.4) entitled "Espire Sports Center" dated October 16, 2020 prepared by Stroh Architecture Inc.
6. The applicant will be required to construct offsite transportation improvements for this development which shall, at minimum, consist of an additional northbound lane, curb, gutter and sidewalk through the project frontage along Lake Valley Road with a two hundred foot (200') taper north of the project frontage for the additional travel lane to meet minimum Public Works standards. Bega streetlights along Lake Valley will also be required. These improvements will include any other offsite transportation improvements required as part of the Transportation Impact Analysis to be reviewed and approved by the Town of Prescott Valley.
7. The applicant will be required to construct offsite water improvements including a water main which shall be designed and constructed along the north end of the property, connecting the water main in Lake Valley Road to the water main on the hospital property. An easement will be required associated with this water main.
8. A cross-access agreement shall be finalized and executed by the property owners between the "Leased Property", the "Purchased Property" and "Western Property" which the northern most drive traverses to Lake Valley Road.
9. A shared parking agreement shall be finalized and executed between the "Leased Property" and the "Purchased Property".
10. There shall be no permanent residents of the Recreational Vehicle (RV) Park portion of the development. Park Models, mobile homes and other similar type units shall not be permitted to be admitted to the RV park. RV's to be permitted in the park shall be defined in accordance with Sec. 13-02-010 A. 154. Recreational Vehicle.
11. The project shall adhere to the 2018 International Code Council (ICC), International Fire Code (IFC), and Local Amendments adopted by the Central Arizona Fire Medical Authority (CAFMA). The fire hydrant spacing requirements shall meet minimum CAFMA distance standards and the one-way 20' drives as indicated per the plans shall meet the fire hydrant apparatus road criteria.
12. The owner shall be required to remit to the Town, on a monthly basis, all monies collected as a result of the proposed recreational vehicle park, casitas and cottages, and/or its successors and assigns, applying a "surcharge" against all rents collected from occupation and use of units within any phase of the recreational vehicle park, with said

surcharge being two percent (2%). Such remittances shall be made no later than the 15<sup>th</sup> day of the following month to the Town Clerk and shall begin no later than sixty (60) days after the issuance by the Town of any certificate permitting occupancy of any phase of the recreational vehicle park.

Mr. Fitzer stated that the applicant was in attendance and had a presentation prepared for the Commission.

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

Commissioner Rutherford asked what the qualifications or characteristics that were considered in determining that the project was keeping with the character of the neighborhood.

Mr. Fitzer stated that the development plan is reviewed mainly to ensure that the zoning fit the overall development proposal, and in this case the C2 PAD zoning allows for both the RV park as well as the other components associated with the proposed sports center.

Chairperson Zurcher referred to the site plan and asked about verbiage stating, "future connection to hospital" and what that meant. Mr. Fitzer stated that the applicant would address that; however, he believes they are not considering a connection to the hospital at this time.

Vice-Chairperson Renken commented that the "connection" appeared to be a sidewalk and not a driveway by the size of it.

Commissioner Laney asked about people coming in from the outside. Mr. Fitzer explained that the reason they have one access point is to control the accessibility. Pedestrians will have access via a sidewalk.

As there were no further questions from the Commission to Staff, Chairperson Zurcher invited the applicant to speak.

Peg Travers, Espire Sports Center Marketing representative, addressed the Commission. Ms. Travers thanked the Commission for their time and asked if they would like to see the presentation.

Chairperson Zurcher stated the Commission along with the public would like to see the presentation.

Ms. Travers reported that over the last few months she has had discussions with the school, police chief, neighbors and other potential partners in the area and information being offered is a result of the feedback from those interactions.

Ms. Travers indicated the "Eat, Stay, Play" is the concept of Espire Sports Center and will be part of the logo on the building as depicted in the graphic. She commented that the architectural design of the Espire building appears similar to the design of the Town complex and that it complements the area.

Ms. Travers indicated via visual graphics where the entrance to the project was as well as the

emergency exit location. She noted that the entrance and exit locations were discussed with the school principal during their meeting also.

Ms. Travers noted that highly effective security systems would be installed around the perimeter for the safety of the community as well as the patrons of the facility. Cameras will always be actively monitored, and employee training will include security protocols. Additionally, Ms. Travers stated that stringent CC&R's will be enforced.

Ms. Travers stated the benefits for Prescott Valley residents would be:

- Family friendly place with activities for all – open to the public
- Low cost monthly membership (indoor sports)
- Residents will have access to world class activities
- Conference space for meetings and conferences – 20,000 sq. ft.
- Plan to work with partners such as Findlay Toyota Event Center and local clubs like Boys and Girls Club

The Economic Impact Highlights:

- Annual impact \$15.1 mil to Prescott Valley - \$75.5 mil over 5 years
- 130 new jobs \$5.1 mil average annual income
- Average annual off-site visitor spending estimated \$2.4 million
- Construction economic impact (one time) \$17.2 million
- Sales tax revenue to Prescott Valley \$350,000
- Prescott Valley's monthly "2% surcharge" \$56,000 annually

Ms. Travers stated they are excited to get the project started and hope to become an excellent partner with Prescott Valley.

Commissioner Roberts asked when they plan to start construction. Ms. Travers stated that as soon as the permits can be obtained – hopefully April. She also noted that all those involved in construction are locals.

Chairperson Zurcher asked about the connection to the hospital as shown on the site plan as well as the landscape plan and whether that is still in the plan.

Jim Thomas, Espire representative, addressed the Commission. Mr. Thomas stated that the connection that is shown on the site plan and landscape plan is merely a pathway/sidewalk to provide access for hospital staff or visitors to access the restaurant in the sports center.

Chairperson Zurcher asked if there were any concessions made for the window height of the casitas that will be located across from the school facing Lake Valley Rd.

Mr. Thomas stated that the window height was discussed, and they will be higher on that side.

Chairperson Zurcher asked if Espire would agree to stipulations to be put in place that included background checks, higher window height and security cameras.

Mr. Thomas agreed to the stipulations as outlined by Chairperson Zurcher. He also commented that

he hopes this project will be a five-star resort that will bring in people from around the country to visit Prescott Valley.

As there were no further questions or comments from the Commission; Chairperson Zurcher called for public comment.

There was no further public comment; therefore, Chairperson Zurcher closed public comment and brought the item back to the Commission for comments or motion.

Vice-Chairperson Renken commented that he appreciated the clarity provided to some of the previous questions brought forward.

Liz Kennedy addressed the Commission. Ms. Kennedy stated she had some concern regarding the RV's coming and going near the school and the possible traffic impact.

Mr. Fitzer stated that a traffic impact analysis was provided and based on that analysis, there shows no conflicts of the high-volume times of the Espire Center with the high-volume times of the school.

Commissioner Rutherford commented that she was concerned that the CC&Rs are more rules that can be amended at any time without notice and there is no legal requirement for the type of RVs that would be allowed.

Mr. Thomas readdressed the Commission. Mr. Thomas stated that the RV's that would be using the facility are extremely expensive and are required to be within 15-20 years and must look nice. Rigs that do not have a good appearance will not be accepted. He added that the cost is \$75 per night to stay at the RV resort.

Commissioner Rutherford commented that her concern is what if the development languishes for awhile and the standards are simply rules that can be changed. These CC&R's don't appear to be recorded.

Mr. Thomas stated he would agree to have the CC&R's recorded and attached to the land.

Chairperson Zurcher confirmed with Commissioner Rutherford to add as another stipulation to the recommendation to Council.

Commissioner Laney asked how the owners of the RV's were going to be vetted.

Mr. Thomas stated that the process would be the same as hotels; obtaining owner's license information and people on-site monitoring the RV park. He added that the clientele are mostly retired people over the age of 60 vacationing and playing a healthy sport.

As there were no questions or comments from the Commission or the public related to the item; Chairperson Zurcher called for a motion that includes that additional 2 conditions.

**Action FDP20-017**

**Vice-Chairperson Renken moved to approve FDP20-017 as submitted with 14 conditions and forward to the Town Council with a recommendation for approval.**

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13. Concessions made to the school requiring security cameras, background checks and higher window heights for the casitas facing the school.
14. Record CC&R's

Commissioner Roberts seconded the motion.

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Rutherford YES, Commissioner Roberts YES, and Commissioner Laney YES.

**MOTION carried with 6 ayes and 0 nays.**

**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.

**X. Adjournment**

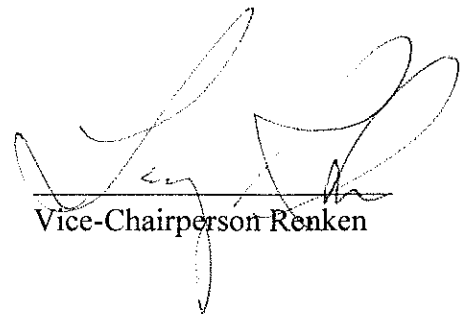
There was no further public comment related to any item presented during this meeting; therefore, Chairperson Zurcher called for a motion for adjournment.

Commissioner Rutherford made the MOTION, seconded by Vice-Chairperson Renken to adjourn by voice call vote.

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

**MOTION carried with 6 ayes and 0 nays.**

The January 19, 2021 special meeting of the Planning and Zoning Commission adjourned at 6:05 p.m.



Vice-Chairperson Renken