



**Planning and Zoning Commission**  
**Monday, August 9, 2021**  
**5:30 PM**  
**Library Auditorium**  
**7401 E. Skoog Blvd.**

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**I. Call to Order**

Chairperson Zurcher called the August 9, 2021, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

**II. Invocation**

✚ No invocation.

**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 and Commissioner Griffis. Members absent: Commissioner Roberts and Commissioner Laney. Staff Present: Eric Fitzer, Interim Director Mark Trinidad, Planner and Kristi Jones, Administrative Support II.

**V. Approval of Minutes**

Chairperson Zurcher asked if the Commission had amendments to the minutes from the June 14, 2021 meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Commissioner Griffis made the MOTION, seconded by Vice-Chairperson Renken to approve the minutes from the June 14, 2021, Planning Commission meeting.

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

**MOTION carried with 4 ayes and 0 nays.**

**VI. Announcements**

✚ Eric Fitzer, Interim Director, introduced the new Planner, Mark Trinidad.

**VII. Public Hearing Items**

✚ There were no public hearing items.

**VIII. Action Items**

- 1. FDP21-005.** Upon the application of Bungalows on Market Street, LLC, Owner, and RVI Architecture and Planning, Agent, a request for Final Development Plan approval for the Bungalows on Market Street comprising up to 112 leased multi-family detached and duplex single-

story dwelling units on approximately 11.2 acres located at the southwest corner of Market Street and Great Western Drive.

Mark Trinidad, Planner, stated that the Bungalows on Market Street, LLC is requesting a Final Development Plan approval for 112 leased multi-family detached and duplex single-story dwelling units on approximately 11 acres of vacant land located at the southwest corner of Market Street and Great Western Drive. He noted that the project site was annexed by the Town of Prescott Valley in 1990, and in 1999, 81.73 acres including this site were re-zoned from RCU-70 to C2 PAD. In 2000, a Final Development Plan was approved for the “Glassford Regional Marketplace”, showing roadway access, and designating the acreage into Tracts “A”, “B”, and “C”.

Mr. Trinidad reported that in 2001, the northeast portion of Tract B was rezoned from C2-PAD to RS-PAD where the Terraces at Glassford Hill, a 226-unit apartment complex was constructed. Currently, the Kia Dealership, Extended Stay Hotel, and Full Swing Batting Cages are also operating in the original Glassford Regional Marketplace.

Mr. Trinidad indicated that the Planning and Zoning Commission approved the Preliminary Development Plan PDP21-002 for this site on April 12, 2021, and on May 27, 2021, Town Council approved the rezoning of the site ZMC21-001 from C2-PAD to RS-PAD. He noted that at the time of PDP approval, the Planning and Zoning Commission stipulated that the Final Development Plan application be reviewed by the Commission prior to it being heard by Town Council.

In summary, Mr. Trinidad reported that the Final Development Plan proposes 112 multi-family residential rental units on 11.2 acres of vacant land. He indicated that all buildings are single-story. One-bedroom units will be constructed as duplexes but two- and three-bedroom units will be detached buildings. Mr. Trinidad noted that each dwelling unit will have a rear yard completely enclosed by a 6-foot-high wall and Staff has determined that this meets the requirement for enclosed storage space. Mr. Trinidad stated that the proposed landscaping meets Town requirements including landscaped stormwater detention areas.

Mr. Trinidad reviewed the parking that will be provided per the table below.

<b>Unit Type</b>	<b>Unit Total</b>	<b>Required Parking</b>	<b>Required Spaces</b>
1 Bedroom	32	1.5 spaces per unit	48
2 Bedroom	49	2 spaces per unit	98
3 Bedroom	31	2 spaces per unit	62
Leasing Office	1613 sq ft	1 space per 200 sq ft	9
Total Required			217

Total Provided	220
Accessible Spaces Provided	6
Covered Spaces Provided	120

Mr. Trinidad noted that the Commission had two issues with the Preliminary Development Plan that prompted the stipulation requiring that the Commission review of the Final Development Plan. The first issue is that the site only has one point of ingress/egress and the second issue pertained to fire sprinkler monitoring. Mr. Trinidad explained that the 2018 IFC specifically exempts development such as that proposed in Bungalows on Market Street from being required to have two points of ingress/egress, and from being required to have fire sprinkler monitoring since all the units will have fire sprinklers.

In conclusion, Mr. Trinidad stated that Staff recommends the Commission approve FDP21-005 as submitted.

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

As there were no questions for Staff, Chairperson Zurcher opened the item to questions or comments from the public.

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

**Action FDP21-005**

**Vice-Chairperson Renken moved to approve FDP21-005 as submitted and forward to the Town Council with a recommendation for approval. Commissioner Rutherford seconded the motion.**

MOTION carried 3:1 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, and Commissioner Griffis NO.

**MOTION carried with 3 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.

**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.

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

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

**MOTION carried with 4 ayes and 0 nays.**

The August 9, 2021 meeting of the Planning and Zoning Commission adjourned at 5:39 p.m.

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Chairperson Zurcher