

# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, AUGUST 27, 2015  
9:00 AM**

**CITY COUNCIL CHAMBERS  
CITY HALL  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, AUGUST 27, 2015, at 9:00 AM** in the **City Council Chambers, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

**I. CALL TO ORDER**

**II. ATTENDANCE**

<b>MEMBERS</b>	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

**III. REGULAR ACTION ITEMS**

1. ANX 15-001 Deep Well Ranches North Annexation. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Totalling 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Zoning is R1L70 and C1. Owner is Deep Well Ranches #1, Brooke and City of Prescott. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
  
2. MP15-001 Deep Well Ranches Master Plan, APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Located generally west of the airport and north of Pioneer Parkway. Master Plan Amendment to include a portion of Section 27 (north of Bottleneck Wash) in the plan. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*

3. RZ15-004 Deep Well Ranches North Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q totaling approximately 1304 acres. Located Generally west of the airport and north of Pioneer Parkway. Existing zoning is R1L70 and C1. The request is rezoning to Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
4. ANX 15-002 Deep Well Ranches South Annexation. APNs: 106-04-001D totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
5. RZ 15-005 Deep Well Ranches South Rezoning. APNs: 106-04-001 totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Existing zoning is R1L70. The request is for a rezoning to Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207. *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*

**IV. PUBLIC HEARING ITEMS**

**V. CITY UPDATES**

**VI. SUMMARY OF CURRENT OR RECENT EVENTS**

**VII. ADJOURNMENT**

*THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.*

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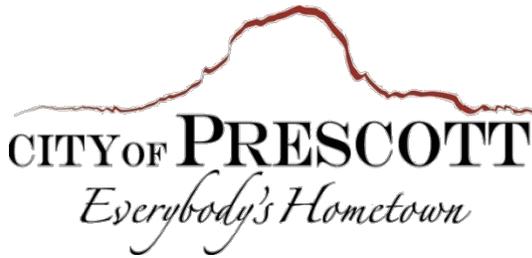
**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on August 20, 2015 at 3:00 p.m. in accordance with the statement filed with the City Clerk's Office.



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Darla Eastman, Administrative Specialist  
Community Development Department



**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on AUGUST 27, 2015 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

Chairman Menser called the meeting to order at 9:00 a.m. He welcomed the new Secretary for the Planning & Zoning Commission, Darla Eastman. He thanked Suzanne Derryberry, previous Secretary, for all her contributions to the Commission. He also welcomed the newly elected Council from the recent City election.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
Tom Menser, Chairman	Tom Guice, Planning Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner – (Absent)	Darla Eastman, Administrative Specialist
Terry Marshall – (Absent)	<b>COUNCIL PRESENT</b>
Len Scamardo	Marlin Kuykendell, Mayor
George Sheats	Jim Lamerson, Chairman
David Stringer – (Absent)	

**III. REGULAR AGENDA ITEMS**

1. **ANX 15-001 Deep Well Ranches North Annexation. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Totaling 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Zoning is R1L70 and C1. Owner is Deep Well Ranches #1, Brooke and City of Prescott. Planning Manager George Worley (928-777-1207). No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.**
2. **MP15-001 Deep Well Ranches Master Plan, APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Located generally west of the airport and north of Pioneer Parkway. Master Plan Amendment to include a portion of north of Bottleneck Wash in the plan. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207). No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.**
3. **RZ15-004 Deep Well Ranches North Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q totaling approximately 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Existing zoning is R1L70 and C1. The**

request is rezoning to Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*

4. **ANX 15-002 Deep Well Ranches South Annexation.** APNs: 106-04-001D totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
5. **RZ 15-005 Deep Well Ranches South Rezoning.** APNs: 106-04-001 totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Existing zoning is R1L70. The request is for a rezoning to Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207. *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*

George Worley reported on the Annexations, Master Plan, and proposed rezoning by displaying maps on the overhead projector. He described the first annexation, ANX 15-001, totaling 1304 acres, located west of the airport and north of Pioneer Parkway. Also, a major component of the Master Plan is the rezoning of various parcels from the current County zoning to the approved land uses. During the General Plan update process the land use map designation for the area north of Bottleneck was changed to residential from the previous Ranching use designation. The Master Plan is being amended to reflect this change. The request for rezoning land uses include a mix of Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18 that is close proximity to the airport and its flight paths.

Mr. Worley then described the second annexation, ANX 15-002, totaling approximately 321 acres and is bounded on the east by Pinon Oaks and on the west by Williamson Valley Estates and on the south by Pioneer Park. There is a request for this property to be rezoned to Multi-family High and Single-family 18. He noted that all of the land uses in association with the General Plan were designated through the General Plan process. The most recent change to the General Plan that was incorporated in the Land Use document that was ratified by the voters by a substantial amount of 80% approval rating. Most of the areas being described have been in the General Plan and the General Plan land use maps for several years.

In addition, one of the concepts that came out of the Airport's Specific Plan, was a Master Plan for any development that comes in close proximity to the airport. Also, a requirement in Proposition 400 includes any annexation over 250 acres requires a Master Plan. The Master Plan for the airport was completed in 2009 and was intended to cover those areas specifically to address the airport impact zones where there will be no residential zones because of the proximity to the airport runway and flight paths, as well as, provide for commercial and residential uses that make sense based on potential street alignments. However, street alignments are determined by City and County processes and street alignments will only occur at the time of development of these areas.

Mr. Worley continued to describe the annexation and rezoning processes and stated that it is typical that rezoning will likely occur immediately after the annexation process. Rezoning has its own process and will require City Council approval.

Mr. Worley answered questions from the Commission about the overall Annexation process. He stated that the City entered into a Pre-annexation Agreement with the landowners that described the scope and future of the annexations, as well as, potential land uses to ensure that their proposals would conform to the City's General Plan. The Agreement lays out the steps of the annexation and who is responsible. The processing of this annexation through review of the Commission and ultimately through the City Council for action is tasked to the City staff. We are presenting it as a City sponsored annexation as a result of that agreement. Mr. Worley stated that the landowner set-aside and banked a certain amount of water rights that was included in the Pre-Annexation process. Therefore, no new water will be requested from the City's water supply. Under the Agreement, water can be shifted between land uses but cannot extend past the zoned boundaries.

Also, Proposition 400 requires certain additional steps beyond a typical annexation. It requires any annexation over 250 acres to have a Master Plan. Once the Commission makes a recommendation to a Master Plan, a 60-day public review process begins, as well as, a City funded cost benefit analysis.

Al Williams, 901 Grapevine Lane, stated that he is concerned about the annexation proposed with no access to any major arterial. The Pinon Oaks Subdivision when it was originally proposed and build did not anticipate and was not constructed to hold that type of traffic from that size of development. He said he wanted to give the Commission a heads-up that there will be quite a bit of residential feedback as this process moves along. Also, he brought up that there are water pressure problems in the Pinon Oaks area. The future water provisions for using existing water in the City will be a problem. He recommended a thorough infrastructure and traffic study. The City would benefit greatly.

General Helm, 12 Barn Drive, asked to show a map on the overhead projector and followed up with questions in regards State owned property including acreage and if the current zoning if the State annexed their property. Mr. Helm also asked where the road connection would come in.

Mr. Worley responded to Mr. Helm that the State property located on the map has over 800 acres. All Arizona annexations start with the current county's zoning and would have to apply for rezoning and would have to conform to the City's General Plan. The rezoning request would have to be a low density residential. Mr. Worley continued by answering Mr. Helm's question on future road connection. He stated that the road connection would come in east and west from Pioneer Parkway and it would also allow for continued roadways. This may be 20 years in the future. Pioneer Parkway has two stubs in place for connection.

Jim Zimmerman, 778 Grapevine Lane, discussed issues with access. He stated that Al did a great job with traffic flow in Pinon Oaks. In an emergency the only road hub would be completely useless. He stated that there is limited access and he would appreciate that traffic circulation be deferred from our subdivision.

Joyce Mackin, 1235 W. Merrill Drive, Williamson Valley Estates, commented on her concern on access and that Pinon Oaks is saying don't route the traffic through our neighborhood and she request the same through the Williamson Valley Estates neighborhood. She continued by stating that Pioneer Park is open-space and she feels there should be more open-space and that the more we can preserve the better off we are. Ms. Mackin asked the Commission how they plan to access the road.

Mr. Menser referred Ms. Mackin to the access map and displayed it on the overhead projector of the proposed road access. Ms. Mackin asked if Mr. Menser is saying that there will be no traffic through Williamson Valley Estates or Pinon Oaks. Mr. Menser replied no and that traffic would not move through those roads.

Ms. Mackin asked if the Commission approves of the road going through open-space. Mr. Menser responded, yes. Ms. Mackin continued her discussion by asking the Commission about banking water. She stated that the Williamson Valley Estates wells are already dry and Lynx and Willow Creeks are extremely low water levels. She provided a personal comment that she used to water-ski when she was a kid. She also stated that Granite Oaks is annexed and is unaware what will come out of that. Also, Pinon Oaks doesn't have water pressure. She recommends that Planning & Zoning deny the annexation. However, if approved, lower the density and provide open-space for wildlife.

Phil Eiztl, 5815 Cinnamon Drive, thanked the Commission for doing a great job presenting the project. He noted that you cannot have a high density zoning when there are already well over 3,000 cars a day passing through the neighborhood. Ingress and egress should be looked at closely.

Doug Ching, 1140 W. Cliff Rose Road, Williamson Valley Estates, stated the biggest issue for him is that there is plenty of water to support population growth and access is also a big issue. He added that the Commission has the power to say no to annexation if it is unclear how it will affect these issues. He asked about an expert to assist the Commission and the public with the water problem and asked if the expert could speak to it for the next meeting.

Mr. Worley referred Mr. Ching to the City of Prescott's Website under the Water Resources page for more information on water and water issues.

Lee Detweiler, 6140 N. Bailey Avenue, Williamson Valley Estates, questioned the Commission's ability to annex sections of the General Plan and whether one section could be annexed and not the other and can it be changed. Ms. Detweiler brought to attention a letter dated October 5, 2005, that the City will no longer provide water to county property, except with a Water Service Agreement due to a report that water levels are too low. Her question is how can the City provide water for this annexation when they told individual property owners they cannot have City water.

Mr. Worley responded to Ms. Detweiler's question that the Council could approve one portion and not the other. Also, a Water Service Agreements must be requested with all new developments.

Terry Burnett, 1120 W. Cliff Rose Road, shared that she has have lived in Prescott for over 50 years and that access is a major issue that needs to be resolved. Also, water is a major issue. She stated that this is 2015 and asked why the Commission is you looking at 1967 report and with high zoning density with the water uses the way they are.

Mr. Worley stated that the next Planning Commission meeting is September 10, 2015 and we will take public comments at that time. We will also send out a public notice announcing the meetings. We will accept written comments and at each of the public hearings.

Mr. Menser interjected that we are not here today to approve the items in the agenda. Today we are here to look at the concept of the review process and I feel we got a great start with public comment. One of the benefits of Proposition 400 is the public comment. He thanked the public for coming.

Mr. Worley announced that there will be City Council meetings in September, October and November. At the November meeting, the City Council will hold a public hearing and consider the annexation and considered the Master Plan, as well as, rezoning to be consistent with the General Plan, Airport Plan, and it's Master Plan.

Mr. Menser requested that Mr. Worley have someone at the next meeting ready to discuss water issues and assist with answering the public's questions.

**IV. CITY UPDATES** None

**V. SUMMARY OF CURRENT OR RECENT EVENTS** None

**VI. ADJOURNMENT**

Mr. Menser adjourned the meeting at 10:32 a.m.



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Darla Eastman,  
Administrative Specialist



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Tom Menser, Chairman

<b>Planning and Zoning Commission Agenda Memo August 27, 2015 (Public Hearing Sept 10, 2015)</b>	
<b>DEPARTMENT:</b>	Community Development
<b>AGENDA ITEM:</b> Public Hearing - Deep Well Ranches North - ANX15-001, MP15-001 and RZ15-004 comprising approximately 1304 acres. City initiated applications including portions of APNs 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q [Owner: James Deep Well Ranches #1, Brooke and City of Prescott]	

<b>Approved By:</b>		<b>Date:</b>
<b>Department Head</b>	Tom Guice 	8.20.15
<b>Planning Manager</b>	George Worley	

**Item Summary**

This is a City-initiated annexation, master plan amendment and rezoning of ± 1304 acres located west of the Prescott Municipal Airport (Attachment 1). The subject property is bounded on the east by State Route 89 and on the south by the Pioneer Parkway. The property is currently vacant. This annexation is subject to the Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), as the area is greater than 250 acres. Requirements of Proposition 400 include:

- A Master Plan showing proposed uses and locations, boundaries of the site, and significant natural features affecting development
- A 60-day public comment period following the Planning and Zoning Commission's vote on the Master Plan (or, in this instance amendment of the existing plan) and prior to the Council voting on the annexation ordinance
- Commitment to recharge, within the Prescott Active Management Area, all effluent generated by development in the annexed area

A major component of the Master Plan is the rezoning of various parcels from the current county zoning to the approved land uses. During the General Plan update process the land use map designation for the area north of Bottleneck was changed to residential from the previous Ranching use designation. The Master Plan is being amended to reflect this change (Attachment 2)

A rezoning of various parts of the annexation area to industrial (Industrial Light), commercial (Business Regional), Mixed Used, Multi-family and Single-family residential is proposed to allow for the development of the uses shown on the Master Plan and compatible with the General Plan, and the Airport Specific Area Plan land use designations for the property.

The proposed rezoning comprises the following approximate acreages (Attachment 3):

Industrial Light (IL)	105 acres
Business Regional (BR)	141 acres
Multi-family High (MF-H)	193 acres
Mixed Use (MU)	20 acres
Single Family 18 (SF-18)	809 acres

**Background**

The General Plan was adopted in 2003, and is the guide for land use and related decisions in the City. The updated plan (2015) was approved by the City Council on April 14<sup>th</sup> and the ratification of the plan is a ballot measure on the August 25<sup>th</sup> primary ballot. Both the 2003 and updated 2015 General Plan acknowledge the Prescott Municipal Airport for its importance in regional economic development and encourage compatible growth in the airport area.

In 2011, the Airport Master Plan was updated to better reflect new FAA design standards related to airport impacts. A significant portion of the Deep Well Ranches property is influenced by these impact zones, making the area more suitable for higher intensity industrial, commercial, mixed use in many areas and residential land uses in appropriate locations (Attachment 4).

**City Services and Financial Impacts**

The existing Utilities Master Plans will guide water and sewer infrastructure development for the area. Water has been allocated to the property based on the requirements set forth in the Deep Well Ranches Pre-Annexation Agreement. Transportation-related decisions will be made in accordance with the Airport Area Transportation Plan. All related improvements will be built to City standards. An independent cost-benefit analysis, as required by Proposition 400, will be presented by Sarah Murley of Applied Economics at the October 6, 2015 City Council Public Hearing.

The City of Prescott’s adopted Annexation Policy (Resolution 2739) describes factors to be considered and states that annexation priorities are property with potential commercial or industrial uses, new residential development and property located in relationship to long-term goals of the City. Resolution 3878 sets forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The Financial Review Committee will review the analysis prepared by Applied Economics prior to it being presented to City Council. The analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation and subsequent development.

## **Next Steps**

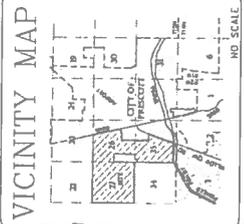
At such time as the Planning and Zoning Commission makes a recommendation on the master plan amendment, a blank petition, annexation map and legal description will be filed with the County Recorder. This action formally initiates the annexation process and begins the sixty-day public review required by Proposition 400. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. At such time as the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

At the November 10<sup>th</sup> meeting the City Council will hold a public hearing and consider adopting ordinances annexing the subject property with city equivalent zoning. The Council will also consider approving the amended master plan and adopting ordinances rezoning the subject properties to be consistent with the General Plan, Airport Specific Plan and Airport Master Plan.

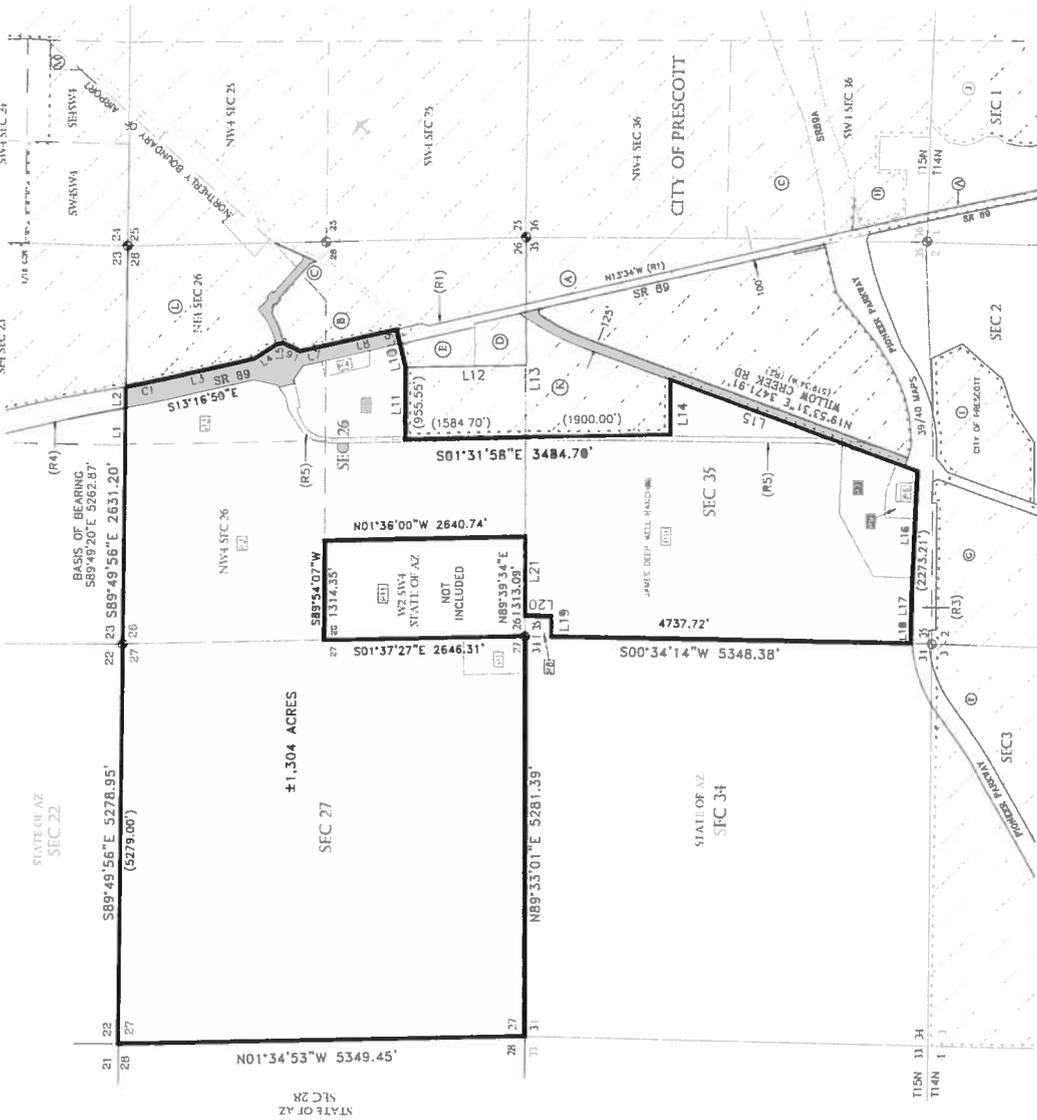
## **Attachments**

- Annexation map
- Master plan
- Rezoning map
- Airport Impact Zones map
- General Plan map

No action on August 27, 2015. Public Hearing and vote on September 10, 2015. Suggest Motions will be provided at that time.



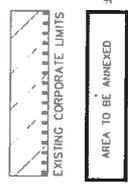
PLAT OF  
ANNEXATION  
TO THE  
**CITY OF PRESCOTT**  
SECTIONS. 26, 27 & 35, T15N, R2W  
G&SRB&M, YAVAPAI COUNTY, ARIZONA



**APPROVAL**

APPROVED UNDER ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PRESCOTT, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_



±1,304 ACRES TOTAL

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF JULY 2015 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DUANE FARMAS RLS 27357



DUANE FARMAS RLS  
117 WASHINGTON ST. PRESCOTT, AZ 86301  
Phone (928) 433-0772

SHEET SIZE 24 X 36

- (R1) SR 89 ADJUT RIGHT-OF-WAY MAP C-13-T-349 (1980)
- (R2) WILLOW CREEK ROAD RIGHT-OF-WAY BK 9 MAPS PG 56, YCRD BK 2671 OFFICIAL RECORDS, PG 831, YCRD
- (R3) PROXIER PARKWAY RIGHT-OF-WAY BK 28 MAPS PG 40, YCRD BK 2671 OFFICIAL RECORDS, PG 877, YCRD
- (R4) SR 89 ADJUT RIGHT-OF-WAY MAP 089 TV J30 H039
- (R5) WILLOW CREEK ROAD PROPOSED REALIGNMENT UNRECORDED
- APN = ASSESSOR'S PARCEL NUMBER
- OR = OFFICIAL RECORDS TAMPA COUNTY BOOK/PAGE
- (E1) APN 102-01-01-2130 4786/134 OR CITY OF PRESCOTT
- (E2) APN 102-01-01-2130 1607/803 OR DEEP WELL RANCHES No. 1 LLC
- (E3) APN 102-01-01-0017 1607/803 OR ARIZONA PUBLIC SERVICE CO
- (E4) APN 102-01-01-0100 4951/377 OR BROOKE INVESTMENT LLC
- (E5) APN 102-01-01-0003 1601/803 OR DEEP WELL RANCHES No. 1 LLC
- (E6) APN 102-01-01-0003 1601/803 OR DEEP WELL RANCHES No. 1 LLC
- (E7) APN 102-01-01-0003 4177/156 OR DK 1 INVESTMENTS LLC
- (E8) APN 102-01-01-3246 4786/134 OR CITY OF PRESCOTT (NOT INCLUDED)
- (E9) APN 102-01-01-3246 1601/803 OR DEEP WELL RANCHES No. 1 LLC
- (E10) APN 102-01-01-3249 1601/803 OR DEEP WELL RANCHES No. 1 LLC
- (E11) APN 600-20-033 STATE OF ARIZONA (NOT INCLUDED)

LINE	LENGTH	BEARING	RECORD
L1	489.59	S89°48'45"E	(R4)
L2	280.88	S89°48'45"E	(R4)
L3	1229.37	S13°16'50"E	(R4)
L4	333.69	S34°09'12"E	(R4)
L5	100.00	S13°16'50"E	(R4)
L6	248.41	S28°17'53"W	(R4)
L7	95.23	S13°16'50"E	(R4)
L8	200.00	S76°54'58"W	(R4)
L9	314.80	S76°54'58"W	(R4)
L10	955.55	S89°35'27"W	(R1)
L11	1584.00	S01°31'58"E	(R1)
L12	1584.00	S01°31'58"E	(R1)
L13	589°35'27"W	(R1)	
L14	±3721.91	S19°53'31"W	(R2)
L15	±1664.62	N87°55'04"W	(R3)
L16	509.35	N87°55'04"W	(R3)
L17	509.35	N87°55'04"W	(R3)
L18	99.24	N89°40'55"W	(R3)
L19	270.00	N89°39'34"E	(R3)
L20	400.00	N00°34'14"E	(R3)
L21	1093.09	N89°39'34"E	(R3)

CURVE TABLE		
CURVE	LENGTH	BEARING
C1	508.81	S11°59'46"E
C2	508.81	S11°59'46"E

2

# Prescott West Airport

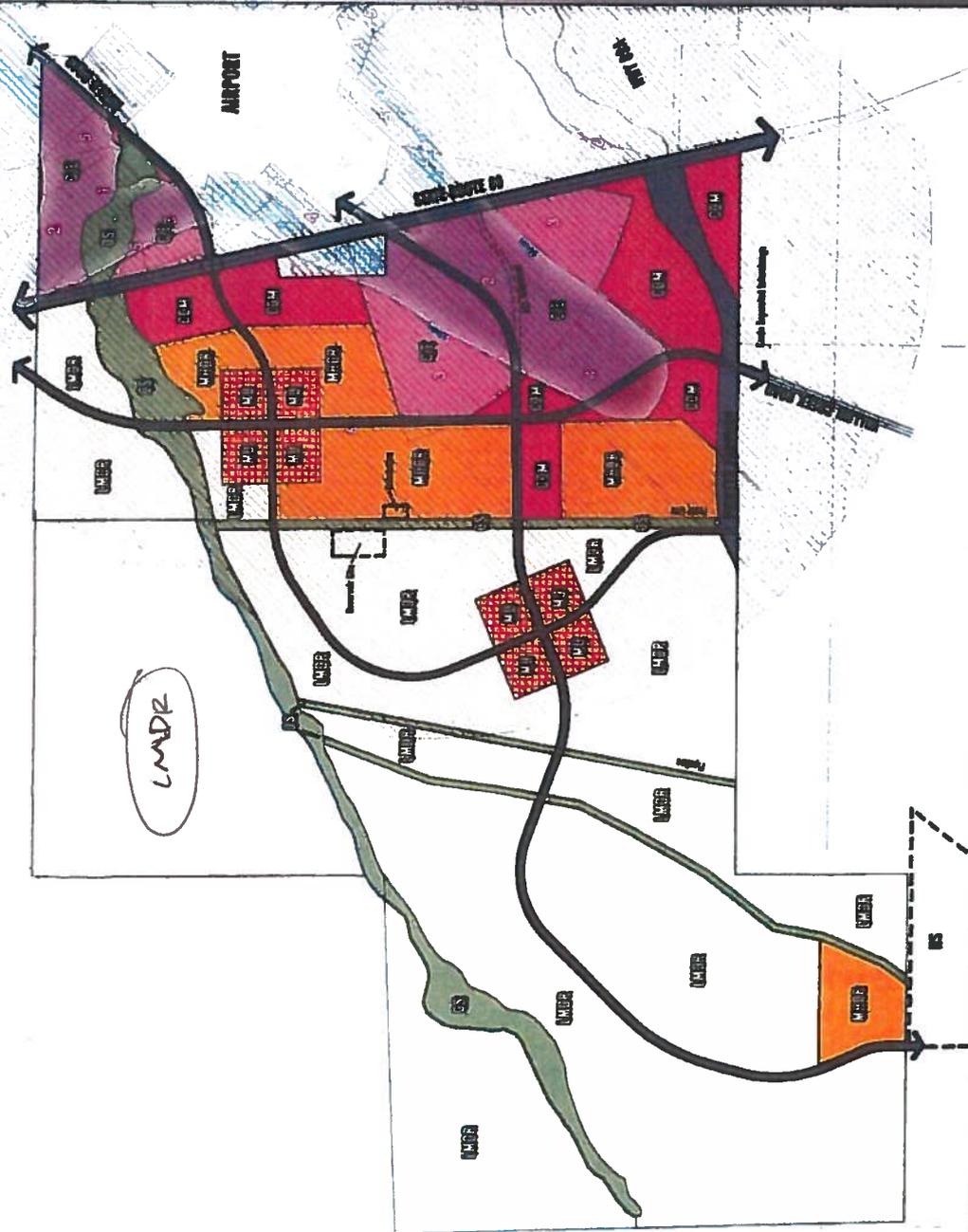
## Conceptual Master Plan

- LEGEND**
- MDR (Med. High Density Res. 9-32 DUMPS) - 204.9 AC
  - LMDR (Low Med. Density Res. 1-7 DUMPS) - 1623.2 AC
  - OS (Open Space)
  - COM (Commercial/Employment) - 223.7 AC
  - CE (Community/Employment) - 322.7 AC
  - MI (Mixed Use) - 191.2 AC
  - P-1 (1-2) (1-2 Possible High School Site)
  - Roads
  - Boundaries

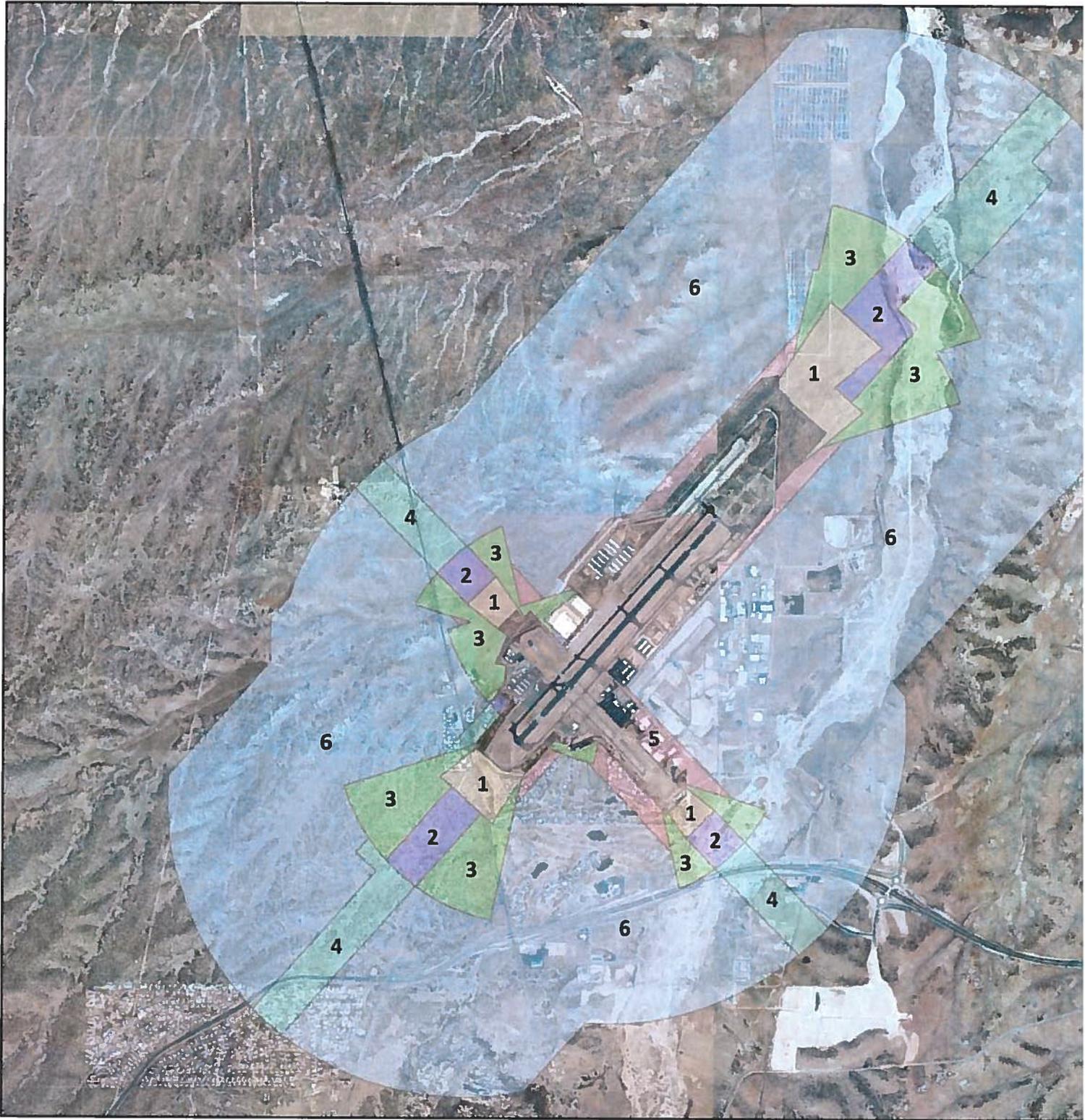
Work Force Housing location to be determined.

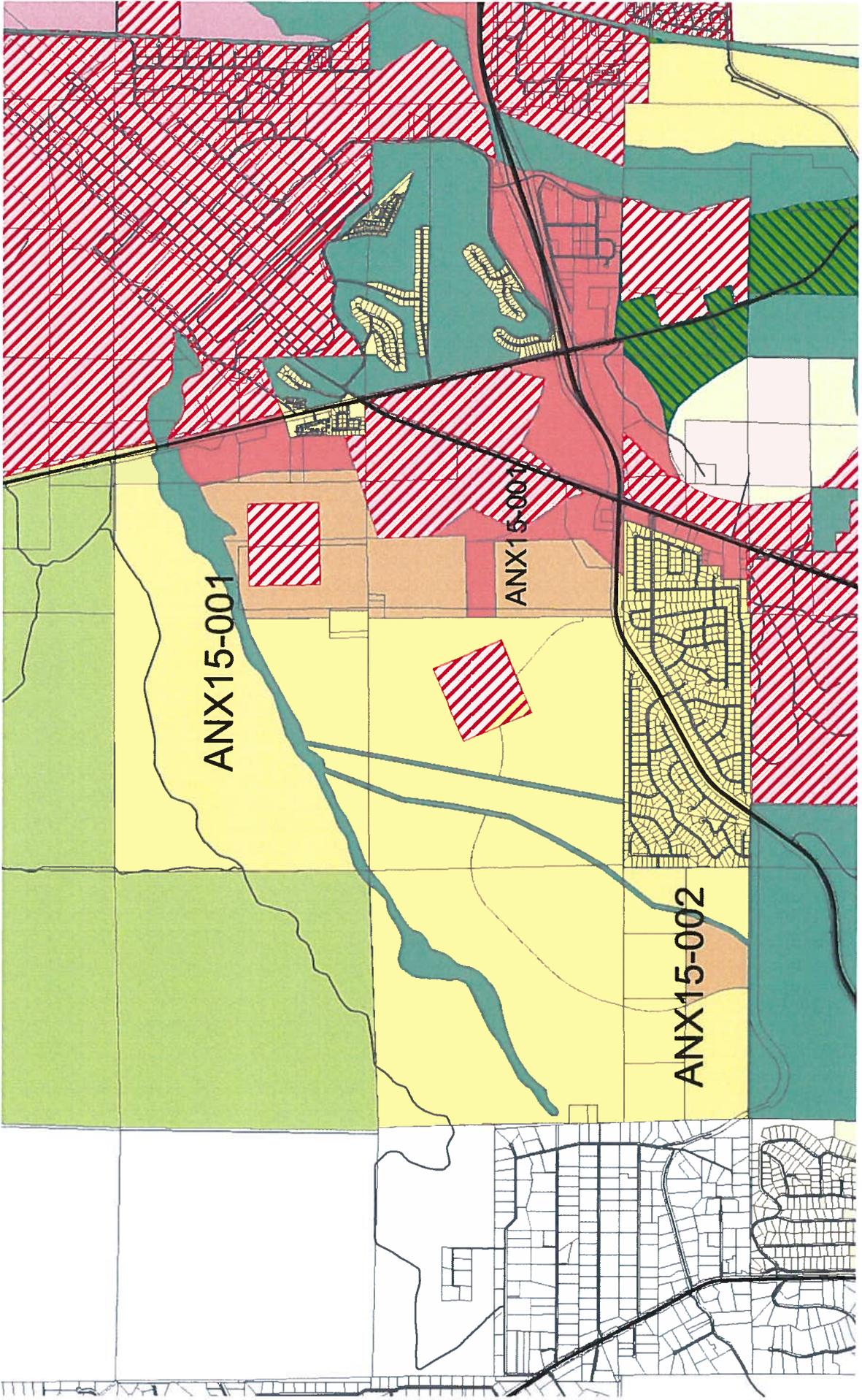


DATE: JULY 24TH 2008  
 JOB #: 1.07.022801



### Attachment A



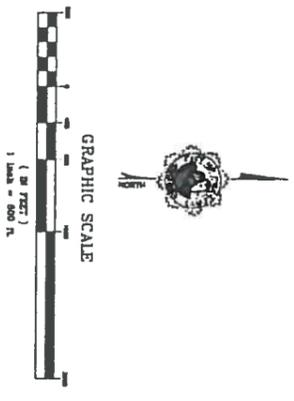
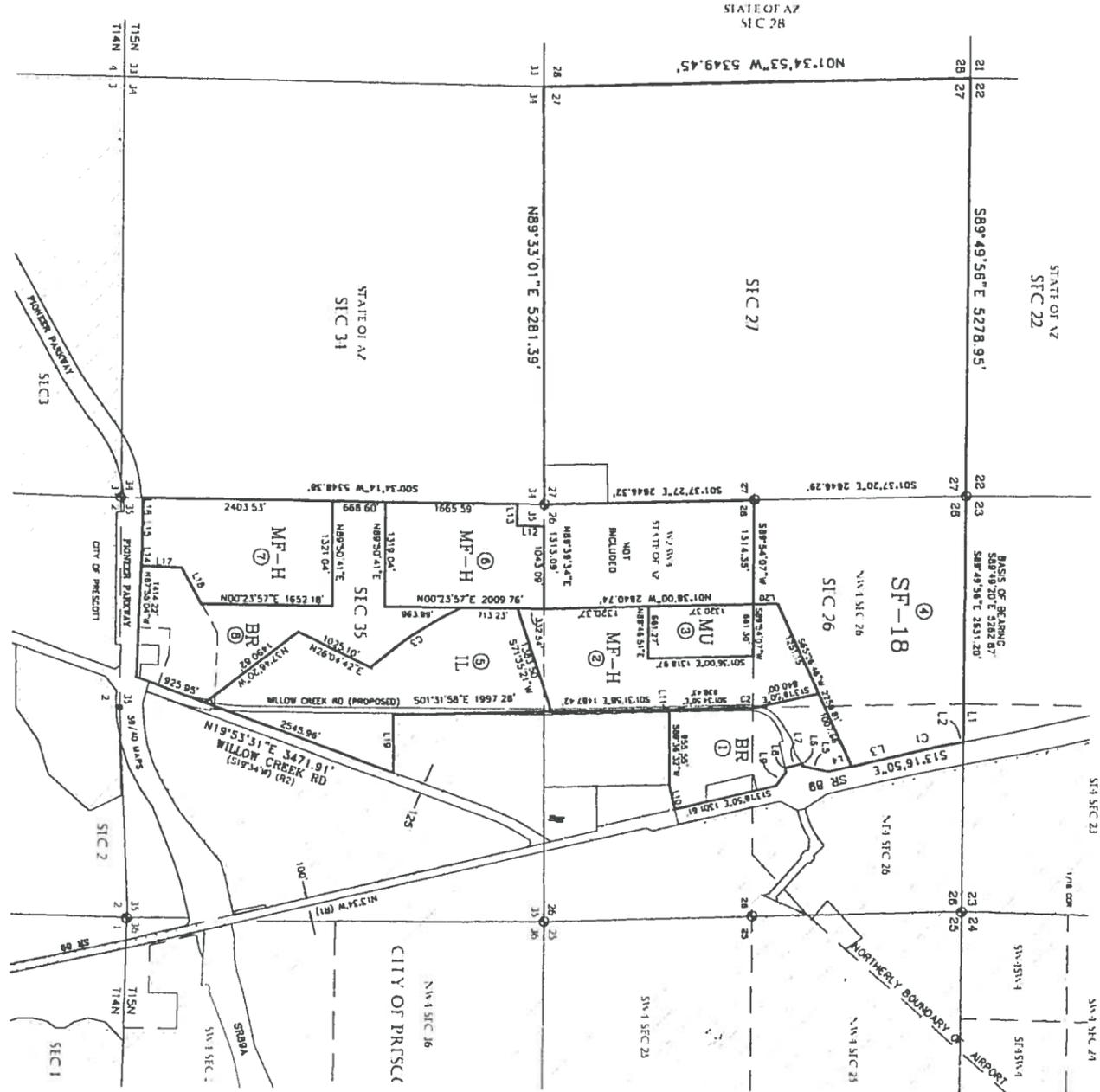




PLAT OF  
**ZONING DISTRICTS**  
 IN THE  
**CITY OF PRESCOTT**  
 SECTIONS 26, 27 & 35, T15N, R2W  
 G&SR&M, YAVAPAI COUNTY, ARIZONA

LINE	LENGTH	BEARING
L1	489.59	S89°49'58"E
L2	1.25	S107°0'35"E
L3	858.07	S13°16'50"E
L4	300.30	S13°16'50"E
L5	326.18	S11°26'13"W
L6	28.00	S76°43'10"W
L7	220.00	S13°16'50"E
L8	55.00	N76°43'10"E
L9	219.26	S56°7'6"E
L10	314.80	S76°14'18"W
L11	1.20	S89°23'10"W
L12	340.00	N00°14'44"E
L13	270.00	N89°39'34"E
L14	250.40	S87°53'04"E
L15	509.35	S89°21'52"E
L16	89.24	S89°40'35"E
L17	516.11	N01°41'21"E
L18	528.12	N61°02'21"E
L19	228.87	N89°26'32"E
L20	300.00	N01°26'00"W

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	571.05	11371.18	5119.43	E	572.99
C2	112.87	750.00	502.43	W	172.78
C3	1376.82	5000.00	534.93	E	1371.88



- ① - BR BUSINESS REGIONAL ZONING ±30.6 ACRES
- ② - MF-H MULTIFAMILY HIGH ZONING ±79.4 ACRES
- ③ - MU MULTITUSE ZONING ±20.0 ACRES
- ④ - SF-18 SINGLE FAMILY RESIDENTIAL ±899.1 ACRES
- ⑤ - IL INDUSTRIAL LIGHT ZONING ±104.7 ACRES
- ⑥ - MF-H MULTIFAMILY HIGH ZONING ±58.5 ACRES
- ⑦ - MF-H MULTIFAMILY HIGH ZONING ±66.6 ACRES
- ⑧ - BR BUSINESS REGIONAL ZONING ±91.1 ACRES

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF MAY 2015 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DUANE FRANKS REG 27737

SHEET SIZE 24 X 36

DUANE FRANKS REG 27737  
 151 Franklin St., Prescott, AZ 86301  
 Phone: (928) 623-1877

<b>Planning and Zoning Commission Agenda Memo August 27, 2015 (Public Hearing Sept 10, 2015)</b>	
<b>DEPARTMENT:</b>	Community Development
<b>AGENDA ITEM:</b> Public Hearing - Deep Well Ranches South - ANX15-002 and RZ15-005 comprising approximately 321.3 acres. City initiated application includes five parcels sharing APN 106-04-001D [Owner: James Deep Well Ranches #1]	

<b>Approved By:</b>		<b>Date:</b>
<b>Department Head</b>	Tom Guice 	8.20.15
<b>Planning Manager</b>	George Worley	

**Item Summary**

This is a City-initiated annexation and rezoning of ± 321.3 acres located west of the Pinion Oaks Subdivision (Attachment 1). The subject property is bounded on the east by Pinion Oaks, on the west by Williamson Valley Estates (county) and on the south by Pioneer Park. The property is currently vacant. This annexation is subject to the Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), as the area is greater than 250 acres. Requirements of Proposition 400 include:

- A Master Plan showing proposed uses and locations, boundaries of the site, and significant natural features affecting development
- A 60-day public comment period following the Planning and Zoning Commission's vote on the Master Plan (or, in this instance amendment of the existing plan) and prior to the Council voting on the annexation ordinance
- Commitment to recharge, within the Prescott Active Management Area, all effluent generated by development in the annexed area

A major component of the Master Plan is the rezoning of various parcels from the current county zoning to the approved master plan land uses. The Master Plan is already in place and requires no amendment for this annexation and rezoning.

A rezoning of various parts of the annexation area to Multi-family and Single-family residential is proposed to allow for the type of development depicted on the Master Plan and, to be compatible with the General Plan and the Airport Specific Area Plan land use designations for the property.

The proposed rezoning comprises the following approximate acreages (Attachment 3):

Multi-family High (MF-H)	42.29 acres
Single Family 18 (SF-18)	279.01 acres

## **Background**

The General Plan was adopted in 2003, and is the guide for land use and related decisions in the City. The updated plan (2015) was approved by the City Council on April 14<sup>th</sup> and the ratification of the plan is a ballot measure on the August 25<sup>th</sup> primary ballot. Both the 2003 and updated 2015 General Plan acknowledge the Prescott Municipal Airport for its importance in regional economic development and encourage compatible growth in the airport area.

In 2011, the Airport Master Plan was updated to better reflect new FAA design standards related to airport impacts. None of this portion of the Deep Well Ranches property is influenced by these impact zones, making the area suitable for a mix of single-family and multifamily residential land uses.

## **City Services and Financial Impacts**

The existing Utilities Master Plans will guide water and sewer infrastructure development for the area. Water has been allocated to the property based on the requirements set forth in the Deep Well Ranches Pre-Annexation Agreement. Transportation-related decisions will be made in accordance with the Airport Area Transportation Plan. All related improvements will be built to City standards. An independent cost-benefit analysis, as required by Proposition 400, will be presented by Sarah Murley of Applied Economics at the October 6, 2015 City Council Public Hearing.

The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered and states that annexation priorities are property with potential commercial or industrial uses, new residential development and property located in relationship to long-term goals of the City. Resolution 3878 sets forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The Financial Review Committee will review the analysis prepared by Applied Economics prior to it being presented to City Council. The analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation and subsequent development.

## **Next Steps**

At such time as the Planning and Zoning Commission makes a recommendation on the master plan amendment, a blank petition, annexation map and legal descriptions will be filed with the Yavapai County Recorder's office. This action formally initiates the annexation process and begins the sixty-day public review required by Proposition 400. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. At such time as the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

At the November 10<sup>th</sup> meeting the City Council will hold a public hearing and consider adopting ordinances annexing the subject property with city equivalent zoning. The Council will also consider adopting the ordinance rezoning the subject properties to be consistent with the General Plan, Airport Specific Plan and the annexation Master Plan.

### **Attachments**

- Annexation map
- Master plan
- Rezoning map
- Airport Impact Zones map
- General Plan map

No action on August 27, 2015. Public Hearing and vote on September 10, 2015. Suggested Motions will be provided at that time.

VICINITY MAP



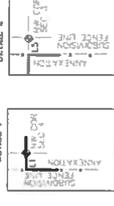
NO SCALE

PLAT OF  
ANNEXATION  
TO THE  
**CITY OF PRESCOTT**  
PORTIONS OF SECTIONS 4 & 5, T14N, R2W  
G&SRB&M, YAVAPAI COUNTY, ARIZONA

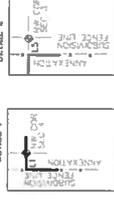
33

- PARCELS INCLUDED**
- 1 APN 100-04-001A DEEP WELL SANDS No. 1 LLC, DEED 1601 OFFICIAL RECORDS, PAGE 604, YCR PORTION N2 SEC. 4, T14N, R2W, G&SRB&M
  - 2 APN 100-04-001A COLLEGE ROAD BOOK 509 OFFICIAL RECORDS, PAGE 60, YCR PORTION N2 SEC. 4, T14N, R2W, G&SRB&M
  - 3 APN 100-17-004G (PORTION) COLLEGE ROAD PAGE 60, YCR PORTION N2 SEC. 4 & 5, T14N, R2W, G&SRB&M
  - 4 APN 102-11-001H (PORTION) DEEP WELL SANDS No. 1 LLC, DEED 1601 OFFICIAL RECORDS, PAGE 604, YCR PORTION N2 SEC. 5, T14N, R2W, G&SRB&M

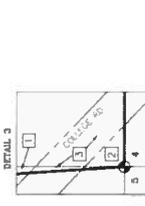
DETAIL 1



DETAIL 2

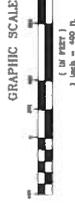


DETAIL 3



LINE	LENGTH	BEARING	RECORD
L1	53.32	N89°59'30"W	SEC. LNK. R1
L2	2638.17	N01°40'50"W	N0232 W R2
L3	2637.13	N00°31'21"W	N0232 W R2
L4	2656.42	S00°51'46"W	N0232 W R2
L5	35.34	S89°59'05"E	N89412 E R2
L6	229.90	N00°33'44"E	N0232 W R2
L7	221.34	N00°58'26"W	N0232 W R2
L8	64.197	N00°54'31"W	N01130 W R8
L9	464.05	N00°51'46"E	N0232 W R2
L10	5249.56	N89°46'59"W	SEC. LNK. R1
L12	531.59	S89°59'30"E	SEC. LNK. R1

- (A) = LONGVIEW ESTATE UNIT 4 BOOK 50 MAP 2, PAGE 11, YCR
- (B) = WILMINGTON VALLEY ESTATES NO. 2 BOOK 11 MAP 1, PAGE 20-21, YCR
- (C) = WILMINGTON VALLEY ESTATES NO. 3 BOOK 14 MAP 1, PAGES 10-11, YCR
- (D) = BOOK 49 MAP 2, PAGE 8, YCR
- (E) = BOOK 51 MAP 1, PAGE 10, YCR
- (F) = BOOK 53 MAP 1, PAGE 11, YCR
- (\*) = SECTION CORNER AND/OR QUARTER CORNER
- R1 = CITY OF PRESCOTT OPS SECTION CORNER LOCATIONS (ENGINEERING DEPARTMENT)
- R2 = BOOK 514 OFFICIAL RECORDS, PAGE 172, YCR
- R8 = BOOK 4932 OFFICIAL RECORDS, PAGE 724, YCR



APPROVAL

APPROVED UNDER ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PRESCOTT ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_



3,321.3 ACRES TOTAL

THIS PLAT WAS PREPARED BY ME USING THE BIRTH OF MAY 2015 BASED ON RECORD INFORMATION AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DIANE TAMAS RLS 27337



DIANE TAMAS RLS  
1727  
Professional Surveyor  
State of Arizona

SHEET SIZE 24 X 36

# PRESCOTT WEST AIRPORT

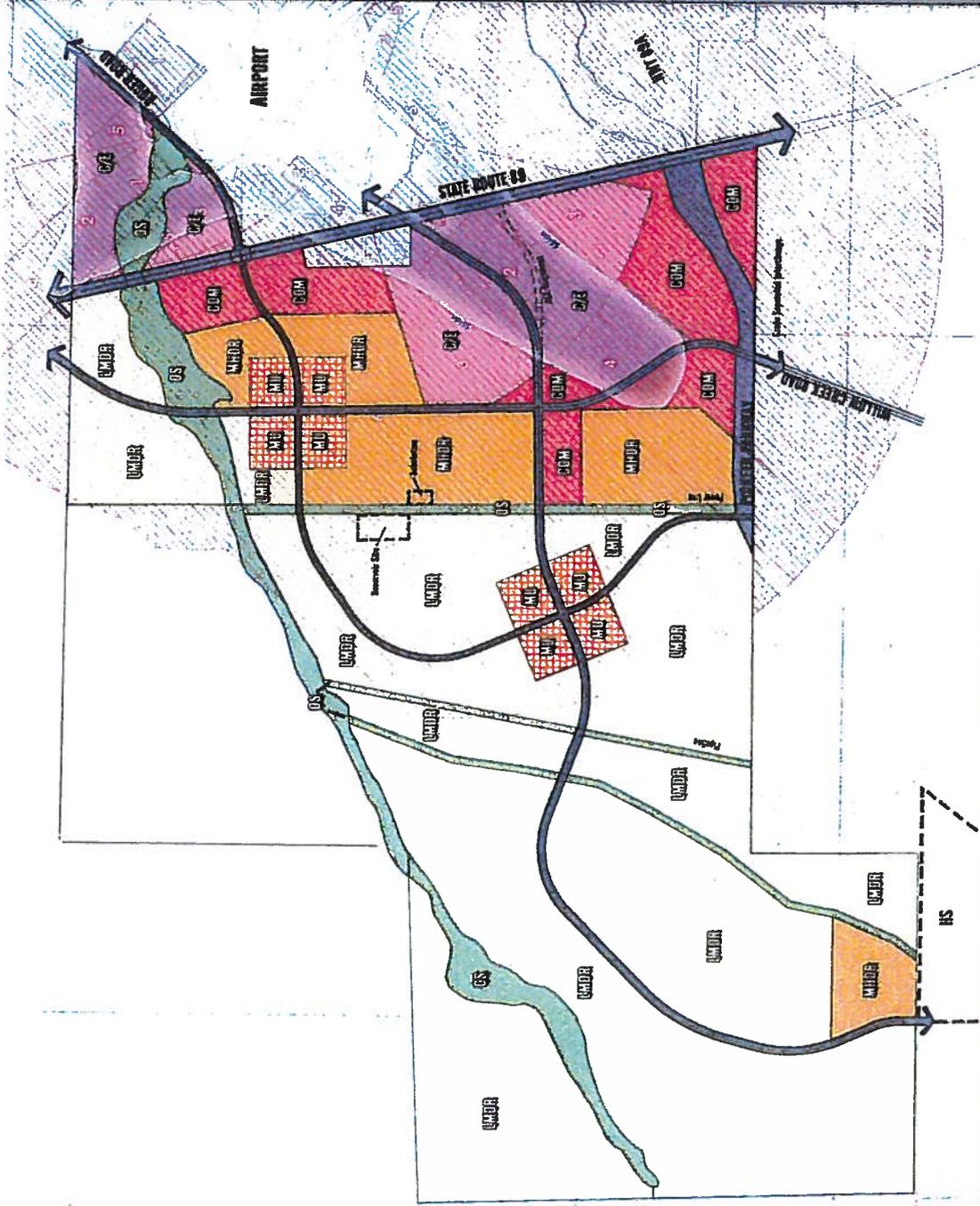
## Conceptual Master Plan

- LEGEND**
- MDR (Med. High Density Res. R-33 DUAC) - 304.8 AC
  - LDR (Low Med. Density Res. L-7 DUAC) - 1829.2 AC
  - OS (Open Space)
  - COM (Commercial) - 223.7 AC
  - OE (Community/Employment) - 221.7 AC
  - MU (Mixed Use) - 101.5 AC
  - HS (Private High School Site)
  - Road

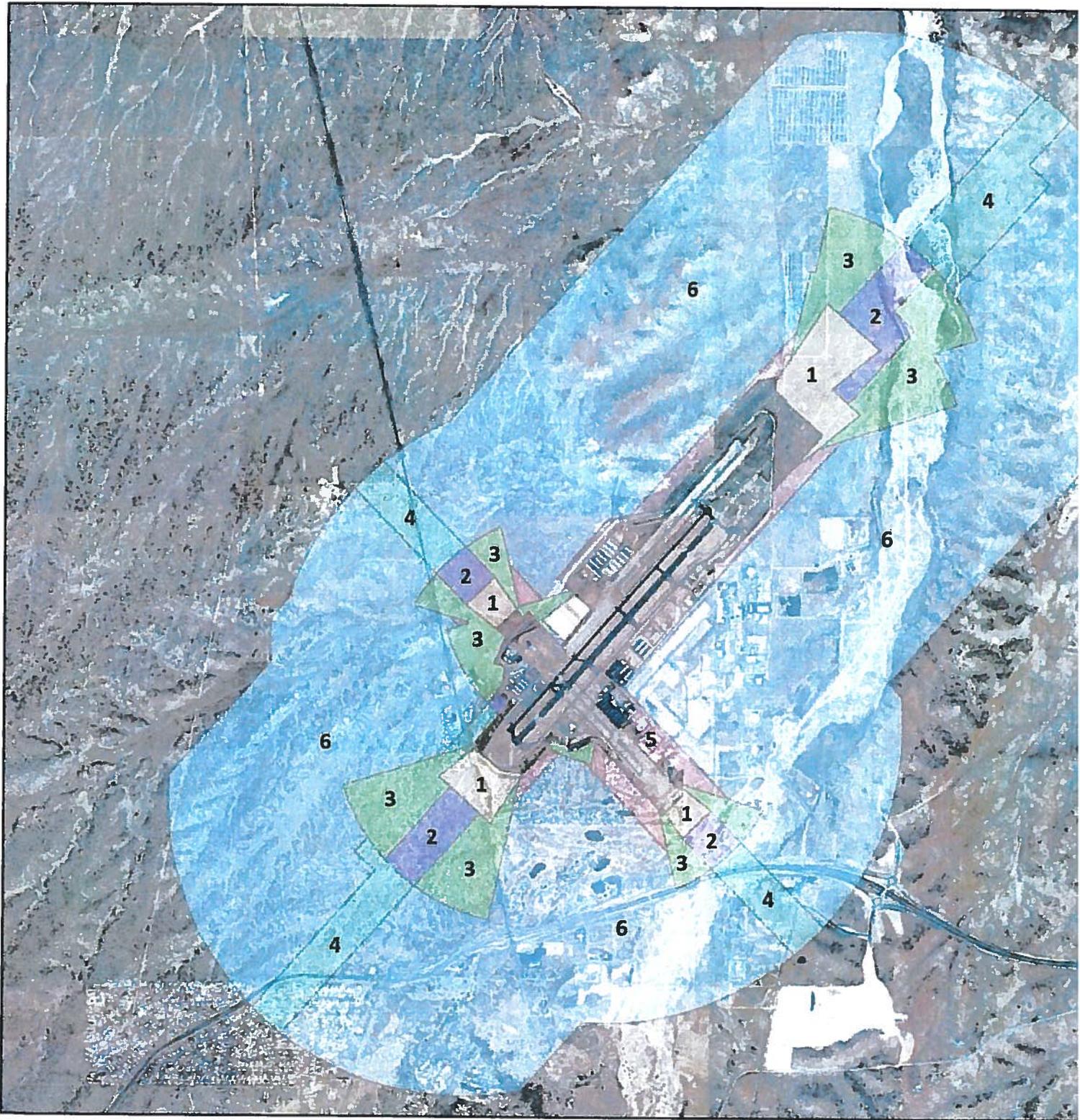
West Face Housing Location to be determined.



DATE: JULY 24TH 2008  
 DRAW # 1.07.0228001



**Attachment A**



Parcel Report for APN: **102-05-003**  
 Site Address: **5954 N WILLOW CREEK RD**

Owner:  
**CV - ARIZONA PUBLIC SERVICE COMPANY**  
**PO BOX 53999 MS 9505**  
**PHOENIX AZ 850723999**

Subdivision Name:

Max. Lot Coverage: -  
 Max. Bldg Height: -  
 Setbacks  
 Front: -  
 Side: -  
 Rear: -  
 Corner: -

Acres:  
 Square Ft:  
 TRS: **sq.ft.**

DOR Usage Code:  
 Description:

**Zoning Information**

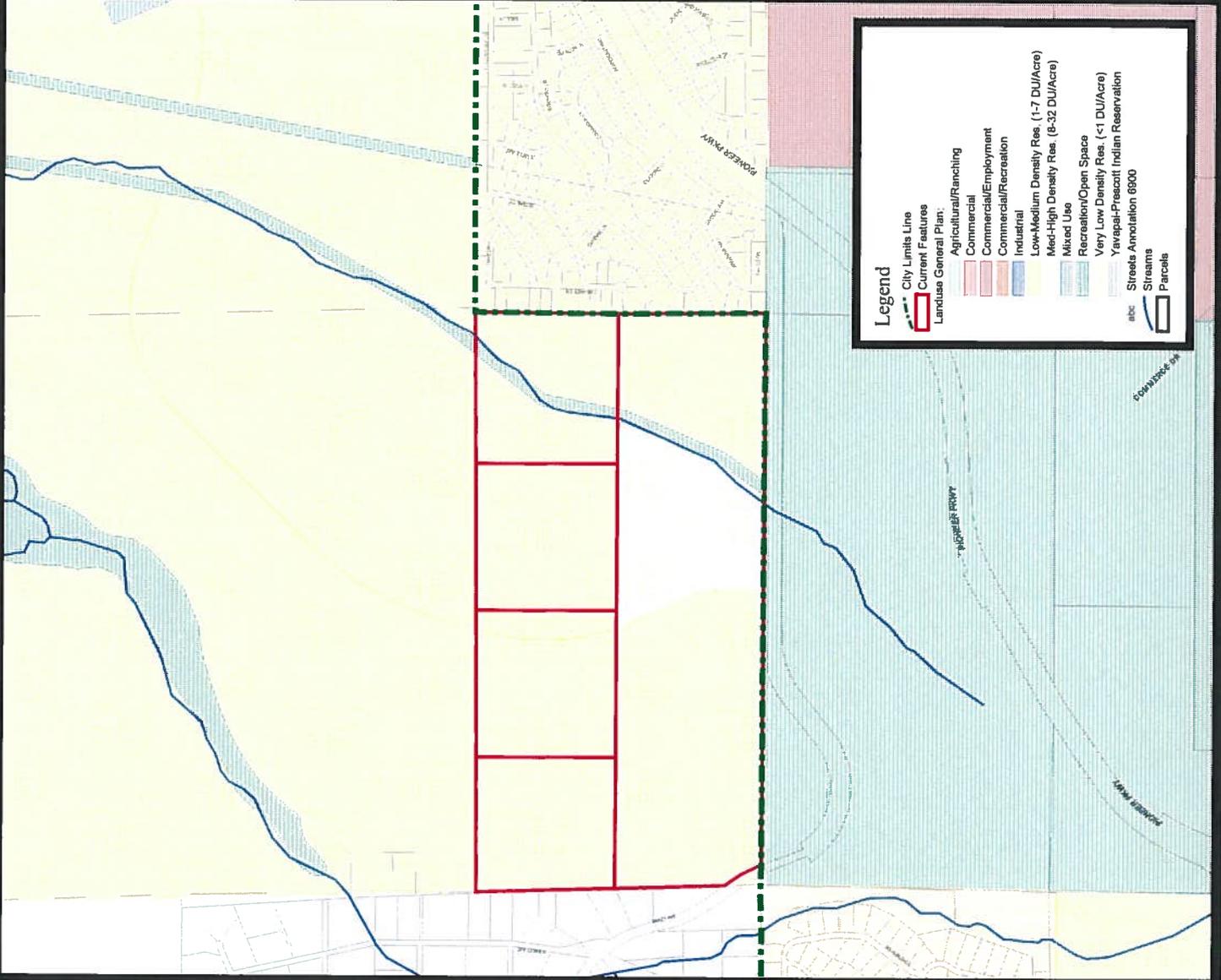
Zoning: **county**

Flood Zone: -  
 FIRM Panel: -

**Overlay District Information**

HPD District: **county**  
 NR District: **county**  
 Willow Creek District: **county**  
 Wipple-Zuma District: **county**  
 Hwy 69 District: **county**  
 Prescott East Area Plan: **county**  
 Prescott Enterprise: **county**  
 Airport Noise District: **county**  
 Wildlife Urban Interface: **county**

**Planner's Actions:**



**Legend**

- City Limits Line
- Current Features
- Land Use General Plan:
  - Agricultural/Ranching
  - Commercial
  - Commercial/Employment
  - Commercial/Recreation
  - Industrial
  - Low-Medium Density Res. (1-7 DU/Acre)
  - Med-High Density Res. (8-32 DU/Acre)
  - Mixed Use
  - Recreation/Open Space
  - Very Low Density Res. (<1 DU/Acre)
  - Yavapai-Preccott Indian Reservation
  - Streets Annotation 6900
- Streams
- Parcels



Deep Well Ranch  
 North Annexation

This map is a product  
 of  
 The City of Prescott





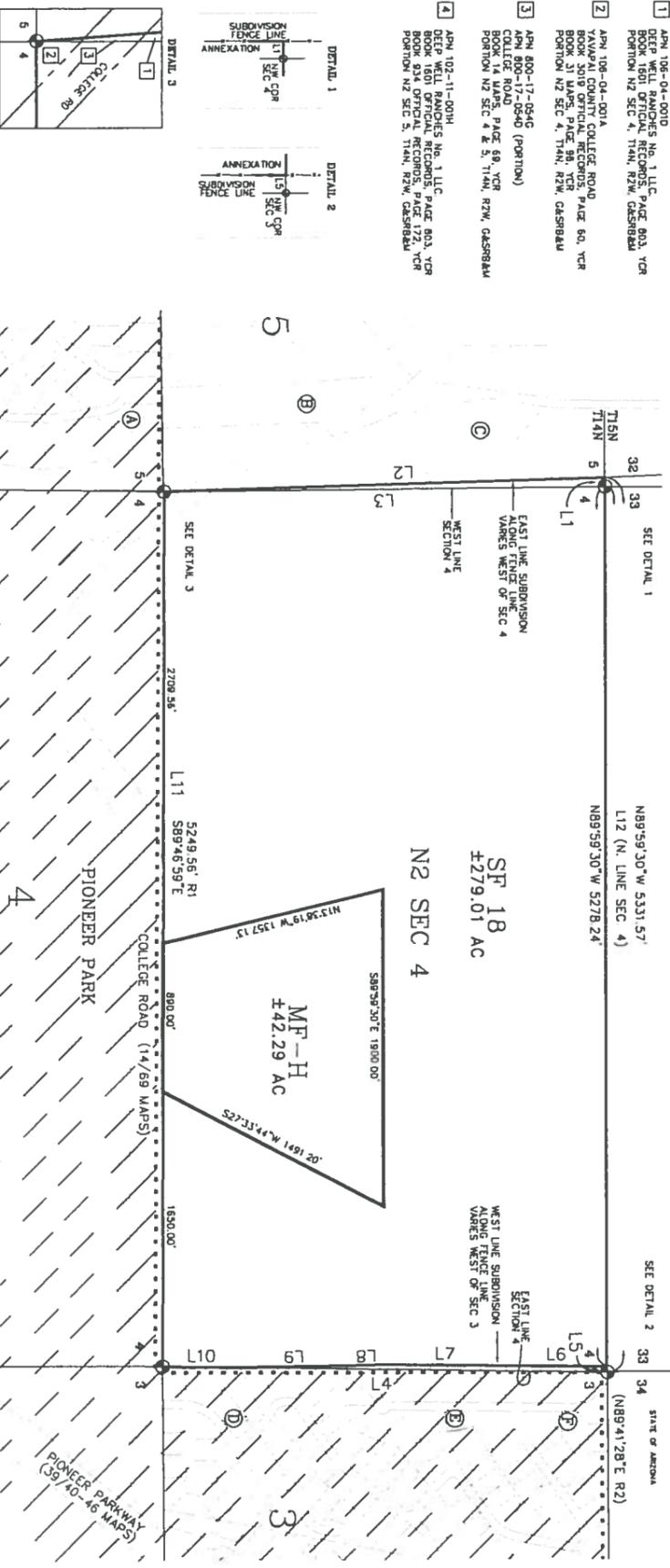
PLAT OF  
**ZONING DISTRICTS**  
 IN THE  
**CITY OF PRESCOTT**  
 PORTIONS OF SECTIONS 4 & 5, T14N, R2W  
 G&SRB&M, YAVAPAI COUNTY, ARIZONA

33



**PARCELS INCLUDED**

- 1 APN 106-04-0010 DEEP WELL RANCHES No. 1 LLC BOOK 1601 OFFICIAL RECORDS, PAGE 603, YCR PORTION N2 SEC 4, T14N, R2W, G&SRB&M
- 2 APN 106-04-0011 COLLEGE ROAD BOOK 3109 OFFICIAL RECORDS, PAGE 60, YCR PORTION N2 SEC 4, T14N, R2W, G&SRB&M
- 3 APN 800-17-0540 (PORTION) COLLEGE ROAD BOOK 14 MAPS, PAGE 69, YCR PORTION N2 SEC 4 & 5, T14N, R2W, G&SRB&M
- 4 APN 102-11-0011 DEEP WELL RANCHES No. 1 LLC BOOK 1601 OFFICIAL RECORDS, PAGE 603, YCR PORTION N2 SEC 5, T14N, R2W, G&SRB&M



LINE	LENGTH	BEARING	RECORD
L1	53.32	N89°59'30"W	SEC LINE R1
L2	2638.17	N01°40'50"W	SEC LINE R2
L3	2637.13	N00°31'21"W	SEC LINE R1
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L7	729.98	N00°33'44"E	N01°13'58"W R8
L8	221.34	N00°59'26"W	N01°13'58"W R8
L9	643.97	N00°34'31"W	N00°32'19"E R3
L10	464.05	N89°46'58"W	SEC LINE R1
L11	5249.56	N89°46'58"W	SEC LINE R1
L12	5313.59	S89°59'30"E	SEC LINE R1

- A - LONGVIEW ESTATES UNIT 4 BOOK 30 MAPS, PAGE 11, YCR
  - B - WILLIAMSON VALLEY ESTATES NO. 2 BOOK 11 MAPS, PAGE 40-41, YCR
  - C - WILLIAMSON VALLEY ESTATES NO. 3 BOOK 12 MAPS, PAGE 13-14, YCR
  - D - PHOENIX GARDENS SUBDIVISION UNIT 4 PHASE III BOOK 49 MAPS, PAGE 87, YCR
  - E - PHOENIX GARDENS SUBDIVISION UNIT 4 PHASE IV BOOK 53 MAPS, PAGE 39, YCR
  - F - ARROYO VISTA SUBDIVISION BOOK 53 MAPS, PAGE 21, YCR
- ◆ - SECTION CORNER AND/OR QUARTER CORNER
  - RI - CITY OF PRESCOTT GIS SECTION CORNER LOCATIONS ENGINEERING DEPARTMENT
  - R2 - BOOK 934 OFFICIAL RECORDS, PAGE 172, YCR
  - R8 - BOOK 3152 OFFICIAL RECORDS, PAGE 724, YCR

**ZONING DISTRICTS**  
 SF-18 ZONING 4279.01 ACRES TOTAL  
 MF-H ZONING 442.29 ACRES TOTAL

EXISTING CORPORATE LIMITS  
 AREA ANNEXED 4321.3 ACRES TOTAL

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF JUNE 2013 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DUANE FAUVEA RLS 27737

SHEET SIZE 24 X 36