

**Annexation, Rezoning, General Plan Map Amendment, Airport
Specific Area Plan Amendment and Master Plan Approval**

**Granite Dells Ranch Commercial/Industrial Subdivision
ANX09-001, RZ09-001, GP09-001 and LUP09-001**

AGENDA

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Update

Planning Commission Dates: February 26, 2009 (Public Hearing)

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director
George Worley, Assistant Community Development Director
Ryan Smith, Community Planner

DATE: February 19, 2009

REQUEST: ANX09-001, RZ09-001, GP09-001, LUP09-001 and Master Plan Approval

ZONING: From Single Family - 9000 square feet minimum and Rural Estate - 2 acre minimum (upon annexation) to Open Space, Business Regional and Industrial Light (SF-9 and RE-2 to OS, BR and IL)

Parcel #: 102-06-001, 002E, 103-01-031A,B, 030A, 053C, 106-06-001, 800-10-016, 800-17-021E, 023W and portions of the Peavine Trail west of Granite Dells Estates (Fann)

Agent: Mark Reddie - LVA Urban Design Studio, 120 South Ash Avenue, Tempe, AZ 85281

Owner: Granite Dells Ranch Holdings (Cavan)

PROJECT RECAP:

Granite Dells Ranch is requesting a Proposition 400 Annexation, minor General Plan Land Use Map amendment, ASAP Map amendment, Rezoning and a Master Plan approval. The applicant is proposing a commercial and industrial subdivision totaling 498 acres. No residential uses are proposed.

UPDATE:

The P&Z Commission heard this item on February 12, 2009. Since that time, the applicant has scheduled a meeting at the project site with the Mayors Open Space Committee to discuss possible alternatives to the alignment of the Peavine trail north of S.R. 89A. The details of that meeting will be provided. The Peavine Trail currently runs along Side Road south of SR 89A. It will then pass under Highway 89A through a large culvert. And proceed north of SR 89A possibly along Granite Creek.

AGENCY and PUBLIC COMMENTS:

No objections or opposition have been received as of this writing.

STAFF RECOMMENDATION/SUGGESTED MOTIONS:

Staff recommends the following Commission actions (to be voted on separately) for the Granite Dells Ranch commercial/industrial subdivision:

1. Move to recommend the property be zoned at the time of annexation Rural Estate 2 Acre (Anx09-001).
2. Move to recommend approval of General Plan Map Amendment (GP09-001).
3. Move to recommend approval of the Airport Specific Area Plan Amendment (LUP09-001).
4. Move to recommend approval of the Master Development Plan dated 8-12-08, with the following condition:
 - Properties owners within the project area shall grant Avigation Easements, to be stipulated in the Development Agreement.
5. Move to recommend approval of Rezoning (RA09-001) from SF-9 and RE-2A to NOS (Peavine Trail), Business Regional and Industrial Light.