

GP08-004
Major General Plan Amendment
Update

AGENDA

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
Meeting Date: October 9, 2008

STAFF REPORT

TO: Planning & Zoning Commission

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

Date: October 3, 2008

Request: Major General Plan Amendment - West Airport Area

Location: Various APNs West of the Prescott Airport

Owners: Deep Well Ranch and AZ State Land **Applicant/Agent:** City of Prescott

UPDATE:

A public hearing occurred on 10-2-08 at the Elks Opera House Theater. Information had been requested regarding the existing General Plan designation and current County zoning in and around the subject property. The Prescott General Plan currently shows this area as Agricultural/Ranching with a small portion east of Willow Creek Road as Commercial/Employment. The area to the west of the subject property is not addressed in the current General Plan, however, the area to the north is also designated as Agricultural/Ranching. If additional information is needed, the Commissioners may wish to look at the General Plan Land Use Map on page 145 of the General Plans previously provided to them by staff.

The County zoning map shows this area as R1L-18, RCU-2A and the majority of the area as R1L-70. The R1L zoning district refers to site built single family residential with the later number indicating the required minimum lot size in thousands of square feet. RCU-2A refers to site built single family rural residential with a 2 acre minimum lot size. The areas to the north and west of the subject property are also currently zoned by the County as RCU-2A.

A question regarding the Prescott General Plan Very Low Density Residential land use designation was asked. The proposed Major General Plan Amendment was prepared by a 3rd party consultant, Coe & Van Loo, who gathered information from the owners of the property as well as city staff. All parties agreed that, should an annexation request be received by the City, the property would not be proposed as a Very Low Density Residential development. Therefore, for purposes of Long Range Infrastructure Planning, Very Low Density Residential land use is not proposed.

The properties in question may develop within the County under the current zoning without annexation. However, the County has expressed that, should this be proposed, County staff will recommend annexation in the hope that the City will extend infrastructure to accommodate the development. Also, the proposed General Plan designations do not prohibit Very Low Density Residential. Should annexation occur in the future, the applicant could develop at Very Low Density Residential without rezoning or further amendments to the General Plan regardless of the current application approval or denial by Council.

The Planning & Zoning Commission, if they choose to do so, may make recommendations to Council that Very Low Density Residential be added to the proposed General Plan Amendment Land Use Map. Since a public hearing review of the application is required by statute, this would not constitute a new application.

Open space is not shown on the application with the exception of Bottleneck Wash and PUE's. The General Plan does not display open space unless an area is proven to be unbuildable, or is an existing publicly owned park or publicly owned open space area. The scale of the General Plan map is too minute to effectively show trails and small open space areas. The Growing Smarter and Growing Smarter Plus Act prohibit indicating open space in a community plan unless explicit permission is granted by the property owner. Other than the exceptions noted, Coe & Van Loo did not have permission to indicate other open space areas. The appropriate time to address open space is during annexation and platting when the applicant must show the Council that a given project is a benefit to the community.

The 1100 acre Fann annexation was mentioned as an example of good open space and Very Low Density Residential development. The General Plan does not show open space on the property of the Fann annexation and does show a significant portion of Low/Medium Residential. The County zoning prior to Annexation was RCU-2A. The Fann property was eventually rezoned allowing a significant area of open space. Fann also successfully platted a very low density residential development in a portion of the property that is designated as Low/Medium Residential in the General Plan. The same conditions prior to the Fann annexation would exist in the subject area should the amendment be approved.

Attachments:

Power Point Presentation with maps prepared by staff