

**GP08-004**  
**Major General Plan Amendment**  
**Work Study Session / Introduction**

**AGENDA**

**COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION**  
**PLANNING & ZONING COMMISSION**  
**Meeting Date: September 25, 2008**

**STAFF REPORT**

**TO:** Planning & Zoning Commission

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

**Date:** September 18, 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

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**REQUEST:**

A major General Plan Land Use Map Amendment of approximately 2600 acres depicting likely future land uses. The General Plan must be updated for infrastructure analysis in preparation for possible future annexations. The subject area is west of the Prescott Airport Love Field and is currently designated in the General Plan as Agricultural/Ranching with some Commercial.

The area borders the Prescott City Limits and annexation is possible. However, no current developments are proposed at this time, nor has the City received any applications for annexation and development. The City anticipates an annexation request at some point in the future based upon discussions with the property owners.

**BACKGROUND:**

Deep Well Ranches owns a large portion of this area. The current General Plan designation was assigned at the request of Deep Well Ranches, which at the time, did not foresee annexation into the City. Indications are that the area will not be developed under the current County rural zoning designations of RCU-2A (Rural Residential 2 Acre), R1L-70 (Single Family - 70,000 square feet) and R1L-18 (Single Family - 18,000 square feet). Whenever county parcels are annexed into a municipality, similar zoning is required under state law. Staff believes that upon annexation, the owner / prospective developer of these properties will request rezoning.

The proposed Amendment is part of an effort initiated by City Manger Steve Norwood "furthering the City's mission of smart growth as well as coordinating and implementing large scale

annexations. There are several owners of large tracts of land wishing to become part of the City of Prescott. This growth is essential to the health and success of our community and our organization. Annexation is a lengthy, complicated process requiring extensive departmental and regional communication and cooperation.”

By amending the General Plan and establishing what is likely to happen in these areas, City staff is able to perform planning and analysis of transportation and utilities infrastructure in preparation for possible future development within the City.

**CONSIDERATION OF APPROPRIATE GENERAL PLAN DESIGNATION:**

The Airport is currently undergoing a Master Plan update to delineate recommended Airport Impact Zones and determine Day-Night Sound Level (LDN) zones. Using this information staff has recommended that residential uses be restricted in areas near the airport within the 55 LDN line with some exceptions such as hotels. Staff recommends a Commercial/Employment designation for these areas deemed developable and where residential uses would not be appropriate. Using both the General Plan and the Airport Master Plan, future development of residential uses will be prohibited or limited near the airport runways.

Public Works and other staff have reviewed the proximity of this parcel to major roadways, compatibility with the Airport Specific Area Plan (ASAP) and for General Plan land use designations. Access to the site from Ruger Road, Willow Creek Road, Pioneer Parkway, and Highway 89 provide good regional connectivity.

A land use study of the area has been performed by the Coe & Van Loo Company (CVL) in cooperation with Deep Well Ranches and the Arizona State Land Department, the second major landowner in the this area. By working with the City, Love Field Airport, State Land and Deep Well Ranches, CVL has made the proposed recommendations for the most likely future uses of these properties and needed future road configurations.

The current ASAP is also anticipated to be amended for consistency with these recommendations. By adopting or amending the General Plan, Airport Master Plan and ASAP, land uses around the Love Field Airport will be clarified. Future annexation applications will additionally benefit by a more streamlined process where the ground work for infrastructure analysis has already been performed.

**General Plan Use Category Description**

**Recreation/Open Space**

This designation denotes areas that are to be precluded from development except for active and passive public recreational facilities or natural preserves. Open space areas are intended to be left in a natural state due to topographic, drainage, vegetative, and landform constraints or the need to provide buffers between incompatible land uses or to protect viewsheds.

**Agricultural/Ranching**

The Agricultural/Ranching designation denotes areas intended to remain in agricultural or ranching production over the long-term. However, these areas are anticipated to transition to other land uses over time. Agricultural/Ranching land may allow residential development of up to one dwelling unit per acre depending upon zoning classification. Public service demands are not anticipated to be as great as in residential designations. No commercial or industrial development is anticipated.

**Mixed-Use**

Mixed-Use areas are generally located at an existing or anticipated circulation nexus and/or placed between higher intensity uses and adjoining residential land uses. The Mixed-Use designation is intended to be compatible with the surrounding area while providing a mix of commercial, employment, public and residential uses. It is anticipated that these areas will support neighborhood oriented commercial uses and may include master-planned and developed mixed communities intended to replicate the traditional downtown mixture of commercial and residential uses of all density categories. Residential uses are permitted, but subject to density and buffering standards set out by the overlying zoning districts.

**Commercial**

The Commercial designation denotes typical community or regional commercial uses. Intended uses include office, retail, service, civic, lodges, health related and other similar uses as permitted by the appropriate zoning designations. Residential uses of all density categories are permitted, but subject to density and buffering standards set out by the overlying zoning districts.

**Commercial/Employment**

The Commercial/Employment designation refers to areas where professional offices, tourism, recreation, service uses, warehousing, and light industrial uses are generally appropriate. This use requires appropriate buffering considerations from adjoining residential areas. The specific allowable uses are determined based upon the zoning of each particular site and will consider adjacent land uses, traffic impacts and the intensity of any proposed development. Residential uses are not anticipated in this designation.

**Low-Medium Density Residential (1-7 DU/AC)**

The Low-Medium Density Residential category is intended for predominantly single-family detached residential development. Residential densities of up to seven dwelling units per acre are typical of this category. In general these areas are quiet residential single-family neighborhoods but in some areas a mix of single-family, duplexes and townhouses would also be appropriate. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required. The Low-Medium Density Residential category would also allow residential development as described for the Very Low Density Residential category.

**Medium-High Density Residential (8-32 DU/AC)**

The Medium-High Density Residential category may include duplexes, manufactured and modular homes, apartments, town homes, and other forms of attached or detached housing on smaller lots. The density range for this category is 8 to 32 dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required. The Medium-High Density Residential category would also allow residential development as described for the Low-Medium Density and Very Low Density Residential categories.

**MAJOR GENERAL PLAN AMENDMENT CRITERIA AND TIMELINE:**

Section 13(A)1.c of the 2003 Prescott General Plan [as required by ARS Section 9-461.06(G)] requires that a proposed change in the General Plan is a major amendment when an area greater than 640 acres contains 50 or more single family residences that are within 1320' of the perimeter of the subject property. Approximately 300 homes fall into this definition in the communities of Pinon Oaks, Antelope Village/Hills, Golf Links, Longview Estates and Williamson Valley Estates.

City Council Resolution #3678 designates specific timelines for public hearings and area meetings resulting in the following schedule for information and consideration of this General Plan Amendment:

| DATE     | TIME    | PLACE  | MEETING TYPE  |
|----------|---------|--|---|
| 09-24-08 | 5:30 PM | Council Chambers, City of Prescott<br>201 S. Cortez Street<br>Prescott, AZ 86303 | Area Meeting, City of Prescott  |
| 10-02-08 | 5:30 PM | Elks Theater<br>117 E. Gurley Street<br>Prescott, AZ 86303                       | 1 <sup>st</sup> Public Hearing,<br>Planning & Zoning Commission                             |
| 10-09-08 | 9:00 AM | Council Chambers, City of Prescott<br>201 S. Cortez Street<br>Prescott, AZ 86301 | 2 <sup>nd</sup> Public Hearing,<br>Planning & Zoning Commission<br>(Consideration for Vote) |
| 11-04-08 | 3:00 PM | Council Chambers, City of Prescott<br>201 S. Cortez Street<br>Prescott, AZ 86301 | Public Hearing,<br>City Council<br>(Study Session)  |
| 11-25-08 | 3:00 PM | Council Chambers, City of Prescott<br>201 S. Cortez Street<br>Prescott, AZ 86301 | City Council<br>(Anticipated Consideration for Vote,<br>due to 11-11-08 holiday)            |

**PUBLIC COMMENTS:**

Notices were mailed to 1236 homes near the amendment area and two separate display ads were published in the local newspaper. The property was posted in accordance with LDC requirements. In all, eight 14" x 22" postings were made including the entrance and exit lanes of Pinon Oaks. In addition to these postings, two 4-foot by 8-foot public hearing notice signs were posted along Willow Creek Road and along Highway 89 with large lettering readable by passing motorists. As of this writing, no written comments have been received. However, several dozen phone calls and walk-in inquiries have been received asking for general information.

**Attachments:**

- Proposed General Plan Land Use Map Prepared by CVL
- Application Narrative
- Impact Zone and LDN Study Prepared by Louis Berger Group