

ANX13-002 / MP13-002 / RZ13-003
Annexation / Master Plan / Rezoning
North Airport

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION for July 11, 2013

STAFF REPORT

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director
George Worley, Planning Manager *GW*
Ruth Traxler, Community Planner *RT*

DATE: July 11, 2013

SUBJECT: Public Hearing for the North Airport Annexation, Master Plan, and Rezoning

ZONING: (County) R1L-70 and RCU-2A

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 / 102-01-213Q

OWNER: James Deep Well Ranches #1
8400 N US Hwy 89
Prescott, AZ 86301

APPLICANT: City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

ITEM SUMMARY: This is a City-initiated annexation of ± 497 acres in Yavapai County, located north of the Prescott Municipal Airport (Attachment 1). The property is bounded on the west by State Route 89 and on the east and south by the Prescott Airport. It is currently vacant. In association with the annexation request are a master plan and a rezoning. The master plan is a requirement of Proposition 400 (Attachment 2) and is used as a basis for the cost-benefit analysis. Shown on the master plan are the YMRC Planning Area (approximately 180 acres), commercial and industrial areas, and an area to be used for ranching purposes.

While a rezoning is proposed, Arizona State Statute 9-471.L requires that the City first adopt a zoning classification that permits densities no greater than those permitted by the County. The Yavapai County zoning designations are R1L-70 and RCU-2A, which permit single family uses on minimum lot sizes of 70,000 square feet and two acres. Thus, the appropriate City zoning

designation to adopt at the time of annexation is RE-2, which permits single family uses on minimum lot sizes of two acres.

After the City has adopted the zoning classification required by State statutes, a rezoning may be heard and voted on. The General Plan Land Use Map designates this area as appropriate for commercial and industrial development. The proposed rezoning to Industrial Light and Business Regional zoning districts are compatible with the General Plan and the Airport Specific Area Plan land use designations for that area (Attachment 3).

UPDATE: A Study Session was held to consider the request at the Planning and Zoning Commission meeting on June 27, 2013. Staff presented a summary of the proposed annexation, master plan, and rezoning and a discussion with Commission members followed. There was no public comment at the meeting. One phone call was been received, requesting additional information on the project.

REVIEW CRITERIA: 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 and property located in relationship to long-term goals of the City. Resolution 3878 set forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation. The formal cost-benefit analysis will be presented to City Council.

The Planning and Zoning Commission have the responsibility of making several recommendations to City Council in regards to this request. The Commission must recommend action on the annexation, the master plan, and the appropriate zoning classification to be adopted at the time of annexation. The Commission must also make a recommendation in regards to the rezoning request, should the annexation be approved. After the Commission takes action on these items, the 60-day public comment period begins, as required by Proposition 400.

UPCOMING MEETING:

September 10, 2013: End of the 60-day public comment period, City Council to hear presentation on cost-benefit analysis and to hold Public Hearing for annexation and rezoning.

Attachments:

- 1) Annexation map
- 2) Master Plan
- 3) Rezoning Map

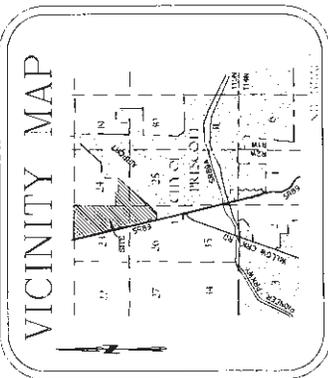
SUGGESTED MOTIONS:

- 1) Move to Recommend Approval of ANX13-002, Annexation of 497 acres in Yavapai County.
- 2) Move to Recommend Rural Estate 2 Acre zoning classification at the time of annexation for ANX13-002.

- 3) Move to Recommend Approval of MP13-002, Master Plan for Annexation ANX13-002.
- 4) Move to Recommend Approval of RZ13-003, a rezoning from Rural Estate 2 Acre zoning district to Business Regional and Industrial Light zoning districts.

PLAT OF ANNEXATION TO THE CITY OF PRESCOTT

PORTIONS OF SECS. 23, 24, 25 & 26, T15N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA



- REFERENCES USED TO PREPARE THIS PLAT
- (1) ANNEXED BY ORDINANCE 504-1/2 BK. 5 MAPS PG 145
 - (2) ANNEXED BY ORDINANCE 542 BK 7 MAPS PG 44
 - (3) APACHE HILLS SUBDIVISION BK 10 MAPS PG 38
 - (4) ANNEXED BY ORDINANCE 628 BK 9 MAPS PG 70
 - (5) AIRPORT BOUNDARY BK 10 LAND SURVEYS PGS 46-50
 - (6) ANNEXED BY ORDINANCE 1106 BK 19 MAPS PG 34
 - (7) VILLAS AT THE RIDGE SUBD. BK 45 MAPS PG 84
 - (8) CITY OF PRESCOTT CLEAR ZONE PARCELS, 102 03 0084A BK 1247 OFFICIAL RECORDS, PG 284 YCRD
 - (9) ANNEXED BY ORDINANCE 4850 BK 18 MAPS PG 38
 - (10) CITY OF PRESCOTT PARCELS, BK 4785 OFFICIAL RECORDS PG 985 YCRD
 - (11) SR 89 RIGHT-OF-WAY PROJECT 389-(M03)A (2013) BOOK 4949 OFFICIAL RECORDS, PAGE 363, YCRD
 - (12) AIRPORT SURVEY BK 10 LAND SURVEYS PGS 46-50 YCRD
 - (13) LAND SURVEY BOOK 51 PG 2 YCRD



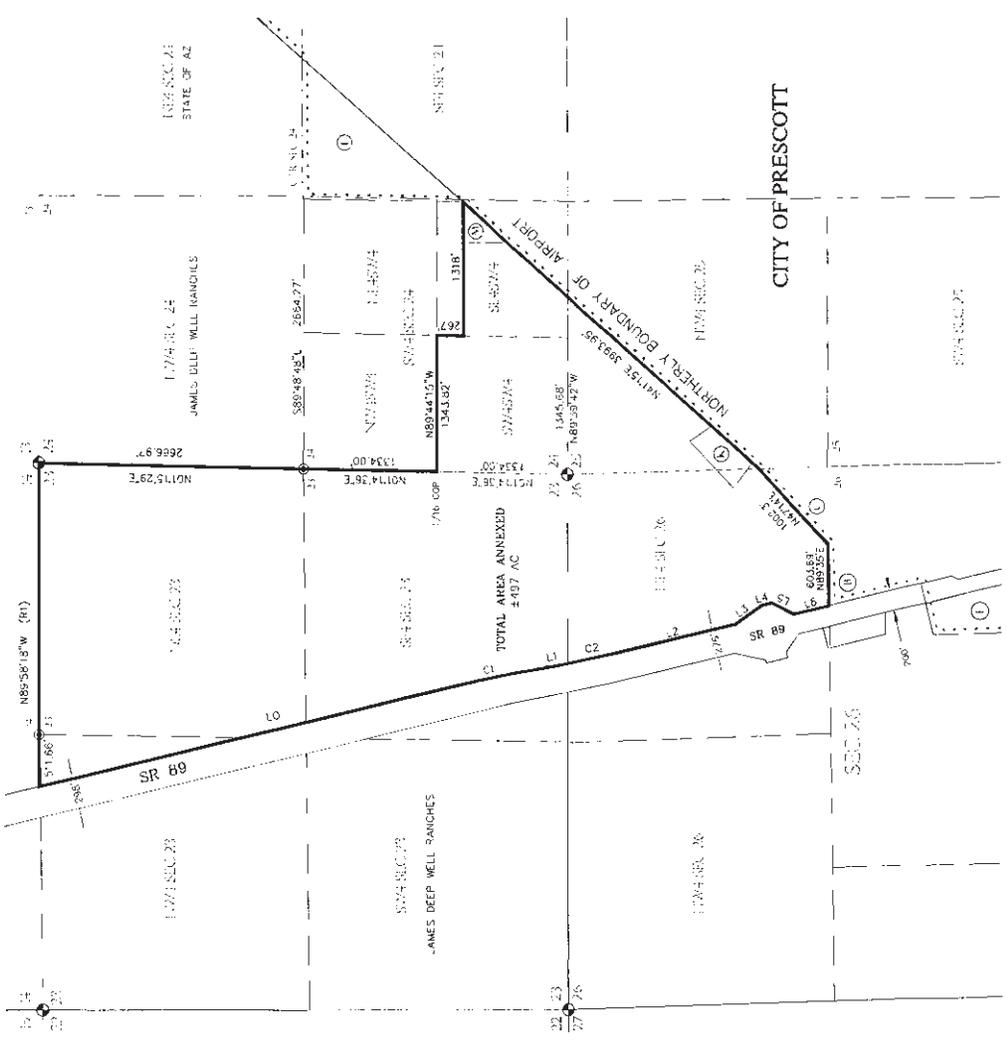
SR 89 ROW DATA	
LINE	TABLE
10	2823.3
11	2029.2
12	2029.2
13	2029.2
14	2029.2
15	2029.2
16	2029.2
17	2029.2
18	2029.2
19	2029.2
20	2029.2

This plat is recorded in favor of
CITY OF PRESCOTT

Book _____ Page _____

Record of Transfer Center, Arizona
ISSUED BY: JORDAN

County Recorder
Signature: _____



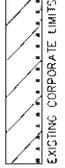
APPROVAL.

APPROVED UNDER ORDINANCE NO. _____
PASSED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF PRESCOTT, ARIZONA
ON THIS _____ DAY OF _____ 20____

MAYOR _____

CITY CLERK _____

CITY ENGINEER _____



AREA TO BE ANNEXED

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



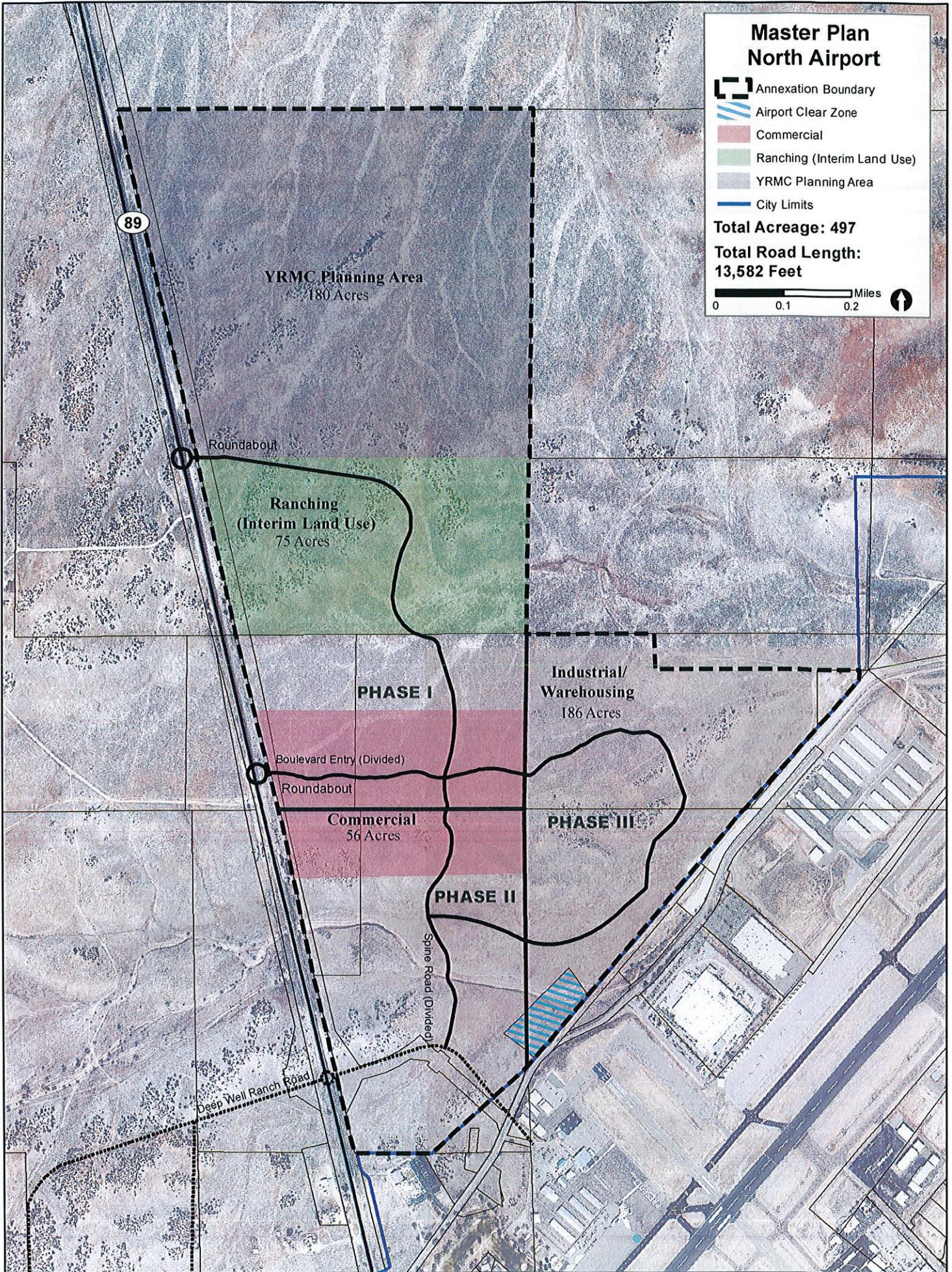
Duane Farnas

DUANE FARNAS RES 273757
141 WASHINGTON BL. PRESCOTT, AZ 86303
PHONE (928) 443-0075

Master Plan North Airport

-  Annexation Boundary
-  Airport Clear Zone
-  Commercial
-  Ranching (Interim Land Use)
-  YRMC Planning Area
-  City Limits

Total Acreage: 497
Total Road Length: 13,582 Feet



Rezoning Map North Airport

 Annexation Boundary

 City Limits

Zoning

 BG

 BR

 IL

 IT

 MF-H

 SF-9

