

MEETING DATES/TYPES: STUDY SESSION 9-03-13
VOTING SESSION 9-10-13

DEPARTMENT: Community Development

RECOMMENDED AGENDA CATEGORY: Regular: X Consent: ____

AGENDA ITEM: Public hearing for request to annex and rezone 497 ± acres, 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 (ANX13-002; Owner: James Deep Well Ranches #1 and City of Prescott) and adoption of a definition of hospital into the Land Development Code (LDC 13-003)

Approved By:	Date:
Director: Guice, Tom	
City Manager: McConnell, Craig	

Item Summary

This is a City-initiated annexation and rezoning 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. This annexation is subject to the Procedural Pre-Annexation Agreement (City Contract No. 2010-086 A1, as amended), between 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, since it is greater than 250 acres in size. Requirements of Proposition 400 (Article 1, Section 4, City of Prescott Charter; Council Resolution No. 3735) are as follows:

- 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 and prior to the Council voting on the annexation
- All effluent generated by development in the annexed area shall be used for permanent (aquifer) recharge

A major component of the proposed Master Plan is the development of a new campus for the Yavapai Regional Medical Center (YRMC) in the northernmost portion of the area (Attachment 2), including a hospital and associated facilities. Shown also on the

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Master Plan are proposed rights-of-way and locations for access from State Route 89. In association with the Master Plan, the Land Development Code is proposed to be revised to include a definition of hospital, as follows:

An institution providing health services for inpatient, medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, emergency care departments, and ambulance and heliport facilities which are integral parts of the overall facility. Heliport facilities shall comply with the provisions of Section 2.4.4.

A rezoning to commercial (Business Regional) and industrial (Industrial Light) zoning districts is proposed to allow for the development and proposed uses shown on the Master Plan (Attachment 3). 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 is compatible with the General Plan and the Airport Specific Area Plan land use designations for that area.

Background

The Prescott General Plan, adopted in 2003, is the guide for land use and related decisions in the City. The Plan specifically recognizes the Prescott Municipal Airport for its importance in regional economic development and encourages airport area growth (General Plan Chapters 3.3.1, 3.3.10, 6.2, and 7.6).

In 2009 the Airport Master Plan was updated to better reflect new FAA design standards related to airport impacts. A significant portion of the North Airport area is influenced by these impact zones, making the area most suitable for higher intensity commercial and industrial uses (Attachment 4). As a reflection of the changes to the Airport Master Plan and in recognition of future development of a new YRMC campus, the General Plan Land Use Map was amended north of the airport in 2012. The amendment designated the proposed annexation area as appropriate for Commercial / Employment uses (Attachment 5).

City Services and Financial Impacts

The City's 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 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 will be presented at the Public Hearing by Sarah Murley of Applied Economics.

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Planning and Zoning Commission Recommendation

The City of Prescott's adopted Annexation Policy (Resolution No. 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 No. 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.

This item was brought before the Planning and Zoning Commission on June 27 and July 11, 2013. No public comment was heard at the meetings and no written comments have been received. The Commission unanimously recommended approval of the annexation, initial zoning, rezoning, and master plan.

Next Steps

A blank petition to be signed by the owners of real and personal property within the proposed annexation area has been filed with the Yavapai County Recorder's office. Signatures may be obtained beginning on September 11, 2013, at the conclusion of the 30-day waiting period after filing. 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, the Ordinance to approve the annexation will be brought back to Council for consideration. Once the Ordinance to approve the annexation has been approved and the City has adopted the zoning classification required by State statutes, a rezoning may be heard and voted on.

Attachments

1. Annexation map and legal description
2. Master Plan
3. Rezoning map
4. Airport Impact Zones map
5. General Plan map

Recommended Action:

September 3, 2013, Council Study Session

Open the public hearing, receive public comments, and continue the public hearing to the City Council meeting of September 10, 2013.

Agenda Item: Public hearing for request to annex and rezone 497 ± acres, 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 (ANX13-002; Owner: James Deep Well Ranches #1 and City of Prescott) and adoption of a definition of hospital into the Land Development Code (LDC 13-003)

September 10, 2013, Council Voting Session

Receive additional public comments, and then **MOVE** to close the public hearing.

PLAT OF ANNEXATION TO THE CITY OF PRESCOTT

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

VICINITY MAP



NO SCALE

REFERENCES USED TO PREPARE THIS PLAT

- (A) ANNEXED BY ORDINANCE 504-1/2 BK 5 MAPS PG 145
- (B) ANNEXED BY ORDINANCE 542 BK 7 MAPS PG 44
- (C) APACHE HILLS SUBDIVISION BK 10 MAPS PG 38
- (D) ANNEXED BY ORDINANCE 628 BK 9 MAPS PG 70
- (E) AIRPORT BOUNDARY BK 10 LAND SURVEY'S PGS 46-50
- (F) ANNEXED BY ORDINANCE 1106 BK 19 MAPS PG 3
- (G) VILLAS AT THE RIDGE SUBD. BK 45 MAPS PG 84
- (H) CITY OF PRESCOTT CLEAR ZONE PARCEL 102-03-008A BK 1247 OFFICIAL RECORDS, PG 294 YCRO
- (I) ANNEXED BY ORDINANCE 4655 BK 58 MAPS PG 58
- (J) CITY OF PRESCOTT PARCEL BK 4765 OFFICIAL RECORDS PG 985 YCRO
- (R1) SR 89 RIGHT-OF-WAY PROJECT 089-NC030A, (2013) BOOK 4949 OFFICIAL RECORDS, PAGE 563, YCRO
- (R2) AIRPORT SURVEY BK 10 LAND SURVEY'S PGS 46-50 YCRO
- (R3) LAND SURVEY BOOK 51 PG 2 YCRO

GRAPHIC SCALE



Filed and recorded at request of
CITY OF PRESCOTT

AD 201
of _____ O'clock _____ M

Book _____ MAPS & PLATS

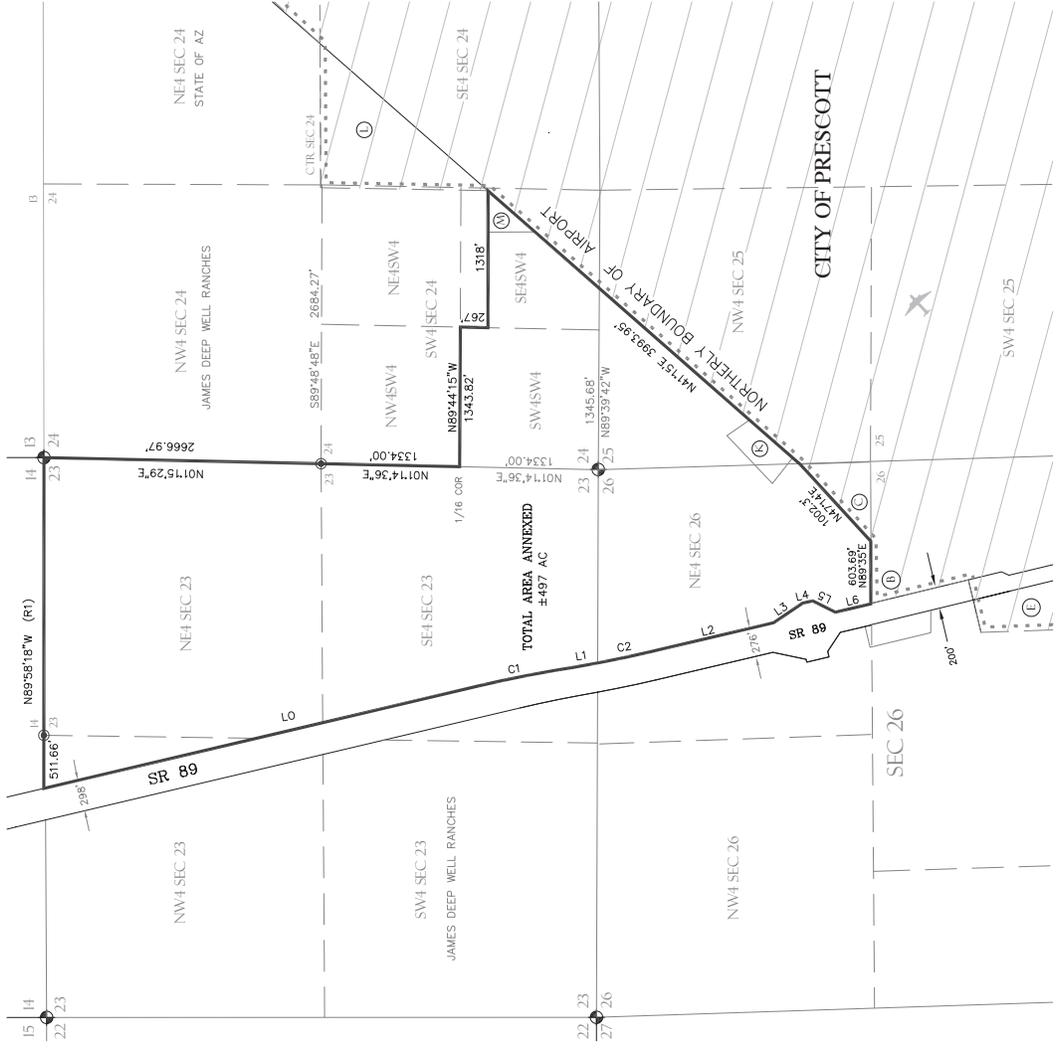
Page _____

Records of Yavapai County, Arizona
LESLIE M. HOFFMAN
County Recorder

Deputy Recorder

LINE	LENGTH	BEARING
L1	2000.00	S09°24'17"E
L2	2000.00	S09°24'17"E
L3	2000.00	S09°24'17"E
L4	2000.00	S09°24'17"E
L5	2000.00	S09°24'17"E
L6	2000.00	S09°24'17"E

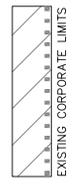
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	276	11347.16	S17°52'52"	720.56
C2	276	11347.16	S17°52'52"	720.56



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 _____



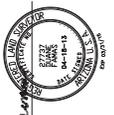
EXISTING CORPORATE LIMITS



AREA TO BE ANNEXED

#197 ACRES TOTAL

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 RLS 27737

DUANE FARNAS RLS
131 BANNER BLVD. PRESCOTT, AZ 86303
PHONE (908) 860-0000

PROPERTY DESCRIPTION
NORTH AIRPORT ANNEXATION

April 18, 2013

All that portion of Sections 23, 24, 25 and 26, Township 15 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, laying East of the SR 89 right-of-way per Arizona Department of Transportation project 89-B(203)A and described in Book 4949 of Official Records, Page 563, Yavapai County Recorder's Office (YCRO) more particularly described as follows:

BEGINNING at the Northwest corner of Apache Hills Subdivision according to the plat of record found in Book 10 of Maps, Page 38, YCRO, said corner being a point on the Easterly right-of-way line of above said SR 89 and the Northwest corner of that property annexed into the City of Prescott by Ordinance No. 542 according to the plat found in Book 7 of Maps, Page 44, YCRO;

Thence Easterly 603.69 feet along the North line of Apache Hills Subdivision and the extension thereof to a point on the Westerly boundary of that property annexed into the City of Prescott by Ordinance No. 628 according to the plat found in Book 9 of Maps, Page 70, YCRO;

Thence Northeasterly along the City of Prescott corporate boundary established by said Ordinance No. 628 to a point where the North line of the Prescott airport intersects with the East line of Section 26 as shown on the plat recorded in Book 10 of Land Surveys, Pages 46-50, YCRO;



expires 3/31/15

Continued...

PROPERTY DESCRIPTION
NORTH AIRPORT ANNEXATION

April 18, 2013

Thence North $41^{\circ}15'$ East 3993.95 feet more or less along the existing corporate limits of the City of Prescott to the point where the North boundary line of said Airport intersects with the North line of that parcel conveyed to the City of Prescott in Book 4785 of Official Records, Page 985, YCRO;

Thence Westerly 1318 feet more or less along the North line of said City parcel and the extension thereof to the point of intersection with the East line of the Southwest quarter of the Southwest quarter of Section 24;

Thence Northerly 267 feet more or less along said East line to the Northeast corner the Southwest quarter of the Southwest quarter Section 24;

Thence Westerly along the North line of the Southwest quarter of the Southwest quarter to the West line of Section 24, which is also the East line of above said Section 23;

Thence Northerly along the East line of Section 23 to the Northeast corner thereof;

Thence Westerly along the North line of Section 23 to the North quarter corner thereof;

Thence Westerly 511.66 feet more or less along the North line of Section 23 to the Easterly right-of-way line of above said SR 89 as described in Book 4949 of Official Records, Page 563, YCRO;

Thence Southeasterly following along said Easterly right-of-way line of SR 89 to THE POINT OF BEGINNING.

Containing 497 acres more or less.

Master Plan North Airport

 Annexation Boundary

 Airport Clear Zone

 Commercial

 Ranching (Interim Land Use)

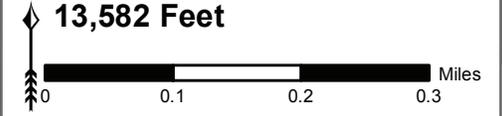
 YRMC Planning Area

 City Limits

Total Acreage: 497

Total Road Length:

13,582 Feet



YRMC Planning Area
180 Acres

**Ranching
(Interim Land Use)**
75 Acres

**Industrial/
Warehousing**
182 Acres

PHASE I

PHASE III

Boulevard Entry (Divided)
Roundabout

Commercial
56 Acres

PHASE II

Spine Road (Divided)

Deep Well Ranch Road

89

Roundabout

Airport Impact Zones & Noise Contours North Airport

 Annexation Boundary

 City Limits

Airport Noise Overlay

 60 - 64 LDN

 65 - 69 LDN

Airport Impact Zones

 1

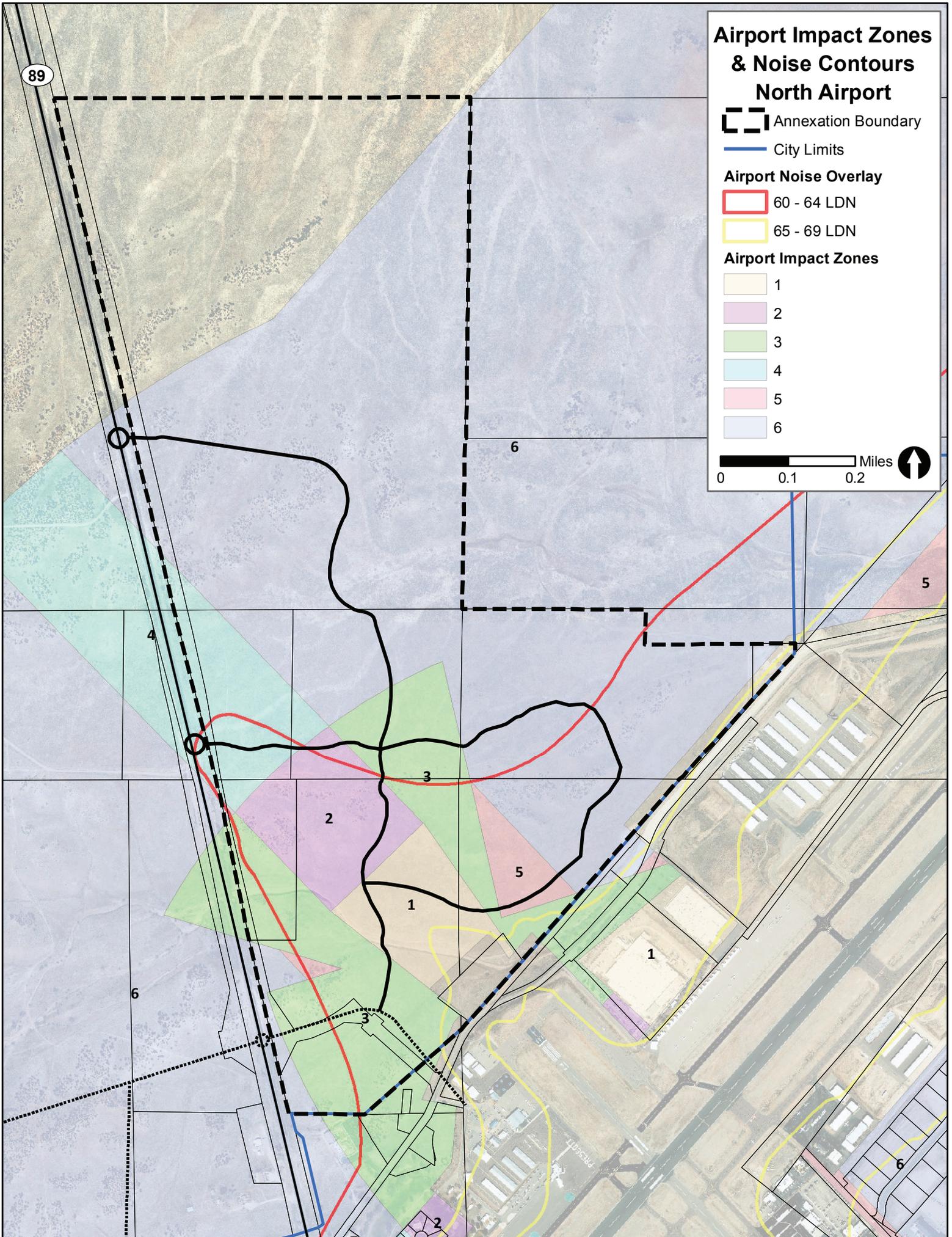
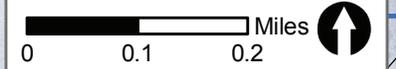
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General Plan Use Map North Airport

-  Annexation Boundary
 -  City Limits
 -  Recreation/Open Space
 -  Industrial
 -  Commercial/Employment
 -  Commercial/Recreation
 -  Commercial
 -  Mixed Use
 -  Med-High Density Res. (8-32 DU/Acre)
 -  Low-Medium Density Res. (1-7 DU/Acre)
 -  Very Low Density Res. (<1 DU/Acre)
 -  Agricultural/Ranching
- 0 0.1 0.2 0.3 Miles 

