

RZ13-001 / MP13-001 / GP13-001 / LUP13-001
Rezoning / Master Plan Amendment / General Plan Minor Amendment
/ Airport Specific Area Plan Amendment
Granite Dells Estates

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION for May 9, 2013

STAFF REPORT

TO: City of Prescott Planning and Zoning Commission

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

DATE: May 9, 2013

SUBJECT: Study Session for the Granite Dells Estates Rezoning / Master Plan Amendment / General Plan Minor Amendment / Airport Specific Area Plan Amendment

ZONING: Industrial General (IG), Industrial Light (IL), Business General (BG), Multi-Family Medium (MF-M), Single-Family 9 (SF-9), Single-Family 35 (SF-35), and Rural Estate 2 Acre (RE-2)

APNs: 103-04-001L / -002A / -003N / -003L / -003M / -003K / -001Q / -001S / -004B / -009B / -001K / -001E

OWNER: Granite Dells Estates Properties / Michael Fann
1403 Industrial Way
Prescott, AZ 86301

REQUEST: The Granite Dells Estates is a 1,142 acre master planned development located south of the Granite Dells Parkway and State Route 89 interchange, in the vicinity of the airport. The owner is requesting a rezoning of a portion of the areas zoned Industrial General, Industrial Light, and Business General to a Single-Family 6 zoning district (Attachment 1). The requested rezoning requires amendments to the associated Master Plan, General Plan Land Use Map, and the Airport Specific Area Plan.

PROJECT BACKGROUND: The current General Plan was adopted in 2003, and is the guide for land use and related decisions in the City. The Plan recognizes that areas east of the airport

have high potential for development. Because of the growth potential, the General Plan Land Use Map was updated at that time to designate commercial, mixed use, and low density residential uses as appropriate for that area (Attachment 2).

The annexation of the Granite Dells Estates property was then initiated and approved in 2007. A development agreement was signed in conjunction with the annexation, which specified water allocations for the residential units and terms for infrastructure development.

Granite Dells Estates was the first annexation subject to Proposition 400, which required a master plan to be submitted with the application for annexation. The Master Plan showed a combination of residential, commercial, and industrial uses (Attachment 4). A total of 550 residential units and an additional 160 workforce housing units were proposed.

After the approval of the annexation, development agreement, and Master Plan, a rezoning was approved in 2008 for approximately 550 acres of the 1,096 acre total. The area was rezoned from the existing RE-2 (Rural Estate 2 acre) zoning district to districts that correlated with the uses shown on the Master Plan. These districts included Industrial General (IG), Industrial Light (IL), Business General (BG), Multi-Family (MF-M), and Single-Family 9 and 35 (SF-9 and SF-35).

CURRENT PROPOSAL: Since the rezoning in 2008, there has been no development on the property with the exception of 5 acres purchased and developed by the Yavapai Accommodation School District. There are four components to the current proposal, as described below.

Rezoning. Approximately 72 acres of the northwestern portion of the Granite Dells Estates development are proposed to be rezoned to Single-Family 6. The intent is to rezone the area to allow single-family uses, where industrial and commercial uses were originally proposed (Attachment 1). In this area, the lot sizes will range between 7,200 and 13,300 square feet, meeting the requirements of the Single-Family 6 zoning district. Maximum lot coverage in this district is 50%.

The conversion of the commercial area to multi-family uses requires an amendment to the Master Plan, but not a rezoning (as multi-family uses are permitted the Business General zoning district).

Master Plan Amendment. The rezoning described above requires an amendment to the original Granite Dells Estates Master Plan, which was approved in conjunction with the original annexation. The Master Plan shows the northwestern portion of the property to be developed for industrial and commercial purposes, and the current proposal is to allow single and multi-family uses in that area (Attachment 5). The Master Plan shows an overall increase in residential units from 710 to 1,310 residential units.

General Plan Minor Amendment. The rezoning also requires a minor amendment to the General Plan Land Use Map, which shows that area to be appropriate for Commercial and Recreation uses. The proposed designation is Mixed Use, which allows for residential and low-intensity commercial uses (Attachment 3). Master planned communities such as the Granite Dells Estates development are appropriate for Mixed Use areas.

Airport Specific Area Plan Amendment. An amendment to the Airport Specific Area Plan (ASAP) is necessary not only because of the associated rezoning, but because of the updates to the General Plan Land Use Map and the Airport Master Plan in 2009. Those updates were made to better reflect new FAA design standards related to airport impacts and potential development in areas near the airport.

Currently, the ASAP divides the area near the airport into 3 sub-areas for planning and land-use purposes. Residential development is limited within the one-mile approach and departure routes, and there are influence areas within the three and five-mile radius of the airport. These sub-areas do not accurately reflect the updates to the 2009 Airport Master Plan.

Using appropriate FAA guidelines, six Airport Impact Zones were designated in the Airport Master Plan, which restricted residential uses in the areas most likely to be affected by airport noise and approach and departure zones (Attachment 6). Zones 1 – 5 do not permit residential uses, while Zone 6 allows for limited residential uses, as long as noise attenuation and aviation easement requirements are met. These Airport Impact Zones described in the Airport Master Plan are proposed to be reflected in both the text and maps in the ASAP.

REVIEW CRITERIA: Issues for consideration of the Granite Dells Estates projects by the Planning and Zoning Commission include consistency with the General Plan, consistency with other land use plans (e.g. Airport Master Plan and the ASAP), compatibility with current zoning and nearby uses, suitability of the property for the proposed uses, and infrastructure and service impacts. Comments from City departments in regards to the proposed projects are included below.

Water and sewer: A recommendation regarding water allocation will be provided by the Water Issues Committee to City Council.

Police: At build out, there is the potential to add a significant number of residents to the northern patrol area. There will be an increase in calls for service and the need for proactive patrol. This will affect the Prescott Regional Communications Center. There is also potential for conflict where multi-family units are next to single family units.

Fire: There will be no additional impact to the City's Fire Department. The Prescott Fire Department has a joint partnership with the Central Yavapai Fire District, United States Forest Service, and Yavapai-Prescott Indian Tribe to provide automatic aid.

Airport: The area will experience overflight by helicopters and to a lesser degree aircraft flying in the patterns for both runway 3R-21L and 12-30. Aircraft & helicopters will have to fly in the general area when operating at the airport and cannot avoid homes.

Archaeology: Prior to any site disturbance, all recommended mitigation work from the Class III Archeological Survey must be completed for any areas not already cleared for grading.

UPCOMING MEETINGS:

May 30, 2013: Planning and Zoning Commission to hold Public Hearing and Voting Session to make recommendations on rezoning, master plan amendment, General Plan minor amendment, and Airport Specific Area Plan amendment.

June 11, 2013: City Council to hold Voting Session for rezoning, master plan amendment, General Plan minor amendment, and Airport Specific Area Plan amendment.

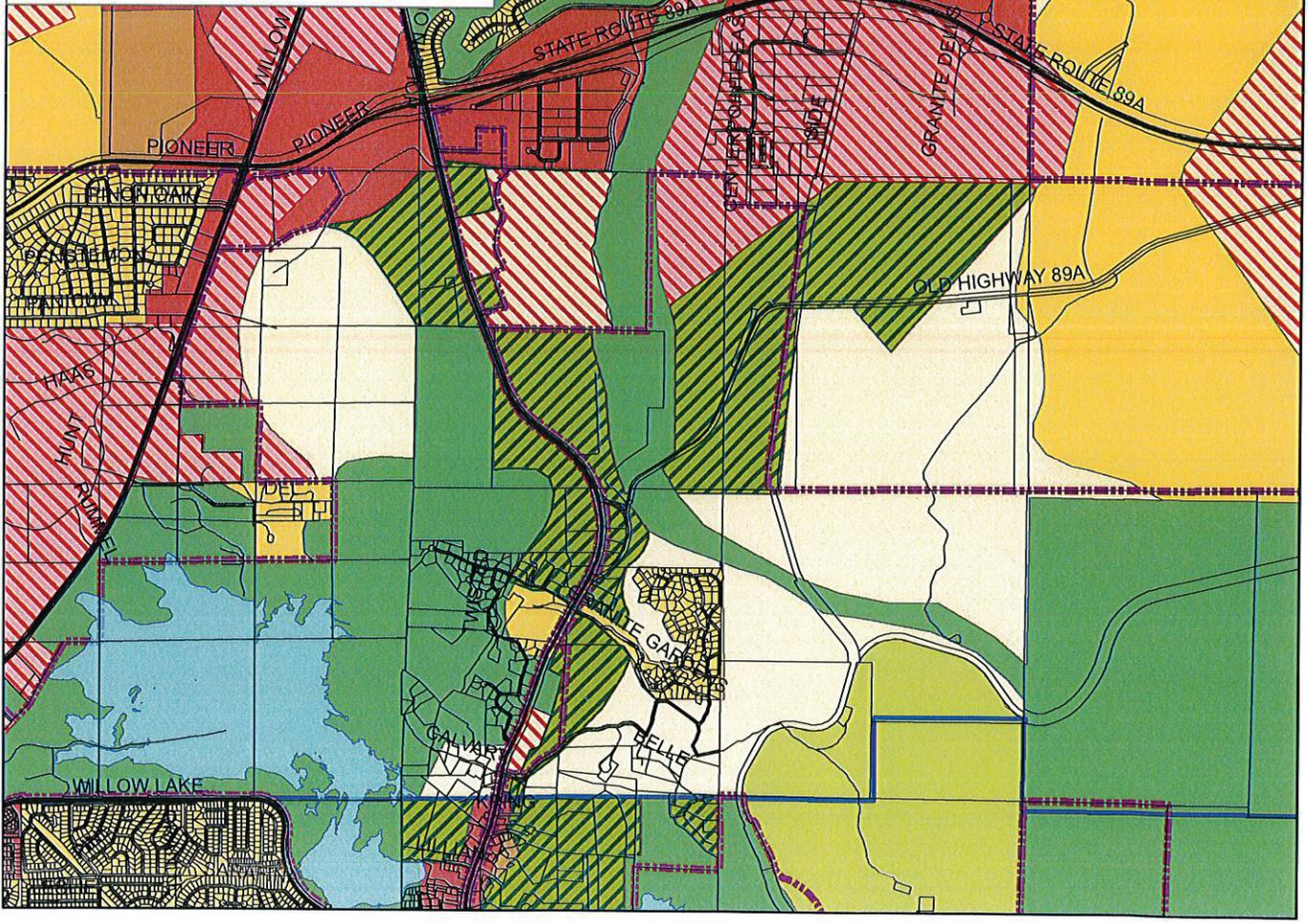
Attachments:

- 1) Rezone site plan
- 2) General Plan Land Use Map (existing)
- 3) General Plan Land Use Map (proposed)
- 4) Master Plan (existing)
- 5) Master Plan (proposed)
- 6) ASAP Land Use Map (proposed)

City of Prescott 2013 Land Use General Plan

Existing Designations
4/5/2013

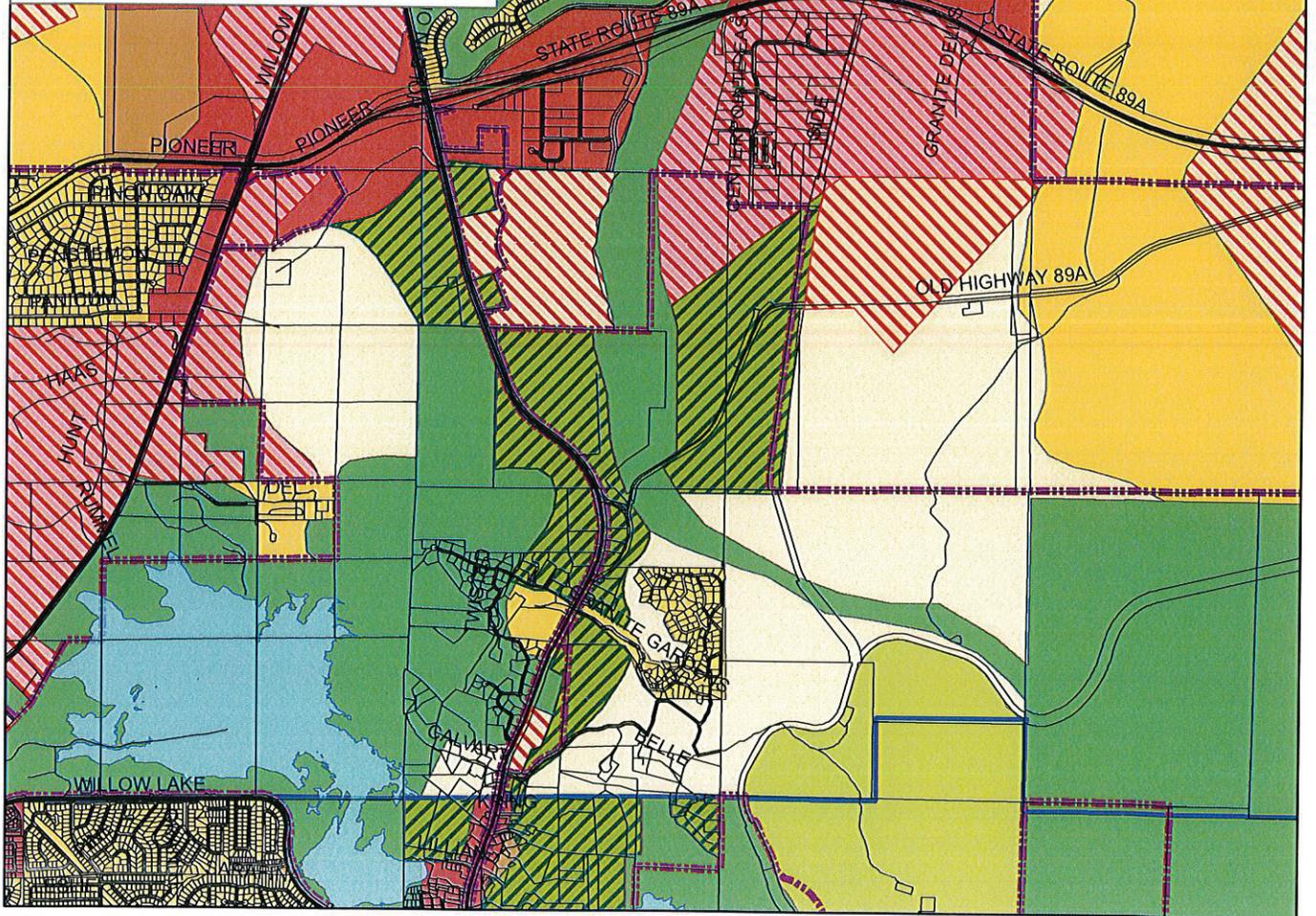
-  City Limits
-  ASAP Boundary
-  Agricultural/Ranching
-  Commercial
-  Commercial/Employment
-  Commercial/Recreation
-  Industrial
-  Low-Medium Density Res. (1-7 DU/Acre)
-  Med-High Density Res. (8-32 DU/Acre)
-  Mixed Use
-  Recreation/Open Space
-  Very Low Density Res. (<1 DU/Acre)
-  Yavapai-Prescott Indian Reservation

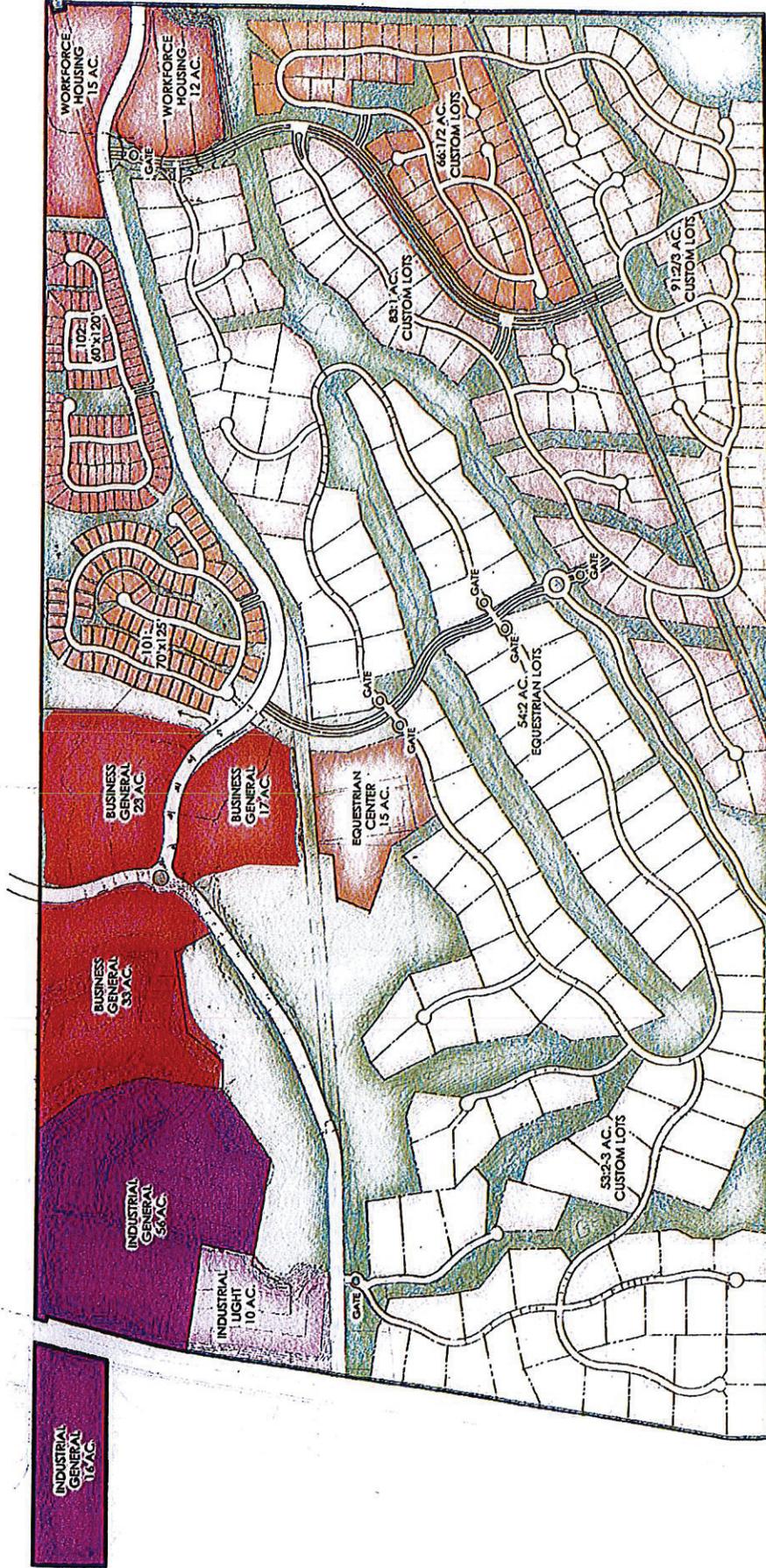


City of Prescott 2013 Land Use General Plan

Proposed Designations
4/5/2013

-  City Limits
-  ASAP Boundary
-  Agricultural/Ranching
-  Commercial
-  Commercial/Employment
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-  Yavapai-Prescott Indian Reservation





Product	Density	Unit Count	Product %
1/2 AC. CUSTOM	1.3	64	13.0
2/3 AC. CUSTOM	1.0	51	26.2
3/4 AC. CUSTOM	0.7	83	25.9
2 AC. EQUESTRIAN	0.4	54	15.6
2.3 AC. CUSTOM	0.3	53	15.3
CUSTOM SUBTOTAL		347	100.0
RESIDENTIAL TOTAL		550	

Product	Density	Unit Count	Product %
66-1.2 AC	1.3	162	50.0
70-1.25 AC	3.0	101	50.0
PRODUCTION SUBTOTAL		263	100.0

RESIDENTIAL SUMMARY

GRANITE DELLS ESTATES
PRELIMINARY YIELD ANALYSIS

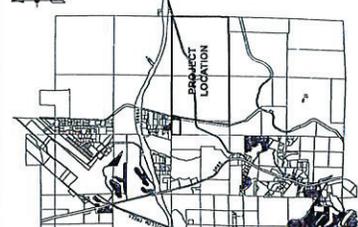
ORIGINAL

ATTACHMENT 5

SUBDIVISION MASTER PLAN

GRANITE DELLS ESTATES

LOCATION MAP



NON-RESIDENTIAL	
PRODUCT	AREA
INDUSTRIAL GENERAL	18 AC.
BUSINESS GENERAL	47 AC.
EQUESTRIAN CENTER	13 AC.

RESIDENTIAL DWELLING UNITS (D.U.)			
PRODUCT	COUNT	AREA	IMASS GRADED
60'x120'	248	0.17 AC.	YES
70'x125'	101	0.20 AC.	YES
85'x140'	63	0.30 AC.	YES
CUSTOM	66	0.50 AC.	YES
CUSTOM	92	0.75 AC.	YES
CUSTOM	82	1 AC.	YES
EQUESTRIAN	56	2 AC.	NO
CUSTOM	54	2-3 AC.	NO
MULTI-FAMILY	388	22 AC.	YES
WORKFORCE	160	28 AC.	YES
TOTAL	1,310		

REQUESTED WATER ALLOCATION = 1,310 D.U.
OWNER

GRANITE DELLS ESTATES PROPERTIES, INC.
GRANITE DELLS ESTATES PROPERTIES II, INC.
1403 INDUSTRIAL AVENUE
P.O. BOX 178 - 070
09201-0178

PROJECT CONTACT: MICHAEL FANN
ENGINEERS/SURVEYORS

ENGINEERS/SURVEYORS
DRAWN BY: DEBORAH MOH
DATE OF PREPARATION: 3/20/2013
DATE OF REVISION: 03/20/2013

LE Lion Engineering
Civil Engineers • Land Surveyors
1650 WILLOW OAKS BLVD
P.O. BOX 178 - 070
09201-0178
FAX: (858) 776-9665

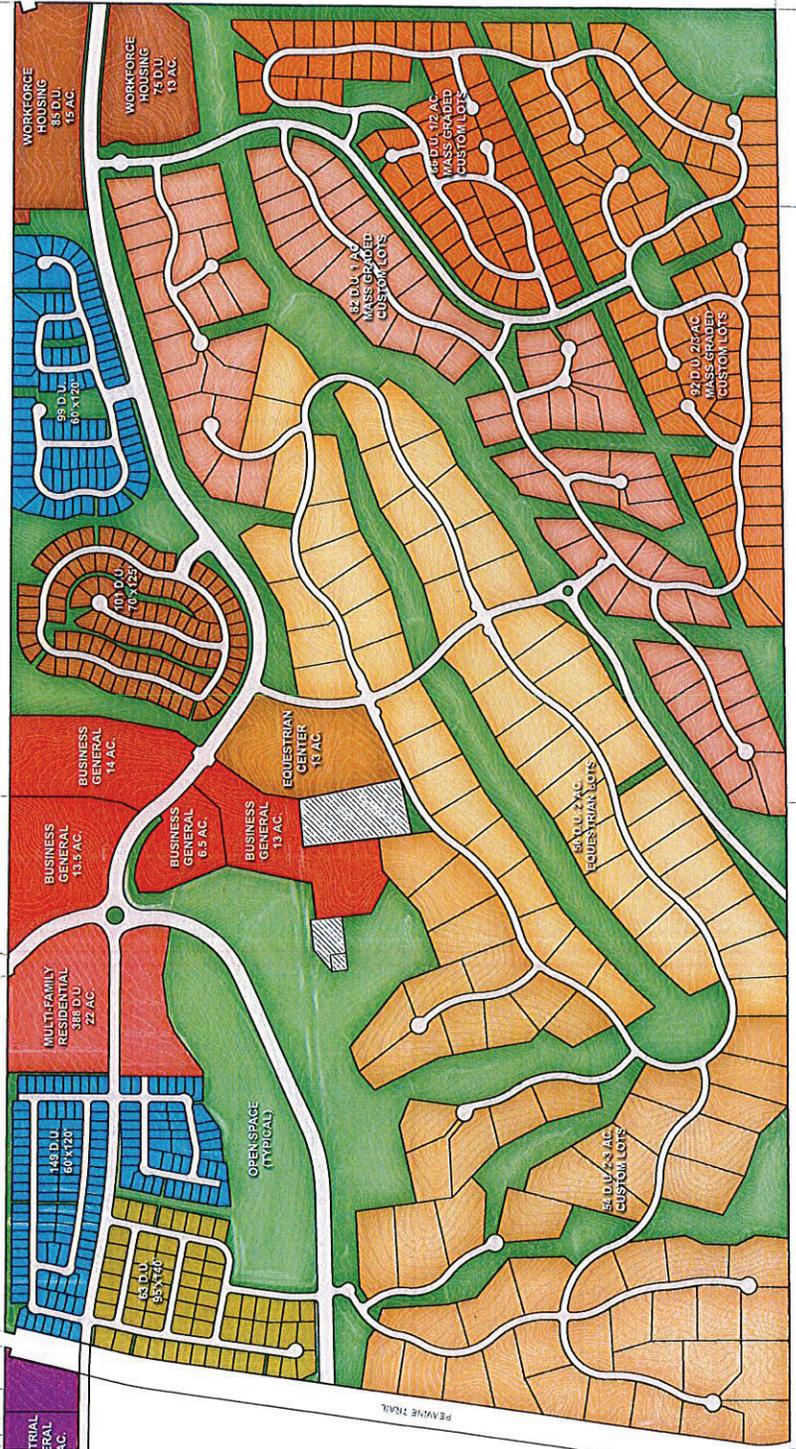
SHEET: 1 OF 1

GRAPHIC SCALE
1 inch = 400 Feet, Horizontal
(This scale is valid for
plan view only. It does not
apply to vertical dimensions.)



STATE ROUTE 88A

GRANITE DELLS PKWY



INDUSTRIAL GENERAL
18 AC.

MULTI-FAMILY RESIDENTIAL
388 D.U.
22 AC.

BUSINESS GENERAL
13.5 AC.

BUSINESS GENERAL
6.5 AC.

BUSINESS GENERAL
14 AC.

EQUESTRIAN CENTER
13 AC.

148 D.U.
60'x120'

85 D.U.
85'x120'

WORKFORCE HOUSING
85 D.U.
15 AC.

WORKFORCE HOUSING
75 D.U.
13 AC.

12 D.U., 1.7 AC
MASS GRADED
CUSTOM LOTS

14 D.U., 2.2 AC
MASS GRADED
CUSTOM LOTS

18 D.U., 2.7 AC
MASS GRADED
CUSTOM LOTS

24 D.U., 3.6 AC
MASS GRADED
CUSTOM LOTS

32 D.U., 4.8 AC
MASS GRADED
CUSTOM LOTS

18 D.U., 2.7 AC
EQUESTRIAN LOTS

18 D.U., 2.7 AC
CUSTOM LOTS

RENDEZVOUS TRAIL

OPEN SPACE (TYPICAL)



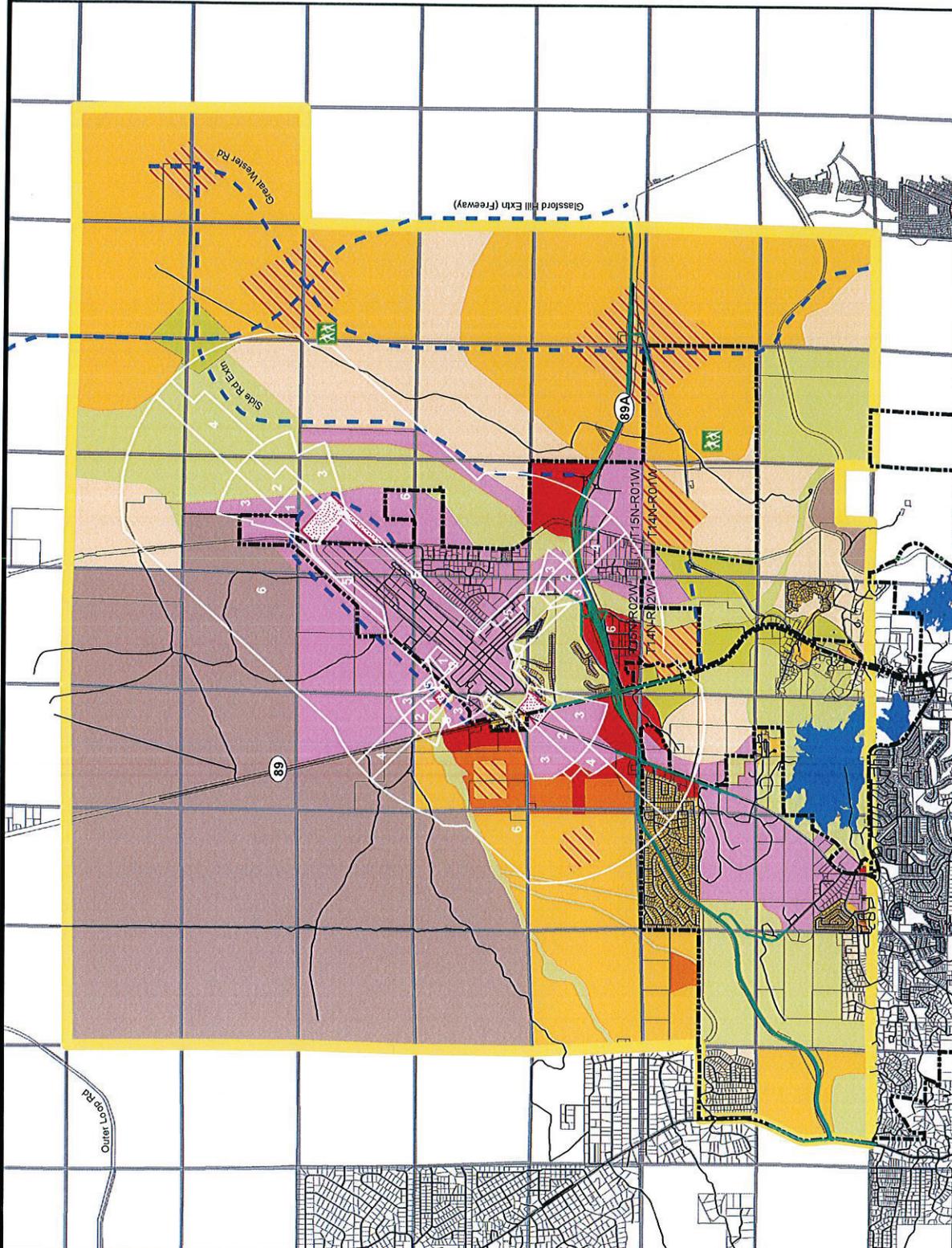
City of Prescott
Airport Specific
Area Plan
Figure 6
Proposed
Landuse Plan
 4/5/2013

- Airport Impact Zones
- Recommended Airport Clear Zones
- ASAP Boundary
- Township, Range, Section
- Trailhead
- Future Arterial Streets

Proposed Future Road Alignments

Land Use (Proposed)

- AGRICULTURAL / RANCHING
- COMMERCIAL
Low intensity non-residential uses targeted near established neighborhoods
- MIXED COMMERCIAL / EMPLOYMENT
Residential permitted <= 1 DU / 5 Acres
- COMMERCIAL/RECREATION
- VERY LOW DENSITY RES <1 DU/ACRE
- LOW-MED DENSITY RES 1-7 DU/ACRE
- MED-HIGH DENSITY RES 8-32 DU/ACRE
- MIXED-USE VILLAGES: 7-20 DU/ACRE
- RECREATIONAL OPEN SPACE



Map Revisions
 1. LUP0302 - April 8, 2003
 2. GP06-002 - January 23, 2007

0 4,000 8,000 Feet