

ANX13-001 / RZ13-002 Annexation / Rezoning
West Airport

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION for May 30, 2013

STAFF REPORT

TO: City of Prescott Planning and Zoning Commission

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

DATE: May 30, 2013

SUBJECT: Public Hearing for the West Airport Annexation and Rezoning

ZONING: (County) R1L-18 and R1L-70

APNs: 102-05-032C / 102-05-324L / 102-04-010A / 102-04-010B

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

PROJECT SUMMARY: This request initiates the annexation and rezoning of ± 247 acres in Yavapai County, located west of the Prescott Municipal Airport (Attachment 1). The property is bounded on the south by Pioneer Parkway, on the east by North State Route 89, and for a distance on the west by Willow Creek Road (Attachment 1). It is currently vacant and is zoned in the county for single-family uses. A rezoning to a mix of multi-family residential (Multi-Family High), commercial (Business Regional), and industrial (Industrial Light) zoning districts is also proposed (Attachment 2).

The purpose of this request is to initiate annexation prior to development to assure that infrastructure improvements will be made to City standards. It is also timely given the plans to improve and widen North State Route 89 and realign Willow Creek Road. No specific developments are proposed at this time. The long-term planning processes required to initiate this annexation began in 2008, and involved changes to the General Plan, the Airport Specific Area Plan, and the Airport Master Plan. Utilities and transportation master plans have also been developed for the area.

The Yavapai County zoning designations are R1L-18 and R1L-70, which permit single family uses on minimum lot sizes of 18,000 and 70,000 square feet. Arizona State Statute 9-471.L requires that the City, at the time of annexation, adopt a zoning classification that permits densities no greater than those permitted by the County. Thus, the appropriate City zoning designations are SF-18 and RE-2, which permit single family uses on minimum lot sizes of 18,000 square feet and 2 acres, respectively.

After the City has adopted the zoning classification required by State statutes, a rezoning may be heard and voted on. Appropriate uses for the area, given proximity of the airport, are industrial and commercial uses, with a potential for very limited high density residential uses. Accordingly, the General Plan Land Use Map designates this area as appropriate for high-density residential, commercial, and industrial development (Attachment 3). The proposed rezoning to Multi-Family High, Business Regional, and Industrial Light zoning districts are compatible with the General Plan, the Airport Specific Area Plan, and the Airport Master Plan (Attachment 2).

UPDATE: A Study Session was held to consider the request at the Planning and Zoning Commission meeting on May 9, 2013. Staff presented a summary of the proposed annexation and rezoning and a discussion with Commission members followed. Questions were asked regarding the Pre-Annexation Agreement and it was noted by staff that the proposal meets the intent and direction of the existing agreement. There was also discussion regarding the Willow Creek Road realignment, and staff explained that the new connector would help to provide relief to the traffic on State Route 89 and that it would benefit development in that area. Discussions regarding water availability and financial impacts will occur at the City Council Public Hearing on June 11.

There was no public comment at the meeting. One letter (Attachment 4) and several phone calls have been received. The letter notes a concern regarding the proposed commercial and industrial uses adjacent to residential uses.

REVIEW CRITERIA: The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered, including impacts to services, ability to provide services, revenue generated by the City, costs incurred by the City, and potential uses of the property. Stated annexation priorities are property with potential commercial or industrial uses and property located in relationship to long-term goals of the City.

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 itself and also make a recommendation in regards to 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.

UPCOMING MEETINGS:

June 11, 2013: City Council to hear presentation on cost-benefit analysis and to hold Public Hearing for annexation.

June 25, 2013: City Council to hold Public Hearing for rezoning and to adopt ordinance on annexation.

Attachments:

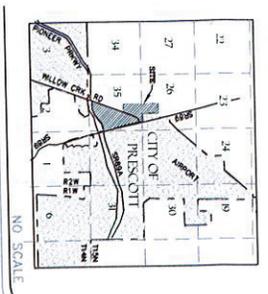
- 1) Annexation map
- 2) Rezoning map
- 3) General Plan Land Use Map
- 4) Letter

SUGGESTED MOTIONS:

- 1) Move to Recommend Approval of ANX13-001, Annexation of 247 acres in Yavapai County.
- 2) Move to Recommend Single Family 18 (SF-18) and Rural Estate 2 Acre (RE-2) zoning classifications at the time of annexation for ANX13-001.
- 3) Move to Recommend Approval of RZ13-002, a rezoning from Single Family 18 and Rural Estate 2 Acre zoning districts to Multi-Family High, Business Regional, and Industrial Light zoning districts, as depicted on the Rezoning Map, Attachment 2.

ATTACHMENT 1

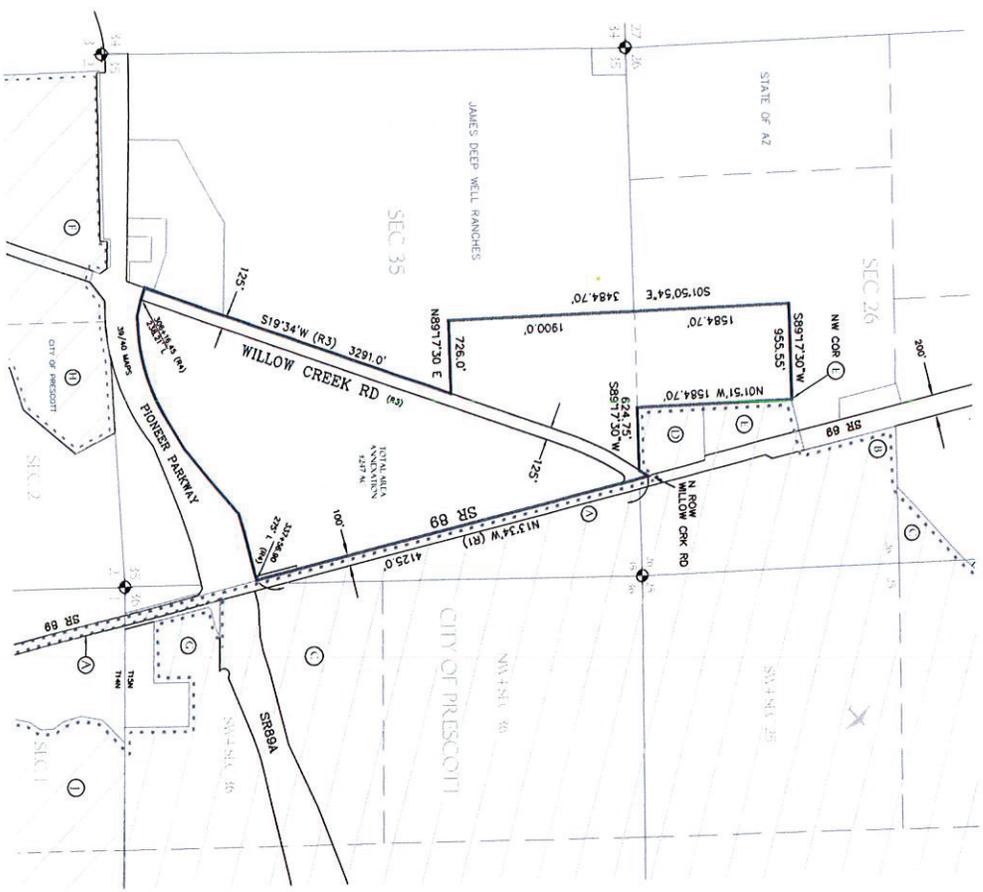
VICINITY MAP



- REFERENCES USED TO PREPARE THIS PLAT
- ① ANNEXED BY ORDINANCE 504-1/2 BK 5 PG 145 MAPS
 - ② APACHE HILLS SUBDIVISION BK 10 MAPS PG 38
 - ③ ANNEXED BY ORDINANCE 542 BK 7 PG 44 MAPS
 - ④ ANNEXED BY ORDINANCE 628 BK 9 PG 70 MAPS
 - ⑤ ANTELOPE VILLAGE SUBDIVISION BK 14 PG 70 MAPS
 - ⑥ ANNEXED BY ORDINANCE 1103 BK 14 PG 85 MAPS
 - ⑦ VILLAGES AT THE RIDGE SUBDIVISION BK 19 PG 100 MAPS
 - ⑧ ANNEXED BY ORDINANCE 1106 BK 19 PG 3 MAPS
 - ⑨ PINON OAKS SUBDIVISION UNIT 28 BK 35 PG 99 MAPS
 - ⑩ ANNEXED BY ORDINANCE 4106 BK 41 PG 62 MAPS
 - ⑪ ANNEXED BY ORDINANCE 4521 BK 42 PG 70 MAPS
 - ⑫ ANNEXED BY ORDINANCE 4554 BK 57 PG 47 MAPS
 - ⑬ BK 58 PG 58 MAPS
 - (R1) SR 89 ADOT RIGHT-OF-WAY MAP C-13-1-49 (1980)
 - (R2) SR 89A ADOT RIGHT-OF-WAY MAP S-366-723
 - (R3) WILLOW CREEK ROAD RIGHT-OF-WAY BK 9 MAPS PG 56, YCR0
 - (R4) BK 2671 OFFICIAL RECORDS, PG 951, YCR0
 - (R5) PIONEER PARKWAY RIGHT-OF-WAY BK 39 MAPS PG 40, YCR0
 - (R6) BK 3514 OFFICIAL RECORDS, PG 827, YCR0



PLAT AND NUMBER OF RECORD OF
CITY OF PRESCOTT
AD 201
O-Check M
MAYOR & CLERK
City of Prescott
LINDSEY M. JOHNSON
City Clerk
DORIS SHANKS
City Engineer



PLAT OF
ANNEXATION
TO THE
CITY OF PRESCOTT
PORTIONS OF SECS. 26 & 35, T15N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA

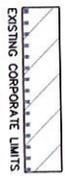
APPROVAL

APPROVED UNDER ORDINANCE NO. _____
PASSED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF PRESCOTT ARIZONA
ON THIS _____ DAY OF _____ 201__

MAYOR _____

CITY CLERK _____

CITY ENGINEER _____



AREA TO BE ANNEXED 547 ACRES TOTAL

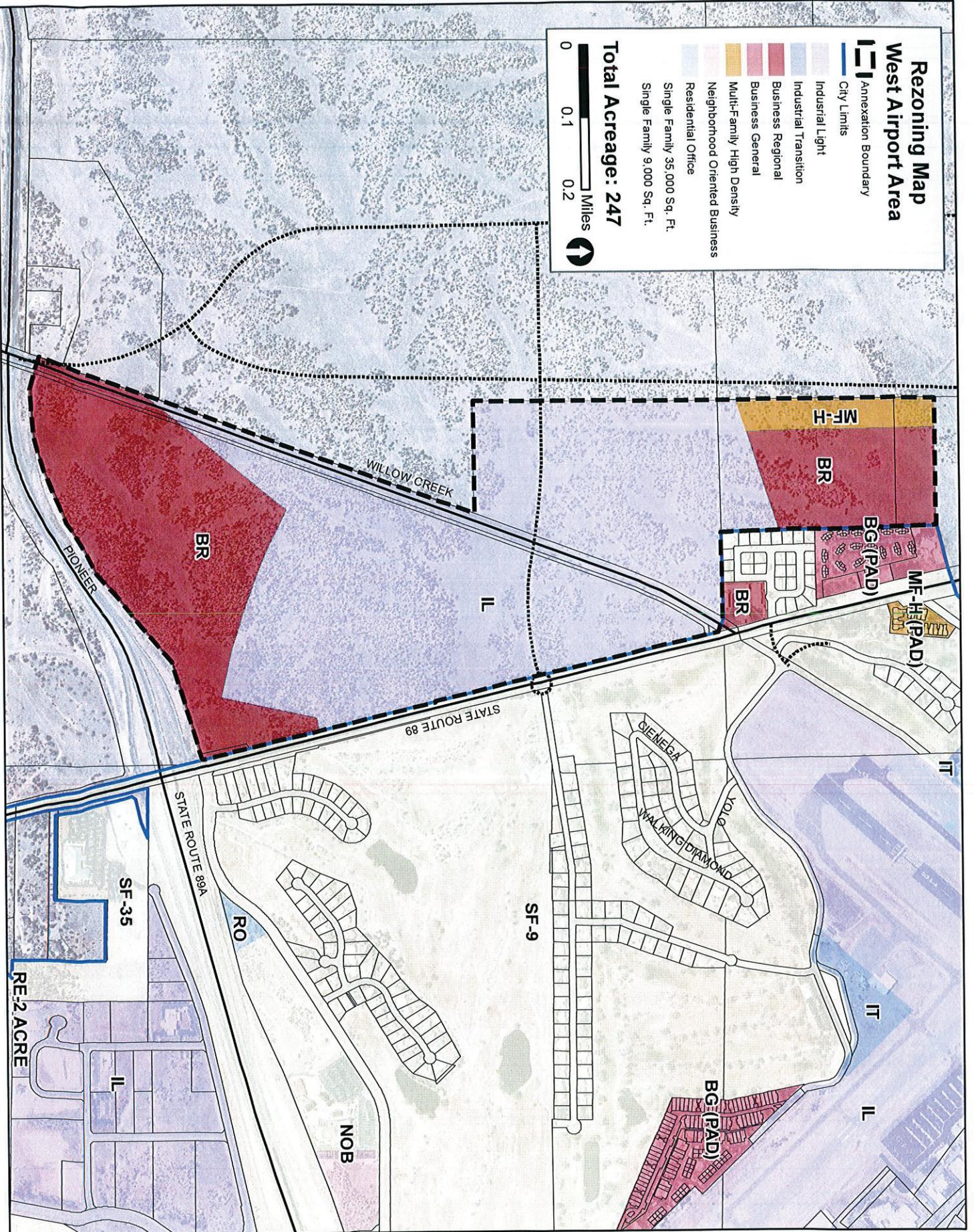
THIS PLAT WAS PREPARED BY ME DURING THE MONTH
OF MARCH 2013 BASED ON RECORD INFORMATION,
AND IS REPRESENTED ACCURATELY TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

DORIS SHANKS R/S 27723

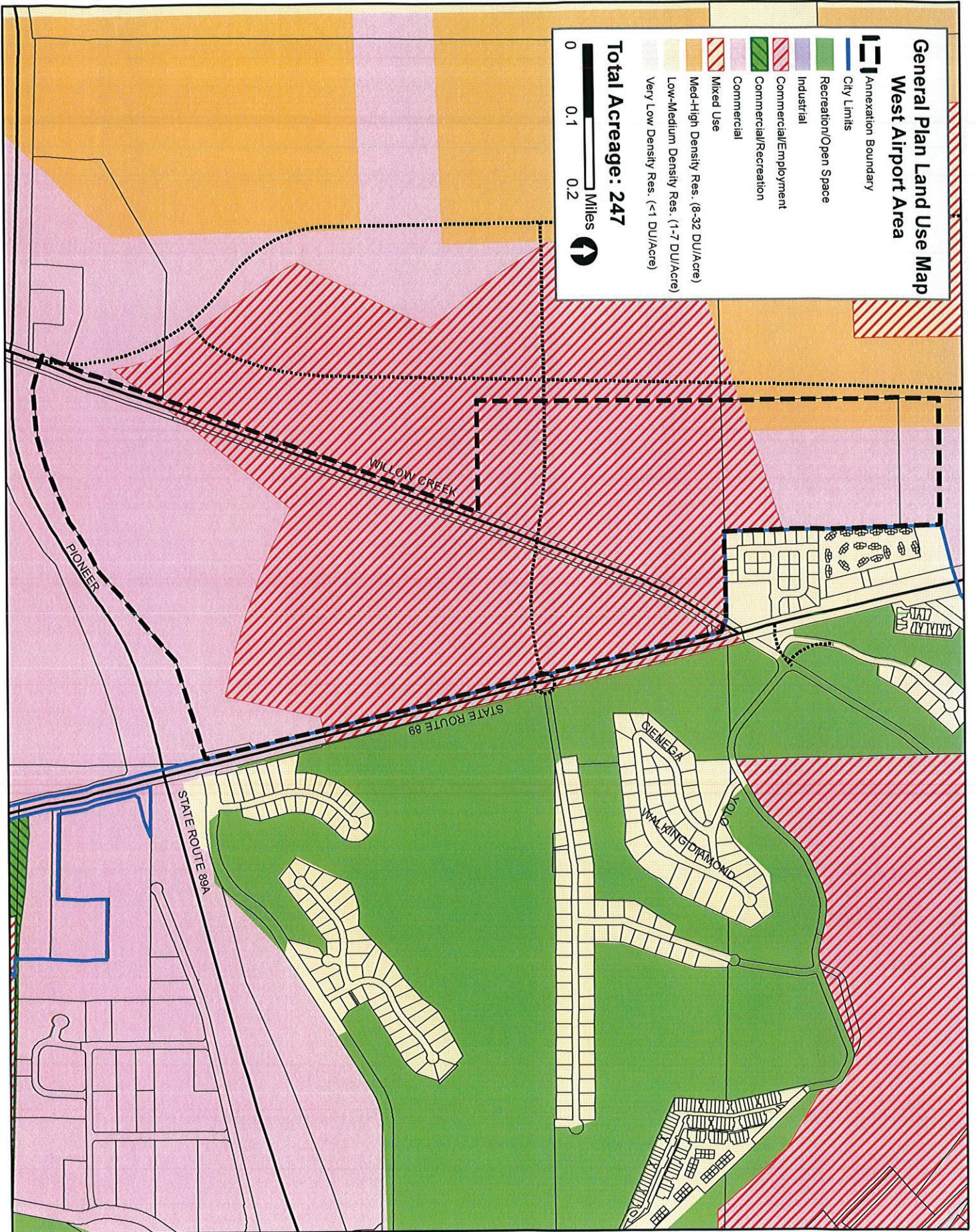


DORIS SHANKS R/S
151
Professional Seal: 12778-0013

ATTACHMENT 2



ATTACHMENT 3



Hennings,Ruth

From: chuck.queen [chuck.queen@me.com]
Sent: Sunday, May 12, 2013 12:42 PM
To: Hennings,Ruth
Subject: Granite Dells Estates Public Hearing Notice RZ13-001 | MP13n001 | GP13n001 | LUP13a001
Attachments: Granite Dells Estates Public Hearing Notice.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Ruth Hennings

Community Development Department

Based on my cursory review of the Public Hearing Notice relative to the West Airport Annexation and Rezoning dated May 13, 2013, it would appear that some of the area is being considered for zoning as Light Industrial and some as Business Regional. The extent of either of these zone areas is unclear based on the information included in the notice.

It is apparent that there are significant differences between the Light Industrial and Business Regional zoning. In looking at the Zoning Map published January 14, 2010 the majority of the adjacent property is currently zoned as SF-9 with a smaller amount zoned as BR. There are NO adjacent Industrial Zones.

On the next page you will note the impact if this land were to be zoned as Business Regional in it's entirety. This review is based on the Land Development Code Amended by Ordinance #4700-0943 adopted 05/12/2009 as downloaded from the internet. There may be newer information available at this time.

Not considering the Industrial Light zone as appropriate would limit, and/or exclude some uses, others could to be monitored and developed under the Conditional Use and/or Special Use process in the future, allowing for community and zoning input at that time.

I believe that the use of the Industrial Light zone in this area would be inappropriate and would allow for Permitted uses not compatible with the general area. This is especially true as there are multiple residential zones currently in place either adjacent to or in close proximity to the proposed area.

Charles Queen

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Prescott, AZ 86305

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