



West  
Side

Neighborhood  
and Specific  
Area Plan

## NEIGHBORHOOD PLANNING IN PRESCOTT

*Neighborhood plans provide a means for local governments to engage citizens in local government planning and decision making that affects the development of their neighborhoods. Through the planning process, residents can identify neighborhood issues, problems, priorities and opportunities arising out of the process of preparing the plan.*

*The goal of these plans is to foster a sense of community within designated neighborhoods. Stakeholders are invited to participate in a comprehensive planning process leading to specific recommendations for area improvements. The end result is a plan that articulates a shared vision of the neighborhood. This provides a basis for the commitment of local government and private financial resources to carry out proposals and programs.*

*The following Neighborhood Plan is a collaboration of West Side Neighborhood residents, city officials and staff.*

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EXHIBIT 1) Subdivision and Area Ownership

EXHIBIT 2) Area Vicinity

EXHIBIT 3) Proposed Mile High Historic District Boundaries

EXHIBIT 4) Neighborhood Zoning

EXHIBIT 5) Potential Water Allocation Areas

EXHIBIT 6) Potential Annexations

EXHIBIT 7) Viewshed Study- Downer Trail

EXHIBIT 8) Viewshed Study- Sierry Peaks

EXHIBIT 9) Viewshed Study- Oregon Avenue

EXHIBIT 10) Proposed and Existing Trails and Other Unique Features

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## EXECUTIVE SUMMARY

The Westside Neighborhood Plan addresses three basic elements, land use, circulation and open space preservation. Each of these elements has a bearing on one another. For example, if land use is predominately single family residential and the use changes to multifamily, then traffic would increase and circulation would be effected.

To summarize the plan:

### LAND USE

All the neighborhoods involved are single family home areas. The plan recommends protecting these neighborhoods by maintaining the single family zoning in residential areas, using PAD designs where densities are high. There is also substantial acreage in the Westside that is undeveloped and zoned single family residential, the plan recommends keeping those areas zoned for single family use

Recognizing there are some parcels that enjoy business or multi-family zoning in the area, the plan also recommends that any business or multi-family zoned areas be evaluated as to how those uses might fit into the neighborhood. In particular, the Recreational Community District is recommended for those sites.

Several parcels would be suitable for annexation to the city. The Seventh Day Church Camp and the Kingswood subdivision are currently being annexed into the city and there is a parcel owned by Paul Hicks that is recommended as suitable for annexation.

### OPEN SPACE

The Westside Neighborhood is viewed as a desirable place to live in part because of the open space, pines and scenic views available to residents. The plan recommends that prominent ridgelines be protected and that proposals for development on those areas be carefully evaluated to impacts to the ridgelines as part of the city review process. It also recommends preservation of the petroglyphs and streambeds in the neighborhood.

The plan also addresses trails, since there are many social trails used by residents for recreation and exercise. The plan recommends that trail connections to the US Forest Service parcels be maintained and that as vacant residential parcels develop, trail connections be shown as part of the development plans.

### CIRCULATION

When the planning process began, circulation was considered the big issue. At present the plan recommends that the adopted circulation plan not be implemented until the physical improvements necessary for implementation are in place, in particular a connection to the east and one to the north. This means that the removal of the "crash gate" when Sierry Peaks reaches Downer Trail would not occur until the northern portion of the circulation plan is constructed. This means that traffic would be dispersed in many directions and not simply forced onto Downer Trail and Oregon Avenue. The plan also encourages the use of "traffic calming" devices, such as speed humps, roundabouts, or neck-downs be used in the historic neighborhoods to discourage cut through traffic in those neighborhoods. Emergency access points in case of fire have also been identified in the plan.

## INTRODUCTION

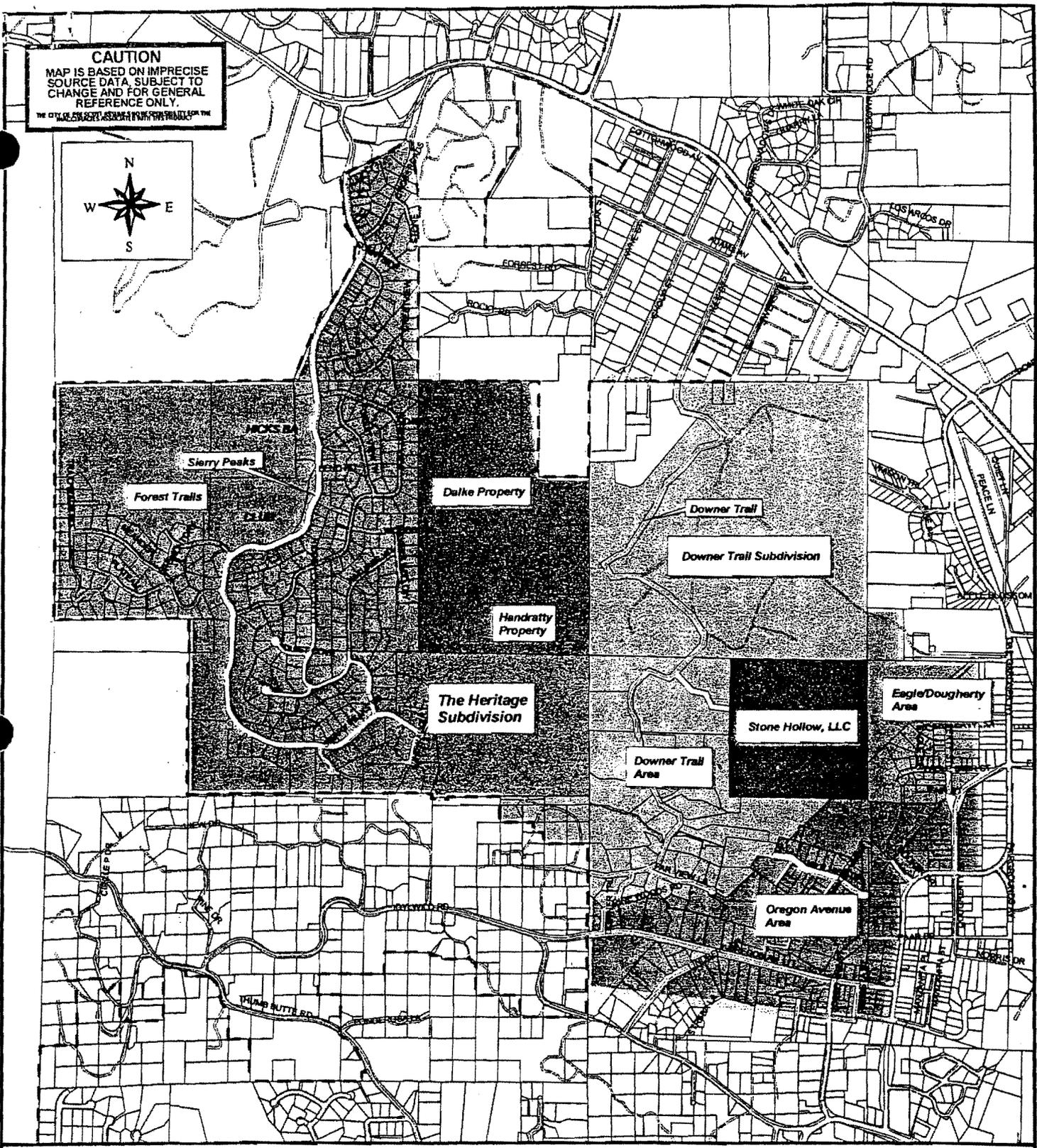
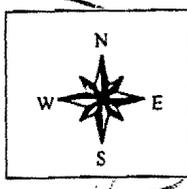
### The West Side Neighborhood Planning Process

In response to neighborhood request, in the summer of 1998 the city began a planning process for the West Side Neighborhood. The West Side Neighborhood planning area, which includes the Forest Trails Subdivision, the Heritage Subdivision, Oregon Avenue area, Downer Trail neighborhood, the Downer Trail Subdivision and the Eagle/Dougherty area, (see Exhibit 1- Subdivision and Ownership), was not scheduled to be undertaken at that time. However, citizen concern over circulation, neighborhood preservation, and other issues resulted in its prioritization on the city's agenda.

To establish the core planning group, advertisements were placed in the newspaper and on the radio and the city contacted residents who had expressed concern. The first meeting, held on August 4, 1998, attracted twenty-six (26) neighborhood residents. Attendance and interest in the planning process steadily increased throughout the fall. Meetings were held every two weeks, and a checkpoint meeting with Council was held in September.

The success of this process, and the enthusiasm of the planning group, is mirrored in this plan. The West Side Neighborhood Plan will provide an excellent tool for residents and city officials to use in the decision making process in years to come.

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**West Side Neighborhood  
 City of Prescott**



**EXHIBIT ONE:  
 Subdivision and Area  
 Ownership**

- General Roads
- Prescott Limits
- Westside Neighborhood
- Subdivision and Ownership**
- Dalke Property
- Downer Trail Area
- Downer Trail Subdivision
- Eagle/Dougherty Area
- Forest Trails Subdivision
- Handraty Property
- The Heritage Subdivision
- Oregon Avenue Area
- Stone Hollow, LLC Property

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## HISTORY

The West Side Neighborhood (as illustrated in Exhibit 2- Area Vicinity Map) is located in West Prescott and is generally bounded by Oregon Avenue to the south, Gail Gardner Way to the east, Iron Springs Road to the north and the city limits and the Prescott National Forest to the west. Collector streets within this neighborhood include Sierry Peaks Drive, Oregon Avenue and Downer Trail. This neighborhood encompasses 863 acres of land with varied ownership and zoning.

Over the years, the development of the West Side Neighborhood was guided by the unique topography of the Prescott landscape. Miller Creek, located at the north end of the neighborhood, provided a boundary for settlers in the mid-1800s. A unique community evolved among the native plants and granite outcroppings. The hilly terrain (at some points reaching 5700 feet) was responsible for large lot development around topographic features.

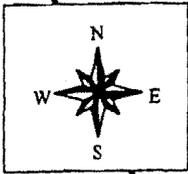
The West Side Neighborhood have been able to retain its strong rural identity over the years. Some of the streets remain unpaved by the residents' choice. Mature ponderosa pine, scrub oak and boulders are preserved as part of the neighborhood landscape. Many existing structures are vernacular, including log and stone cabins, and simple, unadorned wood framed structures. The neighborhood also contains Bungalow\* style housing structures built in the early 1920s and 1930s. Many newer, larger homes have been built over the past few decades to accommodate neighborhood growth.

The West Side Neighborhood planning group supported the preservation of an Oregon Avenue historic area as a major priority. The city is seeking designation of the "Mile High Park Historic District " as a National Register District within the West Side Neighborhood (see Exhibit 3- Proposed Mile High Historic District). Many historic properties on Oregon Avenue, Josephine Street, Linwood Avenue and Lindbergh Drive will be afforded some distinction through this designation as worthy of preservation. For future protection, a local Historic Preservation Overlay District would need to be formed. This requires fifty-one percent (51%) consent of property owners within the proposed overlay district.

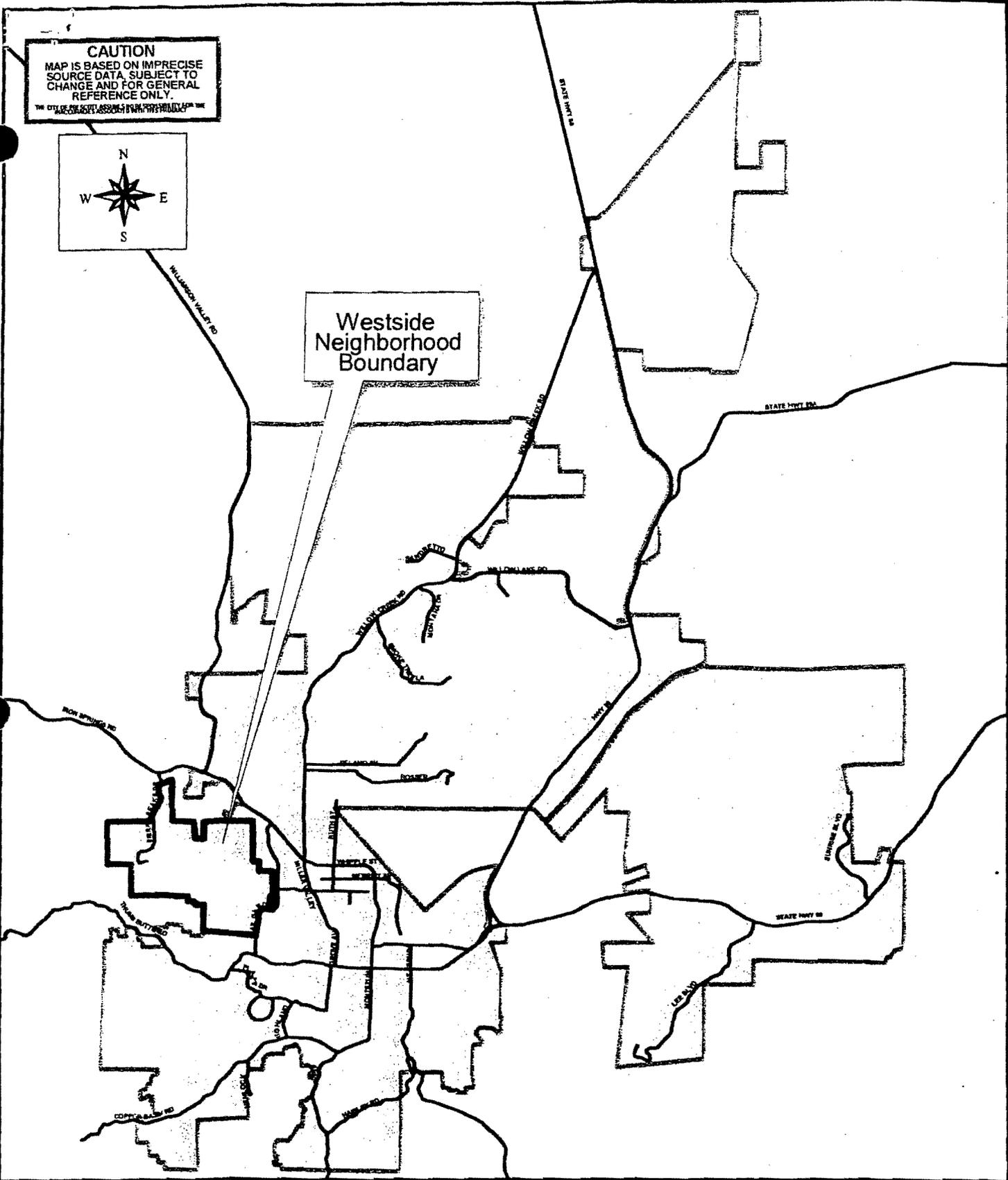
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\* See Glossary

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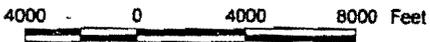


Westside  
Neighborhood  
Boundary



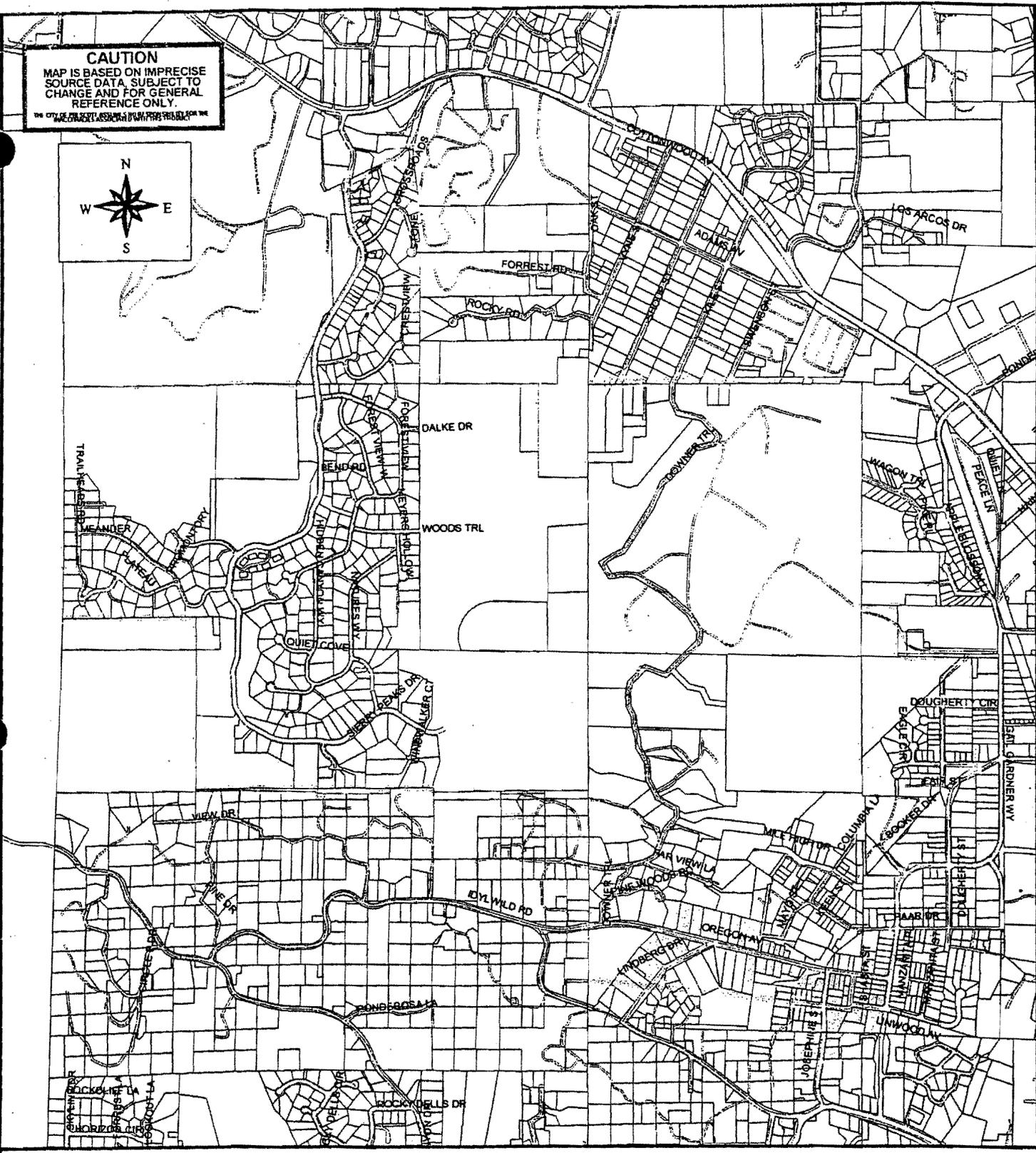
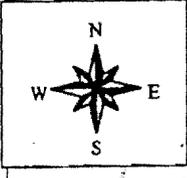
West Side Neighborhood  
City of Prescott

**EXHIBIT TWO:**  
**Area Vicinity Map**



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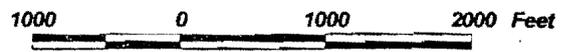
**West Side Neighborhood  
 City of Prescott**



General Roads  
 Westside Neighborhood  
 Mile High Historic District (proposed) Bdy

**EXHIBIT THREE:  
 Proposed Mile High  
 Historic District**

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## WEST SIDE NEIGHBORHOOD LAND-USE

### Neighborhood Areas

The West Side Neighborhood consists of six platted subdivisions described below (see Exhibit 1). It also contains unplatted parcels, numerous open space areas and trails. These areas are described further in subsequent sections of this plan.

### *Forest Trails*



Forest Trails is a master planned subdivision\*. The major collector through the area, Sierry Peaks Drive, is a dedicated city street. Residential streets within Forest Trails are private and maintained by a Homeowners Association (HOA)\* and covenants, conditions and restrictions (CC&Rs)\*. Most residential streets within Forest Trails are paved with rolled curbs. Sierry Peaks Drive is the exception to this, having curb, gutter and sidewalks.

The Forest Trails Subdivision is a master planned community governed by a Homeowners Association.

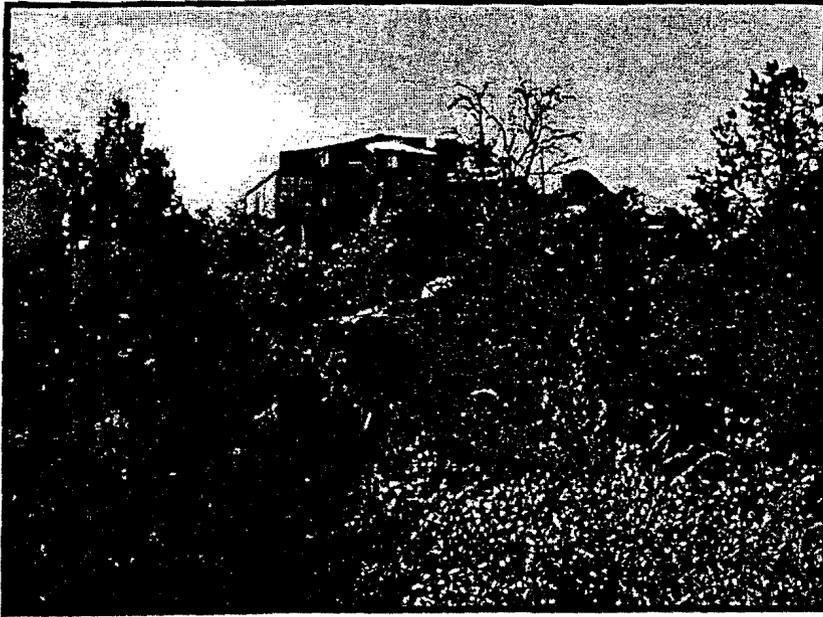
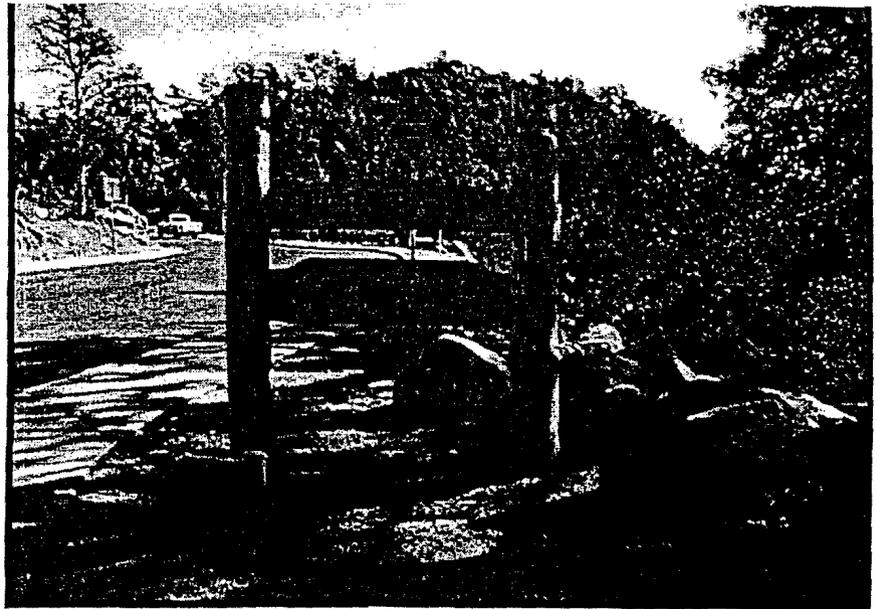
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\* See Glossary

### *The Heritage*

The Heritage is also a master planned subdivision governed by a HOA\* and CC&Rs\*. Residential streets within the subdivision are dedicated and maintained by the city. Streets are paved with curb, gutter, and sidewalks on one side.

The Heritage is also a master planned subdivision, with streets maintained by the City.



Downer Trail is a metes and bounds, lot owned neighborhood with many lots exceeding one acre.

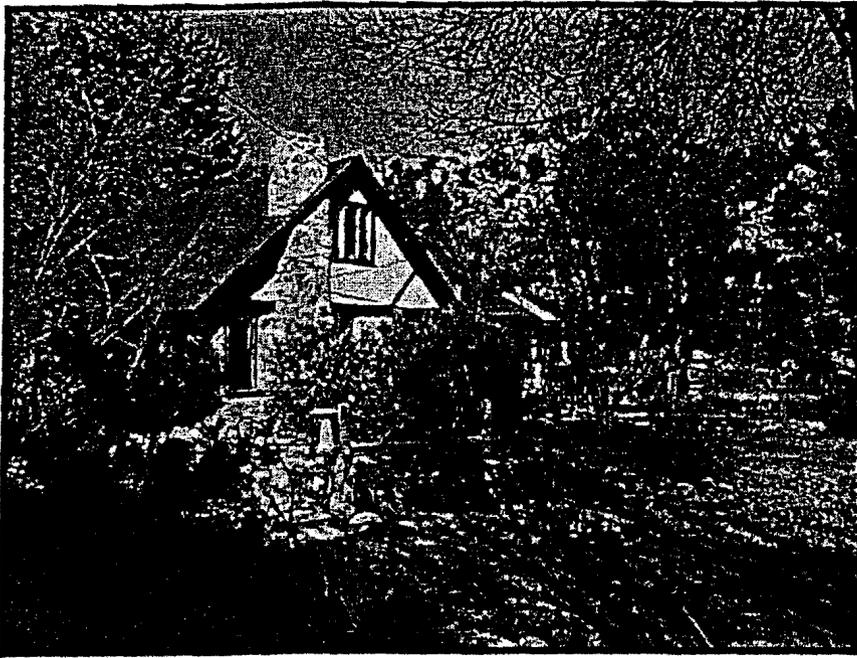
### *Downer Trail Area*

Downer Trail is a metes and bounds\* (lot-owned) neighborhood that is not formally subdivided. Most lots exceed one acre. From its connection to Oregon Avenue, Downer Trail is a winding, narrow, gravel road maintained by the city of Prescott. While heavy rains and snow in the area cause major drainage problems and unsafe road conditions, residents would prefer Downer Trail remain gravel as it adds to the area's unique rural atmosphere. Residents of the area initiated a residential downzoning in the Downer Trail area from RA-9\* to RA-35\* in 1995 to retain large lot development.

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\* See Glossary

\* See Glossary



### *Oregon Avenue*

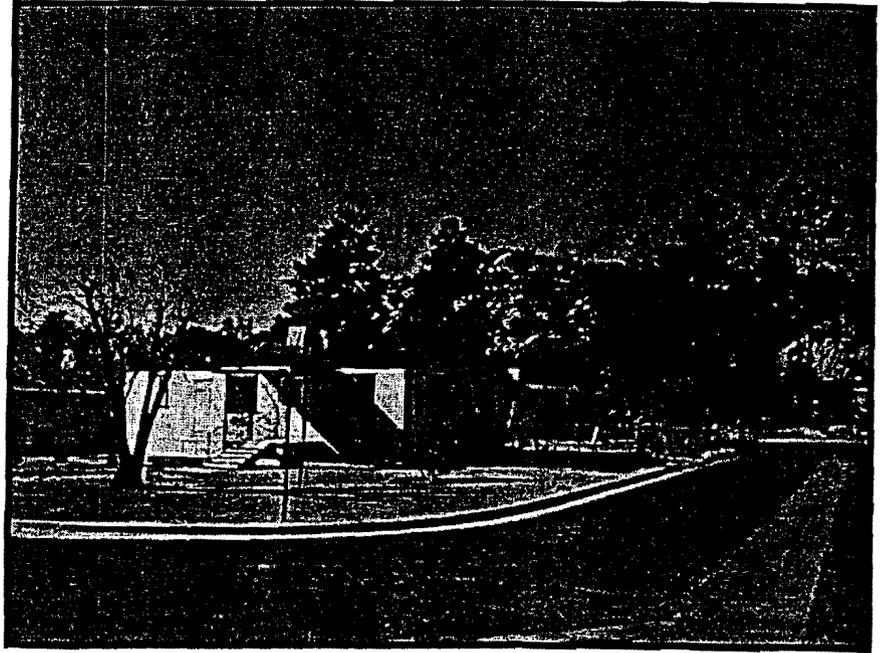
The Oregon Avenue area is the oldest neighborhood within the plan boundaries. Oregon Avenue (the street) runs the length of this neighborhood. Oregon Avenue is a two-lane paved street bordered on each side by residences with minimal front setbacks. This road is in fair condition, with moderate pavement deterioration, and no curb, gutter or sidewalk. Pedestrian and bicycle traffic on this street is heavy, making safety a major concern for neighborhood residents.

Oregon Avenue residents have expressed concern over the speed of vehicles in this area. Some residents are interested in having the road widened and sidewalks added, while others feel its current condition helps slow vehicles. The major concern over widening Oregon Avenue is lack of existing frontage, resulting in closer proximity of homes to the street. Residents would like to form a sub-committee to address potential traffic mitigation options. This committee could be formed as part of the implementation phase of this plan.

### *Eagle /Dougherty Area*

Site built, modular, mobile and rest homes characterize the Eagle/Dougherty neighborhood. This area lies directly east of the Stone Hollow, LLC property and consists of four cul-de-sac\* streets. It is bounded on the west by an extended granite ridge and on the southeast by Miller Creek.

Traffic through this neighborhood is light. Streets are used by bicyclists, pedestrians (many of whom live in the neighborhood rest home) and motorized wheelchair users. The north end of Dougherty Street serves as the sole egress to this area. Two secondary exits over the seasonally dry creek bed are now blocked with permanent wooden barricades.



The Eagle/Dougherty neighborhood is characterized by site built, modular and mobile homes.

### *Downer Trail Subdivision/The Preserve*

The Downer Trail subdivision, also known as The Preserve, contains 137 acres of undeveloped land. The street system in this subdivision has already been rough graded. Property owners are still developing plans for its future development.

### *Dalke and Stone Hollow, LLC Properties*

There are two unplatted parcels within the West Side Neighborhood. The Dalke, Handratty and Stone Hollow LLC properties, with combined acreage of 125 acres, are discussed in subsequent sections of this plan.

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\* See Glossary

## LAND-USE ANALYSIS

### Introduction

Land use within the West Side Neighborhood has remained predominantly single family residential. Many lots are still undeveloped and a significant area has not been subdivided. There is approximately 137 acres of *platted* vacant land, and 125 acres of *unplatted* land within the neighborhood boundaries.

The unique topography in this neighborhood has led to a development pattern of moderate to large lot subdivisions clustered around topographical features. Trails have naturally evolved in this landscape and wind through the subdivisions. Planned Area Development (PAD)\* clustering has become a common way to build around the irregular terrain. Most of the newer subdivisions in the planning area have this designation.

As illustrated by Exhibit 4- Neighborhood Zoning, the West Side Neighborhood predominantly consists of Residence A-35 (RA-35)\*, Residence A-18 (RA-18)\* and Residence A-12 (RA-12)\* zoning. These districts require lower density single family residential development

As illustrated by this exhibit, there are also a few pockets of irregular zoning in this neighborhood. These areas should be evaluated to ensure that future development is compatible with existing neighborhood uses.

### Predominant Land-Use

Over 220 acres (or 25%) of the West Side Neighborhood are zoned RA-35\*, including the Dalke property and the Downer Trail subdivision. This zoning district allows 1.2 units/acre, making it the least dense single-family zoning district available.

219 acres (also 25%) of this neighborhood is zoned RA-18\*, including portions of the Forest Trails and Downer Trails subdivisions. This zoning district allows 2.4 units per acre. 194 acres of the Heritage and Forest Trails are zoned RA-12 PAD\* (22%), which allows 3.6 units per acre.

The planning group has determined that these densities are appropriate for this neighborhood, and this zoning should be maintained.

### Land-Use Anomalies

There are a few areas in the West Side Neighborhood where current zoning is incompatible with the existing land-use trends and neighborhood preferences. While development does not take advantage of zoning in many areas, rezoning should be considered in certain locations to guide more compatible future development.

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\* See Glossary

### *Eagle /Dougherty Area*

The Eagle/Dougherty properties contain 10 acres zoned Residence-BMH (RBMH)\* which allows up to 22 units per acre. 12 acres are zoned Residence-C (RC)\* up to 32 units per acre. Both districts allow multi-family and mobile home uses. Surrounding parcels are primarily zoned RA-18 PAD\* and RA-9\*.

While existing densities in this area are compatible with surrounding land-uses, RC\* zoning should be considered for a less dense single family district that contains some component of open space. Properties fronting Gail Gardner should be closely evaluated during the upcoming Gail Gardner neighborhood planning process.

### *Forest Trails Subdivision*

The 232-acre Forest Trails property is comprised of residential and business zoning. 33 acres of Forest Trails consists of RA-18 PAD\*, 41 acres of RA-18\*, and 158 acres zoned RA-12 PAD\*, all which are developed as single family residential. However, the 17 acre Club at Forest and the 17 acre Hicks/business property are both zoned Business A. While these properties are not currently being used for this purpose, light manufacturing, bars and other non-compatible uses are allowed in this zone. Surrounding zones include single-family residential RA-18\*, RA-18 PAD\* and RA-12 PAD\*.

The Club at Forest Trails, despite its zoning, is platted as a residential subdivision. Owners have indicated that the master plan would be amended and zoning changed when a final plat for residential use is filed.

The Hicks/business property is currently undeveloped. A rezone to a less intensive commercial use (such as Recreation Community District (RCD)\*) should be evaluated for this property to ensure the compatibility with surrounding residential uses. Under this zoning certain low-intensive commercial uses could occur, including recreation clubs, office buildings, conference rooms and adult care facilities. This would allow the owner to retain some higher end business uses while protecting sensitive topography (see Appendix A for owner comments).

### *Oregon Avenue Area*

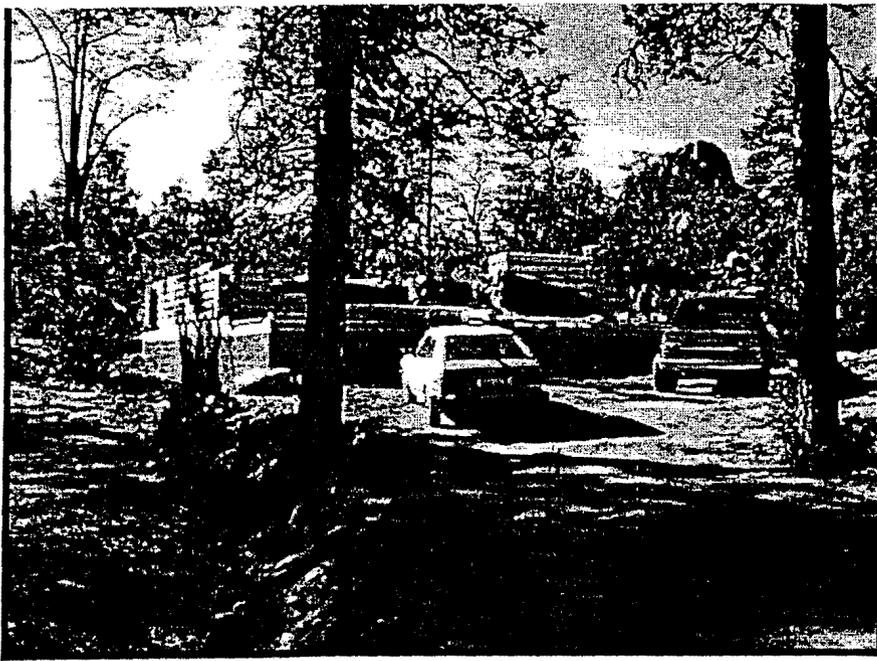
While the zoning of the Oregon Avenue area allows more dense development than seen elsewhere in this neighborhood, this area does not represent a significant concern in its current use. The density of Oregon Avenue is not developed as intensely as its RA-9\* zoning allows. Existing densities should be maintained in this area.

### Vacant Platted Land

While there is a portion of land within the West Side Neighborhood that remains undeveloped, the majority of it is platted\*, offering further potential for neighborhood growth. However in some cases, issues of steep topography and inappropriate zoning must be addressed to ensure growth supports neighborhood preferences.

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\* See Glossary



### *The Heritage*

The Heritage, which consists of 68 acres, contains mostly unbuilt lots. The majority of remaining lots in the Heritage are zoned RA-35\*. This is appropriate for the neighborhood, and would accommodate 81 units at build-out.

The majority of vacant land in the West Side neighborhood is platted, offering enormous opportunity for growth.

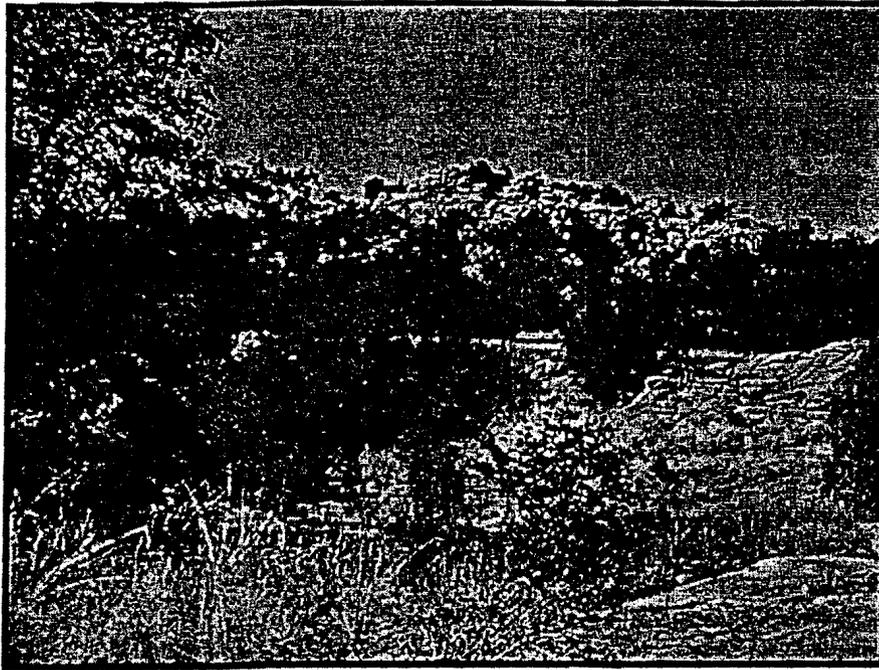
### *Downer Trail Subdivision/The Preserve*

The Downer Trail Subdivision, which consists of 137 acres, has never been developed. This area is platted RA-18 PAD\* which is consistent with neighborhood character. The final plat for this subdivision allows 144 units at buildout that is less density than its zoning allows. This property has the potential to accommodate an east-west connector and trails.

Since final plat approval, new owners of this property have tried to redesign the area to be more sensitive to the topography, with less density. Due to conflicts with circulation and private streets, the Preserve (as it was renamed) was never approved. Residents of this neighborhood support a zoning that is less dense than RA-18 PAD\*.

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\* See Glossary



## Vacant Unplatted Land

### *Dalke and Handratty Properties*

The Dalke and Handratty properties contain 86 acres of undeveloped, unplatted\* land. While there are no current plans for development, it is reported that the Dalke property is for sale. This property is zoned RA-35\* which could result in approximately 94 units at buildout. Due to the rugged terrain, and unique rock formations and heavy vegetation, it is recommended by the planning group that this area be considered for a PAD\*.

The Dalke and Handratty properties contain 86 acres of unplatted land characterized by rough terrain and unique rock formations.

Should the property owner increase property density, additional provisions may be required, such as preserving the petroglyphs\*, trails and natural beauty of the land. Access has been provided through the Heritage plat off of Sierry Peaks Drive.

### *Stone Hollow, LLC Property*

The Stone Hollow, LLC property contains 39 acres of undeveloped, unplatted land. Much like the Dalke Property the terrain is steep, rugged, and dotted with unique rock formations and heavy vegetation. Owners have approached the city with concepts of time-share development or single-family subdivision. Difficult access and water allocation issues complicate development of this property. (See Appendix A for developer comments).

The Stone Hollow; LLC property is zoned RA-9\*. This would allow 187 units, which the planning group believes is too intense for the topography without PAD\* development. If rezoned to RA-35, 46 units could be built on this property. If rezoned to RA-18\*, approximately 93 units could be built, and if rezoned to RA-12, 140 units could be built.

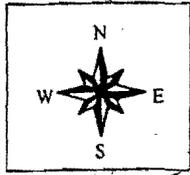
The Downer Trail subdivision and Stone Hollow, LLC have potential to provide additional access points to this neighborhood however; it should be noted that Scenario 6A of the West Prescott Traffic Study and the Downer Trail Subdivisions recorded plat indicate there is already dedicated right of way for the connector through the Downer Trail Subdivision. Regional sharing of costs, alignments and other necessary plan improvements should be required depending on the timing and physical suitability of improvements.

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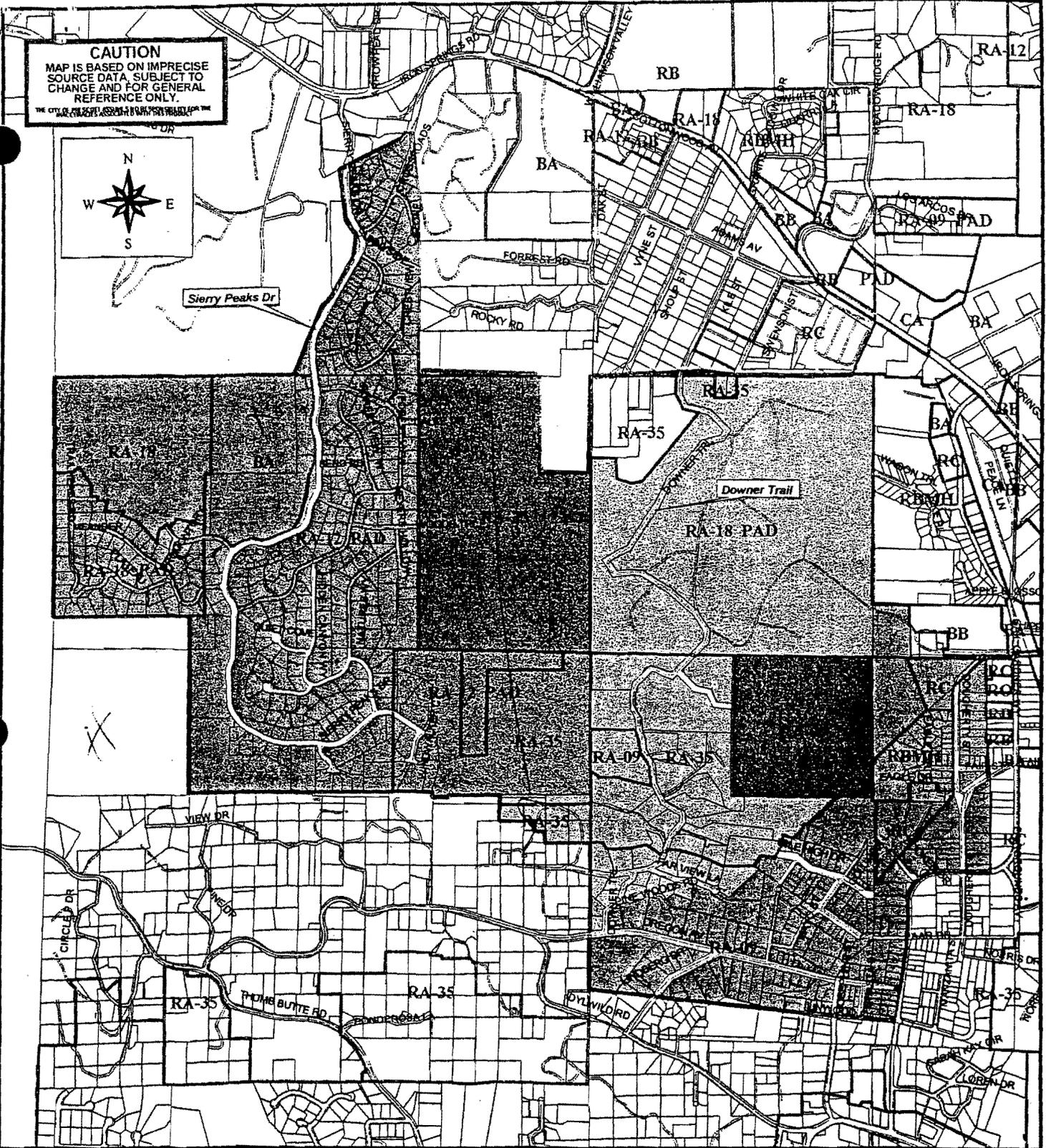
\* See Glossary

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Siery Peaks Dr



West Side Neighborhood  
 City of Prescott

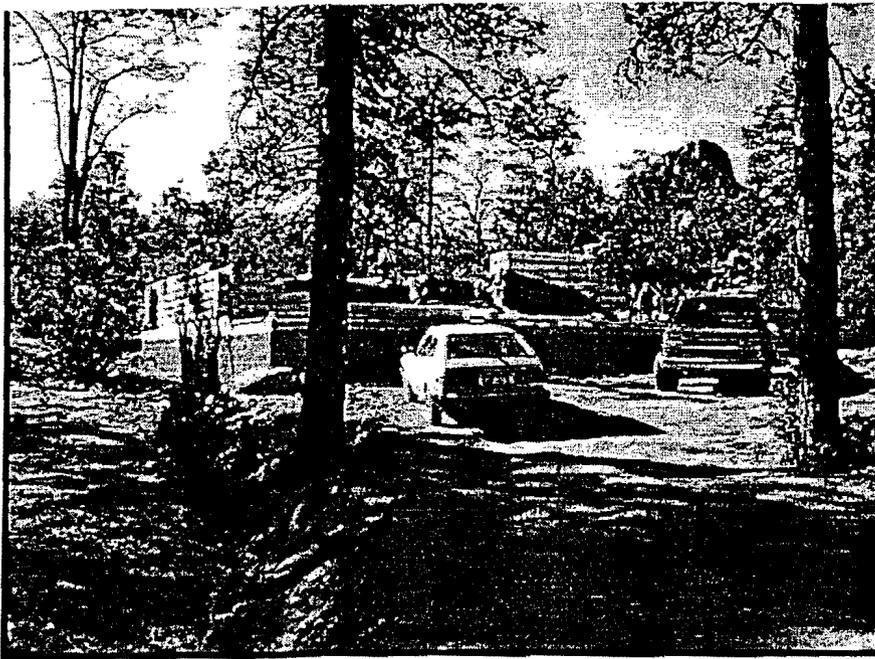


**EXHIBIT FOUR:  
 Neighborhood Zoning**

- General Roads
- Subdivisions & Ownership
- Dalke Property
- Downer Trail Area
- Downer Trail Subdivision
- Eagle/Dougherty Area
- Forest Trails Subdivision
- Handratty Property
- The Heritage Subdivision
- Oregon Avenue Area
- Stone Hollow, LLC Property
- Prescott Limits
- Westside Neighborhood

1000 0 1000 2000 Feet

Reference x:\arcview\projects\westside\zoning.apr layout zone 8x11 1-29-1999



### *The Heritage*

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The majority of vacant land in the West Side neighborhood is platted, offering enormous opportunity for growth.

### *Downer Trail Subdivision/The Preserve*

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Since final plat approval, new owners of this property have tried to redesign the area to be more sensitive to the topography, with less density. Due to conflicts with circulation and private streets, the Preserve (as it was renamed) was never approved. Residents of this neighborhood support a zoning that is less dense than RA-18 PAD\*.

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\* See Glossary

These properties are not platted, and therefore must go through the water allocation process (discussed below) in order to obtain water rights (Exhibit 5- Water Allocation Areas).

### Water Allocation

As noted, the Dalke, Handratty, Stone Hollow, LLC and several metes and bounds\* properties are not platted, and therefore do not have city water available at this time. Currently, residential building permits will not be issued in the city without a committed water allocation. Developers must first obtain an alternate water allocation through an agreement with City Council. Requirements have been established for developers in the *Overall Water Planning and Management Program* adopted by Prescott City Council on December 15, 1998.

This agreement may set terms and conditions of water allocation, including volume, time periods, sewer use and other stipulations regarding the use of the property to be developed. One of the conditions stated in the city's water allocation policy is that development be consistent with neighborhood and specific area plans.

There are a number of homes in the West Side Neighborhood that are served by a septic system. These properties will be evaluated for connection to the City's central sewer system to allow for groundwater recharge credits.

### Annexation

Several areas adjoining city limits are being looked at for potential annexation into the West Side Neighborhood (see Exhibit 6-Potential Annexations). Existing land-use in these areas is compatible with land-use in this neighborhood, therefore no changes are proposed

### *Hicks Residential*

The Hicks residential property consists of 51 acres zoned RCU2A\* in the County, and is currently vacant land. This area adjoins Forest Trails, the Prescott National Forest and the Heritage subdivision at the southwest portion of the West Side Neighborhood. When annexed, this property should be zoned RA-35\*, the most comparable zoning in the city as required by statute. (See Appendix A for developer comments)

### *Seventh Day Adventist Church Camp*

The church camp property consists of 156 acres zoned R1L35\* in the County, and is currently used as a summer camp by the Seventh Day Adventist Church. This area adjoins the Forest Trails subdivision and the Prescott National Forest. Owners of this property have petitioned to be annexed into the City. When annexed, this area should be zoned RCD\* to ensure compatibility with current use in the West Side Neighborhood.

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\* See Glossary

### *Kingswood*

The Kingswood property consists of 54 acres zoned R1L-70 PAD\* in Yavapai County, and is currently developed as a residential subdivision. This area is adjacent to the church camp property and Forest Trails. Owners of this property have also petitioned to be annexed into the City. When annexed, this should be zoned RA-18\* to be compatible with the surrounding neighborhood, as required by statute.

### Non-Residential Use/Redevelopment\*

There is very little non-residential use within the West Side Neighborhood planning area. The exception is the Pepperdine Assisted Living Care Complex and Meadow Park Nursing Home located on Dougherty Street.

Residents have expressed interest in certain low-intensity business use that is compatible with neighborhood character. As discussed above, changing the Hicks BA\* zoning of portions of the Forest Trails property to RCD\* may accomplish this.

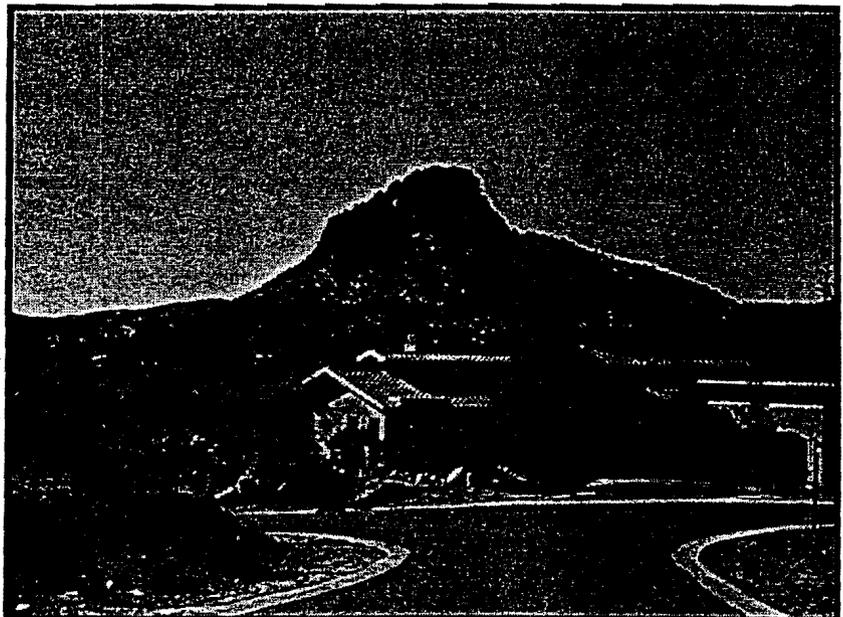
While there are no immediate redevelopment issues within the West Side planning area, this neighborhood abuts the proposed Ponderosa Redevelopment Area that is being undertaken as the city's first redevelopment project in the Spring of 1999.

Future use of Lamb Chevrolet, the County Fairgrounds and Ponderosa Plaza could have a large impact on local quality of life. Under state legislation, the city is undertaking a study of this area in order to encourage redevelopment of these and other sites. Ownership, deterioration, and other issues will be evaluated to ensure these commercial areas do not become vacant. Measures will be taken to attract new businesses in the place of those that choose to relocate.

Revitalization of this area may have a direct impact on the West Side neighborhood. Additional goods, services and jobs may be provided to area residents through revitalization efforts.

### Viewsheds\*

Staff developed a viewshed analysis for the West Side neighborhood using viewpoint areas every 200 feet along Sierry Peaks Drive and Downer Trail. While the varied topography in the West Side Neighborhood limits a continuous viewshed, there are many visible sites that important to preserve. Thumb Butte is the most prominent site, offering neighbors a spectacular view of the city's most



\* See Glossary

well known natural feature. Thumb Butte is most visible from Oregon Avenue and higher elevations, but can also be seen from Sierry Peaks Drive, Farview Lane and Downer Trail (see Exhibits 7, 8 and 9).

From Downer Trail, there is a ridgeline to the northwest that is also highly visible (Exhibit 7). Development has already taken place along this ridgeline, which sits largely outside of city limits.

From Sierry Peaks Drive there is also a prominent ridgeline visible to the northwest (Exhibit 8). Since development is limited in this area, future proposals in and around Forest Trails subdivision should be looked at closely with the purpose of protecting this sensitive view. Owners of this area have acknowledged the importance of this as they look toward future development in this subdivision.

The most visible ridgeline within this neighborhood sits along Oregon Avenue (Exhibit 9). Areas to the north, northwest and southeast of this road are some of the most visible locations within this neighborhood. Development has already taken place in this neighborhood.

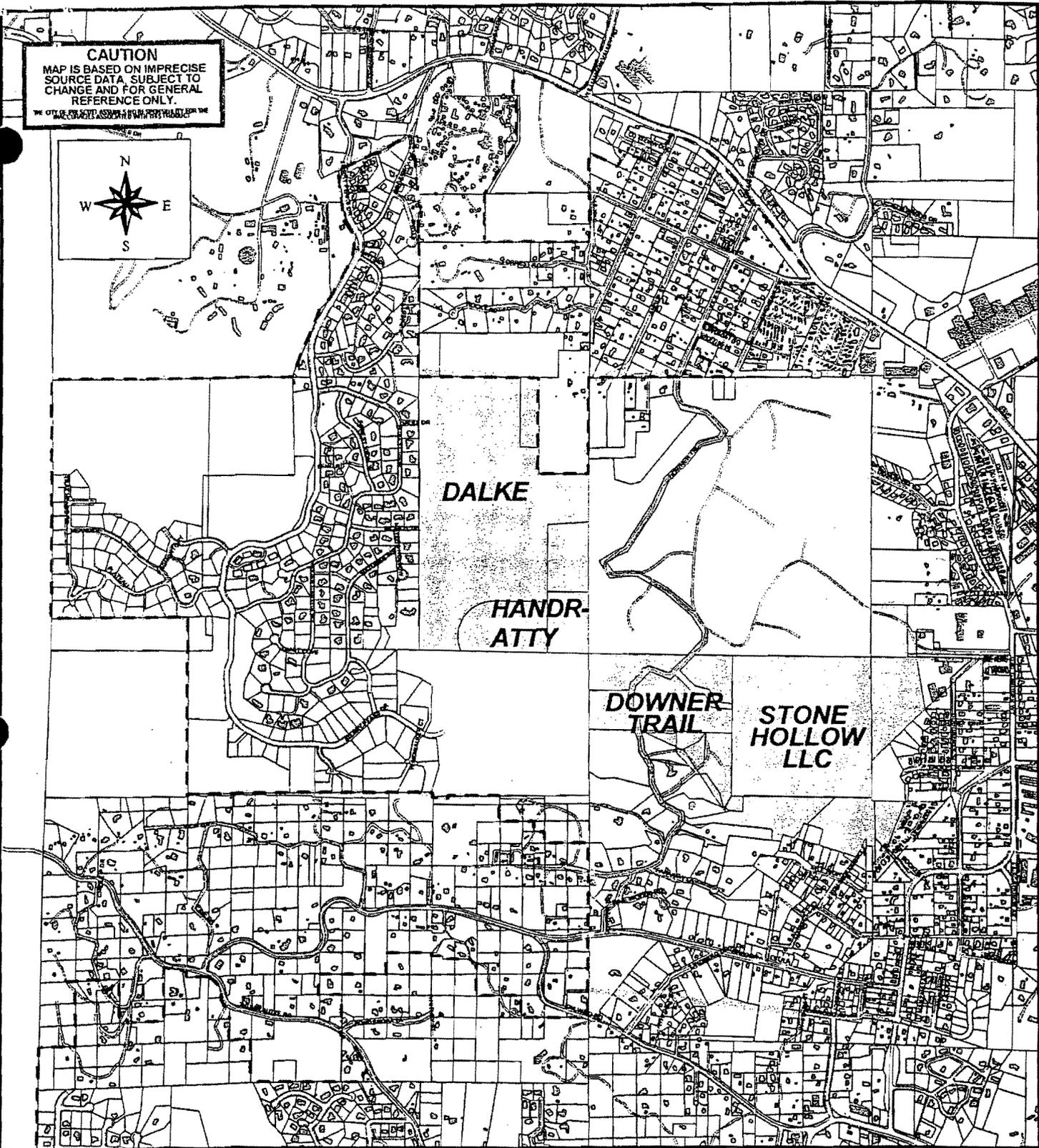
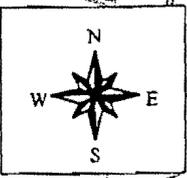
#### Community Facilities and Services

There are no churches, schools or other community services within the plan boundaries. Abia Judd Elementary, Miller Valley and Granite Mountain Middle Schools are not located within the plan boundaries but are within walking distance from the north portion of the planning area. Flinn Park is within walking distance of Oregon Avenue

While there are no neighborhood-oriented businesses and services within the plan boundaries, there are 27 acres of undeveloped Business A zoned property north of the plan boundaries. This property is generally located south of the Iron Springs Road - Williamson Valley Road intersection. Projected future development would most likely be a neighborhood-oriented center, possibly consisting of a grocery store, personal services such as pharmacy, dry cleaner, delicatessen and shoe repair. The southernmost ten acres of the site is conditioned through a development agreement providing buffering greater than minimum otherwise required. It also stipulates that primary access to the site be off Iron Springs Road. Should access be required at Adams Street, it must be designed to discourage through traffic, and to primarily serve the adjacent neighborhood.

A neighborhood-oriented development of this type at this location would serve a larger population than just the planning area. The Williamson Valley corridor and points northwest on Iron Springs Road would also benefit from these types of services.

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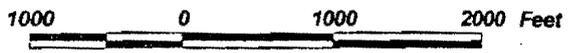
West Side Neighborhood  
 City of Prescott



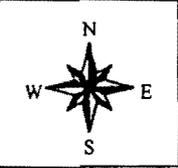
- General Roads
- Prescott Limits
- Bldg Footprints
- Westside Neighborhood
- Potential Water Allocation Areas

**EXHIBIT FIVE:**  
**Potential Water Allocation Areas**

Reference x:\arcvview\projects\westside\h2oaloc.apr layout h2o 8x11 1-29-1999



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**Kingswood**

**7th Day Adventist  
Church Camp**

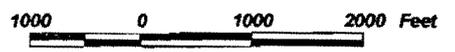
**Hicks  
Residential**

**West Side  
Neighborhood**

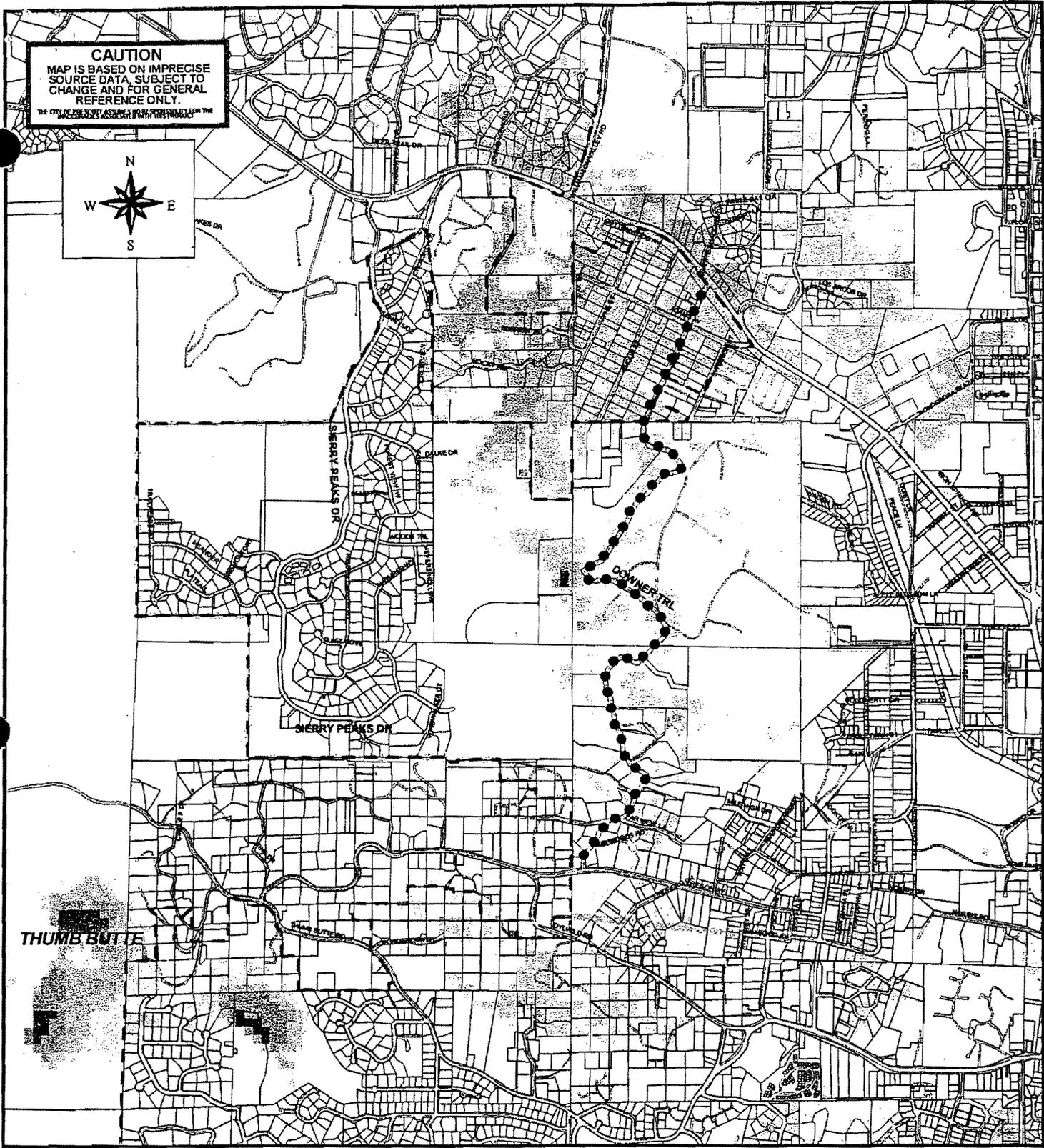
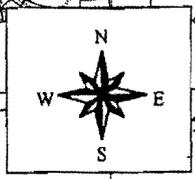
**West Side Neighborhood  
City of Prescott**



**EXHIBIT SIX:  
Potential Annexations**



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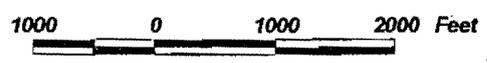


**West Side Neighborhood  
 City of Prescott**

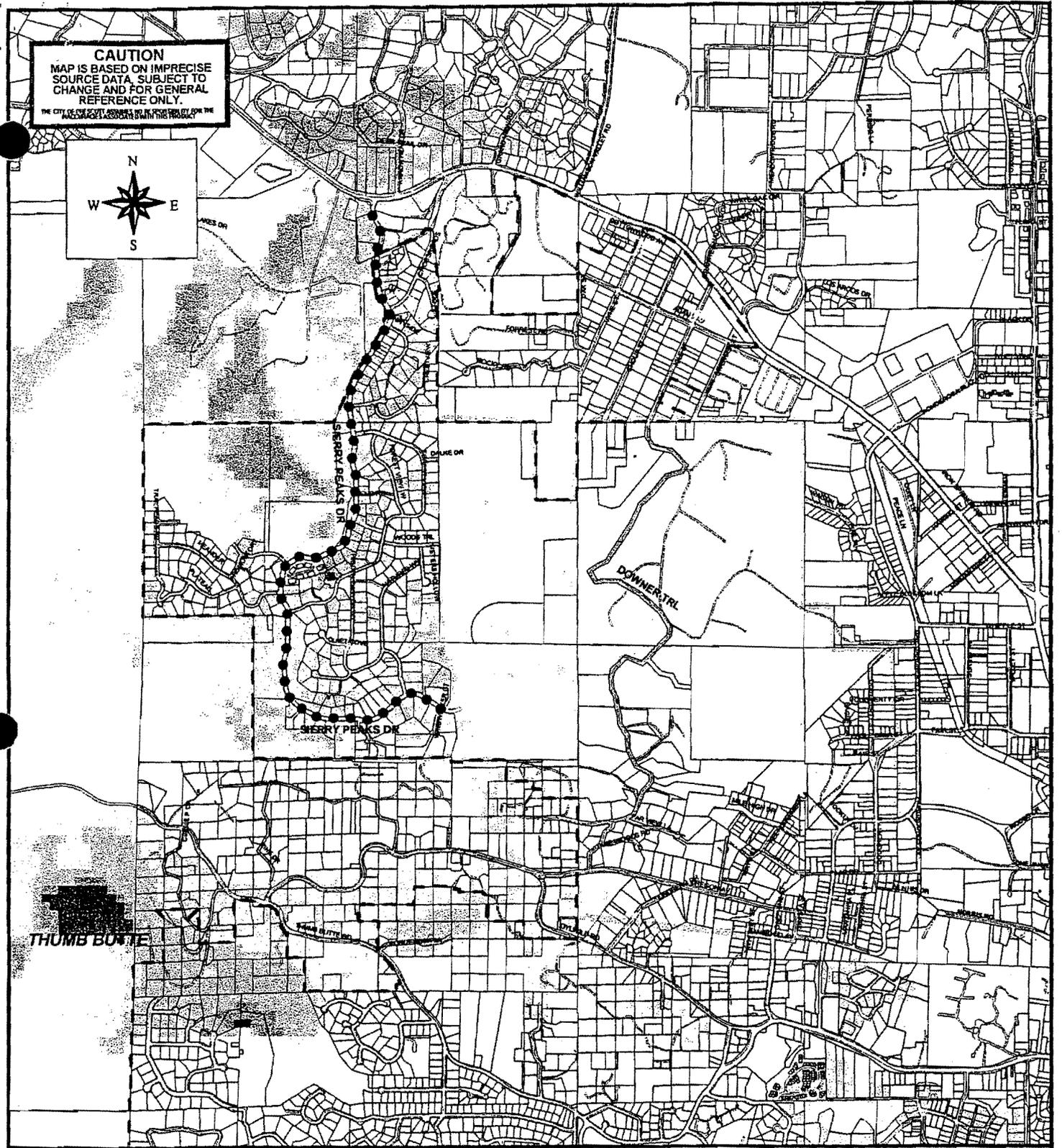
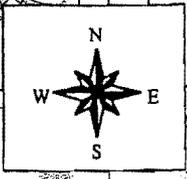


- Observation Points (Downer Trail)
- ▬ Prescott Limits
- ▬ General Roads
- ▬ Westside Neighborhood
- ▬ Visibility from Downer Trail
- ▬ Least Visible
- ▬ Most Visible

**EXHIBIT SEVEN:  
 Viewshed Study- Downer Trail**



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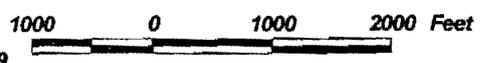


**West Side Neighborhood  
 City of Prescott**



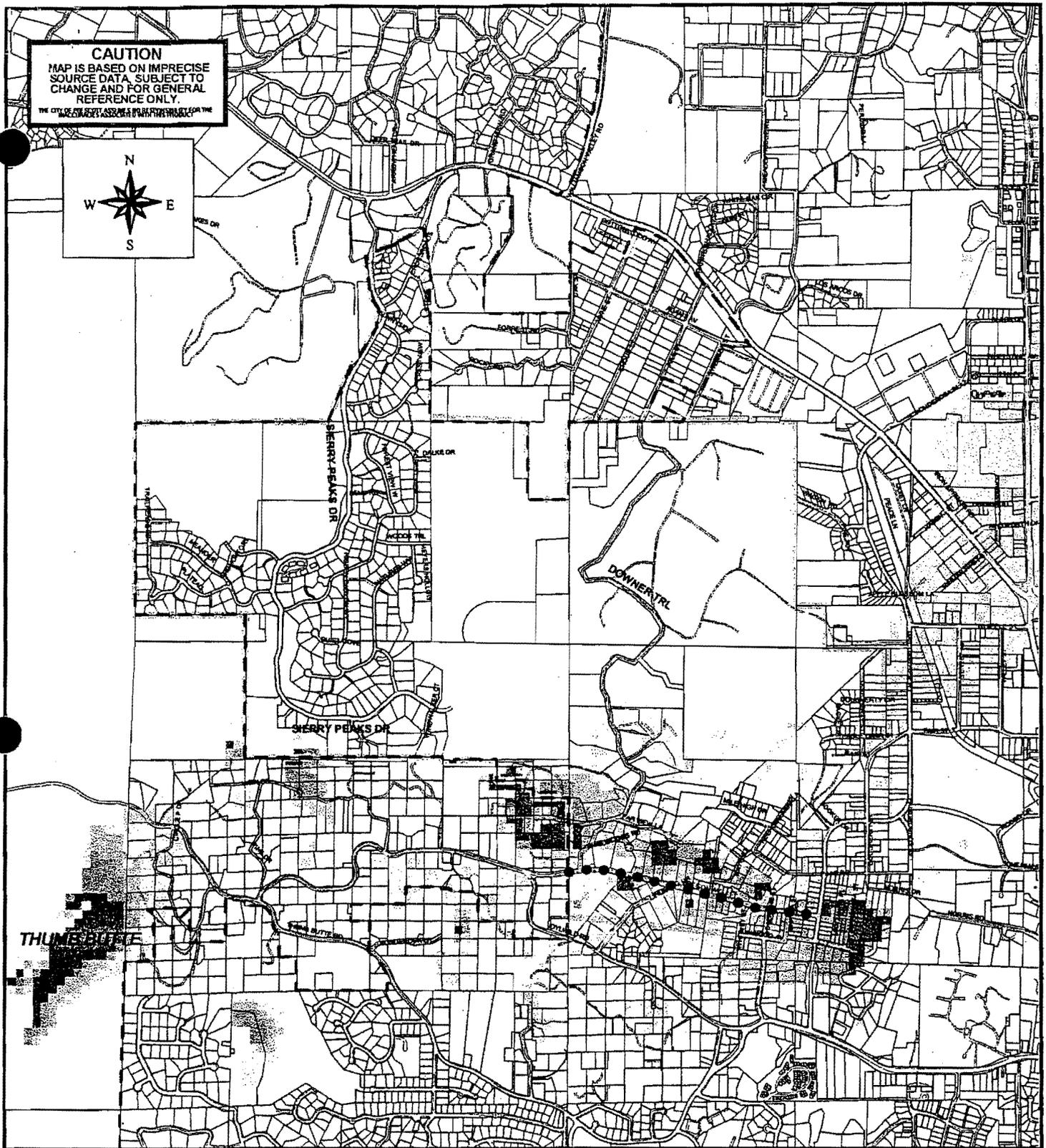
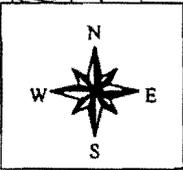
- Observation Points (Sierry Peaks)
- ▭ Prescott Limits
- ▭ General Roads
- ▭ Westside Neighborhood
- ▭ Visibility from Sierry Peaks Drive
- ▭ Least Visible
- ▭ Most Visible

**EXHIBIT EIGHT:  
 Viewshed Study- Sierry Peaks**



Reference x:\arcview\projects\westsidel\visibility.apr layout sierry peaks 8x11 1-29-1999

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**West Side Neighborhood  
 City of Prescott**

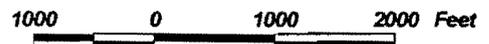


- Observation Points (Oregon Ave)
- ▭ Prescott Limits
- ▭ General Roads
- ▭ Westside Neighborhood
- ▭ Visibility from Oregon Ave
- ▭ Least Visible

▭ Most Visible

**EXHIBIT NINE:  
 Viewshed Study-Oregon Ave**

Reference x:\arcview\projects\westsidelvisibility.apr layout oregon 8x11 1-29-1999



## LAND-USE GOALS AND OBJECTIVES

**GOAL:** Maintain or lessen existing densities to preserve unique neighborhood character.

**OBJECTIVES:**

- Amend Master Plan for Club at Forest Trails to reflect residential use currently in preliminary plat (see Appendix A for developer comments).
- All recommended downzonings should be at the sole cost of the City.
- Rezone Eagle/Dougherty property from between West Ridge and Dougherty Circle, and between Fair and Mile High Drive from RC to a lesser density.
- Rezone Hicks BA 18 acre property, and two adjoining parcels of 5.4 acres, to RCD to ensure less intensive commercial zoning compatible with surrounding residential use or negotiate a development agreement to meet the same goal. (See Appendix A for developer comments)
- Require a main access point at Hicks BA property at the time of development, and investigate a secondary emergency access.
- Maintain existing densities at the Oregon Avenue area and the Heritage subdivision.
- Maintain RA-18 zoning with PAD to retain low density and consistency with neighborhood densities.
- Maintain the RA-35 zoning in the metes and bounds neighborhood along Downer Trail.
- Preserve petroglyphs, trails and large rock outcroppings on the Dalke property as part of the water allocation process.
- Provide adequate access, trail connectivity and PAD development during the water allocation process for development at the Stone Hollow LLC property (see Appendix for developer comments).
- Retain large-lot zoning (RA-35) at Hicks residential property when annexed.
- Rezone the Seventh Day Adventist church camp property to RCD or similar zoning designation that retains open space at the time of annexation
- Maintain Kingswood property density according to its master plan and PAD plat in the County when annexed.
- Prioritize designation of Mile High Historic District as a Prescott Historic Preservation Overlay District once nomination to National Register of Historic Places has been approved.

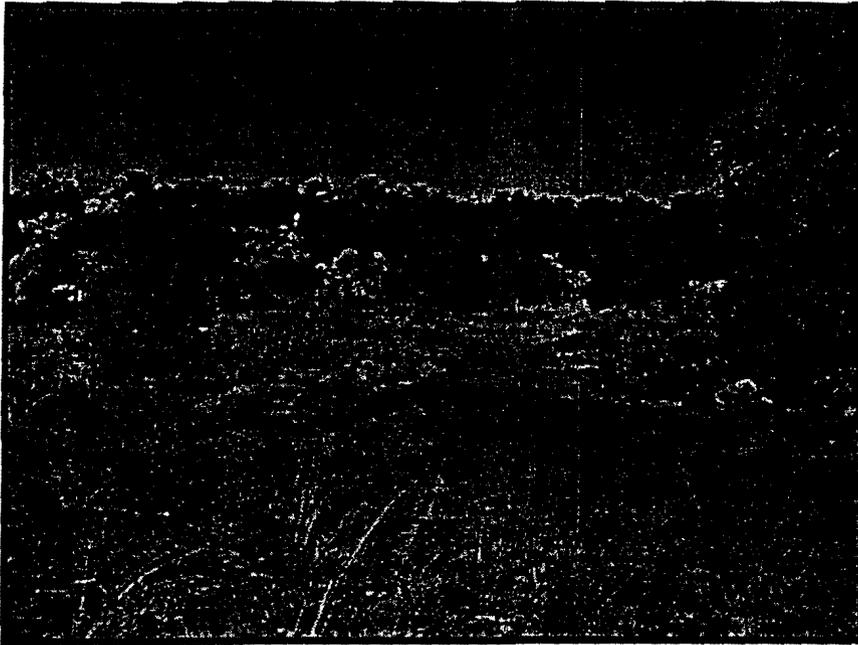
- Review plat designs for Forest Trails to protect sensitive views using the Viewshed Exhibits of this plan as a basis for review.

## TRAILS AND OPEN SPACE

### Trails

There are many trails throughout the planning area which have resulted from large lot development, topographical features and lack of development in many parts of the neighborhood. These trails are considered to be an important part of neighborhood character. Preservation of existing trails and creation of new trails were identified by residents as a priority through this planning process.

### *Existing Trails*



Trails throughout the West Side neighborhood serve as a way to deal with pedestrian movement and steep terrain.

The West Side trail system currently encompasses a two-mile trail that extends from the Hicks property through the Heritage (see Exhibit 10-Proposed and Existing Trails). Many smaller social trails have been established in the areas of the Downer Trail Subdivision, (also known as the Preserve) and the Dalke property. Subdivision development in this neighborhood uses trails as a way to deal with pedestrian use and steep terrain. Trails have existed for many years in this neighborhood, and contribute greatly to neighborhood quality of life.

### *Proposed Trails*

There are four proposed trail locations in the West Side Neighborhood, (Exhibit 10) which will facilitate pedestrian access throughout the planning area. These include a trail extending from the Prescott National Forest property at the east end of the neighborhood, a trail extending through the Dalke property, and a trail connecting from Downer Trail through to Gail Gardner Way.

Residents have expressed great interest in an interconnected trail system to allow pedestrian access through this neighborhood. These trails would also work with the goal of preserving unique topographical areas as open space and would likely be established along existing right-of-ways.

## Parks and Open Space

There is one city-maintained public park within the plan boundaries. This park, recently renamed from Acker to Flinn Park, is located in the historic Oregon Avenue area. Flinn Park contains a small softball field, children's playground, basketball court, picnic tables, a ramada and restrooms. Area residents frequently use the park for birthday parties, family gatherings and other social events.

The entire West Side Neighborhood is characterized by large expanses of privately owned open space. The planning group is interested in retaining the rural character of the neighborhood as vacant parcels are developed.

## Other Unique Features

### *Miller Creek*

Miller Creek traverses through the Oregon Avenue and Dougherty neighborhoods from the southwest to the northeast. The creek lies on private property and there has been no interest on the part of those property owners to allow for public use. The main reason for this is privacy. Some segments of the creek lie as close as ten feet from residential structures. There is strong neighborhood desire to preserve and maintain this creek through the Prescott Creek Preservation Association (PCPA), but not as part of the trail system.

### *Petroglyphs\**

The Dalke property contains two sets of petroglyphs that are documented with the Sharlot Hall Museum as far back as 1908. Both sets of petroglyphs are located on the northwest portion of the property. Leading to these sites are several "social trails" which the residents of the surrounding subdivisions use regularly.

The planning group expressed interest in preserving part of this property for open space and protecting the historic petroglyphs. The planning group recommended that there be a buffer to preserve petroglyphs in future road construction or development of the property.

### *Tree and Boulder Preservation*

Residents also have expressed interest in preserving mature trees in the area. Concerns were expressed over trees may be removed for the widening of Downer Trail and other areas. Recommendations were made to box and transplant trees in these instances, and create road design that would minimize the number removed.

The planning group wants to be active in the road design to ensure preservation of natural terrain where possible. Protection of boulders was also a priority for the planning group.

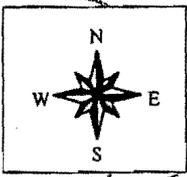
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\* See Glossary

*Access to the Prescott National Forest*

A majority of the Hicks residential property in the southwest corner of Forest Trails is adjacent to the Prescott National Forest. This includes trail access to Thumb Butte Park. Residents are interested in maintaining access from this property to the Forest for public use. The existing trail in Forest Trails from Trailhead Road that links to the Prescott National Forest trail system must be maintained.

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USFS Trail 317

Petroglyphs

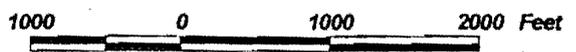
Destination  
 Thumb Butte Park

West Side Neighborhood  
 City of Prescott



**EXHIBIT TEN:  
 Proposed & Existing Trails  
 and other Unique Features**

-  Installed Trails
-  Proposed Trails
-  General Roads
-  Prescott Limits
-  Westside Neighborhood



## TRAILS AND OPEN SPACE GOALS AND OBJECTIVES

**GOAL:** Protect natural terrain wherever possible to preserve existing character of neighborhood.

**OBJECTIVES:**

- Create trail network providing pedestrian and non-motorized access throughout the West Side Neighborhood.
- Maintain the existing trail that runs through the Heritage to Downer Trail and maintain forest access.
- Preserve and maintain Miller Creek by assisting interested landowners in getting appropriate information from the Prescott Creek Preservation Association (PCPA)\*, the Open Space Alliance and other sources.
- Preserve petroglyphs, trails and other unique features of the Dalke property using a PAD, development agreement or other acceptable designs.
- Protect and preserve petroglyphs through road alignment and plat design.
- Preserve trees by boxing and transplanting during street widening, and creating road design to minimize their removal.
- Create road design to preserve boulders whenever possible.
- Use road design to reduce traffic speeds to ensure safety and lessen the impact of motorized traffic.

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\* See Glossary

## WEST PRESCOTT CIRCULATION

### Background

The major collector Sierry Peaks Drive serves as the backbone of the present circulation system in the West Side Neighborhood. This road funnels traffic to the major arterial, Iron Springs Road. (See Exhibit 11-Proposed and Existing Circulation and Emergency Access Routes)

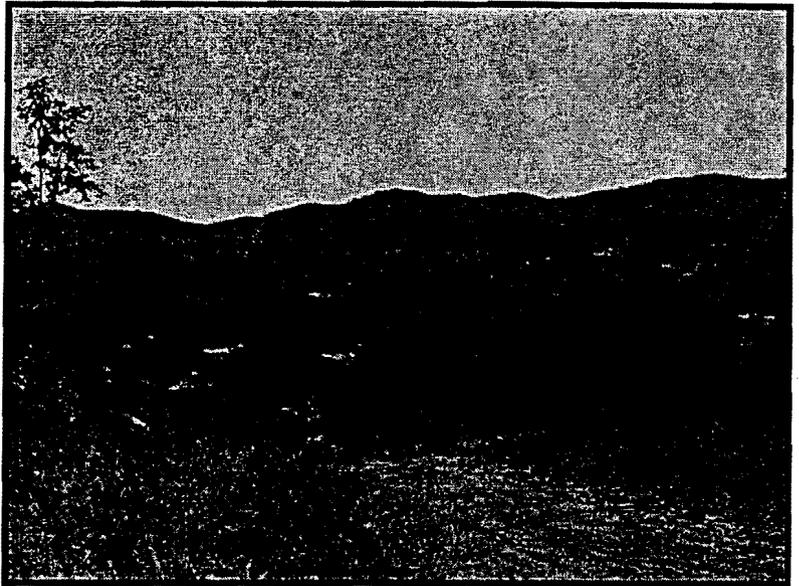
This right-of-way is reduced from 60 feet to 50 feet south of Forest View, which accesses Sierry Peaks from the east. Eight-foot easements for utilities, drainage, slope, and future road expansion have been accommodated in road design. This right-of-way remains 50 feet through to Downer Trail, as a result of the approved preliminary plat for the Heritage.

West Prescott circulation studies resulted from resident concern that Sierry Peaks Drive had no secondary outlet and few opportunities for emergency exit. The Prescott City Council prioritized the establishment of a secondary connection providing an additional access point into this neighborhood.

### The West Prescott Traffic Plan

In 1994, West Side Neighborhood residents expressed concern over the lack of a secondary outlet in Forest Trails, and subsequent lack of sufficient emergency exits. Concern was fueled by development pressures caused by a proposed Prescott College campus in the area, development at the Heritage and proposed modifications to the Downer Trail subdivision. In response to this concern, the city contracted with BRW, Inc., a transportation-engineering firm, to conduct a traffic analysis in this part of the city.

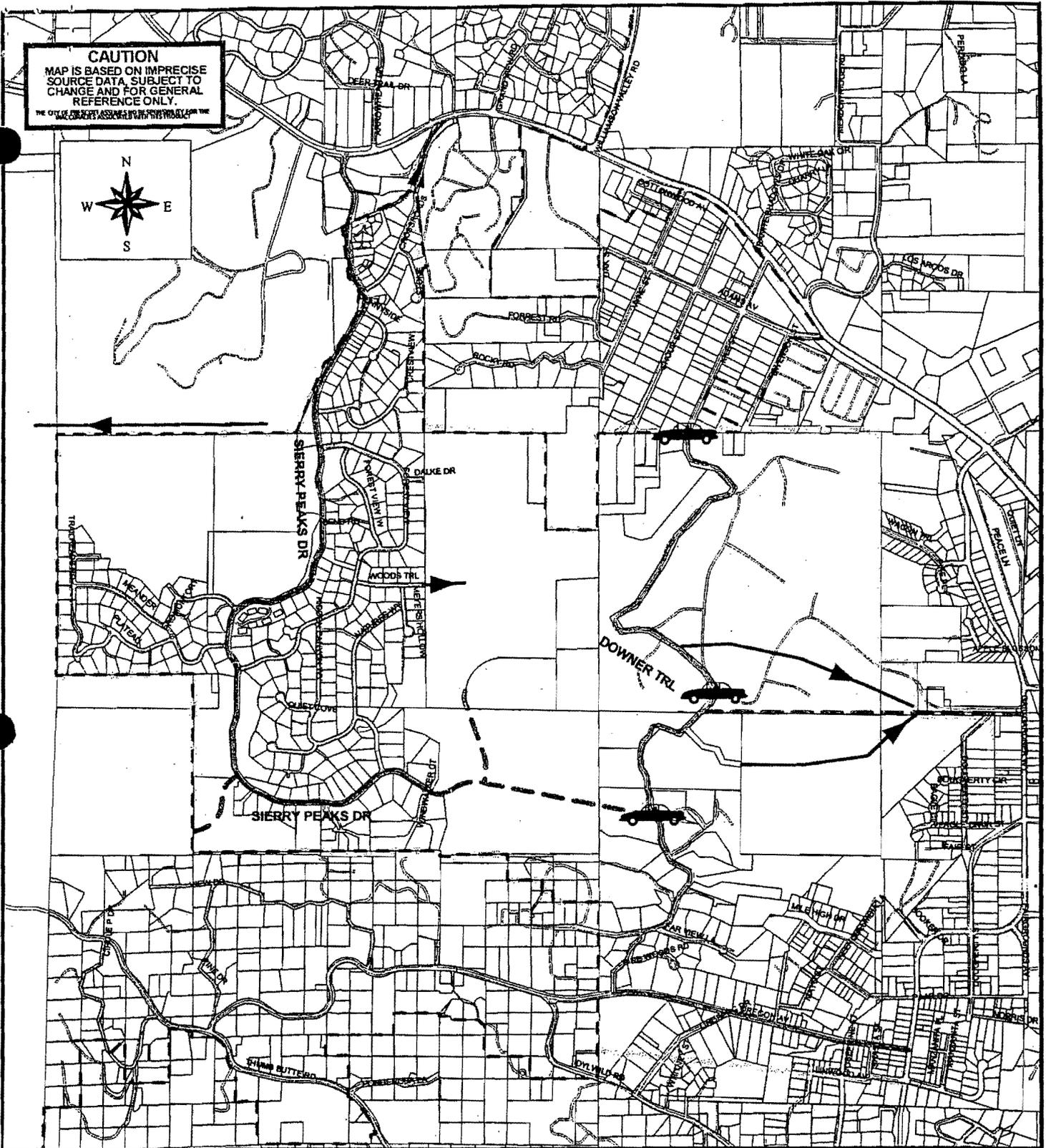
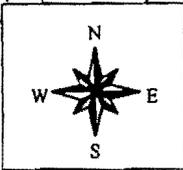
The circulation study undertaken by BRW investigated six scenarios for traffic movement within the study area. The study also addressed the potential for through traffic between Iron Springs Road and Oregon Avenue if Sierry Peaks Drive were to connect to an improved Downer Trail.



The proposed east-west connector may provide an additional point of access to Gail Gardner that is sought by neighborhood residents.

City Council adopted Scenario Six (now known as the adopted West Prescott Traffic Plan) as the appropriate plan for the West Prescott area. This plan recommended the connection of Sierry Peaks Drive to Downer Trail, and the extension of Downer Trail north to connect to a new east-west connector with a terminus at Gail Gardner Way. The portion of Downer Trail that intersected the Downer Trail subdivision was to have gated access controls. At the subdivision's northern gate, Downer Trail would connect to Kile Street. This new east-west connector would provide the additional point of access to Gail Gardner sought by neighborhood residents. (See Exhibit 12-BRW Circulation Study)

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West Side Neighborhood  
 City of Prescott



 Emergency Access Gates

 Prescott Limits  
 General Roads  
 Circulation Plan

 Major Collectors  
 Proposed West Prescott Circulation Plan

 Emergency Access Potential

 Westside Neighborhood

**EXHIBIT ELEVEN:  
 Proposed & Existing Circulation and  
 Emergency Access Routes**

1000 0 1000 2000 Feet

Reference x:\arcview\projects\westside\trans.apr layout circulation 8x11 1-29-1999

### Initial Implementation of the Adopted West Prescott Traffic Plan

After Council adopted the adopted West Prescott Traffic Plan in 1994, staff initiated plan implementation by negotiating development agreements with adjoining landowners (Prescott College, Forest Trails, and the Heritage). These development agreements contained financial commitments to improve Sierry Peaks to Downer Trail and Downer Trail from Sierry Peaks Drive south to Farview.

These agreements supported the ordinance adopted by Council calling for the connection of Sierry Peaks Drive to Downer Trail. There are three agreements that were simultaneously approved by Council in 1995 dealing with the implementation of the adopted traffic plan. These agreements included:

#### *1) Four-Party Agreement between the City, Forest Trails, Prescott College, and The Heritage*

This agreement was intended to improve Downer Trail from the Sierry Peaks intersection south to Oregon Avenue. The four parties agreed to pay proportionate Downer Trail improvement costs within a time limit set by the city. The city further agreed to reconstruct Downer Trail from Farview Lane to Oregon Avenue with a minimum width of 20 feet of paving.

Right-of-way dedications by Forest Trails for Sierry Peaks Drive were also a part of this agreement. The city accepted Forest Trail's infrastructure upgrades with the assumption that they were sufficient for development. The city stipulated that the Heritage development could not cause any adverse impact upon the systems established by Forest Trails without providing appropriate remedy.

#### *2) Amendment to a Prior Development Agreement between Prescott College and the City of Prescott*

This amended agreement established a revised access point for Prescott College and the Heritage. No building permits would be issued to the college until access is complete for the Sierry Peaks Drive/Downer Trail route to Oregon Avenue.

It also established proportionate contributions for off-site improvements and paving on Downer Trail from Sierry Peaks to Farview Lane and the abandonment of the Hicks easement that existed on the Heritage property.

#### *3) Development Agreement between the City and The Heritage*

This agreement required the Heritage to initiate circulation improvements including the installation of an emergency access gate on Sierry Peaks Drive at its intersection with Downer Trail. It also required a drainage study, dedication of Prescott College access, design for Sierry Peaks Drive and Downer Trail intersection and off-site improvements.

The city of Prescott was required to provide assistance if owners of the Heritage could not acquire sufficient right-of-way. Developers were required to provide notice with each lot sale at the Heritage to ensure development is in conformance with the adopted West Prescott Traffic Plan.

The agreement also required:

→ Grading and drainage to be provided at Sierry Peaks prior to release for sale of 50% of total lots or within 4 years of final plat approval for the Heritage. Upon completion of grading and drainage, an emergency access gate was to be installed on Sierry Peaks Drive at Downer Trail.

- Construction and paving of Sierry Peaks Drive to be provided at the same time as grading and drainage for Sierry Peaks Drive.
- Grading and drainage on Downer Trail be provided under the same condition as above for paving of Sierry Peaks Drive.
- Paving of Downer Trail be completed at the discretion of the city's Public Works Director. This also requires the contribution of the designated proportionate shares within six months of the Public Works Director's notice.
- The emergency access gate be removed upon completion of sale of 50% of total lots, completion of paving of Sierry Peaks Drive to Downer Trail from Sierry Peaks Drive to Oregon Avenue, or within four years of the execution of this agreement or whichever comes first.

### Land-Use Changes and the Adopted Circulation Plan

Since the adoption of the West Prescott Traffic Plan in 1994, and the execution of the development agreements discussed above, land uses at Prescott College and Forest Trails have changed.

Ownership of the Prescott College land has reverted to the two Dalke family trusts. Prescott College, however, sold ten acres, to the Handratty family. The use of the BA\* zoned section of Forest Trails on the west side of Sierry Peaks Drive south of Iron Springs Road also changed. In 1998 Forest Trails developers received approval to construct The Club at Forest Trails, a residential development on the BA\* parcel.

### Update of the Adopted West Prescott Circulation Traffic Plan

In 1998, because of these changes in land use, the city of Prescott requested that BRW, Inc. update their 1994 West Prescott traffic analysis. To complete the traffic update, the assumption was made that the Dalke property would be developed as a large lot residential area instead of for college use. Another assumption was made that the Forest Trails BA parcel would also be developed as residential. The resulting analysis showed an overall net reduction in the estimated trip generation due to the change in land uses for several parcels. This significantly changed the impact traffic on internal streets.

The 1998 update used the 1994 adopted West Prescott Traffic Plan to assign traffic volumes expected from existing and proposed residential development with access to Sierry Peaks Drive, Downer Trail and the new proposed east-west connector. The 1994 study and the 1998 update estimated traffic volumes on the selected roadway network for the year 2014 assuming full build-out of all these residential developments.

An analysis was prepared which estimated year 2014 24-hour traffic volumes for these roadways. The projected 24-hour volume on Downer Trail north of Oregon Avenue was estimated to be 1,800 vehicles per day. This compares to the 1994 traffic count of 500, and a projected 2014 "no-build" volume of 745. The extra projected traffic volume would come from vehicular trips beginning and ending in one of the

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\* See Glossary

six developments included in the study. The projected 2014 volume did not include any through traffic on Downer Trail and Sierry Peaks Drive.

The projected 24-hour year 2014 volume on Oregon Avenue was 2,800 west of Gail Gardner Way. This compares to the 1994 traffic count of 1,520 and a projected 2014 "no-build" volume of 2,260 vehicle trips.

### Roadway Level of Service

BRW, Inc. measured the impact that traffic volumes had on these roadways using an engineering method called "level of service" (LOS). Levels in this study range from A to F with "A" offering the best level of service and "F" providing the worst. Residential collectors with two 12 foot travel lanes and eight foot parking lanes on each side (such as Sierry Peaks Drive) has a carrying capacity of 7,100 vehicles a day at LOS C, and 10,900 at LOS D. The actual *functional capacity* of the roadway is based on how arterial intersections accommodate peak hour volumes. The LOS designation pertains only to peak hour demands and does not reflect 24-hour conditions.

The result of BRW's study showed a projected level of services of LOS A for Downer Trail north of Oregon Avenue, LOS B for Oregon Avenue west of Gail Gardner Way, and LOS C for Sierry Peaks Drive south of Iron Springs Road.

Many residents in Forest Trails were concerned with the unimproved section of Sierry Peaks Drive east to Iron Springs. This unimproved section reduces level of service for through traffic at this point. During an emergency, the inadequate width of this street could cause major traffic congestion. The planning group recommended that the city address the need for improvements on this portion of Sierry Peaks Drive.

### Implementation of the Adopted West Prescott Traffic Plan

Full implementation of the adopted West Prescott Traffic Plan is dependent on the completion of the new east-west connector between Gail Gardner Way and Downer Trail, and Downer Trail between Sierry Peaks Drive and the new connector. Based on previous agreements, certain segments would be improved before these improvements were made. The adopted alignment of the new east-west connector between Gail Gardner Way and Downer Trail parallels the assisted care facility road at its eastern end. The planning group wanted to mitigate adverse impacts on this facility caused by through traffic through plan design.

Residents participating in the West Side Neighborhood planning process objected to partial implementation of the adopted traffic plan. Concerns have been expressed over the safety of bicyclists, pedestrians, equestrians and vehicles using these roadways. Residents would like an emergency access gate be installed on Sierry Peaks Drive west of Downer Trail that would remain in place into the plan is fully implemented.

The planning group recommends that the emergency access gate remain in place until certain through roadways are constructed and opened to traffic. These roadways include Downer Trail from Oregon Avenue to Sierry Peaks, Downer Trail from Sierry Peaks Drive to the east-west connector, and the east-west connector from Downer Trail to Gail Gardner Way.

### Emergency Access

Because the West Side Neighborhood is located in a heavily wooded area, there was major concern over the lack of emergency fire evacuation routes in this neighborhood. As a result, five additional access routes have been identified (Exhibit 11).

### Drainage

Major drainage concerns must be addressed during design phases for the improvement of Downer Trail. The Downer Trail neighborhood has expressed interest in being part of this process.

### Traffic Calming\* Alternatives

Implementation of traffic calming measures during the improvement of Downer Trail (before the segment between Sierry Peaks to Oregon Avenue is complete) was also a high priority for West Side Neighborhood residents. The planning group recommends that traffic calming measures be included in the design phase of this corridor, and other corridors throughout the planning area. Scope of work for design consultants should include improvements to ingress and egress of residential property owners with frontage on these streets. Again, residents have requested to be a part of the design phase of this process.

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\* See Glossary

## CIRCULATION GOALS AND OBJECTIVES

**GOAL:** Improve circulation in West Prescott neighborhood, provide adequate emergency access and preserve neighborhood character by even dispersal of traffic generated by development.

### **OBJECTIVES**

- Ensure the crash-gate at Downer Trails and Sierry Peaks Drive does not come down until the east-west connector is completed and operational, and the full circulation plan is implemented.
- Implement future traffic calming on Oregon Avenue and Downer Trail and include neighborhood members in design phases to ensure pedestrian safety.
- Address and correct inadequate road widths on Sierry Peaks Drive between Iron Springs Road and Forest Trails.
- Provide additional emergency access points in accordance with Exhibit 11.
- Save mature trees in new and planned road widening by including them in road design, or replanting them.
- Revise development agreements with appropriate parties to reflect recommendations of this plan.
- When traffic levels warrant, stripe turn lanes, and make other recommended improvements on Sierry Peaks Drive.
- Preserve trees by boxing and transplanting during street widening, and creating road design to minimize their removal.
- Create road design to preserve boulders whenever possible and reduce traffic speeds to ensure safety and lessen the impact of motorized traffic.

## SUMMARY OF ACCOMPLISHMENTS

The many successes of the West Side Neighborhood planning process can be attributed to the commitment of involved residents. A tremendous amount of time and energy was put into identifying opportunities and priorities in this neighborhood.

The overall goal of West Side Neighborhood residents is to preserve the unique character of this neighborhood. Recommendations outlined in this plan work towards this goal. Improvements to land-use and circulation, as well as methods to preserve open space and trails, were prioritized as a way to retain the character of this area.

### *Historic Preservation*

Preservation of the unique historic identity of the West Side Neighborhood is a major priority for area residents. The first step of this goal will be nomination of the Mile High Park as a National Register District. A subsequent process to form a Historic Preservation Overlay District will offer some protection for historic structures as this area faces development pressures.

### *Preservation of Existing Development Patterns*

West Side Neighborhood residents are interested in preserving the large lot topographically sensitive development pattern that currently exists. Rezoning, PAD clustering and development agreements are recommended mechanisms to replicate existing densities on newly developed tracts, and to preserve natural features.

### *Preservation of Trails and other Unique Features*

Residents have prioritized the preservation of trails, open space and other unique features in this neighborhood. Maintaining existing trails and creation of new trails will be accomplished with the development of an interconnected pedestrian trail system. Preservation of Miller Creek will be encouraged through the dissemination of information to adjoining property owners. Preservation of trees and boulders is also important to the planning group.

Protection of petroglyphs on the Dalke property will be encouraged through development agreements and other planning tools. Preservation of mature trees and boulders will be accomplished through sensitive road planning and design.

### *Fire Safety*

Fire safety and evacuation was a major concern for residents in the West Side Neighborhood. As a result of planning discussions, the emergency generator program was given high priority for water delivery during power failures. The area will be "on-line" by April of 1999.

Concern over potential emergency access in the case of forest fires was also expressed in neighborhood meetings. As a result, additional emergency access points will be implemented as part of the traffic plan.

### *Drainage*

Consideration for drainage on Downer Trail was also prioritized. Residents will have the opportunity to participate in the design phase of this project. Curb and gutter, or the use of bar ditches and swales are options for this as traffic calming devices.

### *Pedestrian Safety*

Speed of vehicles on Oregon Avenue and Downer Trail when the east/west connection is completed was also a major concern for neighborhood residents. There was interest in the formation of a sub-committee to address traffic mitigation options.

### *Assisted Care Facility Concerns*

If the east/west connection is made, residents in the assisted care facility are concerned that there will be an adverse impact on their quality of life. Residents will be involved with the design phase of this project to mitigate adverse impacts caused by the connection of roads to this facility.

Although the West Side Neighborhood Plan consists of four smaller neighborhoods, one of the greatest desires of the planning group was to come together as one. Not too many years ago these neighborhoods had very different opinions, goals and desires. At times the areas went head to head over these differences. Throughout the process the members listened to each other's concerns and realized they were not far apart on what their expectations for the neighborhoods were. Playing an active role in bringing the neighborhoods together was very rewarding for the planning staff as well as the planning participants.

## PLAN IMPLEMENTATION

Every year, and more often if entitlements are pursued, the West Side Neighborhood plan will be reviewed. Neighborhood Services will remain in close contact with the citizen committee to ensure the plan is kept updated, and concerns continue to be addressed.

## GLOSSARY OF TERMS

**Annexation** - to incorporate into an existing state, county or city.

**Business A (BA)** - Business uses that generally attract customers city wide and generally require significant on site parking, visibility, and access from arterial and collectors.

**Bungalow** - a one-story gable roofed house associated with Classic or Craftsman's construction

**Covenants, Conditions and Restrictions (CCR)** - binding agreements made between the homeowner and its governing agency, usually homeowners association.

**Cul-de-sac** - a dead-end street.

**Development Agreement** - binding, legal agreement between two or more parties requiring each party to honor the agreement. It goes with the land, and not the owner.

**Historic Preservation District** -

**Homeowners Association (HOA)** - A governing body that is responsible for monitoring activities and CC&R's within a designated subdivision.

**Master Planned Subdivision** - defined in zoning code as a plan map or series of maps with associated reports designed to describe with a reasonable degree of certainty all of the following:

- a. The proposed uses of the site and locations thereof.
- b. The boundaries of the site
- c. Significant topographical and other natural features affecting development of the site
- d. The location on the site of proposed buildings, structures, and other improvements such as recreational amenities.
- f. Location of all existing and the general location of proposed utilities and other infrastructure on the site, including water, sewer, roads, trails and other pedestrian amenities
- g. The location of designated open space and project perimeter buffers.
- h. The Council approved master plan map and a Memorandum of Master plan shall be recorded with the County assessor.

**Metes and Bounds** - legal description of property not associated with a subdivision

**Moratorium** - A suspension of action.

**PCPA** - Prescott Creeks Preservation Association

**Petroglyphs** - an ancient line drawing or carving on a rock.

**Planned Area Development (PAD)** - Subdivision with at least 20% of area designated as open space.

**Platted** - legal process for subdividing land and selling lots.

**RA-35** - Residential zoned land allowing one unit per 35,000 square feet.

**RA-18** - Residential zoned land allowing one unit per 18,000 square feet.

**RA-12** - Residential zoned land allowing one unit per 12,000 square feet.

**RA-9** - Residential zoned land allowing one unit per 9,000 square feet.

**RC** - Residential zoned land allowing multi-family dwellings, and limited home occupations.

**RCU2A** - 2-acre minimum residential lot zoning within Yavapai County.

**R1L35** - 1 acre minimum residential lot zoning within Yavapai County.

**R1L70 PAD** - residential Planned Area Development,

**RBMH** - Residential zoned land allowing multi-family dwellings and manufactured homes.

**RCD** - Recreation community district - District that promotes the development of high quality environmentally compatible resident areas that contain necessary ancillary commercial, public and semi-public facilities and services. Such mixed uses shall be associated with significant recreational uses.

**Redevelopment** – to restore to a better condition.

**Rezone** – To change the existing zoning.

**Subdivision** - the splitting of four lots or more or two lots and creation of a street.

**Traffic Calming** – Physical changes to a roadway designed to permanently reduce speed and excessive traffic.

**Unplatted** – land that has not been subdivided.

**Viewshed** - a defined area that can be seen from specific spots defined by elevation.

APPENDIX A  
*Developer Comments*

## STONE HOLLOW LLC

FAX MEMO

TO

City of Prescott  
Laurie Hadley

PHONE #

520-776-6363

FAX #

520-776-6255

FROM

Stone Hollow LLC  
Michael G. Harty

PHONE #

494-4000

CELLULAR #

625-2500

March 24, 1999

RE: West Side Neighborhood Specific Area Plan

Dear Laurie,

This letter is in response to our meeting on 3/18/99 which included Stone Hollow's planner, Mike Haywood, and Ramona Mattix, and Catherine Finneran.

Per our discussions, Stone Hollow LLC objects to the language in the first paragraph on Page 18 that states as follows: *"This property has the potential to accommodate as east/west connector (described further in the West Prescott Circulation Section) as a component of development as well as trail alignment."*

We believe this statement is contrary to the City's transportation plan called Scenario 6 which was adopted many years ago. Exhibit #12 in the area plan clearly shows the E-W Connector on the parcel called Downer Trail Subdivision/The Preserve. By virtue of the Preserve's recorded plat, this E-W Connector is already a dedicated City street. In addition, this alignment was cut and graded at considerable expense many years ago. For reference, the area plan Exhibits 1, 3, 4, 7, 8, 9, 10, and 11 are not accurate. Please see the area plan Exhibits 5 & 6 for an accurate depiction of the existing graded road on The Preserve.

Further, we understand the City recently reiterated their position that the E-W Connector is the existing road located on The Preserve, and as a result the owner withdrew a recent submittal to replat the parcel.

In view of these and other facts, Stone Hollow LLC hereby requests that the West Side Neighborhood Specific Area Plan omit any mention of the East-West Connector as it relates to our acreage. The area study should not burden our property with this comment when it is clearly not pertinent to our parcel. The E-W Connector is dedicated, cut, and graded on The Preserve parcel.

## STONE HOLLOW LLC

The area study also states: *"The Downer Trail (The Preserve) subdivision and Stone Hollow LLC have potential to provide additional access points to this neighborhood. Some sharing of costs, alignments and other necessary plan improvements should be required depending on the timing and physical suitability of improvements."*

In the event Stone Hollow LLC proceeds with a development, we will certainly provide fully adequate access for our subdivision. We do not believe the City should look to Stone Hollow LLC to solve long standing regional transportation issues. Traffic generated by present and future projects located miles from the Stone Hollow location will utilize the circulation routes planned in this west side neighborhood area. For example, there is Business A zoning on vacant acreage in the Forest Trails subdivision. Certainly this commercial project will generate significant trips on these planned roads. There are numerous new projects in the Williamson Valley area that will also utilize these planned roads. If there is going to be *"some sharing of costs"*, this sharing should be spread out regionally.

We hereby request a change to this language that reflects a much wider perspective for solving this regional circulation problem.

Please forward this letter to the Planning & Zoning commission and include it in the public record for this case. Please call me if you have questions and I will call you to follow up. Thank you.



Michael G. Harty  
Administrative Member

cc: Paul Roberts  
Mike Haywood

**DONALD  
MYERS**  
Company

Real Estate Development

March 22, 1999

VIA FACSIMILE - 520-776-6255

Ms. Ramona Mattix  
City of Prescott  
P.O. Box 2059  
Prescott, Arizona 86302

re: The Club at Forest Trails

Dear Ramona:

Thank you for clarifying the effects/consequences of agreeing to amend the Forest Trails Masterplan relative to the land use of The Club.

We, the City of Prescott and Donald D. Myers Company, understand that the time extension for filing a final plat for The Club will be considered by City Council with the stipulations agreed to at the time of preliminary plat approval, and, with the additional stipulation of filing an amended Masterplan relative to The Club property within 12 months of approval of the Final Plat filing time extension.

The filing of an Amended Masterplan is acceptable to Donald D. Myers Company based upon the following understandings:

1. The zoning remains BA until a final plat is approved. The zoning will be amended for only that property which is subject of the final plat.
2. That the allowable uses for the property shall be those allowed by the underlying zoning regardless of the use ascribed by the masterplan.
3. The Amended Masterplan required to be filed may indicate residential and commercial uses as determined by Donald D. Myers Company.
4. Donald D. Myers Company may further amend the Amended Masterplan as required to utilize the underlying zoning.

4841 N. Scottsdale Road, S-103  
Scottsdale Arizona 85251

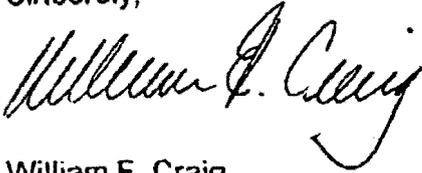
☎ 602-990-0738

☎ 602-990-0782

As we have indicated in the past, Donald D. Myers Company would consider commercial properties that fit into the character of the neighborhood, and be beneficial to the neighborhood. While we will accept the stipulation for amending the Masterplan based on the above understandings, we believe that the Amended Masterplan may confuse the public as to what could eventually be developed on the property based upon the underlying zoning.

If you have any questions , please contact me.

Sincerely,



William F. Craig

WFC/do  
MATTIX.322.wpd

RAMONA MATTIX  
Planning Director  
City of Prescott, AZ

March 23, 1999

PAUL HICKS  
011-64-3-249-8470

Dear Ramona

I just received by surface mail your letter of March 5 with the final phases of the West Side plan. I want to congratulate you and Laurie Hadley for such an excellent, professionally put together plan. This is a fine example of what Prescott has needed for years...well done! I hope this fax will allow my input to reach you in time-even though I did not get it to you prior to March 19. (incidentally it's been a "fine" summer and excellent fishing here in New Zealand) We return to Prescott April 15th.

Concerns I have: ① My 50 acre residential land on pg.19 of the Jan. draft you state this should be zoned RA-35 when annexed. This is less density than neighboring Forest Trails RA-12 & 18, but I can accept RA-35. However in your final draft pg.19, you put it as RA-35-2 acre minimum. I can not accept this recommendation. There is no area in the entire plan with this large a lot size being required. I would like a letter of commitment from the City saying upon annexation (when ever that may be-open time limit) that a rezone to RA-35 would be assured or diligently requested by the City... therefore item #11 on page 22 should be RA-35-not 2 acre zoning.

② Page 23 of your Jan. draft-4th item "provide north easement and public access point" is a matter of record on the original master plan. Therefore it should be required. However, a later amended master plan for adjacent Forest Trails omitted this south easement and it also did not include the Hicks property-listed as "not included". Therefore the only master plan effecting Hicks property is the first one-which must be accepted. However, in your final draft pg.15, no additional access point is mentioned and only a requirement placed on me to provide a public easement. As you know I only have an easement for ingress on the East. (no easement for utilities) and as you are aware the possibility of receiving an additional access from Forest Trails have been pursued-so far unsuccessfully. Therefore, the City has allowed this Hicks B.A. property to become accessible at only one point by disregarding the original master plan and accepting a preliminary plan of the Club which did not provide a southern access point as was required by the original and only master plan effecting the Hicks BA property. Now on pg.22 of your final draft, you put a condition of 2 access points prior to development-a condition I can not meet. So this requirement appears to be a "taking of value", if it's a condition prior to development. My suggestion is to require one access and work toward assisting me to acquire a second one. ③ Down zoning of Hicks BA property: I can approve the change only if these other issues can be addressed. I like the new RCD zoning for application to this parcel, but I would like the RCD to also be put on the small triangular parcel just north of the 18 acre BA and also place RCD zoning on the approximately 2.45 acre parcel just north of the triangular one-fronting Sierry Peaks and lying just east of the 7th Day Adventist. So I would request upon annexation of those 2 parcels, when the 7th Day Adventist annexate and zone RCD that my 2 parcels be included in the rezone to RCD. Thus pg. 23 of final draft items 324 should read RCD for Hicks BA 18 acres and 2 adjoining parcels of approx. 5.4 acres additional for a total of 23.4 acres RCD.

I can help the planning group with two concerns voiced in the original draft-pg.27-access to Nat. Forest. I've got an exciting plan that would allow a foot trail off Sierry Peaks Dr. thru scenic rock terrain south along the City limits and avoid walking on sidewalks along a collector road. Also, I can help the group address concerns on pg. 29 (of Jan. draft) 3rd paragraph, about secondary outlet to assist Sierry Peaks for an emergency. I'll discuss these two items when I return, but please see if you can incorporate my concerns.



### West Side Planning Group

Front row: Bonnie Lau, Barbara Funk, Laurie Hadley

Back row: Bill Lau, Paul Tilyou, Dean Myers, Ollie Taylor, Bob McLandress

Not Pictured: Jim Tilley, Frank & Helen Parsons, Cathie Hayden, Elisabeth Ruffner, Al Williams, Carol Russell, Shirley Colagrossi, Jeff Deming, Linda Averill, Arthur Anderson

A special thanks to the planning group. The dedication and effort these members exhibited was exceptional.