



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, AUGUST 10, 2017
9:00 AM**

**COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, AUGUST 10, 2017, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode
	Bill Sim

III. REGULAR ACTION ITEMS

1. RZ17-003, Deep Well Ranch Rezoning is to rezone approximately 1,800 acres and is generally located at the northwest corner of the Highway 89 and 89A interchange. The request is to rezone Mixed Use (MU), Single-family-18 (SF-18), Industrial Light (IL), Multi-family High (MF-H), Business Regional (BR) to Specially Planned Community (SPC) District. Owner is James Deep Well Ranch LLC.
2. MP17-005, Deep Well Ranch Master Plan and Airport Specific Area Plan text amendment associated with RZ17-003.

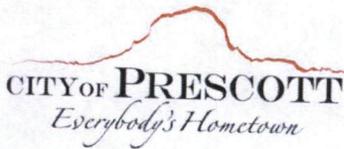
IV. ADJOURNMENT

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on August 4, 2017 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Administrative Specialist
Community Development Department



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: August 10, 2017

DEPARTMENT: Community Development

AGENDA ITEM: Introduction and discussion of proposed Deep Well Ranch rezoning to SPC and adoption of a Master Plan

Approved By:

Date:

Director:	Guice, Tom	
Planning Manager:	George Worley	
Community Planner:		

Item Summary

A proposal to rezone properties to the Specially Planned Community (SPC) has been submitted for the portion of the Deep Well Ranch within the city limits of Prescott. The SPC district requires a master plan to address and control land uses and other development aspects within the area covered by the SPC zoning district. The planning group employed by Deep Well Ranch has submitted an extensive master plan for the development and seeks review and, ultimately, a recommendation from the Planning and Zoning Commission. To this end, in addition to the regular Planning and Zoning Commission meeting of August 10th, staff has arranged meetings on August 17th and August 24th with a possible vote at the Commission's regular meeting of August 31st.

Background

The SPC concept allows the developer and the City great flexibility in the design of projects. The Deep Well Ranch planners have produced an extensive document addressing many aspects of development. In many cases their approach to regulating development is different than that adopted into the Land Development Code (LDC). Because of the significant differences, it is recommended that the Planning and Zoning Commission's review of the master plan be broken down into certain topic areas with the recommended meeting topics as follows:

1. August 10th - A general introduction to the plan and discussion of the certain basic concepts. This would include discussion of the Land Use Group concept employed by the plan and permitted uses. This discussion will include Section 4 and Section 6.

AGENDA ITEM: Deep Well Ranch rezoning to SPC and adoption of a Master Plan

2. August 17th – Design guidelines, open space, landscaping and parking. This discussion will include Section 7, Section 9, Section 10 and Section 13.
3. August 24th – Discussion of the remaining general development standards topics. This will include Section 8, Section 14 and Section 15. Any remaining topics from the previous meetings can also be discussed.
4. August 31st – This is the public hearing for the rezoning and the master plan. Further discussion of the plan can be had, as the Commission desires.

The rezoning to SPC is on the agenda; however it is the master plan that contains all of the development details. For that reason, staff has focused all of the meeting topics on the various sections of the master plan.

Attachments

1. Deep Well Ranch Master Plan

Recommended Action: None at this time