

**Planning and Zoning Commission Agenda Memo
September 10, 2015**

DEPARTMENT: Community Development

AGENDA ITEM: Deep Well Ranches North - ANX15-001, MP15-001 and RZ15-004 comprising approximately 1304 acres. City initiated applications including portions of APNs 102-01-213U, 102-001-213W, 102-04-001F, 102-04-010C, 102-04-010E, 102-05-324P, 102-05-324H, 102-05-324N, 102-05-003, 102-01-213Q [Owner: James Deep Well Ranches #1, Brooke and City of Prescott]

Approved By:

Date:

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| Department Head Tom Guice | |
| Planning Manager George Worley | |
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Item Summary

This is a City-initiated annexation, master plan amendment and rezoning of ± 1304 acres located west of the Prescott Municipal Airport (Attachment 1). The subject property is bounded on the east by State Route 89 and on the south by the Pioneer Parkway. The property is currently vacant. This annexation is subject to the Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), as the area is greater than 250 acres.

The proposed rezoning comprises the following approximate acreages (Attachment 2) and is consistent with the General Plan, Airport Master Plan and Airport Specific Area Plan:

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|--------------------------|-----------|
| Industrial Light (IL) | 105 acres |
| Business Regional (BR) | 141 acres |
| Multi-family High (MF-H) | 193 acres |
| Mixed Use (MU) | 20 acres |
| Single Family 18 (SF-18) | 809 acres |

Update

There were no questions or comments received from the public regarding this large annexation area. As staff noted at the August 27th meeting, much of this annexation area will develop with commercial or industrial uses. The eastern half of the area is covered by portions of Airport Impact Zones and the proposed zoning districts conform to the Impact Zones to assure land use compatibility with airport operations.

Next Steps

The Planning and Zoning Commission will have an opportunity to make a recommendation to amend the previously adopted master plan on September 10th. This

action formally begins the sixty-day public review period required by Proposition 400. A blank petition, annexation map and legal description will be filed with the Yavapai County Recorder's Office. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. Following the sixty-day review period and after the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

At the November 10th meeting the City Council will hold a public hearing and consider adopting ordinances annexing the subject property with city equivalent zoning. The Council will also consider amending the Master Plan, adopting an ordinance rezoning the subject properties to be consistent with the General Plan (attachment 3), Airport Specific Plan (attachment 4) and the annexation Master Plan (attachment 5).

Attachments

- 1) Annexation map
- 2) Rezoning map
- 3) General Plan map
- 4) Airport Impact Zones map
- 5) Master plan

Move to recommend:

- 1) Approval of annexation (ANX15-001) of 1304 acres of land adjoining the corporate limits of Prescott,
- 2) Establishment of the initial City zoning of RE-2 acre and BG for the annexed area
- 3) Rezoning of the annexation area to SF-18, MF-H, MU, BR and IL (RZ15-004), and
- 4) Amending the adopted Master Plan, changing the ranching designation of Section 27 to Low-Medium Density Residential.