

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

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Deep Well Ranches South - ANX15-002 and RZ15-005 comprising approximately 321.3 acres. City initiated application includes five parcels sharing APN 106-04-001D [Owner: James Deep Well Ranches #1]

**Approved By:**

**Date:**

<b>Department Head</b> Tom Guice	
<b>Planning Manager</b> George Worley	

**Item Summary**

This is a City-initiated annexation and rezoning of ± 321.3 acres located west of the Pinon Oaks Subdivision (Attachment 1). The subject property is bounded on the east by Pinon Oaks, on the west by Williamson Valley Estates (county) and on the south by Pioneer Park. The property is currently vacant. This annexation is subject to the 2009 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 proposed rezoning comprises the following approximate acreages (Attachment 2):

Multi-family High (MF-H)	42.29 acres
Single Family 18 (SF-18)	279.01 acres

**Update**

At the Planning and Zoning Commission’s meeting of August 27<sup>th</sup>, a number of nearby residents spoke to the Commission about their concerns relating to the annexations. Following is a summary of those concerns and staff responses:

Road connectivity – Several residents of Pinon Oaks and Williamson Valley Estates expressed concern for potential traffic in their neighborhoods when this are eventually develops. *As explained by staff, the primary connectivity will be from Pioneer Parkway via a new road, with only secondary residential street connectivity into the existing neighborhoods. Pioneer Parkway was designed to permit two street extensions north to, and through, the annexation area. The extension of a roadway at the east side of the annexation area could even provide connection to Spearmint Way, creating a second exit for the neighborhood. The recently ratified 2015 Prescott General Plan includes a Circulation Map depicting the major road alignments in this area (attachment 4).*

Water – A number of attendees asked about or expressed concerns for the availability of water to serve the annexed area or about water pressure to the area. Water has two aspects in Arizona, legal availability and physical availability. *The property owner has water legally available to serve the potential development of the area. A water service*

*agreement was approved in 2008, at about the time of the pre-annexation agreement. The physical availability will be provided when infrastructure is installed to serve the annexations area. In almost all cases, that installation is the responsibility of the developer. The City will participate in the review of the design and will ensure that looped connections are installed. An improvement to the water (and sewer) infrastructure in the annexation area will most likely improve the service to existing homes in Pinon Oaks.*

Open Space – Several comments were made about Pioneer Park open space. *The potential for road connections through Pioneer Park to the annexation areas and beyond was known prior to the construction of Pioneer Parkway through the park. The design of Pioneer Parkway included two points for connecting those roads. The possibility of those roads has been known and planned for nearly 20 years. Prior to that, a road known as College Park Road was planned to run west from Willow Creek Road and connect with Williamson Valley Estates. That roadway concept was abandoned with the approval and construction of Pioneer Parkway.*

## **Next Steps**

The Planning and Zoning Commission will have an opportunity to make a recommendation to ratify the previously adopted master plan on September 10<sup>th</sup>. This action formally begins the sixty-day public review period required by Proposition 400. 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.

Council will also consider approving the amended Master Plan and the ordinance rezoning the subject properties to be consistent with the General Plan (attachments 3 & 4), and the annexation Master Plan (attachment 5).

## **Attachments**

- 1) Annexation map
- 2) Rezoning map
- 3) General Plan Land Use map
- 4) General Plan Circulation map
- 5) Master plan

Move to recommend:

- 1) Approval of annexation (ANX15-002) of 321.3 acres of land adjoining the corporate limits of Prescott,
- 2) Establishment of the initial City zoning of RE-2 acre for the annexed area
- 3) Rezoning of the annexation area to SF-18 and MF-H (RZ15-005), and
- 4) Ratification of the previously adopted Master Plan for the purpose of beginning the 60-day public comment period.