PLANNING & ZONING COMMISSION
AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 27, 2015
9:00 AM

CITY COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207

The following agenda will be considered by the PLANNING & ZONING COMMISSION at its REGULAR MEETING to be held on THURSDAY, AUGUST 27, 2015, at 9:00 AM in the City 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

<table>
<thead>
<tr>
<th>MEMBERS</th>
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<tbody>
<tr>
<td>Tom Menser, Chairman</td>
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<tr>
<td>Ken Mabarak, Vice-Chairman</td>
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<tr>
<td>Joe Gardner</td>
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<tr>
<td>Len Scamardo</td>
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<td>George Sheats</td>
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<td>Terry Marshall</td>
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<td>David Stringer</td>
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III. REGULAR ACTION ITEMS


IV. PUBLIC HEARING ITEMS

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. 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 20, 2015 at 3:00 p.m. in accordance with the statement filed with the City Clerk’s Office.

[Signature]

Darla Eastman, Administrative Specialist
Community Development Department
Planning and Zoning Commission Agenda Memo
August 27, 2015 (Public Hearing Sept 10, 2015)

DEPARTMENT: Community Development

AGENDA ITEM: Public Hearing - Deep Well Ranches North - ANX15-001, MP15-001
and RZ15-004 comprising approximately 1304 acres. City initiated applications
including portions of APNs 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A,
102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q [Owner:
James Deep Well Ranches #1, Brooke and City of Prescott]

Approved By:                                      Date:

Department Head  Tom Guice  
Planning Manager  George Worley

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. Requirements of Proposition 400 include:

- A Master Plan showing proposed uses and locations, boundaries of the site, and
  significant natural features affecting development
- A 60-day public comment period following the Planning and Zoning
  Commission’s vote on the Master Plan (or, in this instance amendment of the
  existing plan) and prior to the Council voting on the annexation ordinance
- Commitment to recharge, within the Prescott Active Management Area, all
  effluent generated by development in the annexed area

A major component of the Master Plan is the rezoning of various parcels from the
current county zoning to the approved land uses. During the General Plan update
process the land use map designation for the area north of Bottleneck was changed to
residential from the previous Ranching use designation. The Master Plan is being
amended to reflect this change (Attachment 2)

A rezoning of various parts of the annexation area to industrial (Industrial Light),
commercial (Business Regional), Mixed Used, Multi-family and Single-family residential
is proposed to allow for the development of the uses shown on the Master Plan and
compatible with the General Plan, and the Airport Specific Area Plan land use
designations for the property.
The proposed rezoning comprises the following approximate acreages (Attachment 3):

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>Industrial Light (IL)</td>
<td>105</td>
</tr>
<tr>
<td>Business Regional (BR)</td>
<td>141</td>
</tr>
<tr>
<td>Multi-family High (MF-H)</td>
<td>193</td>
</tr>
<tr>
<td>Mixed Use (MU)</td>
<td>20</td>
</tr>
<tr>
<td>Single Family 18 (SF-18)</td>
<td>809</td>
</tr>
</tbody>
</table>

Background

The General Plan was adopted in 2003, and is the guide for land use and related decisions in the City. The updated plan (2015) was approved by the City Council on April 14th and the ratification of the plan is a ballot measure on the August 25th primary ballot. Both the 2003 and updated 2015 General Plan acknowledge the Prescott Municipal Airport for its importance in regional economic development and encourage compatible growth in the airport area.

In 2011, the Airport Master Plan was updated to better reflect new FAA design standards related to airport impacts. A significant portion of the Deep Well Ranches property is influenced by these impact zones, making the area more suitable for higher intensity industrial, commercial, mixed use in many areas and residential land uses in appropriate locations (Attachment 4).

City Services and Financial Impacts

The existing Utilities Master Plans will guide water and sewer infrastructure development for the area. Water has been allocated to the property based on the requirements set forth in the Deep Well Ranches Pre-Annexation Agreement. Transportation-related decisions will be made in accordance with the Airport Area Transportation Plan. All related improvements will be built to City standards. An independent cost-benefit analysis, as required by Proposition 400, will be presented by Sarah Murley of Applied Economics at the October 6, 2015 City Council Public Hearing.

The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered and states that annexation priorities are property with potential commercial or industrial uses, new residential development and property located in relationship to long-term goals of the City. Resolution 3878 sets forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The Financial Review Committee will review the analysis prepared by Applied Economics prior to it being presented to City Council. The analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation and subsequent development.
Next Steps

At such time as the Planning and Zoning Commission makes a recommendation on the master plan amendment, a blank petition, annexation map and legal description will be filed with the County Recorder. This action formally initiates the annexation process and begins the sixty-day public review 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. At such time as 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 10\textsuperscript{th} 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 approving the amended master plan and adopting ordinances rezoning the subject properties to be consistent with the General Plan, Airport Specific Plan and Airport Master Plan.

Attachments

- Annexation map
- Master plan
- Rezoning map
- Airport Impact Zones map
- General Plan map

No action on August 27, 2015. Public Hearing and vote on September 10, 2015. Suggest Motions will be provided at that time.
ANNEXATION TO THE
CITY OF PRESCOTT
SECTIONS 26, 27 & 35, T15N, R2W
G&SB&M, YAVAPAI COUNTY, ARIZONA

APPROVAL

THIS PLAT WAS PREPARED BY AS DURING THE 60 DAYS OF JUNE, 2023, AS REQUIRED BY 37-107, AS AMENDED.

SHELTON THOMAS, C.P.E., R.D.S.
PLANNING ENGINEER

SHEETS: 24 X 36
Planning and Zoning Commission Agenda Memo
August 27, 2015 (Public Hearing Sept 10, 2015)

DEPARTMENT: Community Development

AGENDA ITEM: Public Hearing - 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: Tom Guice

Planning Manager George Worley

Item Summary

This is a City-initiated annexation and rezoning of ± 321.3 acres located west of the Pinion Oaks Subdivision (Attachment 1). The subject property is bounded on the east by Pinion 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 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. Requirements of Proposition 400 include:

- A Master Plan showing proposed uses and locations, boundaries of the site, and significant natural features affecting development
- A 60-day public comment period following the Planning and Zoning Commission’s vote on the Master Plan (or, in this instance amendment of the existing plan) and prior to the Council voting on the annexation ordinance
- Commitment to recharge, within the Prescott Active Management Area, all effluent generated by development in the annexed area

A major component of the Master Plan is the rezoning of various parcels from the current county zoning to the approved master plan land uses. The Master Plan is already in place and requires no amendment for this annexation and rezoning.

A rezoning of various parts of the annexation area to Multi-family and Single-family residential is proposed to allow for the type of development depicted on the Master Plan and, to be compatible with the General Plan and the Airport Specific Area Plan land use designations for the property.

The proposed rezoning comprises the following approximate acreages (Attachment 3):

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

The General Plan was adopted in 2003, and is the guide for land use and related decisions in the City. The updated plan (2015) was approved by the City Council on April 14th and the ratification of the plan is a ballot measure on the August 25th primary ballot. Both the 2003 and updated 2015 General Plan acknowledge the Prescott Municipal Airport for its importance in regional economic development and encourage compatible growth in the airport area.

In 2011, the Airport Master Plan was updated to better reflect new FAA design standards related to airport impacts. None of this portion of the Deep Well Ranches property is influenced by these impact zones, making the area suitable for a mix of single-family and multifamily residential land uses.

City Services and Financial Impacts

The existing Utilities Master Plans will guide water and sewer infrastructure development for the area. Water has been allocated to the property based on the requirements set forth in the Deep Well Ranches Pre-Annexation Agreement. Transportation-related decisions will be made in accordance with the Airport Area Transportation Plan. All related improvements will be built to City standards. An independent cost-benefit analysis, as required by Proposition 400, will be presented by Sarah Murley of Applied Economics at the October 6, 2015 City Council Public Hearing.

The City of Prescott’s adopted Annexation Policy (Resolution 2739) describes factors to be considered and states that annexation priorities are property with potential commercial or industrial uses, new residential development and property located in relationship to long-term goals of the City. Resolution 3878 sets forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The Financial Review Committee will review the analysis prepared by Applied Economics prior to it being presented to City Council. The analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation and subsequent development.

Next Steps

At such time as the Planning and Zoning Commission makes a recommendation on the master plan amendment, a blank petition, annexation map and legal descriptions will be filed with the Yavapai County Recorder’s office. This action formally initiates the annexation process and begins the sixty-day public review 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. At such time as 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 adopting the ordinance rezoning the subject properties to be consistent with the General Plan, Airport Specific Plan and the annexation Master Plan.

Attachments

- Annexation map
- Master plan
- Rezoning map
- Airport Impact Zones map
- General Plan map

No action on August 27, 2015. Public Hearing and vote on September 10, 2015. Suggested Motions will be provided at that time.