



# PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, June 13, 2019  
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, June 13, 2019 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	
George Sheats, Chairman	Ted Gambogi
Jared Nanke, Vice-Chairman	Mel Roop
Terry Marshall	George Lee
Ken Mabarak	

**III. REGULAR AGENDA ITEM**

1. Approval of the May 30th, 2019 Meeting Minutes.
2. Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates.

The proposal includes rezoning portions of the property from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential.

Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

**2a). MPA19-001:** Master Plan Amendment to Granite Dells Estates Phases 3, 4, and 5, as a Planned Area Development (PAD) encompassing four parcels.

**2b). GNP19-001:** General Plan Amendment amending the General Plan Land Use Designations, for portions of parcels, from Very Low Density Residential to Low-Medium Density Residential

**2c). PLN19-011:** Zoning Map Amendment (Rezoning) for the four parcels, with rezoning of portions of parcels from R-2 Acre and SF-35 to SF-9

**2d). PLN19-016:** Subdivision Preliminary Plat for 695 single-family lots in Master Plan PAD Phases 3, 4, and 5, on 538 acres, with lot sizes ranging from 7,800 to 76,202 square feet, with associated Zoning Map Amendment for SF-9 zoning.

- IV. STAFF UPDATES
- V. SUMMARY OF CURRENT OR RECENT EVENTS
- VI. ADJOURNMENT

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**CERTIFICATION OF POSTING OF NOTICE**

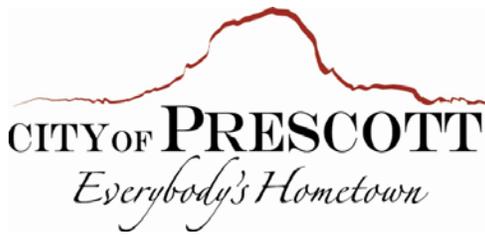
The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on 6/19/19 at 5:00pm in accordance with the statement filed with the City Clerk's Office.

Maureen Scott

Maureen Scott, City Clerk

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**THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at [www.azrelay.org](http://www.azrelay.org).**



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## I. CALL TO ORDER

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## III. REGULAR AGENDA ITEM

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Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

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**IV. STAFF UPDATES**

**V. SUMMARY OF CURRENT OR RECENT EVENTS**

**VI. ADJOURNMENT**

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**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 \_\_\_\_\_ at \_\_\_\_\_ in accordance with the statement filed with the City Clerk's Office.

\_\_\_\_\_  
Maureen Scott, City Clerk

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**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on May 30, 2019 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA**

**I. CALL TO ORDER**

Chairman Sheats called the meeting to order at 9:00 a.m.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
George Sheats, Chairman	George Worley, Planning Manager
Ken Mabarak	Michelle Chavez, Recorder
Terry Marshall (Absent)	Bryn Stotler, Comm. Development Director
Jared Nanke, Vice Chair	<b>COUNCIL</b>
Ted Gambogi	Councilman Phil Goode
Mel Roop	Councilman James Lamerson
George Lee	

**III. REGULAR AGENDA ITEM**

1. Approval of the February 14, 2019 Meeting Minutes.

***A motion was made by Commissioner Gambogi to approve the February 14, 2019 minutes. The motion was seconded by Commissioner Mabarak and approved unanimously.***

2. **SIG19-001:** Amendment to current Comprehensive Sign Plan for Arizona Tile; Zoning: Business Regional (BR); Property owner: Esquera Development, LLC; APN 112-05-031.

George Worley gave an overview of the project and the comprehensive sign plan. He shared aerials of the site. The property is on highway 69 and there is already existing signage. Current signage is blocked by some existing vegetation. The request is to modify the existing free standing monument sign and replace that with a pile-on sign with a maximum of 20 foot height.

Mr. Worley explained that the current sign code designates 12 feet as maximum height. Prescott does have signs that are allowed to be higher. Most are approximately 16 feet. This is a unique situation where the sign is on a highway.

He shared east and west views of the current sign and discussed a potential highway expansion.

Commissioners discussed The Calvary Sign which is approximately 20 feet high and other signs in the City of similar height.

Bryan Wieweck from A and B Sign Company discussed the design based on scale and the buildings that are in front of them. He emphasized the need to add visibility so that traffic can anticipate the turn-in ahead of time.

Commissioner Roop shared a photo of existing signage and discussed his experience at the site and how difficult it is to see the signage. He feels the larger sign is appropriate but has a concern about the height of the sign. He recommended a larger monument sign.

Commissioner Mabarak had a concern about the banner sign. Staff indicated that these are permitted by code and meant to be temporary.

**A motion to approve SIG19-001:** Amendment to current Comprehensive Sign Plan for Arizona Tile; Zoning: Business Regional (BR); Property owner: Esquera Development, LLC; APN 112-05-031 **was made by Commissioner Gambogi. The motion was seconded by Commissioner Lee. The motion passed with five yeas and one nay (Commissioner Roop).**

**3. PLN19-009:** Preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J.

George Worley gave an overview of the project and shared aerials and zoning maps of the site. He discussed the various zoning designations in the area and how the project fits into the existing zoning.

Mr. Worley displayed the proposed layout of the subdivision, future required impact analysis and potential trail connectivity. The number of lots is equivalent to an SF-12 zoning (Single Family 12). Business General zoning allows for single family uses. The planning commission is asked to determine if this is a good use.

Commissioners and staff discussed; single family “detached” zoning, set-backs, applicant packet, lot sizes, ingress, grading, required sprinklers, motions from when the project was brought forward one year ago, the changes the developer has made, existing permitted uses, what would happen if the proposed use changes, fire-wise activities, and wild and urban interface needs.

Applicant Luther Kratzburger presented to the Commission and discussed the Planning Commission's past concerns, the 90 turn angle issue, and setbacks from roadway for visibility. He indicated that the developer will be the builder and there will be uniformity in design. Originally this was a townhouse model and he reduced the number of single family homes. The previous development would have required excessive grading. The new plan proposes to keep the natural beauty of the hill in place. This proposal is 35% less dense than the previous submittal. Single access was an issue so they added additional access for safety purposes. The lot sizes also had to be reduced.

Citizen Gary Palmer presented a written summary of the Community's perspective of the project and a history of Planning Commission actions. He expressed that the continuing

concerns are the potential height of the homes, width of roads, car count data from a private study, potential traffic impacts, steepness of roads, and notifications of public meetings.

Commissioners and staff discussed original submittal density, street rights of way, traffic impact analysis that is required, required improvements that a developer would be required to pay such as widening streets, public notification requirements by law, courtesy notices to keep the neighbors up to speed, roof height, HOA rules that could limit building heights and rules for HOAs for Planned Area Developments (PAD).

Commissioner Lee expressed concern about voting on the project before the traffic impact analysis has been done.

Chair Sheats mentioned that the Prescott traffic and pedestrian committee will discuss the project at the June 10<sup>th</sup> 9:30am meeting.

Mr. Palmer expressed concerns about the existing density and proximity and does not feel the project has changed significantly.

Citizen Bart Inglesau expressed concern regarding height.

Staff explained height is determined after the site is mass graded.

Citizen Dan Buchangel expressed concern about snow and drainage.

Citizen Sandy Hoppe expressed concern about traffic safety and ingress and egress from the site and lack of guardrails.

Commissioner Lee expressed concern regarding the speed that residents are going on Bradshaw Drive.

Citizen Connie Barnett expressed concern regarding density, cars speeding on Bradshaw, and drainage on Hillcrest St.

Staff explained that infrastructure goes in first, then buildings and then streets are built.

A question of development time frame was asked and staff indicated it was difficult to predict but estimated a couple of years to completion.

Citizen Kat Davis shared concerns about soil density and future costs to sell the lots.

Applicant Davin Benner of Granite Basin Engineering spoke about traffic study estimates and shared preliminary numbers for average daily traffic. He stated the volumes of 3400 at Gurley St. and 1100 at the vicinity of the project. The project will add 316 cars per day during the peak hours. Bradshaw Drive should be good until 2040 and is rated at a Level A from SYMPO. He also discussed drainage and open space being over 50% of what is required. He stated building heights would be 15 to 20 feet maximum.

He stated that this is the fourth or fifth iteration of land use planning on this site. The traffic issue will be addressed by the developer per City Codes. They plan to have physical separation with landscaping going down the road which may include a guardrail.

Mr. Benner sketched a house on the grading plan to demonstrate to the Commissioners and guests how a home will look. He discussed the exit and the emergency exit and potential warning signs for speed limits.

Applicant Luther Kraxburger shared a map of the site with potential existing developed parcels outside of the PAD to the east and west. He also shared a map where changes to the landscaping will increase visibility for drivers at corners, and how residents would exit the project.

Citizen Gary Palmer expressed con

Citizen Roger Johnson – Expressed concern about signage going toward Bradshaw and Point of View sign not being visible and people being confused. They need to move the dead end sign forward and add an arrow underneath the Bradshaw sign.

Commissioner Roop mentioned grading and open space.

Commissioner Mabarak thanked the attendees for giving feedback and heard that there are concerns with the City as opposed to the developer.

Mabarak made a motion to approve the project

Commissioners discussed height restriction, traffic analysis, zoning such as BG and SF12 zoning, requesting final plat be brought back, density is a concern.

Staff mentioned letting conditions be addressed by the developer.

Mabarak – Wishes for SF12 uses and heights applied. Share street concerns with Public Works. Makes sure that public works addresses the concerns that were brought forward in the meeting.

Commissioner Roop wishes that the three lots on the western end would be removed.

The applicant Luther Kraxburger stated the 30 foot height requirement should be fine. He also agreed that SF12 zoning is fine. The traffic impact analysis is already in place. The open space and removing three lots doesn't really improve the grading and he wishes to keep those lots.

The applicant and Commissioners talked about lots with views and those with less-views and pricing of homes.

**Commissioner Mabarak moved to approve PLN19-009 with a stipulation that includes uses and restrictions that comply with SF-12 zoning including height and lot size restrictions and that the final plat comes back to P and Z for approval.**

**The motion was seconded by Commissioner Gambogi.**

City Attorney Matt Podracky clarified that the applicant needs to agree to these conditions. The return to the Planning and Zoning is as an **advisory** not for approval.

Applicant Luther Kraxburger agreed that he is ok with the stipulations and to the return to P and Z as *advisory* only.

**The motion was approved unanimously.**

**4. PLN19-006:** Preliminary plat of Westwood, a proposed subdivision within the Deep Well Ranch Master Plan, totaling 181 single-family lots on approximately 50 acres. Property owner is Chamberlain Development, LLC. Applicant is Dorn Homes, Inc.

George Worley gave an overview of the project explaining the Deep Well Ranch master plan history and how staff reviews projects by applying it to the master plan and the land development code.

This project proposes a “village use” out of the master plan.

Commissioner Gambogi expressed concern about the land use plan that allows up to 4 stories. Staff indicated this project is not in the line of the Airport who had expressed concern in the last phase. The project doesn't not have four stories proposed. This is a traditional subdivision. The zoning allows for a mixed use plan. This is a standard single family subdivision. It has slightly narrower streets and meets requirements on connectivity. The terrain is different than antelope crossings.

The staff and commissioners discussed sidewalks, combined street use, parking, open-space, potential future developments on the south end such as a sports complex and charter school, trail connectivity, northeast corner future development and the Deep Well Master plan.

John Carlson of Espiritu Land Planning Group spoke about the purpose of the Master Plan and infrastructure agreements. He gave an overview of Westwood neighborhood and a trail system that will connect with regional trail system. He addressed drainage, water, sewer, cul de sacs, approach to willow creek, landscaping, potential gathering spaces, and commercial vs. residential placement in the Master Plan.

Scott Lyon of Lyon Engineering explained the project is standard, single family. There is a potential for 2 story but a majority of the homes will be single story. This development is much curvier than previous phases. The density per acre is 3.5 to 3.6.

Citizen Leslie Hoy CWAG asked about prop 400 which requires an analysis of projects that include annexation and if the new water policy will impact this development. Staff indicated yes. Ms. Hoy said she is happy with the landscaping and rainwater harvesting and believes Dorn is a water sense builder.

Director Stotler talked about George Worley's experience with the Deep Well Master plan and asked Commissioners to look at the whole plan and make sure we are hitting all the intended outcomes.

Commissioners, applicant and staff discussed lots 71 – 78, 6 foot walls, set-backs, interior roads, and fencing on major arterial roads.

**Commissioner Nanke made a motion to approve PLN PLN19-006. This motion was seconded by Commissioner Lee and approved unanimously.**

**IV. STAFF UPDATES:**

Director Stotler gave an update on the 2018 Code Adoption process.  
Commissioner Mabarak complimented and thanked staff for minutes.

**V. SUMMARY OF CURRENT OR RECENT EVENTS**

**VI. ADJOURNMENT**

Chairman Sheats adjourned the meeting at 12:14.

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Michelle Chavez, Recorder

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George Sheats, Chairman



**PLANNING & ZONING COMMISSION MEMO**

**MEETING DATE:** June 13, 2019

**DEPARTMENT:** Community Development

**AGENDA ITEMS:** Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates. The proposal includes rezoning portions of all lots from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential. Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

**Approved By:**

**Date:**

<b>Director:</b>	Bryn Stotler	<i>[Signature]</i>	6-6-19
<b>Planning Manager:</b>	George Worley	<i>[Signature]</i>	6/2/19
<b>Community Planner:</b>	Katie Peterson	<i>[Signature]</i>	6/6/19

**Item Summary**

The proposed Granite Dells Estates Master Plan Amendment, with associated entitlements, includes APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, which is roughly located in the northeast portion of Prescott, in the area south of Granite Dells Parkway and east of Old Highway 89A (Attachment 1). The property owner (Granite Dells Estates Properties I & II, Inc.) is proposing:

- 1) MPA19-001, Master Plan Amendment to Granite Dells Estates Phases 3, 4, and 5, as a Planned Area Development (PAD) encompassing four parcels;
- 2) GNP19-001, General Plan Amendment amending the General Plan Land Use Designations, for portions of parcels, from Very Low Density Residential to Low-Medium Density Residential;
- 3) PLN19-011, Zoning Map Amendment (Rezoning) for the four parcels, with rezoning of portions of parcels from R-2 Acre and SF-35 to SF-9;
- 4) PLN19-016, Subdivision Preliminary Plat for 695 single-family lots in Master Plan PAD Phases 3, 4, and 5, on 538 acres, with lot sizes ranging from 7,800 to 76,202 square feet, with associated Zoning Map Amendment for SF-9 zoning.

The chart in Attachment 4 of this report summarizes the existing and proposed zoning districts and General Plan Land Use Designations, also depicted in the map in Attachment 5. The subject parcels are depicted on Attachment 2 of this report.

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## **Background**

In 2007, Granite Dells Estates was the first Proposition 400 annexation. The project consisted of a residential, commercial and industrial subdivision totaling 1142 acres located south of the airport and Highway 89A. The project included a rezoning, preliminary plat and a master plan approval.

The Master Plan was amended in 2017 (see Attachment 6). Development of Granite Dells Estates Phases 1 and 2, located in the northern portion of the Master Plan area, is currently in progress.

## **Proposal Summary**

The proposed Master Plan Amendment (Attachment 6) requires a General Plan Amendment and Zoning Map Amendment to allow the proposed SF-9 zoning and associated housing density, and a subdivision Preliminary Plat. The proposed Master Plan changes from the previously approved Master Plan affect the areas in the southern portion, Phases 3, 4, and 5.

Overview of the proposal:

- Total Master Plan area is 1,095 acres. Proposed Zoning Map Amendment, General Plan Amendment, and Preliminary Plat (Master Plan Phases 3, 4, 5) area encompasses 538.18 acres
- Shifting the previously proposed housing on the eastern-most portion of the Master Plan area to the west, leaving the eastern portion (239 acres) undeveloped at this time
- Clustering higher density residential on the western portion of the Master Plan area
- 251 acres (46.7%) open space in Phases 3-5, with 39.3% (336 acres) cumulative open space for all Phases
- Total proposed Master Plan units: 1,384 for all Phases (1-5) and 695 for Phases 3-5, compared to previously approved units: 1,456 total
- Lots range in size from 7,800 square feet to one acre or more
- Changing the interior and connective circulation by creating cul-de-sacs where previously roadways were proposed east, resulting in sole ingress/egress to the Master Planned area from east-west roads, Granite Dells Parkway and Dells Ranch Road, to the north

The four subject parcels that constitute phases 3, 4, and 5 of the Master Plan each are within multiple zoning districts (RE-2 Acre, SF-35, MF-M, SF-9, BG) and multiple General Plan Land Use designations (Low-Medium Density Residential, Very Low Density Residential, and Mixed-Use). The proposed rezoning of all lots to SF-9, which allows a maximum housing density of 4.4 dwelling units per acre with a PAD, would allow the proposed overall housing density within the Master Plan area. The zoning proposed requires a Zoning Map Amendment to change portions of each lot from other existing zoning districts to SF-9. The General Plan Land Use Designation required for the SF-9 zoning district is Low-Medium Density Residential, requiring a General

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Plan Amendment for the portions of the lots that have other Land Use Designations. The Preliminary Plat proposal is for subdivision of four existing parcels into 695 single-family residential lots on the 538 acres, with 251 acres of open space, with lots ranging in size from 7,800 to 76,202 square feet each.

The current zoning designations and General Plan designations are depicted on Attachments 3 and 4 of this report. Staff determined that the proposed General Plan Amendment does not meet the threshold (acreage and number of built residential units within a quarter mile radius of the periphery of the subject lots) to constitute a Major Plan Amendment, per Arizona State Statutes (ARS) Section 9-461.06(G). The area proposed for Zoning Map Amendment and General Plan Amendment (Phases 3-5) has an area of 538 acres and there are only 50 built residences within a quarter mile radius. For clarification: the zoning map amendment application indicated a range of zoning districts and acreage that does not correspond to City Geographic Information System data and information; staff verified acreage and corresponding zoning districts and General Plan Land Use Designations for the area proposed for the Master Plan Amendment, Preliminary Plat, Zoning Map Amendments and General Plan Amendments, using GIS data layers and analysis of the data.

### **Proposed Master Plan Amendment**

#### *LDC section 9.5.7/Planned Area Development (PAD) – Review Criteria*

##### *9.5.7.A (Conformity with applicable regulations and standards in the LDC, except as allowed by this process)*

The proposal includes lot sizes under 9,000 square feet, with 190 of the 695 lots in Phases 3 and 4 consisting of 7,800 square feet each. The amended Master Plan proposes leaving the easternmost portion of the area (262 acres) unsubdivided, whereas, the previously approved Master Plan included subdivision of that area. The areas identified in the current proposal as Phases 3 and 5 are higher density, smaller lots than previously approved for that area. The approval of lots smaller than 9,000 square feet in the proposed SF-9 zoning district (which requires a minimum lot size of 9,000 square feet) would require approval of a PAD.

##### *9.5.7.B (Compatibility with existing or permitted uses on abutting sites or with uses internal to the PAD, with regard to height, bulk/scale, density, setbacks and open spaces, landscaping, drainage, access, circulation and other features)*

Applicable review criteria for compatibility include adjacent land uses, density, setbacks and open space, access and circulation. Adjacent land uses include Granite Dells Estates Phases 1 and 2, which are in development currently, and constitute single-family residential uses (ranging from SF-6 and BG zoning districts to RE-2 Acre lots and their associated housing densities).

The proposed Master Plan, with proposed lot sizes less than the zoning designation minimum, provides some undeveloped open space around the periphery of grouped lots to offset the

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clustered housing density. Some decreased setbacks (differing from typical SF-9 setbacks) may be necessary with the lot dimensions proposed on some of the lots.

Proposed circulation includes continuity of east-west and north-south internal roadways, with limited connectivity to areas outside of the Master Plan area. Exterior connectivity is provided at Granite Dells Parkway and Dells Ranch Road to the north of the Master Plan area, with a 60 foot wide tract for ingress, egress and utilities at the south-central border of the Master Plan area. Staff provided comments during the initial Round 1 proposal, requiring east-west roadway connectivity consistent with General Plan policy. The current proposal, submitted as Round 2 for review, included the same cul-de-sac layout, with notes on the easternmost boundary of the proposed developed area in Phase 4: "70' ingress, egress, and utility easement to allow for the potential for future roadway connectivity to the eastern unsubdivided parcel at the sole discretion of Granite Dells Estates Properties, Inc." with arrows showing dashed lines extending from the rear lot lines of each lot at the end of the cul-de-sacs. Previously approved east-bound external circulation in the easternmost areas are now proposed as cul-de-sacs, with undeveloped areas between lots shown, and "easements" shown at the rear of proposed lots which do not offer street stubs for future connectivity. Directing vehicular traffic north limits vehicle pathways and creates more concentrated traffic congestion on one east-west roadway for the Master Plan area. Ingress/egress easements extending from the rear of a proposed lot would not offer east-west roadway connectivity, whereas, an access easement extending from the proposed cul-de-sac right-of-way eastward (road stubs) would offer connectivity for any future development to the east, consistent with the General Plan.

*9.5.7.C (Creation of any unfavorable impacts on existing uses in the area or potential allowed uses)*

The proposed single-family residential use is consistent and compatible with the existing development in the vicinity, which is predominantly vacant land and residential, with some commercial uses.

*9.5.7.D (Safety and convenience of vehicular and pedestrian circulation in the vicinity)*

Aside from the above-mentioned connectivity issue, pedestrian/trail connectivity is in process through discussions between Recreation Services staff and the property owner. The General Plan supports trail connectivity and publicly accessible trails in new subdivisions.

*9.5.7.E (Protection of people and property from hazards and impacts (erosion, flood/water damage, fire, lighting, etc.)*

Cul-de-sacs with limited exterior ingress/egress and road connectivity (as proposed) could create public safety problems in the case of emergencies, when evacuation is necessary. The greater east-west road connectivity, recommended by staff, would enable better protection of people and property from natural hazards and impacts.

**AGENDA ITEMS:** Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates. The proposal includes rezoning portions of all lots from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential. Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

*9.5.7.F (Compliance with General Plan policies)*

The single-family residential use of the land is broadly consistent with the land uses appropriate for this area, which is adjacent to residential development to the north and west and undeveloped land to the south and east. The specific proposed housing density is associated with the General Plan's Low-Medium Density Residential (1-7 dwelling units per acre), which would be required for SF-9 zoning (maximum 4.4 dwelling units per acre). The housing density proposed is not consistent with the General Plan Land Use Designations (City of Prescott 2015 Land Use General Plan) of majority of the proposal, which is mostly designated as Very Low Density Residential (less than one dwelling unit per acre). A change in the long-range land use policy for this area, via a General Plan Amendment, is part of this proposal and would be required for the proposed Master Plan Amendment to be approved.

*General Plan 1.3/The Prescott Vision:* As discussed above, the Master Plan Amendment, as proposed with cul-de-sacs at the eastern boundary of Phase 4 that direct traffic north, is not consistent with the General Plan's circulation policies. Per General Plan section 1.3: *"Integrated planning as a method of determining land use and circulation patterns is essential. Coordinated planning for regional impacts is also practiced because the way we grow affects our neighbors and vice versa. Prescott seeks to make development decisions consistent, fair and cost effective.... Interconnectivity of road corridors, bikeways and pedestrian walkways to accommodate multi-modal transportation promotes efficient, effective, and sustainable circulation options while addressing traffic impacts."*

*General Plan, 7.1.2 and 7.3/Traffic Impacts, Traffic Safety and Traffic Management Issues:* The 2006 Regional Transportation Study by Central Yavapai Metropolitan Planning Organization (CYMPO) established that "growth in Prescott and the region will create long-term traffic management problems". The General Plan asserts that connectivity of streets and alternative transportation options enhance public safety, shorten travel times and reduce congestion during peak traffic hours. Effective traffic management is achieved through good overall street connectivity and traffic dispersion, to balance the circulation needs of the community with impacts on neighborhoods. East-west connectivity in the proposed Master Plan area to adjacent future neighborhoods to the east would alleviate future traffic congestion on Granite Dells Parkway and Dells Ranch Road, and improve public safety by providing alternate ingress/egress routes for residents in the Master Plan area.

*General Plan, 8.5.1/Trails and Greenways Goals and Strategies:* Goal 1 is to "Expand and improve the connectivity of the trails and greenways system", and Goal 3 is to "Support the linkage of public and private open space and trail systems to serve the community more efficiently". Strategies for these goals include completion of high priority trails within the area of Willow Lake to Watson Lake via Granite Dells and completion of a larger interconnected trails network, and encouraging new developments to "designate open space areas which adjoin and link to existing public or private open space areas" and requiring "creation of publicly accessible trails in new subdivisions where such trails can provide new or improved connectivity for existing trail networks." Recreation Services staff have been in conversations with the property

**AGENDA ITEMS:** Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates. The proposal includes rezoning portions of all lots from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential. Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

owner regarding trail connectivity in this proposal.

### **Proposed Zoning Map Amendment (Rezoning)**

Phases 3, 4, and 5 of the proposed Master Plan Amendment are located within zoning districts RE-2 Acre, SF-35, MF-M, SF-9, BG in General Plan Land Use designations Low-Medium Density Residential, Very Low Density Residential, and Mixed-Use. The proposed density with rezoning to SF-9 allows 4.4 dwelling units per acre with the proposed PAD, which is the density that would allow for the proposed number of lots.

#### LDC Article 9 Review Criteria

##### *LDC Section 9.15.5/Issues for Consideration*

*“In determining whether to approve, approve with modifications, or deny proposed Official Zoning Map amendments, issues for consideration shall include but not be limited to...”*

##### *9.15.5.A. Consistency (or lack thereof) with the Prescott General Plan, and other adopted Plans*

Portions of each lot are located in General Plan Land Use Designations that are inconsistent with the SF-9 zoning district and, therefore, would require a change in the City’s land use policy—the General Plan. All of the portions of lots with Land Use Designations Very Low Density Residential and Mixed-Use would require General Plan Amendments to change the designations to Low-Medium Density Residential, in order to bring the SF-9 zoning district and its associated density into conformance and consistency with the General Plan.

##### *9.15.5.B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood*

The zoning district change proposed is generally compatible with the zoning and uses in the vicinity and with the character of the area, which is predominantly vacant land and residential.

##### *9.15.5.C. Suitability of the subject property for uses permitted by the proposed zoning district*

The use of the subject property is generally suitable for the proposed single-family residential use in its adjacency to existing single-family development and vacant land.

##### *9.15.5.D. Suitability of the subject property for uses permitted by the existing district*

The existing zoning districts of BG and nearby MF-M on the northern portion of the area along the existing east-west roadways allow for uses that provide commercial amenities for the residential areas, as well as higher density housing, which are appropriate along and adjacent to a major roadway. The larger lot sizes, with lower density residential uses, allowed by the existing SF-35 and RE-2 Acre, are suitable for the uses permitted in those zoning districts with their adjacency to vacant land on the periphery of Prescott.

**AGENDA ITEMS:** Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates. The proposal includes rezoning portions of all lots from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential. Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

*9.15.5.E. Availability of sewer, water and stormwater facilities*

Public works facilities will be extended with the subdivision plat phasing.

**Proposed General Plan Amendment**

The proposed General Plan Amendment would be required to allow the SF-9 zoning district which would enable the housing density proposed. The existing Zoning Districts and General Plan Land Use Designations, as well as the proposed Zoning District and General Plan Land Use Designation, are summarized on Attachment 4 and shown on the map (Attachment 3). The majority of the four parcels affected are located in the RE-2 zoning district, with portions of the parcels also in the SF-35, MF-M, and SF-9 zoning districts. The four existing lots are located in the existing General Plan Land Use Designations Very Low Density Residential, Mixed-Use, and Low-Medium Density Residential. The proposed SF-9 zoning district (maximum of 4.4 dwelling units per acre allowed) is consistent with the Low-Medium Density Residential Designation in the adopted 2015 Land Use General Plan, which allows for a housing density range of 1-7 dwelling units per acre. The General Plan Amendments, therefore, would amend the Very Low Density Residential and the Mixed Use Residential Land Use Designations within the four lots to Low-Medium Density Residential.

**Proposed Preliminary Plat**

*LDC Article 7 Review Criteria (Subdivision and Land Split Standards)*

*LDC sections 7.4.7/Easements and 7.4.3/Streets*

Per this section of the LDC, *“Adequate streets shall be provided by the subdivider such that the arrangement, character, extent, width and grade of each shall conform to the General Plan, transportation plans and specific area plans, and shall be considered in their relation to existing and planned streets, to the topographical conditions, to the public safety and convenience and to their appropriate relationship to the proposed use of the land to be served by such streets.”* While the street layout proposed (Attachments 5 and 6) provides internal circulation, the cul-de-sacs on the eastern edge of Phase 4 are not consistent with the General Plan policy regarding road connectivity for public safety and traffic management. The proposal directs all Master Plan area traffic north, via minimal north-south access, rather than providing alternate routes east-west in the future. Feasible and functional access easements, with road stubs extending from the end of each proposed road, would allow for future road connectivity east-west. Substituting a roadway easement and road stub at the end of each proposed cul-de-sac for the proposed lot shown on each of the three eastern cul-de-sacs, would provide future east-west road connectivity.

*LDC section 7.4.3.D/Streets/Cul-de-Sacs requirements of 1300 foot length maximum, 50 foot minimum right-of-way radius, and 40 foot outside edge-of-pavement radius:*

**AGENDA ITEMS:** Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates. The proposal includes rezoning portions of all lots from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential. Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

The proposed cul-de-sacs meet the minimum dimensional requirements indicated in the LDC.

*LDC Article 9 Review Criteria and General Plan Consistency*

As discussed in previous sections of this report, the proposed housing density and roadway circulation are not consistent with the General Plan.

The proposed Subdivision with Master Plan Amendment/PAD requires a zoning designation that is not consistent with the General Plan's Land Use Element. The proposed General Plan Amendment would be required to bring the SF-9 zoning district into consistency with the General Plan. With the SF-9 zoning and Low-Medium Density Residential Land Use Designation of the General Plan, the proposed density with 695 single-family residential lots, would be allowed.

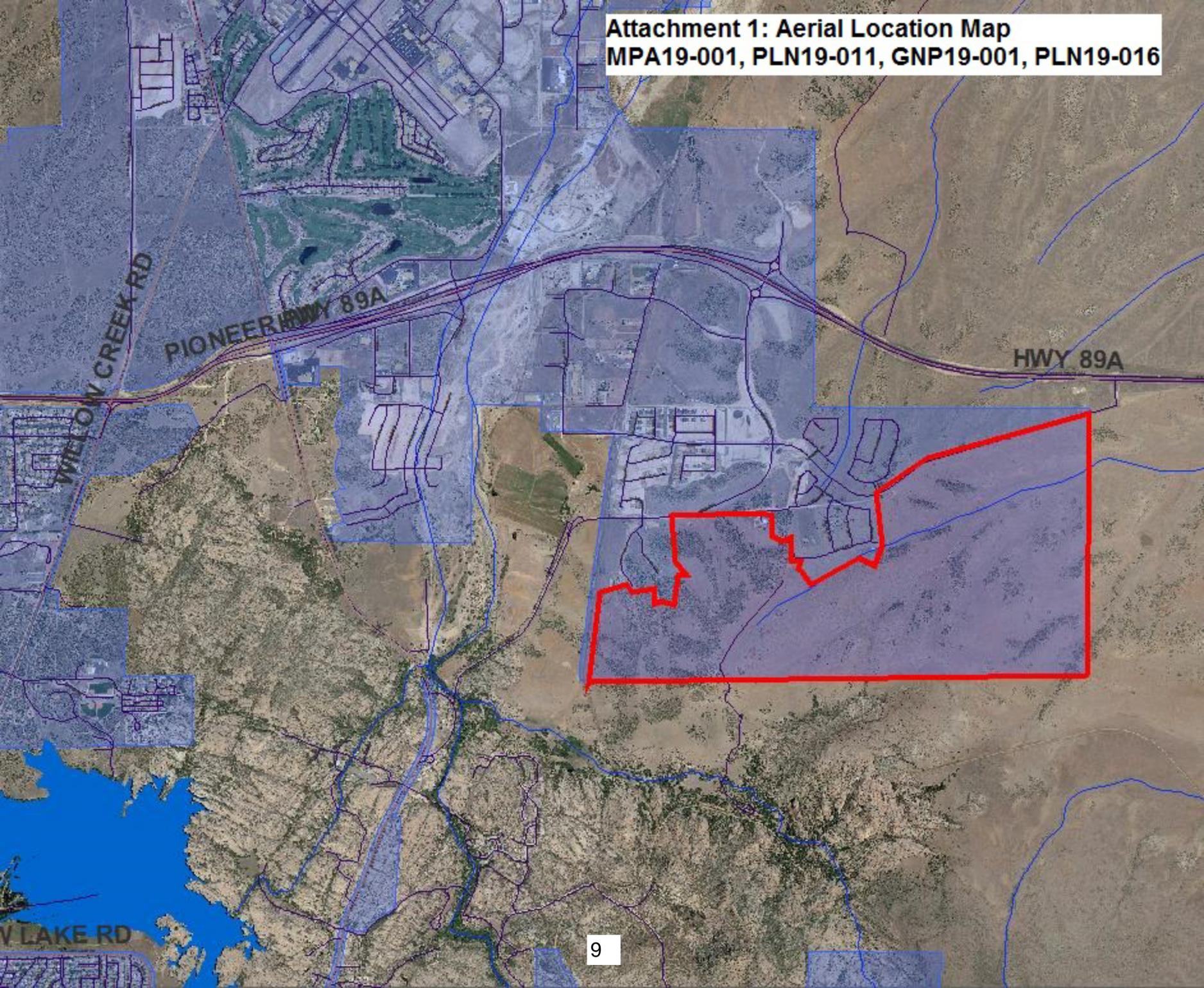
The design of Roads 13, 14, 15, and 16 are not consistent with the General Plan, as proposed (refer to Master Plan Amendment discussion above.) Staff recommends revision of the proposed Preliminary Plat to include eastbound road stubs in place of the proposed cul-de-sacs on the aforementioned roads, in order to bring the proposed Preliminary Plat into consistency with the General Plan and traffic management vision for Prescott.

As discussed in the Master Plan Amendment discussion, ongoing coordination with Recreation Services staff is advised, to ensure trail and open space connectivity and feasibility, for the purpose of consistency with General Plan policies, goals, and strategies.

**Attachments**

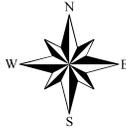
1. Aerial Location Map
2. Quarter Mile Radius Map
3. General Plan Land Use Designations and Zoning Districts Map
4. General Plan Land Use Designations and Zoning Districts Comparison Table
5. Preliminary Plat
6. 2017 Master Plan and Proposed Master Plan

**Actions:** **1) MOVE** to recommend approval/approval with conditions/denial of proposed Master Plan Amendment **MPA19-001**. **2) MOVE** to recommend adoption/adoption with modifications/denial of the ordinance for the proposed Zoning Map Amendment **PLN19-011**. **3) MOVE** to recommend adoption/adoption with modifications/denial of the ordinance for the proposed General Plan Amendment **GNP19-001**. **4) MOVE** to recommend approval/approval with conditions/denial of proposed Preliminary Plat **PLN19-016**.

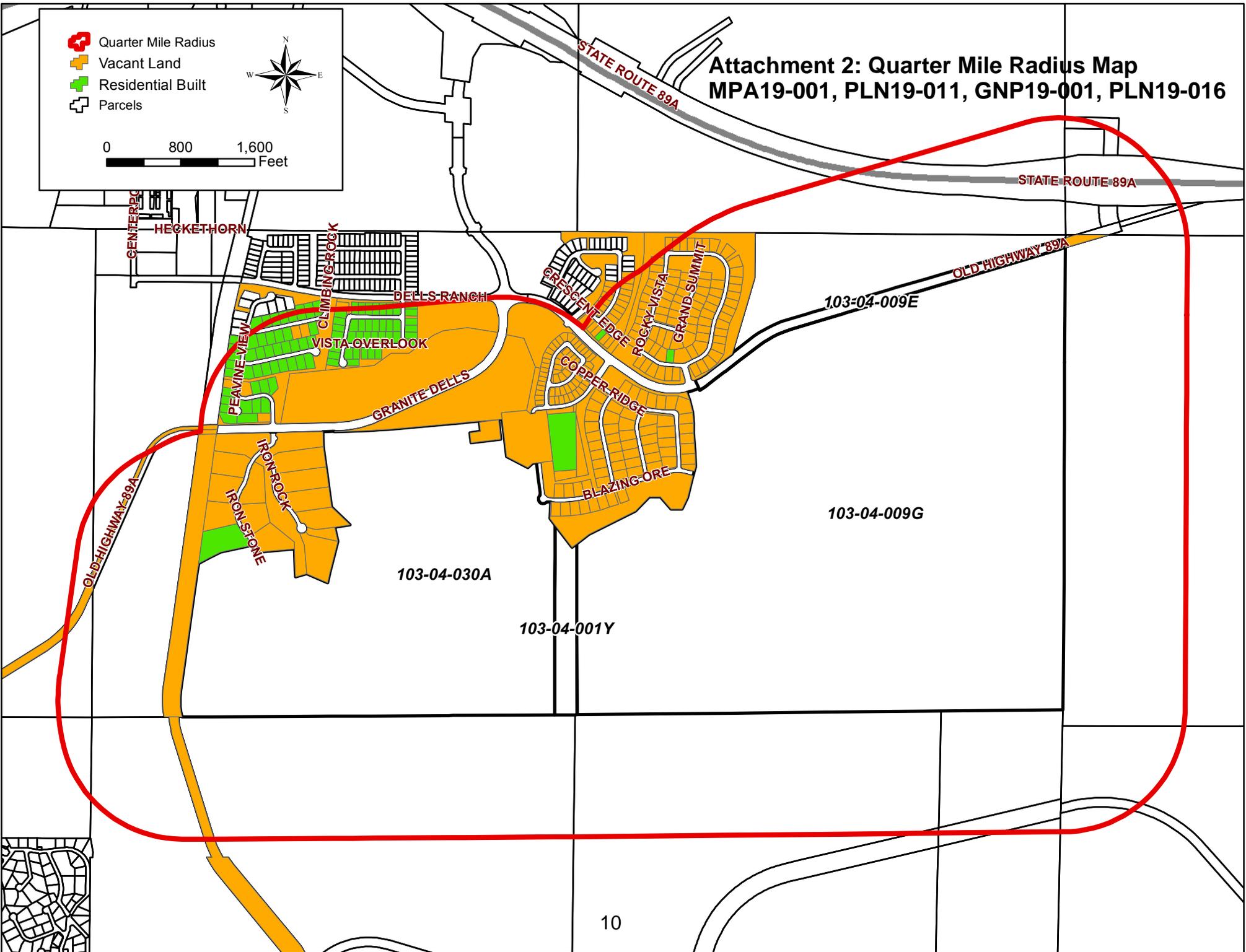


# Attachment 2: Quarter Mile Radius Map MPA19-001, PLN19-011, GNP19-001, PLN19-016

-  Quarter Mile Radius
-  Vacant Land
-  Residential Built
-  Parcels



0 800 1,600  
Feet



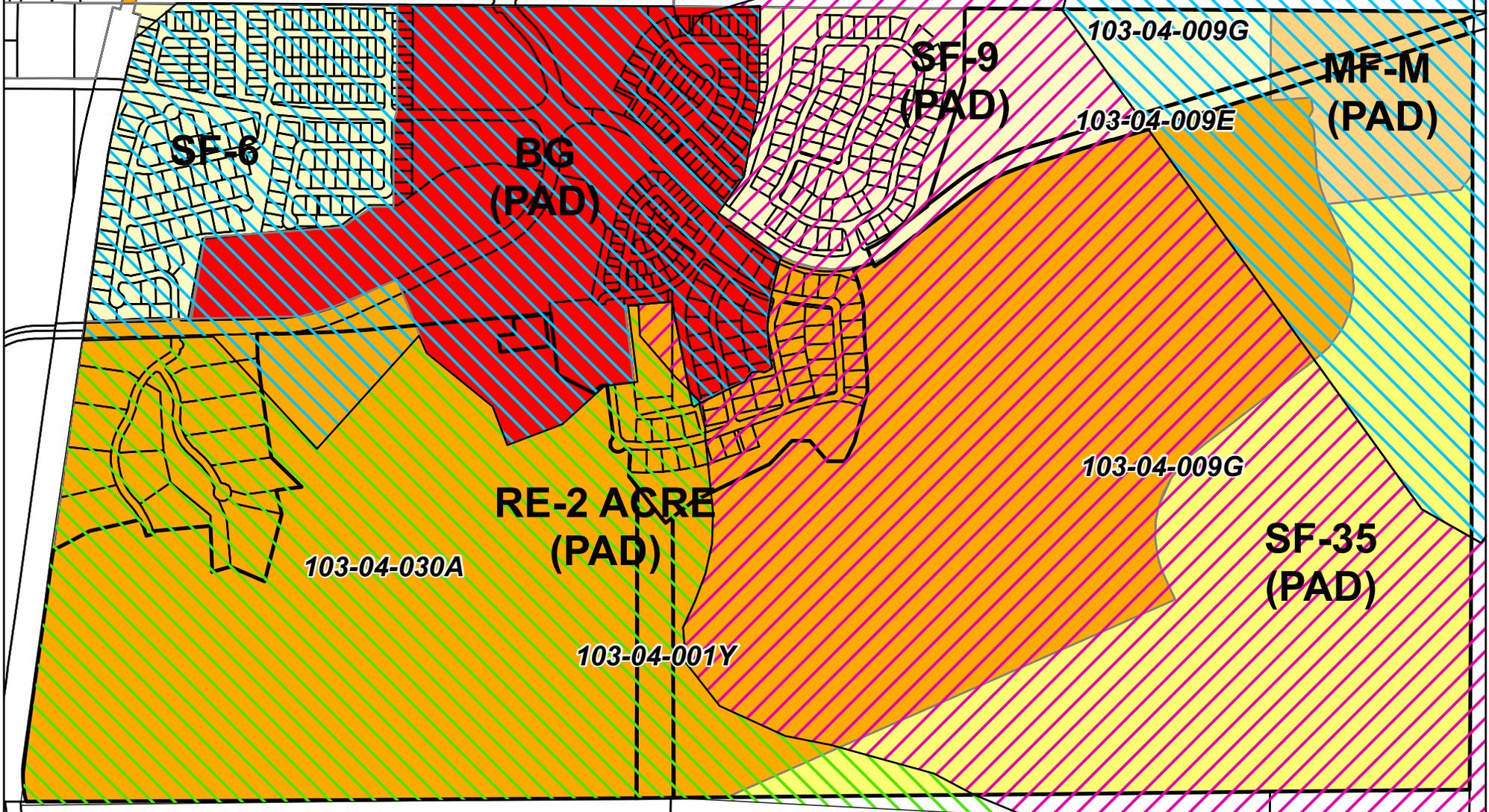
Attachment 3: General Plan Land Use Designations & Zoning Districts Map  
 MPA19-001, PLN19-011, GNP19-001, PLN19-016

**Land Use**

-  Low-Medium Density Res. (1-7 DU/Acre)
-  Mixed Use
-  Very Low Density Res. (<1 DU/Acre)
-  Zoning Designations (outline)
-  Parcels

**Zoning**

-  BG
-  MF-M
-  SF-6
-  SF-9
-  SF-35
-  RE-2 AC



MPA19-001, GNP19-001, PLN19-011, PLN19-016 Attachment 4

Granite Dells Phases 3-5 Master Plan Amendment Existing & Proposed Zoning and General Plan Land Use				
APN#	Existing Zoning (DU/acre)	Proposed Zoning (DU/acre)	Existing General Plan Land Use/ Density Allowed (DU)	Corresponding General Plan Land Use Required for Proposed Zoning/Density (DU/acre)
103-04-009G (524.6 acres)	RE-2 Acre (0.5 DU)	* SF-9 (4.4 DU)  upzoning majority	RE-2 portion: <b>Low-Medium Density Residential (1-7 DU), Very Low Density Residential (&lt;1 DU) and Mixed Use (any)</b>	* Low-Medium Density Residential (1-7 DU)  <b>General Plan Amendment required for portion of RE-2, for portion of SF-35 and</b>
	SF-35 (1.1 DU)		SF-35 portion: <b>Low-Medium Density Residential (1-7 DU), Very Low Density Residential (&lt;1 DU) and Mixed Use (any)</b>	
	MF-M (21 DU)		MF-M portion: <b>Mixed Use (any)</b>	
	SF-9 (4.4 DU)		<b>Mixed Use (any)</b>	
103-04-030A (225.9 acres)	RE-2 Acre (0.5 DU)	* SF-9 (4.4 DU)  upzoning & downzoning	<b>Very Low Density Residential (&lt;1 DU) and Mixed Use (any)</b>	* Low-Medium Density Residential (1-7 DU)  <b>General Plan Amendment required for RE-2 and for BG</b>
	BG (32 DU)		<b>Mixed Use (any)</b>	
103-04-001Y (9.76 acres)	RE-2 Acre (0.5 DU)	* SF-9 (4.4 DU)  upzoning	<b>Very Low Density Residential (&lt;1 DU)</b>	* Low-Medium Density Residential (1-7 DU)  <b>General Plan Amendment required for RE-2</b>
103-04-009E (9.49 acres)	SF-9 (4.4 DU)	* SF-9 (4.4 DU)	SF-9: <b>Low-Medium Density Residential (1-7 DU) and Mixed Use (any)</b>	* Low-Medium Density Residential (1-7 DU)
	MF-M (21 DU)		MF-M and SF-9: <b>Mixed-use (any)</b>	

# Attachment 5: Preliminary Plat MPA19-001, PLN19-011, GNP19-001, PLN19-016

Phase	Total Area (sq ft)	Total Area (ac)	Open Space Area (sq ft)	Open Space Area (ac)	Percent Open Space
1A	1,828,112	41.84	1,706,521	38.37	28.0%
1D	1,044,113	23.74	399,390	8.90	24.3%
2	6,414,875	147.25	1,596,364	35.69	24.9%
3	11,840,868	267.00	5,880,422	132.85	49.7%
4	7,475,211	171.56	3,996,761	90.50	53.5%
5	4,138,850	93.93	1,551,881	35.34	37.5%
<b>1 - Subtotal</b>	<b>37,803,019</b>	<b>854.32</b>	<b>18,614,763</b>	<b>420.45</b>	<b>49.5%</b>
<b>Unsubdivided</b>	<b>10,450,880</b>	<b>238.56</b>	<b>0</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total</b>	<b>47,713,880</b>	<b>1,092.88</b>	<b>18,614,763</b>	<b>420.45</b>	<b>38.7%</b>

EXISTING PHASE 1 SF + 1.17 UNITS PER SF =	218
EXISTING PHASE 1 SF + 1.17 UNITS PER SF =	270
PROPOSED PHASE 3 SF + 1.17 UNITS PER SF =	362
PROPOSED PHASE 4 SF + 1.17 UNITS PER SF =	268
PROPOSED PHASE 5 SF + 1.17 UNITS PER SF =	64
<b>TOTAL SF - 1.17 UNITS</b>	<b>1,286 TOTAL UNITS</b>

3A - 87' x 89' x 130' (10,889 sq ft)
3B - 84' x 79' x 130' (12,138 sq ft)
3C - 100' x 87' x 130' (18,480 sq ft)
3D - 73' x 100' x 130' (18,800 sq ft)
3E - 81' x 100' x 130' (20,280 sq ft)

4A - 92' x 102' x 130' (12,600 sq ft)
4B - 78' x 77' x 130' (16,101 sq ft)
4C - 58' x 89' x 130' (10,488 sq ft)

5A - 34' x 100' x 100' (9,000 sq ft)
5B - 30' x 200' x 200' (12,000 sq ft)

(Solid line)	EXISTING WF CONTOUR
(Dashed line)	PROJECT PHASE BOUNDARY
(Dotted line)	SUB-PHASE BOUNDARY
(Dash-dot line)	EXISTING LOT/ROW LINE
(Thin solid line)	NO PARCEL # AND OWNER INFO
(Thick solid line)	EASEMENT LINE

TOPOGRAPHY NOTE:  
TOPOGRAPHY SHOWN IS FROM THE CITY OF PRESCOTT MARCH 2015 SURVEY. RIGHT SUPPLEMENTED WITH PHASE 1 PROPOSED FINISHED TOPOGRAPHY (1' INTERVAL, THIS SHEET).

PARCEL ID	PARCEL NUMBER	OWNER(S)
1	100-41-0801	HECROT THORN
2	100-41-0802	HECROT THORN
3	100-41-0803	HECROT THORN
4	100-44-0804	FARM
5	100-44-0805	ARIZONA BCO DEK
6	100-44-0806	ARIZONA BCO DEK
7	100-11-0807	CITY OF PRESCOTT
8	100-44-0808	KAWN
9	100-44-0809	KAWN
10	100-44-0810	KAWN



## PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5 P.A.D.

SHEET NUMBER	DESCRIPTION
1	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5 P.A.D.
2	PHASE 3 LOT DATA
3	PHASE 4 LOT DATA
4	PHASE 5 LOT DATA
5	SYMBOL LEGEND
6	TOPOGRAPHY NOTE
7	PROPERTY OWNERSHIP TABLE
8	LOCATION MAP (N.T.S.)
9	DESCRIPTION OF PROJECT
10	SITE DATA
11	ZONING
12	UTILITIES AND SERVICES
13	LOCAL DESCRIPTION
14	BENCHMARK
15	OWNER
16	PROJECT CONTACT
17	ENGINEERS/SURVEYORS

**DESCRIPTION OF PROJECT**  
GRANITE DELLS ESTATES PHASES 3, 4, & 5, PRELIMINARY PLAT FOR PRESCOTT, ARIZONA. THE ESTATES IS A RESIDENTIAL TRACT LOCATED IN THE CITY OF PRESCOTT, ARIZONA.

**SITE DATA**  
ACCESSION PARCELS NUMBERED 100-41-0801 THROUGH 100-44-0810 AND 100-11-0807.  
PHASE 3 IS NET USE AREA 1.08 ACRES.  
PHASE 4 IS NET USE AREA 1.07 ACRES.  
PHASE 5 IS NET USE AREA 0.94 ACRES.  
PHASE 1 IS A CORNER AT THE NET USE AREA 1.07 ACRES.  
PHASE 1 IS CORNER AT THE NET USE AREA 1.07 ACRES.

**ZONING**  
ZONING: RESIDENTIAL SINGLE-FAMILY (RS-1).  
PROPOSED ZONING: RESIDENTIAL SINGLE-FAMILY (RS-1).

**UTILITIES AND SERVICES**  
ELECTRICITY: ANDREA PUBLIC SERVICE CO. (APSC) SERVICE.  
WATER: ANDREA PUBLIC SERVICE CO. (APSC) SERVICE.  
SEWER: ANDREA PUBLIC SERVICE CO. (APSC) SERVICE.  
GAS: T.Y. COMPANY, INC. SERVICE.  
TELEPHONE: ANDREA PUBLIC SERVICE CO. (APSC) SERVICE.  
CITY OF PRESCOTT: WATER, CITY OF PRESCOTT; SEWER, CITY OF PRESCOTT; GAS, CITY OF PRESCOTT; TELEPHONE, CITY OF PRESCOTT.

**LOCAL DESCRIPTION**  
PORTIONS OF SECTION 8 AND 9, TOWNSHIP 10 NORTH, RANGE 18 WEST OF THE 10TH MERIDIAN, MARICOPA COUNTY, ARIZONA.

**BENCHMARK**  
CITY OF PRESCOTT CATHEDRAL BENCHM.  
PRESCOTT, MARICOPA COUNTY, ARIZONA.  
CORNER OF THE BLOCK CORNER STATION IN THE NE CORNER'S CORNER. A LEAST SQUARES ADJUSTED SURVEY HAS BEEN MADE TO THE TOP OF A 1.5 INCH DIA. BENCHMARK 1.500 INCH DIA.

**OWNER**  
GRANITE DELLS ESTATES PROPERTIES S.I. INC.  
PROJECT CONTACT:  
MICHAEL FARM  
1401 INDUSTRIAL WAY  
PRESCOTT, AZ 86201  
928.745.2121

**ENGINEERS/SURVEYORS**  
MICHAEL FARM  
1401 INDUSTRIAL WAY  
PRESCOTT, AZ 86201  
928.745.2121

DATE OF PREPARATION: 8/15/2019

REVISION CONTROL TABLE

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

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NO. 174

NO. 175

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