



# PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, July 18, 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, July 18, 2019 AT 9:00AM** 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 June 13, 2019 meeting minutes.
2. **SIG19-002**, Proposed Comprehensive Sign Plan for The Potters House Church; 5195 N. State Route 89; property owner: Christian Fellowship Church, Inc; APN 102-06-003C.
3. **PLN19-010**, Revised Preliminary Plat of Antelope Crossings subdivision extending the boundary of the subdivision and adding 42 lots to Phases 4 and 5. Owner is Chamberlain Development, LLC.
4. **MPA19-002 and ANX19-001**, Introduction and preliminary discussion of proposed annexation, general plan amendment and master plan for property known as Stringfield at Granite Mountain. Applicant is Jeff Davis of SFR Acquisitions, LLC; APN: 106-06-002C and a portion of 106-06-002D; County zoning is R1L-70 residential.

**IV. STAFF UPDATES**

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

**VI. ADJOURNMENT**

**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 7/11/19 at 5:00p.m. in accordance with the statement filed with the City Clerk's Office.

Maureen Scott  
Maureen Scott, City Clerk

**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).



**PLANNING & ZONING COMMISSION  
MINUTES June 13, 2019  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on June 13, 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>III.</b>	<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
	George Sheats, Chairman	George Worley, Planning Manager
	Ken Mabarak	Kaylee Nunez, Recorder
	Terry Marshall (Absent)	Bryn Stotler, Comm. Development Director
	Jared Nanke, Vice Chair (Absent)	Jon Paladini, City Attorney
	Ted Gambogi	<b>COUNCIL</b>
	Mel Roop	Councilman Phil Goode
	George Lee	Councilman James Lamerson

**REGULAR AGENDA ITEM**

1. Approval of the May 30, 2019 Meeting Minutes.

***A motion was made by Commissioner Gambogi to approve the May 30, 2019 minutes. The motion was seconded by Commissioner Lee and approved unanimously.***

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.

**Presentation and Discussion**

George Worley reviewed the current Master Plan which resulted from an amendment that was made a year ago. The current proposed amendment will affect Phases 3, 4 and 5. The proposed changes are for roadway realignment and reduction of lot sizes. The number of lots has been reduced by 70 lots. A significant portion, approximately 239 acres of the original master plan area will remain un-subdivided, and will be available for future development. Street connectivity has

changed slightly. Mr. Worley reviewed the overlay of the General Plan and zoning designations for the Commission.

The Commissioners, staff and applicant discussed open space, number of units, size of lots in Phase 1 compared to Phase 2, density per acre, and public trails.

Staff, commissioners, and applicant discussed current and future road connectivity.

Applicant's agent, Kevin Horton of Lyon Engineering, stated that the intent is to disturb as little land as possible, and follow the topography.

Mr. Worley added that comments were received from a neighboring property owned by Izone Estates LLC. They were concerned that the proposed changes could affect their property and their connectivity to the road network. Those concerns were addressed during Phase 2 development. The final plat includes proposed easements to provide connectivity to parcels to the east of the property.

Mr. Horton wanted to ensure that it is understood that there is no water allocated for the development of the unsubdivided tract if this proposal is approved. Any future developer would have to come back to the Commission with a development proposal and would have to secure water for that development through the City's enacted process.

Chairman Sheats asked if zoning was being modified for the unsubdivided area. Mr. Worley stated that the existing zoning for the unsubdivided area will remain unchanged.

Mr. Worley explained that the housing density proposed is not consistent with the General Plan therefore an amendment is required. The proposal would reduce zoning density from 2 acre and SF-35 (35,000 square foot lots) down to SF-9 (9,000 square foot lots). This would change the general land use of the area mostly on the west side of the development from Very Low Density to Low-Medium Density Residential.

Commissioner Mabarak asked for clarification on where homes have been completed. Kevin Horton stated that Phase 1 is at almost 100% build-out. Phase 2 is under construction. The clubhouse is almost complete. Phase 1D infrastructure is complete and there is one home complete.

Chairman Sheats asked if the same concept as Phase 1A would apply, where there are multiple builders. Mr. Horton stated that is the plan right now, and indicated that is happening in Phase 2 right now.

#### **PUBLIC COMMENTS:**

Gary Worob, Prescott, commented that he is pleased with the trail connectivity that is shown in these future phases.

Commissioner Gambogi asked where Peavine and Iron King Trails connect to the subdivision. George Worley pointed out the boundary of Peavine Trail which borders the subdivision. The Iron King Trail is to the south. There is a piece of state land that would provide future connectivity to the Iron King Trail.

Gary Duemling, a resident of Phase 1, asked if the diagrams of future phases are available.

Mark Shaw, a resident of Phase 1A, had a question about trails in Phase 1D, which is a gated community. He asked if the green space would be private or open to the public. Mr. Worley explained that this green space would be private open space assigned to the subdivision for HOA management.

Chairman Sheats stated that if a trail is built and maintained by the City, they would have to be public.

Mr. Horton clarified that the open space is privately owned and maintained by the HOA, but the intent of the developer is that the trails would be City owned and maintained by the City and open to the public.

Gene Blair, resident of Phase 1A, asked if there would be any future development in Phase 1A. Mr. Worley stated that this is open space, which might be drainage or hillside, but not developed. Mr. Blair also asked about commercial properties to the north of Phase 1A. Mr. Worley stated that these properties could be commercial or multi-family. Mr. Blair also inquired about ingress-egress to the subdivision. Mr. Worley explained that at some point there will be two additional roadways that will connect eastbound to Prescott Valley and westbound to the Phippen roundabout.

Paula Bird, Prescott Valley, voiced concerns about adequate public parking for the trails.

A resident voiced concerns about a 100 year water supply to support future developments.

Jon Paladini, City Attorney, announced that over the next eight council meetings there will be presentations about City water resources, new policies, and code changes that will address water concerns. He noted the public is encouraged to attend.

Chairman Sheats closed the public hearing.

Councilman Lamerson, in attendance, shared that the Water Issues Committee works diligently with the Legal Department on water. Councilman Lamerson also discussed the changing demographics of Prescott, noting that with demographics changing to a primarily retirement aged community, water usage is decreasing.

Commissioner Lee noted he would like to see more of an overlay map which would show Peavine and Iron King trails and surrounding areas, stating this level of detail would be helpful to the process.

Commissioner Mabarak stated that he is impressed that Lyon Engineering and Fann Contracting have reduced the density in these phases, while increasing the open space areas.

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

***Commissioner Gambogi made a motion to recommend the approval of Master Plan Amendment MPA19-001. The motion was seconded by Commissioner Lee. Motion passed 5-0.***

**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

***Commissioner Gambogi made a motion to recommend the approval of General Plan Amendment GNP19-001. The motion was seconded by Commissioner Lee. Motion passed 5-0.***

**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

***Commissioner Gambogi made a motion to recommend approval of the proposed zoning map amendment PLN19-011. The motion was seconded by Commissioner Lee. Motion passed 5-0.***

**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.

***Commissioner Gambogi made a motion to recommend the approval of Preliminary Plat PLN19-016. The motion was seconded by Commissioner Lee. Motion passed 5-0.***

#### **IV. STAFF UPDATES:**

Bryn Stotler provided an update on building activities within the community, noting that the City Council recently voted to adopt the 2018 ICC Building and Technical Codes, which was a collaboration across the jurisdictions of Prescott, Prescott Valley, Chino Valley, and Yavapai County.

Director Stotler also noted that the Arizona State Historical Preservation Conference is occurring this week in Prescott. She stated Historic Preservation Coordinator Cat Moody is on the state preservation board and the event organization committee for the conference. The event brings 400+ people from across the state to celebrate historic preservation in our state.

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

None

#### **VI. ADJOURNMENT**

Chairman Sheats adjourned the meeting at 10:02 a.m.

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Michelle Chavez, Recorder

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George Sheats, Chairman

**MEETING DATE:** July 18, 2019

**AGENDA ITEM:** SIG19-002, Proposed Comprehensive Sign Plan for The Potters House Church; 5195 N. State Route 89; property owner: Christian Fellowship Church, Inc; APN 102-06-003C.

**Approved By:**

<b>Director:</b>	Bryn Stotler	<i>Bryn Stotler 7-10-19</i>
<b>Planning Manager:</b>	George Worley	<i>G. Worley 7/10/19</i>

**Item Summary**

This is a request to for a Comprehensive Sign Plan for The Potters House, located at 5195 N. State Route 89, just south of SR 89A. The plan would allow for larger building and freestanding signs to accommodate the church's proximity to two limited access high speed roads.

**Background**

The Potters House site is a large 21 acre site southeast of the intersection of SR 89 and SR 89A/Pioneer Parkway. Access to the site is provided from SR89, as well as, through the Centerpoint West commercial subdivision via Assurance Way. A new church building provides meeting space for approximately 3,000 people. Two of the proposed signs are to be attached to the new building, while a third is an existing freestanding sign. The building wall signs are each facing either SR89 or SR89A. The freestanding sign is on the SR89 frontage.

The proposed building signs are large, but are considerable distances from the facing roadways and on large walls. The wall sign facing SR89 (the front) is proposed to be 193.75 square feet. The wall sign facing SR89A is proposed to be 653 square feet. The existing freestanding sign is 24 square feet.

The front wall sign is to be placed on a wall 108 feet long and 67.5 feet high. That wall face is approximately 250 feet from the property line and approximately 290 feet back from the nearest travel lane of SR89 at the point where the sign is to be located. The sign will occupy approximately 3% of that wall face.

The larger sign (facing SR89A) is approximately 250 feet back from the property line and almost 450 feet back from the nearest travel lane of SR89A. The wall upon which the sign is to be located is approximately 175 feet long and 27 feet tall. The sign will occupy approximately 14% of that wall surface.

Agenda Item: SIG19-002, Proposed Comprehensive Sign Plan for The Potters House Church; 5195 N. State Route 89; property owner: Christian Fellowship Church, Inc; APN 102-06-003C.

In addition to uniformity, the scale of the proposed signs is a key consideration of a request for a comprehensive sign plan. Given the size and setback distances from the fronting roadways, it appears this request is reasonable.

**Attachments**

1. Vicinity aerial map
2. Vicinity zoning map
3. Site plan
4. Proposed sign
5. Applicant letter

**Recommended Action:**

1. **MOVE** to recommend approval of SIG19-002, a Comprehensive Sign Plan for The Potters House Church.

n Ramp

te Route 89A

E State Route 89A

800-10-040M

E St

800-10-039

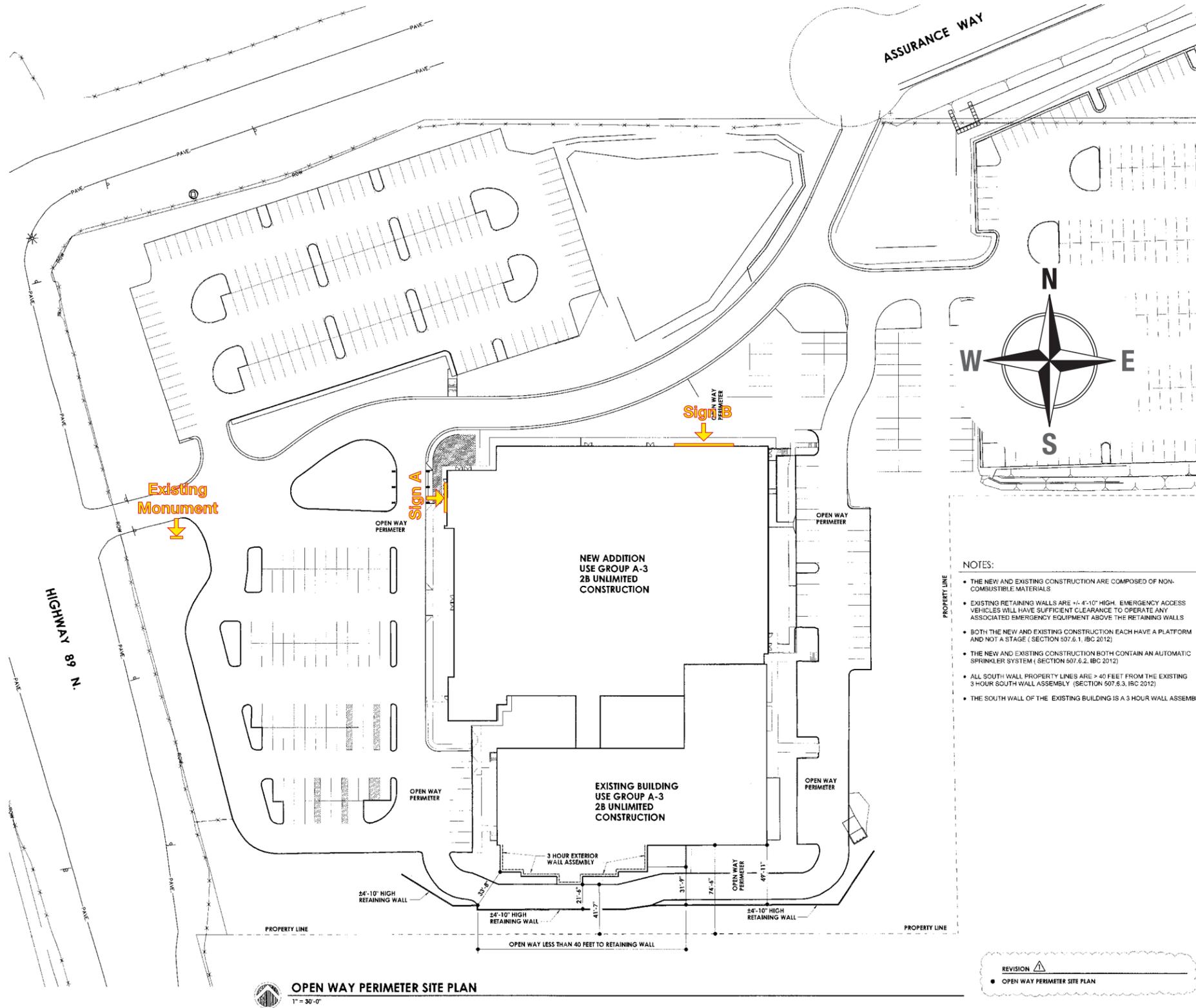
CITY OF PRESO

102-06-003 C

N State Route 89



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**OPEN WAY PERIMETER SITE PLAN**  
1" = 30'-0"

REVISION OPEN WAY PERIMETER SITE PLAN

CONSTRUCTION DRAWINGS FOR:

# Potter's House Church

5195 N. HIGHWAY 89  
PRESCOTT, ARIZONA 86301

**BARNES DESIGN GROUP, P.C.**

ARCHITECTURE  
MASTER PLANNING  
3D DIGITAL MODELING  
VISION CASTING  
CHURCH SPECIALISTS

101 N. LYNNHAVEN ROAD, SUITE 203  
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FAX: 757-340-8090

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- NOTES:**
- THE NEW AND EXISTING CONSTRUCTION ARE COMPOSED OF NON-COMBUSTIBLE MATERIALS
  - EXISTING RETAINING WALLS ARE +/- 4'-10" HIGH. EMERGENCY ACCESS VEHICLES WILL HAVE SUFFICIENT CLEARANCE TO OPERATE ANY ASSOCIATED EMERGENCY EQUIPMENT ABOVE THE RETAINING WALLS
  - BOTH THE NEW AND EXISTING CONSTRUCTION EACH HAVE A PLATFORM AND NOT A STAGE (SECTION 507.6.1, IBC 2012)
  - THE NEW AND EXISTING CONSTRUCTION BOTH CONTAIN AN AUTOMATIC SPRINKLER SYSTEM (SECTION 507.6.2, IBC 2012)
  - ALL SOUTH WALL PROPERTY LINES ARE > 40 FEET FROM THE EXISTING 3 HOUR SOUTH WALL ASSEMBLY (SECTION 507.6.3, IBC 2012)
  - THE SOUTH WALL OF THE EXISTING BUILDING IS A 3 HOUR WALL ASSEMBLY

SHEET CONTENT:  
**OPEN WAY PERIMETER  
SITE PLAN**

ARCHITECT'S JOB No: 18735.0

REVISION DATES:  
1: JULY 24, 2018

May 7, 2018



**FIRE PROTECTION  
F1.1**



CLIENT  
**Sun State Builders**

DESCRIPTION  
**Pan Channel Logos**

SITE ADDRESS  
**5195 N Highway 89  
Prescott, AZ 86301**

SALES REP **Rick Rettelle**  
PROJ MGR **RR**  
DESIGNER **AG**

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ROC#257947

**PERMIT  
DRAWING**

*NOT READY FOR PRODUCTION*



Make It Perfect.

DATE  
**05/03/2019**

JOB #  
**65241**

SHEET # **5 of 6**

65241-Pan Channel Logos v02.ai

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May 3, 2019

Prescott Community Development  
201 S Cortez St.  
Prescott, AZ 86303

Attn: George Worley

Enclosed is the Comprehensive Sign Plan Application with Supporting Documents

The purpose of the comprehensive sign plan is to guide the overall design and uniformity of the properties signage identity. Also due to the current zoning status of residential, the church would only be allowed 6 sq.ft sign area.

The Existing building is 26,261sf and is in the process of adding 55,057sf with the new building. There will be seating for 3,026 occupants. Due to the large size of the new building and location we are requesting a review of this properties special circumstances.

The location is at the intersection of State Route 89 and Pioneer Pkwy. Our request is to add appropriate signage to gain adequate freeway visibility. With the signs sized to get identified in a timely manner to promote safe traffic navigation. The parcel runs along State Route 89 over 590' on the west side of the property. The north side runs along Pioner Pkwy (State Route 89A) over 1478'.

The signs proposed are proportionate to new larger building construction.

Thank you.

Annalisa Gutierrez  
Permitting Agent-Bluemia

Pioneer Pkwy

Pioneer Pkwy

Assurance Way

Potter's House  
Christian Center



89



**Pan Channel Logos**

■ Translucent Vinyl to Match Pantone 660C  
■ Translucent Vinyl to Match Painted Pantone 180C



**Pan Channel Letters**  
 FACE MATERIAL: 1/8" Acrylic  
 FACE COLOR: White  
 FACE OVERLAY: Digital Graphic  
 TRIMCAP: Match the Face Color  
 RETURN DEPTH: 5"  
 RETURN MATERIAL: 0.063" Aluminum  
 RETURN COLOR: Match the Face Color  
 BACK MATERIAL: 0.063 White Aluminum  
 ILLUMINATION TYPE: LED  
 ILLUMINATION COLOR: White  
 INSTALL HARDWARE: Screws per Wall Type  
 PLACEMENT: Flush to Wall

**Pan Channel Letters**  
 FACE MATERIAL: 1/8" Acrylic  
 FACE COLOR: White  
 FACE OVERLAY: Translucent Vinyl to Match Pantone 180C, and Pantone 660C  
 TRIMCAP: 1" Black  
 RETURN DEPTH: 5"  
 RETURN MATERIAL: 0.063" Aluminum  
 RETURN COLOR: Match the Face Color  
 BACK MATERIAL: 0.063 White Aluminum  
 ILLUMINATION TYPE: LED  
 ILLUMINATION COLOR: White  
 INSTALL HARDWARE: Screws per Wall Type  
 PLACEMENT: Flush to Wall

**A** Project Details - Side (North)  
 SCALE: 1/8" = 1'-0"

**Square Feet = 653**

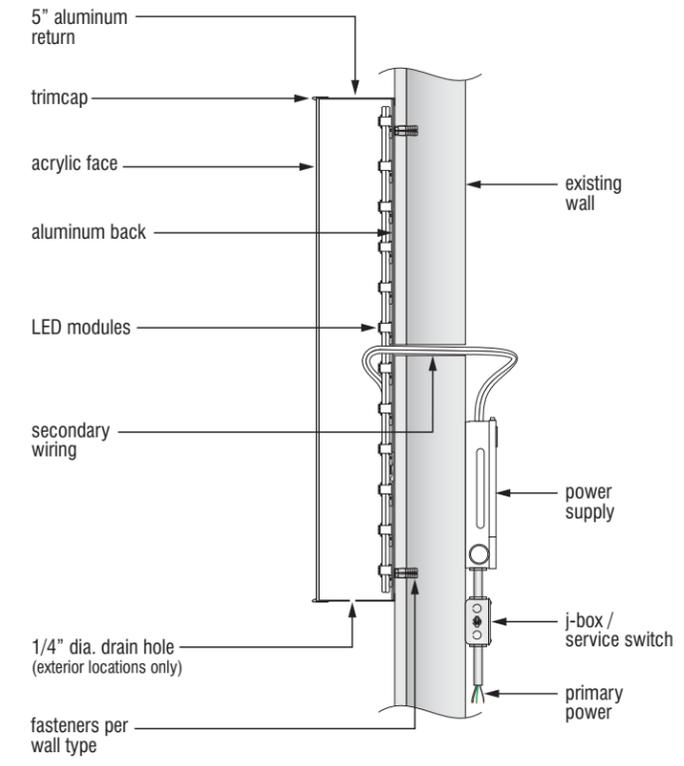


**Pan Channel Letters**  
 FACE MATERIAL: 1/8" Acrylic  
 FACE COLOR: White  
 FACE OVERLAY: Digital Graphic  
 TRIMCAP: Match the Face Color  
 RETURN DEPTH: 5"  
 RETURN MATERIAL: 0.063" Aluminum  
 RETURN COLOR: Match the Face Color  
 BACK MATERIAL: 0.063 White Aluminum  
 ILLUMINATION TYPE: LED  
 ILLUMINATION COLOR: White  
 INSTALL HARDWARE: Screws per Wall Type  
 PLACEMENT: Flush to Wall

**Pan Channel Letters**  
 FACE MATERIAL: 1/8" Acrylic  
 FACE COLOR: White  
 FACE OVERLAY: Translucent Vinyl to Match Pantone 180C, and Pantone 660C  
 TRIMCAP: Match the Face Color  
 RETURN DEPTH: 5"  
 RETURN MATERIAL: 0.063" Aluminum  
 RETURN COLOR: Match the Face Color  
 BACK MATERIAL: 0.063 White Aluminum  
 ILLUMINATION TYPE: LED  
 ILLUMINATION COLOR: White  
 INSTALL HARDWARE: Screws per Wall Type  
 PLACEMENT: Flush to Wall

**B** Project Details - Front (West)  
 SCALE: 1/4" = 1'-0"

**Square Feet = 193.75**



**C** Typical Construction-Pan Channel  
 Not to Scale



CLIENT  
**Sun State Builders**

DESCRIPTION  
**Pan Channel Logos**

SITE ADDRESS  
**5195 N Highway 89  
 Prescott, AZ 86301**

SALES REP **Rick Rettelle**  
 PROJ MGR **RR**  
 DESIGNER **AG**

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ROC#257947

**PERMIT  
 DRAWING**  
*NOT READY FOR PRODUCTION*

Make It Perfect.

DATE  
**05/03/2019**

JOB #  
**65241**

SHEET # **1 of 6**





**A** Rendering of West Elevation  
Approx. Scale

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CLIENT  
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DRAWING**

*NOT READY FOR PRODUCTION*



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DATE  
**05/03/2019**

JOB #  
**65241**

SHEET # **3 of 6**

65241-Pan Channel Logos v02.ai

Parcel = 102-06-003C



**bluemia**

CLIENT  
**Sun State Builders**

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DATE  
**05/03/2019**

JOB #  
**65241**

SHEET # **4 of 6**

65241-Pan Channel Logos v02.ai

# Potter's House Church

5195 N. HIGHWAY 89  
PRESCOTT, ARIZONA 86301

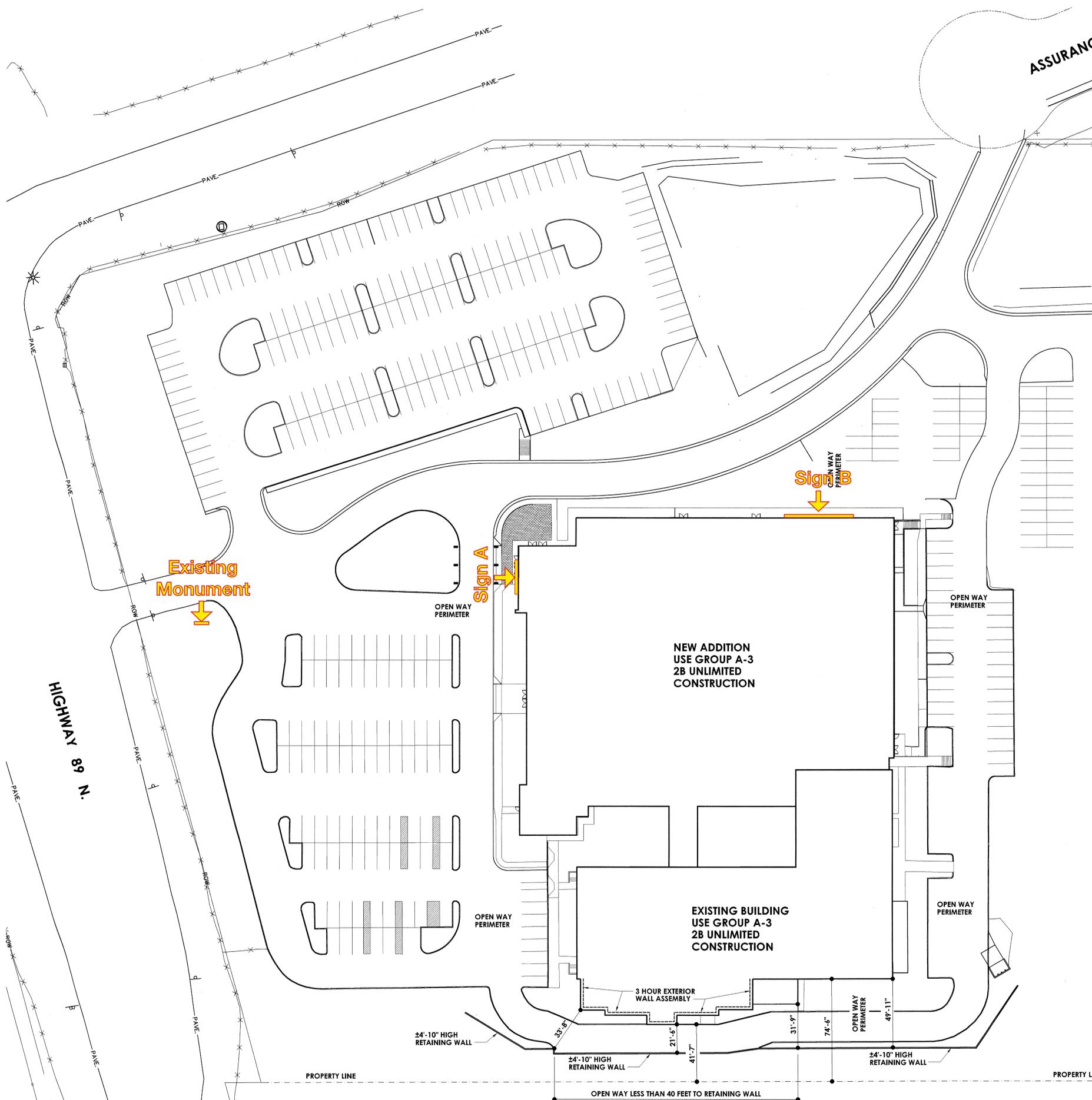
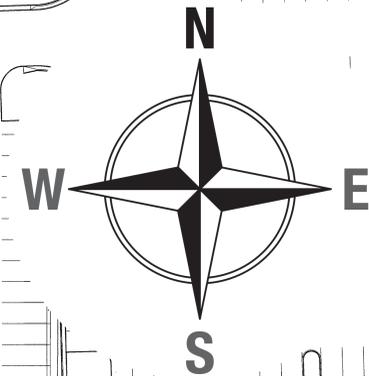
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  - THE SOUTH WALL OF THE EXISTING BUILDING IS A 3 HOUR WALL ASSEMBLY

SHEET CONTENT:  
**OPEN WAY PERIMETER SITE PLAN**

ARCHITECT'S JOB No: 18735.0

REVISION DATES:  
1: JULY 24, 2018

May 7, 2018



**FIRE PROTECTION  
F1.1**

**OPEN WAY PERIMETER SITE PLAN**  
1" = 30'-0"

REVISION	DESCRIPTION
•	OPEN WAY PERIMETER SITE PLAN



# Pan Channel Logos



CLIENT  
**Sun State Builders**

DESCRIPTION  
**Pan Channel Logos**

SITE ADDRESS  
**5195 N Highway 89  
Prescott, AZ 86301**

SALES REP **Rick Rettelle**  
PROJ MGR **RR**  
DESIGNER **AG**

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DRAWING**

NOT READY FOR PRODUCTION



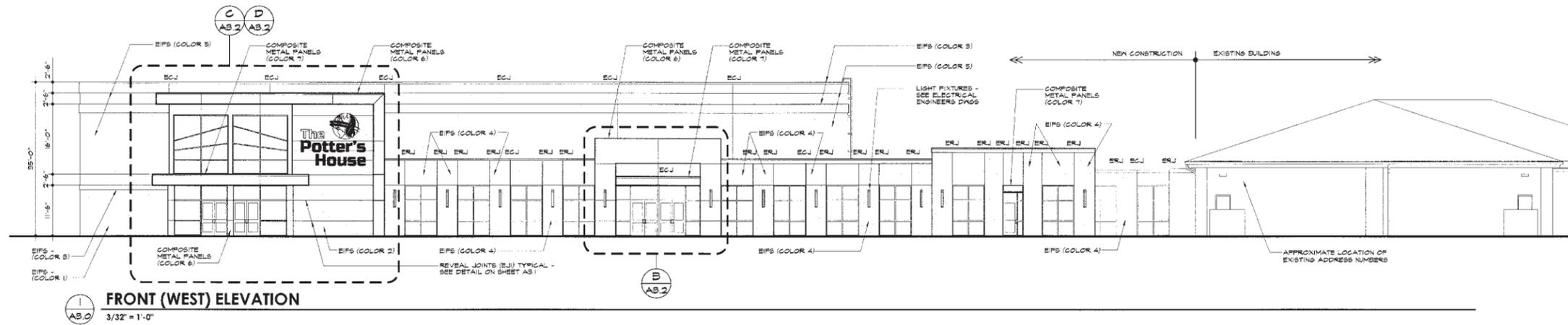
Make It Perfect.

DATE  
**05/03/2019**

JOB #  
**65241**

SHEET # **6 of 6**

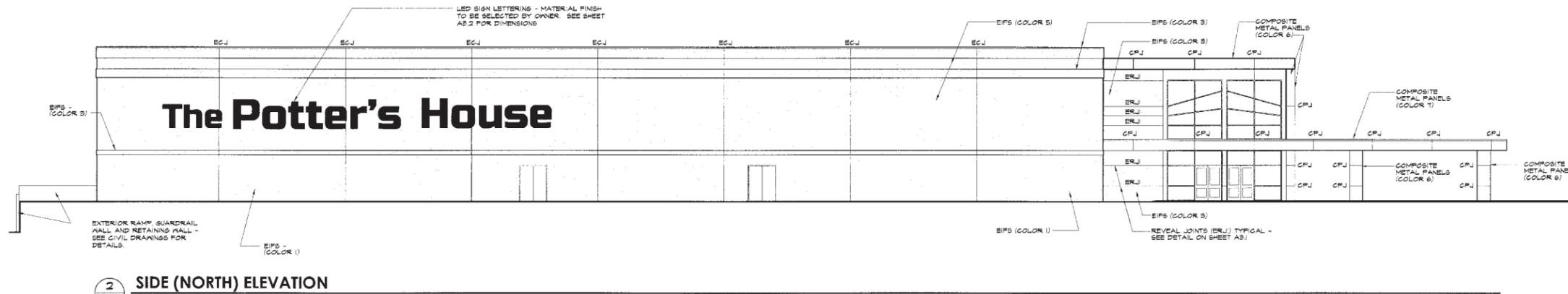
65241-Pan Channel Logos v02.ai



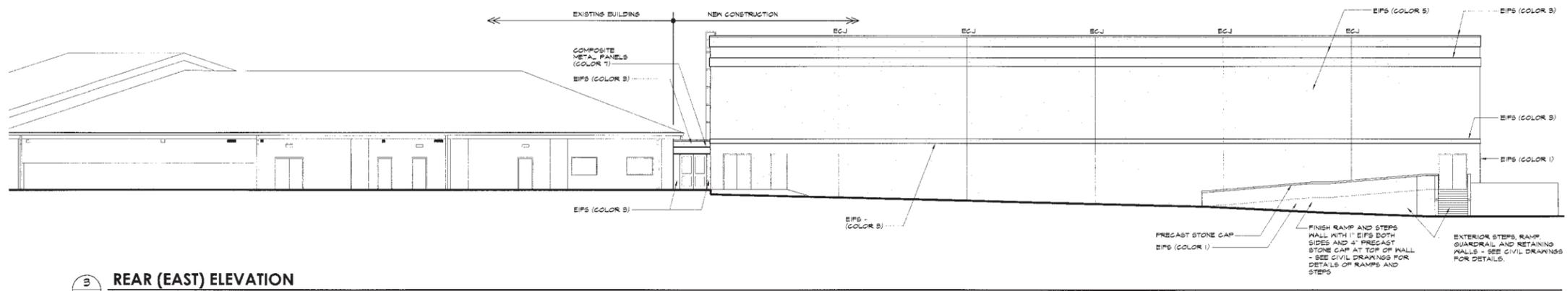
**1 FRONT (WEST) ELEVATION**  
3/32" = 1'-0"

**SIGN NOTE:**  
ALL SIGNS ON BUILDING EXTERIOR WILL REQUIRE A SEPARATE PERMIT WITH ENGINEERED ATTACHMENT SPECIFICATIONS.

**ADDRESS NUMBERS NOTE:**  
PROVIDE ADDRESS NUMBERS ON BUILDING WALL VISIBLE FROM STREET FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 6" HIGH MINIMUM WITH CONTRASTING BACKGROUND - COORDINATE WITH OWNER.



**2 SIDE (NORTH) ELEVATION**  
3/32" = 1'-0"



**3 REAR (EAST) ELEVATION**  
3/32" = 1'-0"



## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** July 18, 2019

**DEPARTMENT:** Community Development

**AGENDA ITEM:** PLN19-010, Revised Preliminary Plat of Antelope Crossings subdivision extending the boundary of the subdivision and adding 42 lots to Phases 4 and 5. Owner is Chamberlain Development, LLC.

**Approved By:**

<b>Director:</b>	Bryn Stotler	<i>Bryn Stotler 7-10-19</i>
<b>Planning Manager:</b>	George Worley	<i>G. Worley 7/10/19</i>
<b>Community Planner:</b>		

**Item Summary**

This is a request to revise the approved preliminary plat to extend the subdivision boundaries and to create 41 additional residential lots, for a total of 122 in the two phases, plus 1 commercial lot. The existing, and the proposed additional land to be incorporated are within the Deep Well Ranch Master Plan area.

**Background**

The current preliminary plat was approved prior to the adoption of the Deep Well Ranch Master Plan, but was included in that plan during its later creation. The area has been designated as Land Use Group (LUG) V, Village, by the owner's land planners. The LUG V is an urban residential group with smaller lots (roughly 1,000 square feet) and lesser building setbacks. This LUG requires front setbacks of as little as 10 feet (20 feet to the garage door). City planning staff has determined that the proposed plat revision complies with the general requirements of the designated LUG.

The current plat was recorded in 2018 with a total of 255 residential lots established in 5 phases. A large unsubdivided parcel to the north of the original boundary of phases 4 and 5 was to be developed for commercial uses. As a result of limited access options from Willow Creek Road and from SR89 near the roundabout, it is the owners desire to incorporate that area into the subdivision for home construction instead. One commercial tract is to be created by this revision fronting and having access on SR 89, designated as "Tract M" on the plat.

**AGENDA ITEM:** PLN19-010, Revised Preliminary Plat of Antelope Crossings subdivision extending the boundary of the subdivision and adding 42 lots to Phases 4 and 5. Owner is Chamberlain Development, LLC.

The revised plat extends Harvest Moon Avenue to the north to provide access to the added lots. A second access street called Indigo trail, to the east, provides for vehicular circulation and emergency access throughout the new layout of phases 4 and 5. The revised preliminary plat maintains the three previously approved intersections on Willow Creek Road. No new exterior connections to Willow Creek Road or SR 89 are created by this revision.

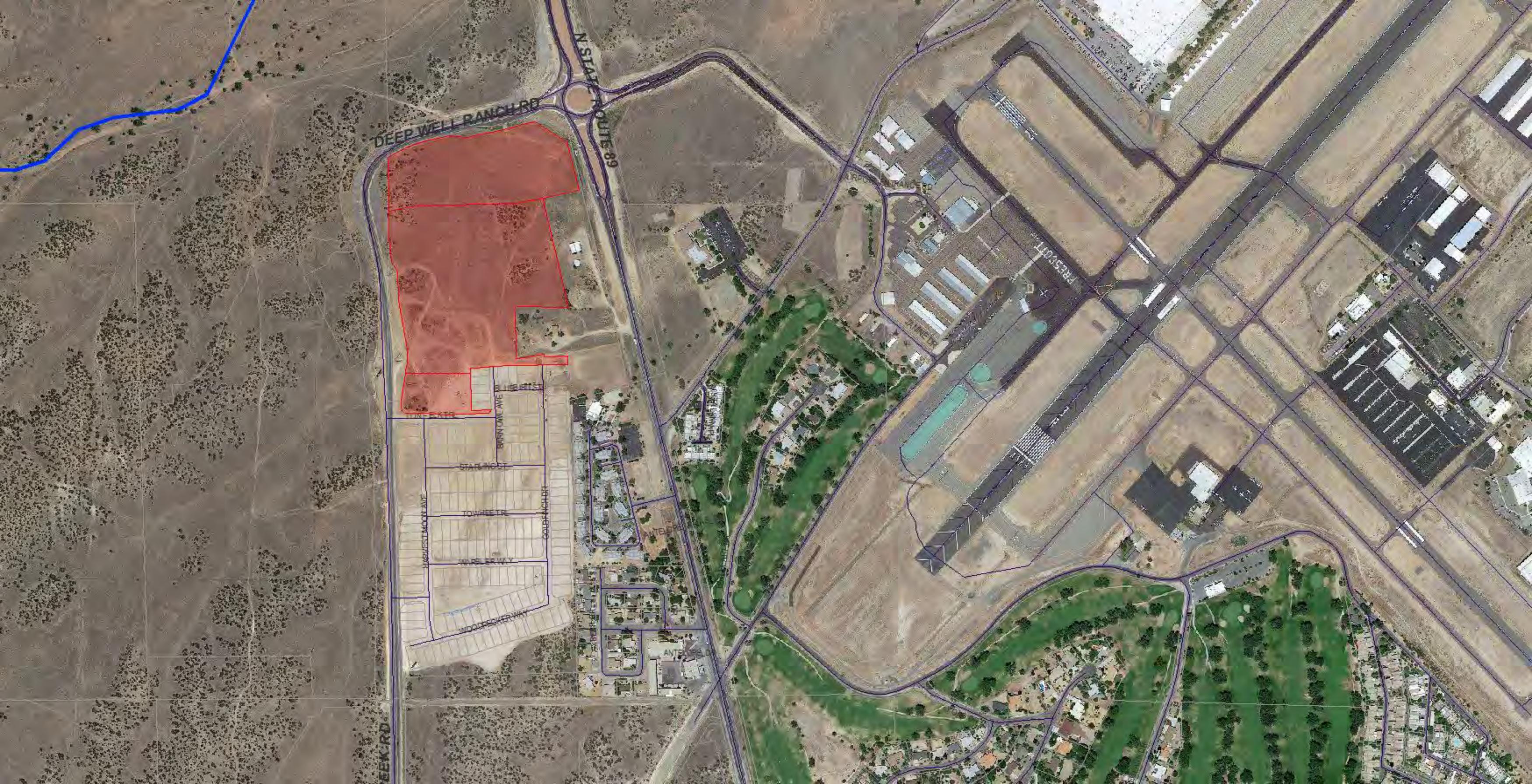
Utility infrastructure will extend out of the utility network previously designed, and partially constructed. A revised water service agreement will accompany this revision to the City Council.

Trail connectivity to the east and west has been generally laid out. Final trail alignments will be worked out with the Recreation Services Department at the time of trail construction.

**Attachments**

1. Vicinity Aerial Map
2. Existing Preliminary Plat
3. Proposed Revised Preliminary Plat

**Recommended Action:** **MOVE** to recommend approval of PLN19-010, a Revised Preliminary Plat of Antelope Crossings.



# SHEET INDEX

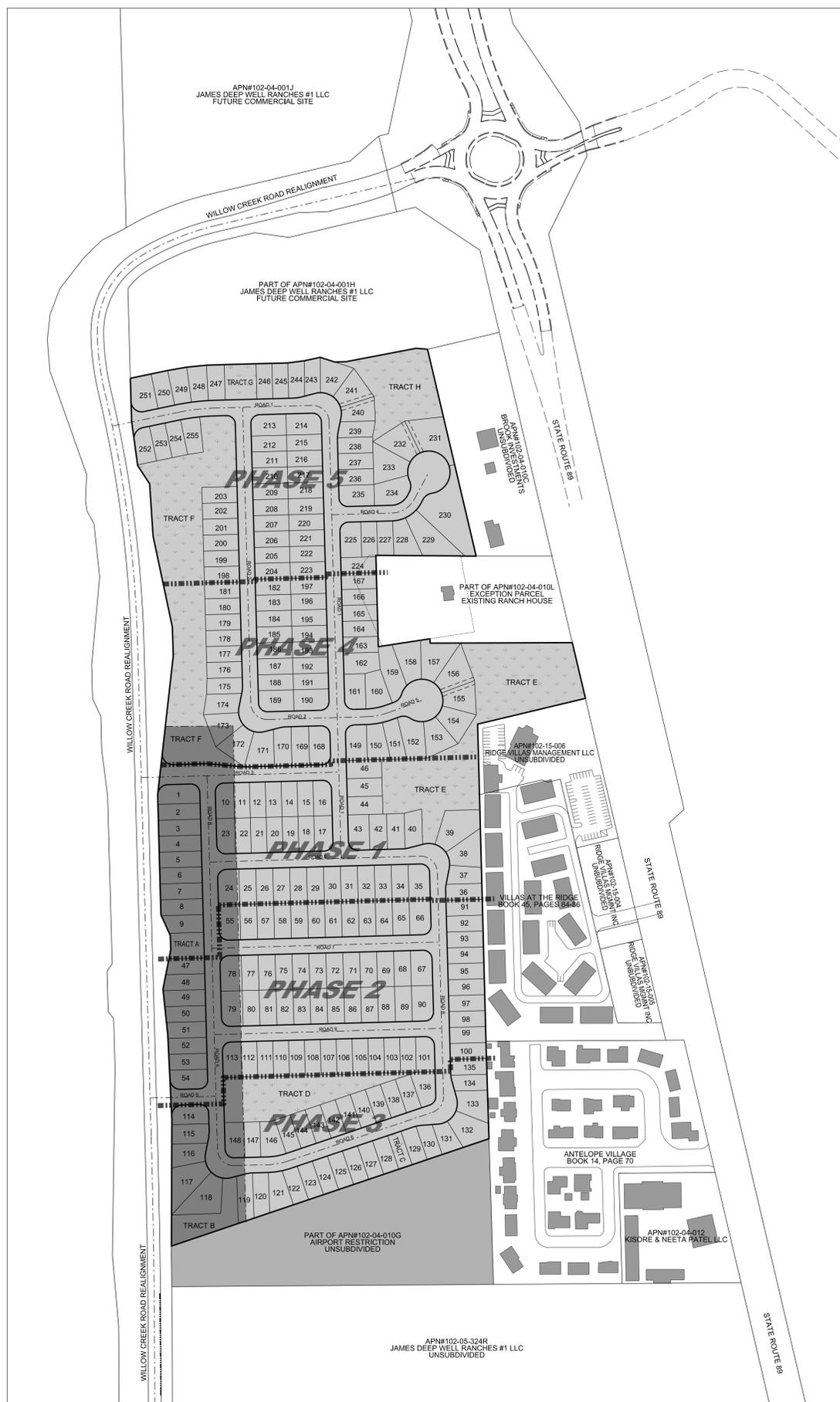
SHEET NO.	DESCRIPTION
1	OVERALL MAP
2	PRELIMINARY PLAT SHEET 1 - PHASES 1-3 (60 SCALE)
3	PRELIMINARY PLAT SHEET 2 - PHASES 4-5 (60 SCALE)
4	PROPOSED UTILITY LAYOUT AND EXISTING EASEMENTS (100 SCALE)
5	PROPOSED ROADWAY SECTION
6	DETAILS

Lot #	Minimum Width (ft)	Minimum Length (ft)	Area (sq.ft.)
1	55.0	119.5	6,256
2	45.0	119.6	5,383
3	45.0	119.6	5,383
4	45.0	119.6	5,383
5	45.0	119.6	5,383
6	45.0	119.6	5,383
7	45.0	119.6	5,383
8	45.0	118.4	5,381
9	50.0	97.5	5,397
10	52.2	100.0	5,088
11	45.0	100.0	4,500
12	45.0	100.0	4,500
13	45.0	100.0	4,500
14	45.0	100.0	4,500
15	45.0	100.0	4,500
16	52.2	100.0	5,088
17	52.2	100.0	5,088
18	45.0	100.0	4,500
19	45.0	100.0	4,500
20	45.0	100.0	4,500
21	45.0	100.0	4,500
22	45.0	100.0	4,500
23	52.2	100.0	5,088
24	60.6	100.0	5,921
25	48.0	100.0	4,800
26	48.0	100.0	4,800
27	48.0	100.0	4,800
28	48.0	100.0	4,800
29	48.0	100.0	4,800
30	48.0	100.0	4,800
31	48.0	100.0	4,800
32	48.0	100.0	4,800
33	48.0	100.0	4,800
34	48.0	100.0	4,800
35	60.6	100.0	5,921
36	45.0	101.3	4,624
37	45.0	90.3	4,721
38	51.3	89.8	7,075
39	51.3	100.0	10,111
40	50.0	98.8	5,016
41	50.0	100.0	5,012
42	50.0	100.0	5,000
43	60.6	100.0	6,066
44	51.4	100.0	5,136
45	51.4	100.0	5,136
46	51.4	100.0	5,136
47	45.0	100.0	4,500
48	45.0	110.6	5,202
49	45.0	115.8	5,287
50	45.0	112.3	5,131
51	45.0	109.4	4,979
52	45.0	108.5	4,902
53	45.0	107.5	4,860
54	55.0	107.0	5,565
55	60.6	100.0	5,921
56	48.0	100.0	4,800
57	48.0	100.0	4,800
58	48.0	100.0	4,800
59	48.0	100.0	4,800
60	48.0	100.0	4,800
61	48.0	100.0	4,800
62	48.0	100.0	4,800
63	48.0	100.0	4,800
64	48.0	100.0	4,800
65	48.0	100.0	4,800
66	60.6	100.0	5,921
67	60.6	100.0	5,921
68	48.0	100.0	4,800
69	48.0	100.0	4,800
70	48.0	100.0	4,800
71	48.0	100.0	4,800
72	48.0	100.0	4,800
73	48.0	100.0	4,800
74	48.0	100.0	4,800
75	48.0	100.0	4,800
76	48.0	100.0	4,800
77	48.0	100.0	4,800
78	60.6	100.0	5,921
79	60.6	100.0	5,921
80	48.0	100.0	4,800
81	48.0	100.0	4,800
82	48.0	100.0	4,800
83	48.0	100.0	4,800
84	48.0	100.0	4,800
85	48.0	100.0	4,800
86	48.0	100.0	4,800
87	48.0	100.0	4,800
88	48.0	100.0	4,800
89	48.0	100.0	4,800
90	60.6	100.0	5,921
91	45.0	102.9	4,632
92	45.0	102.8	4,629
93	45.0	102.8	4,626
94	45.0	102.7	4,624
95	45.0	102.7	4,621
96	45.0	102.6	4,618
97	45.0	102.5	4,615
98	45.0	102.5	4,613
99	45.0	102.4	4,610
100	45.0	102.4	4,613

Lot #	Minimum Width (ft)	Minimum Length (ft)	Area (sq.ft.)
101	53.1	100.0	5,171
102	45.0	100.0	4,500
103	45.0	100.0	4,500
104	45.0	100.0	4,500
105	45.0	100.0	4,500
106	45.0	100.0	4,500
107	45.0	100.0	4,500
108	45.0	100.0	4,500
109	45.0	100.0	4,500
110	45.0	100.0	4,500
111	45.0	100.0	4,500
112	45.0	100.0	4,500
113	53.1	100.0	5,171
114	55.0	104.8	5,438
115	55.0	101.4	5,760
116	51.0	94.7	5,730
117	47.2	97.7	5,025
118	50.1	100.0	5,750
119	45.0	127.0	5,917
120	45.0	114.3	5,452
121	45.0	101.6	5,819
122	45.0	100.0	4,514
123	45.0	100.0	4,500
124	45.0	100.0	4,500
125	45.0	100.0	4,500
126	45.0	100.0	4,500
127	45.0	100.0	4,500
128	45.0	100.0	4,500
129	45.0	99.6	4,499
130	45.0	99.4	4,278
131	43.9	83.5	4,549
132	50.9	87.0	7,504
133	53.8	86.5	6,880
134	45.0	93.0	4,426
135	45.0	102.5	4,620
136	48.5	93.7	5,336
137	45.0	100.0	4,500
138	45.0	100.0	4,500
139	45.0	100.0	4,500
140	45.0	100.0	4,500
141	45.0	100.0	4,500
142	45.0	100.0	5,848
143	60.6	100.0	6,066
144	45.0	100.0	4,500
145	45.1	100.0	4,512
146	45.1	99.1	5,806
147	45.0	100.0	4,500
148	55.4	100.0	5,405
149	60.0	100.0	5,866
150	45.0	100.0	4,500
151	45.0	106.8	5,075
152	55.4	103.8	7,221
153	48.5	94.3	6,476
154	48.5	92.5	4,786
155	48.5	92.5	6,283
156	48.5	100.0	7,955
157	48.5	103.7	8,318
158	45.0	108.9	7,139
159	39.0	123.1	7,653
160	45.0	100.0	6,191
161	60.0	100.0	5,866
162	45.0	100.0	5,847
163	45.0	100.0	4,500
164	45.0	100.0	4,500
165	45.0	100.0	4,500
166	45.0	100.0	4,500
167	45.0	100.0	4,500
168	60.0	110.1	6,337
169	50.0	110.1	5,504
170	50.0	100.0	5,413
171	55.0	96.8	6,950
172	48.6	94.0	6,477
173	48.6	92.3	6,306
174	54.0	96.5	5,495
175	45.0	99.8	4,542
176	45.0	100.0	4,500
177	45.0	100.0	4,500
178	45.0	100.0	4,500
179	45.0	100.0	4,500
180	45.0	100.0	4,500
181	45.0	100.0	4,500
182	45.0	100.0	4,500
183	45.0	100.0	4,500
184	45.0	100.0	4,500
185	45.0	100.0	4,500
186	45.0	100.0	4,500
187	45.0	100.0	4,500
188	45.0	100.0	4,500
189	60.0	100.0	5,866
190	60.6	100.0	5,866
191	45.0	100.0	4,500
192	45.0	100.0	4,500
193	45.0	100.0	4,500
194	45.0	100.0	4,500
195	45.0	100.0	4,500
196	45.0	100.0	4,500
197	45.0	100.0	4,500
198	45.0	100.0	4,500
199	45.0	100.0	4,500
200	45.0	100.0	4,500

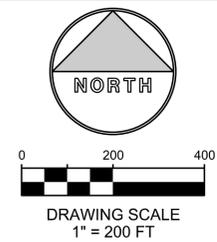
Lot #	Minimum Width (ft)	Minimum Length (ft)	Area (sq.ft.)
201	45.0	100.0	4,500
202	45.0	100.0	4,500
203	45.0	100.0	4,500
204	45.0	100.0	4,500
205	45.0	100.0	4,500
206	45.0	100.0	4,500
207	45.0	100.0	4,500
208	45.0	100.0	4,500
209	45.0	100.0	4,500
210	45.0	100.0	4,500
211	45.0	100.0	4,500
212	45.0	100.0	4,500
213	60.0	100.0	5,866
214	60.0	100.0	5,866
215	45.0	100.0	4,500
216	45.0	100.0	4,500
217	45.0	100.0	4,500
218	45.0	100.0	4,500
219	45.0	100.0	4,500
220	45.0	100.0	4,500
221	45.0	100.0	4,500
222	45.0	100.0	4,500
223	45.0	100.0	4,500
224	45.0	100.0	4,500
225	60.0	100.0	5,866
226	45.0	96.1	4,421
227	45.0	96.3	4,445
228	45.0	98.0	6,093
229	45.0	118.0	9,815
230	30.7	190.3	19,268
231	87.6	91.3	10,469
232	50.2	98.7	7,440
233	53.8	96.7	8,018
234	47.1	99.7	6,766
235	60.0	100.0	5,866
236	45.0	100.0	4,500
237	45.0	100.0	4,500
238	45.0	100.0	4,504
239	45.0	98.1	4,522
240	46.5	95.1	5,290
241	46.1	92.2	6,338
242	45.8	91.9	6,446
243	45.0	96.6	4,468
244	45.1	99.3	4,662
245	45.0	100.0	4,500
246	45.0	100.0	4,500
247	48.0	99.8	4,935
248	48.0	99.4	5,189
249	48.0	99.5	5,127
250	48.0	100.0	4,800
251	59.9	100.0	6,585
252	50.1	100.0	4,995
253	45.0	100.0	4,500
254	45.0	100.0	4,500
255	45.0	100.0	5,028

\*Minimum width taken at proposed 20' front building setback.



### PRELIMINARY PLAT SYMBOL LEGEND

5000	EXISTING 10' CONTOUR
61	LOT ID
---	PHASE LINE
---	LOT LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	PARCEL/PROJECT BOUNDARY
---	BOUNDARY LINE
---	BR ZONING (40.92 AC)
---	MF-H ZONING (6.90 AC)
---	IL ZONING (5.51 AC)



### Lot Size

Maximum	19268 ft <sup>2</sup>
Minimum	4276 ft <sup>2</sup>
Average	5189 ft <sup>2</sup>

### Land Area

Total	47.82 AC
Phase 1	8.78 AC
Phase 2	9.75 AC
Phase 3	6.69 AC
Phase 4	10.55 AC
Phase 5	12.05 AC

### Lot Area

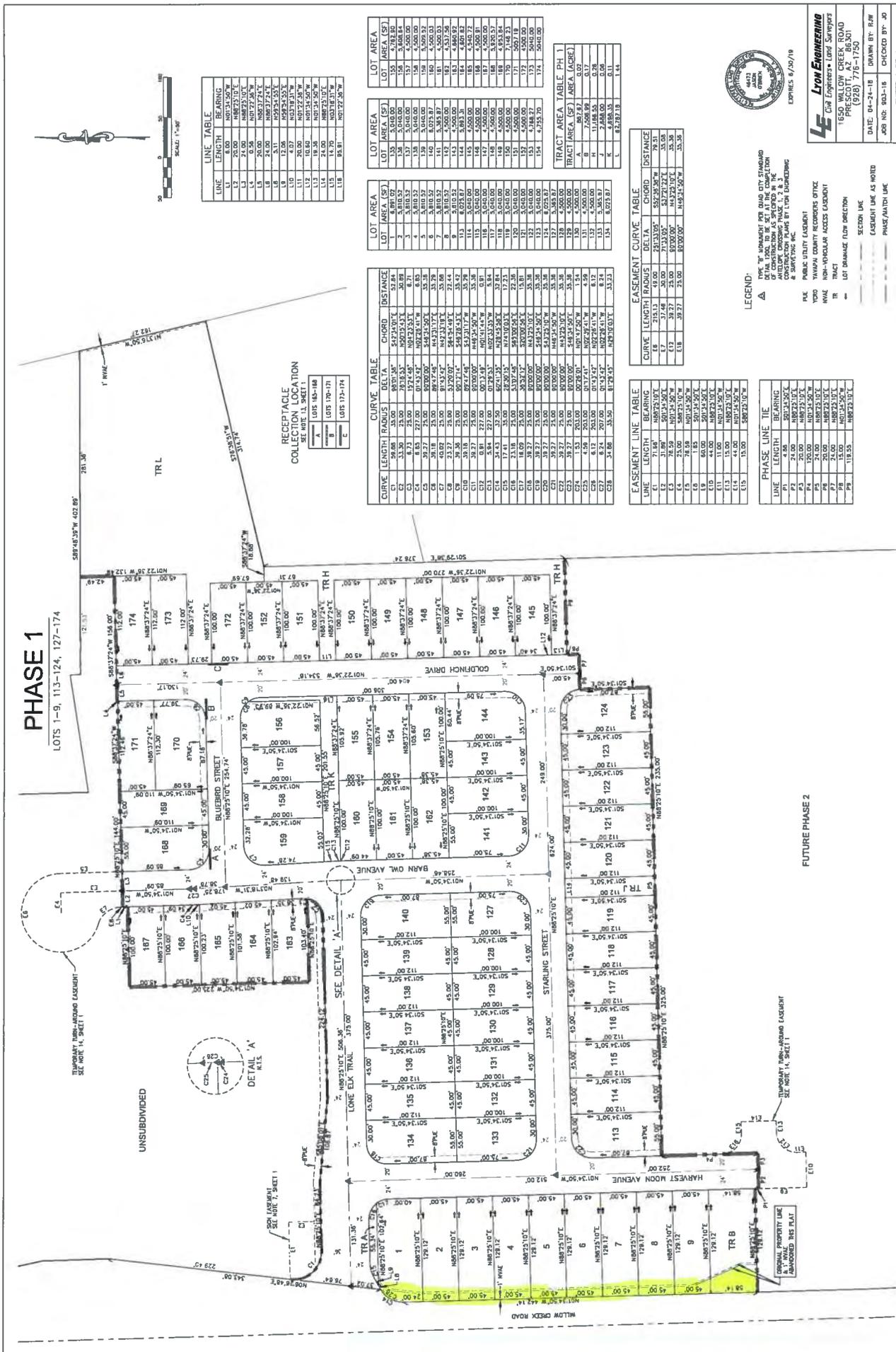
Total	30.38 AC
Phase 1	5.45 AC
Phase 2	7.49 AC
Phase 3	4.22 AC
Phase 4	6.04 AC
Phase 5	7.18 AC

### ROW Area

Total	9.19 AC
Phase 1	2.12 AC
Phase 2	2.26 AC
Phase 3	1.05 AC
Phase 4	1.64 AC
Phase 5	2.11 AC

# PHASE 1

LOTS 1-9, 113-124, 127-174



LINE	LENGTH	BEARING
L1	8.00	N0734.50°W
L2	21.00	N8837.24°E
L3	21.00	N0734.50°W
L4	0.58	N0737.26°W
L5	20.00	N0537.74°E
L6	3.11	N5823.55°E
L7	12.05	N5823.55°E
L8	20.00	N0734.50°W
L9	14.49	N0734.50°W
L10	14.49	N0734.50°W
L11	14.49	N0734.50°W
L12	14.49	N0734.50°W
L13	14.49	N0734.50°W
L14	14.49	N0734.50°W
L15	14.49	N0734.50°W
L16	14.49	N0734.50°W
L17	14.49	N0734.50°W
L18	14.49	N0734.50°W
L19	14.49	N0734.50°W
L20	14.49	N0734.50°W
L21	14.49	N0734.50°W
L22	14.49	N0734.50°W
L23	14.49	N0734.50°W
L24	14.49	N0734.50°W
L25	14.49	N0734.50°W
L26	14.49	N0734.50°W
L27	14.49	N0734.50°W
L28	14.49	N0734.50°W
L29	14.49	N0734.50°W
L30	14.49	N0734.50°W
L31	14.49	N0734.50°W
L32	14.49	N0734.50°W
L33	14.49	N0734.50°W
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L35	14.49	N0734.50°W
L36	14.49	N0734.50°W
L37	14.49	N0734.50°W
L38	14.49	N0734.50°W
L39	14.49	N0734.50°W
L40	14.49	N0734.50°W
L41	14.49	N0734.50°W
L42	14.49	N0734.50°W
L43	14.49	N0734.50°W
L44	14.49	N0734.50°W
L45	14.49	N0734.50°W
L46	14.49	N0734.50°W
L47	14.49	N0734.50°W
L48	14.49	N0734.50°W
L49	14.49	N0734.50°W
L50	14.49	N0734.50°W
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L52	14.49	N0734.50°W
L53	14.49	N0734.50°W
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L55	14.49	N0734.50°W
L56	14.49	N0734.50°W
L57	14.49	N0734.50°W
L58	14.49	N0734.50°W
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L110	14.49	N0734.50°W
L111	14.49	N0734.50°W
L112	14.49	N0734.50°W
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L115	14.49	N0734.50°W
L116	14.49	N0734.50°W
L117	14.49	N0734.50°W
L118	14.49	N0734.50°W
L119	14.49	N0734.50°W
L120	14.49	N0734.50°W
L121	14.49	N0734.50°W
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L170	14.49	N0734.50°W
L171	14.49	N0734.50°W
L172	14.49	N0734.50°W
L173	14.49	N0734.50°W
L174	14.49	N0734.50°W

RECEPTACLE  
COLLECTION LOCATION  
SEE NOTE 1.1, SHEET 1

LOTS 183-188  
SEE NOTE 1.1, SHEET 1

LOTS 170-171  
SEE NOTE 1.1, SHEET 1

LOTS 173-174  
SEE NOTE 1.1, SHEET 1

SEE DETAIL 'A'  
LOT 113

LOT AREA (SF)	LOT AREA (ACR)
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LOT AREA (SF)	LOT AREA (ACR)
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71	0.0



## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** July 18, 2019

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Introduction and preliminary discussion of proposed annexation, general plan amendment and master plan for property known as Stringfield at Granite Mountain. Applicant is Jeff Davis of SFR Acquisitions, LLC; APN: 106-06-002C and a portion of 106-06-002D; County zoning is R1L-70 residential.

**Approved By:**

**Date:**

<b>Director:</b>	Bryn Stotler	Bryn Stotler 7-10-19
<b>Planning Manager:</b>	George Worley	G. Worley 7/10/19
<b>Community Planner:</b>		

### Item Summary

The applicant has proposed the annexation of a large (693.4 acres) parcel of undeveloped land in close proximity to the western city limit at Williamson Valley Road and Pioneer Parkway. A city sponsored acquisition of the intervening State Trust parcel (with a county zoning of RCU-2A) is underway and is necessary for this proposed annexation to be completed (see attached vicinity map).

### Background

The subject property is residentially zoned (county designation R1L-70). The proposal for annexation includes a master plan and a General Plan amendment to establish the appropriate land use designation, as none currently exists. The intended use of the property is single-family residential development. With annexation, the property will be zoned the city equivalent of the county zoning, which is the RE 2-acre zoning district. The applicant does not propose to rezone the property and will develop at the RE 2-acre zoning density. The eventual subdivision plats will be Planned Area Developments (PAD), with adjusted lot sizes and common open space area.

The property does not currently have direct contact with the city limits. Acquisition of a portion of the intervening State Land parcel is necessary for this proposal to move forward. The city has initiated that acquisition and it is now underway at the State Land Department. Upon completion of the city acquisition, the newly acquired parcel will be included in the annexation to create the 300 foot frontage on current city limits, as required by Arizona Statutes (A.R.S 9-471). The 300 foot wide section to be acquired by the city is intended for trail parking and access, and for future vehicular access to the

**AGENDA ITEM:** Introduction and preliminary discussion of proposed annexation, general plan amendment and master plan for property known as Stringfield at Granite Mountain. Applicant is Jeff Davis of SFR Acquisitions, LLC; APN: 106-06-002C and a portion of 106-06-002D; County zoning is R1L-70 residential.

remaining State Land Department parcels to the north and south.

The property was not included on the Land Use map in the 2015 General Plan. It lies within an area on the county's Comprehensive Plan Land Use map designated as "Municipal Growth Area". A city designation is required to be established with the annexation. Staff will recommend the Very Low Density Residential (< 1 DU/acre) designation that conforms closely to the RE 2-acre zoning district.

A master plan and phasing map are included with this request. The master plan depicts the lot and roadway layout as anticipated by the applicant. The phasing plan indicates the anticipated progression of infrastructure construction and subdivision plats. As shown, the final development would result in 34% open space, well above the 25% minimum required for a PAD. The current county zoning would permit up to 350 lots. The applicant is proposing 264 lots. The text accompanying the master plan leaves the option for the developer to add some additional lots, up to a maximum of 350, depending upon infrastructure costs and the market demands. At the maximum density under the RE 2-acre city zoning and without a PAD approach, the property could have up to 360 lots.

This is an introduction of the project. No action can be taken by the Commission at this time. However, any comments or recommendations that the commission makes will be provided to the applicant so that they may consider them. Once the city acquisition of a portion of the intervening State Land Department parcel occurs, this application will be rescheduled for the Commission to review and take formal action on a recommendation to the City Council.

### **Attachments**

1. Location/vicinity Map
2. Current County Zoning
3. Master Plan Map
4. Phasing Map

**Recommended Action:** None at this time.

**Map Legend**

-  Prescott City Limits
-  Area Lakes

**Zoning Designations**

-  BG Business General
  -  BR Business Regional
  -  NOS Natural Open Space
  -  IG Industrial General
  -  IL Industrial Light
  -  IT Industrial Transition
  -  MF-H Multi Family - High
  -  MF-M Multi Family - Medium
  -  MU Mixed-Use
  -  DTB Downtown Business District
  -  NOB Neighborhood Oriented Business
  -  RO Residential Office
  -  RS Recreation Space
  -  SF-09 SF-12 SF-18 SF-35 SF-12-MH SF-6-MH RE-2ACRE
  -  SPC Specially Planned Community
- (PAD) indicates a Planned Area Development not a separate zoning district

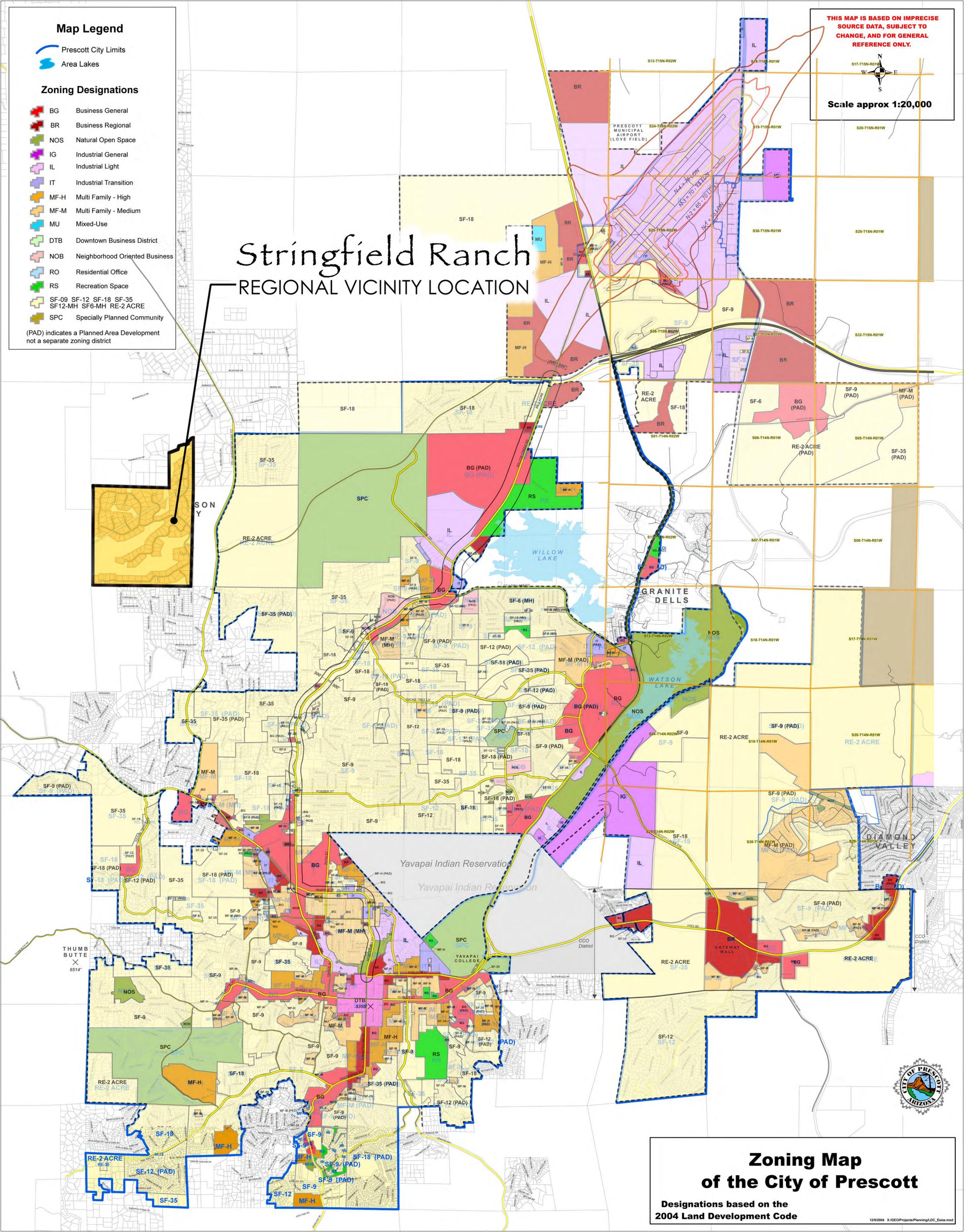
**THIS MAP IS BASED ON IMPRECISE SOURCE DATA, SUBJECT TO CHANGE, AND FOR GENERAL REFERENCE ONLY.**



Scale approx 1:20,000

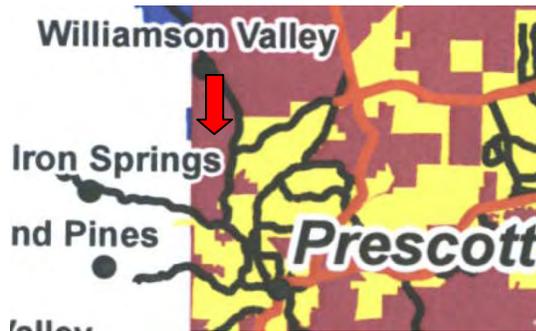
# Stringfield Ranch

## REGIONAL VICINITY LOCATION



# Zoning Map of the City of Prescott

Designations based on the 2004 Land Development Code



## General Land Use Plan

### Legend

- Cities
- Interstate Highways
- State Highways
- Major Roads
- City Boundaries
- RURAL COMMUNITY AREA
- TRANSITIONAL GROWTH AREA
- MUNICIPAL GROWTH AREA
- RURAL AREA

### Land Use Categories

The entire area of Yavapai County, with the exception of incorporated cities/towns, shall be divided into four (4) categories, based on each area's existing or foreseeable infrastructure, character and capacity for growth:

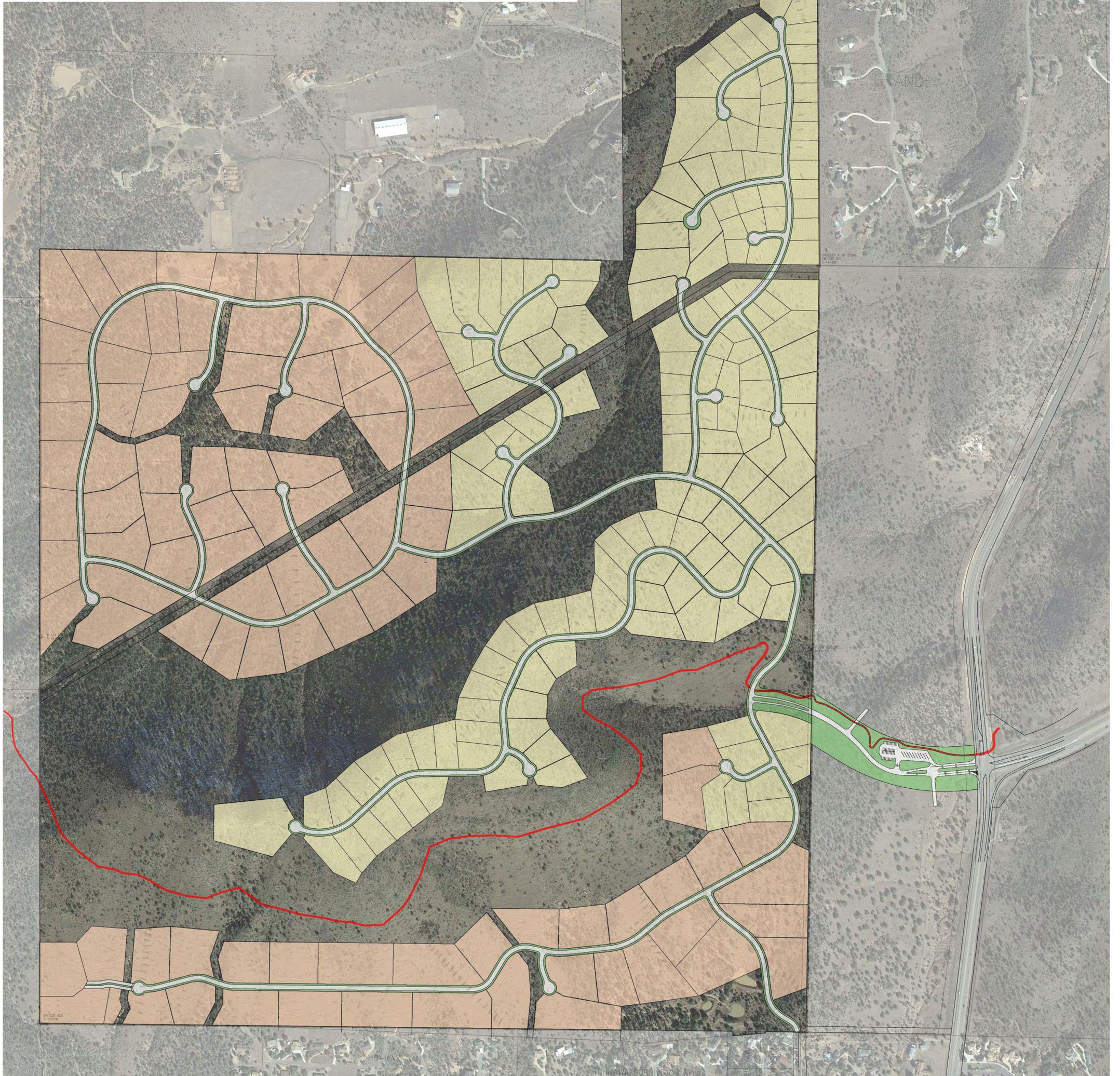
Municipal Growth Area (MGA) – This category includes those areas adjacent to or surrounded by incorporated cities/towns, and having the necessary facilities and services to support it. These areas are largely built-out or established but may have pockets of vacant land.

1. The area has established or planned residential and/or non-residential development and has the potential to be annexed by an abutting incorporated city/town or become incorporated.
2. The area could be adequately served by a community sewer system, water system and fire district.
3. Average residential lot sizes are less than one acre in size.
4. The area provides regional commercial and other non-residential services.
5. The area has the potential for or is currently served by adequate drainage, transportation and K-12 school systems, as well as organized recreational facilities that can serve high-density development.

# STRINGFIELD

AT GRANITE MOUNTAIN

Master Plan  
264 Lots



# STRINGFIELD

AT GRANITE MOUNTAIN

## Conceptual Phasing Plan

Phase	Res. Acreage	OS Ac.	OS %	Total Ac.
Phase 1	103.3	54.0	34.3%	157.3
Phase 2	88.2	55.6	38.7%	143.8
Phase 3	62.8	30.5	32.7%	93.3
Phase 4	93.6	36.0	27.8%	129.6
Phase 5	109.8	59.5	35.1%	169.3
<b>Total</b>	<b>457.8</b>	<b>235.6</b>	<b>34.0%</b>	<b>693.4</b>

Phase 1: 62 Lots  
 Phase 2: 62 Lots  
 Phase 3: 46 Lots  
 Phase 4: 46 Lots  
 Phase 5: 48 Lots  
**264 Total**

