

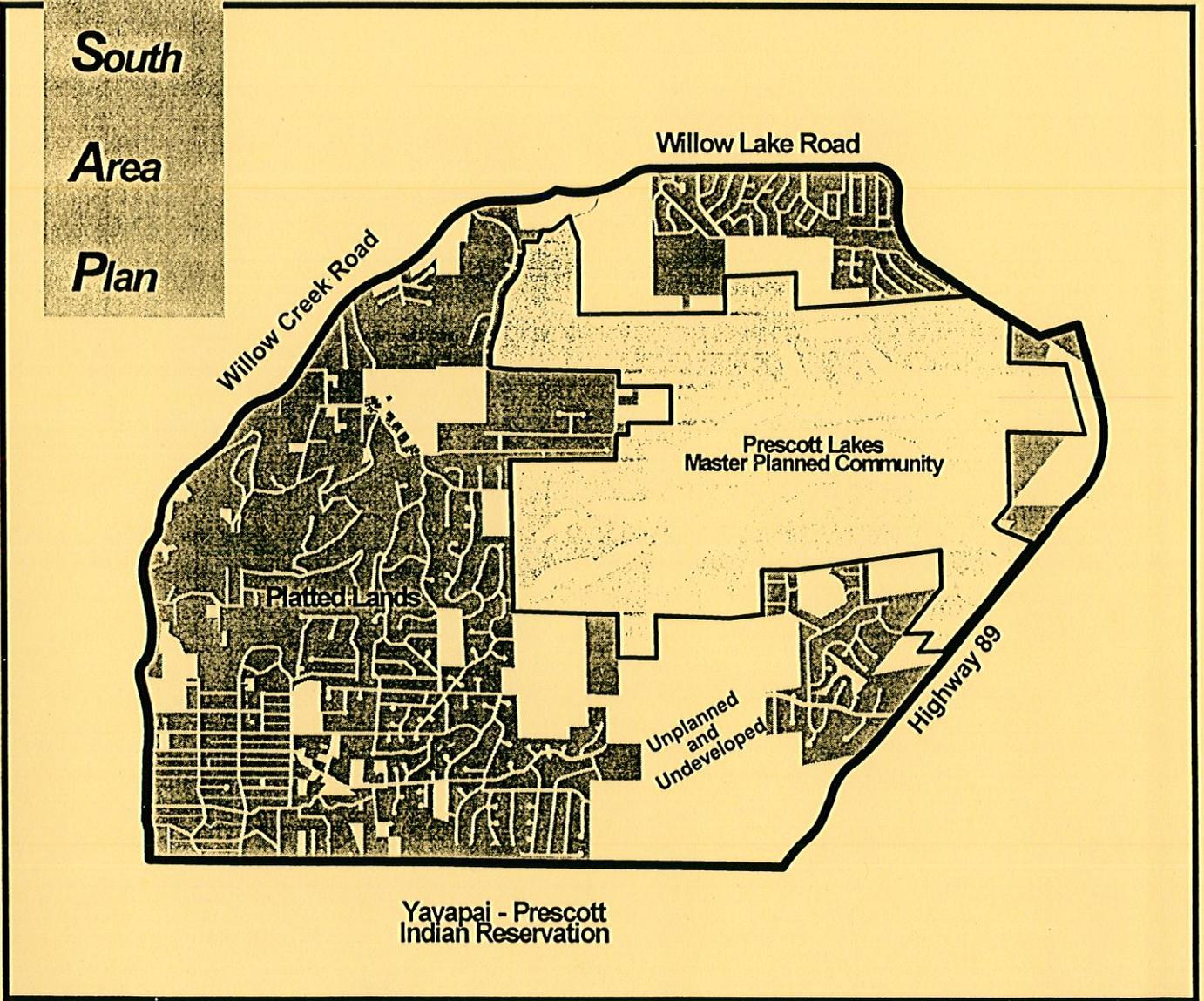
Willow

Lake

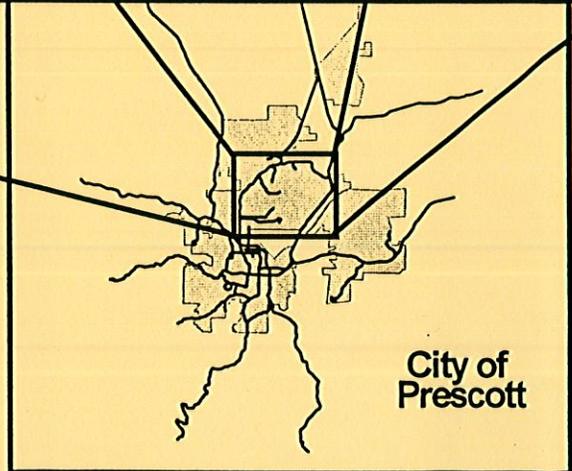
South

Area

Plan



City of Prescott, Arizona
July, 1999



City of Prescott

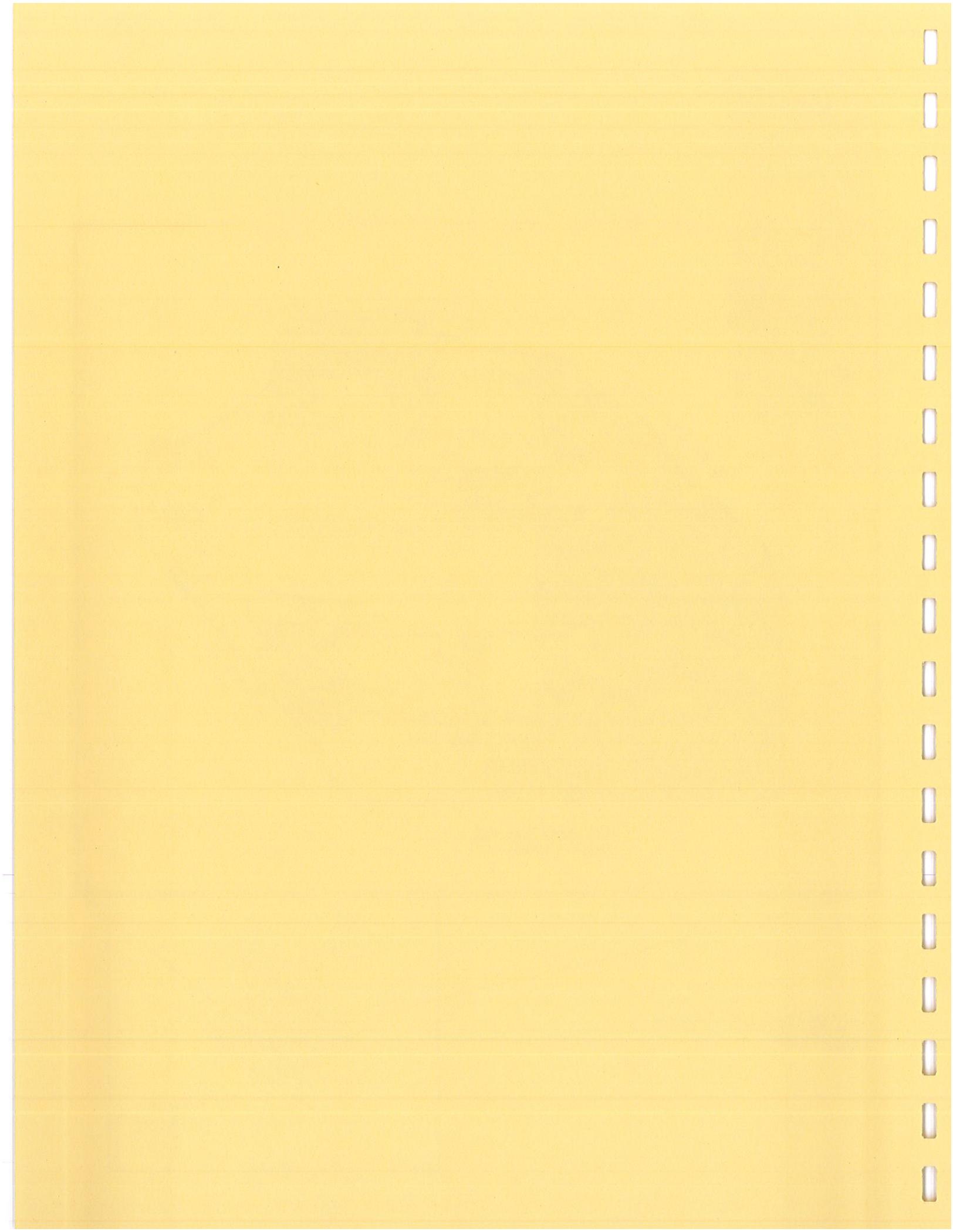


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ACKNOWLEDGMENTS

The Willow Lake South Specific Area Plan was developed with comments from area residents and much hard work on the part of two separate Citizens Advisory Committees. Members of these Committees met over many months to formulate the draft of this plan. The City of Prescott wishes to express sincere appreciation of their efforts. Committee members include:

1995 Committee

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Max Augustus
Dorothy Baker
Phyllis Boris
Joan Carpenter
Jeff Davis
Sam Henrie
The Jenson family
Jim LeGros
James Lewis
Robert Lundeen
Bob and Mary Swing
Don Thompson

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Dorothy Baker
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Jeff Davis
Richard Looney
Sharon Martinez
Lucy Mason
Ty Myers
Mary Swing
Robert Winkels, Vice Chair

Please accept our thank you for your efforts.

WILLOW LAKE SOUTH AREA PLAN

1.0 INTRODUCTION

The Willow Lake South Area Plan (WLSAP) was originally drafted by a citizen committee in 1995, and refined by a reconstituted citizen committee in 1998. Their combined work results in this guide for future development of the Willow Lake South area. The recommended plan includes three primary components: Policies, and the Land Use and Circulation Plan Maps. The three are to be used in tandem to better describe the general intentions of the plan. Figure 1 is a vicinity map of the Willow Lake South plan area, which includes a significant infill area in North-central Prescott.

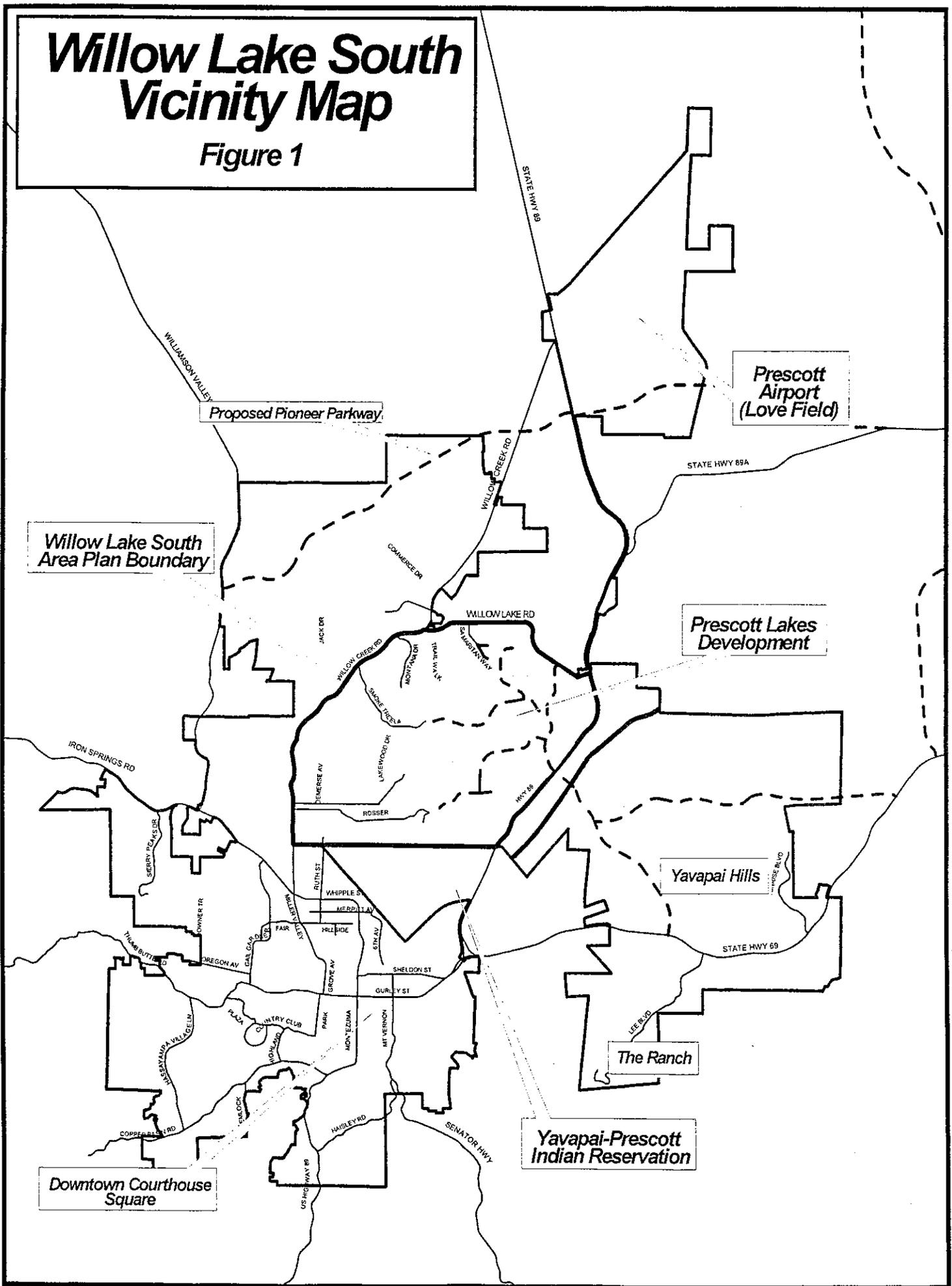
CONFORMANCE WITH THE GENERAL PLAN

The 1997 Prescott General Plan endorses specific area plans as the means to establish comprehensive land use, circulation, open space and policy plans for smaller areas of the city. This Willow Lake South Area Plan (WLSAP) is such a plan, and is to be used to guide development decisions as the area builds out over the next several generations. The General Plan also sets out a number of Goals and Policies and selected Implementation Strategies that bear on WLSAP. These are integrated into the plan, and draw from the General Plan elements Land Use, Economic Development, Circulation, and Community Quality. Several Guiding Principles from the General Plan also apply to the Willow Lake South plan including:

- There shall be a balance of land uses, among residential types, between residential and non-residential uses, and between developed and undeveloped land uses.
- There shall be efforts to support a family friendly community through creation of quality jobs, a strong school system, housing diversity, and recreational services.
- There shall be attention given to creating human scale within the built and unbuilt environment.
- There shall be efforts given to creating connected streets and neighborhoods to disperse traffic. There must be balance between such connections and the impacts on neighborhoods from cut-through traffic.
- There shall be attention given to the compatibility of new development with established neighborhoods. Appropriate transitioning land uses will be sought between substantially unlike land uses wherever needed.
- There shall be efforts to encourage citizen involvement within the community.

Willow Lake South Vicinity Map

Figure 1



PLAN PARAMETERS

In April of 1998 the City Council endorsed a set of plan foundations proposed by the WLSAP committee. These foundations, shown below, help set the expectations for the planning process and its end result.

GOAL

The overall goal for the WLS Area Plan is to encourage a balance of quality residential, commercial, community facilities, and open space areas compatible with existing and master planned land uses.

Plan Foundations

1. There will be a plan map that displays preferred land use designations at a moderate level of detail, or "broad brush" rather than parcel by parcel.
2. There will be a primary circulation plan map of existing, planned and proposed arterials and collectors. The intention is to plan for a circulation system that moves traffic adequately, and designed in a manner that does not overly impact neighborhoods wherever possible.
3. The plan map will include existing, planned, and proposed trail alignments, parks and other recreation areas. The intention is to plan these amenities in such a way that connects neighborhoods and that provides pedestrian routes throughout the plan area. Public accessibility will be an important consideration.
4. A suitable mix of residential densities will be delineated at appropriate locations on the plan map so that a variety of housing choices can result. The character of existing neighborhoods, access, and terrain will be considered.
5. There will be consideration of appropriate locations for businesses, services, and community facilities that integrate with the residential community.
6. There will be a review of the Business A-zoned parcels located along Hwy 89 so that a better understanding of appropriate uses, safe access, and slope treatments on these highly visible parcels can result. Working with these specific property owners as part of the review is intended.
7. There will be an analysis of ridgelines, drainages, and wildlife areas so that the plan can identify means of retaining much of the visual and natural open space qualities that exist in the Willow Lake South area. A review of how significant cultural resources are managed will also be included.

2.0 EXISTING CONDITIONS

AREA

The Willow Lake South study area is bounded on the south by the Yavapai Indian Reservation, on the north by Willow Lake Road, on the east by Highway 89, and on the west by the Willow Creek Road. The entire study area includes approximately 6 square miles or about 3,850 acres, of which about 1,500 acres are still undeveloped. This represents one of Prescott's two largest remaining infill areas

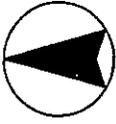
Of the 3,850 acres in WLSAP, about 1,600 acres are already residentially platted and developed, about 80 acres has developed as residential metes and bounds, and about 720 acres are preliminary platted – taken together covering about 2,400 acres. An assortment of commercial, multi-family residential, government, religious, and existing and planned open spaces account for most of the balance. The 1,100-acre Prescott Lakes Master Plan is incorporated in the final and preliminary platted lots, and in the commercial and open space areas. What remains is the roughly 450 acres of unplanned and undeveloped lands, most of which lie in the southeastern quadrant of WLSAP. It is this area which has been the committee's primary focus on the land use plan map.

The adopted Prescott Lakes Master Plan and the adopted development agreements that underpin it are fully intended as an integral part of WLSAP. WLSAP reflects the best thinking of Prescott Lakes at the moment, but it may not anticipate future market changes affecting Prescott Lakes. Any future requests for change to the Prescott Lakes master plan, zoning, or development agreements, not in keeping with today's WLSAP, should be evaluated on their merits. If the City endorses such changes, then an amendment to WLSAP should also be undertaken in order for this plan to remain meaningful.

Topography and Soils

Elevations in the area range from 5,580' and 5,150' above mean sea level. The topography is varied with grades between 4% and 15% on average, although slopes in excess of 20% occur. Four natural gulches traverse the area and act as the major drainage features. Figure 2 shows the steep sloped areas and drainages that characterize the Willow Lake South Area. With increasing community attention focused on development practices of ridges and hillsides, we might expect that the topography will influence land uses, street layout, and building placement.

The soils in the area are primarily of the Cabezon Series, and are characterized by basaltic geology and landforms. Both the Cabezon and the Thunderbird-Cabezon Complexes are the most severe in terms of slow permeability, shallow bedrock, high shrink-swell potential, and clay. The Springerville-Cabezon Complex is moderately



700 0 700 1400 Feet

Proposed Connectors
Planned Area Connectors
Other Proposed Connectors

Plan Boundary

Area Drainage
Area Lakes

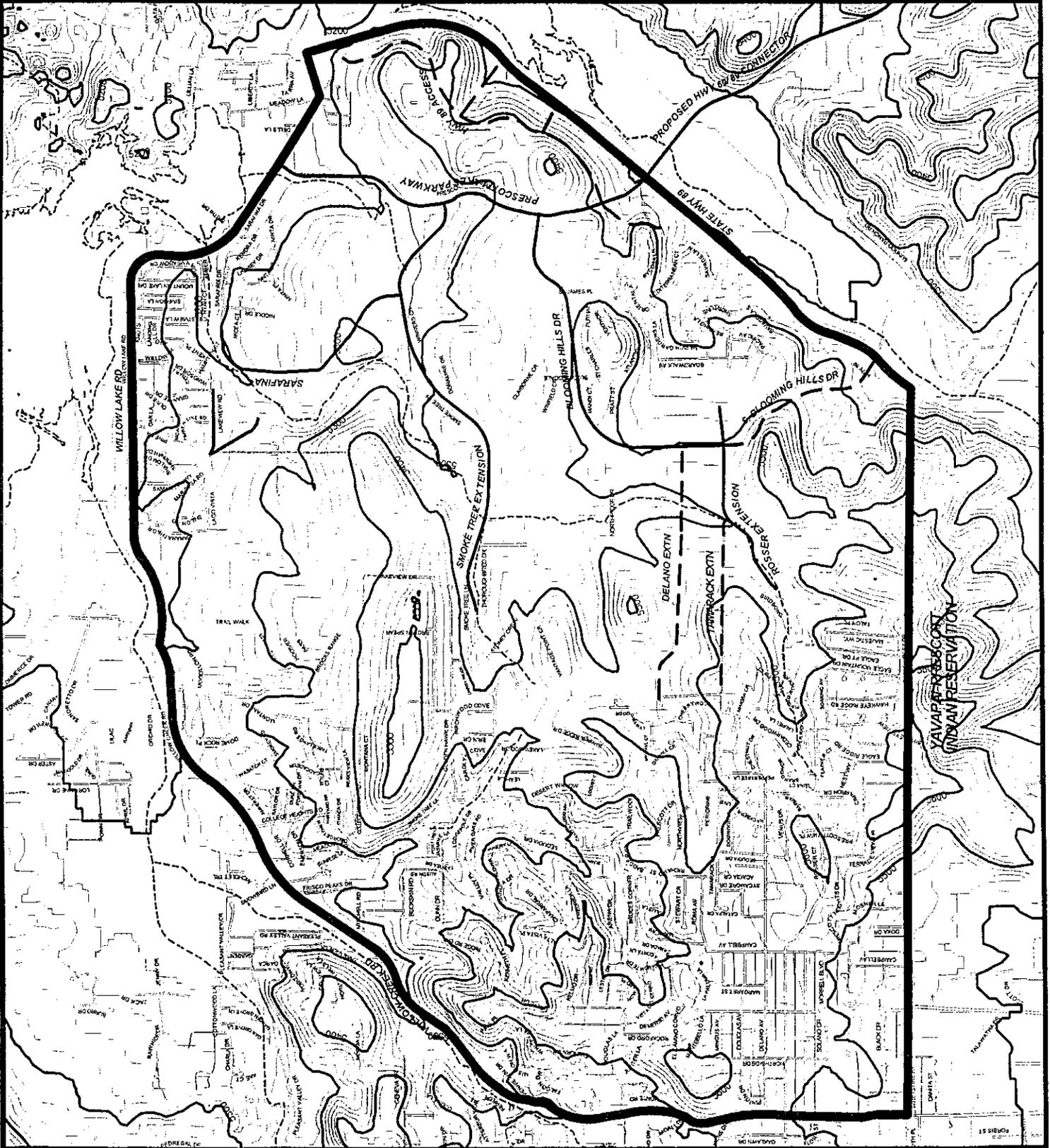
Slope GT 20% Slope Analysis

Reference: x:\arcview\projects\wilslope.ap
Slope 8x11 Final 7-8-1999

Willow Lake South Area Plan

Slopes/Drainage Map

Figure 2



severe for the same reasons. Balon Sandy Clay is moderate in its permeability, bedrock, and shrink-swell characteristics. Appendix A shows the generalized soils distribution within the study area.

Water and Sewer Service

Centralized water and sewer service is a primary consideration for development within the city of Prescott, more so now given the AZ Dept. of Water Resource's declaration of groundwater mining within the Prescott Active Management Area (AMA). The recent flurry of preliminary plats, submitted to meet the deadline of August 21, 1998 for assured water allocation, has set the residential development pattern for a number of smaller tracts within WLSAP, in addition to Prescott Lakes. Although there are instances of development within the city's corporate limits that use individual wells and septic systems, rather than central water and sewer, it is in the city's best interest to limit this practice. As a designated water provider, the City is better able to monitor groundwater withdrawals and therefore the overall water budget for the aquifer. Further, by receiving the sewage for treatment, the City is able to use the effluent for groundwater recharge credits. Again, this helps to account for and manage the overall groundwater budget.

Water Availability

The City of Prescott has been given approval for a maximum of 11,200 acre feet (AF) for its groundwater supply within the Prescott AMA. This "assured supply" should be sufficient to serve the existing citywide population of approximately 35,000 plus all the 4,300 existing residential lots not yet built upon, and the additional 8,300 new lots that have preliminary plat approval as of August 21, 1998. Within WLSAP there are 3,121 lots preliminary platted, making up nearly 40% of the citywide total. The Prescott Lakes Master Plan community includes 2,606 of WLSAP's 3,121 preliminary platted lots that have been allocated assured water.

Undeveloped residential areas not already preliminary platted will have to petition for a portion of the city's "alternative water supply." As the City Council considers these future water service agreements, it will look for compliance to adopted policies and plans such as WSLAP before granting an alternate water allocation. For Willow Lake South, the "unplanned and undeveloped" portion will fall under this alternate water supply scenario. And although the city has up to 17,000 AF in its alternative water supply portfolio, there may be calls to use much of this supply to recharge and replenish that amount withdrawn as assured water. Of the 17,000 AF of alternate water, 14,000 AF is unsecured water rights to the Big Chino Aquifer, which further complicates its ready availability. The high capital costs for developing these alternative waters will work to delay this supply. Last, all of the Willow Lake South Area has access to city water service and through the Small Main Replacement Program, upgrade of small lines is being done over time.

Sewer Availability

Adequate sewer treatment capacity is expected for WLSAP buildout once the Airport Wastewater Treatment Plant's planned expansion from 0.75 million gallons per day (MGD) to 2.20 MGD is completed in 1999.

Figure 3 shows the areas of existing development not on city sewer. Mostly this has occurred as subdivisions were created in the county, and then later annexed by the city. Some of these non-sewered subdivisions also have unpaved streets. A discussion between the city and these residents to identify the costs and benefits of upgrading infrastructure seems warranted.

Flora and Fauna

Vegetation in the undeveloped portion of the site is primarily native grasses with some cliff rose, alligator juniper, and pinon pines. Most of the undeveloped area is chaparral. Vegetation cover within the developed portions of the WLS area vary between retained native trees and shrubs, suburban landscape treatments, and xeriscape treatments.

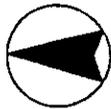
The variety of vegetation supports smaller wildlife species such as quail, dove, songbirds, javelina, mule deer, fox, and coyote. The study area also supports a small and isolated antelope herd, which is currently under study by the State Department of Game and Fish. Concerns exist that these 80+ antelope will not be able to survive continuing habitat loss due to future development. The study is to monitor development's impacts on these animals. Game and Fish habitat specialists have theorized that the animals will move on their own accord once conditions become too stressful for them. The latest report, however, is that there will likely be a relocation effort undertaken in 1999.

Historic and Archaeological Sites

Some historical sites have been identified and additional culturally significant sites occur within the area. Since most of the area has been used in recent times for grazing, areas of historic or archaeological concern are likely to be disturbed. All new proposals for development in the area will be required by city code to review the potential of on-site significant archaeological features for the State Historic Preservation Office. Creative and sensitive treatment of found archeological resources will be encouraged, such as Prescott Lakes' plan to create pocket parks incorporating the rock art discovered on site.

Scenic and Visual Resources

Bill Williams Mountain to the north, and the San Francisco Peaks and Mingus Mountain to the northeast are the longest distance views from the Willow Lake South area. Willow Lake and Watson Lake, as well as Granite Dells (to the east) and Granite Mountain (to the west) are also visible from higher elevations within WLSAP. And for many residents in the Prescott Heights area, the southward views of the Bradshaw



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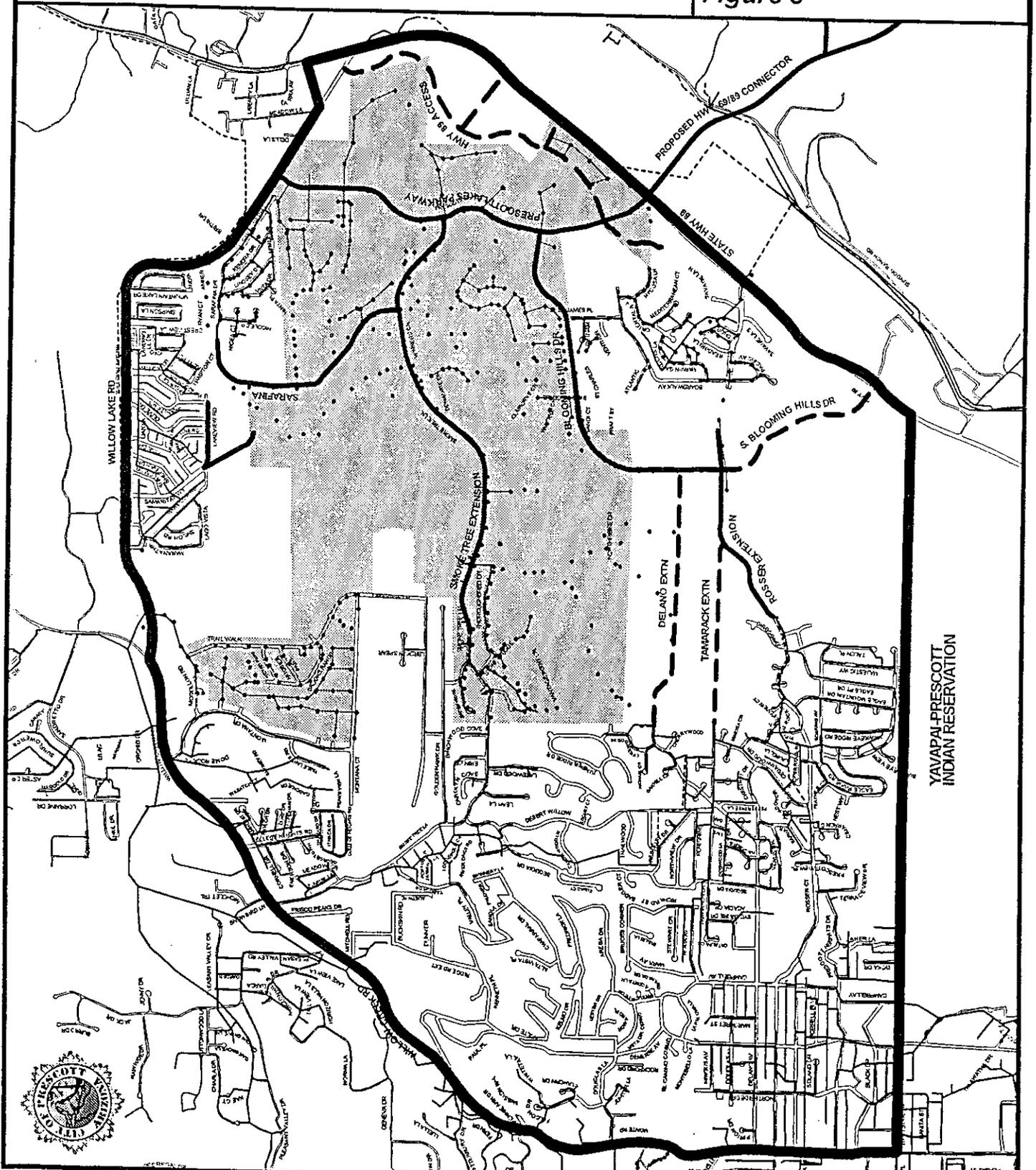


- Existing Sewers
- Gravity Line
- Pressure Line
- Prescott Lakes
- Sewer Lines (Proposed)
- Prescott Lakes Proposed Manhole Locations
- Proposed Area Connectors
- Planned Area Connectors
- Other Proposed Connectors
- Existing Developed Areas on Individual Septic Systems
- Prescott Lakes Development
- WLS Boundary

Willow Lake South Area Plan

Sewer Service Availability Map

Figure 3



Mountains and the city below are important. Much of Willow Lake South's attraction is the vast and varied scenic views. With the Prescott voters' recent approval to purchase the lakes, ensuring year-round recreation and scenic value, the desirability of properties enjoying those particular views will be enhanced.

Views work both ways, and so it is important to note that the Willow Lake South area, in turn, provides vista and open space relief that is appreciated by other nearby areas. Most visible are the ridges that parallel Willow Creek Road and Hwy 89, and the prominent ridge at Lakeview Drive. A visibility analysis revealed that while these highpoints are important, there are only a few small undeveloped promontories internal to WLSAP that might warrant preservation. The WLSAP committee concluded that rezoning opportunities and voluntary use of PAD development provisions are probably the more appropriate means for retaining sensitive areas such as hillsides, washes, and ridges.

Willow Creek Road Corridor Plan

The western edge of the Willow Lake South area makes up part of the adopted Willow Creek Road Corridor Plan and Overlay District. That plan identifies properties along Willow Creek Road that are feasible for change of use from existing residential. The related overlay district sets out more sensitive design standards for properties that develop as either multi-family residential, office, or commercial. (Copies of the Willow Creek Road Corridor Plan and the adopted overlay district are available from the City of Prescott Community Development Department.)

EXISTING ZONING and NEIGHBORHOODS

Most of the WLSAP lands are residentially zoned and developed (Figure 4), and good variety exists in housing types, prices, and densities. A generalized description of the dominant neighborhoods is given here. Prescott Heights, located in the southwest corner of the study area, is the largest and oldest neighborhood. Annexed in the 1950s and built in the 50s and 60s, this area is zoned RA 9 and generally platted as 9,000 sq. ft. lots. Homes in this area provide much of the housing stock for lower-middle income households. Keeping these neighborhoods stable and in good repair will help ensure their availability for first time homebuyers and others limited to the \$90,000-\$120,000 price range.

Moving northward from Prescott Heights is the 1980s Suburban Acres neighborhood, which is also zoned RA-9, but developed on larger lots reflecting the more difficult terrain and lack of sewer. Many of the streets in this neighborhood are unpaved. Eagle Ridge is a 1990s neighborhood built in the south central part of WLSAP, where the zoning ranges from RA-12 to RA-18. North of the Eagle Ridge area lie a number of smaller subdivisions recently developed under RA-12. Very large homes on lots zoned RA 35 sit atop Lakeview Drive, while condos, townhomes, apartments and a mobile home park lie northward. The Willow Lakes Estates area is a 1980s-1990s neighborhood comprised of several manufactured-home subdivisions, which were



City of Prescott

Figure 4

Willow Lake South Area Plan Zoning (existing)



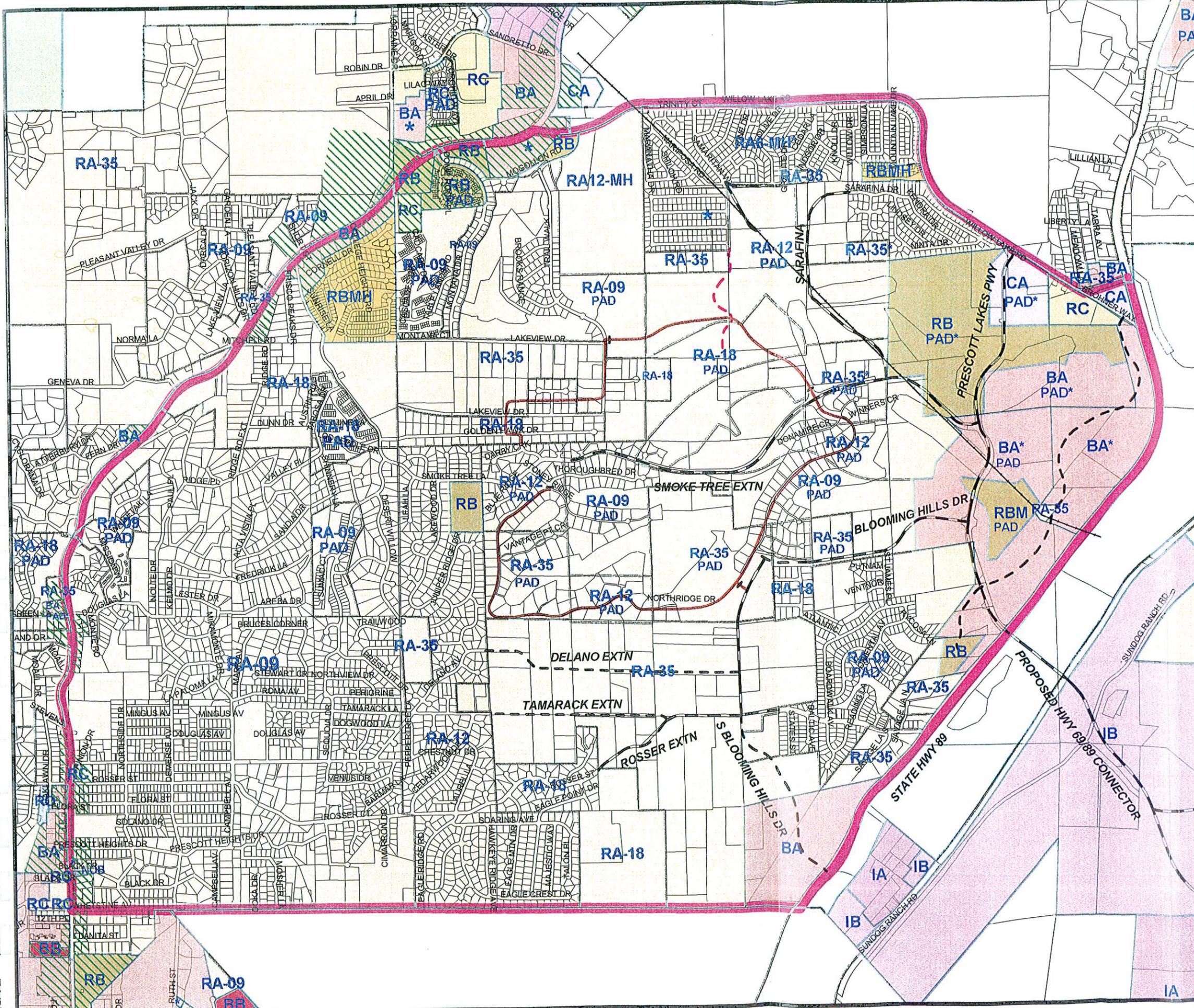
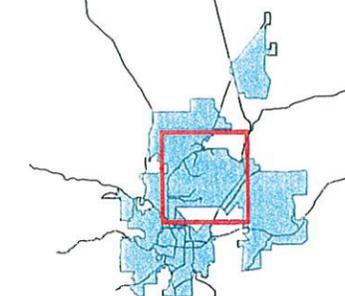
500 0 500 1000 1500 2000 2500 Feet

- Willow Creek Overlay District
- Proposed Connectors
- Prescott Lakes Connectors
- Hwy 69/89 Connector
- Roads and Trails (Prescott Lakes)
- Private Road
- Vista Trail
- Barriers
- Transmission Line
- Zoning
- WLS Boundary

Existing Zoning

- | | | | |
|--|-------|--|---------|
| | AGA | | RA-12 |
| | BA | | RA-18 |
| | BB | | RA-35 |
| | CA | | RA6-MH |
| | FPC | | RA12-MH |
| | IA | | RB |
| | IB | | RBM |
| | IBD | | RBMH |
| | NOB | | RC |
| | PLD | | RCD |
| | RA-09 | | RO |

Produced by Community Development GIS
Reference x:arcview/projects/wls/zoning.apr
Layout Map1 11x17 6-30-1999



recently downed zoned from RMBH to RA6 MH to eliminate the possibility of lot splits or redevelopment as apartments. Sunrise Terrace is another manufactured-home subdivision, though it remains RBMH. Cliff Rose is a 1980s-1990s master planned neighborhood and the only one accessed from Hwy 89. Zoned RA-9, it is somewhat isolated from the greater area since its streets do not yet connect it to the west.

Business A-zoned parcels are scattered along the perimeter of the plan area, and most of these are not yet developed. Convenience stores dot Willow Creek Road, and 3 separate sites front on the south side of Willow Lake Road and are business zoned and targeted for neighborhood type retail and services. The BA-zoned properties along Hwy 89 are more likely to develop as resort and tourist-oriented businesses.

Existing and Master-planned Development

The western half of the WLSAP is the dominant portion presently developed. The neighborhoods situated in this area form the existing circulation system and the water and sewer infrastructure. Existing public facilities located in this area include Taylor Hicks Elementary School on Campbell Street, Fire Station #4 on Smoketree Lane, and a city reservoir on Willow Creek Road. There are 9 churches, 1 office complex, and 3 small businesses established in the area. The area includes over 50 subdivisions and 5 metes and bounds subareas that incorporate approximately 4,550 home sites. Last there are 2 mobile home parks and one apartment complex which, along with several manufactured home subdivisions and the smaller homes in the Prescott Heights area, provide less expensive housing choices for many Prescott residents.

The largest master-planned community within WLSAP is Prescott Lakes, which totals just over 1,100 acres. The Prescott Lakes community has 3,140 dwellings either preliminary or final platted. This number could be reduced to about 2,800 dwelling units since some of the acreage preliminary platted is zoned BA and marketed for business use. Most of these dwellings are to be spread over 950 acres, which also include an 18-hole golf course and clubhouse. There are also about 140 acres of resort-oriented/mixed use designated in the master plan, targeted for retail, offices, time shares, apartments, and a resort hotel and conference center. A 15-acre pocket of neighborhood commercial is also programmed.

POPULATION AND GROWTH

The 1990 US Census counted 4,795 persons and 2,189 dwelling units within the WLSAP study area, for an average of 2.2 persons per dwelling unit (DU). In 1998 the population is estimated at 5,950 assuming a citywide 3% average annual growth rate. Anticipating a continuation of Prescott's slow but steady growth rate, the 2015 population of the WLSAP is projected to be about 8,400 persons. Further assuming that each occupied residence contains an average of 2.2 persons, the number of occupied dwellings in 2015 would be about 3,820. As of November 1998 there were 4,366 final platted lots within the study area, and so a surplus of approximately 550

buildable lots would exist if no new platting occurred between now and 2015 – again, if recent history and averages hold true. Add to this the 3,221 preliminary platted lots within WLSAP, which would supply another 30+ years of housing demand at today's citywide growth rate. Rates are subject to change so the figures given here should be taken as generalized estimates only.

The ultimate buildout population depends on many factors, including density of new development, market forces, alternate water allocation, and household makeup. The final buildout numbers will also be influenced by the recommended land use plan map, which supports additional areas for residential and non-residential development. Because this is a long-range plan, it is appropriate that desired development patterns are identified beyond the next generation – understanding that amendments may be needed from time to time as unforeseen circumstances and proposals arise. The final determination of Prescott's water portfolio, based on the alternate water supply and its related policies, may also influence location, timing, and cost of future development.

EXISTING AND PLANNED STREETS

The lack of through-streets within the Willow Lake South area has been a frustration to residents, developers, and the community as development has occurred from the outside inward. Major streets leading into the study area from Willow Creek Road on the west include Prescott Heights Drive, Rosser Street, Pulliam Street, Nolte Street, Smoke Tree Lane, and Montana Drive. Leading south from Willow Lake Road are Mogollon, Samaritan Way, and Sarafina Drive. The only existing street leading from Hwy 89 on the east is Rosser Street (formerly Delano). No roads lead from the Yavapai Prescott Indian Reservation on the south, and there is no existing development on the Reservation where it abuts WLSAP. The difficulty has been that none of these streets extend through the plan area, although this is to change in 1999.

Previous Traffic Impact Study

In 1995, a traffic impact study was done by Parsons Brinckerhoff for the Willow Lake South area. The study recommended several street improvements and connections that together would accommodate the traffic needs through 2015. The study projected a residential growth rate of nearly 5% per year, a total of 764 employees within WLSAP by the year 2015, and a build out population of nearly 25,000. The recommended streets in that study are greatly reflected in the Prescott Lakes Masterplan; however, circumstances have changed somewhat since 1995 that warrant discussion.

First, the revised Prescott Lakes Masterplan which applies to 1,100 acres of WLSAP now calls for gating its minor streets, dead ending Samaritan Way at the planned city park, and moving the "north-south connector" almost $\frac{3}{4}$ of a mile eastward. Second, the arterial 69/89 Connector Road is now planned to be open by the year 2001 rather than 2005. Third, increasing commercial development along Hwy 69 will draw traffic from (and to a degree through) the Willow Lake South area sooner than previously anticipated. The main connection to the 69/89 Connector Road will be Prescott Lakes

Parkway, and once their extensions are constructed, Rosser Street and Smoketree Lane will provide the two primary links westward to Willow Creek Road.

A 1998 update of the Central Yavapai Regional traffic model was accepted by the region's government agencies. The traffic model update reviewed existing and future traffic demands on regional roads, and made a number of recommendations for widening and new road construction. No additional routes are recommended through or adjacent to the Willow Lake South Area, however.

Planned Street Improvements

The arterial and collector streets described below make up the principal internal and external routes serving the Willow Lake South area. Brief descriptions are provided for the planned or recommended road improvements for each of these important streets.

Highway 89 – This State route borders the east side of the Willow Lake South area, and carries traffic from Congress to Ash Fork. The highway ROW is approximately 150 feet, which fits 2 travel lanes and 8-ft. shoulders, with some segments now at 4 lanes. Hwy 89 is targeted for widening to 4 lanes from the junction at Hwy 69, north to Willow Lake Road in Phase II of the Central Yavapai County Regional Transportation Study – which depending on public funding may occur around the year 2005.

Willow Lake Road – This 2-lane County road borders the northern edge of Willow Lake South, and serves as an arterial connection between Willow Creek Road and Hwy 89. The existing ROW ranges from 60 to 100 feet wide. The regional transportation plan calls for a widening to 4 lanes in Phase III (approx. 2015).

Willow Creek Road – This arterial is planned for widening from 2 lanes to 4 lanes over an 8-year period. Phase I (4-points to Green Lane) and Phase II (Willow Lake Road to Commerce Dr.) are completed. Phase III, which is Green Lane to Willow Lake Road is planned for 2001. Design plans include a center turn lane from 4-points to Willow Lake Road (except in the constrained area of Phase III), unstriped 3-ft. wide bike lanes within the outer travel lanes, with 5-ft. wide sidewalks, and minimal landscaping due to ROW constraints. Phase IV from Commerce Dr. to Embry Riddle Aeronautical University (ERAU) is slated for 2004.

Prescott Lakes Parkway – This major collector street is planned for a 100-ft. right-of-way (ROW); with 4 lanes, a center planted median, and a planted parkway. Also planned are 4-ft. wide unstriped bike lanes along the 2 outer lanes, an 8-ft. wide sidewalk on the west side, and a 6-ft. wide soft trail on the east side. Prescott Lakes will build this road, cost sharing with the City of Prescott. Construction is underway and the road due to open in 1999. A traffic signal is planned at its intersection with Hwy 89, and one at Willow Lake Road when traffic volumes so warrant.

Smoke Tree Lane extension - This major collector street is planned for an 80-ft. ROW sufficient for 2 travel lanes and a center, planted median. Also planned are 4-ft. wide unstriped bike lanes within wider outer travel lanes, an 8-ft. wide sidewalk on the south side, and a 6-ft. wide soft trail on the north side. Construction is underway with the road due to open in 1999.

Rosser Street extension – This major collector street is designed for an 80-ft. ROW sufficient for 2 travel lanes and a center, planted median. Also planned are 4-ft. wide unstriped bike lanes within wider outer travel lanes, a separated 5-ft. wide sidewalk on the south side, and room for a 4-6' soft trail on the north side. While the City of Prescott has completed the 30% design for the Rosser extension and is in the process of acquiring right-of-way (ROW), it has not committed to building the road. It will be the decision of Council whether to fund construction of the road or rely on property owners to build the road as development occurs.

Sarafina Drive extension – This residential street that currently intersects Willow Lake Road will serve as a residential collector once it ties into Smoke Tree Lane. Sarafina will be built by Prescott Lakes as development occurs, but no later than 2003. Sarafina is and will remain a 2-lane street; no center median is planned. The design does include a 50-ft ROW, a 4-ft. wide unstriped bike lane within a wider outside travel lane, a 6-ft. wide soft trail, and a 7-ft. wide sidewalk. The street, once extended, will provide access to the city park included in the Prescott Lakes masterplan.

Blooming Hills Drive – A new residential collector, this road is planned for an 80-ft. ROW to accommodate 2 travel lanes and a center planted median. The northern segment within the Prescott Lakes Development is to be built by Prescott Lakes no later than 2003, and is to include 4-ft. wide unstriped bike lanes within wider outside travel lanes, 5-8-ft. wide sidewalks separated from the curb by planted parkways. Extension of the Blooming Hills Drive, southward from the Prescott Lakes project to Hwy 89, is recommended to be constructed over time as development occurs, using the same standards.

3.0 RECOMMENDED CIRCULATION PLAN MAP and POLICIES

The WLSAP recommended Circulation Plan Map (Figure 5) highlights both existing and planned streets, along with trail alignments and a few newly recommended streets described in the Policies below. Additional connections are targeted to help disperse traffic. Dashed alignments are conceptual only, and more study will be needed on these alignments based on ownership, development plans, and terrain.

The committee also identified an assortment of ideas or policies to supplement the road building program. These policies, taken together, will incrementally work to move and disperse traffic thereby increasing convenience and decreasing the traffic impacts on any one neighborhood. With the total population of WLSAP anticipated to reach upwards of 21,000 residents, it remains important to identify and facilitate ways to improve the circulation needs of all users. It should be noted, however, that all city-funded improvements recommended here and elsewhere must compete for public funds through the city's capital improvements program (CIP). Unless otherwise specified, the recommended streets, street extensions, and trails are generally intended to be privately funded as development occurs.

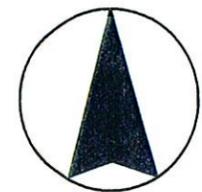
Circulation Policies

1. To help retain the residential collector character of Rosser from Willow Creek Road to Campbell, and still facilitate traffic flow once Rosser Street is connected, consider the merits of allowing on-street parking on one side only and in a staggered arrangement from block to block. This should occur only after conferring with affected property owners.
2. Utilize street design and traffic controls to minimize the safety impacts to those living along Rosser Street.
3. Continue Tamarack Lane east to the Rosser Street extension and/or Blooming Hills Drive to create another, lesser east-west route.
4. If traffic impacts to Rosser warrant further relief, consider opening up the hiatus and paving Delano Street from Willow Creek Road through to the east to create a parallel alternate route to Rosser Street. Input from the affected neighborhood should be solicited prior to any funding and design decisions made by Council. Install left-turn movement barriers at Willow Creek Road if needed to reduce conflicts with the Rosser Street intersection.
5. Continue Delano Street to Blooming Hills Drive to supplement east-west connections.



City of Prescott

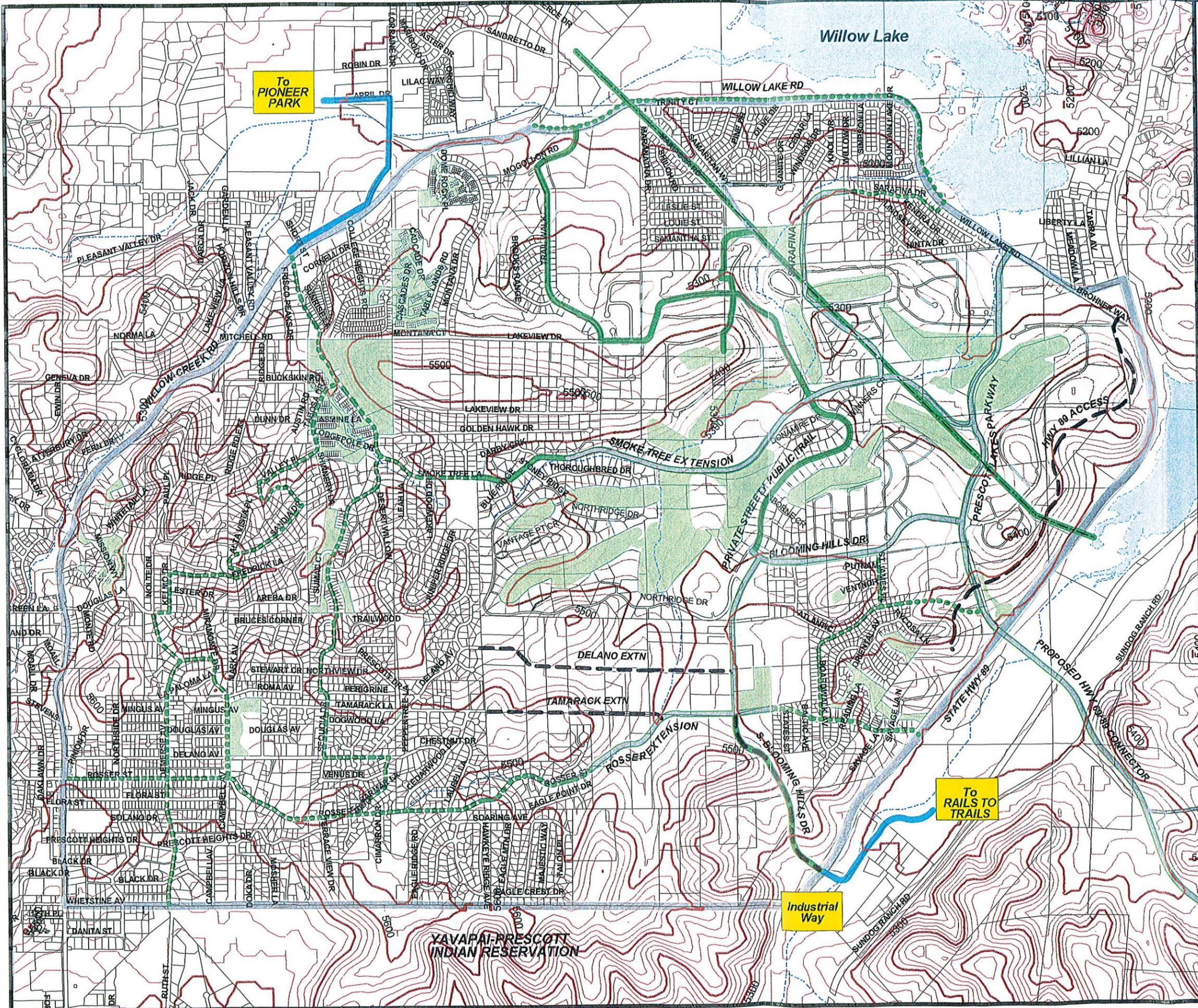
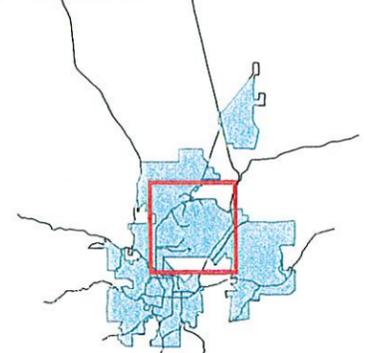
Figure 5 Willow Lake South Area Plan Streets and Pedestrian Circulation



500 0 500 1000 1500 2000 2500 Feet

- Intermediate Contours
Contour 100FT
- Planned Area Connectors
Other Proposed Through Streets
(generalized alignments only)
- Trails (existing or proposed)
- Local Street Pedways (proposed)
- Off Site Trails
- Plan Boundary
Prescott Lakes Development Boundary

Produced by Community Development GIS
Reference x:arcview/projects/wis/circulate.apr
Layout Map1 11x17 6-30-1999



6. Design new collector streets with ROW widths sufficient to meet the minimum sections described for the Prescott Lakes Development Agreement and the Rosser Street extension 30% design, where topographic conditions allow. Such street sections include center planted medians, unstriped bike lanes within outer vehicle lanes, and a combination of sidewalks and/or multi-use paths. Local streets should provide a 50-ft. ROW sufficient for 1 sidewalk separated by landscaping from back-of-curb.
7. Willow Lake South should be included in any area transit.
8. The City should continue its widening program for Willow Creek Road. In addition, curb cuts to Willow Creek Road should be avoided as far as possible, per the adopted Willow Creek Road Corridor Overlay District.
9. Shared access streets/driveways intersecting arterials and collectors should be created where possible to service major traffic-generating development, and traffic should be routed to signalized intersections wherever possible.
10. Special attention should be given to existing neighborhoods where there may be safety issues due to increases in traffic levels. Examples include improving sight distance at applicable intersections where City street improvement projects present opportunities, and increasing alley maintenance to encourage alley use for rear yard parking in residential neighborhoods, such as on Rosser Street.
11. The City should retrofit paths within existing right-of-way where there is high pedestrian use or safety concern. Input from the affected neighborhoods should be solicited prior to any funding and design decisions made by Council. Extending sidewalk north and south from Taylor Hicks School along the residential collector Campbell Street is one example.
12. To increase public safety and information, street names should generally remain unchanged unless there is a distinct turn designed at an intersection.
13. Because of the importance of the Rosser Street extension, the City should continue efforts to facilitate its construction.
14. To maintain safety and traffic flow, newly subdivided residential lots should not take access directly from any collector or arterial streets.
15. All proposed subdivisions should make through connections to other sites in as many directions as reasonable to help traffic flow. This policy may preclude future gated or private streets.

16. The plan supports a street running southward from Rosser that provides secondary access for the 57-acre, BA-zoned tract located along Hwy 89 adjacent to the Yavapai Prescott Reservation. The recommended street (referred to as South Blooming Hills extension) is predicated on a fully functioning intersection on Hwy 89 that aligns with Industrial Way across the highway.
17. The preferred alignment of South Blooming Hills extension should be the subject of future study that takes into account property ownership, neighborhood considerations, and terrain.
18. Investigate alternatives to enable Industrial Way Industrial Park and Sundog Industrial Park to share the recommended future 4-way intersection at Hwy 89 and Industrial Way/South Blooming Hills extension. Doing so may eliminate the need for a traffic signal at Sundog and encourage one at Industrial Way. A cost sharing arrangement between the city, Yavapai Tribe, developers, and ADOT is appropriate to consider.
19. To facilitate safe access to Hwy 89-fronting properties located on the bluff, a shared access street intersecting Hwy 89 between Willow Lake Road (via Brohner Way) and Prescott Lakes Parkway is recommended.
20. Highway 89 should be widened from the junction of Hwy 69/Hwy 89 to the junction of Willow Lake Rd./Hwy 89, in keeping with the Phase II plans of the Central Yavapai County Regional Transportation Plan, to improve overall safety and to minimize congestion.
21. Encourage an open dialog between the City and the Yavapai Prescott Tribe on circulation and other matters pertaining to this plan.
22. Given the public benefits of landscaped rights-of-way, the City should consider taking responsibility for maintaining landscaping within collector and arterial ROW.
23. Engage discussions with Yavapai County to encourage wider outer travel lanes for bicycle use and sidewalks or multi-use path in conjunction with the future widening of Willow Lake Road.

4.0 RECOMMENDED LAND USE PLAN MAP and POLICIES

The Willow Lake South Area Plan is foremost a land use plan that recommends appropriate locations for a variety of residential densities, types of commercial development, employment centers, civic uses, and open spaces. These components are described both as recommended policies and are located on the land use plan map (Figure 6), which also includes planned and recommended street connections. Based on existing neighborhoods, preliminary platted subdivisions, and WLSAP land use and density recommendations, the total area population at buildout is projected to be approximately 21,000 persons. Appendix B shows the tables used to calculate total dwelling units and population.

The policy statements throughout this plan are not intended to prompt new legislation (with the possible exception of the Village Center zoning district). Instead, policies are to be used to guide rezoning, platting and water allocation decision making, and to provide a framework for negotiating projects that meet these desired practices and results.

POLICY *All Developments should be designed with the terrain, or use other methods to effectively reduce the visual effects of cut and fill scarring.*

RESIDENTIAL

The WLSAP committee supports a moderate intensity of residential development for the “unplanned and undeveloped” portion of the study area. And it is generally this area that is the focus of the recommended residential development policies. The intent is to guide development patterns that balance the General Plan goals of a variety of housing types and prices, along with quality open space. The large amount of existing apartments, manufactured home developments, condominiums, and small lot single-family residential work together to provide much of the less costly housing needed for the community. Prescott Lakes also plans over 1,000 attached residential units within its master planned community (some owner occupied, some non-owner occupied). This allows WLSAP to use higher density residential strategically as a transitioning use, and to promote Planned Area Development through density increases to gain open space designation for the more sensitive slopes and drainages in selected areas.

Residential Policies

1. Single family subdivisions with densities from RA 35 to RA 9 are supported for areas denoted as the Single-family Residential (yellow hatching) on the plan map. Densities greater than RA 18 (i.e. RA 12 & RA 9) should be required as Planned Area Developments to preserve open spaces such as washes, steep slopes and promontories.



City of Prescott

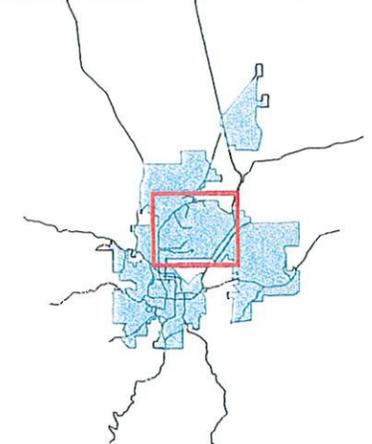
Figure 6 Willow Lake South Area Plan Landuse Map



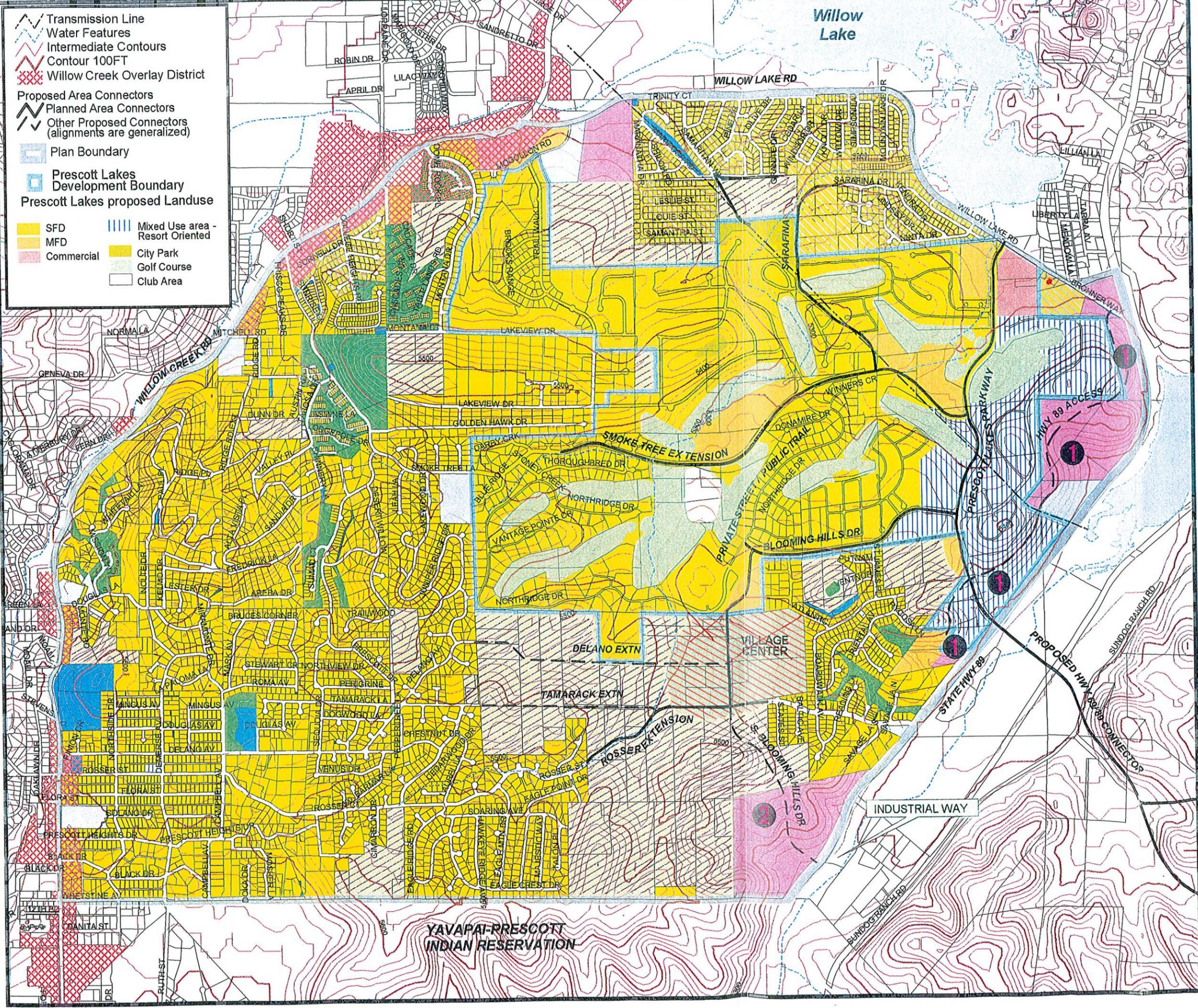
500 0 500 1000 1500 2000 Feet

- Landuse (proposed and existing)**
- Single Family Res
 - Multi Family Res
 - Manufactured Home Dev
 - Common Areas/Parks/Open Space
 - Commercial
 - Religious
 - Quasi-Government
 - Single Family Residential
RA35 or RA18, or RA12 PAD or RA9 PAD
 - Village Center - Mixed Use
Pedestrian Oriented
- 1** Supported for Business Use based on safe and shared access and sensitive slope treatment.
- 2** Supported for Business Use, and Employment Center based on a through street aligned with Industrial Way and sensitive slope treatment.

Produced by Community Development GIS
Reference x:\arcview\projects\wis\landuse.apr
Layout Map1 11x17 6-29-1999



- Transmission Line
- Water Features
- Intermediate Contours
- Contour 100FT
- Willow Creek Overlay District
- Proposed Area Connectors**
- Planned Area Connectors
- Other Proposed Connectors
(alignments are generalized)
- Plan Boundary
- Prescott Lakes
Development Boundary
- Prescott Lakes proposed Landuse**
- SFD
- MFD
- Commercial
- Mixed Use area -
Resort Oriented
- City Park
- Golf Course
- Club Area



Willow Lake

WILLOW LAKE RD

WILLOW LAKE RD

WILLOW LAKE RD

STATE HWY 89

PROPOSED HWY 89

YAVAPAI-PRESCOTT
INDIAN RESERVATION

INDUSTRIAL WAY

ROSSER EXTENSION

TAMARACK EXTN

DELANO EXTN

NORTHBRIDGE DR

GENEVA DR

NORMA LA

MITCHELL RD

2. Preserve the residential zoning within the older SW portion of WLSAP, in the vicinity of Prescott Heights, to protect this substantial enclave of "more affordable" housing. This recommendation is not intended to conflict with the Willow Creek Road Corridor Plan recommendations for selective changes from residential to light business.
3. A Village Center is recommended that mixes civic uses, neighborhood-oriented businesses, a city park, and a variety of housing types. Such housing may include duplexes, triplexes, 4-plexes, condominiums, townhouses, and patio homes. Traditional single-family lots no larger than RA12 may also be permitted to provide a transition between more intensive uses/densities and established single-family neighborhoods. Such a mixed-use area is recommended in proximity to the intersection of future collector streets, Rosser extension and South Blooming Hills extension.
4. Other areas suitable for higher density residential are along major and minor collectors, such as are located along Smoketree Lane and Prescott Lakes Parkway, within the Prescott Lakes Master Plan.
5. Churches, guest houses and other uses allowed in RA zones by Conditional Use Permit are supported when designed to handle impacts on the greater neighborhood.
6. Attached residential developments (single-family and multi-family) greater than 10 dwelling units per acre are encouraged to provide outdoor amenities for residents, such as seating, dining, and/or recreational areas.
7. Sidewalks and/or trails should be integrated into all PAD and attached residential developments to provide a secondary pedestrian system that connects to an area-wide pedestrian circulation system.
8. New residential developments should be designed, or buffered as needed, to integrate well into the greater neighborhood and not overwhelm adjacent developed areas in terms of use, building mass, height and lot coverage. Preserving tree cover, contiguous open space, and the natural terrain are among the ways of integrating neighborhoods. This policy is not intended to promote any particular building materials or styles.
9. To help preserve the night sky and reduce nuisance glare, use of low wattage lighting, shielded fixtures, motion lights, and moderate use of street lights are recommended.

COMMERCIAL, CIVIC, AND EMPLOYMENT CENTERS

WLSAP has very little existing commercial or employment center development, but there are over 300 acres of vacant, business-zoned lands. Existing commercial developments are the two convenience stores and landscaping company on Willow Creek Road, and the large plumbing supply store on Hwy 89 at Willow Lake Road.

Most of the vacant business-zoned area is within the Prescott Lakes Master Plan area and targeted for resort-oriented (hotel, convention center, condos, time share, apartments) and office development, with some major retail intended along Hwy 89 at the intersection with the planned 69/89 connector road. The 15 acres located at Prescott Lakes Parkway and Willow Lake Road are targeted for future neighborhood-oriented shopping. Outside of Prescott Lakes there is a 15-acre BA-zoned site, located at the SW corner of Willow Creek Rd. and Willow Lake Road, which has been targeted for a grocery/drug store shopping center for several years. Last, there are several vacant, BA-zoned tracts along the west side of Hwy 89 which have no stated development plans.

Commercial and Employment Center Policies

1. No limitation to permitted uses for BA-zoned properties is proposed, rather the plan recommends safe and adequate access, sensitive slope treatments, and buffering nearby residential areas from new commercial development.
2. To reduce inappropriate loitering or influences on elementary students, uses which may create an attractive nuisance such as convenience stores, service stations, and video arcades, should not locate in close proximity to the potential Cliff Rose elementary school.
3. To preserve existing residential character and stability, retail and business development should not be inserted into existing single-family neighborhoods. Rather, commercial uses should generally be located within areas so indicated on the WLSAP map, and along arterials and at collector street intersections.
4. A Village Center type of master planned development is recommended at the future collector street intersection of Rosser extension and the South Blooming Hills extension. Shown as a 70-acre flexible edged "bubble" on the land use map, such a center would include generous pedestrian amenities with mixed uses, including higher density residential (excluding apartment buildings), civic and recreation uses, and a component of neighborhood shopping and services. Appendix C describes the Village Center concept in greater detail.
5. Civic uses, which may include a school, a fire station, a city park, and/or other public facilities should be incorporated into the mixed-use, master planned Village Center.

6. Pedestrianways and bike access should be integrated within all major and neighborhood-oriented commercial developments. Similarly, bike racks and transit stops should be designed into people-oriented developments to help support alternative and mass transit forms of transportation.
7. In addition to the allowed commercial uses under the existing BA zoning, the 57-acre BA-zoned tract on Hwy 89, north of the reservation, is also supported for use as an employment center, which may include light industrial parks designed to be good neighbors. Consideration shall be given to a rezoning request to CA, IBD, or a future "Employment Center" zoning district, to allow a light industrial park, if designed with enclosed operations and storage and in a campus-like arrangement.

OPEN SPACE, TRAILS, AND RECREATION

As a rule of thumb recreational planning allocates 10 acres of park space for every 1,000 residents. With a projected population of about 21,000 people, 210 acres of park space would be needed in the overall area. Currently there is recreation space at Taylor Hicks School, a vest pocket park on Tamarack, and an unofficial vista lookout in north Cliff Rose, all totaling about 5 acres. Additional park areas are planned including a 10-acre city park north of Prescott Lakes at Sarafina, a 3/4-acre vista park with trail connection within Prescott Lakes, 6-8 small petroglyph pocket parks within Prescott Lakes. In addition, a city park is planned in association with the Prescott Unified School District property (PUSD) in the vicinity of the intersection of future Rosser Street and Blooming Hills Drive. These areas may total 25 acres. Added to these public recreation areas, are the roughly 100 acres of private common areas, and the 185-acre golf course under construction by Prescott Lakes.

Additional recreation areas lie outside of the WLSAP area, yet are in relatively close proximity. Watson and Willow Lakes (850 acres), Watson Lake Park (63 acres), nearby Watson Woods (125 acres), Willow Creek Park (7 acres), Heritage Park (about 137 acres) and Pioneer Park (about 1,000 acres), work together to meet the recreational needs of the Willow Lake South Area. The total of these community and regional parks is 2,182 acres, which compares favorably to the 210-acre park demand for the eventual WLSAP population. In addition, the Prescott Lakes development includes a system of public trails associated with the private streets, a series of small lakes, and possibly additional private trails for Prescott Lakes' residents. Existing and planned open spaces and trails are shown on the Circulation plan map ([Figure 5](#)). Policy recommendations for open space, trails, and recreation within the Willow Lake South area include:

Open Space, Trails, and Recreation Policies

1. Integrate the Willow Lake South Area Plan trails into the citywide Trails Plan so that general policies pertaining to trails planning, alignments, acquisition, construction, and maintenance may apply.
2. Encourage washes for connecting trail systems, and connect trails to streets, where appropriate, to increase accessibility. Preserve in its natural state the wash that runs north from the Tamarack extension. Such preservation efforts should protect the existing stand of mature oak trees, and provide a pedestrian access along this wash where feasible.
3. Where appropriate opportunities arise, utilize future sewer line easements for trails as negotiated with the developer.
4. Establish 'vista parks' where appropriate and possible.
5. Connect parks to trails where possible.
6. Pursue a partnership between the City and the neighborhood or third party in maintaining trails and open space.
7. Accommodate bikes within wider outer lanes along collector and arterial streets and promote connections per the adopted Bicycle Planning Guide.
8. Encourage parks with appropriate recreational facilities for area residents as opportunities arise. Such parks may range from privately owned pocket parks to larger City-owned parks.
9. Where appropriate, connect major WLSAP trails to other off-site trails that lead to area parks, preserves, and the lakes.

ENVIRONMENTAL CONSIDERATIONS

The rolling terrain of Willow Lake South is more conducive to development than other, more forested or mountainous sections of Prescott. Isolated mesas, significant rock outcrops, and prime antelope habitat represent the unique environmental considerations for this area. The AZ Game and Fish Department continues to monitor the antelope herd given the encroaching development and loss of habitat within WLSAP. A relocation effort is expected in 1999 to net the animals and then transport them to a less threatened habitat area.

Environmental Policies

1. Preserve mature trees to the extent practical to retain elements of the area's natural character.
2. Protect significant rock outcrops and hillsides where possible. All preliminary plats should identify these features by topographic analysis on the plat.
3. In instances where mass grading is necessary, the developer should provide detailed revegetation and landscape plans for the site as part of the final plat application.
4. Cooperate with Arizona Game and Fish in its efforts to aid the WLSAP antelope herd.
5. Facilitate preservation of historic and prehistoric cultural resources in ways that may allow public viewing on site, and which meet State and Federal requirements.

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APPENDIX B

Willow Lake South Buildout Estimates, Feb. 8, 1999			
SUBDIVISION NAME	LOTS	ACRES	GROSS DENSITY
BENCHMARK 1 SUBDIVISION	5	2.0	2.5
BLACKHAWK	63	29.1	2.2
CHAPARRAL HILLS UNIT 1	18	6.1	2.9
CHAPARRAL HILLS UNIT 2	30	18.3	1.6
CLIFF ROSE UNIT 1	112	22.3	5.0
CLIFF ROSE UNIT 1 REPLAT	18	3.5	5.1
CLIFF ROSE UNIT 2 P.A.D.	39	8.2	4.7
CLIFF ROSE UNIT 3 PHASE A	33	6.7	4.9
CLIFF ROSE UNIT 3 PHASE B	22	5.6	3.9
CLIFF ROSE UNIT 3 PHASE C	42	21.4	2.0
CLIFF ROSE UNIT 4 PHASE A	29	6.8	4.2
CLIFF ROSE UNIT 5	39	11.6	3.3
CLIFF ROSE UNIT 6	25	11.0	2.3
THE COTTAGES AT LAKESIDE	34	6.0	5.6
CRESTVIEW ESTATES UNIT 1	33	7.7	4.3
CRESTVIEW ESTATES UNIT 1 PHASE 2	30	6.8	4.4
EAGLE RIDGE	86	28.5	3.0
EAGLE RIDGE PHASE A	28	8.9	3.1
EAGLE RIDGE UNIT 2	120	45.0	2.7
EAGLE RIDGE UNIT 3	61	32.3	1.9
EMMANUEL TERRACE	8	8.1	1.0
HEATHERLANDS WEST	85	26.7	3.2
HIGH TERRACE ESTATES	16	4.5	3.5
HIGHLAND PARK SUBDIVISION	111	34.0	3.3
INDIAN HILLS ESTATES	7	1.6	4.3
INDIAN HILLS ESTATES 2	15	4.1	3.6
LA TIERRA SUBDIVISION	10	2.0	4.9
LAKEVIEW ESTATES	49	7.7	6.4
LAKEVIEW ESTATES UNIT 3	16	2.9	5.4
LAND NORTHWARD	4	1.2	3.3
LEVEL ACRES	41	9.3	4.4
MIRAMONTE ESTATES	17	7.5	2.3
MIRAMONTE ESTATES NO. 2	65	25.4	2.6
MISSION HILLS SUBDIVISION SECOND REPLAT	29	18.1	1.6
MONTANA ESTATES	19	4.5	4.2
MONTANA ESTATES UNIT 3	24	5.3	4.5
MONTANA TERRACE CONDOMINIUM PHASE 1	41	4.5	9.2
MONTANA TERRACE CONDOMINIUM PHASE 10	9	1.1	8.5
MONTANA TERRACE CONDOMINIUM PHASE 11	9	0.5	18.0
MONTANA TERRACE CONDOMINIUM PHASE 12	9	1.0	8.7
MONTANA TERRACE CONDOMINIUM PHASE 13	8	0.2	38.1
MONTANA TERRACE CONDOMINIUM PHASE 2	45	3.8	11.7
MONTANA TERRACE CONDOMINIUM PHASE 3	9	0.7	12.2
MONTANA TERRACE CONDOMINIUM PHASE 4	10	1.6	6.3
MONTANA TERRACE CONDOMINIUM PHASE 5	10	1.0	10.3
MONTANA TERRACE CONDOMINIUM PHASE 6	8	0.2	40.0
MONTANA TERRACE CONDOMINIUM PHASE 7	9	0.6	15.5
MONTANA TERRACE CONDOMINIUM PHASE 8	9	0.9	9.6
MONTANA TERRACE CONDOMINIUM PHASE 9	9	0.5	18.4
MONTANA TERRACE P.A.D.	2	14.6	0.1
MONTANA VILLAS	123	12.0	10.3
MOSHER MANOR	16	3.4	4.7
MOUNTAIN LAKE ESTATES	41	7.7	5.3
MOUNTAIN VIEW SUBDIVISION	10	2.1	4.7
OAK KNOLL SECOND SUBDIVISION	21	4.7	4.5
OAK KNOLL SUBDIVISION	9	2.3	4.0
OAKRIDGE TERRACE	15	3.4	4.5
PANORAMA SUBDIVISION	22	6.0	3.7
PARK TERRACE	60	44.3	1.4
PINON HILLS	19	4.8	3.9
PINON PARK	47	15.4	3.1
PRESCOTT ESTATES	42	22.0	1.9

PRESCOTT HEIGHTS	40	7.6	5.3
PRESCOTT HEIGHTS FIFTH SUBDIVISION	72	33.5	2.1
PRESCOTT HEIGHTS FOURTH SUBDIVISION	38	10.1	3.8
PRESCOTT HEIGHTS SECOND SUBDIVISION	76	14.6	5.2
PRESCOTT HEIGHTS THIRD SUBDIVISION	17	8.7	2.0
PRESCOTT HIGHLANDS UNIT 1	27	9.3	2.9
PRESCOTT HIGHLANDS UNIT 2	34	11.1	3.1
PRESCOTT HIGHLANDS UNIT 3	34	12.7	2.7
PRESCOTT HIGHLANDS UNIT 4	31	11.6	2.7
PRESCOTT HIGHLANDS UNIT 5	37	13.4	2.8
PRESCOTT OVERLOOK	30	10.1	3.0
PRESCOTT VIEW ESTATES	7	1.6	4.4
PRESCOTT VIEW NORTH	82	24.5	3.3
PRESCOTT VIEW NORTH REPLAT LOTS 62 & 67	2	0.5	3.8
REPLAT MISSION HILLS CONDOMINIUMS	39	7.9	4.9
ROSSER SUBDIVISION	12	2.7	4.4
SANTA FE SPRINGS	46	23.4	2.0
SAVAGE MOUNTAIN SUBDIVISION	16	27.5	0.6
SHADOW ROCK	19	4.2	4.6
SKYVIEW SUBDIVISION	22	4.2	5.2
STARDUST ESTATES	77	16.6	4.6
STARLITE SUBDIVISION	10	3.6	2.8
STONE CREEK AT PRESCOTT LAKES, Phase 1	73	106.7	0.7
STONE CREEK PHASE 2	21	14.0	1.5
SUBURBAN ACRES	115	66.3	1.7
SUMMIT UNIT 1	72	66.7	1.1
SUNRISE MEADOW	55	8.8	6.3
SUNRISE TERRACE	49	10.0	4.9
SUNRISE TERRACE NO. 2	35	8.9	3.9
TAMARACK VILLAGE	9	3.0	3.0
TANGLEWOOD HILLS PHASE 2	69	12.9	5.3
TANGLEWOOD HILLS PHASE 1	68	12.2	5.6
VALLEY VIEW	28	16.4	1.7
VERDE VISTA SECOND SUBDIVISION	13	3.9	3.3
VERDE VISTA SUBDIVISION	21	4.3	4.9
VIEW	30	8.2	3.6
VIEW POINT	20	9.4	2.1
VILLAS AT SUNRISE TERRACE UNIT 1	15	3.2	4.7
VILLAS AT SUNRISE TERRACE UNIT 2	21	3.4	6.3
VILLAS AT SUNRISE TERRACE UNIT 3	29	25.7	1.1
VILLAS AT SUNRISE TERRACE UNIT 4	42	6.7	6.3
VISTA DEL LAGO	26	6.0	4.4
VISTA DEL LAGO UNIT 2	30	5.2	5.8
VISTA DEL LAGO UNIT 3	26	5.6	4.7
VISTA DEL LAGO UNIT 4	46	7.7	6.0
VISTA VERDE ESTATES	40	10.1	4.0
THE VISTAS AT EAGLE RIDGE	20	12.0	1.7
WHISPER RIDGE	29	10.0	2.9
WHISPER RIDGE PHASE 2	16	5.7	2.8
WHISPER RIDGE PHASE 3	23	7.7	3.0
WILLOW COVE	60	22.0	2.7
WILLOW CREEK HEIGHTS	22	53.3	0.4
WILLOW CREEK HEIGHTS	4	5.0	0.8
WILLOW LAKE EST. UNIT 3	4	0.7	6.1
WILLOW LAKE ESTATES	132	27.5	4.8
WILLOW LAKE ESTATES UNIT 2	49	8.8	5.6
WILLOW LAKE ESTATES UNIT 3	29	9.0	3.2
WILLOW LAKE ESTATES UNIT 4	56	10.9	5.1
WILLOW PROFESSIONAL PLAZA	5	0.8	6.2
WINN SUBDIVISION	12	20.7	0.6
WOODCREST	75	21.2	3.5
WOODCREST PLAT 2	59	14.3	4.1
WOODCREST PLAT 3	13	5.0	2.6
WOODCREST SUBDIVISION PLAT 3	1	0.5	1.9

WOODLAND VISTA SUBDIVISION	29	20.6	1.4
YAVAPAI SITES	12	3.3	3.6
TOTAL PLATTED LOTS	4,366	1,553.3	2.8
METES AND BOUNDS			
Existing Parcels	173	80	
Possible Additional Parcels	48		
PRELIMINARY PLATTED DEVELOPMENTS	LOTS	ACRES	GROSS DENSITY
CLIFF ROSE, UNIT 3, PHASE D	21	8.0	2.6
CLIFF ROSE, UNIT 4, PHASE B and C	40	16.0	2.5
GRANITE DRAW	20	20.0	1.0
WILLOW HILLS	174	43.0	4.0
EAGLE RIDGE, UNIT 4	20	12.1	1.7
NORTHLAKE	129	30.0	4.3
WILLOW LAKE VILLAS	66	20.0	3.3
MASON'S RIDGE	14	10.0	1.4
VISTA VERDE ESTATES unit 2	31	8.0	3.9
PRESCOTT LAKES ESTATES, UNIT III	12	12.2	1.0
PRESCOTT PEAKS UNIT II*	150	23.6	6.4
PRESCOTT PEAKS UNIT I*	710	121.0	5.9
THE DELLS	167	53.3	3.1
LAKESIDE	240	18.4	13.0
GRANITE CREEK APARTMENTS	150	10.4	14.4
THE PINES	231	54.9	4.2
THE PINNACLE, 1 AND 2	402	21.3	18.9
THE SUMMIT, UNIT 2	227	20.2	11.2
THE ESTATES, UNITS 1 AND 2	317	200.3	1.6
TOTAL OF PRELIMINARY PLATTED LOTS	3,121	702.7	4.4
* 102 of the 145 acres preliminary platted are zoned BA and Counted as General Commercial below		102.0	
MULTI-FAMILY DWELLING UNITS	DWELLINGS	ACRES	GROSS DENSITY
Lakeview Apartments	72	5.0	14.4
Not Preliminary Platted	450	45.0	10.0
PLANNED AND UNPLATTED ACREAGES			
Medium Density Residential (up to RA12 & RA 9 if PAD)	1,050	320.0	3.3
High Density Residential (Village Center)	360	40.0	9.0
TOTALS ESTIMATED AT BUILDOUT	9,640		
TOTAL POPULATION ESTIMATED	21,208		
at buildout assuming 2.2 persons/dwelling			
EXISTING AND PROPOSED NON-RESIDENTIAL LANDS			
General Commercial		300.0	
Neighborhood Commercial		25.0	
Community and Civic Uses		100.0	
Parks and Open Space		700.0	
TOTAL		3,769.0	

1990 US CENSUS			
	dwelling units (du)	persons	average persons per du
Willow Lake South Area	2,189	4,795	2.19
Prescott, citywide	13,393	26,455	1.98
	households	persons in house- holds	average persons per house- hold
Prescott, citywide	11,479	25,274	2.20
1995 US CENSUS			
	dwelling units (du)	persons	average persons per du
Prescott, citywide	15,321	30,606	2.00
	households	persons in house- holds	average persons per house- hold
Prescott, citywide	13,559	29,160	2.15

APPENDIX C

Village Center Zoning District

To meet the plan foundations of a mixed-use community that offers a variety of housing choices, a “neotraditional” concept is proposed. Referred to as the Village Center, it envisions an appropriate mix of civic uses, neighborhood-oriented business and services, and higher density residences that better replicate traditional town center urban patterns. Pedestrian access and the scale of non-residential uses are important to the success of such a village center. The result should be a convenient and people friendly environment that welcomes street activity. By integrating higher density residential with nearby business and civic uses, a symbiotic relationship develops that supports all types of users. The Village Center also supports the greater surrounding area of suburban residential development. The result is a more diverse community that enables some conveniences within reasonable walking distances.

GOAL

The goal is to provide an efficient use of the most buildable land in ways that promote a sense of community, and improve the convenience and quality of life for those choosing to locate in such a setting.

PROPOSAL

A zoning district and master plan are proposed to better create a Village Center. As important as an appropriate land-use mix is to the success of the village center concept, so too are the scale and design of such a place. The Village Center boundaries on the WLSAP map are approximated only; the final edges and size of the Village Center will be determined at the time of a rezoning request with public input. The existing wash might be an appropriate western edge, and the hill to the south an appropriate southern edge. To make the Willow Lake South Village Center attractive and successful it must cater to pedestrians by providing an integrated walkway system, street trees and seating areas, and adequate neighborhood services. Parking lots are attractively screened or placed in the rear of buildings, with the buildings moved closer to the street. Streets are connected in a semi-grid that is designed to facilitate efficient movement of people and cars. Buildings and squares are designed and scaled to create interesting places for people to linger. Adequate buffering is provided between more intensive uses and established neighborhoods.

Intent - To ensure that such a Village Center actually develops, a new zoning classification is needed. The success of such a compact, mixed-use community depends greatly on integrated uses and thoughtful design. This includes careful platting and street layout, site planning with lots of pedestrian amenities, and interesting and appropriately scaled buildings. It will take a two-fold process that includes 1) creation of the zoning district that sets the specifications and guidelines, and 2) creation of a masterplan that plans the locations of uses and streets and other spaces. The master planning process should include subject property owners, with some review and input opportunity from surrounding neighbors.

Basic Village Center Tenets

1. Neighborhoods are designed to promote convenient pedestrian access to activity centers.
2. Street patterns are designed with short blocks that are interconnected to allow easy dispersal of all forms of traffic. Multi-modal forms of transportation are key to the design and function.
3. A variety of housing is provided including single-family residential, duplexes, townhomes and condominiums. It is this variety of housing choices that allows a true mix of age and income groups that make up a diverse and balanced community.
4. A moderate mix of neighborhood shopping and services are important to the economic vibrancy and convenience that underpin a Village Center.
5. Parks, playgrounds, and natural open spaces are critical components to a Village Center. As higher density housing is promoted, the need for such green spaces and recreational opportunities becomes even more important.
6. Civic buildings and landmarks are important anchors to a Village Center. These may include libraries, museums, schools, churches, and government offices.