



# PLANNING & ZONING COMMISSION AGENDA

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

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

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, AUGUST 27, 2015, at 9:00 AM** in the **City Council Chambers, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

**I. CALL TO ORDER**

**II. ATTENDANCE**

<b>MEMBERS</b>	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

**III. REGULAR ACTION ITEMS**

1. ANX 15-001 Deep Well Ranches North Annexation. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Totaling 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Zoning is R1L70 and C1. Owner is Deep Well Ranches #1, Brooke and City of Prescott. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
  
2. MP15-001 Deep Well Ranches Master Plan, APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Located generally west of the airport and north of Pioneer Parkway. Master Plan Amendment to include a portion of Section 27 (north of Bottleneck Wash) in the plan. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*

3. RZ15-004 Deep Well Ranches North Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q totaling approximately 1304 acres. Located Generally west of the airport and north of Pioneer Parkway. Existing zoning is R1L70 and C1. The request is rezoning to Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
4. ANX 15-002 Deep Well Ranches South Annexation. APNs: 106-04-001D totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*
5. RZ 15-005 Deep Well Ranches South Rezoning. APNs: 106-04-001 totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Existing zoning is R1L70. The request is for a rezoning to Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207. *No action on August 27<sup>th</sup>. Public Hearing Sept. 10, 2015.*

**IV. PUBLIC HEARING ITEMS**

**V. CITY UPDATES**

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

**VII. ADJOURNMENT**

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

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**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on August 20, 2015 at 3:00 p.m. in accordance with the statement filed with the City Clerk's Office.



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Darla Eastman, Administrative Specialist  
Community Development Department

<b>Planning and Zoning Commission Agenda Memo August 27, 2015 (Public Hearing Sept 10, 2015)</b>	
<b>DEPARTMENT:</b>	Community Development
<b>AGENDA ITEM:</b> Public Hearing - Deep Well Ranches North - ANX15-001, MP15-001 and RZ15-004 comprising approximately 1304 acres. City initiated applications including portions of APNs 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q [Owner: James Deep Well Ranches #1, Brooke and City of Prescott]	
<b>Approved By:</b>	<b>Date:</b>
<b>Department Head</b> Tom Guice 	8.20.15
<b>Planning Manager</b> George Worley	

**Item Summary**

This is a City-initiated annexation, master plan amendment and rezoning of ± 1304 acres located west of the Prescott Municipal Airport (Attachment 1). The subject property is bounded on the east by State Route 89 and on the south by the Pioneer Parkway. The property is currently vacant. This annexation is subject to the Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), as the area is greater than 250 acres. Requirements of Proposition 400 include:

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

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

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

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

Industrial Light (IL)	105 acres
Business Regional (BR)	141 acres
Multi-family High (MF-H)	193 acres
Mixed Use (MU)	20 acres
Single Family 18 (SF-18)	809 acres

### **Background**

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

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

### **City Services and Financial Impacts**

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

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

## **Next Steps**

At such time as the Planning and Zoning Commission makes a recommendation on the master plan amendment, a blank petition, annexation map and legal description will be filed with the County Recorder. This action formally initiates the annexation process and begins the sixty-day public review required by Proposition 400. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. At such time as the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

At the November 10<sup>th</sup> meeting the City Council will hold a public hearing and consider adopting ordinances annexing the subject property with city equivalent zoning. The Council will also consider approving the amended master plan and adopting ordinances rezoning the subject properties to be consistent with the General Plan, Airport Specific Plan and Airport Master Plan.

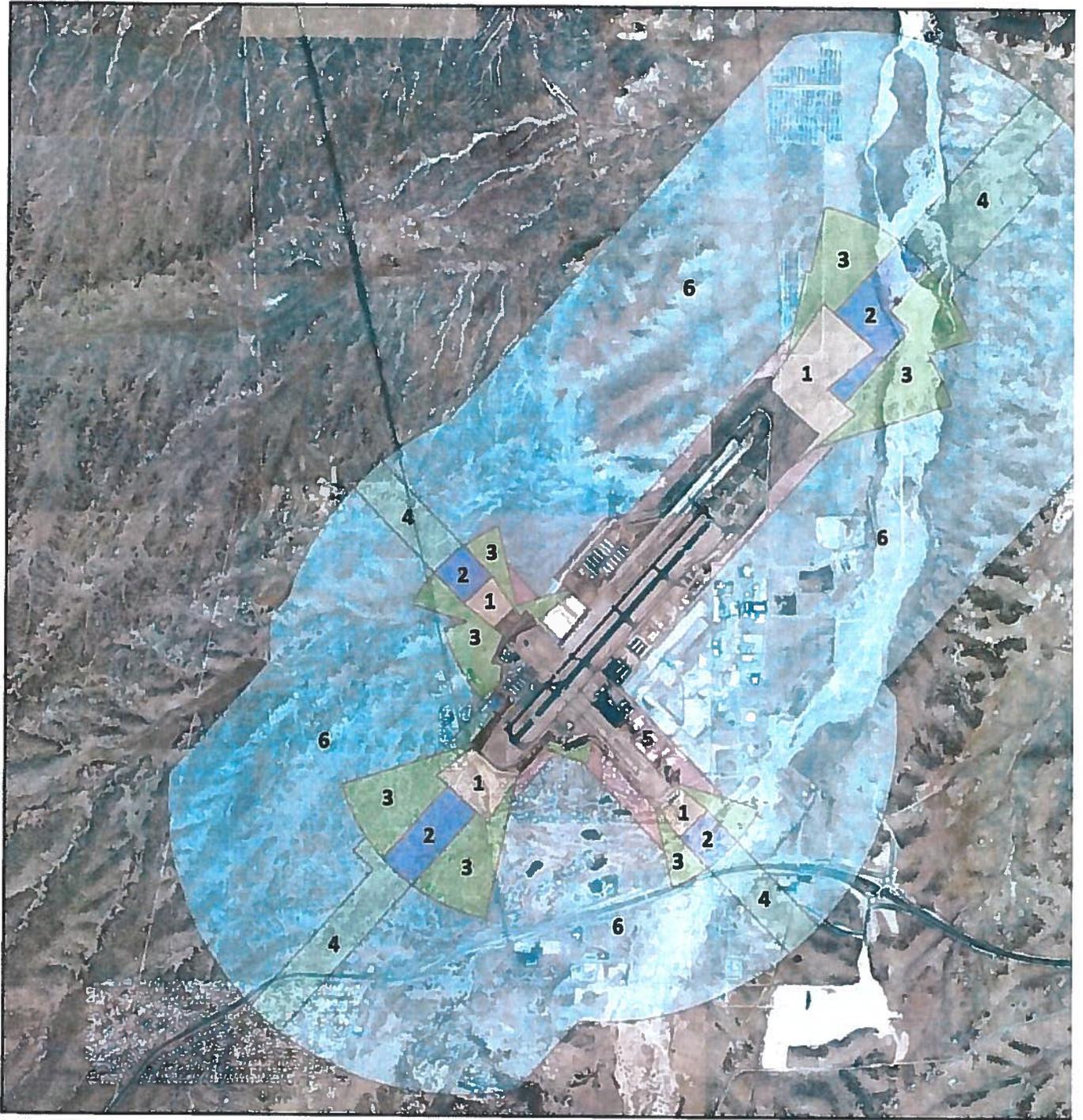
## **Attachments**

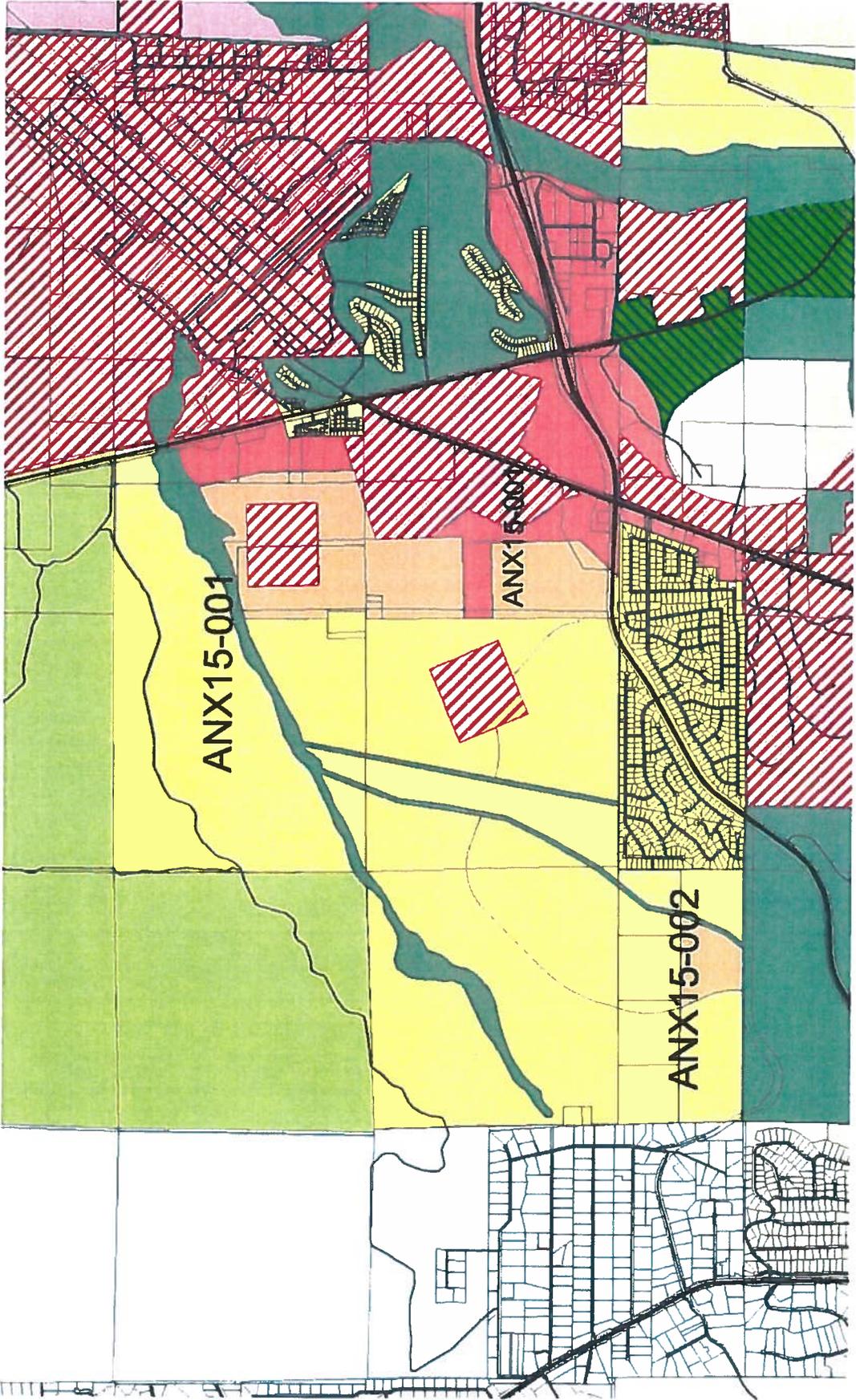
- Annexation map
- Master plan
- Rezoning map
- Airport Impact Zones map
- General Plan map

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







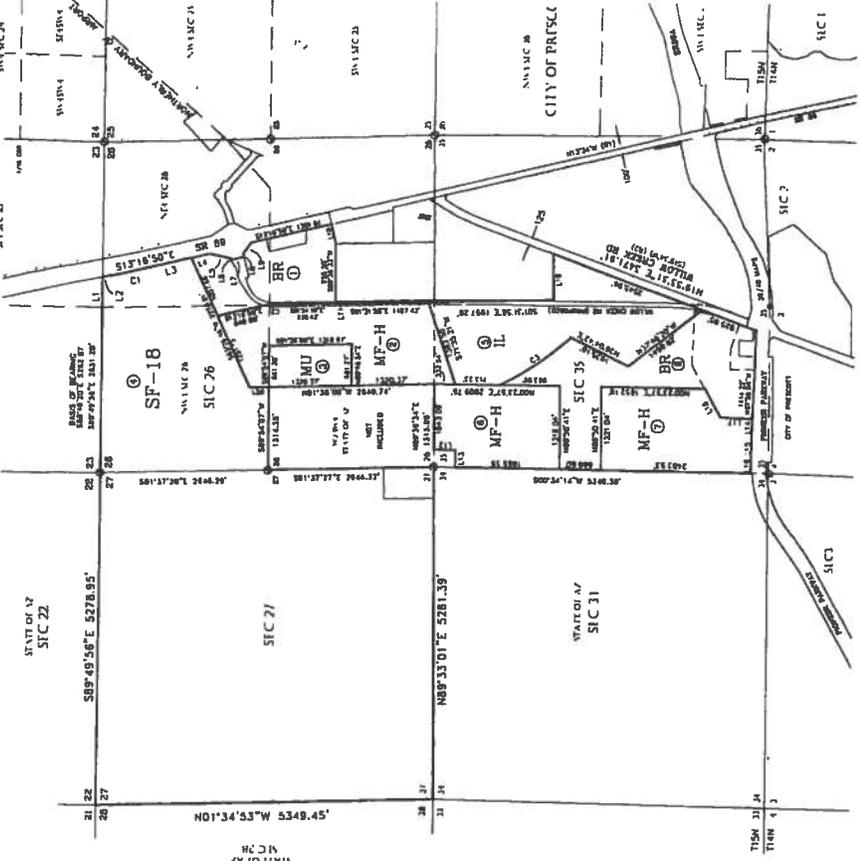


PLAT OF  
**ZONING DISTRICTS**  
 IN THE  
**CITY OF PRESCOTT**  
 SECTIONS 26, 27 & 35, T15N, R2W  
 G&SR&M, YAVAPAI COUNTY, ARIZONA



**CHORD TABLE**

CHORD LENGTH	ANGLE	CHORD BEARING
1	90	S89°45'56"E 5278.95'
2	180	S00°00'00"E 10557.90'
3	270	N00°00'00"E 10557.90'
4	360	N89°45'56"W 5278.95'
5	45	S89°54'04"E 5278.95'
6	90	S00°00'00"E 10557.90'
7	135	N00°00'00"E 10557.90'
8	180	N89°45'56"W 5278.95'
9	225	S89°54'04"E 5278.95'
10	270	S00°00'00"E 10557.90'
11	315	N00°00'00"E 10557.90'
12	360	N89°45'56"W 5278.95'
13	45	S89°54'04"E 5278.95'
14	90	S00°00'00"E 10557.90'
15	135	N00°00'00"E 10557.90'
16	180	N89°45'56"W 5278.95'
17	225	S89°54'04"E 5278.95'
18	270	S00°00'00"E 10557.90'
19	315	N00°00'00"E 10557.90'
20	360	N89°45'56"W 5278.95'



- ① BR BUSINESS REGIONAL ZONING 830.6 ACRES
- ② MF-H MULTIFAMILY HIGH ZONING 478.4 ACRES
- ③ MU MULTIFAMILY MEDIUM DENSITY ZONING 430.0 ACRES
- ④ SF-18 SINGLE FAMILY RESIDENTIAL 830.6 ACRES
- ⑤ IL INDUSTRIAL LIGHT ZONING 150.7 ACRES
- ⑥ MF-H MULTIFAMILY HIGH ZONING 438.5 ACRES
- ⑦ MF-H MULTIFAMILY HIGH ZONING 388.8 ACRES
- ⑧ BR BUSINESS REGIONAL ZONING 831.1 ACRES

THIS PLAN WAS PREPARED BY ME USING THE SURVEY OF MAY 2018 BASED ON RECORD INFORMATION. ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT.



DAVID R. HARRIS, P.E.  
 1000 W. WASHINGTON ST., SUITE 100  
 PRESCOTT, ARIZONA 86301

<b>Planning and Zoning Commission Agenda Memo August 27, 2015 (Public Hearing Sept 10, 2015)</b>	
<b>DEPARTMENT:</b>	Community Development
<b>AGENDA ITEM:</b> Public Hearing - Deep Well Ranches South - ANX15-002 and RZ15-005 comprising approximately 321.3 acres. City initiated application includes five parcels sharing APN 106-04-001D [Owner: James Deep Well Ranches #1]	

<b>Approved By:</b>		<b>Date:</b>
<b>Department Head</b>	Tom Guice 	8.20.15
<b>Planning Manager</b>	George Worley	

**Item Summary**

This is a City-initiated annexation and rezoning of ± 321.3 acres located west of the Pinion Oaks Subdivision (Attachment 1). The subject property is bounded on the east by Pinion Oaks, on the west by Williamson Valley Estates (county) and on the south by Pioneer Park. The property is currently vacant. This annexation is subject to the Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), as the area is greater than 250 acres. Requirements of Proposition 400 include:

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

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

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

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

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

## **Background**

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

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

## **City Services and Financial Impacts**

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

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## **Next Steps**

At such time as the Planning and Zoning Commission makes a recommendation on the master plan amendment, a blank petition, annexation map and legal descriptions will be filed with the Yavapai County Recorder's office. This action formally initiates the annexation process and begins the sixty-day public review required by Proposition 400. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. At such time as the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

At the November 10<sup>th</sup> meeting the City Council will hold a public hearing and consider adopting ordinances annexing the subject property with city equivalent zoning. The Council will also consider adopting the ordinance rezoning the subject properties to be consistent with the General Plan, Airport Specific Plan and the annexation Master Plan.

**Attachments**

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

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



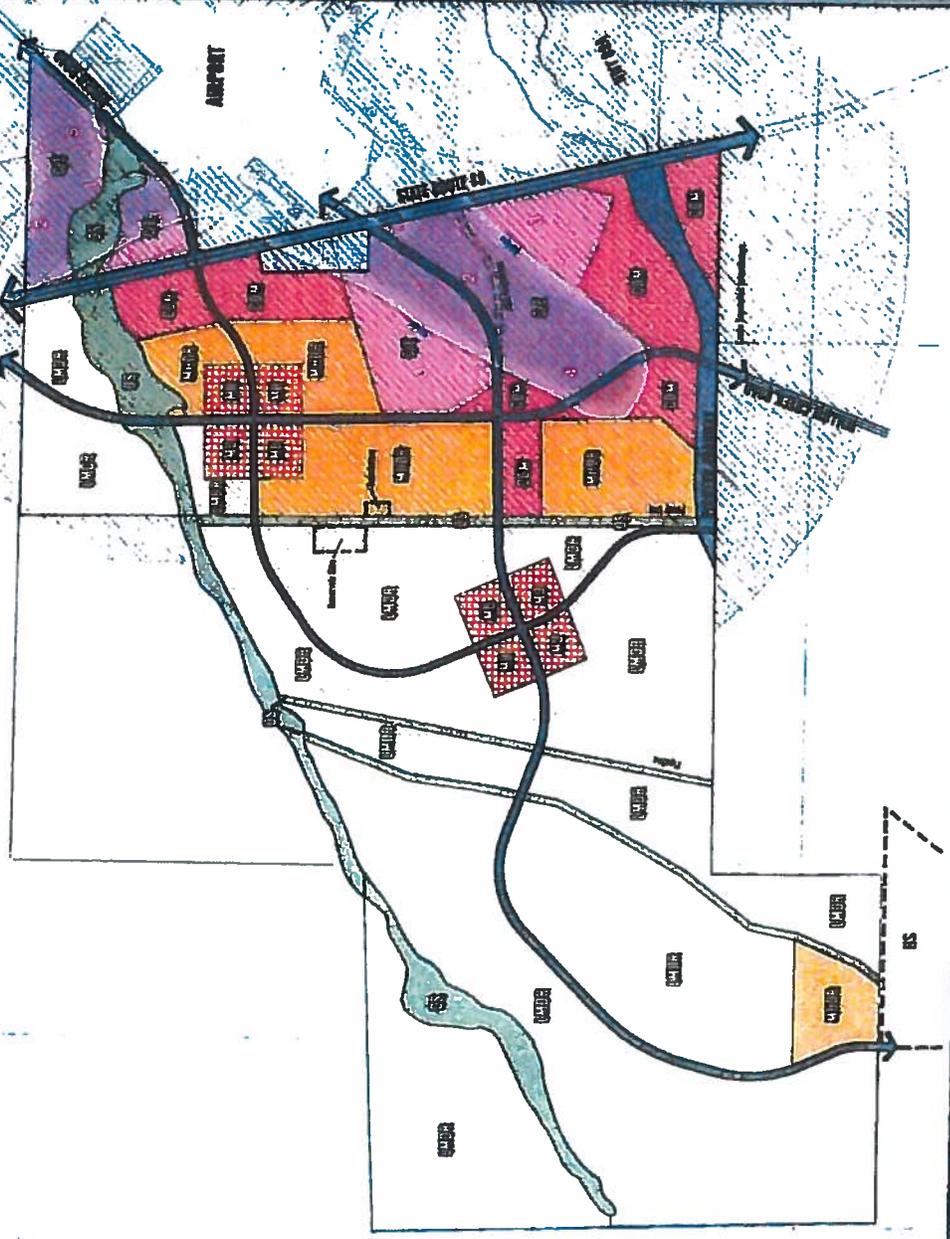
# Prescott West Airport

## Conceptual Master Plan

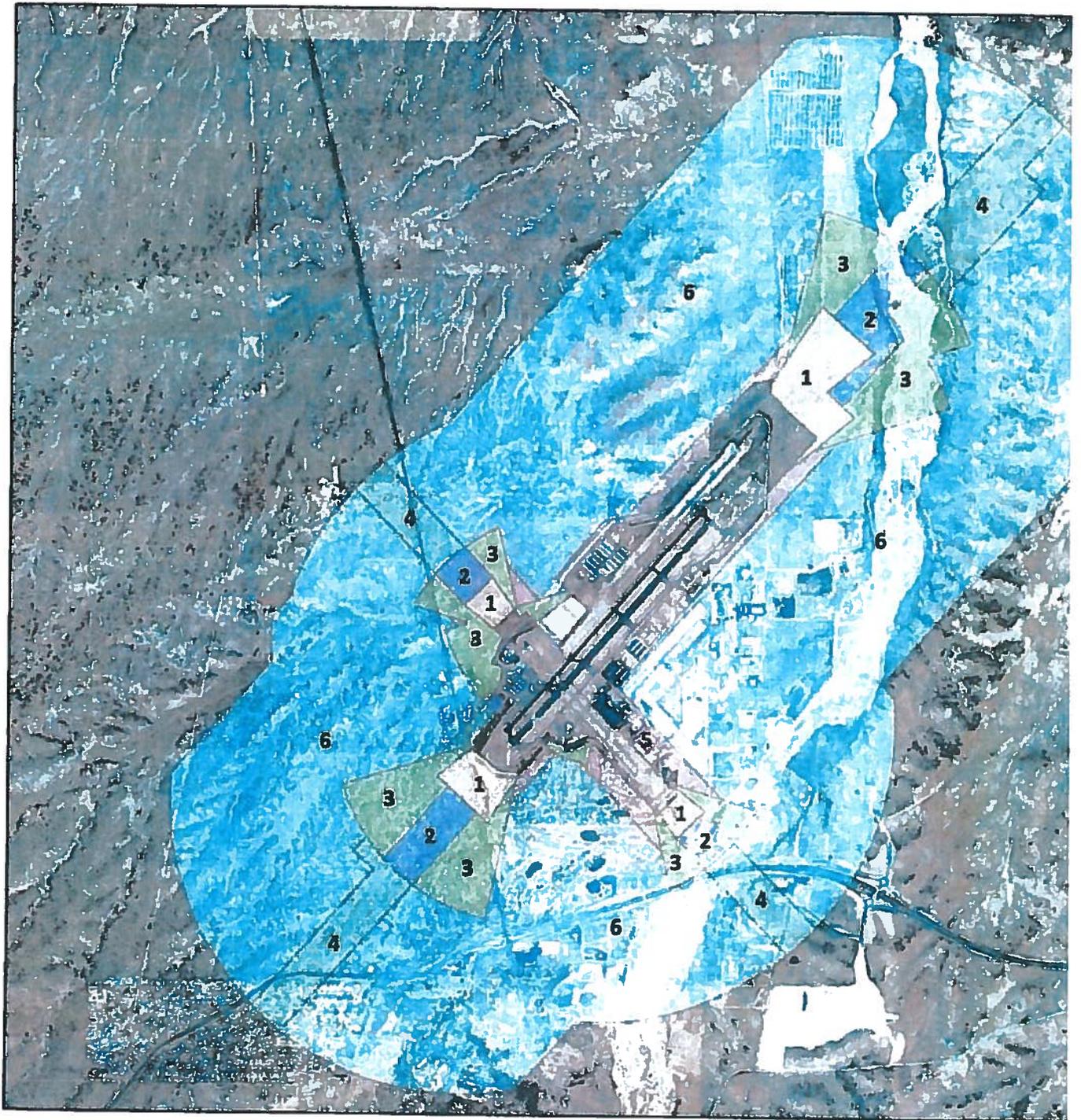
- LEGEND**
- 14000 (Gen. Inv.) Inventory - 284.9 AC
  - 14000 (Gen. Inv.) Inventory - 17.7 (MAD) - 1022.2 AC
  - 04 (Open Space)
  - 040 (Community) - 223.7 AC
  - 040 (Community/Employee) - 284.7 AC
  - 040 (General Inv.) - 191.8 AC
  - 040 (Possible High School Site)
  - Road
- North Arrow



DATE: JULY 24TH 2008  
JOB #: 1-07-0328001



Attachment A



**Parcel Report for APN: 102-05-003**

Site Address: 5854 N WILLOW CREEK RD

Owner:  
**CV - ARIZONA PUBLIC SERVICE COMPANY**  
 PO BOX 53999 MS 9505  
 PHOENIX AZ 850723999

Subdivision Name:

Max. Lot Coverage: -  
 Max. Bldg Height: -  
 Setbacks:  
 Front: -  
 Side: -  
 Rear: -  
 Corner: -

Acres:  
 Square Ft:  
 TRS:                      sq.ft.

DOR Usage Code:  
 Description:

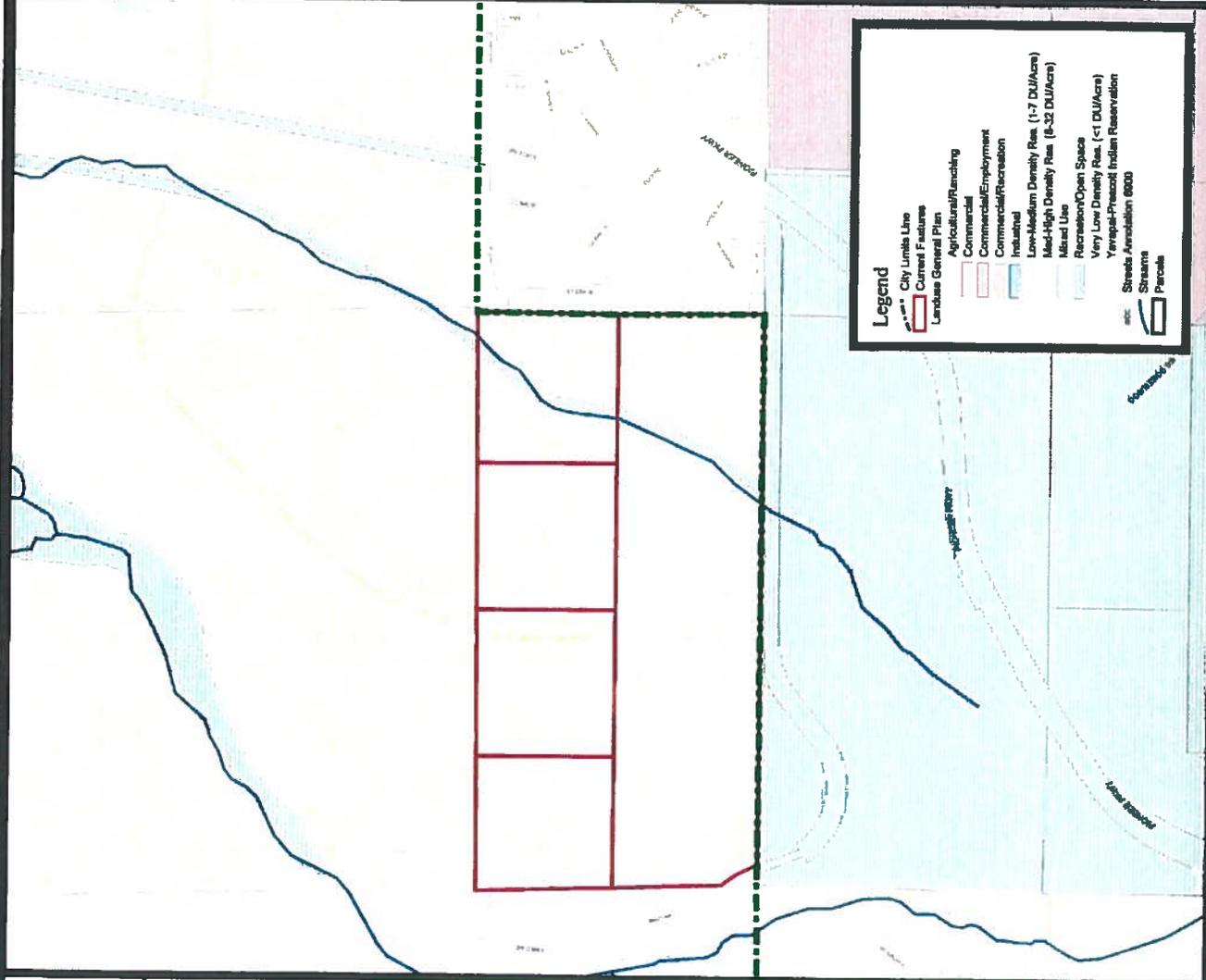
**Zoning Information**

Zoning: county  
 Flood Zone: -  
 FIRM Panel: -

**Overlay District Information**

HPD District: county  
 NR District: county  
 Willow Creek District: county  
 Wipple-Zuma District: county  
 Hwy 69 District: county  
 Prescott East Area Plan: county  
 Prescott Enterprise: county  
 Airport Noise District: county  
 Wildlife Urban Interface: county

**Planner's Actions:**



**Legend**

- City Limits Line
- Current Features
- Land Use General Plan
- Agricultural/Ranching
- Commercial
- Commercial/Employment
- Commercial/Recreation
- Industrial
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Mid-Use
- Recreation/Open Space
- Very Low Density Res. (<1 DU/Acre)
- Yavapai-Prescott Indian Reservation
- Streets Annotation 0000
- Streams
- Parks



Deep Well Ranch  
 North Annexation

This map is a product of  
 The City of Prescott



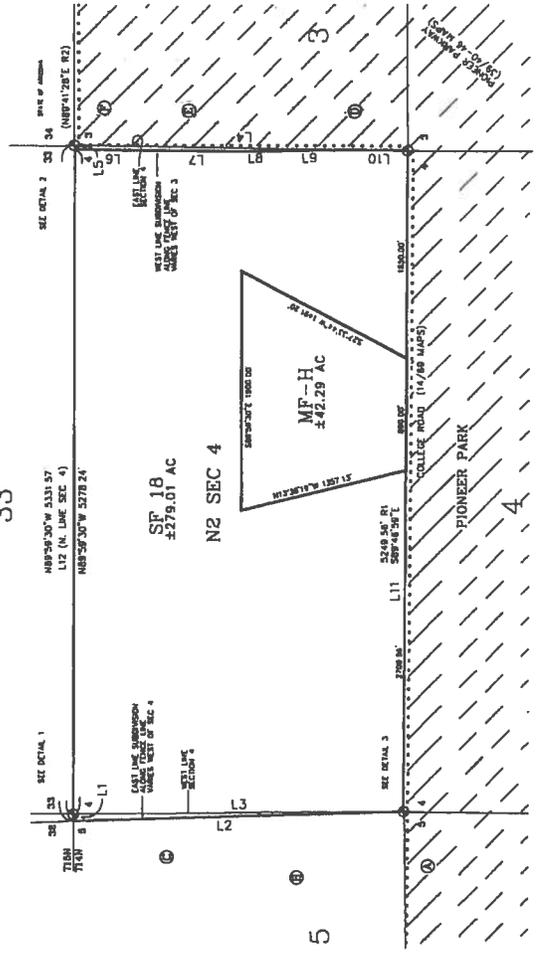
# PLAT OF ZONING DISTRICTS IN THE CITY OF PRESCOTT

PORTIONS OF SECTIONS 4 & 5, T14N, R2W  
G&SRB&M, YAVAPAI COUNTY, ARIZONA

33



- PARCELS INCLUDED**
- 1) JAN 190-04-0000  
OLD WELL TRACT, M&L L.L.C.  
PORTION OF SEC 4, T14N, R2W, G&SRB&M
  - 2) JAN 190-04-0004  
OLD WELL TRACT, M&L L.L.C.  
PORTION OF SEC 4, T14N, R2W, G&SRB&M
  - 3) JAN 190-04-0005  
OLD WELL TRACT, M&L L.L.C.  
PORTION OF SEC 4, T14N, R2W, G&SRB&M
  - 4) JAN 190-04-0006  
OLD WELL TRACT, M&L L.L.C.  
PORTION OF SEC 4, T14N, R2W, G&SRB&M



**ZONING DISTRICTS**  
SF-18 ZONING 4279.01 ACRES TOTAL  
MF-H ZONING 42.29 ACRES TOTAL



THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF \_\_\_\_\_, 20\_\_\_\_, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: JANUARY 18, 2017



SHEET SIZE 24 X 36

LINE	LENGTH	BEARING	RECORDED
L1	53.37	N89°30'00"W	SEC LINE #1
L2	213.17	N00°00'00"W	SEC LINE #2
L3	213.17	N00°00'00"W	SEC LINE #3
L4	2458.42	S00°31'48"W	SEC LINE #4
L5	35.34	S89°29'00"E	SEC LINE #5
L6	297.00	N00°33'33"E	SEC LINE #6
L7	213.17	N00°00'00"W	SEC LINE #7
L8	213.17	N00°00'00"W	SEC LINE #8
L9	843.87	N00°31'15"E	SEC LINE #9
L10	464.00	N00°31'48"E	SEC LINE #10
L11	213.17	S89°29'00"E	SEC LINE #11
L12	53.37	S00°31'48"E	SEC LINE #12

- ① - SECTION CORNER ANALYSIS QUARTER CORNER
- ② - CITY OF PRESCOTT FOR SECTION CORNER LOCATIONS
- ③ - BOOK 134 OFFICIAL RECORDS, PAGE 172, TOP
- ④ - BOOK 135 OFFICIAL RECORDS, PAGE 274, TOP
- ⑤ - SECTION CORNER ANALYSIS QUARTER CORNER
- ⑥ - SECTION CORNER ANALYSIS QUARTER CORNER
- ⑦ - SECTION CORNER ANALYSIS QUARTER CORNER
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