

MEETING DATE/TYPES: WORKSHOP SESSION 10-6-15

DEPARTMENT: Community Development

AGENDA ITEM: Public Hearing for Deep Well Ranches North annexation, Master Plan amendment and rezoning, ANX15-001, MP15-001 and RZ15-004. City-initiated applications including all or portions of APNs 102-01-213U, 102-001-213W, 102-04-001F, 102-04-010C, 102-04-010E, 102-05-324P, 102-05-324H, 102-05-324N, 102-05-003, 102-01-213Q, an area of approximately 1,304 acres [Owners: James Deep Well Ranches #1, Brooke and City of Prescott]

Approved By:	Date:
Director: Guice, Tom	09//24/2015
City Attorney: Paladini, Jon	09/25/2015
City Manager: McConnell, Craig	

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 Pioneer Parkway, and currently vacant. This annexation is consistent with, and implements in part, the Procedural Pre-Annexation Agreement between the City and James Deep Well Ranches #1 and #2, City Contract No. 2010-086, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), since the area is greater than 250 acres. A Master Plan is attached showing proposed uses and locations, boundaries of the site, and significant natural features affecting development. Proposition 400 requirements include:

- 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
- Permanent recharge of all effluent generated by development within the annexed area to benefit aquifer safe-yield

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 wash was changed to

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Residential from the previous Ranching use designation. The Master Plan (Attachment 5) is being amended to reflect this change.

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 2), and is consistent with the General Plan, Airport Master Plan and Airport Specific Area Plan:

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 is the guide for land use and related decisions in the City. The updated Plan was ratified by the voters on August 25, 2015. The 2015 General Plan acknowledges the Prescott Municipal Airport for its importance in regional economic development, and encourages compatible growth in the airport area. The General Plan Land Use Map (Attachment 3) designates land uses compatible with the Airport Impact Zones.

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 the Impact Zones, making the area more suitable for higher intensity industrial, commercial, mixed uses in many areas and residential land uses in appropriate locations (Attachment 4).

Annexation and subsequent development of this property within the Prescott corporate limits will benefit both the City and the land owner. For the City, the ability to enforce land use controls to protect the airport is significant. In addition, there is a financial benefit to collecting permitting fees, impact fees and development related taxes. The subject area also has potential future roadway connections that will benefit the transportation system of the region. Development of the property within the City limits will also assure return of the wastewater generated for treatment and permanent recharge, under the provisions of Proposition 400. For the land owner, the benefits are in the ability to connect to central

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water and wastewater facilities, and in the ability to establish commercial and residential densities that are compatible with Prescott's zoning.

City Services and Financial Impacts

Utilities Master Plans have been created for this area, to guide water and sewer infrastructure development. Water to support development is available pursuant to the City Contract No. 2010-086. 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 (Attachment 6).

The adopted Annexation Policy of the City (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 No. 3878 set forth specific guidelines to improve the cost-benefit review of annexations, and established an Advisory Annexation Financial Review Committee. The Financial Review Committee has reviewed the analysis prepared by Applied Economics and completed their report (Attachment 6). The analysis includes all identifiable costs and benefits to the City that can be expected to result from the annexation and subsequent development.

Planning and Zoning Commission Action

The Planning and Zoning Commission held public hearings related to the annexation, master plan amendment and rezoning on September 10, 2015. No public comments were received for or against this annexation. The Commission discussed the Airport Impact Zones and the appropriate land uses and zoning proposed for the area before voting to recommend approval of the annexation, Master Plan amendment, and rezoning to Council (4-1, with Commissioner Stringer dissenting).

Water

The aforementioned Procedural Pre-Annexation Agreement made available to Deep Well Ranches in three increments, 450 acre-feet/year, 500 acre-feet/year, and 900 acre-feet/year, respectively. Water supplies are managed in accordance with state laws and the state-issued Decision and Order of Assured Water Supplies currently held by the City of Prescott.

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Development of the property will assure return of the wastewater generated to the Airport Water Reclamation Facility for treatment and subsequent permanent recharge.

Schedule

Following the conclusion of the sixty-day review period on November 9, 2015, the City Council will hold a public hearing November 10, 2015, to consider ordinances annexing the subject properties with City equivalent zoning, amending the Master Plan and rezoning the subject properties to be consistent with the General Plan, the Master Plan, and the Airport Specific Area Plan.

Attachments

- 1) Annexation Vicinity Map
- 2) Rezoning Map
- 3) General Plan Map
- 4) Airport Impact Zones Map
- 5) Master Plan
- 6) Financial Analysis and Financial Review Committee Report

Recommended Action: Hold the Public Hearing.