

**Annexation, Rezoning, General Plan Map Amendment, Airport
Specific Area Plan Amendment and Master Plan Approval**

**Granite Dells Ranch Commercial/Industrial Subdivision
ANX09-001, RZ09-001, GP09-001 and LUP09-001**

AGENDA

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Report

Planning Commission Dates: February 12, 2009 (Regular Meeting)
February 26, 2009 (Public Hearing)

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director
George Worley, Assistant Community Development Director
Ryan Smith, Community Planner

DATE: February 5, 2009

REQUEST: ANX09-001, RZ09-001, GP09-001, LUP09-001 and Master Plan Approval

ZONING: From Single Family - 9000 square feet minimum and Rural Estate - 2 acre minimum (upon annexation) to Open Space, Business Regional and Industrial Light (SF-9 and RE-2 to OS, BR and IL)

Parcel #: 102-06-001, 002E, 103-01-031A,B, 030A, 053C, 106-06-001, 800-10-016, 800-17-021E, 023W and portions of the Peavine Trail west of Granite Dells Estates (Fann)

Agent: Mark Reddie - LVA Urban Design Studio, 120 South Ash Avenue, Tempe, AZ 85281

Owner: Granite Dells Ranch Holdings (Cavan)

PROJECT PROPOSAL:

Granite Dells Ranch is requesting a Proposition 400 Annexation, minor General Plan Land Use Map amendment, ASAP Map amendment, Rezoning and a Master Plan approval. The project encompasses various properties totaling 498 acres located in proximity to Side Road/Highway 89A, of which 387 acres would be subject to Proposition 400; and includes the land, already within the City boundary, upon which

the existing Hanson aggregate plant is situated. The applicant is proposing a commercial and industrial subdivision. No residential uses are proposed.

A change of zoning of 450 acres is requested from residential to commercial and industrial (BR and IL). These zoning districts allow for the proposed commercial uses while protecting the reach of Granite Creek that runs through the project. Additionally, the City will be rezoning the Peavine Trail adjacent to the project to open space (OS).

A minor General Plan amendment of 165 acres is proposed from residential to commercial in a small area in the northeast portion of the project. The ASAP amendment is also requested for 65 acres from residential to commercial in this same area.

A Master Development Plan has been provided outlining the commercial/industrial subdivision. The applicants do not wish to apply for preliminary plat at this time. The applicants must eventually go through the City of Prescott commercial subdivision plat and site plan review process which will specifically address infrastructure, parking, lighting, landscaping, trails and other issues before building permits may be issued. Traffic and utilities (water and wastewater) analyses and a cost/benefit study have been completed.

COMMISSION/COUNCIL ACTIVITY:

Annexation of the Hanson portion of the project occurred in 1963. Hanson currently operates an aggregate plant and mineral extraction according to provisions of Federal and State law.

On January 27, 2009, Council approved a Procedural Pre-annexation Agreement and Temporary Construction Easement (TCE) pertaining to the property. Per these agreements, 26 acres are being dedicated to ADOT with an additional 11 acres to the City for right-of-way (ROW), and access is granted for construction of the SR 89A/Granite Dells Parkway (Side Road relocated) traffic interchange.

Proposition 400 establishes additional local requirements for annexations over 250 acres, including Council approval by a three-fourths majority. A public comment period of 60 days is required, which begins at the time of a formal recommendation by the Planning & Zoning Commission regarding the Master Development Plan. Further, all effluent generated by this project must be reserved for permanent aquifer recharge.

The public process has been refined to encompass concurrent review and approval of the annexation, rezoning, General Plan and ASAP amendments. The Planning and Zoning Commission will conduct public hearings and is anticipated to make recommendations to Council regarding the annexation, Master Development Plan and other applications at its February 26, 2009, meeting. This will begin said 60 day public review period. The additional public hearing required by Proposition 400 after the review period is anticipated to be held on May 5, 2009, by the City Council .

EXISTING SITE and AREA CONDITIONS:

This relatively flat site is currently vacant with the exception of the industrial aggregate plant operating in Granite Creek. Granite Creek is identified as a FEMA 100 year flood plain. There is a small pond for watering cattle east of the Peavine Trail.

The property is subject to the Airport Specific Area Plan (ASAP), but sufficiently distant from the Airport facilities to not require any special construction techniques for noise abatement. It is also within the inner Airport Influence Area as described in the ASAP. The ASAP Land Use Plan Map shows a portion of the project area as Open Space and Residential, with other areas indicated as Commercial and Mixed Commercial/Employment. The requested amendment to the ASAP Land Use Map would change the residential designation located within the project area to a commercial designation.

The Peavine Trail currently runs along Side Road. The Trails Committee has asked that it be realigned to pass under Highway 89A through a large culvert roughly in the center of the project. The applicant has been working with the Public Works and the Parks and Recreation Departments, and is donating the land to be used for ROW, public parking, a trail head and realignment of the trail through the culvert. The trail head and parking area are to be built during construction of the Granite Dells Parkway traffic interchange (see attached).

SURROUNDING ZONING AND LAND USE:

Direction	Current Zoning	Current Land Use
North	Industrial & County Residential	Vacant Land & Industrial
South	Commercial & Industrial	Vacant (Fann) & Residential
East	County Residential	Vacant Land
West	Industrial	Peavine Trail, Residential & Industrial

COMPATIBILITY WITH NEIGHBORHOOD CHARACTERISTICS, ZONING & LAND USE:

The surrounding properties to the south and west of the proposed project are predominantly industrially zoned. Residences currently exist on Side Road to the west, however, the land owners recently rezoned to Industrial Light. There are two residentially zoned parcels that were not a part of the rezoning request. Properties to the north (owned by Cavan) and to the east (owned by the State) are residentially zoned within the unincorporated area of the County. Some of the land to the north is industrial within the City boundary. The surrounding industrial zoning and proximity to the airport would encourage restricted residential uses within the project area.

The Prescott Airport is currently developing a 2009 Airport Master Plan. As a result of this endeavor, the ASAP and the Land Development Code are expected to be amended in the near future to reflect FAA guidelines in the vicinity of the airport. Specifically, staff is anticipating adoption of certain single family residential prohibitions and height restrictions very near the airport based on FAA Part 77 guidelines. Both the noise impact zones and Part 77 guidelines consider overflight patterns and other airport activity (see attached).

CONSISTENCY WITH THE GENERAL PLAN:

The proposed project is not entirely consistent with City's adopted 2003 General Plan. The area is designated as Open Space, Residential, Commercial and Commercial/Employment on the General Plan Land Use Map. Therefore, the configuration of the Open Space, Commercial and Commercial/Employment designations are proposed to be adjusted.

The open space area shown in the General Plan follows the FEMA 100 year flood plain. The applicant desires to reduce the open space/100 year flood plain area to match a Letter of Map Revision (LOMR - an engineering study used to modify the FEMA flood plain). The balance of the open space area is proposed as Commercial/Employment.

TRAFFIC, STREETS AND UTILITIES:

The proposed Master Plan identifies primary access to the property from a traffic interchange on Highway 89A at Granite Dells Parkway (Side Road relocated), a future multi-lane major arterial which will extend north and south from there. South of the traffic interchange Granite Dells Parkway will intersect with Centerpointe Drive, a link running westerly to existing Side Road; and farther south with Dells Ranch Road (previously known as the Side Road Connector). The applicant will be donating right-of-way for these facilities and borrow material for construction of the traffic interchange, and building Granite Dells Parkway in phases as warranted by traffic volumes.

The property will be served by various water and sewer utilities projects being provided by the City, as set forth by the Capital Improvement Program within the overall City budget. These projects will benefit lands of Granite Dells Ranch (Cavan) as well as those of many other owners east of SR 89, on both the north and south sides of Highway 89A. Recovery of the capital investment for these projects will be accomplished via impact fees which have already been adopted. Granite Dells Ranch will be responsible for installing on-site utilities to City standards.

More specific information regarding traffic, streets, and utilities for the future development can be found both in the technical analyses prepared by Jacobs Engineering (transportation) and Carollo Engineers (utilities), and cost-benefit analysis prepared by Applied Economics. All of these documents will be made available to the public during the 60-day review period which will begin with the Planning & Zoning Commission adoption of recommendations to Council regarding the annexation. A detailed development agreement for the project addressing infrastructure financing and timing is expected to accompany the annexation and related items identified here, for City Council consideration in May 2009.

AGENCY COMMENTS:

The General Plan, annexation and rezoning requests have been reviewed by various agencies. No objections have been received, however, the Open Space and Trails Committees have expressed concern regarding proposed and future roadway crossings of the Peavine Trail. Public Works has advised that the project will require thorough reviews of preliminary and final plat applications to determine the most appropriate configuration for each such crossing.

PUBLIC COMMENTS:

Due to the industrial nature of the area, an area meeting has not been scheduled. However, notices have been mailed regarding the subject annexation, zoning changes, General Plan and ASAP amendment applications to the surrounding property owners of record. The mailing included a vicinity map and a description of the request. Also, the application will be advertised and posted according to State and Proposition 400 requirements. No opposition has been received as of this time.

STAFF RECOMMENDATION:

Staff recommends the following Commission action for the Granite Dells Ranch commercial/industrial subdivision:

1. Move to recommend the property be zoned at the time of annexation Rural Estate 2 Acre A(RE-2A), Anx09-001.
2. Move to recommend approval of General Plan Map Amendment (GP09-001).
3. Move to recommend approval of the Airport Specific Area Plan Amendment (LUP09-001).
4. Move to recommend approval of the Master Development Plan dated 8-12-08.
5. Move to recommend approval of rezoning (RA09-001) from RE-2A to NOS (Peavine Trail), Business Regional and Industrial Light.
6. Properties owners within the project area shall grant Avigation Easements to be specified by the Development Agreement.
7. Development shall be in general conformance with the Master Development Plan dated 8-12-08.

Attachments:

- Vicinity and Zoning Map
- Master Development Plan
- Annexation Map
- Rezoning Map
- General Plan Map
- Cavan Public Process Timing Table
- Airport Influence/Impact Zone Map
- FAA Part 77 Height Restricted Area