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Narrative - Major Amendment to the 2003 Prescott General Plan

Attached is a Land Use Map proposed as a major amendment to the 2003 Prescott General Plan. The area, west of the Prescott Airport Love Field, is currently designated by the General Plan Land Use Map as predominantly Agricultural / Ranching, with one area of Commercial / Employment. The City has approached Deep Well Ranch, owner of approximately 1,800 acres of the 2,600 acre area delineated by the map, for consideration of annexation into the City limits. The original Agricultural / Ranching General Plan designation was assigned at the request of Deep Well Ranch, which in 2003 was not actively considering future annexation(s).

A land use study of the area has been recently accomplished via a City contract by Coe & Van Loo Consultants, Inc. (CVL), Phoenix, AZ, in cooperation with Deep Well Ranch and the Arizona State Land Department, owner of most of the 800 additional acres in the study area. By working with the City, Love Field Airport, State Land and Deep Well Ranch, CVL has made recommendations for the highest and best acceptable uses of these properties. The land uses have been established to facilitate transportation and utilities infrastructure master planning and analysis in preparation for future development of the City.

The Louis Berger Group, by separate contract, has been concurrently updating the Airport Master Plan to delineate recommended Airport Impact Zones utilizing Federal Aviation Administration guidelines. Six (6) separate Airport Impact Zones and Day-Night Sound Levels (LDN) within and around the airport have been produced in draft form. Using both studies, CVL created the attached map. While the Airport Master Plan has not yet been formally adopted by Council, staff will recommend that residential uses be permitted in Airport Impact Zone 6, which encompasses the largest area around the airport. All other Zones restrict residential uses with some exceptions such as for hotels.

In addition to Airport Impact Zones 1 through 5, the 55 LDN line shall be used to determine a threshold for certain restrictions on residential uses. Staff will recommend Commercial / Employment (CE) designation for areas deemed developable, but where residential uses would not be appropriate. Using both the General Plan and the Airport Master Plan, future development of residential uses will be prohibited or limited near the airport runways. The current Airport Specific Area Plan is anticipated to eventually be amended for consistency with these recommendations. By adopting or amending all three plans, land uses around the Love Field Airport will be clarified. Future annexation applications will benefit by a more streamlined process where the ground work for infrastructure analysis has already been performed.