



# City of Prescott Planning & Zoning Commission

October 2, 2008  
Special Hearing



# Major General Plan Amendment

GP08-004

West Prescott Airport Area

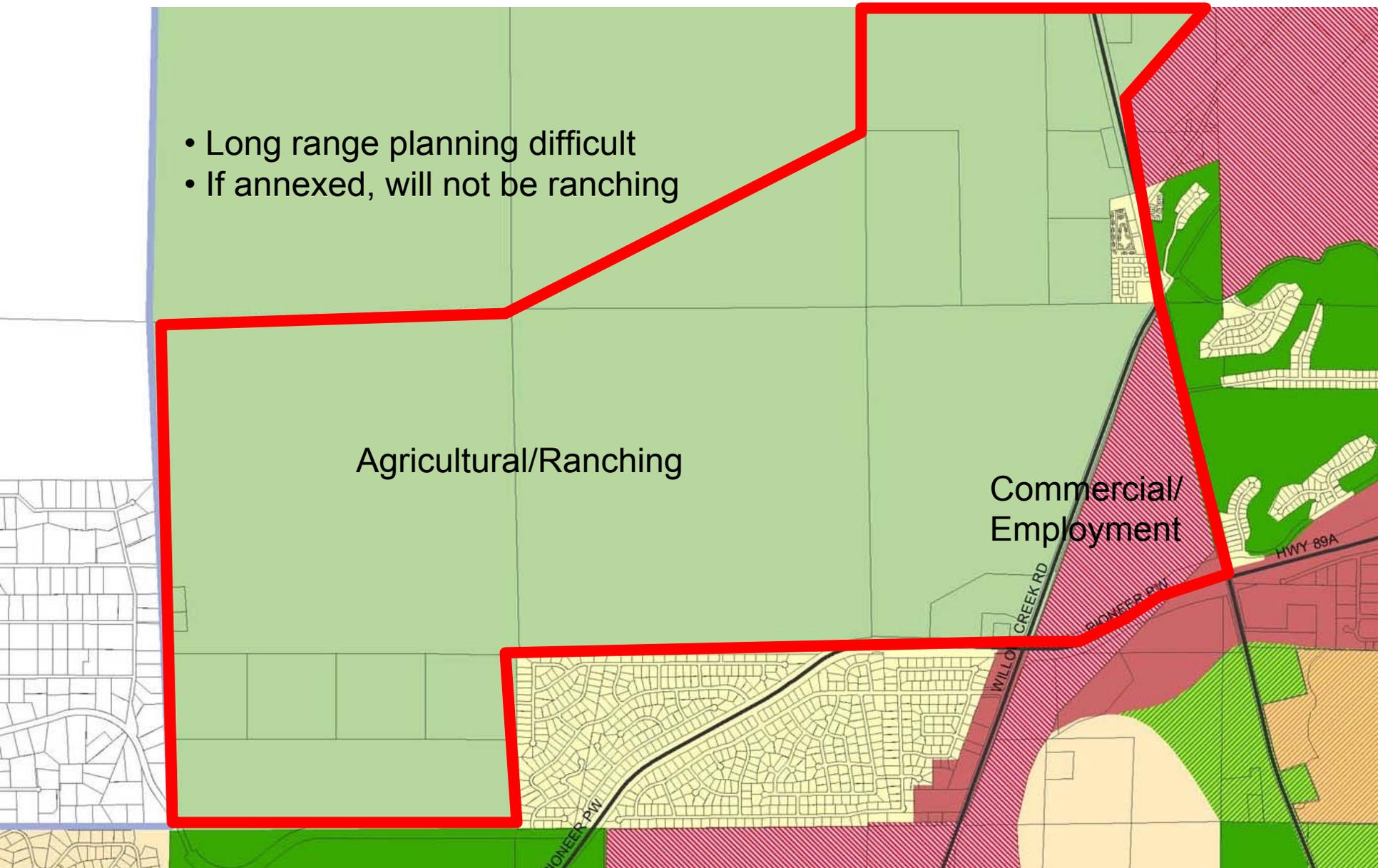
- Photo: Taken from Williamson Valley Estates area facing northeast.

# Current General Plan Designation

- Long range planning difficult
- If annexed, will not be ranching

Agricultural/Ranching

Commercial/  
Employment



# Development / Zoning within the County

RCU-2A

R1L-70

Bottleneck Wash

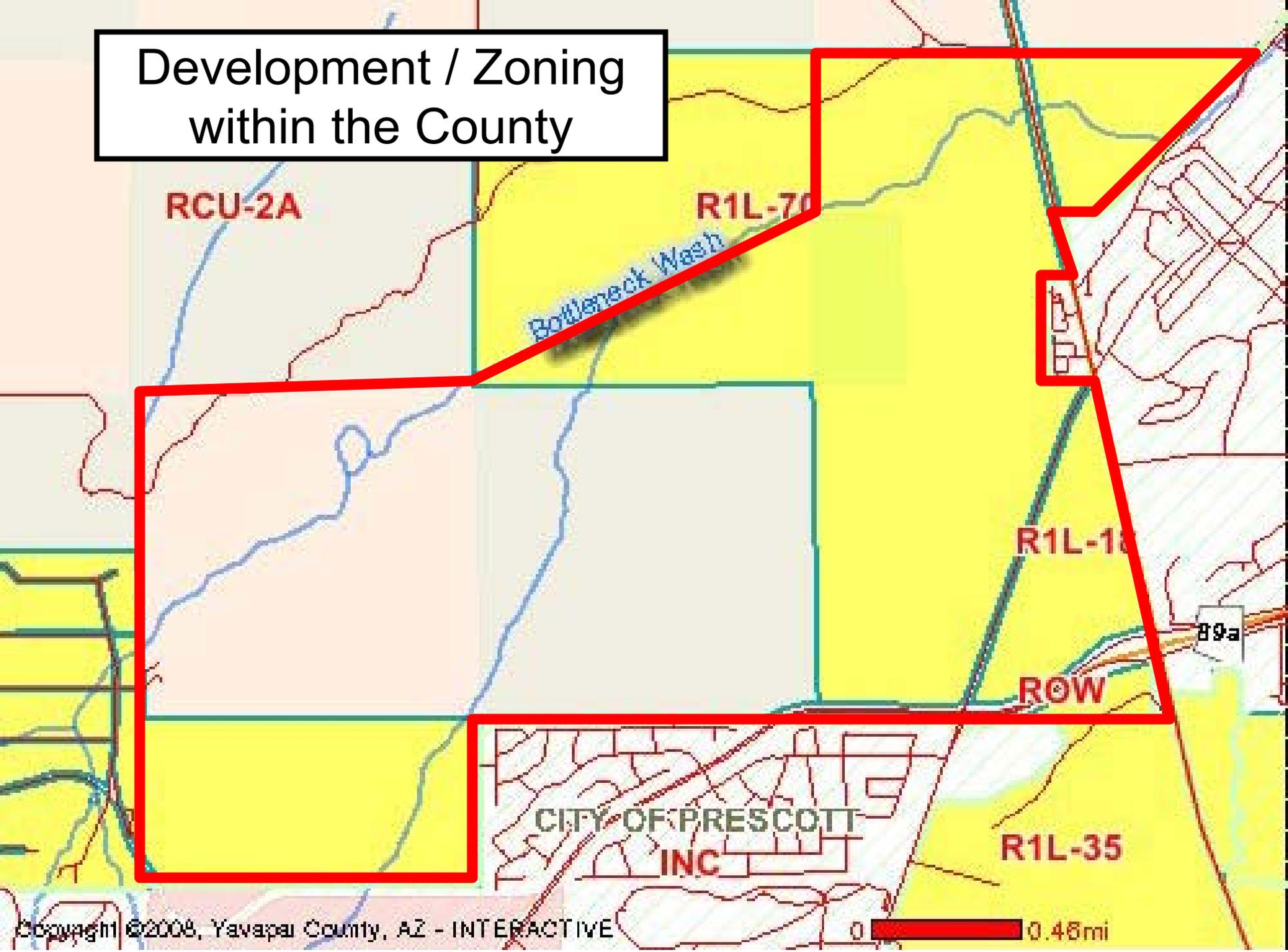
R1L-10

89a

ROW

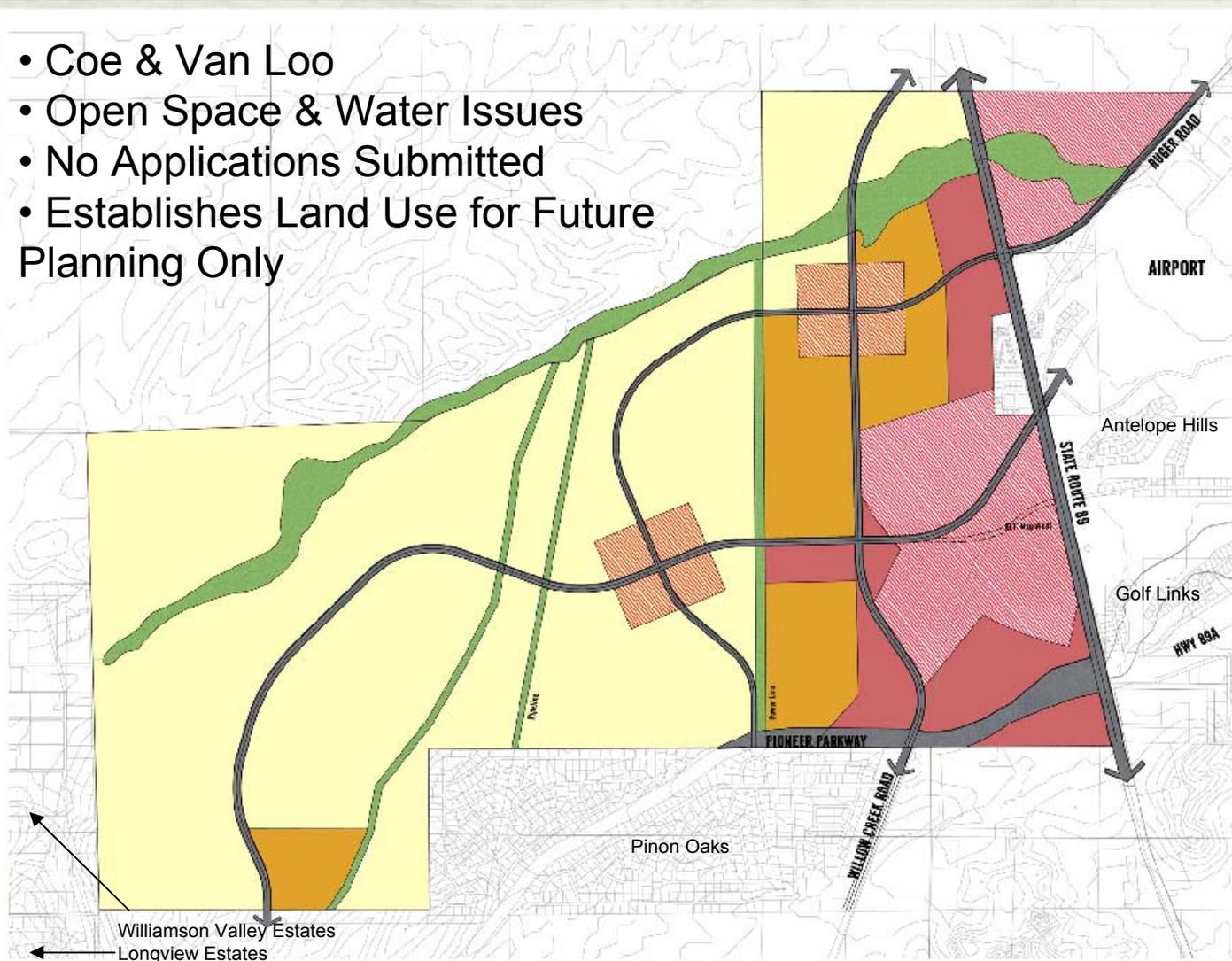
CITY OF PRESCOTT  
INC

R1L-35



# Proposed General Plan Land Use Map Amendment

- Coe & Van Loo
- Open Space & Water Issues
- No Applications Submitted
- Establishes Land Use for Future Planning Only



## General Plan Land Use Map (West Airport Area Major Amendment)

### LEGEND

- Commercial
- Commercial/Employment
- Low/Medium Density Residential 1-7 DU/AC
- Medium/High Density Residential 8-32 DU/AC
- Mixed Use
- Recreation/Open Space
- Roads



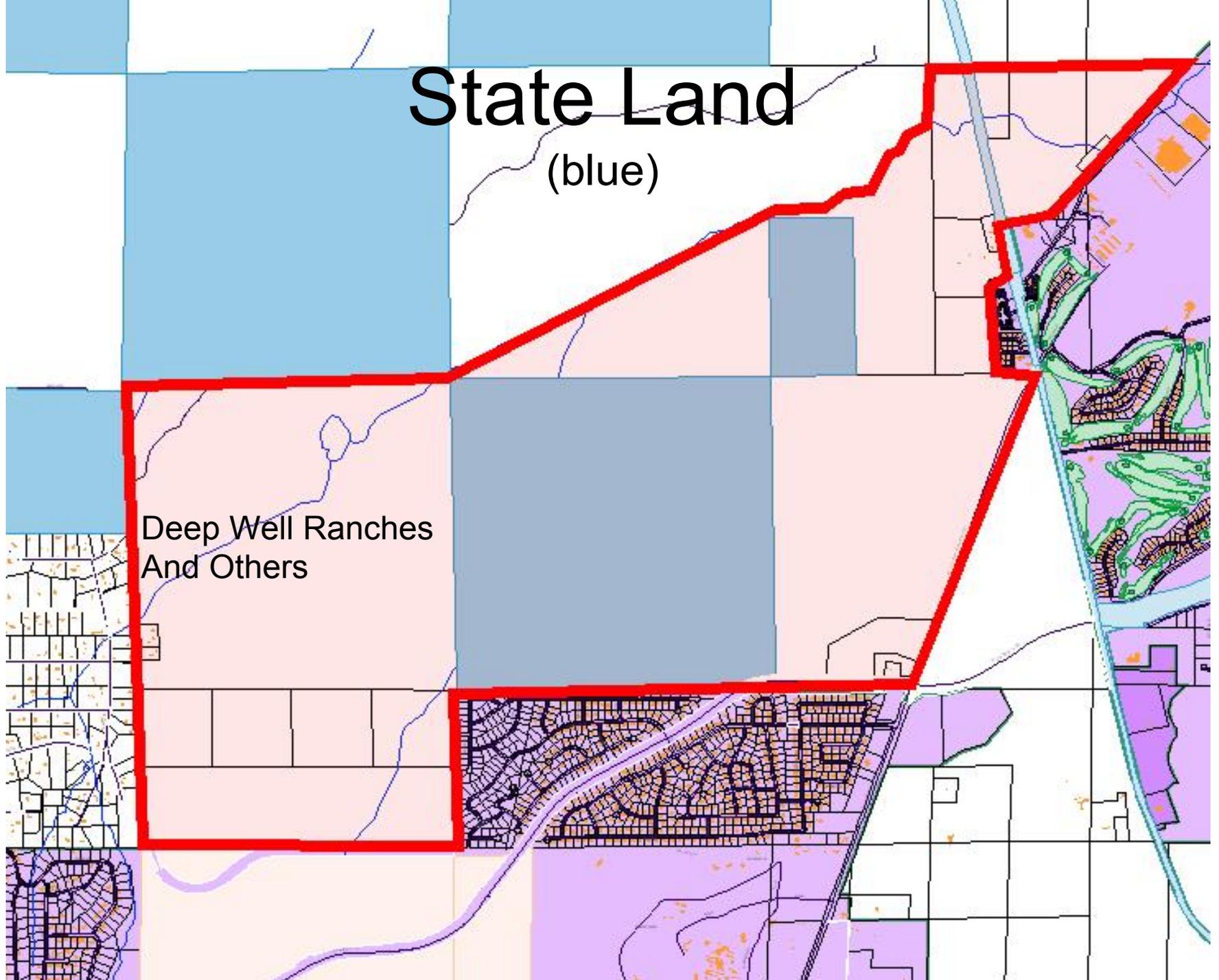
DATE: JULY 24TH 2008  
JOB #: 1.07.0226001



# State Land

(blue)

Deep Well Ranches  
And Others







## Arizona Revised Statutes

### 9-461.11. Extraterritorial jurisdiction; development plans

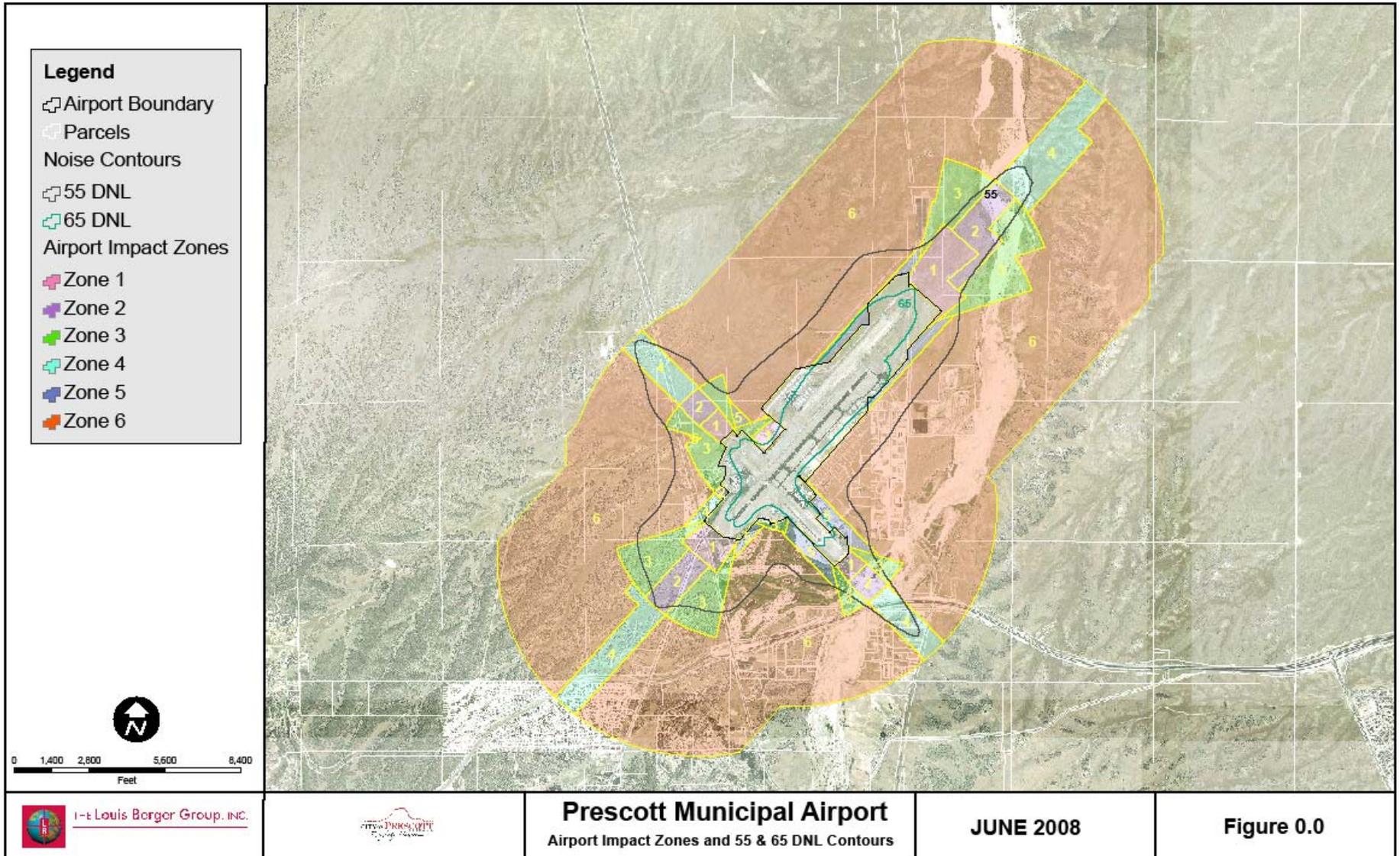
A. In any county not having a county planning agency with jurisdiction in the unincorporated territory, the legislative body of any municipality may exercise the planning powers granted in this article both to territory within its corporate limits and to that which extends a distance of three contiguous miles in all directions of its corporate limits and is not located in a municipality. Any ordinance intended to have application beyond the corporate limits of the municipality shall expressly state the intention of such applications. Such ordinance shall be adopted in accordance with the provisions set forth therein.

### County Comments Provided:

- Concerns regarding road configuration and traffic circulation.
- County will encourage annexation to any property owner in this area in order for the City to extend infrastructure.

# Airport Impact Zones

## (Proposed Airport Master Plan - Louis Berger Group)



- ***Airport Impact Zone 1 – Runway Protection Zone.*** The Runway Protection Zones (RPZ) is trapezoidal in shape and centered about the extended runway centerline. It extends from 200ft beyond the end of the area usable for takeoff and landing. The narrower end of each RPZ is the closest to the runway end.
- ***Airport Impact Zone 2 – Inner Safety Zone.*** The Inner Safety Zone is rectangular in shape and centered about the extended runway centerline extending from the wider edge of the RPZ.
- ***Airport Impact Zone 3 – Inner Turning Zone.*** The Inner Turning is conical in shape which is encompassed by a 30 degree angle to either side of the extended runway centerline, and a radius of 5,000ft. Its vertex is situated on the runway centerline 200ft off the runway end.
- ***Airport Impact Zone 4 – Outer Safety Zone.*** The Safety Zone is rectangular in shape and centered about the extended runway centerline. It extends from the outer edge of the Inner Safety Zone.
- ***Airport Impact Zone 5 – Sideline Safety Zone.*** The Sideline Safety Zone is rectangular in shape and centered on the runway centerline. It is defined by a one thousand foot centerline offset on each side of the runway that connects the Inner Turning Zone on each end of the runway.
- ***Airport Impact Zone 6 – Traffic Pattern Zone.*** The Traffic Patter Zone is defined by an area five thousand feet wide, centered on the runway centerline, extending from the Sideline Safety Zone to the edges of the Outer Safety Zone.

The following are references for guidance used for this task:

- FAA Airport Land Use Compatibility Guide;
- FAA 14 CFR Part 150;
- FAA Advisory Circular 150/5020-1

• Adopted June 26, 2001

# Airport Specific Area Plan



## City Of Prescott Airport Specific Area Plan Figure 6 Landuse Plan Ammended

### Proposed Future Road Alignments

- Future Arterial Streets
- Recommended Airport Clear Zones
- ASAP Boundary
- 1 Mile (wide) Approach/Departure Routes  
(No new residential except as specified in Land Use Table)
- Township, Range, Section
- Trailhead

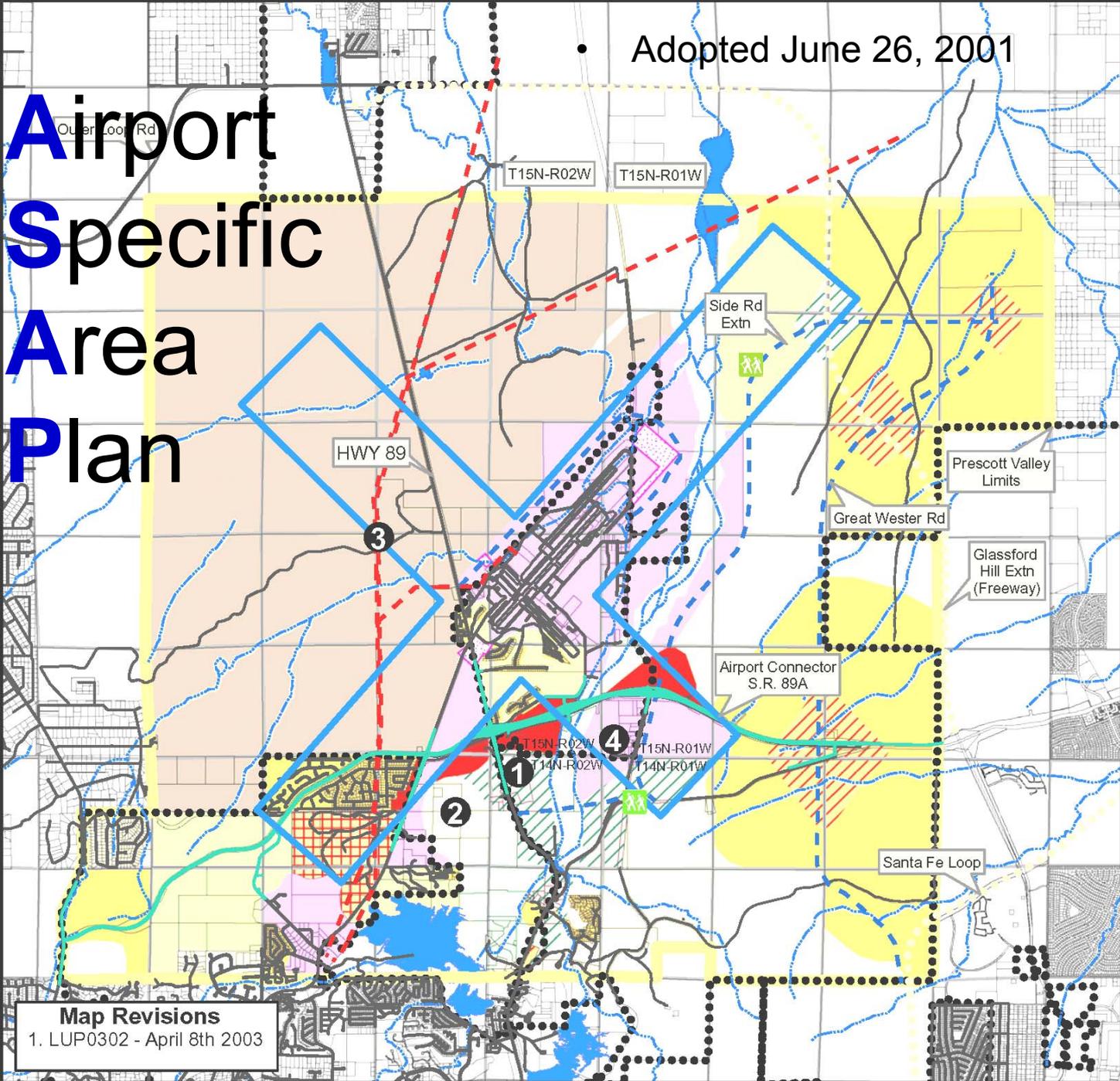
### APS Power Corridor

- 69 KV
- 230 KV

### Land Use (Proposed)

- RANCHING (HOLDING DESIGNATION)
- NATURAL OPEN SPACE  
may include Sand and Gravel Extraction in Granite Creek wash  
may include expanded Open Space areas through entitlement processes
- RECREATIONAL OPEN SPACE
- MIXED COMMERCIAL / EMPLOYMENT  
Residential permitted <= 1 DU / 5 Acres
- COMMERCIAL  
Low intensity non-residential uses targeted near established neighborhoods
- MIXED COMMERCIAL / RECREATION  
Residential Permitted <= 1 DU / 5 Acres
- MIXED COMMSTUDENT HOUSING (ERAU)
- LOW DENSITY RES - 0.5 - 1.0 DU/ACRE  
Residential may include Golf Courses
- MED DENSITY RES 2 - 6 DU/ACRE  
Residential may include Golf Courses
- MIXED-USE VILLAGES: 7-20 DU/ACRE (may include a golf course)
- 1 DEEP WELL RANCH - Secondary Land Use to permit no more than 5 home sites on the 180 acre area (density 1 DU / 35 Acres)
- 2 RIFLE RANCH - Very Low Density permitting 1 DU / 5 Acres (Clustering based on preserving rock outcrop areas)
- 3 POWERLIN Easements with generous development setbacks to create wildlife movement corridors.
- 4 SVENTEK/WILKINSON PROPERTY  
Secondary residential land use of up to 10 Single-family homes permitted as described in Settlement Agreement #03-016.

0 2,000 4,000 6,000 8,000 Feet



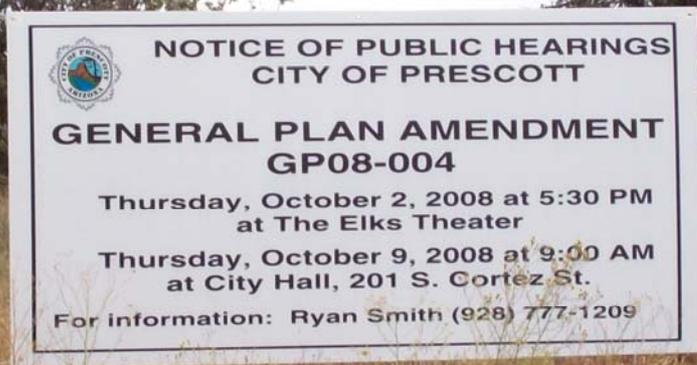
**Map Revisions**  
1. LUP0302 - April 8th 2003

# Timeline (Council Resolution #3678)

## GENERAL PLAN AMENDMENT GP08-004

<b>DATE</b>	<b>TIME</b>	<b>PLACE</b>	<b>MEETING TYPE</b>
09-24-08	5:30 PM	Council Chambers, City of Prescott 201 S. Cortez Street Prescott, AZ 86303	Area Meeting, City of Prescott
10-02-08	5:30 PM	Elks Theater 117 E. Gurley Street Prescott, AZ 86303	1 <sup>st</sup> Public Hearing, Planning & Zoning Commission
10-09-08	9:00 AM	Council Chambers, City of Prescott 201 S. Cortez Street Prescott, AZ 86301	2 <sup>nd</sup> Public Hearing, Planning & Zoning Commission (Consideration for Vote)
11-04-08	3:00 PM	Council Chambers, City of Prescott 201 S. Cortez Street Prescott, AZ 86301	Public Hearing, City Council (Study Session)
11-25-08	3:00 PM	Council Chambers, City of Prescott 201 S. Cortez Street Prescott, AZ 86301	City Council (Consideration for Vote)

# Citizen Participation



# 1236 Notices Mailed

(addresses provided by the County Assessor)



**NOTICE OF PUBLIC HEARINGS  
CITY OF PRESCOTT  
GENERAL PLAN AMENDMENT  
GP08-004**



**PUBLIC NOTICE IS HEREBY GIVEN THAT TWO PUBLIC HEARINGS will be held by the CITY OF PRESCOTT PLANNING & ZONING COMMISSION:** 1) **Thursday, October 2, 2008 at 5:30 PM** at the Elks Theater, 117 E. Gurley Street, Prescott, AZ; and, 2) **Thursday, October 9, 2008 at 9:00 AM** (*anticipated voting*) in Council Chambers, City Hall, 201 S. Cortez Street, Prescott, AZ. **The Public Hearings will be held for General Plan Amendment, GP08-004:**

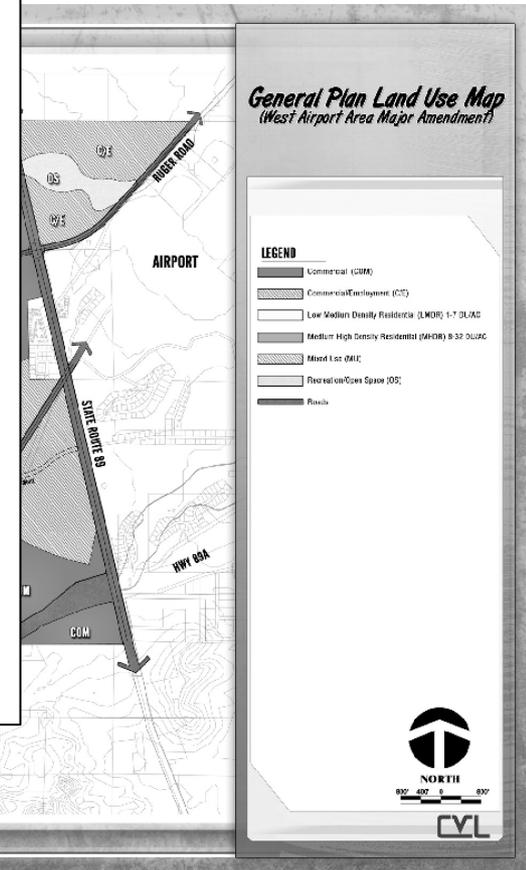
**GP08-004, located west of Prescott Love Field Airport and north of the existing boundary of the City of Prescott** and totaling  $\pm$  2,600 acres. The request is for a major General Plan Land Use Map Amendment that will depict realistic land uses for infrastructure analysis in preparation for possible future annexations. Co-owners are: Deep Well Ranches, Inc., and Arizona State Land Department. Applicant/agent is City of Prescott. Community Planner is Ryan Smith (928) 777-1209.

***In addition to the Public Hearings for GP08-004, the following additional meetings will be held:***

- **Area Meeting**, Wednesday, September 24, 2008, at 5:30 PM in Council Chambers, 201 S. Cortez Street, Prescott, AZ. Public comments will be welcome at this meeting.
- **Planning & Zoning Commission, Study Session**, Thursday, September 25, 2008, at 9:00 AM in Council Chambers, City Hall, 201 S. Cortez Street, Prescott, AZ. (Please note: the Planning & Zoning Commission will study the request; however, no public input will be taken at the Study Session).
- **City Council Public Hearing/Study Session**, Tuesday, November 4, 2008, at 3:00 PM in Council Chambers, 201 S. Cortez Street, Prescott, AZ.

Details of this request are available at the Planning & Zoning Department, City Hall, 201 S. Cortez Street, Prescott, AZ, during regular business hours of 8:00 AM to 5:00 PM Monday through Friday, or by calling Ryan Smith, Community Planner, (928) 777-1209.

OVER 



# Area Meeting & Ads Published

- 25 persons attended area meeting on 9-24-08 (including staff)
- approximately 50 phone calls received
- Mostly information requested
- issues and concerns discussed include open space, trails, roads, traffic and density
- phone calls and other public input will be summarized in future staff reports

- All written comments will be available to the P&Z and Council

 **NOTICE OF PUBLIC HEARINGS  
CITY OF PRESCOTT  
GENERAL PLAN AMENDMENT**

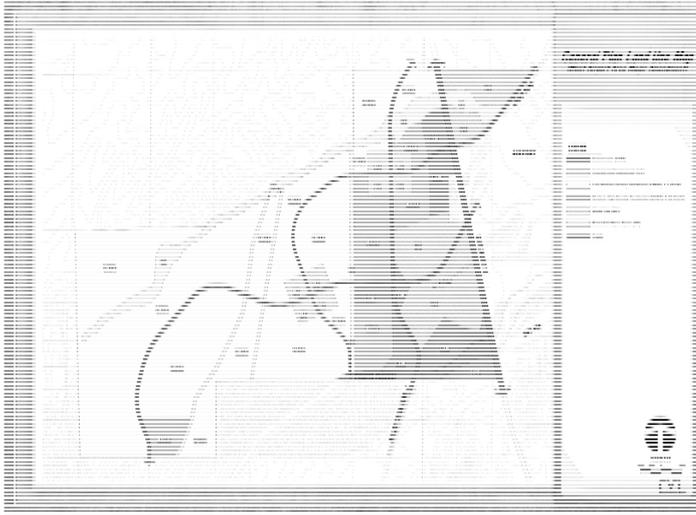
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**Publish 2x  
September 10 & 15, 2008**