

**ANX13-002 / MP13-002 / RZ13-003**  
**Annexation / Master Plan / Rezoning**  
**North Airport**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION for June 27, 2013

**STAFF REPORT**

**TO:** City of Prescott Planning and Zoning Commission

**FROM:** Tom Guice, Community Development Director *TG*  
George Worley, Planning Manager *GW*  
Ruth Hennings, Community Planner *RH*

**DATE:** June 27, 2013

**SUBJECT:** Study Session for the North Airport Annexation, Master Plan, and Rezoning

**ZONING:** (County) R1L-70 and RCU-2A

**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 / 102-01-213Q

**OWNER:** James Deep Well Ranches #1  
8400 N US Hwy 89  
Prescott, AZ 86301

**APPLICANT:** City of Prescott  
201 S. Cortez St.  
Prescott, AZ 86303

---

**ITEM SUMMARY:** This is a City-initiated annexation and rezoning of ± 497 acres in Yavapai County, located north of the Prescott Municipal Airport (Attachment 1). The property is bounded on the west by State Route 89 and on the east and south by the Prescott Airport. It is currently vacant.

This annexation, similar to the West Airport 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. Because the annexation is greater than 250 acres, it is also subject to Proposition 400, which requires the following (Resolution No. 3735):

- 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 and prior to the Council voting on the annexation
- Recharge of all effluent generated by development in the annexed area, to be recharged within the Prescott Active Management Area

A major component of the proposed Master Plan is the development of a new campus for the Yavapai Regional Medical Center (YRMC) in the northern most portion of the area (Attachment 2). The campus will include medical facilities, clinics, a hospital, and a helicopter pad. A rezoning to commercial (Business Regional) and industrial (Industrial Light) zoning districts is proposed to allow for the development and proposed uses shown on the Master Plan (Attachment 3).

**PROJECT BACKGROUND:** The General Plan was adopted in 2003, and is the guide for land use and related decisions in the City. The Plan specifically recognizes the Prescott Municipal Airport for its importance in regional economic development and encourages airport area growth (General Plan Chapters 3.3.1, 3.3.10, 6.2, and 7.6).

In 2009, the Airport Master Plan was updated to better reflect new FAA design standards related to airport impacts. A map associated with the Master Plan designates Airport Impact Zones, which restrict residential uses in the areas most likely to be affected by airport noise and approach and departure zones. A significant portion of the North Airport area is influenced by these impact zones, making the area most suitable for higher intensity commercial and industrial uses (Attachment 5).

As a reflection of the changes to the Airport Master Plan and in recognition of the potential YRMC expansion, the General Plan Land Use Map was amended north of the airport in 2012. The amendment designated the proposed annexation area as appropriate for Commercial / Employment uses (Attachment 4).

**CURRENT REQUEST:** In association with the North Airport Annexation request are a Master Plan and a Rezoning. The Master Plan is a requirement of Proposition 400 (Attachment 2) and is used as a basis for the cost-benefit analysis. Shown on the Master Plan are the YMRC Planning Area (approximately 180 acres), commercial and industrial areas, and an area to be used for ranching purposes. Also shown on the Master Plan are proposed rights-of-way and locations for access from State Route 89.

While a rezoning is proposed, Arizona State Statute 9-471.L requires that the City first adopt a zoning classification that permits densities no greater than those permitted by the County. The Yavapai County zoning designations are R1L-70 and RCU-2A, which permit single family uses on minimum lot sizes of 70,000 square feet and two acres. Thus, the appropriate City zoning designation to adopt at the time of annexation is RE-2, which permits single family uses on minimum lot sizes two acres.

After the City has adopted the zoning classification required by State statutes, a rezoning may be heard and voted on. The General Plan Land Use Map designates this area as appropriate for commercial and industrial development (Attachment 4). The proposed rezoning to Industrial Light and Business Regional zoning districts are compatible with the General Plan and the Airport Specific Area Plan land use designations for that area.

**REVIEW CRITERIA:** The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered, including impacts to services, costs incurred by the City, and potential uses of the property. Stated annexation priorities are property with potential commercial or industrial uses and property located in relationship to long-term goals of the City.

A formal cost-benefit analysis will be presented to City Council. Resolution 3878 set forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The Resolution states that the analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation.

Department comments and service impacts to the City are listed below.

**Water and sewer:** The Utilities Master Plans guide infrastructure development for the area. All improvements will be built to City standards. Water has been allocated to the property based on the requirements set forth in the Pre-Annexation Agreement.

**Transportation:** The Airport Area Transportation Plan guides transportation decisions for the area. All improvements will be built to City standards.

**Police / Fire:** There will be no additional impact to the City's Fire Department. The Prescott Fire Department has a joint partnership with the Central Yavapai Fire District, United States Forest Service, and Yavapai-Prescott Indian Tribe to provide automatic aid.

**Airport:** Airport is supportive of the annexation and proposed non-residential uses.

**Archaeology:** A Class III Archeological Survey will be required prior to development.

**UPCOMING MEETINGS:**

*July 11, 2013:* Planning and Zoning Commission to hold Public Hearing and Voting Session to make recommendations on annexation, master plan, and rezoning.

*September 10, 2013:* End of the 60-day public comment period, City Council to hear presentation on cost-benefit analysis and to hold Public Hearing for annexation and rezoning.

**Attachments:**

- 1) Annexation map
- 2) Master Plan
- 3) Rezoning Map
- 4) General Plan Land Use Map
- 5) Airport Impact Zones Map

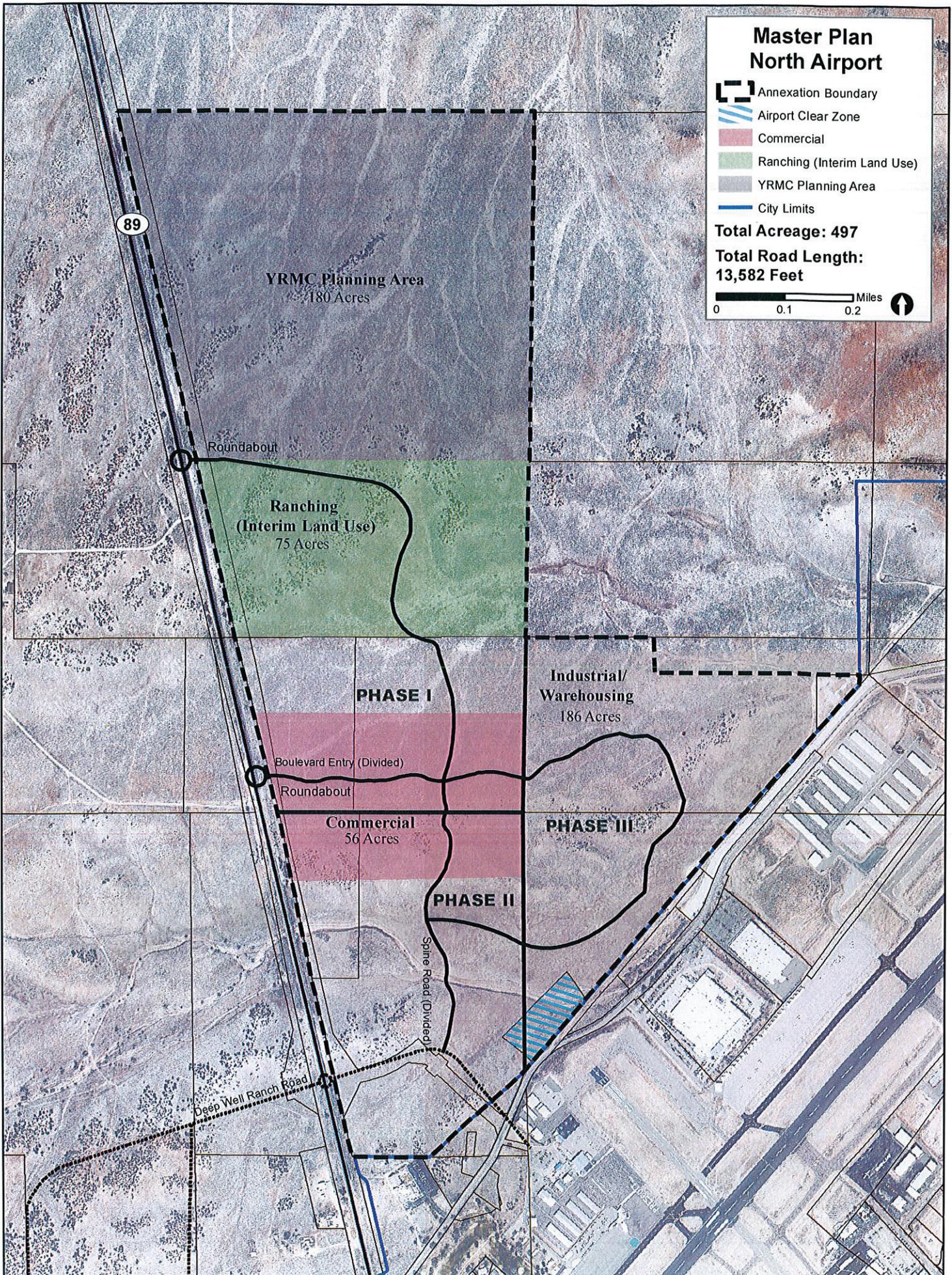
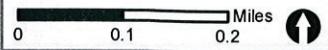


# Master Plan North Airport

-  Annexation Boundary
-  Airport Clear Zone
-  Commercial
-  Ranching (Interim Land Use)
-  YRMC Planning Area
-  City Limits

**Total Acreage: 497**

**Total Road Length:  
13,582 Feet**



# Rezoning Map North Airport

 Annexation Boundary

 City Limits

### Zoning

 BG

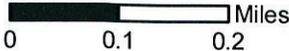
 BR

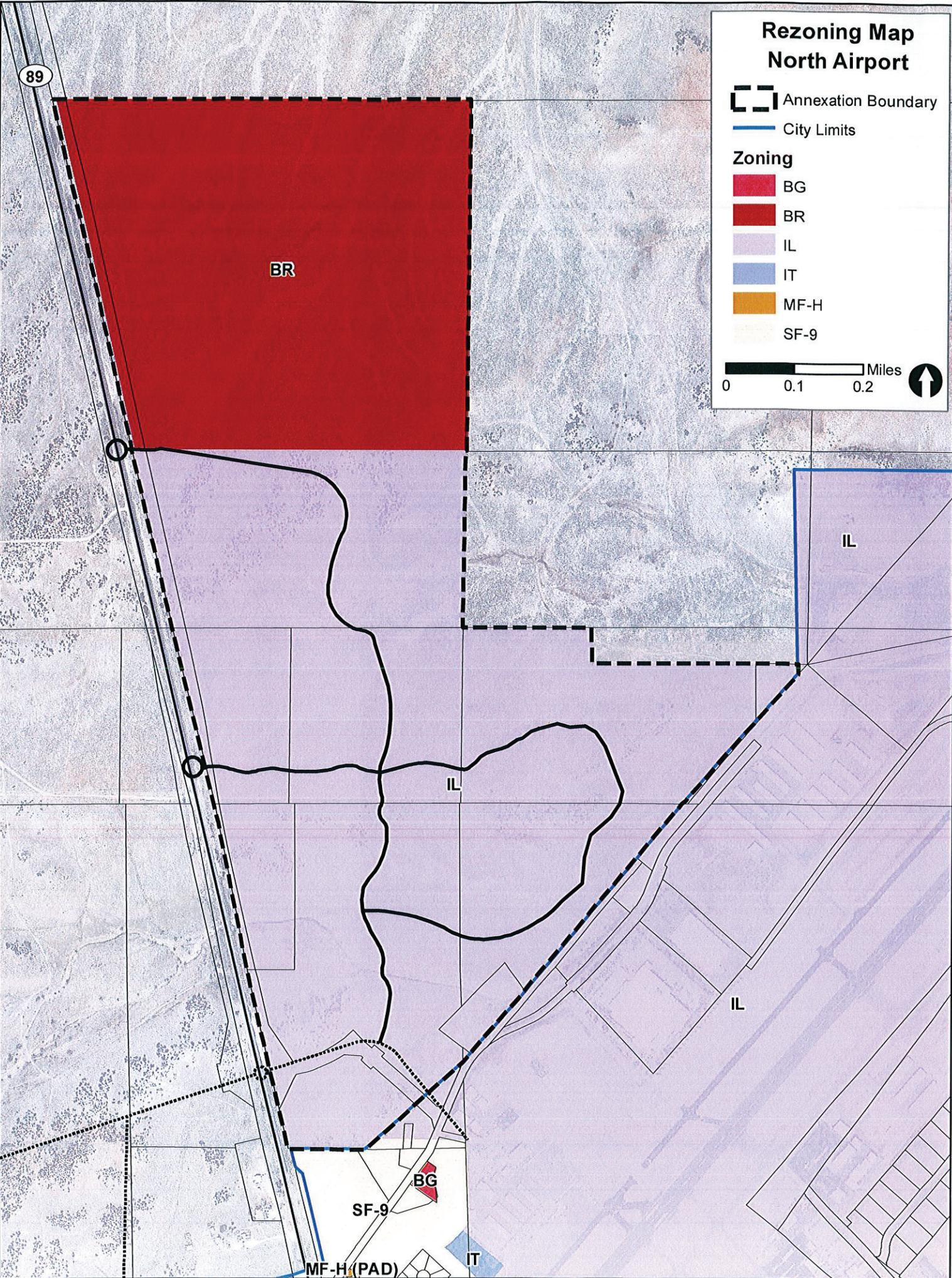
 IL

 IT

 MF-H

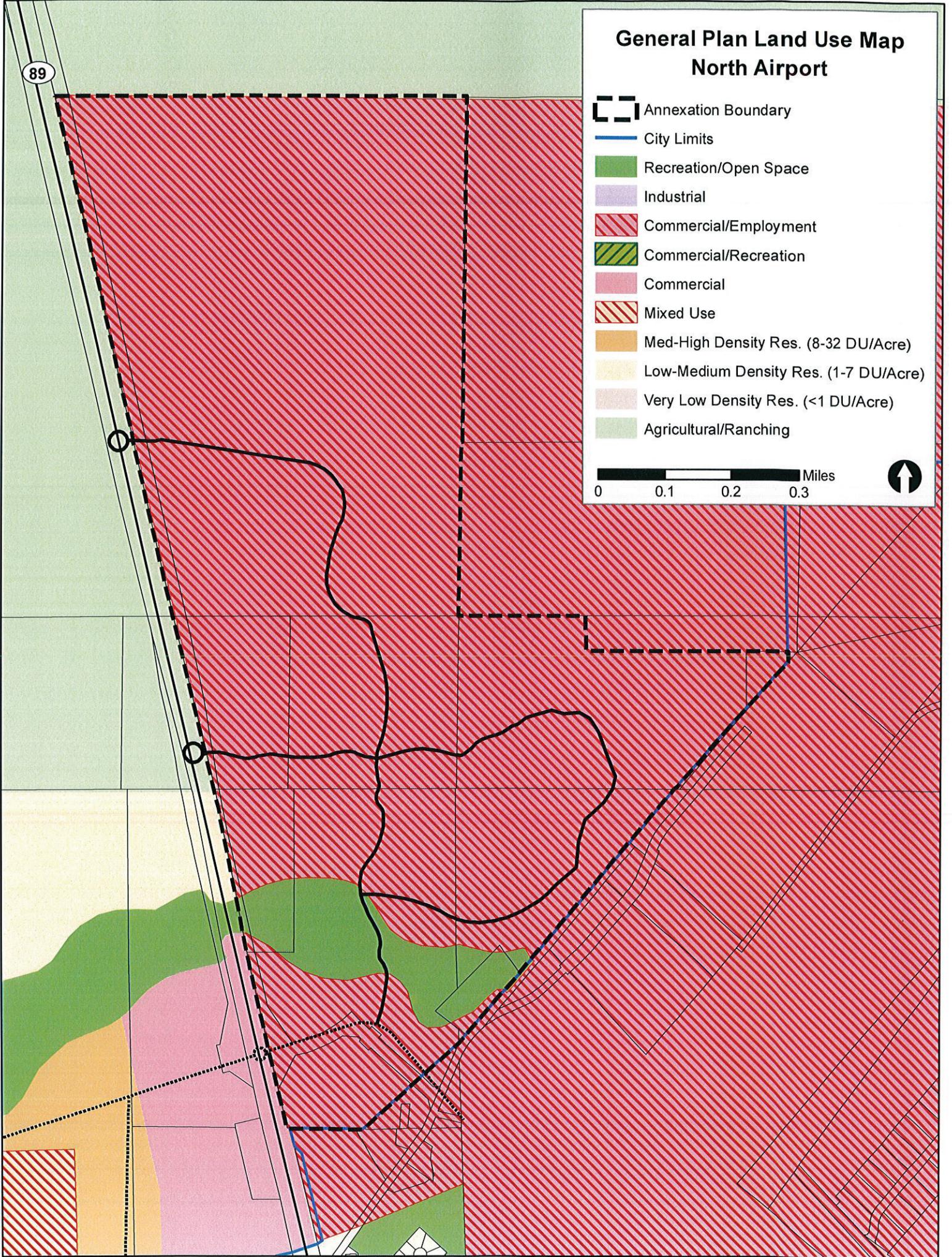
 SF-9

 Miles  
0 0.1 0.2



# General Plan Land Use Map North Airport

-  Annexation Boundary
  -  City Limits
  -  Recreation/Open Space
  -  Industrial
  -  Commercial/Employment
  -  Commercial/Recreation
  -  Commercial
  -  Mixed Use
  -  Med-High Density Res. (8-32 DU/Acre)
  -  Low-Medium Density Res. (1-7 DU/Acre)
  -  Very Low Density Res. (<1 DU/Acre)
  -  Agricultural/Ranching
- 0 0.1 0.2 0.3 Miles 



# Airport Impact Zones & Noise Contours North Airport

 Annexation Boundary

 City Limits

## Airport Noise Overlay

 60 - 64 LDN

 65 - 69 LDN

## Airport Impact Zones

 1

 2

 3

 4

 5

 6

 Miles  
0 0.1 0.2

