

City of Prescott

General Plan Review Committee



August 21, 2024 | 2:00 PM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **General Plan Review Committee** at their meeting to be held **August 21, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. Presentation, Discussion, Review and Approval Regarding Language for Major Plan Amendments.
Recommended Action: MOVE to approve the Major Plan Amendment language as either: 1) as-IS; 2) per Member Hess's language; or 3) staff's alternative
4. **UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its

position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 8/15/24 at 10:30 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: August 21 General Plan Committee Meeting
DATE: August 21, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Presentation, Discussion, Review and Approval Regarding Language for Major Plan Amendments.

ITEM SUMMARY

This item is to discuss and approve proposed language to trigger a Major Plan Map Amendment.

BACKGROUND

At the June 26, 2024 General Plan Committee meeting, staff brought forward the Major Plan Amendment process as a discussion item. At the meeting, Member Hess brought forward an alternative for consideration. At the end of the discussion, staff asked for a consensus from the Committee as to keeping the language for a Major Amendment as-is or to consider Member Hess's alternative. The vote was 5 to 4 to keep the language as-is for the 60-day comment period. However, the planning staff discussed the effectiveness of the various approaches and developed an alternative option for the Committee to consider.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

MOVE to approve the Major Plan Amendment language as either: 1) as-IS; 2) per Member Hess's language; or 3) staff's alternative

ATTACHMENTS

1. Major Plan Amendments
2. General Plan Land Use Map
3. Vacant Land and Acreage Map

Major Plan Amendments

Other Cities Criteria

Apache Junction- 10 acres

Casa Grande- 10 acres

Bullhead City- 80 acres

Chandler- 160 acres residential to a non-residential; 40 acres for non-residential to residential

Tucson- 65 acres

El Mirage- 5, 10, and 20 acres depending on place type

Flagstaff- Any change in density type or use

Gilbert- 40 acres

Kingman- 10 acres in downtown area; 40 acres

Lake Havasu- 5 acres within platted areas, 40 acres otherwise.

Continued

Marana- 5, 10, 15, 80,
200 acres

Maricopa- 20, 40, 80,
160

Oro Valley- 40 acres

Phoenix- 10 acres

Prescott Valley- 100
acres

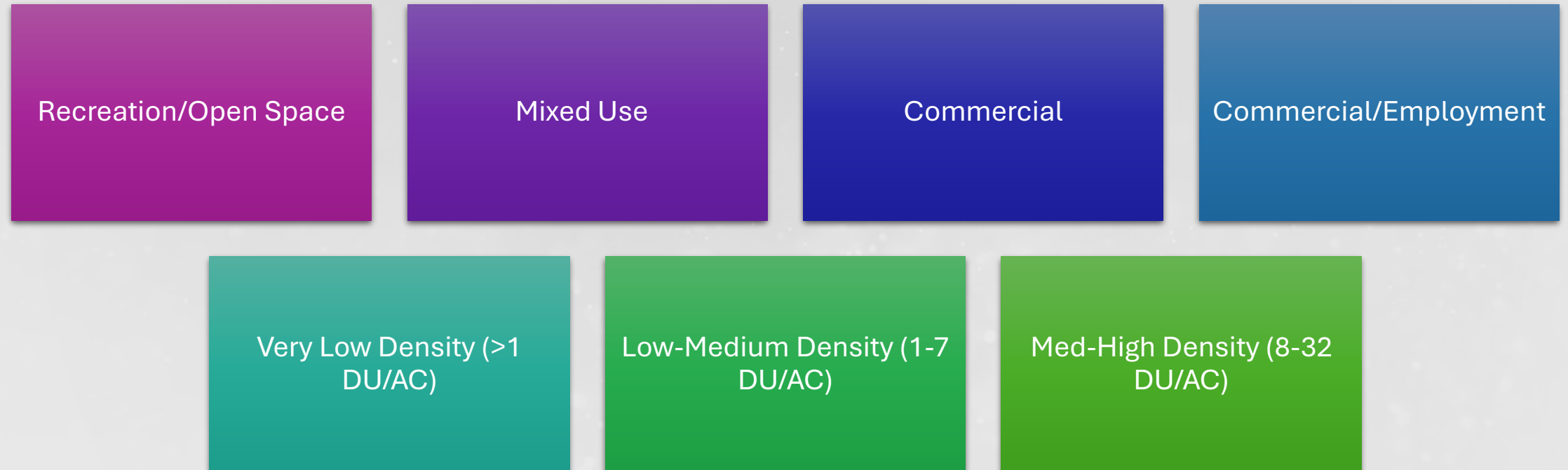
Queen Creek- 5 and
10 acres

Sahurita- 40 acres or
increase density by
30% from the existing

Sierra Vista- increase
or decrease the mix of
land use in the GP by
60% or more

Prescott General Plan Land Use Designations

(use designations, not zoning)



Which zoning districts could go in each Land Use Designation?

The following slides are for each Land Use Designation from the General Plan and lists which zoning districts from the LDC could go in each designation.



Recreation/Open Space Designations

NOS- Natural
Open Space

RS- Recreational
Space



Mixed Use Designation

SF- All Single Family

MF- Multi-Family

SPC – Specially Planned Community

MU- Mixed Use

RO- Regional Office

NOB- Neighborhood Oriented Business

Commercial Designation

SF- All Single Family

MF- All Multi-Family

RO- Regional Office

NOB- Neighborhood Oriented Business

BG- Business General

BR- Business Regional

Commercial/
Employment

BG- Business General

BR- Business Regional

IT- Industrial Transition

IL- Industrial Light

IG- Industrial General

Very Low Density Designation (less than 1 DU/AC)

RE-2 acre- Residential
Estate 2 acre lot sizes



Low-
Medium
Density
Designation
(1-7
DU/AC)

SF-35- Single Family; 35,000 sq. Ft. Lot sizes (1.2 DU/AC)

SF-18- Single Family; 18,000 sq. Ft. Lot sizes (2.4 DU/AC)

SF-12- Single Family; 12,000 sq. Ft. Lot sizes (3.6 DU/AC)

SF-9- Single Family; 9,000 sq. Ft. Lot sizes (4.84 DU/AC)

Low- Medium Density Designation (1-7 DU/AC)

SF-35- Single Family; 35,000 sq. Ft. Lot sizes (1.2 DU/AC)

SF-18- Single Family; 18,000 sq. Ft. Lot sizes (2.4 DU/AC)

SF-12- Single Family; 12,000 sq. Ft. Lot sizes (3.6 DU/AC)

SF-9- Single Family; 9,000 sq. Ft. Lot sizes (4.84 DU/AC)

Medium- High Density Designation (8-32 DU/AC)

SF-6- Single Family; 6,000 sq.
Ft. Lot sizes (7.26 DU/AC)

MF-M- Multi-Family; Medium
Density (19 DU/AC; 21 if a PAD)

MF-H- Multi-Family; High
Density (25 DU/AC; 32 if a PAD)

ARS 9-461.06H Major Plan Amendment

For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.



Current Criteria

(A) The following shall constitute a Major Plan Amendment:

1. Any change on the Land Use Map from a Residential designation (Very Low Density Residential, Low-Medium Residential, or Medium-High Density Residential) to a Commercial (Commercial or Commercial/Employment) or Mixed Use designation; from a Commercial designation to a Residential or Mixed Use designation; from a Mixed Use designation to a Residential or Commercial designation; or from an Open Space designation to any other designation, in the following instances:
 - a. encompassing greater than 40 acres (but no more than 160 acres) and which contains 400 or more single family residential dwelling units within 2,640 feet of the perimeter of the property being considered for a change; or
 - b. encompassing greater than 160 acres (but no more than 640 acres) and which contains 200 or more single family residential dwelling units within 2,640 feet of the perimeter of the property being considered for a change; or
 - c. encompassing greater than 640 acres and which contains 50 or more single family residential dwelling units within 2,640 feet of the perimeter of the property being considered for a change.

Proposed by Member Hess

The following criteria shall constitute a major amendment of this general plan:

1. General Plan Land Use Map changes as follows:

1.1 Any change on the Land Use Map from a Residential designation to any other designation;

1.2 Any change on the Land Use Map from a Commercial designation to a Residential or Mixed Use designation;

1.3 Any change on the Land Use Map from a Mixed Use designation to a Residential or Commercial designation;

1.4 Any change on the Land Use Map from a Recreation Space designation to any other designation other than Open Space designation; or

1.5 Any change on the Land Use Map or from an Open Space designation to any other designation.

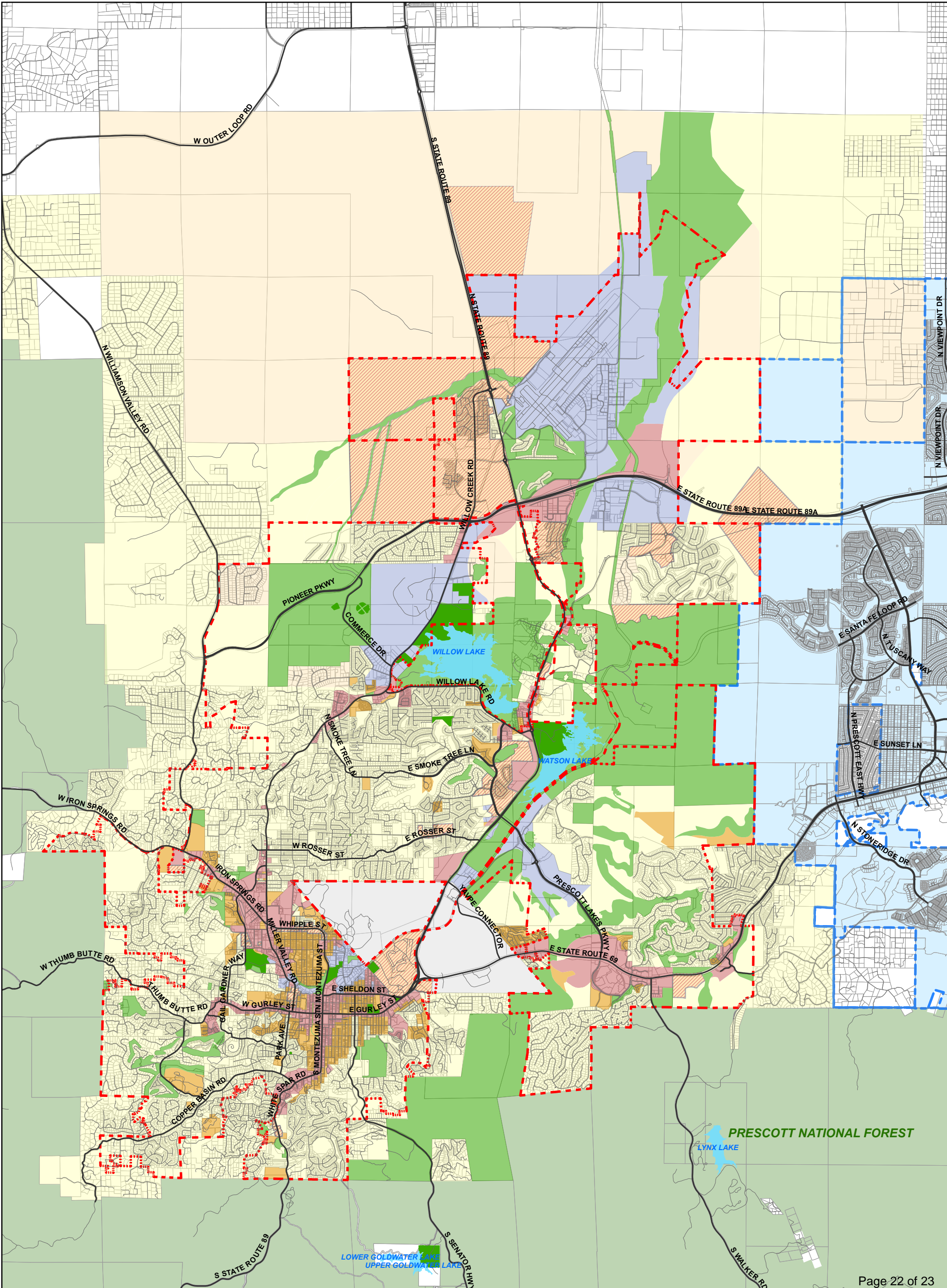
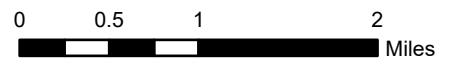
Staff Alternative



From - across To-Down	Open Space/ Recreation	Very Low Density	Low- Medium Density	Medium - high Density	Mixed Use	Commercial	Commercial/ Employment
Open Space/ Recreation		Minor	Minor	Minor	Minor	Minor	Minor
Very Low Density	Major		Minor	Minor	Minor	Minor	Minor
Low- Medium Density	Major	Minor		Minor	Minor	Minor	Minor
Medium - high Density	Major	Major- 10 ac or more; Minor- less than 10 ac	Major- 20 ac or more; Minor- less than 20 ac		Minor	Minor	Minor
Mixed Use	Major	Major- 10 ac or more; Minor- less than 10 ac	Major- 10 ac or more; Minor- less than 10 ac	Major- 10 ac or more; Minor- less than 10 ac		Minor	Minor
Commercial	Major	Major- 5 ac or more; Minor- less than 5 ac	Major- 10 ac or more; Minor- less than 10 ac	Major- 10 ac or more; Minor- less than 10 ac	Major- 10 ac or more; Minor- less than 10 ac		Minor
Commercial/ Employment	Major	Major- 5 ac or more; Minor- less than 5 ac	Major- 10 ac or more; Minor- less than 10 ac	Major- 10 ac or more; Minor- less than 10 ac	Major- 10 ac or more; Minor- less than 10 ac	Major- 20 ac or more; Minor- less than 20 ac	

City of Prescott Land Use General Plan

- Commercial
- Commercial/Employment
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)
- Mixed Use
- Very Low Density Res. (<1 DU/Acre)
- Yavapai-Prescott Indian Reservation
- Open Space
- Recreation
- City of Prescott Corporate Limits
- Prescott Valley Incorporated Limits



City Of Prescott Vacant Land

Vacant Buildable Land
currently 16.87% of the City

Major Streets

Vacant Land

- < 5 Acres (3785 Parcels)
- 5 to 9.99 Acres (62 Parcels)
- 10 to 19.99 Acres (32 Parcels)
- 20 to 39.99 Acres (12 Parcels)
- > 40 Acres (8 Parcels)

