

**MEETING DATE/TYPE:                    VOTING MEETING                    7-9-19**

**DEPARTMENT:    Community Development**

**AGENDA ITEM:** Approval of Granite Dells Estates Phases 3 through 5 amendment of Master Plan, General Plan Land Use Map, Rezoning, and revised Preliminary Plat.

**Approved By:** Michael Lamar, City Manager

### **Item Summary**

The proposed Granite Dells Estates Master Plan Amendment, with associated entitlements, affects APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, which is roughly located in the northeast portion of Prescott, in the area of Granite Dells Parkway. The property owner (Granite Dells Estates Properties I & II, Inc.) is proposing:

- 1) Master Plan Amendment to Granite Dells Estates Phases 3, 4, and 5, as a Planned Area Development (PAD) encompassing four parcels (MPA19-001);
- 2) General Plan Amendment amending the General Plan Land Use Designations, for portions of parcels, from Very Low Density Residential to Low-Medium Density Residential (GNP19-001);
- 3) Zoning Map Amendment (Rezoning) for the four parcels, with rezoning of portions of parcels from R-2 Acre and SF-35 to SF-9 (PLN19-011);
- 4) Subdivision Preliminary Plat for 695 single-family lots in Master Plan PAD Phases 3, 4, and 5, on 538 acres, with lot sizes ranging from 7,800 to 76,202 square feet (PLN19-016).

### **Background**

In 2007, Granite Dells Estates was the first Proposition 400 annexation. The project consisted of a residential, commercial and industrial subdivision totaling 1142 acres located south of the airport and Highway 89A. The project included a rezoning, preliminary plat and a master plan approval.

The Master Plan was amended in 2017. Development of Granite Dells Estates Phases 1 and 2, located in the northern portion of the Master Plan area, is in progress.

## **Proposal Summary**

The proposed Master Plan Amendment requires a General Plan Amendment and Zoning Map Amendment to allow the proposed SF-9 zoning and associated housing density, and a subdivision Preliminary Plat. The proposed Master Plan changes from the previously approved Master Plan affect the areas in the southern portion, Phases 3, 4, and 5.

Overview of the proposal:

- Total Master Plan area is 1,095 acres. Proposed Zoning Map Amendment, General Plan Amendment, and Preliminary Plat (Master Plan Phases 3, 4, 5) area encompasses 538.18 acres
- Shifting the previously proposed housing from the eastern-most portion of the Master Plan area to the west, leaving the eastern portion (239 acres) undeveloped at this time
- Clustering higher density residential on the western portion of the Master Plan area
- 251 acres (46.7%) open space in Phases 3-5, with 39.3% (336 acres) cumulative open space for all Phases
- Total proposed Master Plan units: 1,384 for all Phases (1-5) and 695 for Phases 3-5, compared to previously approved units: 1,456 total
- Lots range in size from 7,800 square feet to one acre or more
- Changing the interior and connective circulation by creating cul-de-sacs where previously roadways were proposed east, resulting in sole ingress/egress to the Master Planned area from east-west roads, Granite Dells Parkway and Dells Ranch Road, to the north

### **Master Plan Amendment**

The proposal includes lot sizes less than 9,000 square feet, with 190 of the 695 lots in Phases 3 and 4 consisting of 7,800 square feet each. The amended Master Plan proposes leaving the easternmost portion of the area (262 acres) unsubdivided, whereas, the previously approved Master Plan included subdivision of that area. The areas identified in the current proposal as Phases 3 and 5 are higher density, smaller lots than previously approved for that area.

### **General Plan Amendment**

Staff determined that the proposed General Plan Amendment does not meet the threshold (acreage and number of built residential units within a quarter mile radius of the periphery of the subject lots) to constitute a Major Plan Amendment, per Section 13 of the Prescott General Plan. The area proposed for Zoning Map Amendment and General Plan Amendment (Phases 3-5) has an area of 538 acres and there are only 50 built residences within a quarter mile radius.

### **Zoning Map Amendment**

Phases 3, 4, and 5 of the proposed Master Plan Amendment are located within zoning districts RE-2 Acre, SF-35, MF-M, SF-9, BG. The proposed density with rezoning to SF-

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9 allows 4.4 dwelling units per acre with the proposed PAD, which is the density that would allow for the proposed number of lots shown on the associated plat.

#### Revised Preliminary Plat

The proposed revision of the preliminary plat would reduce lot sizes in conformance with the proposed rezoning to SF-9. The remaining Phases 3, 4 and 5 will be final platted as Planned Area Developments (PAD), as needed, to accommodate any reduced lot sizes and/or lesser setbacks below those set out for the SF-9 zoning district.

#### Planning and Zoning Commission

The Commission reviewed these requests at their public hearing of June 13, 2019. The commission discussed all aspects of the proposal and took public comment from several attendees.

Staff brought to the Commissions attention the potential for a design change to provide additional eastern roadway stubs into the proposed unsubdivided 239 acres to the east. The Planning and Zoning Commission discussed this option with the representative of the developer and concluded that sufficient opportunity for future connectivity was provided by the proposed plat.

The Commission recommended approval of the Master Plan amendment, the General Plan amendment, the rezoning, and the revised preliminary plat 5-0 (Commissioners Marshall and Nanke were absent).

#### Water Resources

The unit count of the Master Plan will fall under the allocation in City Contract No.'s 2008-165, 2008-165A1, and 2008-165A2. Future platting in the unsubdivided area will be subject to the current water allocation policy at the time of submittal.

#### Attachments

1. Aerial Location Map
2. Current Master Plan and Proposed Master Plan pdf
3. Area of General Plan Land Use Map change
4. Area to be rezoned to SF-9
5. Revised Preliminary Plat

**Recommended Action:** By separate actions: 1) **MOVE** to approve Master Plan Amendment MPA19-001; 2) **MOVE** to approve General Plan Amendment **GNP19-001**; 3) **MOVE** to approve Zoning Map Amendment PLN19-011; and 4) **MOVE** to approve Preliminary Plat **PLN19-016**.