

Bounding the edge of the Town character area is the “Country” character area. This area includes activities and uses consistent with a rural lifestyle and low-intensity development, including ranching, equestrian, resort, rural residential, and open space.

The strategy underlying these character areas is to establish a predictable and concentric pattern of development intensity and design features that best reflect the “Town and Country” attributes enjoyed by today's Prescott Valley citizens.

5.3.2 Tiered Growth and Development Areas

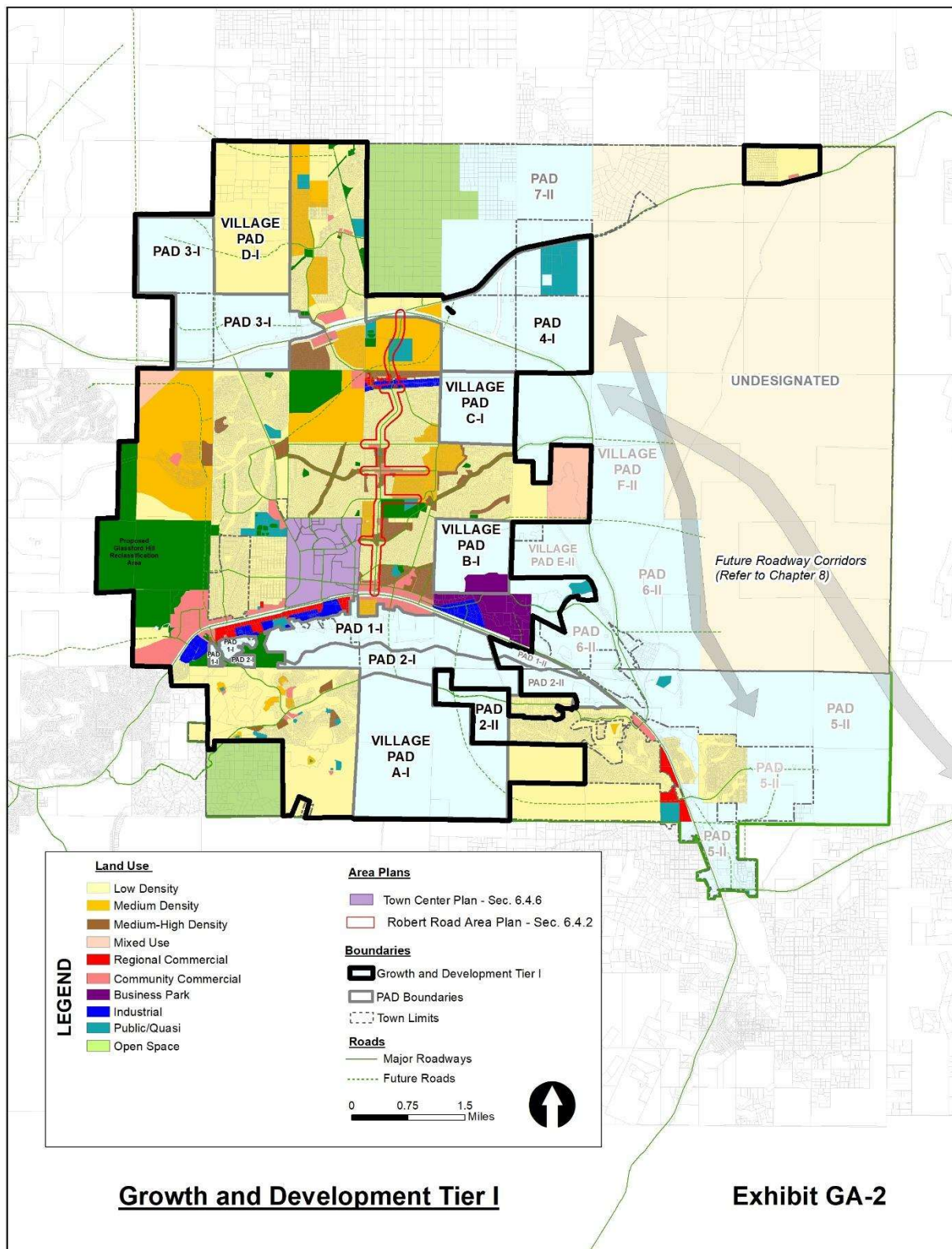
In accordance with State law, the Town of Prescott Valley is required to designate growth areas that promote the timely construction and fiscally sound expansion of infrastructure, and to ensure that the improvements are coordinated with development activity. To this end, a three-tiered growth and development system has been developed that addresses the “when, where and how much” questions of future growth and development in Prescott Valley.

GROWTH AND DEVELOPMENT TIER I

Tier I recognizes that the roughly 26,000 acres of land area, most of which is within the Town boundaries (as of October 2021), is available and appropriate to accommodate the growth and related infrastructure expansion anticipated during the time frame of this General Plan (refer to Exhibit GA-2, *Growth and Development Tier I*). The strategy is to direct growth within the Town boundaries so that new development occurs in a logical fashion adjacent to existing development, creating logical extensions of infrastructure.

Infill development and reinvestment in existing areas plays an important role in the growth and development of Prescott Valley. The Growth Areas Element promotes infill development and continued investment in Tier I, where possible, in preference to the development of outlying or more remote lands. Significant infill and reinvestment opportunities currently exist within Tier I. Specifically, reinvestment opportunities along the State Route 69 corridor, Robert Road, and other areas in Tier I are further discussed in the Land Use Element. Tier I boundary is illustrated in Exhibit GA-2.

While infill development is the most desirable and efficient form of growth, Tier I acknowledges that in order to satisfy 2035 growth projections, new development will extend beyond the edges of existing development. This new growth is encouraged first in those areas within the Town limits where at least one of the following conditions exist: prior administrative approval; the site is contiguous to two or more existing developments; it will be served by existing or planned utilities and roads; and/or it will be adequately served by existing or planned schools, parks, trails, and services. For those areas within Tier I where such conditions may not exist, proposed developments are responsible for providing all infrastructure, transportation, and open space needs. If the Town finds that approving new development in such areas will provide a significant benefit to the community, adjustments to this policy may be considered.



Refer to LU-1 on Page 40 and LU-6 on Page 80 for STATE TRUST LAND locations

GROWTH AND DEVELOPMENT TIER II

Tier II recognizes that the approximately 15,000 acres of land immediately adjacent to the Town boundaries may be available and appropriate to accommodate growth anticipated within the planning horizon of this General Plan if certain conditions are present (refer to Exhibit GA-3, *Growth and Development Tier II*). Development in Tier II should be based on a finding that the growth is a logical extension of development and infrastructure to existing development in Tier I and/or the development cannot be reasonably accommodated within Tier I due to physical, environmental, economic, or other illustrated circumstances. Key areas that may have the potential to develop in Tier II within the next 15 years include the area in and around the Prescott Country Club and State Route 69 Corridor, and the Fain Road and State Route 89A area.

The strategy is to minimize leapfrog development to outlying areas while encouraging development that optimizes fiscal responsibility related to the provision of community services and infrastructure. Tier II also reserves a significant amount of land for growth and development beyond the planning horizon of this General Plan.

GROWTH AND DEVELOPMENT TIER III

Tier III illustrates a significant land area for the long-term growth and development beyond the planning horizon of this General Plan (refer to Exhibit GA-4, *Growth and Development Tier III*). Except for the Mingus West residential development in the northeast (located in Tier I), the approximately 14,000 acres in Tier III remain undesignated. The strategy is to limit growth and development in Tier III until such time that growth can no longer be satisfied within Tiers I and II. The restriction may be adjusted if a finding can be made that the proposed development would be of significant public benefit and that it cannot be reasonably accommodated in either Tiers I or II. In such an instance, the full fiscal responsibility for long-term community service and infrastructure extension and provision should be produced by the proposed development. Tier III can be seen as a “holding zone” with development of property in the area being reconsidered for inclusion in Tier II as infrastructure becomes available and development plans are submitted for review and consideration.

