

2.3.5 Large Planned and Proposed Development Projects

Information regarding large planned and proposed development projects was gleaned from city, town and county general plan information where available. Additional large planned or proposed development projects may not have been included in the available studies.

Residential growth is planned or under development in the unincorporated areas of central Yavapai County, specifically north of Prescott Valley and west of Chino Valley along Williamson Valley Road. Known planned developments are included in Table 2.5.

Table 2.5 Major Master-Planned Communities and Other Planned Developments

Planned Community or Other Development	Dwelling Units (du) or Acreage (acres)
• Nighthawk Subdivision	• 180 du
• Hawk's Nest Estates	• 145 du
• Heritage Farms	• 150 du
• Mingus West	• 300 acres
• Heritage West	• 175 acres
• Southgate Center	• 25 acres
• Old Home Manor	• 800 acres
• Granville Residential Community	• 1200 acres
• Pronghorn Ranch	• 640 acres
• StoneRidge	• 1800 acres
• The Viewpoint	• 640 acres
• Glassford Marketplace	• 60 acres
• Yavapai Hills	• 64 acres
• Quailwood Subdivision	• 980 du
• Prescott Country Club	• 100 acres/180du
• Crossroads Shopping Center	• 90 acres
• Big Sky Business Park	• 200 acres
• Wal-mart	• 187,000sq.ft.

The City of Prescott General Plan includes land areas within the City identified as opportunities for regional development that should be studied further:

- SR-69 corridor
- Prescott Lakes Parkway
- SR-89 corridor from 69/89 intersection to the 89/Willow Lake Road intersection, primarily on the northwest side of the highway
- SR-89A corridor
- Willow Creek Road corridor
- Embry-Riddle Aeronautical University property on Willow Creek Road
- Airport business park and industrial area
- The Ponderosa Plaza area (Village at the Boulders)

Additionally, 12,000 more residential units are in the early planning stages located outside of town and retail/commercial development is also planned along SR-69 and north of SR-169.

An 85-acre office/commercial development is planned south of Humboldt along SR-69. Additionally, residential growth is planned or underdevelopment in the unincorporated areas

of Central Yavapai County north of Prescott Valley and west of Chino Valley along Williamson Valley Road.

In the northeast region of the study area, a casino (Four Corners area) is being proposed, as well as a resort (Monument Valley area) and a resort catering to boaters (Page). Also, the "Gateway to Hopi Land" hotel and travel center is being proposed as a 72-acre complex at the junction of SR-264 and US 60 near Tuba City.

2.4 EXISTING ROADWAY SYSTEM

This section documents information related to the existing roadway system within the study area. Major roadways serving the three Focus Areas were analyzed under existing conditions in addition to the roadway functional classification; bridges and infrastructure; and railroad grade crossings (Figure 2-9a-c).

Highway Performance Monitoring System (HPMS) dataset (2005) was used to obtain roadway attributes such as annual average daily traffic (AADT), number of lanes, posted speed limit and designated truck route. Designated truck routes are reported per "Federal Regulatory Authority" to determine whether a roadway section is on or off a truck way. Trucks are permitted on any roadway unless otherwise designated. State, County and municipal roadway characteristics are described below.

Table 2.6 ADOT/County/Municipal Roadway Characteristics

Route	Speed Limit (MPH)	Number of Lanes	Classification
SR-64	35	1	Principal Arterial
SR-66	65	2	n/a
SR-67	50 to 55	2	Major Collector
SR-69	45 to 75	4	Principal Arterial
SR-71	65	2	Major Collector
SR-77	65	2	Principal Arterial
SR-87	65	2	Minor Arterial
SR-89	35 to 65	2	Principal Arterial
SR-89A	20 to 65	2	Principal Arterial
SR-96	45	2	Major Collector
SR-97	45	2	Major Collector
SR-98	65	2	Major Collector
SR-99	55	2	n/a
SR-169	55 to 65	2	Major Collector
SR-179	55 to 65	2 to 4	Principal Arterial
SR-260	25 to 55	2 to 4	Minor Arterial
SR-264	n/a	2 to 4	Minor Arterial
Forest Avenue	n/a	n/a	Minor Arterial
Cedar Avenue	n/a	n/a	Minor Arterial
Willow Creek Road	n/a	n/a	Minor Arterial
Navajo Drive	n/a	n/a	Minor Arterial
Mingus Avenue	n/a	n/a	Minor Arterial
Iron Springs Road	n/a	n/a	Minor Arterial
Prescott Lakes Parkway	n/a	n/a	Minor Arterial
Woody Mountain Road	n/a	n/a	Urban Collector
Switzer Canyon Drive	n/a	n/a	Urban Collector