

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: March 28, 2013**

SUBJECT: Zoning Code Amendments (ZOA12-003) Article 13-19 and (ZOA12-004) Chapter 14

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, Planner for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Ordinance No. 772, b) Resolution No. 1819 c) Amendments to Article 13-19 and Chapter 14 of the Town Code.

SUMMARY/BACKGROUND: A request for consideration of amendments to Article 13-19 PAD (Planned Area Development) and Chapter 14 (Subdivisions) of the Prescott Valley Town Code. Information on both of these items is being provided together because one Ordinance, Resolution and “Amendments to Article 13-19 and Chapter 14 of the Town Code” (said document being adopted by reference in Ordinance No. 772) have been prepared containing all of the recommended changes for ZOA12-003 and ZOA12-004 (attachments a, b & c). The proposed amendments to Article 13-19 PAD (Planned Area Development) are intended to provide clarification of the intent of the PAD zoning district to provide flexibility in design, density and development requirements while not adversely affecting the intent and purpose of the General Plan. A new Section 13-19-080 has been added providing for Administrative PAD Amendments for minor extensions, alterations or modifications to a plan. The purpose of the proposed amendments to Chapter 14 Subdivisions is to update requirements for submittal of Subdivision materials, to eliminate the definition of a Marginal Access Road (as recommended by the Town Engineer), and to correct a previous error regarding the length of a cul-de-sac. Staff suggests that the proposed amendments will make Article 13-19 and Chapter 14 more effective in implementing the Town Code in conformance with approved *General Plan 2025*.

These items were first scheduled for a public hearing at the December 10, 2012 Planning Commission meeting. Due to concerns that some Commisisoner’s had, ZOA12-003 and ZOA12-004 were defered to a future Planning Commission agenda. ZOA12-003 and ZOA12-004 were scheduled for work-study discussion and public hearings at the January 14, 2013 meeting. Based on the work-study discussion, the Commission voted unanimously to set a separate work-study to further discuss ZOA12-003 and ZOA12-004 before being scheduled for reconsideration on an upcoming Planning Commission agenda. A work-study session was held on January 28, 2013 to further discuss ZOA12-003 and ZOA12-004. ZOA12-003 and ZOA12-004 were again scheduled for public hearings at the February 11, 2013 meeting. ZOA12-003 was approved by a 4:1 vote to forward to the Town Council for action. The Commission voted unanimously to recommend approval of ZOA12-004. At the March 14, 2013 Meeting the Town Council approved Resolution No. 1819, being adopted by reference in Ordinance No. 772 as a “public record” and read Ordinance No. 772 by title only for the first time.

OPTIONS ANALYSIS: The Town Council may approve these Zoning Code Amendments, direct staff to address additional concerns prior to approval, or decline to approve these Amendments.

ACTION OPTION: [the Mayor instructs the Town Clerk to read Ordinance No. 772 by title only for the second reading, then asks “Shall the Ordinance Pass?”] **VOTE.**

RECOMMENDATION: Staff recommends approval of Zoning Code Amendments ZOA12-003 and ZOA12-004

FISCAL ANALYSIS: There is no direct fiscal analysis associated with this request.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____