

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: April 11, 2013**

**SUBJECT:** FDP 13-001 Backstreet Mini Warehouse

**SUBMITTING DEPARTMENT:** Community Development Department

**PREPARED BY:** Ruth Mayday, Planner, for Richard T. Parker, Community Development Director

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

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**ATTACHMENTS:** a) Resolution No. 1829 (with attachments), b) Site Plan, c) Location Map, and d) Prop. 207 waiver

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**SUMMARY/BACKGROUND:** This is a request by Larry Lemelson of Asset Acquisition LLC and Back Street Mini-warehouses to amend a Final Development Plan for two adjacent lots in the Antelope Meadows Commercial Center.

On December 8, 2011, Town Council approved a Final Development Plan FDP11-004 upon the adoption of Resolution 1772. That proposed project called for the development of an outdoor market venue on two adjoining one (1) acre lots located in the Antelope Meadows Commercial Center in two phases. Improvements for both phases have been completed; however, changes in the marketplace have caused the owner to reconsider the previously approved outdoor market use.

The owner, Larry Lemelson, approached town staff in January of 2013 with a multi-phased plan for small warehouse/storage facilities that would be rented to the general public. The proposed plan offers two building footprints to accommodate the needs of individual users. Plan A is comprised of four (4) 20' x 20' units within a square 40' X 40' structure; Plan B is similar but offers two (2) 20' X 30' units coupled with two (2) 20' X 20' units within a rectangular 20' x 50' building footprint. The interior demarcation of both plans can be altered as necessary for certain users; however, the footprint of the building will not change.

This project is sited within the Antelope Meadows Commercial Center, which was annexed to the Town upon adoption of Ordinance 585 on April 29, 2004. At the time of annexation, the land was given the zoning classification of M1-PAD (Industrial; General Limited, Planned Area Development) and a Land Use Designation of Planned Area Development 5-II, which allows for development of area to support industrial and other higher intensity uses. This use is supported by existing M1-PAD zoning and its PAD 5-II designation in the *General Plan 2025*.

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**OPTIONS ANALYSIS:** Town Council may approve this Final Development Plan, table the item and direct staff to make modifications to the Final Development Plan prior to approval, or decline approval.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1829 approving FDP13-001, AND to sign any agreement under Proposition 207 **OR** Motion not to approve Resolution No. 1829. **VOTE.**

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**RECOMMENDATION:** The proposed warehouse/storage facility is well located based on existing zoning and land use designation, therefore, staff recommends approval of FDP13-001.

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**FISCAL ANALYSIS:** This project will provide a TPT stream from sales of goods to the public.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved  Denied  Tabled/Deferred  Assigned to \_\_\_\_\_