

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

SUBJECT: Zoning Map Change (ZMC13-001) – Galpin

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott A.I.C.P., Planner, for Richard T. Parker, Community Development Director

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

ATTACHMENTS: a) Location Map, b) Site Map, c) Ordinance No. 773 with Exhibits

SUMMARY/BACKGROUND: Consideration of a request by Galpin Ford, Inc., for a Zoning Map Change from C2 (Commercial; General Sales and Services) to C3-PAD (Commercial; Minor Industrial – Planned Area Development) on approximately seven and two-tenths (7.2) acres located on the west side of State Route 69, three hundred (300) feet north of the intersection with State Route 169 in the Dewey area.

Subject Parcel 402-02-029A is currently zoned C2 as existed in Yavapai County at the time of annexation by Ordinance No. 585 on March 25, 2004 (Exhibit “A”). The present Galpin Ford Auto and Recreational Vehicle sales facility located at 920 S. State Route 69 was in place at the time of annexation on the adjacent Parcel 402-02-030C to the south. The west boundary of the subject property is the Town Limits and a Mobile Home Park exists in the County immediately west of the boundary. The vacant property to the north is also in the Town limits and is zoned R1L-70 (Residential; Single Family Limited – 70,000 Square Foot parcel size).

The southerly portion of the subject parcel has been used as a recreational vehicle service business in conjunction with the adjacent sales business. A car wash facility was constructed in June of 2010 on the subject property along with some open canopy structures. The area north of the car wash, containing the canopies, was fenced and the owner was under the impression he could store Recreation Vehicles there. When the owner sought permits for additional canopies for RV Storage, he became aware that C2 zoning does not allow such use and that C3 zoning would be required.

Article 13-15, C3 (Commercial; Minor Industrial) uses allowed in Section 13-15-020(4) include:

- k. Equipment storage, rental and sales yards
- s. Wholesale businesses, storage buildings, warehouses and yards, including rental storage units (excluding animals)

Staff believes RV Storage is related to these uses and would therefore be allowed in C3 zoning so long as it is configured in accordance with the attached Preliminary Development Plan (excluding most all other industrial uses as reflected in the stipulations of approval). The PDP is based on the PAD (Planned Area Development) overlay district per Article 13-19 to provide flexibility in design, density and development requirements (while not adversely affecting the intent and purpose of the General Plan). Per Town Code §13-19-060(B), the PDP provides the necessary written and graphic information to define the proposed development and use for the three (3) acre site. Similar to public storage units, the access drives to the

RV storage spaces will be hard surfaced, however, the actual stalls where RVs are parked can be approved aggregates. Article 13-26 (Site Development Standards) requires a minimum of ten (10) feet of landscaping along street frontages. The required landscape area is indicated on the PDP. A detailed landscaping plan will be required as part of the subsequent Final Development Plan (FDP) approved by the Town Council. Existing lighting on the site exists that meets Town Code requirements and will remain in place. Article 13-16 also requires full screening of the storage yard. Adjacent to residential areas screening will be 100% obscuring and other areas adjacent to roadways can be 85% obscuring. There is a ten (10) foot high berm on the north side of the site which would preclude adding any further screening to the adjacent vacant property.

The property is included in PAD 5-II boundary of the Prescott Valley *General Plan 2025* Land Use Plan. PAD 5-II defines Land Uses as:

“Low density residential, Medium Density Residential, Medium High Density Residential, Regional Commercial, Community Commercial and Neighborhood Commercial and Open Space.”

The requested C3-PAD zoning is consistent with Regional Commercial Land Use Designation.

The Planning and Zoning Commission recommended approval of the rezoning to C3-PAD (with conditions) and approved Preliminary Development Plan, PDP13-001 (See Ordinance Exhibit “B”) at its June 10, 2013 Meeting. The applicant conducted a Neighborhood Meeting on May 1, 2013 and noticed property owners within a one thousand (1,000) foot radius. It was reported that no one showed up for the meeting.

If this rezoning is approved by the Town Council, a Final Development Plan (FDP) will be brought forward later for Town Council consideration.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

OPTIONS ANALYSIS: Council may approve this Zoning Map Change, table the item and direct Staff to make modifications to the Zoning Map Change before approval, or decline approval.

ACTION OPTION: Motion to read Ordinance No. 773 by title only on two separate occasions, and then place the same on final passage, **OR** Motion not to read Ordinance No. 773. **VOTE.**

[If the motion is in favor of reading Ordinance No. 773 then the Mayor instructs the Town Clerk to read the Ordinance by title only for the first reading]

RECOMMENDATION: Staff recommends approving the first reading of Ordinance No. 773

FISCAL ANALYSIS: Development of this project will provide direct, one-time transaction privilege tax revenues to the Town through construction and potential reaccruing sales tax revenues from Recreational Vehicle sales.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____