

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: August 8, 2013**

SUBJECT: Final Development Plan (FDP13-010) – Galpin RV Storage

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, and b) Resolution No. 1847 with FDP Exhibit

SUMMARY/BACKGROUND: This is a request by Galpin Ford Inc. for Final Development Plan approval (FDP13-010) to develop a recreational vehicle storage facility on three (3) acres. This request is being considered in conjunction with the proposed rezoning of the property by Ordinance No. 773 scheduled for second reading and approval this same date.

The parcel is located on the west side of State Route 69, three hundred (300) feet north of the intersection with State Route 169. The present Galpin Ford Auto and Recreational Vehicle sales facility is located immediately south of this site at 920 S. State Route 69 and was in place at the time of annexation in 2004. 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 property to the north is in the Town limits and is vacant and 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 along with some open canopy structures and fencing (Exhibit A).

Recreational Vehicle storage is not an allowed use in the C2 zoning district. It has been interpreted to be closest to C3 uses allowed in Section 13-15-020(4):

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

This Final Development Plan (FDP13-010) has been reviewed by staff and is in conformance with applicable Town Codes, Ordinance No. 773, and Preliminary Development Plan PDP 13-001 approved earlier by the Planning and Zoning Commission. As provided for in the conditions of Ordinance No. 773, the access drives to the RV storage spaces will be hard surfaced. However, the actual stalls where RVs are parked can be approved aggregates. Town Code Article 13-16 requires full screening of the storage yards. Adjacent to residential areas, screening will be 100% obscuring. Other areas adjacent to roadways can be eighty-five percent (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 required ten (10) feet of landscaping along street frontages will be in compliance with Article 13-26. Existing lighting on the site meets Town Code requirements and will remain in place.

OPTIONS ANALYSIS: The Town Council may adopt Resolution No. 1847 approving this Final Development Plan (FDP13-010), table the item and direct staff to make modifications to the Final Development Plan, or decline adoption of Resolution No. 1847.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1847 adopting and approving a Final Development Plan (FDP13-010) for a recreational vehicle storage area for Galpin Ford, **OR** Motion not to approve Resolution No. 1847. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1847 approving FDP13-010.

FISCAL ANALYSIS: Development of this project will provide direct, one-time transaction privilege tax revenues to the Town through construction, and then potential reoccurring 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 _____