

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION**

Date: December 5, 2013

SUBJECT: ZOA13-004 – RV Storage in C-3/Mobile Home & RV Parks

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) Ord No. 782

1. **SUMMARY/BACKGROUND:** A request by the Community Development Department for amendments to Articles 13-15 “C3 (Commercial; Minor Industrial)”, 13-17 “M-1 (Industrial; General Limited)”, and 13-18 “M2 (Industrial; Heavy)” in Chapter 13 “ZONING” of the Town Code to clarify and remove incompatible uses from certain commercial and industrial zoning districts and add “Recreational Vehicle Storage” as a Permitted Use in the C3 district. Previously, RV storage was permitted as an accessory use to a mini storage facility or via a Planned Area Development (PAD) overlay district. The clarification is that mobile home parks, recreational vehicle parks and residential uses are prohibited uses within the C3 district. (Ord No. 705 in 2007 had been intended to make the Zoning Code more hierarchical in format. It organized commercial and industrial uses in a stepped or pyramid fashion permitting uses within higher ranking districts by right in less restrictive districts. In drafting the Ordinance, however, staff inadvertently carried forward residential uses that had previously been prohibited in the less restrictive districts. This action is proposed to eliminate any potential conflicts between uses in the commercial industrial districts in the future.

The Planning and Zoning Commission considered ZOA13-004 at its November 4, 2013 meeting and voted unanimously to recommend approval of ZOA13-004 and forwarded the same to the Town Council for action.

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

ACTION OPTION: Motion to read Ordinance No. 782 by title only on two separate occasions, then place the same on final passage, OR Motion not to read Ordinance No. 782. VOTE.

[if the vote is in favor of reading Ordinance No. 782, the Mayor asks the Town Clerk to read the Ordinance once by title only for the first reading]

RECOMMENDATION: Staff recommends approval of ZOA13-04.

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 _____