

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

**Date: December 19, 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

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**ATTACHMENTS:** a) Ordinance No. 782

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**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.

At its regular meeting on December 5, 2013, the Council considered Ordinance No. 782 and approved the first reading after holding a duly-noticed public hearing.

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**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:** [The Mayor asks the Town Clerk to read Ordinance No. 782 once by title only for the second reading, then asks “Shall the Ordinance Pass?”] VOTE.

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**RECOMMENDATION:** Staff recommends authorizing signature of Ordinance No. 782 approving Zoning Map Change ZOA13-004.

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

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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 \_\_\_\_\_