

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: December 19, 2013**

SUBJECT: Zoning Map Change (ZMC13-003) – StoneRidge Tract U

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) Ordinance No.783 (with exhibits)

SUMMARY/BACKGROUND: Upon the application of Univest-Land Investments L.L.C., a request to the Town of Prescott Valley for a Zoning Map Change from C1-PAD (Commercial; Neighborhood Sales and Services-Planned Area Development) to R1L-PAD (Residential: Single-Family Limited - Planned Area Development) on approximately one (1) acre comprising StoneRidge Unit 4, Tract U, located at the Southwest corner of Old Black Canyon Hwy and Cloud Cliff Pass - APN 103-05-613.

The original Preliminary Development Plan and zoning for StoneRidge was approved by Ordinance No. 472 on August 26, 1999. The original preliminary plan comprised a total of 3,053 residential units on various sized lots. In March of 2004, StoneRidge Prescott Valley, L.L.C., submitted an application (GPA04-001) for a minor general plan amendment in order to relocate various land use designations within the StoneRidge project boundary. Also in March of 2004, StoneRidge Prescott Valley, L.L.C., submitted an application (ZMC 04-003) for a rezoning in order to relocate various zoning district designations within the StoneRidge project boundary, together with an associated amended preliminary development plan (PDP04-002). The Planning and Zoning Commission considered the requests at its regular April 12, 2004 meeting, and recommended approval of GPA04-001, ZMC04-003 and PDP04-002. GPA04-001 was approved by adoption of Resolution No. 1274 at the May 13, 2004 Town Council meeting. The current Preliminary Plan and Zoning are illustrated in Exhibit "A"

In 2004 StoneRidge Unit 4, Tract U was designated as Community Commercial and zoned C1-PAD (Commercial; Neighborhood Sales and Services-Planned Area Development). It is less than one (1) acre in size and is in a residential area about one (1) mile from the project core area, south of Old Black Canyon Hwy at the intersection with StoneRidge Drive. There has been no demand for commercial uses in the location and the current owners now wish to change the zoning on Tract U back to R1L-PAD (Residential: Single-Family Limited - Planned Area Development) and create three (3) additional single-family lots, consistent with the existing surrounding lots. There was a separate request (GPA13-001) to change the Land Use Designation on subject Tract U from Community Commercial back to Low Density Residential to accommodate this rezoning request. At the November 4, 2013 meeting, the Planning Commission made a motion to approve both General Plan Amendment (GPA13-001) and Zoning Map Change (ZMC13-003) and forward to the Town Council for approval. At the December 5, 2013 Town Council meeting, GPA13-001 was approved by Resolution No 1858. The proposed zoning change will be consistent with the *General Plan 2025* and with the surrounding residential land uses.

A neighborhood meeting was held Thursday, October 24, 2013 at 5:00 p.m. with all property owners within one thousand (1,000) feet having been invited by first class mail. It was reported that there were no objections to the rezoning.

[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. 783 by title only on two separate occasions, then place the same on final passage, **OR** Motion not to read Ordinance No. 783. **VOTE.**

[If the motion is in favor of reading Ordinance No. 783 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. 783.

FISCAL ANALYSIS: Development of this project will provide desired housing and direct one-time transaction privilege tax revenues to the Town through construction. It will also provide needed construction employment for citizens in the area.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____