

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: September 25, 2014**

SUBJECT: Zoning Map Change (ZMC14-003) – A.D.O.T.

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, Planner, AICP, 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. 797 w/Exhibit.

SUMMARY/BACKGROUND: A request by the Prescott Valley Community Development Department for a Zoning Map Change (ZMC14-003) from C3 (Commercial; Minor Industrial) and M1 (Industrial; General Limited) to PL (Public Lands) on approximately fifteen (15) acres located at the southwest intersection of Glassford Hill Road and 2nd Street. The subject property and facilities are owned and operated by the State Transportation Department (A.D.O.T). The 15 acres is generally flat and the southern property line coincides with the Town Limits. The northern property line is congruent with the 2nd Street right-of-way. North of 2nd Street the General Plan designation is Regional Commercial and the Zoning is C3. West of the property the General Plan designation is Industrial and the Zoning is M1. The Community Development Department is recommending this action to make the Land Use and Zoning consistent with other publicly owned properties in the Town of Prescott Valley. The proposed Public/Quasi-Public (P/Q-P) land use designation provides areas for a wide variety of services for the public. Zoning districts compatible with the P/Q-P designation include PL (Public Lands). The Public Lands zoning district allows among other things; governmental office buildings and grounds, governmental service and maintenance facilities, commercial uses incidental and accessory to permitted uses, and towers, antennae and wireless telecommunications facilities that comply with the requirements of the Town Code. Public Lands are the only zoning district in which wireless communication towers and antennae are allowed by right, with standards for their placement. Staff supports this proposed amendment to the *General Plan 2025* in that the Public / Quasi-Public designation is best suited for this land use and will allow for rezoning to the PL (Public Lands) zoning district. A neighborhood meeting was held July 21, 2014. Property owners within a 1000' radius were invited by first class mail. Two people representing one property attended. They had no objection, just wanted to know more background and had no objection to future wireless facilities. The Planning and Zoning Commission held a public hearing on this item during its regular meeting on August 11, 2014, and voted to forward a recommendation of approval to the Town Council for GPA14-003. The Planning and Zoning Commission held a public hearing on this item during its regular meeting on August 11, 2014, and voted to forward a recommendation of approval to the Town Council for ZMC14-003. The Council previously approved a General Plan Amendment (GPA14-003 Resolution No. 1887) to change the designation from Regional Commercial and Industrial to Public/Quasi-Public the subject fifteen (15) acres which will be effective at the time of the second reading of this ordinance.

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. 797 by title only for the second reading, then asks “Shall the Ordinance Pass?”] VOTE.

RECOMMENDATION: Staff recommends authorizing signature of Ordinance No. 797 approving Zoning Map Change ZMC14-003.

FISCAL ANALYSIS: There is not direct fiscal benefit to the Town at this time.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to