

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: November 20, 2014**

SUBJECT: Zoning Map Change (ZMC14-005) – Golf Cart Parking Structure

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott AICP, 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) Parcel Map, c) Site Plan, d) Elevation, and e) Ord No. 798 w/
Exhibits

SUMMARY/BACKGROUND: This is a request by Desert Development & Design (Agent) for a Zoning Map Change (ZMC14-005) from R2-PAD (Residential: Multiple Dwelling Units-Planned Area Development) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) on a 9,200sf parcel on the west side of Tapadero Drive, 100’ north of Prescott County Club Blvd (being the southern 50’ of Parcel 1, Fairway Patio Home Subdivision, Jan 21, 1983...replatted from smaller lots contained in Prescott County Club Unit 7).

Background: Prescott County Club was initially developed in 1972 in unincorporated Yavapai County. Unit 6 of the Country Club was subsequently annexed into Prescott Valley on Sep 15, 1994. [Ord No. 332] On Feb 13, 2014, the Town annexed approximately 135 acres that included the Tapadero Wastewater Improvement District and portions of the Prescott Golf & Country Club. [Ord No. 787] The subject property is in the recent annexation area. When annexed, the property was assigned a Town zoning designation most similar to its prior Yavapai County designation (R2-PAD, Residential; Multiple Dwelling Units, Planned Area Development). The Pro Shop and Clubhouse were given a C2-PAD designation (Commercial; General Sales and Services, Planned Area Development). All of the second annexation was already included in the Prescott Valley General Plan 2025 with a Low Density Residential designation (Land Use Plan, Exhibit LU-5).

This Action: MPM Investments Inc. (Owner) proposes to build a private residence on Parcel 1 and a portion of nearby Parcel 2, and an enclosed parking structure for private golf carts on Parcel 1. These uses are already permitted in the present R2-PAD zoning designation. However, because of anticipated leases within the structure for golf carts other than those of the owner (up to 8), the same C2-PAD zoning designation as the Clubhouse is necessary. And, a Minor General Plan Amendment from Low Density Residential to Community Commercial is needed for that zoning change.

The subject property is adjacent to the Golf Course (on the east) and is at the same elevation as the Golf Course parking lot to the south. It borders Tapadero Drive (on the west) and is across the street from the Golf Course recreational facilities. Adjacent parcels to the north (including where the private residence will be built) will keep their R2-PAD designation. The remainder of Parcel 1 and Parcel 2 will be combined through a future reversionary plat process in order for the lot with the home to meet subdivision requirements. No other residential property is immediately adjacent. The parking structure is proposed to be approx 2,200sf and will have access from the commercial parking lot (not Tapadero Drive). The parking structure is proposed to be constructed with a residential garage appearance (roof height 15’ 11”).

Screening would be included in accordance with Town Code Article 13-29 and lighting would be in accordance with Article 13-26a (“dark sky” compliant).

A Neighborhood Meeting was held on Sep 16, 2014 at the Golf Course facilities after invitations were provided by first class mail to all property owners within 1,000 feet. Notice was also provided in the Prescott Country Club Newsletter. During the meeting discussion included a separate proposal to eventually build condominiums on property within the recent annexation area (currently part of the Golf Course). Staff explained that applications for the condominium proposal are not yet complete. The sign-in sheets for this Meeting indicate that approximately 150 persons were in attendance. Many in attendance apparently expressed opposition to this proposal and any condominium proposal (but no percentage is known).

The Planning and Zoning Commission held a public hearing on this proposal at its regular meeting on Oct 13, 2014. Prior to the meeting, Town staff received a petition with 180 names and signatures objecting for various reasons to the proposed General Plan Amendment and the related Zoning Map Change. At the meeting, however, staff suggested that the proposed General Plan Amendment and Zoning Map Change are compatible with surrounding land uses and would not negatively impact existing residential uses. At the conclusion of the hearing, the Planning and Zoning Commission voted unanimously to forward a recommendation of approval to the Town Council for GPA14-005 and ZMC14-005.

At the November 6, 2014 meeting, the Town Council approved General Plan Amendment GPA14-005 and read Ordinance No. 798 by title only for the first time.

OPTIONS ANALYSIS: Council may approve this proposed 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. 798 by title only for the second reading, then asks “Shall the Ordinance Pass?”] VOTE.

RECOMMENDATION: Staff recommends approving Ordinance No. 798.

FISCAL ANALYSIS: Development of this project will provide direct one-time transaction privilege tax revenues to the Town through construction.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to