

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: March 26, 2015**

SUBJECT: Minor Amendment to *General Plan 20205* (GPA15-001) – Jones

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott AICP, Planner, for Richard Parker Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Location Map, b) Resolution No. 1909 (with attachments)

SUMMARY/BACKGROUND: The Town Council is asked to consider a request by Robert W. Jones a request for a Minor Amendment to the Prescott Valley *General Plan 2025* to change the designation from Medium-High Density Residential to Community Commercial on the remaining portion of Lot 4243, Prescott Valley Unit 14, located at the southeast intersection of Florentine Road and Grizzly Bear Drive. The applicant has operated an Automotive repair business on combined Lots 2277 & 2278, Prescott Valley Unit 7, since about 1993 (Exhibit “A”). The zoning on Lots 2277 & 2278 has been C2 (Commercial; General Sales and Services) since Incorporation in 1979 and was first designated as Community Commercial with the adoption and ratification of the *General Plan 2020* and subsequently included in the *General Plan 2025* update. In 1998 the applicant acquired adjacent Lot 2266, Unit 7 to park rental trucks as part of his business and had the same Zoning and Land Use designation. The applicant later acquired another adjacent Lot 4243, Unit 14 for expanded rental truck parking. When zoning was first adopted when Prescott Valley was unincorporated in Yavapai County, the demarcation between commercial and residential zoning on the east side of then Florentine Road appears to have generally followed the Subdivision Unit boundary between Unit 14 and Unit 7. Lot 4243 in Unit 14 was then designated R2. In 2006 Florentine Road was extended to the east into the Big Sky Business Park and Unit 7, Lot 4242 (zoned R2) was acquired by the Town for the Florentine Road extension. Also a corner of subject Lot 4243 was acquired by the Town from the applicant for site visibility. The small section of Florentine Road that terminated at Valley Road had to be renamed and Grizzly Bear Drive was used. The new extension of Florentine Road then separated the residential Lot 4243 from any other contiguous residential property and was the only residential lots south of the new Florentine Road extension. Upon standard inspections of the property by Town Code Enforcement staff, it was determined that the use of the residential lot for rental truck parking was a zoning violation and the owner was asked to stop using the property until the zoning was brought into conformance on Lot 4243. In order to approve C2 (Commercial; General Sales and Services) zoning on the property, the Land Use must first be changed to Community Commercial. A public hearing on this General Plan Amendment, and a request to change the zoning to C2 was held during the March 9, 2015 Planning and Zoning Commission meeting. After taking comments from the public, the Commission voted unanimously to recommend approval of GPA15-001 and ZMC15-002. Upon approval of the General Plan Amendment by Council, the Zoning Map Change request will then be scheduled for Council approval at a subsequent meeting. Staff supports this request in that the proposed General Plan Amendment results in the Land Use being consistent with the surrounding commercial property.

OPTIONS ANALYSIS: Public hearing – No Options Analysis Provided.

ACTION OPTION: Public hearing – No Action Options Provided.

RECOMMENDATION: Public hearing – No Recommendations Provided.

FISCAL ANALYSIS: The use of this commercial property may provide transaction privilege/use tax revenue for the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____