

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: April 9, 2015**

SUBJECT: Zoning Map Change (ZMC15-001) – Enterprise Parkway

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Carmen Ogden, Planner, for Richard T. Parker, Community Development Director

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

ATTACHMENTS: See Public Hearing Materials ZMC 15-001

Request: This is a request by the Town of Prescott Valley for a Zoning Map Change (ZMC15-001) from RCU-70 (Residential: Rural) to M1-PAD (Industrial; General Limited-Planned Area Development) on approximately 58 acres located south of the Big Sky Industrial Park and approximately one mile east of Mendecino Drive, in a portion of Section 20, Township 14N, Range 1E of the Gila and Salt River Base and Meridian, Yavapai County, Arizona

Background: The Town was successful in receiving a \$500,000 Rural Economic Development Grant from Arizona Commerce Authority (ACA) to facilitate the construction of Enterprise Parkway extending to State Route 69. The project has been in the planning and development stage for many years, and this extension is identified in Roadway System, Exhibit CIR-1, of the Prescott Valley General Plan 2025. The subject property is located in Growth and Development Tier II which is available and appropriate to accommodate growth and infrastructure expansion anticipated for the approximately 15-year planning horizon of the General Plan. When completed, Enterprise Parkway will connect State Route 69 to Valley Road in the Big Sky Industrial Park and will encourage industrial development in the area.

A public hearing for annexation of the subject property (ANX14-001) was held by the Town Council on December 18, 2014. The annexation ordinance was approved by the Council on January 22, 2015, annexing the fifty eight (58) acres of property surrounding portions of the Enterprise Parkway alignment adjacent to the existing Town limits. The property adopts the RCU-70 Zoning which is most similar the present County Zoning of RCU-2A.

The portions of the Big Sky Industrial Park adjacent to the subject area are zoned M1-PAD (Industrial; General Limited – Planned Area Development), the only district that allows Sexually-Oriented Businesses [subject to the regulations in Town Code Subsection 13-17-050(B)]. The owner of the subject property has asked that the property be rezoned with compatible zoning which encourages development of appropriate uses while eliminating uses which are unsuitable for a visible gateway to the Town. Additionally, the owners of the adjacent Prescott Valley Business Park made a request of the Town to widen Enterprise Parkway and add a left turn lane to the future connection of Academy Way which will allow access to and from the Business Park.

On December 8, 2014, the Planning Commission requested initiation of a Public Hearing for the purpose of considering the application of Zoning Use Districts to the subject property surrounding and lying adjacent to the right-of-way for the future Enterprise Parkway. The public hearing on this proposal was held at the regular meeting of the Planning Commission on March 9, 2015. Prior to the meeting, Town staff notified property owners within three hundred (300) feet of the subject property of the proposed

rezoning according to Arizona State Law. There were no comments or responses to the notification. At the conclusion of the hearing, the Planning and Zoning Commission voted unanimously to forward a recommendation of approval to the Town Council for ZMC15-001 with the following conditions:

1. Uses allowed under Subsection 13-17-020(A)(12), Sexually-Oriented Businesses, be prohibited in the subject area.
2. Required participation by applicants to turn lane improvements commensurate with the traffic generated by future development as determined by traffic studies and approved by the Town Engineer.

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: Motion to read Ord No. 804 by title only on two separate occasions, then place the same on final passage, **OR** Motion not to read Ordinance No. 804. **VOTE.**

[If the motion is in favor of reading Ord No. 804 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 Ord No. 804.

FISCAL ANALYSIS: Development of this project will provide revenue to the Town through transaction privilege tax revenues through the construction of future development as well as tax revenues due to new business activity. Additionally, this project should create jobs and therefore bring additional revenues to the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to