

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

SUBJECT: Zoning Map Change (ZMC15-002) – 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) Ordinance No. 805 (with attachments)

SUMMARY/BACKGROUND: This is a request by Robert W. Jones for a Zoning Map Change (ZMC15-002) from R2 (Residential; Multiple Dwelling Units) to C2 (Commercial; General Sales and Services) 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 (which Lot had the same Zoning and Land Use designation). The applicant later acquired another adjacent Lot (#4243, Unit 14) with intentions to expand the rental truck parking, but Lot 4243 was zoned R2 and was designated Medium-Density Residential. In 2006 Florentine Road was extended to the east into the Big Sky Business Park and Lot 4242 in Unit 7 (zoned R2) was acquired by the Town for that extension. The Town also acquired a corner of subject Lot 4243 for site visibility. This extension of Florentine Road then separated Lot 4243 from contiguous residential property and made it the only residential lot south of Florentine Road.

Recently, the use of a technically residential lot for rental truck parking has been noted as being a zoning violation, and Town staff has asked the owner to stop using the property for that purpose until the zoning on Lot 4243 could be brought into conformance. The first step was to change the land use designation to Community Commercial, and a public hearing on the necessary General Plan Amendment and this rezoning was held on March 9, 2015 before the Planning and Zoning Commission. After taking comments from the public, the Commission voted unanimously to recommend approval of GPA15-001 and ZMC15-002 and to forward the same to the Town Council for action. General Plan Amendment GPA15-001 was approved by Resolution No. 1909 of the Town Council at its March 26, 2015 meeting. Staff now supports this request since the change is in conformance with the *General Plan 2025* and results in the zoning being consistent with the surrounding commercial property.

OPTIONS ANALYSIS: Council may approve Ordinance No. 805 adopting this proposed Zoning Map Change, table the item and direct staff to make modifications before approval, OR decline to approve Ordinance No. 805.

ACTION OPTION: Motion to read Ord No. 805 by title only on two separate occasions, then place the same on final passage, **OR** Motion not to read Ordinance No. 805. **VOTE.**

[If the motion is in favor of reading Ord No. 805 then the Mayor instructs the Town Clerk to read the ordinance by title only for the first reading]

RECOMMENDATION: Staff recommends approving Ordinance No. 805.

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 _____