

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: April 23, 2015**

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

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Carmen Ogden, 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. 804 (with attachments)

SUMMARY/BACKGROUND: This is a request by the Town of Prescott Valley for a Zoning Map Change (ZMC15-001) from RCU-70 (Residential; Single Family, 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. 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.

A public hearing was held by the Town Council at its regular meeting on April 9, 2015. There were no comments from the public. Ordinance No. 804 was read by title only for the first time at the April 9, 2015 Town Council meeting.

OPTIONS ANALYSIS: Council may approve Ordinance No. 804 adopting this proposed Zoning Map Change, table the item and direct staff to make modifications before approval, OR decline to approve Ordinance No. 804.

ACTION OPTION: [The Mayor asks the Town Clerk to read Ordinance No. 804 by title only for the second reading, then asks “Shall the Ordinance Pass?”] VOTE.

RECOMMENDATION: Staff recommends approving Ordinance No. 804.

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 _____