

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION**

Date: May 26, 2016

SUBJECT: ZMC16-001 Zoning Map Change - Granville Park

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: a) Ordinance No. 817 w/Exhibit b) Location Map

SUMMARY BACKGROUND: A public hearing to take comment on a request by the Town of Prescott Valley. The purpose of this action is to change the Zoning Map in order to reclassify approximately 33 acres of land from R1L-10 PAD (Residential; Single Family, Limited-Planned Area Development) to PL (Public Lands).

Universal Homes, as a condition of its development agreement with the Town of Prescott Valley, proposes to improve as a public park and then dedicate approximately 33 acres of land on the west side of Glassford Hill Road, south of Santa Fe Loop Road to Tuscany Way to satisfy a portion of its requirements for Park Land/Open space. It has long been the policy of The Town of Prescott Valley to give a zoning classification of Public Lands (PL) for lands set aside for public and quasi-public use. Town policy has been consistent in taking similar actions in the past where intent of the grantor of the land or the acquiring entity has been to dedicate the subject parcel to public use.

By amending the zoning map to recognize the proposed lands as Public Lands, the land so classified will be able to accommodate future uses in keeping with those found in the Public Lands zoning district. The Public Lands designation separates these uses from the customary urban uses and is reflected on the official Zoning Map. The district is intended to provide areas within the community for location of parks, public open space, governmental buildings and facilities, schools and school grounds, quasi-public buildings and facilities, towers, antennae and wireless telecommunications facilities, and related uses for the enjoyment and use of present and future generations.

In compliance with Article 13-30-012 of Town Code, staff from the Community Development Department held an informational meeting at the Town of Prescott Valley Community Room on Thursday April 7th, 2016, from 5:30-6:20 p.m. The purpose of the meeting was to get feedback from the neighborhood and answer questions on the proposed rezoning action. Notice of this meeting was sent to neighbors within 1,000' of the property on March 22nd, 2016. 436 letters were sent, 10 of those letters were returned undeliverable as of April 7th. Two signs were posted on the property. One was posted along Santa Fe Loop near the intersection of Glassford Hill Road, and one on N Tuscany Way across from N Granville Fairway. Prior to the meeting, there were two phone inquiries, however they were informational in nature and there was no commentary relating to the action. The meeting began on time at 5:30 p.m. Twenty one people signed in on the sign in sheet; however, there were approximately 40 in attendance. The comments and questions were all related to the proposed park itself and other property

issues that were irrelevant to the action. Town staff advised the participants to contact the Parks and Rec Department relating to park questions and issues, and to the developer, relating to property issues.

A Public Hearing was held on May 9, 2016 during the Planning and Zoning Commission meeting. There were two members of the Public that had questions for the Commission; however, neither letter was related to the rezoning action itself. The Planning and Zoning Commission unanimously recommended approval and forwarded ZMC16-001 to Town Council for the same.

Council is now being asked to hold the requisite Public Hearing to take comment on the proposed zoning map change.

OPTIONS ANALYSIS: Public Hearing – No Options Analysis Provided.

ACTION OPTION: Public Hearing – No Action Options Provided.

RECOMMENDATION: Public Hearing – No Recommendation Provided.

FISCAL ANALYSIS: Public Hearing – No Fiscal Analysis Provided.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____