

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: September 22, 2016**

**SUBJECT:** Zoning Map Change -ZMC16-004 (Crown Pointe Lofts)

**SUBMITTING DEPARTMENT:** Community Development Department

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

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

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**ATTACHMENTS:** a) Ordinance No. 819 w/ exhibit, b) Location Map, c) Preliminary Development Plan, and d) Elevations.

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**SUMMARY/BACKGROUND:** This is a request by Market Place Partners II, LLC, Charles Arnold, agent, for approval of a Zoning Map Change (ZMC16-004) to change the zoning of approximately 3.87 acres, located in the Glassford Regional Market Place, Tract "C", APN #103-09-033K, from C2-PAD (Commercial; General Sales and Services) to RS-PAD (Residential; Residential and Services- Planned Area Development).

The subject parcel was annexed into the Town of Prescott Valley by Ordinance No. 244 on November 8, 1990, giving the annexed property a zoning classification of RCU-70. On June 10, 1999, 81.73 acres were re-zoned from RCU-70 to C2 PAD, after the Prescott Valley Planning and Zoning Commission approved a Preliminary Development Plan for the acreage on May 10, 1999. Resolution No. 900, adopted on July 8, 1999, approved a Development Agreement with Glassford Partners LLC, owners of the 81.73 acres, to develop a regional shopping center. Resolution No. 954 (April 27, 2000) approved a Final Development Plan (FDP) for the "Glassford Regional Market Place", showing revised roadway access and designating the acreage into Tracts "A", "B", and "C".

At its regular meeting held on March 12, 2001, the Planning and Zoning Commission considered a proposed zoning map change from C2 PAD to RS PAD (ZMC 01-002) for the northeast portion of Tract "B" on which a 290 unit apartment complex would be located, and voted to recommend approval by the Town Council. The Town Council approved Ordinance No. 501 and changing the zoning on Tract "B" to RS PAD. Resolution No. 1016 was passed by the Town Council, approving the Development Agreement for the Terraces Apartment Complex. Final Development Plans were approved for individual projects comprised of the Terraces Apartment Complex (FDP01-015), the KIA Dealership (FDP03-002), Comfort Suites Hotel (FDP07-018) and Full Swing Batting Cages (FDP12-002).

The subject property consists of approximately 3.87 acres located in the Glassford Regional Market Place. The subject preliminary plan consists of a complex of eight (8) apartment "clusters" with 96 total units, 174 parking spaces of which 12 are designated for the handicapped and a Clubhouse. Surrounding land uses include a car dealership, hotel, sport facility and a 290 unit multi-family apartment complex. There are plans for an additional car dealership on Market St. across from the proposed apartment complex with additional commercial development likely to occur to the south of the proposed complex and potentially residential/multi-family to the west of the complex. The proposed property fronts Crownpointe Drive, a private road and backs E. Market St., a public dedicated roadway.

The site is located within the Market Place Development near Glassford Hill and adjacent to the Crossroads Regional Shopping Center. The majority of Glassford Hill is State Trust Land managed by the Arizona State Land Department and was classified as suitable for conservation purposes under the Arizona Preserve Initiative. An additional 182 acres of land adjacent to the Glassford Hill State Trust Land and close in proximity to the subject project was dedicated to the Town for open space and recreation and will be rezoned for permanent open space in the near future. Additionally, the Town has recently completed a long awaited trail known as the “Summit Trail” that climbs from nearby State Trust Land up to the summit of Glassford Hill.

The General Plan designation is that of:

Community Commercial. – The Community Commercial (CC) designation is intended to allow for both neighborhood and community serving uses. Zoning districts compatible with the CC designation include: C1, C2, and RS.

The proposed zoning designation is that of:

RS (Residential and Services) – The RS Zoning District purpose is to provide for orderly and compatible development in transitional areas between residential and non-residential districts and to establish and preserve areas for those commercial facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they service.

The proposed use and proposed RS-PAD zoning is appropriate at this location and is in conformance with the *General Plan 2025*.

This rezoning is accompanied by a Preliminary Development Plan which indicates the building locations and heights, along with parking and access configurations that provide the guidelines for the remaining development of the property per the PAD District (Article 13-19). Final Development Plans (FDPs) are required for specific development projects in the PAD District and are approved by Council after approval of a Preliminary Development Plan by the Planning and Zoning Commission. Approval of FDPs is subject to review of plans by all departments for conformance to all Town Codes and included completion of any required off-site improvements.

PDP16-002 will permit the development of a complex of eight (8) apartment “clusters” with 96 total units, 174 parking spaces of which 12 are designated for the handicapped and a Clubhouse on a total of approximately 3.87 acres.

A neighborhood meeting was held by the applicant on April 4, 2016 with all property owners within one thousand (1,000) feet having been invited by first class mail. There were 2 members of the public and one applicant in attendance. Questions were asked relating to the exterior appearance, access and lighting. No negative comments were received.

The Planning and Zoning Commission held a public hearing and considered ZMC 16-004 (including the related Preliminary Development Plan PDP 16-002) on August 8, 2016, and made a recommendation of approval. At the September 8, 2016 regular meeting, the Council voted to read Ordinance No. 819 by title only on two separate occasions, then place the same on final passage. Ordinance No. 819 was then read by title only for the first occasion.

**OPTIONS ANALYSIS:** Council may approve this Zoning Map Change, table the item and direct staff to make modifications to the Zoning Map Change before approval, OR decline approval.

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**ACTION OPTION:** [The Mayor asks the Town Clerk to read Ordinance No. 819 by title only for the second reading then asks "Shall the Ordinance Pass?"] **VOTE.**

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**RECOMMENDATION:** Staff recommends approving the first reading of Ordinance No. 819.

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**FISCAL ANALYSIS:** Application by the Town of a 2% "surcharge" against rents collected in the complex. Additionally there will be revenues from transaction privilege tax revenues from the construction of the apartments as well as other indirect economic benefits such as employment and convenient workforce housing.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved  Denied  Tabled/Deferred  Assigned to