

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: November 19, 2009**

SUBJECT: Minor Amendment to *General Plan 2020* (GPA09-002)

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, Planner, Community Development

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

ATTACHMENTS: a) General Plan Map, and b) Resolution No. 1672 (with attachments)

SUMMARY/BACKGROUND: A public hearing to take comment on a request by the Polland Family Trust for a Minor Amendment to the *General Plan 2020* from Low Density Residential to Regional Commercial for an approximately two (2) acre parcel generally located adjacent to the west side of State Route 69, between Village Creek Blvd. and Bradshaw Mountain Road. The 2 acres are located adjacent to fourteen (14) acres also owned by the Trust, which were designated as Regional Commercial by Resolution No. 581 on August 12, 2004. [Note: these 2 acres were the subject of ANX 09-001 which the Council considered on September 24, 2009. When Council adopted Ordinance No. 737 annexing the property, a staff error had occurred and the petition had not been signed and recorded as planned. This was not discovered until the 30-day statutory protest period had nearly run and a communication had been received from the owner expressing concern about annexation. The owner and her legal counsel subsequently discussed those concerns with the Community Development Director, and then agreed to submit the signed petition for recording. That petition was received and recorded on November 4, 2009. Because the statutory period for filing legal action has passed and the petition has been received and recorded, the property can be considered annexed into the Town Limits.]

This proposed Minor Amendment to the *General Plan 2020* is consistent with past actions and policy of the Planning Commission and Town Council related to annexation and commercial development of property within the State Route 69 corridor. As noted above, the Regional Commercial Designation has been approved for the adjacent 14 acres and for other nearby property within the corridor. These 2 acres are located in Tier II of the *General Plan 2020* and are “logical for extension of development and infrastructure being contiguous to existing development in Tier I.” The commercial uses allowed by the Regional Commercial planning designation, as well as the proposed zoning, are considered appropriate in Tier II.

This request was heard by the Planning and Zoning Commission at a public hearing on September 14, 2009, and the Commission voted to recommend it for Council approval. At that same meeting, the Commission considered a request to rezone the property (ZMC09-004) along with the adjacent 14 acres, from RCU-70 (Residential; Conditional Use Permits) and R1L-70 (Residential; Single-Family Limited) to C3-PAD (Commercial; Minor Industrial-Planned Area Development). In a separate motion, the Commission also recommended Council approval of the rezoning request. Although the Commission made both recommendations at the same meeting, Town policy and practice is to bring such matters to the Council separately: first the General Plan amendment, and then the rezoning.

It should be noted that “*Neighborhood Consensus*” is a fundamental aspect of development proposals requiring changes to the *General Plan 2020* and/or rezoning. Therefore, this applicant conducted a Neighborhood Meeting with property owners on July 8, 2009 after notifying owners within a one thousand (1,000) foot radius. Both the requested General Plan Minor Amendment and rezoning were discussed at that meeting. Attendees represented eight (8) properties. Concerns expressed were about potential disturbances from noise, light, and loss of view shed if Powderhorn Pass is extended to State Route 69. It was explained that there would be no connection from any future commercial development directly into the Prescott Country Club. It was also explained that the conditions of rezoning would require a buffer and would add limitations on uses, noise and lighting.

If this requested Minor Plan Amendment (GPA09-002) from Low Density Residential to Regional Commercial is approved for the 2 acre parcel, staff will bring forward the requested Zoning Map Change (ZMC09-004) from RCU-70 (Residential; Conditional Use Permits) and R1L-70 (Residential; Single-Family Limited) to C3-PAD (Commercial; Minor Industrial-Planned Area Development) for all sixteen (16) acres located on the west side of State Route 69 between Village Creek Blvd. and Bradshaw Mountain Road.

OPTIONS ANALYSIS: The Council may approve this Minor General Plan Amendment, direct staff to address additional concerns prior to approval, or decline to approve this Minor General Plan Amendment.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1672 approving GPA 09-002, **OR** Motion not to approve Resolution No. 1673. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1672 approving Minor General Plan Amendment GPA09-002.

FISCAL ANALYSIS: The potential development of this property may provide additional commercial development and 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 _____