

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: February 25, 2010**

SUBJECT: Zoning Map Change (ZMC09-005) – Fain Land and Cattle

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, A.I.C.P., 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 741

SUMMARY/BACKGROUND: Consideration of a request by the Fain Land and Cattle Company, for a Zoning Map Change from RCU-70 (Residential; Single-Family Limited) to C2-PAD (Commercial; General Sales and Service – Planned Area Development) on approximately twenty five (25) acres located south of Long Look Drive and east of Glassford Hill Road (Exhibit “A”). The property is bordered by Glassford Hill Road to the west, Long Look Drive to the north, the site of the Town's future soccer park to the northeast, the alignment of a future southerly extension of Viewpoint Drive to the east, and undeveloped, commercially-zoned property to the south. Existing development in the immediately surrounding area includes Yavapai College to the west and a single-family residential neighborhood (Prescott Valley Unit 19) to the north. Approved but not yet developed uses for the immediately surrounding area include a soccer park to the northeast, apartments to the east, and a regional shopping center to the southwest. This rezoning request is intended to allow the property to be developed as a mix of retail, restaurant and office uses or, other uses allowed in the C2 zoning district.

Access to the property is addressed by a Traffic Impact Statement intended to supplement the previously-approved Prescott Valley Town Center Master Circulation Plan Evaluation, Revision No. 2, June 2007 (PVTC Master Circulation Plan). It includes an analysis of the Long Look baseline conditions from Glassford Hill Road to Val Verde Way. The Traffic Impact Statement has been evaluated by Public Works and Engineering staff, and is the basis for some of the conditions of approval included in the draft Ordinance for this rezoning request. The related Preliminary Development Plan (Exhibit “B”) illustrates intended development patterns for neighborhood commercial and retail uses. Of note is the proposed thirty (30) foot green space / buffer area off of Long Look Drive, and the restricted one-story height of twenty-four (24) feet within a two-hundred (200) foot area bordering on Long Look Drive.

A Neighborhood Meeting was conducted on this proposed Zoning Map Change as required by Town Code. Property owners within a one thousand (1,000) foot radius were contacted. There were no objections to the change in land use as requested at that time. Since the Meeting (and prior to the Planning and Zoning Commission Meeting on January 11, 2010), some neighboring citizens did express concerns about possible uses on the property and the applicant responded by working with the citizens to address those concerns. The Planning and Zoning Commission subsequently reviewed the request during a public hearing at its regular meeting on January 11, 2010 and voted unanimously to recommend approval of ZMC09-005, with conditions. These conditions (included in the draft rezoning Ordinance) are reportedly satisfactory to the citizens who expressed the concerns.

Prior action has been taken on General Plan Amendment (GPA09-003) changing approximately sixteen (16) acres located south of Long Look Drive and eight hundred (800) feet east of Glassford Hill Road,

from “Town Center- Residential” to “Town Center-Mixed Use Low Intensity”. The Council approved Resolution No. 1685 at its January 14, 2010 meeting. Therefore, the underlying General Plan designation of “Town Center-Mixed Use Low Intensity” supports this requested rezoning from RCU-70 to C2-PAD.

Since a PAD overlay district is being proposed, any particular use will later require approval of a Final Development Plan (FDP) by the Council prior to issuance of building permits. The Council approved the first reading of Ordinance No. 741 at its meeting on February 11, 2010.

OPTIONS ANALYSIS: Council may approve this Zoning Map Change, direct staff to address additional concerns prior to approval, or decline to approve this re-zoning.

ACTION OPTION: [The Mayor asks the Town Clerk to read Ordinance No. 741 by title only for the second reading, then asks “Shall the Ordinance Pass?”] **VOTE.**

[Note: it is understood that approval of the re-zoning ordinance also authorizes to sign the agreement related to Proposition 207.]

RECOMMENDATION: Staff recommends approval of Zoning Map Change ZMC09-005.

FISCAL ANALYSIS: Development of this project may provide direct one-time transaction privilege tax revenues to the Town through construction and possible revenue from transaction privilege tax revenues based on uses that are developed.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____