

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

SUBJECT: Zoning Map Change (ZMC09-006) – Veterans of Foreign Wars

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: [Refer to attachments with Public Hearing RFCA]

SUMMARY/BACKGROUND: A request by the Veterans of Foreign Wars, Mingus Mountain Post 10227, for a Zoning Map Change from RCU-70 (Residential; Conditional Use Permits) to RS-PAD (Residential and Services - Planned Area Development) on approximately two (2) acres located on 5th Street approximately four hundred (400) feet south of 6th Street, being immediately south of the Moose Lodge. The purpose is to construct a new VFW Lodge.

This property was the subject of Annexation ANX09-002. The annexation process was started with a public hearing on December 3, 2009. The annexation Ordinance was read as an emergency measure at the January 14, 2010 Town Council meeting.

The planning area is **PAD 1-I** comprising approximately eight hundred eighty (880) acres. The location is South of the Highway 69 Corridor and the existing Valley Tech Center, north of Lynx Creek, between Victorian Estates and Fain Park. The location is excellent for this type of private club, which is a good transition between the industrial uses and Fain Park. The General Plan supports this type of use and the related RS-PAD zoning.

The purpose of the RS-PAD (Residential and Services –Planned Area Development) zoning district 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 they service). Private clubs, lodges or fraternal organizations are specifically designated as appropriate uses when combined with Preliminary and Final Development Plans in a Planned Area Development. And, outdoor recreation RV facilities for members can be approved as part of Preliminary and Final Development Plans.

The applicant conducted a Neighborhood Meeting with property owners on November 12, 2009 after notifying owners within a one thousand (1,000) foot radius. It was reported than no persons other than applicant representatives attended. The Planning and Zoning Commission subsequently reviewed the request during a public hearing at its regular meeting on December 14, 2009, and voted unanimously to recommend approval of ZMC09-006 (with conditions), along with the Preliminary Development Plan.

OPTIONS ANALYSIS: The Town 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: Motion to read Ordinance No. 742 by title only on two separate occasions, and then place the same on final passage, **OR** Motion not to read Ordinance No. 742. **VOTE.**

[if the vote is in favor of reading Ordinance No. 742, the Mayor asks the Town Clerk to read the Ordinance once by title only for the first reading]

RECOMMENDATION: Staff recommends approval of Zoning Map Change ZMC09-006.

FISCAL ANALYSIS: Development of this property will provide direct one-time transaction privilege tax revenues to the Town through construction, and possible revenue from transaction privilege tax revenues.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____