

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: April 8, 2010**

SUBJECT: Minor Amendment to *General Plan 2020* (GPA010-001)

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott AICP, Planner, for Richard Parker, Community Development Director

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

ATTACHMENTS: See Attachments with related New Business Item

SUMMARY/BACKGROUND: The Town Council is asked to consider a request by Arizornia Development Inc., for a Minor General Plan Amendment to change the Land Use Plan Element of the *General Plan 2020* from Low Density Residential to Regional Commercial on Lot 6535, Prescott Valley Unit 16 (8650 E. Laredo Drive), located on the north side of Laredo Drive between Sherrill Drive and Ranger Road. This Minor General Plan Amendment is proposed to accommodate a future re-zoning of Lot 6535 from RS-3 (Residential and Services) to C3 (Commercial; Minor Industrial).

In the recent past, there have been a number of similar requests involving Unit 16 lots that are not located in the FEMA floodplain. Lot 6535 was previously located in the FEMA floodplain, in Zone AE (a detailed study area where base flood elevations have been set by FEMA). The lot owner contracted with Claycomb/Rockwell Associates, Civil Engineers, to apply for a Letter of Map Amendment (LOMA), and FEMA provided a Determination Letter (Exhibits "B" and "C") that the property had been removed from the Special Flood Hazard Area (SFHA) and was now in Flood Zone X on the FEMA Flood Insurance Rate Maps (FIRM). Property elevations were then documented by a survey, and the LOMA was approved by Ray Smith, Prescott Valley Floodplain Administrator, for changing the Town's Flood Map. This allowed the proposed change of the *General Plan 2020* designation to Community Commercial, and the subsequent re-zoning to C3.

The Circulation Element (CIR-6) of the *General Plan 2020* anticipates a future extension of Santa Fe Loop Road following the Agua Fria River along the north side of Unit 16. It is expected that future channeling of the floodplain will decrease the FEMA floodplain area and increase the areas in Unit 16 available for commercial and industrial use.

The applicant conducted a neighborhood meeting on January 27, 2010 regarding this proposed General Plan Amendment and the related Zoning Map Change, after contacting property owners by first class mail within a one thousand (1,000) foot radius of the subject property. Nine (9) persons reportedly attended the meeting. During the meeting, the concept of re-zoning all of Unit 16 to a Heavy Commercial District was discussed, along with the need to remove the other properties from the floodplain (similar to the subject property). One adjacent property owner used the occasion (and the subsequent public hearing before the Planning and Zoning Commission) to complain about prior Town actions related to use of his property and to reiterate issues he has raised in a prior claim about the Town's general regulation of the area and development plans for the area. A public hearing on this application was then held on March 8, 2010, during the regular meeting of the Planning and Zoning Commission. After taking comments from the public (including the complaints by the adjacent landowner and another citizen about prior Town enforcement actions on his property and general regulation of the area), the Commission voted

unanimously to recommend approval and forwarded GPA10-001 to the Town Council for action.

Town staff supports this proposed amendment to the *General Plan 2020* in that it is consistent with past actions and policy of the Planning Commission and Town Council and is the same designation as other similar properties in Unit 16 that are not impacted by the FEMA floodplain

OPTIONS ANALYSIS: Public hearing – No Options Analysis Provided.

ACTION OPTION: Public hearing – No Action Options Provided.

RECOMMENDATION: Public hearing – No Recommendations Provided.

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