

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: February 24, 2011**

**SUBJECT:** Zoning Map Change (ZMC10-002) – Knoy

**SUBMITTING DEPARTMENT:** Community Development Department

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

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

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**ATTACHMENTS:** a) Area Map b) Site Map c) Ordinance No. 754 (w/attachments) d) 207 Waiver

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**SUMMARY/BACKGROUND:** This application is a request by Sam and Tina Knoy, for a Zoning Map Change from C2 (Commercial; General Sales and Services) to C3 (Commercial; Minor Industrial.) on approximately ten (10) acres generally located at the northwest intersection of State Route 69 and Kachina Drive in the Dewey Area being a portion of APN 402-02-052N. The subject property was part of Annexation ANX04-C that comprised a total of two hundred twenty-four (224) acres in the Dewey Area approved on April 29, 2004. The zoning on the annexed property was designated as C2 which was the most similar to the County Zoning. The current primary use on the property consists of a self service storage facility with about three hundred (300) units that was originally approved by the County via Use Permit and that existed at the time of annexation. The property borders on both State Route 69 and Kachina Drive, which is the only signalized intersection between Bradshaw Mountain Drive and State Route 169 (Exhibit “A”). The southern boundary of subject parcel 402-02-052N, adjacent to Kachina Drive is at the Prescott Valley Town Boundary. To the south is a residential area in the Town of Dewey-Humboldt and property zoned C3- Minor Industrial south of Kachina Drive, adjacent to State Route 69 that is in also in the Town of Dewey-Humboldt. To the immediate west is the Dewey Post Office in the Prescott Valley Town Limits, and west of that, adjacent to State Route 69 is a mini market and self serve gas station in the Town of Dewey-Humboldt zoned C2-Commercial. To the Northwest is a horse farm zoned RCU-70. There is another rental storage facility across State Route 69 which was rezoned to C3 while still in the County. There is other C3 property, adjacent to State Route 69, in the Prescott Valley Town Limits at the intersection of signalized Bradshaw Mt Road.

Self-Service Storage Facilities in the County are allowed in C2, C3, PM, M1 and M2 Zoning Districts. In the C2 District, no activities other than rental of storage units and pick-up and deposit of dead storage are allowed within the self-storage complex. In Prescott Valley, there is no code provision for allowing self rental storage units in the C2 District. Under the Prescott Valley Town Code, wholesale businesses, storage buildings, warehouses and yards, including rental storage units are first allowed as a matter-of-right in the C3 District. The main purpose of rezoning the property is to bring the primary use in conformance with the Prescott Valley zoning standards, and also to allow other suitable light industrial uses in the C3 Zoning District, including outside storage and sales, and other light industrial uses subject to the screening requirement of Article 13-15 and Article 13-26. The rezoning request specifically does not include the southerly two hundred (200) feet of Parcel 402-02-052N, which is adjacent to Kachina Drive. The intent is to leave this two hundred (200) foot portion as C2 to serve as a buffer to the residential uses to the south side of Kachina Drive (Exhibit “B”). . The screening requirement of Article 13-15, Section 13-15-020(5) would apply.

The property is located within PAD 5-II of the *General Plan 2020*. PAD 5-II defines Land Uses as: *Low density residential, Medium Density Residential, Medium High Density Residential, Regional Commercial, Community Commercial and Neighborhood Commercial and Open Space*. The requested rezoning to C3 (Commercial; Minor Industrial) zoning is consistent with the Regional Commercial Land Use designation defined in PAD 5-II of the Town's *General Plan 2020*.

The applicants conducted a Neighborhood Meeting with property owners on December 17, 2010 and noticed owners within a one thousand (1,000) foot radius. It was reported that there were two (2) phone calls in which the rezoning request was explained and that one (1) person from the residential neighborhood to the south attended and the rezoning request was explained and there was no objection. At the Planning and Zoning Commission meeting on January 10, 2011, the Commission voted unanimously to recommend approval and forwarded ZMC10-002 to the Town Council for action.

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**OPTIONS ANALYSIS:** The Council may approve this Zoning Map Change (ZMC10-002), direct staff to address additional concerns prior to approval, or decline to approve this Zoning Map Change (ZMC10-002).

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**ACTION OPTION:** [The Mayor asks the Town Clerk to read Ordinance No. 754 once by title only for the second reading, then asks "Shall the Ordinance Pass?"] VOTE.

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**RECOMMENDATION:** Staff recommends authorizing signature of Ordinance No. 754 approving Zoning Map Change ZMC10-002.

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**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.

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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 \_\_\_\_\_