



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: September 5, 2024

TO: Mayor & Town Council

THROUGH: Gilbert Davidson, Town Manager

FROM: Donna Kennedy, Development Services Director

DEPARTMENT: Development Services

AGENDA TYPE: Discussion Items(s):

SUBJECT: Chapter 13 Zoning Code Revision Update - Discussion Only [Donna Kennedy, Development Services Director]

VISION 2024 FOCUS AREA: How we conduct our business and ourselves through our culture, diversity, communication, delivery, outreach, processes, and values. What we do, how we do it, and who we do it for.

SUMMARY/BACKGROUND:

The voter approved Prescott Valley General Plan 2035 recommended an update to Chapter 13 (Zoning Code) to reflect and effectuate the General Plan changes. Specifically, Goal GPIA1 of the 2035 General Plan tasks staff to “Review the Town’s development standards and modify as needed to reflect the goals and policies described in the General Plan.”

Land Use Attorney Frank Cassidy has assisted Town staff with a Chapter 13 revision. A joint study session was held on April 18, 2024, to update both the Town Council and the Planning & Zoning Commission on the status of the revision, focusing on the transition to a Zoning Code using chart-based tables (particularly Article 13-04 Residential Zone Regulations and Article 13-05 Commercial and Industrial Zone Regulations).

This study session update will focus on the Major Changes being proposed as part of the revision, including streamlining of the Planned Area Development (PAD) overlay zoning district process (Article 13-06-040). It will also involve review of a Derivation Table that compares and contrasts from the existing code sections to the new code sections. This is an opportunity for the Town Council and P&Z Commission to give

input on the Final Draft of the Chapter 13 revision prior to its formal consideration by both bodies.

It should be noted that care has been taken to avoid not impacting property owners' value or rights as revisions have been proposed. In fact, the revisions may provide for additional uses for property owners.

RECOMMENDED MOTION:

N/A Discussion Only - No Action Requested.

STAFF RECOMMENDATION:

N/A Discussion Only - No Action Requested.

FISCAL ANALYSIS:

An effective and efficient Zoning Code is an important part of the Town's overall economic health.

Council Action at the Meeting: N/A

ATTACHMENTS: Yes