



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: December 8, 2022

TO: Mayor & Town Council

THROUGH: Gilbert Davidson, Town Manager

FROM: Fernando Gonzalez, Development Services Director

DEPARTMENT: Development Services

AGENDA TYPE: New Business (for Review, Comment, And/or Possible Action)

SUBJECT: FDP22-014 Blazeland RV Storage - Consideration & Possible Action (Approve) [Ernest Rubi, Development Services Deputy Director]

STRATEGIC PLAN FOCUS AREA: Prosperous Community means creating an environment where our residents can thrive for a lifetime via job opportunities, a variety of housing options, and a safe and healthy lifestyle with a diversified and growing economy.

SUMMARY/BACKGROUND:

A Request by Brannon & Chimine Couch, owners, for Blazeland RV Storage to approve a Final Development Plan (FDP22-014) for a 50-unit self-service RV Storage facility on approximately two (2.13) acres located at 649 S. Henrickson Rd. [APN 402-02-525A]. This project is located within the Antelope Meadows Commercial Center that was annexed into the Town by Ordinance No. 585 on April 29, 2004. At the time of annexation, the land was given a zoning classification of M1-PAD (Industrial; General Limited, Planned Area Development) and a Land Use Designation of Planned Area Development 5-II. This allows for development to support industrial and other higher intensity uses. This proposal is supported by the existing M1-PAD zoning and its PAD 5-II designation in the General Plan 2035 and is consistent with existing uses in the area.

The project site is located approximately 1,150 ft from State Route 169, on South Henrickson Rd. All traffic from the site will utilize South Henrickson Rd. The Traffic Impact Statement was developed from the Institute of Traffic Engineers (ITE) Trip Generation Rates (10th Edition) and concluded that AM Peak Hour trip generation will be 1 trip and PM Peak Hour trip generation will be 1 trip. Thus, traffic impact will be minimal.

The landscape design is proposed to include a low water use plant palette with a variety of tree types, shrubs and ground cover. The landscape character of the proposed development will include a wide variety of plants that provide year-round color, shade, and texture for the site. The applicant will be required to install a sewer service line to tie into a sewer mainline service main that may one day be available. The project would also be required to comply with site signage requirements.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

RECOMMENDED MOTION:

Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 2022-2288 adopting Final Development Plan FDP22-014, **OR** Motion not to approve Resolution No. 2022-2288. **VOTE.**

STAFF RECOMMENDATION:

Staff recommends authorizing signature of Resolution No. 2022-2288 adopting Final Development Plan FDP22-014.

FISCAL ANALYSIS:

The Town will receive transaction privilege tax revenues from construction of the new facility.

Council Action at the Meeting:

ATTACHMENTS: Yes