



Planning and Zoning Commission

Monday, January 11, 2021

5:30 PM

Library Auditorium

7401 E. Skoog Blvd.

----- Agenda -----

Due to COVID-19 pandemic and in accordance with the Governor's latest Executive Order, persons who present themselves at Auditorium entrance may enter for the purpose of observing and participating during the Call to Public or Public Hearings (in accordance with required physical distancing).

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Minutes
December 14, 2020
- VI. Announcements
- VII. Public Hearing Items
 1. **ZOA20-004.** At the request of the Community Development Department the Planning and Zoning Commission is being requested to review and recommend to the Town Council a Zoning Ordinance Amendment to the following Articles: 13-02-010 B. 114 & 145 "DEFINITIONS"; 13-13-030 C. C1 (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES); 13-14-030 C. C2 (COMMERCIAL; GENERAL SALES AND SERVICES); 13-15-030 C. C3 (COMMERCIAL; MINOR INDUSTRIAL); 13-20-010 B. & C. DENSITY DISTRICTS; and 13-25-020 E. MOBILE/MANUFACTURED HOME PARKS AND RECREATIONAL VEHICLE PARKS of Chapter 13 "ZONING" to modify definitions, Lot width and Lot Coverage Standards.
 2. **ZOA20-005.** At the request of the Community Development Department, the Planning and Zoning Commission is being requested to review and recommend to the Town Council a Zoning Ordinance Amendment to the following Sections: 13-06-020 (A) "USE REGULATIONS"; 13-14-020(A) "USE REGULATIONS"; 13-14-080(B) "PERFORMANCE STANDARDS"; 13-15-070 (B) & (C) "PERFORMANCE

STANDARDS” to enact reasonable regulations and to require compliance with laws for the retail sale, cultivation and manufacturing of marijuana or marijuana products in a marijuana establishment and the cultivation, processing, and manufacturing of marijuana in a primary residence in accordance with the statewide ballot measure I-23-2020, known as “Smart and Safe Arizona Act,” certified as Proposition 207 and approved by the voters of this state at the general election on November 3, 2020.

VIII. Action Items

- 1. FDP20-017.** Upon the application of Espire AZ, LLC, a request for a review of the Final Development Plan (FDP) for development and operation of the “Espire Sports Center & RV Resort” facility. The project comprises the following: an approximate 59,619 square foot two-story building which will include ten (10) indoor pickleball courts, multi-purpose sport court, golf simulators, pro shop, locker rooms, restaurant and bar, private lounge, billiards, fitness rooms, gym, massage rooms, conference rooms as well as an outdoor patio and balcony; a 4,078 square foot outdoor game yard; fourteen (14) outdoor pickleball courts (ten [10] of which are covered); 78 RV Spaces including amenities; thirty (30) 550 square foot rental casitas and twelve (12) 650 square foot rental cottages. The proposal is located on 13.7 acres located on the northeast corner of Florentine Road and Lake Valley Road on APN(s) 103-02-723, 103-02-722 and portions of APN(s) 103-02-716F, 103-02-752R within the incorporated limits of the Town of Prescott Valley.

IX. Call to the Public

Consideration and discussion of comments from the public. Those wishing to address the Planning and Zoning Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

X. Adjournment of Planning and Zoning Commission

Forms to request accommodations pursuant to Section 504/ADA guidelines are available from the ADA Coordinator, Fernando Gonzalez, who can be reached at (928) 759-3067. Requests must be submitted 72 hours prior to the event for which accommodation is requested.