

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: January 24, 2013**

**SUBJECT:** Final Development Plan (FDP12-006) – Granville Unit 8

**SUBMITTING DEPARTMENT:** Community Development Department

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

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

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**ATTACHMENTS:** a) Resolution No. 1822 with attachments; and b) Location Map

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**SUMMARY/BACKGROUND:** The Granville Master Development Plan and rezoning for approximately 3,400 single-family and multiple-family residential units on 1,242 acres was approved on January 13, 2000. There were subsequent approvals of Final Development Plans (Plats) for Units 1, 1A, 2 and 2A, and Preliminary Development Plans (Plats) and Final Development Plans (Plats) for Units 3, 4, 5 and 6 totaling an additional 802 residential lots. A Final Development Plan for Granville Unit 7 was approved June 7, 2007 but because of market conditions was not recorded and the land remains undeveloped.

There existed in Granville Unit 2 (Exhibit “B”) Tract “Z” being approximately 4.5 acres in size, zoned residential and intended for a church site (see highlighted area). The property was purchased by Calvary Chapel Frontier with the idea to develop the site. Calvary Chapel then purchased nine (9) adjoining vacant residential lots from Granville to create a larger development site. In February of 2005 Calvary Chapel submitted a Reversionary Plat in order to combine Tracts “Z” and “N” and Lots 327 through 335 in Granville Unit 2 for the purpose of developing a church site. The Planning and Zoning Commission approved this request at its March 14, 2005 meeting and the Reversionary Plat was approved by Town Council at the April 14, 2005 meeting and was recorded in Book 53 of Maps and Plats, Page 33 on May 10, 2005 (Exhibit “C”).

Calvary Chapel has since chosen not to develop the site and the property cannot be sold for commercial uses. The Granville developer now plans to purchase the land back and replat the original nine (9) lots plus an additional twenty-one (21) new lots within the boundary created by the Reversionary Plat. A Preliminary Development Plan for Unit 8 comprising thirty (30) residential lots on approximately six (6) acres within the Granville Subdivision was approved by the Planning and Zoning Commission at the December 10, 2012 meeting. This Final Development Plan has been reviewed by Staff and is consistent with the approved Preliminary Plan and prior development agreements. The engineering plans for Unit 8 have been reviewed by the Engineering Division, and have been found to meet Town standards and to conform to the conditions of approval and other requirements of the development agreement. A Subdivision Agreement has been prepared for this application which defines the development criteria and financial assurance requirements.

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

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**OPTIONS ANALYSIS:** Council may approve this Final Development Plan and direct Staff to record the same after necessary assurances have been supplied and fees paid, table the item, direct Staff to make

modifications to the Final Development Plan and/or the Subdivision Agreement prior to approval, or decline approval.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1822 adopting and approving a Final Development Plan/Plat (FDP12-006) for Granville Unit 8, **OR** Motion not to approve Resolution No. 1822. **VOTE.**

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**RECOMMENDATION:** Staff recommends authorizing signature of Resolution No. 1822.

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**FISCAL ANALYSIS:** This project is subject to a development agreement with the Town. Further development will provide direct, one-time transaction privilege tax revenues to the Town through construction, along with considerable indirect economic benefits based on desirable new housing and population growth.

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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 \_\_\_\_\_