

TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: February 28, 2013

SUBJECT: FDP 13-003 – Culver’s Restaurant

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Ruth Mayday, Planner, for Richard T. Parker, Community Development Director

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

ATTACHMENTS: a) Location Map, b) Final Development Plan, and c) Resolution No. 1825 (with Exhibits A and B)

SUMMARY BACKGROUND: This is a request by Dianne Mayer of Blue Arizona, LLC, for approval of a Final Development Plan (FDP 13-003) for the proposed Culver’s Restaurant located at 2544 StoneRidge Drive. The project is comprised of an approximately 4,500 square foot building to house a Culver’s restaurant with drive-through access. This project is situated on one of two single-acre parcels at the northwest corner of the intersection of State Route 69 and StoneRidge Drive.

On November 8, 1990, Council adopted Ordinance No. 244 which annexed approximately seven hundred and sixty-five (765) acres (including this site). At the time, the equivalent Town zoning was C1 (Neighborhood Sales and Service). The site and adjacent parcel were subsequently rezoned to C2 PAD (Commercial; General Sales and Services, Planned Unit Development) by Ordinance No. 427 on November 6, 1997. Said rezoning involved a number of conditions, including restrictions to access from StoneRidge Drive (at that time referred to as Santa Fe Loop), specified offsite improvements, required engineering approvals, and landscaping requirements. Resolution No. 1825 provides that these conditions would be met as follows:

- 1) **Section 2 (1):** StoneRidge Drive access/egress point is no more than 80’ south of Copperhill Drive. Developer understands and acknowledges that this point will be restricted to right in/right out at some point in the future at the sole discretion of the Town Engineer.
- 2) **Section 2 (2):** Curb/Gutter/Sidewalk to be installed by developer along StoneRidge Drive in accordance with Town standards. Similar offsite improvements will be installed along the frontage on Copper Hill Drive when development of that pad occurs.
- 3) **Section 2 (3):** The twenty foot (20’) landscaping strip along SR 69 has been reduced to a minimum ten foot (10’), with additional landscaping depth along SR 69 and between the subject parcel and the adjacent parcel APN103-09-025. Staff finds that waiving the requirement set forth in Ordinance No. 427 mandating a twenty foot (20’) landscaping strip along SR 69 and instead requiring a minimum depth of ten foot (10’) for the landscaping strip with additional depth neither adversely affects the

intent and purpose of Ordinance No. 427 nor does it adversely affect the surrounding properties.

- 4) An additional Final Development Plan will be required for the undeveloped area between the subject site and Copper Hill Drive, in conformance with the requirements of Ordinance No. 427.
- 5) All other stipulations enumerated in Ordinance No. 427 either have been or will be satisfied prior to issuance of a Certificate of Occupancy.

OPTIONS ANALYSIS: Council may adopt this resolution approving FDP 13-003, table the item and direct Staff to make modifications to FDP 13-003 before approval, or decline to adopt the resolution.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1825 adopting and approving a Final Development Plan (FDP 13-003) for the Culver's Restaurant and any agreement under Proposition 207, **OR** Motion not to approve FDP 13-003. **VOTE.**

RECOMMENDATION: Staff recommends authorizing approval of Resolution No. 1825 approving FDP 13-003 as stipulated.

FISCAL ANALYSIS: Upon completion, this project will employ 40 part-time and 10 full time employees and provide a Transaction Privilege Tax stream for the community.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____