

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: March 14, 2013**

SUBJECT: FDP 13-004 – Goodwill Retail Store

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.1827

SUMMARY BACKGROUND: This Final Development Plan (FDP13-004) sets forth the footprint for continued development in the Town and Country Shopping Center, located south of Florentine Road, East of Windsong Road, north of State Route 69, and east of Lake Valley Road.

The plan as submitted calls for the immediate development of a 28,000 square foot retail building that will house a Goodwill retail store, as well as 273 parking stalls. Future development includes 7,450 square feet of additional retail/office space abutting the east side of the Goodwill store, and an additional building approximately 1,800 square feet in size on an outlot located near the southeast corner of the subject parcel.

The subject parcel is currently zoned C2-PAD (Commercial; General Sales and Services, Planned Area Development) which allows for the intended use as a use by right; the underlying Land Use Designation of Town Center Mixed Use supports the proposed use as well.

In addition to providing employment opportunities, this project will meet the needs of many low income households in the community, as well as further support the charitable mission of Goodwill Industries.

OPTIONS ANALYSIS: Council may adopt this resolution approving FDP 13-004, table the item and direct Staff to make modifications to FDP 13-004 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.1827 adopting and approving a Final Development Plan (FDP 13-004) for the Goodwill retail store and any agreement under Proposition 207, **OR** Motion not to approve FDP 13-004 **VOTE.**

RECOMMENDATION: Staff recommends authorizing approval of Resolution No. 1827 approving FDP 13-004 as stipulated.

FISCAL ANALYSIS: Upon completion, this project will employ forty (40) part-time and ten (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 _____