

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
May 9, 2013**

SUBJECT: Final Development Plan (FDP13-006) Mandalay Model Homes

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) Res. No. 1831 b) site location map c) model complex plan d) Prop 207 Waiver

SUMMARY/BACKGROUND: Town Council is being asked to consider approval of a Final Development Plan (FDP13-006) for the siting and construction of two (2) model homes and associated off-street parking on three (3) lots in Unit IIA of the Pronghorn Ranch master planned community.

The subject parcel was annexed into the Town of Prescott Valley upon the adoption of Ordinance 453 on February 25, 1999, which also gave the parcel a zoning classification of RCU-70, and approved the Antelope Village (now known as Pronghorn Ranch) Master Plan and Preliminary Development Plan, among other things.

The property was assigned a number of zoning classifications upon the adoption of Ordinance 486 on May 25, 2000, which included R1L-PAD (Residential; Single Family Limited; Planned Area Development). The Planned Area Development process as set forth in Article 13-19 of Town Code allows for Model Home complexes, including off-street parking as part of an approved Final Development Plan.

The applicant, Jim Reed, acting on behalf of Mandalay Homes, has submitted a Final Development Plan (FDP13-006) that sets forth the site plans for two model homes and required off-street parking to meet the standards set forth in Town Code.

Staff has reviewed the plans as submitted and finds them in compliance with existing zoning and land use designations, and therefore supports the approval and adoption of FDP13-006.

OPTIONS ANALYSIS: Town Council may approve this Final Development Plan, table the item and direct staff to make modifications to the Final Development Plan prior to approval, or decline approval.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1831 approving FDP13-006, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1831. **VOTE.**

RECOMMENDATION: Staff recommends approval of FDP13-006.

FISCAL ANALYSIS: Construction of the proposed project will provide an initial TPT for materials. Subsequent sales of new homes would provide additional TPT revenues for the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____