

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
August 8, 2013**

SUBJECT: Final Development Plan (FDP13-009) Viewpoint Model Homes

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

ATTACHMENTS: a) Location map, b) Site map, c) Resolution No. 1846 w/ FDP Attachment, and d) Prop 207 Waiver

SUMMARY/BACKGROUND: The Town Council is being asked to consider approval of a Final Development Plan (FDP13-009) to permit the operation of two (2) model homes and associated off-street parking on Lots 158, 159 and 160 of Viewpoint North Unit 15, located at the northwest intersection of Sage Vista and Sage Butte (Exhibit "A").

The property for the Viewpoint was annexed into the Town of Prescott Valley upon the adoption of Ordinance No. 331 on August 9, 1994, with a zoning classification of RCU-70. The Viewpoint Planned Area Development was approved by Ordinance No. 354 on February 9, 1995 with the rezoning of six hundred thirty seven (637) acres to R1L-10 (PAD), R1M-10 (PAD), RS-3 (PAD), and RS-4 (PAD). Viewpoint North Unit 15 was approved by Resolution No. 1418 on April 13, 2006 for ninety-seven (97) lots on approximately twenty eight (28) acres and included subject Lots 1458, 1459 and 1460 (Exhibit "B") zoned R1L-10 (PAD).

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. VP Prescott Valley, LLC has submitted a Final Development Plan (FDP13-009) that sets forth the site plan for two model homes and required off-street parking to meet the standards set forth in the Town Code (Resolution No. 1846, Attachment "A"). Staff has reviewed the plans as submitted and finds them in compliance with existing zoning and land use designations.

OPTIONS ANALYSIS: The Town Council may adopt Resolution No. 1846 approving this Final Development Plan, table the item and direct staff to make modifications to the Final Development Plan prior to approval, or decline to adopt Resolution No. 1846.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1846 approving FDP13-009, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1846. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1846 approving FDP13-009.

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

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____