

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

SUBJECT: Final Development Plan (FDP13-011) – Granville Unit 8, Phase 2

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) Resolution No. 1848 (with attachments); and b) Location Map

SUMMARY/BACKGROUND: The Granville Master Development Plan (along with rezoning for approximately 3,400 single-family and multiple-family residential units on 1,242 acres) was approved on January 13, 2000. Subsequent approvals were obtained for Final Development Plans (Plats) for Units 1, 1A, 2, 2A, 3, 4, 5 and 6 totaling approximately 1500 residential lots. A Final Development Plan for Granville Unit 7 was also approved June 7, 2007. But, because of market conditions it was never recorded and currently remains undeveloped.

Granville Unit 2 included a Tract “Z” of approximately 5 acres zoned residential and intended for a church site. The tract was purchased by Calvary Chapel Frontier along with 9 adjoining residential lots to create a larger site. In February 2005 Calvary Chapel submitted a Reversionary Plat to combine Tracts “Z” and “N” and Lots 327 through 335, and the Planning and Zoning Commission approved this on March 14, 2005 and the Town Council approved it on April 14, 2005. Subsequently, however, Calvary Chapel chose not to develop the site. Since then, the Granville developer has determined to re-purchase the parcel and re-plat the 6 acres into 30 residential lots. A Preliminary Development Plan for Unit 8 was approved by the Planning and Zoning Commission on December 10, 2012. And, a Final Development Plan (FDP12-006) for Granville Unit 8 Phase 1 (9 lots) was approved by the Council by Resolution No. 1822 on January 10, 2013.

This Final Development Plan (FDP13-011) for Phase 2 (21 lots) has been reviewed by Staff and is consistent with the approved Preliminary Plan and prior development agreements. It should be noted that, because the past practice of bank loans for needed public improvements has not yet recovered from the economic downturn, the Granville developer proposes to fund the improvements with his own monies. As a result, he would prefer not to seek plat approval based on posting of financial assurances but, instead, proposes to build the improvements and have them inspected and accepted before the plat is actually recorded.

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

OPTIONS ANALYSIS: Council may approve Resolution No. 1848 approving this Final Development Plan as conditioned, table the item, direct Staff to make modifications to the Final Development Plan prior to approval, or decline to adopt Resolution No. 1848.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1848 adopting and approving a Final Development Plan/Plat (FDP13-011) for Granville Unit 8, **OR** Motion not to approve Resolution No. 1848. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1848.

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.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____