

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: November 7, 2013**

SUBJECT: Zoning Map Change (ZMC13-002) – Sungate Senior Community III

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott A.I.C.P., 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) FDP12-003, c) Ordinance No. 781 with Exhibits

SUMMARY/BACKGROUND: Consideration of a request by Fergis & Associates Inc. (Agent) for approval of a Zoning Map Change (ZMC13-002) to R2-PAD (Residential; Multiple Dwelling Units - Planned Area Development) on approximately fifteen and one half (15.5) acres, generally located four hundred (400) feet south of Long Look Drive, between Viewpoint Drive and Civic Drive. APNs 103-02-780F, 103-02-752E, 103-02-752T, 103-02-778J & 103-02-778H.

Subject Parcels 103-02-752E, 103-02-752T, 103-02-778J & 103-02-778H were previously rezoned to R2-PAD (Residential; Multiple Dwelling Units - Planned Area Development) (Exhibit “A”). Final Development Plans were approved for individual projects comprising Sungate Villa Senior Communities I and II and View Point Senior Communities Phase I and Phase II. View Point Senior Community Phase II is not yet built and since approval, the developer (WESCAP) wanted to increase the number of units from the original fifty-two (52) to fifty-eight (58) units, and create more one-bedroom units to meet market demands. To accomplish an increase in the number of units, staff suggested that Sungate Villa Senior Community Phases I and II along with View Point Senior Community Phases I and II be looked at as a unified development project subject to a new Final Development Plan under Article 13-19. All properties had common ownership and had in place cross easements for utilities and a Shared Parking Agreement. Final Development Plan (FDP12-003) for the Sungate Villa Senior Communities I and II, and the View Point Senior Communities I and II comprising approximately fourteen (14) acres was approved by Resolution No. 1815 on October 25, 2012 (Exhibit “B”).

Subject parcel 103-02-780F is presently vacant and zoned RS-PAD. WESCAP now wants to purchase the property to develop an additional sixty-six (66) senior apartments comprising Sungate Villa Senior Community Phase III (Ordinance Exhibit “B”) and rezone it along with all the other subject parcels to a consistent R2-PAD with one entitlement ordinance, and accompanied with a new comprehensive Preliminary Development Plan (Ordinance Exhibit “C”) that will reflect the Sungate Villa Senior Community and the View Point Senior Community as one integrated project. All of the subject housing projects are made possible by utilizing the Low Income Housing Tax Credit (LIHTC) Program as administered by the Arizona Department of Housing. All the projects are considered affordable/work-force housing developments and are consistent with Chapter 5-Housing of the Prescott Valley General Plan 2025.

The subject property is located within the Town Center Plan that is included as an Area Specific Plan within the *General Plan 2025*. The designation within the Town Center Plan is that of: Mixed-Use/Limited-Retail Districts. - Residential and employment uses are permitted in Mixed-Use/Limited-Retail Districts, along with a limited amount of convenience retail. Retail may not exceed more than

twenty-five percent (25%) of the site area within these Districts. The proposed use and proposed R2-PAD zoning is appropriate at this location and is in conformance with the General Plan 2025. A neighborhood meeting was held Wednesday, September 25, 2013 at 5:30 p.m. with all property owners within one thousand (1,000) feet having been invited by first class mail. It was reported that no one showed up for the meeting.

The Planning and Zoning Commission recommended approval of ZMC13-002 (with conditions) and approved Preliminary Development Plan, PDP13-002 (See Ordinance Exhibit "B") at its October 14, 2013 Meeting. The applicant conducted a Neighborhood Meeting on May 1, 2013 and noticed property owners within a one thousand (1,000) foot radius. It was reported that no one showed up for the meeting.

PDP13-002 will permit the development of sixty-six (66) senior apartments comprising Sungate Villa III Senior Community on APN 103-02-270F along with one hundred and sixty-eight (168) developed units on APNs 103-02-752E, 103-02-752T & 103-02-778J, and fifty-eight (58) approved units on APN 103-02-778H for a total of two hundred and eighty six (292) units on a total of approximately fifteen and one half (15.5) acres will reflect the Sungate Villa Senior Community and the View Point Senior Community as one integrated project.

If this rezoning is approved by the Town Council, a Final Development Plan (FDP) will be brought forward later for Town Council consideration.

[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 this Zoning Map Change, table the item and direct Staff to make modifications to the Zoning Map Change before approval, or decline approval.

ACTION OPTION: Motion to read Ordinance No. 781 by title only on two separate occasions, and then place the same on final passage, **OR** Motion not to read Ordinance No. 781. **VOTE.**

[If the motion is in favor of reading Ordinance No. 781 then the Mayor instructs the Town Clerk to read the Ordinance by title only for the first reading]

RECOMMENDATION: Staff recommends approving the first reading of Ordinance No. 781

FISCAL ANALYSIS: Development of this project will provide desired low income housing and direct one-time transaction privilege tax revenues to the Town through construction. It will also provide needed construction employment for citizens in the area.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____