

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: November 21, 2013**

SUBJECT: Final Development Plan (FDP13-013) – Sungate Villa & View Point Senior Communities

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) Resolution No. 1857 with Exhibits

SUMMARY/BACKGROUND: Consideration of a request by Fergis & Associates Inc. (Agent) for approval of a Final Development Plan (FDP13-003) for the Sungate Villa Senior Community and the View Point Senior Community comprising 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 the time 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, Sungate Villa Senior Community Phases I and II along with View Point Senior Community Phases I and II were viewed under Article 13-19 as a unified development project as 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.

Subject parcel 103-012-780F is presently vacant and was acquired by WESCAP to develop an additional sixty-six (66) senior apartments comprising Sungate Villa Senior Community Phase III. Parcel 103-02-780F was rezoned along with all the other subject parcels to a consistent R2-PAD with one entitlement ordinance, and accompanied with a Preliminary Development Plan for Sungate Villa Phase III, and a new comprehensive Preliminary Development Plan that reflects the Sungate Villa Senior Community and the View Point Senior Community as one integrated project. The Planning and Zoning Commission recommended approval of ZMC13-002 (with conditions) and approved Preliminary Development Plan, PDP13-002 at its October 14, 2013 Meeting. At its regular meetings held November 7, 2013 and November 21, 2013, the Town Council approved Ordinance No. 781 for ZMC13-002.

New FDP13-013 is consistent with the Preliminary Development and 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 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*.

OPTIONS ANALYSIS: The Town Council may approve this Final Development Plan (FDP 13-013), table the item and direct staff to make modifications to the Final Development Plan, or decline approval.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice-Mayor) to sign Resolution No. 1857 adopting Final Development Plan, FDP13-013, **OR** Motion not to approve Resolution No. 1857AND sign Agreement under Proposition 207. **VOTE.**

RECOMMENDATION: Staff recommends authorization to sign Resolution No. 1857 adopting Final Development Plan, FDP13-013.

FISCAL ANALYSIS: This development will provide direct, one-time transaction privilege tax revenues to the Town through construction.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____