

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION**

Date: December 5, 2013

SUBJECT: GPA13-001 – StoneRidge Tract U

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott AICP, 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) Land Use Map c) Resolution No. 1858

SUMMARY/BACKGROUND: Upon the application of Univest-Land Investments L.L.C., a request to the Town of Prescott Valley for a General Plan Amendment from Community Commercial to Low Density Residential on approximately one (1) acre comprising StoneRidge Unit 4, Tract U, located at the Southwest corner of Old Black Canyon Hwy and Cloud Cliff Pass - APN 103-05-613.

The original Preliminary Development Plan and zoning for StoneRidge was approved by Ordinance No. 472 on August 26, 1999. The original preliminary plan comprised a total of 3,053 residential units on various sized lots. In March of 2004, StoneRidge Prescott Valley, L.L.C., submitted an application (GPA04-001) for a minor general plan amendment in order to relocate various land use designations within the StoneRidge project boundary. Also in March of 2004, StoneRidge Prescott Valley, L.L.C., submitted an application (ZMC 04-003) for a rezoning in order to relocate various zoning district designations within the StoneRidge project boundary, together with an associated amended preliminary development plan (PDP04-002). The Planning and Zoning Commission considered the requests at its regular April 12, 2004 meeting, and recommended approval of GPA04-001, ZMC04-003 and PDP04-002. GPA04-001 was approved by adoption of Resolution No. 1274 at the May 13, 2004 Town Council meeting. The current Preliminary Plan and Land Uses are illustrated in Exhibit "A"

In 2004 StoneRidge Unit 4, Tract U was designated as Community Commercial and zoned C1-PAD (Commercial; Neighborhood Sales and Services-Planned Area Development). It is less than one (1) acre in size and is in a residential area about one (1) mile from the project core area, south of Old Black Canyon Hwy at the intersection with StoneRidge Drive. There has been no demand for commercial uses in the location and the current owners now wish to change the Land Use Designation back to Low Density Residential to accommodate a separate request (ZMC13-003) to rezone Tract U back to R1L-PAD (Residential: Single-Family Limited - Planned Area Development) and create three (3) additional single-family lots, consistent with the existing surrounding lots. This will be discussed and acted on separately following action on the General Plan Amendment.

A neighborhood meeting was held Thursday, October 24, 2013 at 5:00 p.m. with all property owners within one thousand (1,000) feet having been invited by first class mail. Staff will apprise the Planning Commission of comments received at the meeting as part of the public hearing presentation.

The proposed General Plan Amendment is consistent with the surrounding residential land uses and doesn't alter the intent or change the terms or conditions of approval of the StoneRidge subdivision.

At the November 4, 2013 meeting, the Planning Commission made a motion to approve General Plan Amendment (GPA13-001) and forward to the Town Council for approval.

OPTIONS ANALYSIS: The Council may approve this Minor General Plan Amendment, direct staff to address additional concerns prior to approval, or decline to approve this Minor General Plan Amendment.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1858 approving GPA13-001, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1858. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1695 approving Minor General Plan Amendment GPA13-001.

FISCAL ANALYSIS: The potential development of this property may eventually provide additional commercial development in and related transaction privilege/use tax revenue for the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____