

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: December 5, 2013**

**SUBJECT:** Zoning Map Change (ZMC13-002) – SunGate Senior Community Phase 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

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**ATTACHMENTS:** a) Location Map, b) FDP12-003, c) Ord No. 781 (with exhibits)

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**SUMMARY/BACKGROUND:** Consideration of a request by Fergis & Associates Inc. (Agent for WESCAP) to approve a Zoning Map Change (ZMC13-002) to R2-PAD (Residential; Multiple Dwelling Units - Planned Area Development) zoning 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). [Exhibit “A”]

On Mar 24, 2005, the Town Council approved Ord No. 618 (with conditions) rezoning a five (5) acre parcel for development of SunGate Villa Senior Community Phase I comprising sixty four (64) senior apartment units. The Final Development Plan was approved Feb 9, 2006 by Res No.1404. On Feb 22, 2007, the Council approved Ord No. 680 (with conditions) rezoning a four (4) acre parcel for development of SunGate Villa Senior Community Phase II comprising fifty-four (54) senior apartment units. The Final Development Plan was approved Sep 4, 2008 by Res No.1606. On Jun 25, 2009, the Council approved Ord No. 733 (with conditions) rezoning a 5-acre parcel for development of View Point Senior Community Phases I & II comprising one hundred and two (102) senior apartment units. The Final Development Plan was approved Oct 14, 2010 by Res No.1717. On Oct 25, 2012, the Council approved a new Final Development Plan by Res No. 1815 to modify View Point Senior Community Phase II to fifty eight (58) units and combine SunGate Villa Senior Community Phases I & II with View Point Senior Community Phases I & II into an integrated development project per Town Code Article 13-19 (with a total of two hundred and twenty-six (226) senior apartment units on approximately fourteen (14) acres). [Exhibit “B”] Said Res reiterated that the conditions in Ord No. 733 would apply.

Fergis & Associates is now proposing to again rezone the integrated development project after adding one and one-half (1.5) acres (APN 103-02-780F) to R2-PAD (Residential; Multiple Dwelling Units - Planned Area Development) zoning (ZMC13-002) based on a new Preliminary Development Plan (PDP13-002) which adds sixty-six (66) senior apartments as SunGate Villa Senior Community Phase III. All of this would be integrated into a new project per Article 13-19. [Ord No. 781, Exhibit “C”]

The Planning and Zoning Commission recommended approval of ZMC13-002 and approved PDP13-002 (see Ord No. 781, Exhibit “B”) at its Oct 14, 2013 Meeting. The applicant conducted a Neighborhood Meeting on Sep 25, 2013 and noticed property owners within a one thousand (1,000) foot radius. It was reported that no residents attended the meeting.

At its regular meeting on Nov 7, 2013, the Council held its public hearing and then voted to read Ord No. 781 on two separate occasions prior to passage and conducted the first reading). However, at its regular meeting on Nov 21, 2013 the Mayor pulled the Ordinance from the agenda because he had been informed

by staff that the Ordinance inadvertently did not include the same condition included in all prior rezoning ordinances related to the SunGate and View Point apartments (namely, remittance to the Town of a two percent (2%) surcharge on monthly rental collections).

It is now proposed that the Council hold another public hearing on revised Ord No. 781 which includes the said condition for the 2% surcharge. It is then proposed that Ord No. 781 (with conditions) be read on two separate occasions and placed on final passage at the Dec 19, 2013 regular meeting. If the rezoning is approved, a Final Development Plan (FDP13-013) for the new integrated project will be presented for consideration on Dec 19, 2013. [Res No.1857]

All of the subject housing projects have been made possible by utilizing the federal 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 which is, in turn, included as an Area Specific Plan in 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 such 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.

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

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**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.

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**ACTION OPTION:** Motion to read Ordinance No. 781 by title only on two separate occasions, 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]

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

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**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. Finally, it is expected that the 2% surcharge on rents will be available.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_