

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: December 19, 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, and b) Resolution No. 1857 (with exhibits)

SUMMARY/BACKGROUND: Consideration of a request by Fergis & Associates Inc. (Agent for WESCAP) to approve a Final Development Plan (FDP13-013) for 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). Said Res reiterated that the conditions in Ord No. 733 would apply.

Fergis & Associates subsequently proposed 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 added sixty-six (66) senior apartments as SunGate Villa Senior Community Phase III. All of this was to be integrated into a new project per Article 13-19. 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). At its regular meeting on Dec 5, 2013, the Council held another public hearing on a revised Ord No. 781 which included the said condition for the 2% surcharge. It then voted to

read Ord No. 781 on two separate occasions and then place the same on final passage. It has since been read for the second time and approved for final passage. Now, FDP13-013 is being proposed for adoption by Res No. 1857 to approve the new integrated project.

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.

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: 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 AND sign an agreement under Proposition 207, **OR** Motion not to approve Resolution No.1857. **VOTE.**

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

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.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____