

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: January 9, 2014**

SUBJECT: Final Development Plan (FDP13-012) – Granville Unit 7A

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, 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. 1861 (with attachments)

SUMMARY/BACKGROUND: The Granville Master Development Plan (along with rezoning for approximately 3,400 single-family and multiple-family residential units on 1,242 acres) was approved on January 13, 2000. Subsequent approvals were obtained for Final Development Plans (Plats) for Units 1, 1A, 2, 2A, 3, 4, 5 and 6 totaling approximately 1500 residential lots. A Final Development Plan for Granville Unit 7 comprising 344 lots was approved June 7, 2007, however, because of market conditions, it was never recorded and is undeveloped. A Preliminary Development Plan for Unit 8 comprising thirty (30) infill lots was approved by the Planning and Zoning Commission on December 10, 2012. Final Development Plan (FDP12-006) for Granville Unit 8 Phase 1 (9 lots) was approved by the Council by Resolution No. 1822 on January 10, 2013. Final Development Plan (FDP13-011) for Granville Unit 8 Phase 2 (21 lots) was approved August 8, 2013 by Resolution No. 1848.

The owner now wishes to develop a portion of the previous Unit 7, comprising one hundred sixteen (116) lots on approximately forty three (43) acres known as Granville Unit 7A (FDP13-012). FDP13-012 is consistent with approved Preliminary Development Plans and prior development agreements. It should be noted that, because the past practice of bank loans for needed public improvements has not yet recovered from the economic downturn, the Granville developer proposes to fund the improvements with his own monies. As a result, he would prefer not to seek plat approval based on posting of financial assurances however, instead, proposes to build the improvements and have them inspected and accepted before the plat is actually recorded.

[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 Resolution No. 1861 approving this Final Development Plan as conditioned, table the item, direct Staff to make modifications to the Final Development Plan prior to approval, or decline to adopt Resolution No. 1861.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1861 adopting and approving a Final Development Plan/Plat (FDP13-012) for Granville Unit 7A, **OR** Motion not to approve Resolution No. 1861. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1861.

FISCAL ANALYSIS: This project is subject to a development agreement with the Town. Further development will provide direct, one-time transaction privilege tax revenues to the Town through construction, along with considerable indirect economic benefits based on desirable new housing and population growth.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____