

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: March 27, 2014**

**SUBJECT:** Infrastructure and Service Plan for Annexation ANX13-003

**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

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**ATTACHMENTS:** a) Location Map, and b) Resolution No. 1873

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**SUMMARY BACKGROUND:** Having duly adopted Ordinance No. 791 annexing approximately 1,259 acres lying in Sections 4 and 9, T.14 N., R.1 W., G&SRB&M, Yavapai County, Arizona as ANX13-003 (in accordance with ARS §9-471), it is now proposed that the Town Council adopt the necessary Infrastructure and Service Plan. ARS §9-471(O) requires the Town to approve such a plan, policy or procedure which will provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development therein within 10 years after the date when the annexation becomes final.

Arizona Eco Development, LLC proposes to develop the 1,259-acres as a residential master-planned community known as Glassford Heights (generally located south of State Route 89A and west of the current Granville master-planned community). The subject property is located in Growth and Development Tier I of the Prescott Valley General Plan 2025 which is appropriate to accommodate growth and infrastructure expansion anticipated for the approximately 15-year planning horizon of the General Plan. Glassford Heights will be designed to conform to and support the applicable Land Use Map designations in the General Plan with low-density single-family residential housing, low- to medium-density single-family detached and attached residential housing, and high-density multi-family attached residential housing (as well as two (2) neighborhood shopping parcels near the future SR 89A/Great Western Highway interchange), resulting in a proposed maximum of 3,587 residential units.

It is proposed that the plan be approved by Resolution No. 1873 in accordance with ARS §9-471(O).

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**OPTIONS ANALYSIS:** The Town Council may approve Resolution No. 1873 to approve the plan to provide the annexed territory with appropriate levels of infrastructure and services, table the item and direct staff to make modifications, OR decline approval.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1873 adopting the infrastructure and service plan, **OR** Motion not to approve Resolution No. 1873.  
**VOTE.**

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**RECOMMENDATION:** Staff recommends authorizing signature of Resolution No. 1873 to comply with ARS §9-471(O).

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**FISCAL ANALYSIS:** It is expected that there will be one-time transaction privilege tax revenues through construction on property subdivided within the annexation area, in accordance with the Town Code.

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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 \_\_\_\_\_