

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: April 10, 2014**

SUBJECT: Final Development Plan (FDP14-001) – Windsong Medical Park

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Carmen Ogden, Planner, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Resolution No. 1874 w/ attachment, and b) Location Map

SUMMARY BACKGROUND: A request by Windsong Medical Park LLC, for a Final Development Plan and Condominium Plat to create eight (8) condominium units and a common area within an existing Medical Building complex, comprising 17,750 exterior square feet on an approximately two (2) acre parcel located at 3200 N. Windsong Drive (approximately 400' north of Florentine Road adjacent to Yavapai Regional Medical Center (YRMC) Del Webb Outpatient clinic).

The subject area was developed in several phases from 1994 to 2001. In 2002 the 2 acre site was rezoned from RS (Residential and Services) to RS PAD (Residential and Services - Planned Area Development) to allow for variations in site development layout as provided for in Article 13-19 (Planned Area Development). Subsequently a Final Development Plan was approved by Resolution No.1373 on August 11, 2005 for Windsong Medical Park that included development of a new 2 story, 12,740 square foot medical office building in conjunction with the existing six (6) buildings which are also used for medical offices. More recently on March 10, 2014, the Planning and Zoning Commission approved a Preliminary Development Plan (PDP13-005) for creation of 8 condominium units for the medical park, now comprising 17,750 exterior square feet. In the related Condominium Plat, the owners wanted to add an additional 416 square feet of office area. Per Town Code §13-19-080(1)(b) this required an amendment to the earlier PAD and inclusion in the Condominium Plat.

The property has previously been development in conformance with the approved Final Development Plan and meets all Building Code standards and Zoning standards of the RS-PAD District. The project utilizes existing Town sewer and is provided Town water through the water service area allocated by the Arizona Department of Water Resources. Enforcement and regulation of the common areas is accomplished through a master declaration recorded in conjunction with the approved Plat.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice-Mayor) to sign Resolution No. 1874 adopting a Final Development Plan and Condominium Plat FDP14-001 for Windsong Medical Park, **OR** Motion not to approve Resolution No. 1874. **VOTE.**

RECOMMENDATION: Staff recommends authorization to sign Resolution No. 1874 adopting the Final Development Plan and Condominium Plat FP14-002.

FISCAL ANALYSIS: The property is developed and providing medical Services. It is not anticipated that the Town will receive any additional transaction privilege tax revenue from this change.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____