

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: May 22, 2014**

SUBJECT: Zoning Map Change (ZMC13-005) – Glassford Heights

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: 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) Ordinance No. 792 w/ Exhibits

SUMMARY BACKGROUND: A public hearing to take comments on a request by Arizona Eco Development, LLC, for a Zoning Map Change (ZMC13-005) on 1,245 acres, located in Sections 4 & 9, T.14 N., R.1 W., G&SRB&M, Yavapai County, Arizona from RCU-70 (Residential; Conditional Use, 70,000 Square Foot Minimum), to R1L-PAD (Residential; Single Family Limited - Planned Area Development), R1M-PAD (Residential; Single-Family Mixed - Planned Area Development), R2 (Residential; Multiple Dwelling Units - Planned Area Development) and RS-PAD (Residential and Services - Planned Area Development) and PL-PAD (Public Lands – Planned Area Development).

The subject property is located south of State Route 89A and west of the current Granville Development and was annexed into the Town on March 27, 2014 by Ordinance No. 791. In accordance with ARS §9-471(O), the Town Council also approved Resolution No. 1873 adopting a plan to provide Glassford Heights with appropriate levels of infrastructure and services within 10 years after the date of annexation. The proposed project resides within the Tier 1 Growth Area designation of General Plan 2025. The General Plan recommends that the property be developed with medium density single-family residential, estate lot and mixed use development.

A Development Master Plan has been submitted, congruent with the Town’s General Plan designations for the property. At a public hearing on April 7, 2014, the Planning and Zoning Commission recommended approval of the Plan for 3,587 residential units and also recommended approval of the related Zoning Map Change. Development Master Plans are part of the pre-subdivision process. [Town Code §§14-01-020(A)(9) and 14-020-020(D)] The Town Code suggests that such “master plans” be developed for tracts of land that will comprise an entire neighborhood, will be developed in phases, and are complicated by unusual topography, land ownership, utility and land use issues. They should include a) general street patterns (with particular attention paid to collector streets and future circulation throughout the project), b) general location of school sites, parks, or other public places (such as open space), c) location of land uses(s) and densities throughout the project, and d) proposed methods of sewage disposal, water supply and storm drainage. Each of the prior master-planned communities in Prescott Valley has had a Development Master Plan (often included as part of development agreements). These then become the basis for the Preliminary and Final Development Plans per Town Code §13-19-060. Although there may be certain agreements required in relation to public improvements for Glassford Heights, it isn’t expected that a full-scale development agreement will be involved. Therefore, the Development Master Plan is being proposed for separate approval along with the proposed re-zoning.

In conjunction with the Development Master Plan, the applicant has provided a preliminary engineering analysis and summaries of supporting studies related to traffic impact and storm water runoff. A revised

project narrative has been prepared in order to address written comments following staff review. Staff agrees that the studies meet the Town Code requirements for this stage in development review. Based on past experience, refinements to the Development Master Plan and supporting engineering, or technical reports are likely to be ongoing and will be finalized in the Preliminary and Final Development Plan process.

The Planned Area Development overlay district was designed for these types of large projects. It enables specific site plan review for each phase of development. Staff is pleased with the progress that has been made with this development and looks forward to the evolution of its plans regarding open space, trails, and infrastructure improvements as build-out occurs. The Development Master Plan will continually be referred to in that process.

[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 this Zoning Map Change, table the item and direct staff to make modifications to the Zoning Map Change before approval, OR decline approval.

ACTION OPTION: [The Mayor asks the Town Clerk to read Ordinance No. 792 once by title only for the second reading, then asks “Shall the Ordinance Pass?”] **VOTE.**

RECOMMENDATION: Staff recommends approving the second reading of Ordinance No. 792.

FISCAL ANALYSIS: Development of this project will provide desired 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.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____