

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: June 12, 2014**

**SUBJECT:** Final Development Plan (FDP14-002) – Villas at StoneRidge

**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

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**ATTACHMENTS:** a) Location b) Resolution No. 1879 with attachments c) Subdivision Agreement

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**SUMMARY BACKGROUND:** This is a request by Univest-Land Investments, L.L.C., for a Final Development Plan (FDP14-002) for the Villas at StoneRidge comprising forty-seven (47) lots on approximately nine (9) acres located north of Old Black Canyon Hwy, six hundred (600) feet east of StoneRidge Drive. APN 103-61-008. The original Preliminary Development Plan and zoning for StoneRidge was approved by Ordinance No. 472 on August 26, 1999 and comprised a total of 3,053 residential units on various sized lots. Subject Parcel 103-61-008 was zoned R1M-PAD and approved for eighty (80) dwelling units. In March of 2004, StoneRidge Prescott Valley, L.L.C. submitted applications for a minor General Plan Amendment and Zoning Map Change, with a revised Preliminary Development Plan, in order to relocate various land use designations and lot configurations within the StoneRidge project boundary. GPA04-001 was approved by adoption of Resolution No. 1274 at the May 13, 2004 Town Council Meeting. ZMC04-003 was approved by Ordinance No. 593 at the May 27, 2004 Town Council Meeting. The actual number of residential unit was reduced by 221 units (3053 to 2832) but the subject parcel retained the designation for eighty (80) dwelling units. The R1M-PAD zoning was originally anticipated for Timeshare Units, however market demands are for detached single-family homes. The R1M-PAD allows all uses permitted in the R1L District, which includes these lots for detached single-family homes.

A Preliminary Development Plan for the Villas at StoneRidge comprising forty-seven (47) lots on approximately nine (9) acres was approved by the Planning and Zoning Commission at the January 13, 2014 Meeting. The change in housing type would reduce the total number of residential units. Staff suggests that it is the Town's interest that the StoneRidge development utilizes the entire pre-declaration water adequacy determined by ADWR for the original total 3,053 units. Along with approval of the Preliminary Development Plan, the StoneRidge Land Use Table was amended to indicate that future development phases would add back in additional units to reflect that total. Because the developers wish to have this be a gated community, and the streets provide no regional connectivity, the streets will be private. Easements will be established for any public infrastructure and utilities within the private streets in the project. Streets will be maintained through a sub-association that will be formed specific to this parcel. The Final Development Plan for the Villas at StoneRidge has been reviewed by Staff and is consistent with the Preliminary Development Plan and the development agreement. The engineering plans have been reviewed by the Town Engineer and the Engineering Division, and have been found to meet Town standards and conform to the conditions of approval and other requirements of the development agreement. A Subdivision Agreement has also been prepared for this application which defines the development criteria and financial assurance requirements.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

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**OPTIONS ANALYSIS:** Council may approve this Final Development Plan and direct Staff to record the same after necessary assurances has been supplied and fees paid, table the item and direct Staff to make modifications to the Final Development Plan and/or the Subdivision Agreement before approval, 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. 1879 adopting and approving a Final Development Plan (Plat) for Villas at StoneRidge **OR** Motion not to approve Resolution No. 1879. **VOTE.**

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**RECOMMENDATION:** Staff recommends authorizing signature of Resolution No. 1879.

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**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.

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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 \_\_\_\_\_