

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

**SUBJECT:** Final Development Plan (FDP14-003) – “Granville Unit 7A1, 7B1 & 7C1”

**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 Map b) Resolution No. 1880 with attachments c) Subdivision Agreement

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**SUMMARY/BACKGROUND:** This is a request by Granville Development Company Inc. for a Final Development Plan (FDP14-003) for Granville Unit 7A1, 7B1 & 7C1 comprising seventy one (71) lots on approximately nineteen (19) acres generally located on the west side of Granville Fairway, south of Santa Fe Loop Road. 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, 6, 7 & 8 totaling 1,534 residential lots. The Final Development Plan for Granville Unit 7 comprising 344 lots was approved June 7, 2007; however, because of market conditions it was never recorded. In 2013 the owner planned to develop a portion of the previous Unit 7, comprising one hundred and sixteen (116) lots known as Granville Unit 7A (FDP13-012) which was approved by Resolution No. 1861 on January 9, 2014. That Final Development Plan (Plat) also has not been recorded and the owner has chosen yet another development phasing plan for seventy one (71) lots that are part of the Unit 7 Preliminary Development Plan and is known as Granville Unit 7A1, 7B1 & 7C1 (FDP14-003). The Land Use Designation adopted by the *General Plan 2025* is that of Low Density Residential and the zoning is R1L-10 PAD.

The engineering plans for Unit 7A1, 7B1 & 7C1 have been reviewed by the Town Engineer and the Engineering Division, and have been found to meet Town standards and to conform to the conditions of approval and other requirements of the development agreement. A Subdivision Agreement has 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 have been supplied and fees paid, table the item, direct Staff to make modifications to the Final Development Plan and/or the Subdivision Agreement prior to 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. 1880 adopting and approving a Final Development Plan/Plat (FDP14-003) for Granville Unit 7A1, 7B1 & 7C1, **OR** Motion not to approve Resolution No. 1880. **VOTE.**

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**RECOMMENDATION:** Staff recommends authorizing signature of Resolution No. 1880.

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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 \_\_\_\_\_