

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: July 24, 2014**

SUBJECT: Consideration of Final Development Plan (FDP 14-004) – Crossroads Parcel C, Shops 2&7

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. 1882 (with attachments), b) Site Location Plan, and c) Proposition 207 Waiver

SUMMARY/BACKGROUND: This is a request by Rob Schramm of Kitchell Development (on behalf of YK Commercial Realty LLC) to approve a Final Development Plan (FDP 14-004) for a portion of Parcel C of the Crossroads commercial development, located south of State Route 69. The Plan provides for development of approximately 15,561 square feet of new commercial space (including related parking areas) on approximately 2 acres shown as Shops 2 and 7. The Plan further provides an exception for Shops 2 and 7 to the Crossroads Comprehensive Sign Package as previously adopted by Resolution No. 1575 (April 10, 2008) by providing additional tenant wall signage for improved visibility at these particular locations.

On August 11, 2005, the Town Council approved a second amendment to the Crossroads development agreement (Res 1375) to encourage commercial development of an approximately 72 acre area north of SR 69 (Parcels A and B) and an approximately 51 acre area south of SR 69 (Parcel C), in accordance with a site map adopted therein. Staff subsequently approved building permits for construction of Home Depot and a nearby spec building on Pad D (Parcel A), and construction of Sam’s Club and Cracker Barrel (Parcel C). Then, on November 29, 2007, the Council approved a zoning map change (Ord 702) to add the PAD overlay district to existing C2 (Commercial; General Sales and Services), PM (Performance Manufacturing) and M1 (Industrial; General Limited) zoning districts in Parcels A and C. Therefore, on April 9, 2009 the Council approved FDP 09-002 for development of the remaining 14 acres of Parcel A (including Hobby Lobby, Dollar Tree, and spec buildings on Pad B) (Res 1639). On July 9, 2009, the Council approved FDP 09-003 for development of the Chase Bank building in Parcel C (Res 1656). On December 8, 2011, the Council approved FDP 11-005 for development of a Carl’s Jr. operation in Parcel C (Res 1773). On April 11, 2013, the Council approved FDP 13-005 for development of a Dick’s Sporting Goods facility in Parcel C (Res 1830). And on June 27, 2013, Council approved Resolution No. 1841, for development of 165,758 square feet of commercial space on Parcel C, known as Majors 2,3,4,5,6,7,8,and Shop B (FDP 13-008). This FDP 14-004 essentially finalizes development of Parcel C south of SR 69.

FDP 14-004 (a) is in compliance with the Prescott Valley General Plan 2025 and all applicable Town Codes. It also meets (or will meet) the requirements for commercial PAD’s under the Town Code [particularly the requirements under Town Code §§13-19-060(K) (L) and (M), 14-020-050(F), and 14-04-080].

OPTIONS ANALYSIS: Town Council may approve this Final Development Plan (FDP 14-004), table the item and direct staff to make modifications to the Final Development Plan prior to approval, or decline approval.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1882 approving FDP14-004, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1882. **VOTE.**

RECOMMENDATION: Approving the Final Development Plan (FDP) for the proposed shops at the Crossroads site will assist the developer in landing additional tenants. The project is well-located based on existing zoning and land use designation. Therefore, staff recommends authorizing signature of Resolution No. 1882 approving FDP 14-004.

FISCAL ANALYSIS: This project will provide employment opportunities as well as an ongoing TPT revenue stream for construction and retail sales.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____