

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: August 28, 2014**

SUBJECT: General Plan Amendment (GPA14-002) – Granville Units 7F & 7G

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, Planner, AICP, for Richard T. Parker, Community Development Director

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

ATTACHMENTS: Refer to Attachments with Public Hearing item.

SUMMARY/BACKGROUND: A request by Universal Homes for a Minor Amendment to the *Prescott Valley General Plan 2025* to change the designation from Community Commercial to Low Density Residential on approximately five and one-half (5.5) acres located on the west and east side of Granville Fairway, south of Santa Fe Loop Road. The Master Plan and Zoning for the Granville Development comprising 3,400 residential units on 1,200 acres was approved in January of 2000. The Master Plan laid out the intended land uses and was incorporated into the *General Plan 2020* and subsequently included in the *General Plan 2025*. The approved master plan indicated 820 acres allocated for single-family residential units, 28 acres for multi-family units and 24 acres for commercial development, including this subject 5.5 acres. There have been approvals of Final Development Plans for Units 1 through 8 including the first phase of Unit 7 totaling 1,605 single-family residential lots, and development of 218 multi-family units within Granville. Granville has determined that the future demand of these two parcels for commercial use is limited and has therefore decided to subdivide these two parcels into 14 single-family residential lots being more consistent with surrounding properties. The Granville Development retains the entire pre-declaration water allocation approved by ADWR for the original total 3,400 residential units. Because of the current density of development it is not anticipated that the Granville Development will obtain a build out of the total approved units. Staff suggests that it is the Town's interest that Granville utilizes the most of their pre-declaration water. Adding an additional 14 residential lots will add to ground water credits that accrue to the Town and are the basis for future growth of the community utilizing reclaimed water. A General Plan Amendment and Zoning Map Change are necessary to approve a Preliminary Development Plan to create 14 more lots as Granville Unit 7F & 7G. A Neighborhood Meeting was held July 15, 2014 with all property owners within Granville having been invited by first class mail. It was reported that 40 people were in attendance, representing 31 Granville households. No opposition to the stated changes in land use and zoning and development of 14 residential lots was expressed. The proposed General Plan Amendment is consistent with the surrounding residential land uses and doesn't alter the intent or change the terms or conditions of approval of the Granville Development. The Planning and Zoning Commission held a public hearing on this item during its regular meeting on August 11, 2014, and voted to forward a recommendation of approval to the Town Council for GPA14-002.

OPTIONS ANALYSIS: Council may approve this Minor General Plan Amendment, direct Staff to modify the request, or decline to approve this General Plan Amendment.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1886 adopting a Minor Amendment to the *Prescott Valley General Plan 2025* (GPA14-002), **OR** Motion not to approve Resolution No. 1886. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1886 approving Minor General Plan Amendment GPA14-002.

FISCAL ANALYSIS: Development of this project will provide direct one-time transaction privilege tax revenues to the Town through construction and will provide a housing product intended to meet the Town's affordable housing efforts.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____