

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

SUBJECT: Zoning Map Change (ZMC14-002) – 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 Zoning Map Change from C1-PAD (Commercial; Neighborhood Sales and Services - Planned Area Development) to R1L-PAD (Residential; Single-Family Limited - Planned Area Development) on apx.5.5 acres located on the west and east side of future 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 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 ZMC14-002. The Council previously approved a General Plan Amendment (GPA14-002) to change the designation from Community Commercial to Low Density Residential on the subject five and one-half (5.5) acres which will be effective at the time of the second reading of this ordinance.

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: Motion to read Ordinance No. 796 by title only on two separate occasions, then place the same on final passage, **OR** Motion not to read Ordinance No. 796. **VOTE.**

[If the motion is in favor of reading Ordinance No. 796 then the Mayor instructs the Town Clerk to read the Ordinance by title only for the first reading]

RECOMMENDATION: Staff recommends approving the first reading of Ordinance No. 796.

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