

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

SUBJECT: Final Development Plan (FDP14-007) – “Granville Unit 7A1, 7B1 & 7C1 Model Complex”

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) Res. No. 1884, b) site location map, and c) model complex plan

SUMMARY/BACKGROUND: The Town Council is being asked to consider approval of a Final Development Plan (FDP14-007) for the siting of a model home complex comprised of three (3) model homes and associated off-street parking on four (4) lots in Units 7 A1, B1 & C1 of the Granville master planned community.

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. Ultimately, that Final Development Plan (Plat) was also not recorded. On June 12, 2014 the Council approved Final Development Plan (Plat) FDP14-003 for seventy-one (71) lots originally part of the Unit 7 Preliminary Development Plan and now known as Granville Unit 7A1, 7B1 & 7C1 (Resolution No. 1880).

It is now proposed that a Model Home Complex be permitted in this area by Final Development Plan in accordance with Town Code §13-06-020(A)(10). Final Development Plan (FDP14-007) sets forth the site plans for the model home complex and required off-street parking. Staff has reviewed the plans as submitted and finds them to meet the standards set forth in Town Code and in compliance with existing zoning and land use designations. It, therefore, supports the approval and adoption of FDP14-007.

OPTIONS ANALYSIS: Town Council may approve this Final Development Plan, 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. 1884 approving FDP14-007, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1884. **VOTE.**

RECOMMENDATION: Staff recommends approval of FDP14-007.

FISCAL ANALYSIS: Subsequent sales of new homes in the area would provide additional TPT revenues for the Town through construction, along with considerable indirect economic benefits based on desirable new housing and population growth.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____