

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: December 18, 2014**

SUBJECT: Reversionary Plat (RP14-002) StoneRidge Unit 3

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

ATTACHMENTS: a) Location Map; b) Reversionary Plat

SUMMARY/BACKGROUND: Council is being asked to consider a request by McGrady Living Trust to combine Lots 163 and 164 of StoneRidge Unit 3, located at 6480 E. Slow Cattle Dr. The original Preliminary Development Plan and zoning for StoneRidge was approved by Ordinance No. 472 on August 26, 1999. The original preliminary plan comprised a total of 3,053 residential units: 400 multi-family units, 744 attached single-family units and 1,909 detached single-family units on various sized lots. To date there have been Final Development Plans (Plats) approved for approximately 1,279 lots for production housing and custom homes. StoneRidge Unit 3 was approved February 23, 2005 comprising 123 lots for custom home sites. Due to the topographical features and slopes of Lots 163 and 164, the owner of both lots wants to combine them into one larger lot to create a more desirable building site. The combining of Lots 163 and 164 will result in one new larger Lot 164A which is in conformance with the zoning standards of the R1L-PAD District. At the Planning and Zoning Commission meeting on December 8, 2014, the Commission voted unanimously to recommend approval of Reversionary Plat RP14-001 and forward it to the Town Council for action.

OPTIONS ANALYSIS: The Town Council may approve the Reversionary Plat, direct staff to address additional concerns prior to approval, or decline to approve the Reversionary Plat.

ACTION OPTION: Motion to approve Reversionary Plat RP14-002. **VOTE.**

RECOMMENDATION: Staff recommends approval of Reversionary Plat RP14-002.

FISCAL ANALYSIS: Development of this new lot will provide one-time transaction privilege tax revenues to the Town through construction.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____