

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: January 8, 2015**

SUBJECT: Final Development Plan (FDP14-011) – Rimrock Garden Homes

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott A.I.C.P., 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) Plan c) Elevation d) Resolution No. 1900 (with exhibits)
e) Subdivision Agreement

SUMMARY/BACKGROUND: Upon the application of Pronghorn Ranch Unit IX, LLC, a request for a Final Development Plan (FDP14-011) for thirty-three (33) single-family lots for the Rimrock Garden Home Community on an approximately five (5) acre parcel being the subdivision of Tract 44 of Pronghorn Ranch Unit IX and platted as Pronghorn Ranch Unit IX Tract 44. The property is zoned RS-PAD and is located at the southeast intersection of Antelope Meadows Drive and Park View Drive.

In May of 2000, the Planning and Zoning Commission recommended approval of the rezoning of approximately 640 acres for the Pronghorn Ranch development and approved a Preliminary Development Plan (PDP) for 1,440 residential units. Of the total 1,440 units, approximately seventeen (17) acres was zoned RS-PAD (Residential and Services-Planned Area Development) to accommodate 130 multiple family units [Exhibit “A” (Parcels A, B &C)]. Up to this time, there have been Final Development Plans approved for fifteen (15) Units comprising a total of 990 lots. There have been no multiple family units yet developed. Pronghorn Ranch Unit IX was approved January 22, 2004 and comprised forty-eight (48) lots on fifty-one (51) acres plus some commercial tracts, two (2) tracts for multiple- family units (Parcels A & B), and a site for a fire station. Parcels “A” and “B” were originally intended for apartments. The Owner now wishes to subdivide Parcel “A” (Tract 44) into 33 lots for individual ownership as duplex Garden Homes. The property is zoned RS-PAD which allows all uses permitted in the R1L District (including single-family units).

Tract 44 is proposed for Phase I of the Unit 9 Patio Home Community. Parcel “B” (along with approximately two (2) acres zoned C2 and PL on the west side of Antelope Meadows Drive) is intended for Phase II (after a future re-zoning). Discussions are currently underway with the Central Yavapai Fire District (CYFD) to relocate the parcel intended for a fire station and the owners hope to also rezone that parcel in the future). Both Phases of the Garden Homes will comprise 60-70 units. Parcel “C” would continue to be approved for ninety-nine (99) multiple-family units, but this change will not increase the originally approved pre-declaration 1,440 total units.

Preliminary Development Plan (PDP14-008) was approved by the Planning and Zoning Commission at the April 7, 2014 meeting. This Final Development Plan (FDP14-011) has been reviewed and approved by Public Works, Central Yavapai Fire District (CYFD) and Community Development Department staff. The streets will be private (and don’t have to meet the Town’s street standards but do meet CYFD standards). The developer will be required to construct certain off-site improvements (including connectivity to the existing Multi-use Paths). The yard and setback configurations meet the applicable

Town Codes. Because Tract 44 was already planned for multiple family units, development of most of the surrounding infrastructure was developed with Unit IX and is in place. New public improvements will mainly consist of the water and sewer lines that will be in an easement within the private streets. A Subdivision Agreement is included as part of the FDP approval to provide for financial assurances per Subsection 14-04-080(B) of the Town Code.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

OPTIONS ANALYSIS: Council may approve Resolution No. 1900 approving this Final Development Plan as conditioned, table the item, direct Staff to make modifications to the Plan prior to approval, or decline to adopt Resolution No. 1900.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1900 adopting and approving a Final Development Plan/Plat (FDP14-011) for Pronghorn Ranch Unit IX Tract 44 (Rimrock), **OR** Motion not to approve Resolution No. 1900. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1900.

FISCAL ANALYSIS: This project is subject to a development agreement with the Town. Further development will provide direct, one-time transaction privilege tax revenues to 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 _____