

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

**SUBJECT:** Final Development Plan (FDP14-012) – StoneRidge Tract U

**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

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**ATTACHMENTS:** a) Location Map, b) Resolution No. 1901 (with exhibits)

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**SUMMARY/BACKGROUND:** Upon the application of Univest-Land Investments L.L.C., a request for a Final Development Plan (FDP14-012) for the re-platting of StoneRidge Unit 4, Tract U into three (3) lots (928, 929 & 930) located at the Southwest corner of Old Black Canyon Hwy and Cloud Cliff Pass.

The original Preliminary Development Plan and zoning for StoneRidge was approved by Ordinance No. 472 on August 26, 1999. The original preliminary plan included a total of 3,053 residential units on various sized lots. In March of 2004, StoneRidge Prescott Valley, L.L.C., submitted an application (GPA04-001) for a minor General Plan Amendment in order to relocate various land use designations within the StoneRidge project boundary. Also, in March of 2004 StoneRidge Prescott Valley, L.L.C. submitted an application (ZMC04-003) for a re-zoning in order to relocate various zoning district designations within the StoneRidge project boundary, together with an associated amended Preliminary Development Plan (PDP04-002). The Planning and Zoning Commission considered the requests at its regular April 12, 2004 meeting, and recommended approval of GPA04-001, ZMC04-003 and PDP04-002. GPA04-001 was approved by adoption of Resolution No. 1274 at the May 13, 2004 Town Council meeting.

In 2004, StoneRidge Unit 4, Tract U was designated as Community Commercial and zoned C1-PAD (Commercial; Neighborhood Sales and Services-Planned Area Development). It is less than one (1) acre in size and is in a residential area about one (1) mile from the project core area, south of Old Black Canyon Hwy at the intersection with StoneRidge Drive. There was, however, no demand for commercial uses in the location and the then-current owners requested to change the zoning on Tract U to R1L-PAD (Residential: Single-Family Limited - Planned Area Development) and create three (3) additional single-family lots (consistent with the existing surrounding lots). There was a separate request (GPA13-001) to change the Land Use Designation on subject Tract U from Community Commercial back to Low Density Residential to accommodate this re-zoning request. At the November 4, 2013 meeting, the P&Z Commission made a motion to approve the General Plan Amendment (GPA13-001), Zoning Map Change (ZMC13-003) and a Preliminary Development Plan (PDP13-003) for Tract U and to forward the same to the Town Council for approval. At the December 5, 2013 Town Council meeting, GPA13-001 was approved by Resolution No 1858. At the January 9, 2014 Town Council meeting, ZMC13-003 was approved by Ordinance No 783.

In November of 2014, Univest-Land Investments, L.L.C., submitted an application for a Final Development Plan (FDP14-012) for re-platting StoneRidge Unit 4, Tract U into three (3) lots (928, 929 & 930). Because Tract U was originally planned for commercial development, most of the surrounding

infrastructure was developed with Unit 4 and is in place. There are only some minor changes to sewer lines needed to accommodate the three (3) new lots and it is proposed that these minor improvements be completed before recording the FDP (so that a Subdivision Agreement for financial assurances would not be necessary). This Final Development Plan (FDP14-012) for re-platting of StoneRidge Unit 4, Tract U into three (3) lots (928, 929 & 930) has been reviewed by Staff and is consistent with the approved Preliminary Plan and prior development agreements.

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

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**OPTIONS ANALYSIS:** Council may approve Resolution No. 1901 approving this Final Development Plan as conditioned, table the item, direct Staff to make modifications to the Final Development Plan prior to approval, or decline to adopt Resolution No. 1901.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1901 adopting and approving a Final Development Plan/Plat (FDP14-012) for StoneRidge Tract U, **OR** Motion not to approve Resolution No. 1901. **VOTE.**

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**RECOMMENDATION:** Staff recommends authorizing signature of Resolution No. 1901.

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**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.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved  Denied  Tabled/Deferred  Assigned to \_\_\_\_\_