

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: February 26, 2015**

SUBJECT: Little Dealer Little Prices Final Development Plan – (FDP15-001)

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) Resolution No. 1907 B) Final Development Plan C) Location Map

SUMMARY/BACKGROUND: Upon the application of Prescott Valley Investment Group, a request for approval for an approximately 19,866 square foot building along with associated parking and accessory uses on approximately eleven acres of APN's 103-05-009X & 103-05-000Y in the Eastridge Communities Facilities District. The parcels are located south of State Route 69, east of Truwood Drive, and north of Eastridge Drive.

The subject parcels lie in Section 24, T14N, R1W. The current zoning classification of C3-PAD (Commercial; Minor Industrial, Planned Area Development) was approved through the adoption of Ordinance 480, and subsequently reaffirmed upon the approval of Resolution 1153, which set forth a development agreement between The Town of Prescott Valley, Eastridge Investments, and Prescott Valley Joint Venture. On January 22, 2015, upon adoption of resolution 1902, the Town Council approved a development agreement between the Town and Prescott Valley Investment Group, LLC to develop the said property as a Regional RV Sales Center. The current zoning classification and underlying Land Use designation of Commercial, Minor Industrial are appropriate for this use.

This building will house a retail establishment known as Little Dealer Little Prices. The project will develop in two phases. Installation of a temporary sales office to be used for the selling of recreational vehicles while the main building is under construction will constitute Phase 1. Construction and completion of the permanent dealership will constitute Phase 2. The temporary sales office will be removed when the permanent dealership is completed.

The proposed plan provides adequate on-site parking and circulation, and will substantially comply with the submitted plan.

OPTIONS ANALYSIS: Town Council may adopt Resolution No. 1907 approving FDP15-001 or Town Council may not adopt the Resolution.

ACTION OPTION: Motion to authorize the Mayor (or in his absence, the Vice Mayor) to sign Resolution No. 1907 approving FDP15-001, and sign the Proposition 207 waiver, **OR** Motion not to approve Resolution No. 1907 and decline to sign the Proposition 207 waiver.

RECOMMENDATION: The proposed FDP is in substantial conformance with the current C3 -PAD zoning requirements, and the use complies with the Commercial, Minor Industrial Land Use designation

in the General Plan 2025. All stipulations in the Development Agreement either have been met or will be met at the time a Certificate of Occupancy would be issued. Staff recommends approval of FDP15-001

FISCAL ANALYSIS: This is a retail use that will generate a Transaction Privilege Tax stream, and provide employment opportunities for the residents of the community.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____