

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
March 26, 2015**

SUBJECT: Final Development Plan (FDP15-002) Quailwood Meadows Model Complex – Dorn Homes

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. 1911 and b) location map c) Site Plan

SUMMARY/BACKGROUND: The Town Council is being asked to consider approval of a Final Development Plan (FDP15-002) for the siting and construction of two (2) model homes and associated adjacent off-street parking on four (4) lots in Unit 4 of the Quailwood Meadows master planned community.

The subject parcel was annexed into the Town of Prescott Valley as a portion of a larger land area by adoption of Ordinance No. 562 on June 12, 2003, and included in the Quailwood Meadows Master Development Plan. It was designated for residential uses upon the adoption of said Plan by Town Council on April 10, 2003 through Resolution No. 1169 (as part of the recorded Development Agreement).

Dorn Homes, the successor-in-interest to the original developer (Empire) is now requesting that a Model Home Complex be permitted in this area by Final Development Plan in accordance with Town Code §13-06-020(A)(10). Said complex involves two (2) model homes on lots 501 and 502 plus associated adjacent off-street parking on lots 503 and 504. The model homes offer a new series of residential products for the Quailwood Meadows development.

Staff has reviewed the plans as submitted and finds them in compliance with existing zoning and land use designations, and therefore supports the approval and adoption of FDP15-002.

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. 1911 approving FDP15-002, AND to sign any agreement under Proposition 207, **OR** motion not to approve Resolution No. 1911. **VOTE.**

RECOMMENDATION: Staff recommends approval of FDP15-002.

FISCAL ANALYSIS: Construction of the proposed project will provide an initial TPT for materials. Subsequent sales of new homes would provide additional TPT revenues for the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____