

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: May28, 2015**

SUBJECT: Reversionary Plat (RP15-002) MPM Investments

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 MPM Investments, LLC to replat Parcels 1 & 2 of the Fairway Patio Homes subdivision into revised Lots 1-R and 2-R, and to remove the southern 50-feet of original Parcel 1 from the subdivision to be utilized for a commercial use in conjunction with the Prescott Golf and Country Club Pro Shop (Exhibit "A"). The Fairway Patio Homes subdivision was recorded in 1983, being a replat from smaller single-family lots contained in Prescott Country Club Unit 7 (Exhibit "B") for the purpose of developing higher density multi-family units. Prescott Country Club was initially developed in 1972 in unincorporated Yavapai County. Unit 6 of the Prescott Country Club was subsequently annexed into Prescott Valley on Sep 15, 1994. [Ord No. 332]. On Feb 13, 2014, the Town annexed approximately one hundred thirty-five (135) acres that included portions of the Prescott Country Club Golf Course and the Tapadero Wastewater Improvement District that generally coincided with the Fairway Patio Homes subdivision and included subject Parcels 1 & 2. When annexed, the property was assigned a Town zoning designation most similar to its prior Yavapai County designation (R2-PAD, Residential; Multiple Dwelling Units, Planned Area Development). The Pro Shop and Clubhouse were given a C2-PAD (Commercial; General Sales and Services, Planned Area Development) designation. MPM Investments, LLC proposed to build a private residence on Parcel 1 and a portion of Parcel 2, and an enclosed parking structure for private golf carts on the southern 50-feet of Parcel 1. Due to the anticipated leases within the structure for golf carts, the same C2-PAD zoning designation as the Clubhouse was deemed necessary requiring a Minor General Plan Amendment from Low Density Residential to Community Commercial and a Zoning Map Change to C2-PAD.

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 RP15-002. **VOTE.**

RECOMMENDATION: Staff recommends approval of Reversionary Plat RP15-002.

FISCAL ANALYSIS: There is no financial impact from this action.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____