

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: August 13, 2015**

SUBJECT: Final Development Plan (FDP15-003) - Pronghorn Ranch Unit XVI

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott AICP, Planner, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communication , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Location Map; b) Resolution No. 1926 with attachments; and c) Subdivision Agreement

SUMMARY BACKGROUND: There have been prior Final Development Plan (Plat) approvals for units of the Pronghorn Ranch Subdivision, totaling one thousand twenty three (1023) residential lots. This Final Development Plan (FDP15-003) for Unit XVI comprises fifty (50) additional lots on approximately thirty four (34) acres for a total of one thousand seventy three (1073) lots. Unit XVII is being concurrently processed and comprises forty two (42) lots. The Land Use Designation adopted by the *General Plan 2025* is that of Low Density Residential. The R1L-10 PAD Zoning District permits the single-family development and is consistent with the *General Plan 2025* designation. The engineering plans and cost estimates for Unit XVI have been reviewed by the Engineering Department, and have been found to meet Town standards. A Subdivision Agreement has been prepared for this application which defines the development criteria and financial assurance requirements.

[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 this Final Development Plan and direct staff to record the same after necessary assurances have been supplied and fees paid, direct staff to make modifications to the Final Development Plan and/or the Subdivision Agreement prior to approval, or decline approval.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1926 adopting and approving a Final Development Plan (FDP15-003) for Pronghorn Ranch Unit XVI, **OR** Motion not to approve Resolution No. 1926. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1926.

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 _____