

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

SUBJECT: Canyon Bible Church Final Development Plan – (FDP15-012)

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. B) Site Plan C) Location Map

SUMMARY/BACKGROUND: Upon the application of Harrison Breyer, Agent for Canyon Bible Church, a request for approval for an approximately 36 space parking lot and future 3,120 square foot building on approximate .68 acre parcel APN 103-05-931C in the Eastridge unified commercial development. This parcel is located south of State Route 69, west of Truwood Drive, and north of Eastridge Drive.

The subject parcel lies in Section 24, T14N, R1W. The current zoning classification of C3-PAD (Commercial; General Sales and Service, 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. The current zoning classification and underlying Land Use designation of Community Commercial are appropriate for this use.

The parking lot will be developed as phase 1 of the project to be used as overflow parking for the Canyon Bible Church. Phase II of the project consists of construction of an approximately 3,120 square foot building which will be built at some time in the future. 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. 1928** approving FDP15-012 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. 1928** approving FDP15-012, and sign the Proposition 207 waiver, **OR** Motion not to approve **Resolution No. 1928** 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 Land Use designation in the General Plan 2025. Staff recommends approval of FDP15-012.

FISCAL ANALYSIS: The Town will benefit from the collection of taxes associated with the construction of this project.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____