

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: September 10, 2015**

**SUBJECT:** Final Development Plan (FDP15-010) – “Granville Unit 9”

**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

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**ATTACHMENTS:** a) Location Map, b) Resolution No. 1933 w attachments, and c) Subdivision Agreement

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**SUMMARY/BACKGROUND:** This is a request by Granville Development Company Inc. for a Final Development Plan (FDP15-010) for Granville Unit 9 comprising ninetyix (96) lots on approximately seventy (70) acres generally located north of Santa Fe Loop Road at the intersection of Granville Fairway.

The Granville Master Development Plan for 3,400 single-family and multiple-family residential units on 1,242 acres was initially approved on January 13, 2000. Subsequent approvals were obtained for Final Development Plans (Plats) for Units 1 through 6 and 8 (and portions of Unit 7) totaling approximately 1,770 residential lots. At the May 11, 2015 meeting, the Planning and Zoning Commission approved an amended Preliminary Development Plan (Attachment “a”) in order to reconfigure the northwestern portion of the project (north of Santa Fe Loop Road and west of Glassford Hill Road) eliminating the previously proposed golf course to enable sufficient lots to utilize the full pre-declaration water allocation for the Granville project. Unit 9 is the first section of the Northwest Phase. It is designated Low Density Residential on the *Prescott Valley General Plan 2025* and the zoning is R1L-10 PAD. Ultimate buildout of this phase will require Glassford Hill Road to be widened to six (6) lanes within the Granville boundaries in accordance with the underlying Development Agreement.

The engineering plans for Unit 9 have been reviewed by the Town Engineer and the Engineering Division and have been found to meet Town standards and to conform to the conditions of approval and other requirements of the Development Agreement. 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.]

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**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), table the item, direct Staff to make modifications to the Final Development Plan and/or the Subdivision Agreement prior to approval, or decline approval.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1933 adopting and approving a Final Development Plan/Plat (FDP15-010) for Granville Unit 9, **OR** Motion not to approve Res No. 1933. **VOTE.**

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**RECOMMENDATION:** Staff recommends authorizing signature of Res No. 1933.

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**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.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_