

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: October 22, 2015**

**SUBJECT:** Final Development Plan (FDP15-015) – Chick-fil-A

**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

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**ATTACHMENTS:** a) Resolution No. 1936 (with attachments), b) Site Location Map

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**SUMMARY/BACKGROUND:** This is a request by Rob Schramm of Kitchell Development (on behalf of YK Commercial Realty LLC) to approve a Final Development Plan (FDP15-015) for a portion of Parcel C of the Crossroads commercial development, located south of State Route 69. The Plan provides for development of approximately 4,500 square feet of new commercial space on an approximately 35,600 sq. ft. pad, comprised of a Chick-fil-A drive-thru restaurant (including related parking areas) shown as Pad 5 of Crossroads Parcel C .

On August 11, 2005, the Town Council approved a second amendment to the Crossroads development agreement (Res 1375) to encourage commercial development of an approximately 72 acre area north of SR 69 (Parcels A and B) and an approximately 51 acre area south of SR 69 (Parcel C), in accordance with a site map adopted therein. Staff subsequently approved building permits for construction of Home Depot and a nearby spec building on Pad D (Parcel A), and construction of Sam’s Club and Cracker Barrel (Parcel C). Then, on November 29, 2007, the Council approved a zoning map change (Ord 702) to add the PAD overlay district to existing C2 (Commercial; General Sales and Services), PM (Performance Manufacturing) and M1 (Industrial; General Limited) zoning districts in Parcels A and C. Therefore, on April 9, 2009 the Council approved FDP09-002 for development of the remaining 14 acres of Parcel A (including Hobby Lobby, Dollar Tree, and spec buildings on Pad B) (Res 1639). On July 9, 2009, the Council approved FDP09-003 for development of the Chase Bank building in Parcel C (Res 1656). On December 8, 2011, the Council approved FDP11-005 for development of a Carl’s Jr. operation in Parcel C (Res 1773). On April 11, 2013, the Council approved FDP13-005 for development of a Dick’s Sporting Goods facility in Parcel C (Res 1830). On June 27, 2013, Council approved Resolution No. 1841 for development of 165,758 square feet of commercial space on Parcel C known as Majors 2,3,4,5,6,7,8, and Shop B (FDP13-008). And, on July 24, 2014 Council approved FDP14-004 for development of approximately 15,561 square feet of commercial space on 2 acres of Parcel C, Shops 2 & 7. It is now proposed that FDP15-015 be adopted for a Chick-fil-A restaurant on Pad 5 of Parcel C. Staff has determined that this application complies with the Prescott Valley General Plan 2025 and all applicable Town Codes. It also meets (or will meet) the requirements for commercial PAD’s under the Town Code [particularly the requirements under Town Code §§13-19-060(K) (L) and (M), 14-020-050(F), and 14-04-080].

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**OPTIONS ANALYSIS:** Town Council may approve this Final Development Plan (FDP15-015), table the item and direct staff to make modifications to the Final Development Plan 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. 1936 approving FDP15-015, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1936. **VOTE.**

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**RECOMMENDATION:** Approving the Final Development Plan (FDP) for the proposed drive-thru restaurant at the Crossroads site will add to the diverse mix of strong commercial tenants at Crossroads and will provide the residents and visitors to Prescott Valley with additional fast food restaurant options. The project is well-located based on existing zoning and land use designation. Therefore, staff recommends authorizing signature of Resolution No. 1936 approving FDP15-015.

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**FISCAL ANALYSIS:** This project will provide employment opportunities as well as an ongoing TPT revenue stream for construction and retail sales.

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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 \_\_\_\_\_