

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: April 28, 2016**

SUBJECT: Final Development Plan (FDP16-003) – Riliberto’s

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) Location Map b) Resolution No. 1958, w/attachments

SUMMARY/BACKGROUND: A request by Dhan Management for a Final Development Plan for the development of approximately two thousand and eighty seven (2087) square feet for a fast food drive through restaurant and associated parking on approximately four tenths (.4) acre located in the Town and Country Shopping Center, along Pav Way, next to Chase Bank.

The proposed site is located in a C2-PAD (Commercial; General Sales and Services – Planned Area Development) zoning district, as established by Ordinance No. 143 on September 11, 1986, related to the development of a four tenths (.40) acre pad along the frontage road in the Town and Country Shopping Center. The applicant has provided a project site plan, parking plan and proposed building elevations.

Final Development Plan FDP16-003 is in compliance 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].

OPTIONS ANALYSIS: Council may approve the Final Development Plan FDP16-003, table the item and direct Staff to make modifications to the Final Development Plan prior to approval, or decline approval.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1958 approving FDP16-003, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1958. **VOTE.**

RECOMMENDATION: Staff recommends authorization to sign Resolution No. 1958, adopting Final Development Plan FDP16-003.

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

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____