

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION**

Date: May 12, 2016

SUBJECT: John's Autoworks Final Development Plan – (FDP16-008)

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. 1964, B) FDP Site Plan C) Location Map

SUMMARY/BACKGROUND: Upon the application of Steven Rutherford, property owner, a request for approval for an approximately 4150 square foot commercial building with 6 service bays and associated parking on an approximate .78 acre parcel, APN# 103-05-931D, a portion of Parcel 4 of Amended Eastridge Final Development Plan (FDP03-029) approved September 4, 2003. 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.

FDP16-008 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]. 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. 1964** approving FDP16-008 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. 1964** approving FDP16-008, and sign the Proposition 207 waiver, **OR** Motion not to approve **Resolution No. 1964** 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 FDP16-008.

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

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____