

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: May 26, 2016**

SUBJECT: PAD Amendment (FDP16-006) Dorn Homes

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott AICP, Planner, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Vacant Location Map

SUMMARY/BACKGROUND: A request by Dorn Homes, for a PAD Amendment to the Quailwood Meadows Final Development Plans, Units 1-8 to amend the typical lot rear yard setbacks from 20' to 18', and allowing for a Maximum Lot Coverage density of 50-percent. Major and Minor Amendments are allowed Town Code Section 13-19-080. Because of the increase in lot density and reduction of the rear setback, the Director has brought this request before the Planning and Zoning Commission and the Town Council for approval. Exhibit "a" show the approximate number of vacant lots remaining.

Plats for Quailwood Meadows Units 1-8 were approved by the Town Council on August 14, 2003. The Typical Lot Detail indicates the minimum front yard setbacks for livable area as well as from front of garages, including 3' staggering of homes. The original platted lots were compact in size and fit with the original developers home plans. Since different owners have acquired lots in Quailwood Meadows, different housing products are being constructed. On March 17, 2015 Dorn Homes requested a Minor Amendment to the Quailwood Meadows PAD to eliminate the required staggering by an additional 3-feet and a letter of approval signed by the Town Manager was provided to Dorn Homes on March 26, 2015. Elimination of the staggering allowed more flexibility. The R1L-10 zoning allows for a 40% Lot Coverage. An increase to 50% will also allow more variation within the allowed setbacks.

The Lot Detail also originally allowed for an 18-foot front yard setback to the garage on lots where there wasn't a sidewalk on that side of the street. This allowed a 2-foot reduction on half the lots. Town Code Article 13-24 Off-Street Parking requires 20-feet of on-site parking. Part of the approval of the 18-foot rear yard setback is conditioned on retaining a 20-foot setback to garages on ALL lots which will provide uniformity throughout. Along with uniformity in setbacks, the 50-percent Maximum Lot Coverage will also allow for a maximum number of housing products.

While livable space may be two (2) feet closer in the rear yard, the intent is to not have any attached structures closer, such as porches and balconies, than presently allowed. Presently Subsection 13-21-120(B)(3)(b) still keeps any open porch or balcony in the rear yard from being closer than ten (10) feet from any common lot boundary.

- b. An attached open porch or balcony or a carport may project no more than ten (10) feet into any required rear yard [but no closer than ten (10) feet from any common lot boundary].

This request has been reviewed by the Town of Prescott Valley Planning and Zoning and Building Divisions and observes that the requested amendments will not affect any building codes or other zoning

codes. Staff recommends approval of the proposed PAD amendments to reduce the rear yard setback to 18-feet and increase the Maximum Lot Coverage to 50-percent. The Planning & Zoning Commission recommended approval of FDP16-006 at the May 9, 2016 meeting.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

OPTIONS ANALYSIS: The Town Council may approve the PAD Amendment, direct staff to address additional concerns prior to approval, OR decline to approve the PAD Amendment.

ACTION OPTION: Motion to approve PAD Amendment FDP16-006. **VOTE.**

RECOMMENDATION: Staff recommends approval of PAD Amendment FDP16-006.

FISCAL ANALYSIS: There is no financial impact from this action.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____