

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

SUBJECT: Final Plat (FP16-001) Antelope Point Condominium

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) Location Map; and b) Final Plat

SUMMARY/BACKGROUND: A request by Bradley Newman, for Prescott Charities for a Final Subdivision Plat to convert an approximately 18,000 square foot commercial building on approximately one and one-third (1.3) acres into two (2) Condominium units, located at 8594 E. Eastridge Dr. The subject property (APN 103-05-931G) is part of Parcel 4 of Amended Eastridge Final Development Plan (FDP03-029) approved September 4, 2003. The subject property is zoned C3-PAD (Commercial; Minor Industrial-Planned Area Development). Condominium development is regulated by Section 14-03-06 of the Subdivision Code. The plat identifies the two (2) approximately 9,000 square foot units and designates the commonly owned property. A Condominium Declaration has been prepared providing for ownership and operation of the Antelope Point Condominium.

This subdivision of air space does not affect the allowed land uses or density of development allowed by the underlying C3 Zoning District, and allows for separate ownership of the individual commercial units without subdividing the underlying real property. Final Plats for new condominiums are not approved by the Town Council until after construction has been completed and final inspection made. Therefore, development permits have already been approved prior to this final plat approval. Engineering for the site has already been approved in conjunction with the issued development permits. Access to the site is via existing public right-of-way, and internal circulation, drainage and utilities will be accomplished through the designation of common areas used and maintained by the owners association.

Staff supports the utilization of commercial condominiums in that they allow more options for the commercial and economic development in the Town. Staff observes that the approval of commercial condominiums is consistent with goals of the General Plan. The Planning & Zoning Commission recommended approval of PP16-001 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 Final Plat, direct staff to address additional concerns prior to approval, OR decline to approve the Final Plat.

ACTION OPTION: Motion to approve Final Plat FP16-001. **VOTE.**

RECOMMENDATION: Staff recommends approval of Final Plat FP16-001.

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 _____