

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

Date: July 14, 2016

SUBJECT: Advanced Auto Part Final Development Plan – (FDP16-010)

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. 1971 B) FDP Site Plan & Elevations C) Location Map

SUMMARY/BACKGROUND: Upon the application of Garrett Johnson of Armstrong Development, agent for Advanced Auto Parts, a request for approval of an approximately 6880 square foot commercial building and associated parking to house Advanced Auto Parts, an automotive parts and accessories retailer. This development is located on an approximate .86 acre parcel, APN# 103-02-759K, a portion of Tract “F”, known as Outlot 4 of the Glassford Hill Market Place. This parcel sits on the SW corner of N Glassford Hill Rd., south of Lakeshore Dr. and west of Glassford Hill Rd.

The subject parcel lies in Section 44, T14N, R1W. The current zoning classification of C2-PAD (Commercial; General Sales and Service, Planned Area Development) was approved through the adoption of Ordinance 662, and previously approved Resolution 1351, which set forth a development agreement between The Town of Prescott Valley and Fain Signature Group, LLC, for the development of a new commercial center west of Glassford Hill Road and north of Florentine Road and south of Lakeshore Dr. The current zoning classification and underlying Land Use designation of Community Commercial are appropriate for this use.

FDP16-010 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. 1971** approving FDP16-010 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. 1971** approving FDP16-010, and sign the Proposition 207 waiver, **OR** Motion not to approve Resolution **No. 1971** and decline to sign the Proposition 207 waiver.

RECOMMENDATION: The proposed FDP is in substantial conformance with the current C2-PAD zoning requirements, and the use complies with the Commercial Land Use designation in the General Plan 2025. Staff recommends approval of FDP16-010.

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 _____