

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: September 22, 2016**

SUBJECT: Reversionary Plat (RP16-004) Jake Investments

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) Reversionary Plat

SUMMARY/BACKGROUND: A request by Jake Investments, L.L.C., for a Reversionary Plat for the following real properties in Prescott Valley Unit 16: To combine Lots 6469 & 6469A plus the adjacent 15' abandoned alley into a new larger lot, and to combine Lots 6470 & 6470A plus the adjacent 15' abandoned alley into a new larger lot. Properties located at 8701 and 8733 East Laredo Drive.

In 1982, the Town of Prescott Valley acquired title to a 100' wide railroad right-of-way from the Atchison, Topeka, and Santa Fe Railroad, which passes through Unit 16. The right-of-way was subdivided as the "Santa Fe Subdivision", dividing the property into 65 lots, each lot being 35 feet deep and the same width as adjacent commercial lots. The plat also created a 30-foot wide "alley" running between the new lots and dedicated "to the public for use as such". It subsequently became evident that a large part of the platted "alley" was not, and could not, be used as a public right-of-way, and did not provide access to the Santa Fe lots because of the terrain in the alley. In December 1991, the Prescott Valley Town Council determined that it would be desirable to vacate that part of the alley not actually being used as right-of-way. Upon vacation of such right-of-way, owners of abutting property could take title to the center of the alley, being 15'. By Resolution No. 465 (dated October 8, 1992), the Town Council vacated the eastern unused part of the alley. The Resolution conditionally vested title of alley property to the owners of Santa Fe lots immediately adjacent to those portions of the alley, upon payment of consideration within a reasonable period.

Most of those "Santa Fe Lots" have since been sold at public auction to private owners of adjacent commercial lots, and most of the owners have also paid the required consideration within the specified time and received deeds to those portions of the alley immediately adjacent to and contiguous with their lots. Subject Santa Fe Lots 6469A and 6470A, and adjacent alleys, until recently, were still owned by the Town. The property owner of Unit 16 Lots 6469 and 6470 (Jake Investments, L.L.C.) requested to purchase adjacent Santa Fe Lots 6469A and 6470A, along with the 15' of surplus abandoned alley behind his lots. Staff publicly "bid" the parcels and on July 28, 2016 the sale was approved by Town Council. The owner now wishes to develop the properties and the Reversionary Plat is required to combine Lots 6469 & 6469A plus the adjacent 15 foot wide alley into a new larger lot, and to combine Lots 6470 & 6470A plus the adjacent 15 foot wide alley into a new larger lot. The newly created lots are in conformance with PM (Performance Manufacturing) zoning district. The Planning & Zoning Commission recommended approval of RP16-003 at its September 12, 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 Reversionary Plat, direct staff to address additional concerns prior to approval, OR decline to approve the Reversionary Plat.

ACTION OPTION: Motion to approve Reversionary Plat RP16-004. **VOTE.**

RECOMMENDATION: Staff recommends approval of Reversionary Plat RP16-004.

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 _____