

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: October 27, 2016**

SUBJECT: General Plan Amendment -GPA16-004 (Navajo Commons Apts)

SUBMITTING DEPARTMENT: Community Development

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

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

ATTACHMENTS: a) Location Map; and b) Resolution No. 1976 w/Exhibits c) Elevations

SUMMARY/BACKGROUND: A request by Slade Investments for approval of a General Plan Amendment (GPA16-004) from “Community Commercial” to “Medium- High Density Residential” on approximately nine and one-half (9.5) acres located north of Florentine Road, between Commons Circle and Majesty Drive for development of a 198 unit apartment complex. APN 103-31-279. The subject property was part of the original Incorporation, and in 1982 was included in the rezoning of 60 acres along the corridor to C2-PAD. Of the approximately 60 total acres, a 29 acre parcel located north of Florentine Road, between Navajo Drive and Majesty Drive, was owned by one property owner and was envisioned as a commercial center but remained undeveloped. The applicant took ownership of the 29 acre parcel in April of 2005 with plans to develop the property with commercial uses and wished to sell portions for development by individual owners. Under the PAD zoning district individual development units can be approved by Town Council as Final Development Plans (FDPs) as opposed to establishing fixed lot lines through a Subdivision Plat.

A Preliminary Development Plan for Navajo Commons was approved by the Planning & Zoning Commission on April 11, 2005. On December 7, 2006 the Town Council approved a Final Development Plan for the 26 acre PAD to be known as “Navajo Commons” which delineated the roadways, along with necessary public utility easements on the property. On December 7, 2006, Council also approved a Development Agreement which provided for the owner making interim improvements (i.e., the left turn lane into the project) on Florentine Rd. and providing cash payment of \$148,476.30 for “Deferred Improvement” costs when Florentine is widened by the Town at a future date. The first development in Navajo Commons was a 9,100 square foot Dollar General store approved as FDP09-007 by Resolution No. 1683 on December 17, 2009, on an approximately one (1) acre site located at the northeast corner of the intersection of Navajo and Florentine Roads. The owner now wishes to develop a 198 unit apartment complex on the subject property. A General Plan Amendment from “Community Commercial” to “Medium-High Density Residential” and a Zoning Map Change from C2-PAD to R2-PAD are first required for the project before approval of a Final Development Plan.

GUIDING PRINCIPLE H-A: PROMOTE RESIDENTIAL DEVELOPMENT THAT INFILLS EXISTING CAPACITIES

GOAL: H-A1 *Encourage housing development that absorbs existing capacities in infrastructure*

POLICIES: H-A1.1 Support development that is located adjacent or in close proximity to existing utility and roadway infrastructure.

H-A1.2 Support development that builds out existing neighborhoods and master planned communities.

The Land Use designation south of Florentine Road is “Community Commercial”, West, across Navajo Drive and to the east across Majesty Drive is “Medium-High Density Residential” and the zoning is R2-3 and R2-4, (Residential: Multiple Dwelling Unit) and mostly developed with duplexes, tri-plexes and 4-plexes. The proposed minor General Plan Amendment from “Community Commercial” to “Medium-High Residential” is consistent with Guiding Principles of the *General Plan 2025* and appropriate at this location. A neighborhood meeting was held by the applicant on August 18, 2016, with all property owners within one thousand (1000) feet having been notified. The Neighborhood Meeting was attended by 12 people. Of those in attendance, 7 were property owners from the notification list, 3 represented the owners of the subject property and two were the project’s design professionals. Staff received one letter of objection.

The Planning and Zoning Commission held a public hearing on October 10, 2016 and recommended approval of GPA16-004 and also recommended approval of a Zoning Map Change (ZMC16-006) from C2-PAD (Commercial; General Sales and Services – Planned Area Development) to R2-PAD (Residential; Multiple Dwelling Units – Planned Area Development) and approved a Preliminary Development Plan (PDP16-004) for development of 198 unit apartment complex on the subject.

OPTIONS ANALYSIS: The Council may approve this Minor General Plan Amendment, direct staff to address additional concerns prior to approval, or decline to approve this Minor General Plan Amendment.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1976 approving GPA16-004, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1976. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1976 approving Minor General Plan Amendment GPA16-004.

FISCAL ANALYSIS: The use of this property for residential apartments will produce one-time construction transaction privilege tax revenue along with revenue from an on-going 2% surcharge on rents.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____