

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

Date: October 27, 2016

SUBJECT: Final Development Plan (FDP16-015) Crowne Pointe Lofts

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Richard T. Parker, Community Development Director

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

ATTACHMENTS: a) Location Map b) Resolution No. 1979, w/attachments

SUMMARY/BACKGROUND: This is a request by Market Place Partners, LLC, for the development of a complex of eight (8) apartment “clusters” with 96 total units, 174 parking spaces of which 12 are designated for the handicapped and a Clubhouse on a total of approximately 3.87 acres comprising the Crown Pointe Lofts in the Glassford Regional Market Place, generally located between E. Market Street, and Crownpointe Drive.

The proposed site is located in a RS-PAD (Residential; Residential and Services – Planned Area Development) zoning district, as established by Ordinance No. 819 and adopted with the support of a Preliminary Development Plan, PDP16-002, in September of 2016 and in effect October 22, 2016. The applicant has provided a Final Development project site plan; parking plan, landscape plan and proposed building elevations and these plans are in conformance with the previously approved Preliminary Development Plan.

Final Development Plan FDP16-015 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].

OPTIONS ANALYSIS: Town Council may approve this Final Development Plan, table the item and direct staff to make modifications to the Final Development Plan prior to approval, or decline approval.

ACTION OPTION: Motion to Authorize the Mayor (or in his absence, the Vice Mayor) to sign Resolution No. 1979 approving FDP16-015, AND to sign any agreement under Proposition 207 **OR** Motion NOT to approve Resolution No. 1979 including any agreement under Proposition 207. **VOTE.**

RECOMMENDATION: Staff recommends approval of Resolution No. 1979 adopting FDP16-015.

FISCAL ANALYSIS: This project will provide TPT during construction; the completed project will provide employment opportunities for residents of Prescott Valley. Additionally, a condition was made on the rezoning of this parcel to remit to the Town, on a monthly basis, all monies collected as a result of the owners and/or operators of any apartment complex developed on the described real property (including any successors and assigns) applying a 2% "surcharge" against gross rents collected from occupation and use of units within any phase of the complex. Such remittance shall be made no later than the 15th day of

the following month to the Town Clerk, and shall begin no later than sixty (60) days after the issuance by the Town of any certificate permitting occupancy of any phase of the complex.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____