

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

Date: December 17, 2009

SUBJECT: Dollar General Final Development Plan (FDP09-007)

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Ruth Mayday, Planner, for Richard T. Parker, Community Development Director

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

ATTACHMENTS: A) Site Plan B) Legal Description C) Resolution No. 1683 D) December 7, 2006 Development Agreement

SUMMARY/BACKGROUND: This is a request by Nate Lechtenberg, Agent for Ensign Development for Council to approve FDP 09-007 within Navajo Commons, located at the northeast corner of the intersection of Navajo and Florentine Roads. This area was part of the original plat of the Town, and was subsequently rezoned as part of a larger Zoning Map Change, changing the zoning from RCU-18 to C2-PAD upon the adoption of Ordinance 66 on April 29, 1982. A Final Development Plan for the larger twenty-six (26) acre parcel was approved by Town Council on December 7, 2006.

This Final Development Plan is for the construction of a ninety-one hundred (9,100) square foot retail building on the northeast corner of the intersection of Navajo Drive and Florentine, on an approximately one (.91) acre site. The land is currently zoned C2-PAD; the proposed development is compatible with current zoning and the *General Plan 2020* Land Use designation, which calls for Community Commercial uses.

The plan calls for thirty-seven (37) parking stalls, which is less than required by code. However, traffic analyses of existing Dollar General stores indicate an average of twenty-three (23) transactions per hour. Of the thirty-seven (37) parking stalls provided, two (2) are designated as handicapped (meeting ADA requirements and Town Code), and nine (9) are designated for employee use only. The remaining twenty-six (26) stalls should be adequate for the twenty-two (22) car trips per hour estimated in the Traffic Impact Analysis (TIA).

On December 7, 2006, the Town of Prescott Valley entered into a Development Agreement with Slade Investments, L.L.C. Among other things, the Development Agreement stipulated that the Developer complete specific interim and deferred off-site and on-site improvements, which have been completed. The Development Agreement also stipulated that certain on-site improvements for the installation of sidewalks and approval of on-site detention must be completed as a condition of approval of the FDP and issuance of building permits. These requirements will be met prior to issuance of a Certificate of Occupancy; the approval of FDP 09-007 has stipulated accordingly.

OPTIONS ANALYSIS: Town Council may adopt a Resolution No. 1683 approving FDP 09-007, 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. 1683 approving FDP 09-007, and sign the Proposition 207 waiver, **OR** Motion not to approve Resolution No. 1683 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 Community Commercial Land Use designation in the *General Plan 2020*. All stipulations in the Development Agreement either have been met or will be met at the time a Certificate of Occupancy would be issued. Staff recommends approval of FDP 09-007

FISCAL ANALYSIS: This is a retail use that will generate a Transaction Privilege Tax stream, and provide employment opportunities for the residents of the community.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____