

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

Date: December 17, 2009

SUBJECT: FDP09-008 Maverik Retail Store and Gas Station

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) Resolution No. 1684 w/attachments b) Site Plan c) Location Map d) Prop. 207 Waiver

SUMMARY/BACKGROUND: This is a request by Jim Child, representative for Maverik, Inc., to approve a Final Development Plan for a parcel of land in the Glassford Hill Marketplace, at the northwest corner of Glassford Hill Road and Lakeshore Drive.

The proposed project calls for the construction of a four thousand two hundred and seventeen (4,217) square foot building and gas station on an approximately one and one-quarter (1.25) acre lot (54,517.73 sf), which will house a convenience store and gas station.

This project is sited within the Glassford Hill Marketplace, which was annexed to the Town upon adoption of Ordinance 625 on May 26, 2005. At the time of annexation, the land was given the zoning classification of RCU-70; it was subsequently rezoned to C2-PAD (Commercial; General Sales and Services, Planned Area Development) upon adoption of Ordinance 670 on September 28, 2006. This use is supported by existing C-2 PAD zoning and its Mixed Use Land Use designation as set forth as part of the Town Center Plan, which was made a part of the *General Plan 2020*.

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. 1684 approving FDP 09-008, AND to sign any agreement under Proposition 207 **OR** Motion not to approve Resolution No. 09-008 including any agreement under Proposition 207. **VOTE.**

RECOMMENDATION: The proposed Maverik convenience store and gas station is well located based on existing zoning and land use designation, therefore, staff recommends approval of the FDP 09-008.

FISCAL ANALYSIS: This project will offer employment opportunities for the community and provide a TPT stream for the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____