

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: March 11, 2010**

SUBJECT: Final Development Plan 10-002 Granville Unit 4, Parcel 14

SUBMITTING DEPARTMENT: Community Development

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

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

ATTACHMENTS: a) Resolution No. 1694 b) Final Development Plan Amendment

SUMMARY BACKGROUND: Upon the request of Joseph Contadino and Granville Development Company of Prescott Valley, L.L.C., Council is being asked to amend the previously approved Final Development Plan, FDP 05-019, to allow for a building encroachment not to exceed four (4) feet on specified lots in Unit 4, Parcel 14.

The developer would like to add a new home plan to its product line for the Granville master planned community, which would be available on specific lots that have been enumerated in the Resolution. Due to the varying depth of the lots, the footprint of the structure may encroach in the front setback; however, in no case does it encroach more than four (4) feet. Further, this floor plan would not be offered on corner lots as it may create line-of-sight issues at intersections. The setback encroachment would be for a portion of the living space only; the garage would continue to meet the 20 foot front yard setback as required by town code.

The site is currently zoned R1L-PAD (Residential; Single-Family Limited, Planned Area Development) and the proposed use is a use by right in accordance with Article 13-06-020 A. The land use designation is Low Density Residential, which also supports the proposed use.

As the building footprint proposed in this FDP will not create sight hazards for vehicular traffic, does not affect the setback of the garage, and will offer greater flexibility for the developer in offering product to potential homebuyers, and may or may not be built at all, staff supports approval of FDP 10-002.

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. 1694 approving FDP 10-002, **OR** Motion not to approve Resolution No. 1694. **VOTE.**

[Note: it is understood that approval of the FDP Resolution also authorizes to sign the agreement related to Proposition 207.]

RECOMMENDATION: Underlying zoning and land use designation support the proposed amendment to the previously approved Final Development Plan.

FISCAL ANALYSIS: The fiscal impact would be minimal and derived from TPT on construction materials.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____