

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: September 9, 2010**

SUBJECT: Final Development Plan (FDP10-006) – Bennett-Fenderson Office Park

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) Area Map, c) Legal Description, and d) Resolution No. 1714

SUMMARY/BACKGROUND: James Shattuck of Michael Taylor Architects, Agent for William and Mary Bennett and T Terra Geille Holdings, is requesting approval of a Final Development Plan (FDP10-006) for the proposed Bennett-Fenderson Office Park located at 7870 and 7860 East Florentine Road (east of Lake Valley Road and south of Yavapai Regional Medical Center). This area was included in the original incorporation boundary and subsequently re-zoned to C2 PAD by Ordinance No. 143 on September 11, 1986.

This location is within the boundaries of the Prescott Valley Town Center Plan for Section 14 of Township 14 North, Range 1 West, and is in compliance with the Plan’s designation of medical offices, clinics, and other uses related to the Hospital. The proposed primary use as orthodontic and chiropractic office space meets the standards designated in both the *General Plan 2020* and the Town Center Plan, and is in compliance with existing zoning. A Final Development Plan is required under the PAD designation in order for these uses to go forward.

OPTIONS ANALYSIS: 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. 1714, adopting Final Development Plan FDP10-006 AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1714. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1714 adopting this Final Development Plan.

FISCAL ANALYSIS: Approval of FDP10-006 will not have a significant fiscal impact on the Town, but will provide additional access to needed medical services and facilities and provide employment opportunities for residents of the Town and nearby localities.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____