

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: October 14, 2010**

**SUBJECT:** Final Development Plan (FDP10-008) for View Point Apartments

**SUBMITTING DEPARTMENT:** Community Development Department

**PREPARED BY:** Joe Scott, Planner for Richard T. Parker, Community Development Director

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

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**ATTACHMENTS:** a) Location Map. b) Resolution No. 1717 w/attached Final Development Plan, and  
c) Agreement

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**SUMMARY/BACKGROUND:** This request is for approval of a Final Development Plan (FDP 10-008) for the View Point Senior Community Phases I & II comprising a total of one hundred and two (102) apartments on approximately five (5) acres located west of the existing Sungate Senior Community and east of the new Viewpoint Drive extension from Long Look Drive to Civic Circle. This project is a development of WESCAP Investments which has developed the Valley View Apartments, Phases I, II and III, totaling two hundred twenty-four (224) units, and the Sungate Villa Senior Community Phases I and II, totaling one hundred eighteen (118) units. All of the projects are built and occupied except Sungate Villa Phase II that recently received a Certificate of Occupancy. All of these projects have been made possible through the Low Income Housing Tax Credit (LIHTC) Program as administered by the Arizona Department of Housing.

A request for a Zoning Map Change (ZMC09-003) from RCU-70 (Residential; Conditional Use Permits) to R2-2 PAD (Residential; Multiple Dwelling Units - Planned Area Development) on the subject property was approved at the May 11, 2009 Planning and Zoning Commission meeting along with a Preliminary Development Plan (PDP09-001). Town Council subsequently approved Ordinance No. 733 at the June 25, 2009 Town Council meeting. A revised Preliminary Development Plan (PDP 10-001) comprising two (2), three (3) story buildings with maximum heights of forty-one (41) feet with a total of one hundred and two (102) units for Phases I & II of the proposed View Point Senior Community was approved by the Planning and Zoning Commission at the March 8, 2010 Meeting.

The Final Development Plan (Plan) comprising a site plan and building elevations is consistent with the Preliminary Plan and is illustrated and made part of the attached Resolution. The Plan has been designed to complement the surrounding buildings and is in keeping with the overall development plan for the area. The Plan meets the density requirements of the approved R2-2 PAD zoning and the building height can be approved in conjunction with a Final Development Plan approval per Section 13-19-060 (M) of the Town Code. The main access for this project will be from Viewpoint Drive with secondary access through the developed Sungate Villa Apartments to Civic Drive.

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**OPTIONS ANALYSIS:** The Town Council may approve this Final Development Plan (FDP 10-008), table the item and direct staff to make modifications to the Final Development Plan, or decline approval.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice-Mayor) to sign Resolution No. 1717 adopting Final Development Plan, FDP 10-008, **OR** Motion not to approve Resolution No.1717 AND sign Agreement under Proposition 207. **VOTE.**

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**RECOMMENDATION:** Staff recommends authorization to sign Resolution No. 1717 adopting Final Development Plan, FDP 10-008.

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**FISCAL ANALYSIS:** This development will provide direct, one-time transaction privilege tax revenues to the Town through construction.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_