

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

Date: December 16, 2010

SUBJECT: FDP 10-009 Arizona Agribusiness and Equine Center

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. 1731 with attachments b) Site Plan c) Civic Circle Ultimate Section Buildout illustration d) Marquee Signage illustration e) location map

SUMMARY/BACKGROUND: This application has been brought forward by DLR Group, on behalf of Arizona Agribusiness and Equine Center, to approve a Final Development Plan for a twenty-five thousand (25,000) square foot charter high school located on a five (5) acre parcel North of Civic Circle, East of Viewpoint Drive, South of Long Look, and West of Civic Drive. The proposed project will offer specialized classrooms, an animal/vet tech teaching facility, and related agricultural educational facilities for use by its students.

On December 10, 2010, Staff accompanied members of the Planning and Zoning Commission to visit similar facilities in the greater Phoenix area. These facilities were located adjacent to high density residential buildings and there were no issues with tenants or adjacent property owners; the buildings and use were compatible with the surrounding area. Furthermore, there are a number of educational facilities in close proximity to the proposed site; Liberty Traditional School, Yavapai College, and Northern Arizona University are all located within two thousand (2,000) feet. This project will provide employment opportunities for approximately twenty-two teaching professionals and support staff.

A Zoning Map Change application has been filed to change the zoning classification to allow for the animal/vet tech training facility. The underlying Land Use designation of Mixed Use Limited Retail allows for a mix of commercial and residential uses, which supports the proposed use of the site for educational facilities.

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. 1731 approving FDP 10-009, AND to sign any agreement under Proposition 207 **OR** Motion not to approve Resolution No. 1731 including any agreement under Proposition 207. **VOTE.**

RECOMMENDATION: The proposed educational facility is well located for its intended use. Therefore, Staff recommends approval of FDP10-009.

FISCAL ANALYSIS: This project will provide employment opportunities for approximately twenty-two teaching professionals and support staff as well as additional educational opportunities for students in the Quad City area.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____