

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
October 13, 2011**

SUBJECT: Final Development Plan (FDP11-003) Family Dollar Store

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. 1768 with attachments b) Site Plan c) Location Map
d) Technical Letter e) Letter from Developer

SUMMARY/BACKGROUND: The Town Council is being asked to consider approval of an application by Jeff Kost of Glenwood Development for a Final Development Plan (FDP11-003) for an eight thousand three hundred (8,300) square foot commercial building for a Family Dollar Store, including drive aisles, parking, storm water detention and landscaping on approximately one and three quarter (1.75) acre parcel.

The subject parcel was annexed into the Town of Prescott Valley as a portion of a larger land area by adoption of Ordinance 562 on June 12, 2003, and later rezoned to a C2-PAD (Commercial; General Sales and Services - Planned Area Development) zoning classification upon the adoption of Ordinance No. 766 on October 13, 2011. It is designated as PAD 5-II in the Town's *General Plan 2020* which allows for commercial development within the planned area.

This area was included in the Quailwood Meadows Master Development Plan and was designated for commercial uses upon the adoption of said Plan by Town Council on April 10, 2003 through Resolution No. 1169 (as part of the recorded Development Agreement). At that time, traffic planning and intersection design activities were undertaken by professional engineers to ensure adequate capacities at the intersection of Bradshaw Mountain Road and State Route 69. Consequently, the intersection was designed and built to carry the traffic volume that would be generated by the full build-out of all residential phases of Quailwood Meadows as well as full build-out of the commercial phase. Staff from the Public Works department has reviewed traffic volumes as they exist today and confirmed that the maximum volumes designed for have not been reached. Furthermore, Staff has required the developer to provide a Letter Opinion from an Arizona Registrant regarding the capacity of the intersection to carry additional traffic resulting from the construction of this particular project. The developer has provided that Letter and it is attached herewith as Exhibit d.

A Preliminary Development Plan was submitted in May of 2011 by Jeff Kost of Glenwood Development. The Preliminary Development Plan depicted an approximately eight thousand three hundred (8,300) square foot commercial building, drive aisles, parking, storm water detention and landscaping on the approximately one and three quarter (1.75) acres parcel. Access was proposed via the extension of Village Way (which would also provide access to future development on adjacent parcels). The Preliminary Development Plan was approved by the Planning and Zoning Commission during its meeting on September 12, 2011.

Based on input from the community, the developer has since agreed to certain finishes to the building, which are enumerated in a letter from him to the Quailwood Homeowners Association dated August 17, 2011. These finishes are stipulated in the proposed Resolution adopting this FDP11-003 and illustrated in the elevations. The letter is attached hereto as Exhibit e.

This Final Development Plan FDP11-003 appears to meet the standards set forth in the Town Code and carries the appropriate Zoning Classification and Land Use Designation.

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. 1768 approving FDP11-003, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1768. **VOTE.**

RECOMMENDATION: Staff recommends approval of FDP11-003.

FISCAL ANALYSIS: This project will allow for commercial development on the subject parcel of land, which would provide TPT revenues for the Town, in addition to providing employment opportunities in the community.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____