

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

**Date: December 8, 2011**

**SUBJECT:** FDP 11-004 Backstreet Farmers Market and Bazaar

**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

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**ATTACHMENTS:** a) Resolution No. 1772 (with attachments), b) Site Plan, c) Location Map, and d) Prop. 207 Waiver

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**SUMMARY/BACKGROUND:** This is a request by Larry Lemelson of Back Street Market and Bazaar to approve a Final Development Plan for a parcel of land in the Antelope Meadows Commercial Center.

The proposed project calls for the development of an outdoor market venue on two adjoining one (1) acre parcels in two phases. Phase 1 calls for the development of one hundred seventy-four (174) vendor spaces, fifty-six (56) parking stalls, and eight (8) motorcycle stalls, hard surfaced drive aisle, and hard surface walkways. Phase 2 further improves the development with covered walkways, outdoor lighting, and expanded restrooms, among other things.

This project is sited within the Antelope Meadows Commercial Center, which was annexed to the Town upon adoption of Ordinance 585 on April 29, 2004. At the time of annexation, the land was given the zoning classification of M1-PAD (Industrial; General Limited, Planned Area Development) and a Land Use Designation of Planned Area Development 5-II, which allows for development of area to support industrial and other higher intensity uses. This use is supported by existing M1-PAD zoning and its PAD 5-II designation in the *General Plan 2020*.

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**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.

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**ACTION OPTION:** Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1772 approving FDP11-004, AND to sign any agreement under Proposition 207 **OR** Motion not to approve Resolution No. 1772. **VOTE.**

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**RECOMMENDATION:** The proposed outdoor market is well located based on existing zoning and land use designation, therefore, staff recommends approval of FDP11-004.

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**FISCAL ANALYSIS:** This project will provide a TPT stream from sales of goods to the public.

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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 \_\_\_\_\_