

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

Date: December 8, 2011

SUBJECT: FDP 11-005 Carl's Jr. Restaurant

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. 1773 (with attachments), b) Site Plan, c) Location Map, and d) Prop. 207 Waiver

SUMMARY/BACKGROUND: This is a request by Jason LeVecke of Frontier Star, LLC, on behalf of Carl's Jr Restaurants to approve a Final Development Plan for a parcel of land in the Crossroads shopping center.

The proposed project calls for the construction of a two thousand nine hundred and forty (2,940) square foot building on an approximately thirty-four thousand two hundred (34,200) square foot lot commonly known as Lot 6A, Parcel C, which will house a walk-up and drive-through restaurant.

This project is sited within the Crossroads shopping center in the portion that is on the south side of State Route 69, and was annexed to the Town upon adoption of Ordinance No. 244 in 1990. At the time of annexation, the land was given the zoning classification of RCU-70. It was subsequently rezoned to Performance Manufacturing (PM) upon adoption of Ordinance 265 and the PAD (Planned Area Development) overlay was added upon the adoption of Resolution No. 702 on November 29, 2007. The proposed use is supported by existing zoning and its designation in the *General Plan 2020*.

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. 1773 approving FDP11-005, AND to sign any agreement under Proposition 207 **OR** Motion not to approve Resolution No. 1773. **VOTE.**

RECOMMENDATION: The proposed Carl's Jr. Restaurant is well located based on existing zoning and land use designation, therefore, staff recommends approval of the FDP11-005.

FISCAL ANALYSIS: This project will provide employment opportunities as well as an ongoing TPT revenue stream.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____