

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
June 14, 2012**

SUBJECT: Final Development Plan (FDP12-001) Quailwood Meadows Model Homes – Dorn Homes

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) location map b) Resolution No. 1795 c) Final Development Plan

SUMMARY/BACKGROUND: Town Council is being asked to consider approval of an a Final Development Plan (FDP12-001) for the siting and construction of four (4) model homes and associated off-street parking on six (6) lots in Unit 4 of the Quailwood Meadows master planned community.

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 included in the Quailwood Meadows Master Development Plan. It was designated for residential 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).

Dorn Homes, the successor-in-interest to Empire, is now requesting to construct four (4) model homes on lots 549 through 552, and develop lots 547 and 548 as off-street parking for the model homes. The homes range in size from 1,412 square feet to 2,273 square feet, and offer a new series of residential products for the Quailwood Meadows development.

Staff has reviewed the plans as submitted and finds them in compliance with existing zoning and land use designations, and therefore supports the approval and adoption of FDP12-001.

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. 1795 approving FDP12-001, AND to sign any agreement under Proposition 207, **OR** Motion not to approve Resolution No. 1795. **VOTE.**

RECOMMENDATION: Staff recommends approval of FDP12-001.

FISCAL ANALYSIS: Construction of the proposed project will provide an initial TPT for materials. Subsequent sales of new homes would provide additional TPT revenues for the Town.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____