

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: October 25, 2012**

SUBJECT: Final Development Plan (FDP12-003) for the Sungate Villa and View Point Senior Communities

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joe Scott, 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. 1815 with Attachments.

SUMMARY/BACKGROUND: A request by Fergis and Associates Inc. (Agent) for approval of a Final Development Plan (FDP12-003) for the Sungate Villa Senior Community and the View Point Senior Community comprising approximately fourteen (14) acres generally located four hundred (400) feet south of Long Look Drive, between Viewpoint Drive and Civic Drive. WESCAP Investments (“WESCAP”) has developed several Multiple Dwelling projects in the Prescott Valley Town Center that include the Valley View Apartments, Sungate Villa Senior Community Phases I and II, and the View Point Senior Community Phase I (Attachment “a”). The proposed View Point Senior Community Phase II has not yet been developed. A Final Development Plan was approved for each individual project phase including the proposed View Point Senior Community Phase II which was approved for fifty two (52) units on a 105,785 s.f. parcel consisting of twenty-four (24) 1-bedroom and twenty-eight (28) 2- bedroom units. The building height was approved in conjunction with the Final Development Plan per Section 13-19-060 (M) of the Town Code as recommended by the Planning and Zoning Commission. The purpose of this application is to approve minor modifications to View Point Senior Community Phase II and combine development with other project phases in order to better meet market demands for this housing product.

WESCAP now desires to develop Phase II with more 1-bedroom units and decrease the number of 2-bedroom units. The proposed change is for fifty-eight (58) total units comprising forty-six (46) 1 - bedroom and twelve (12) 2-bedroom units. The proposed change results in more units; however, a net reduction of ten (10) bedrooms. Parking is still provided at one (1) space per unit, plus one (1) per employee. The proposed new building footprint is essentially the same however would be two thousand (2,000) s.f. larger on the ground floor (Attachment “b”) and the building elevations and height (Attachment “c”) are in conformance with zoning approval and the prior Final Development Plan.

To accomplish an increase of the six (6) proposed units in View Point Senior Community Phase II, it is recommended that Sungate Villa Senior Community Phases I and II along with View Point Senior Community Phases I and II be looked at as a unified development project subject to a new Final Development Plan (Attachment “d”) under Article 13-19. All properties have the PAD overlay district, have the same ownership and have in place cross easements for utilities and a Shared Parking Agreement. When viewed comprehensively, the density of units averaged throughout the entire project is consistent with the standards of the underlying zoning districts and parking is consistent with past approvals of Final Development Plans. The new comprehensive Final Development Plan for the Sungate and View Point Senior Communities as a unified project will meet the intent of Article 13-19, and the goals of the General Plan in meeting housing needs of the community.

OPTIONS ANALYSIS: The Town Council may approve this Final Development Plan (FDP 12-003), table the item and direct staff to make modifications to the Final Development Plan, or decline approval.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice-Mayor) to sign Resolution No. 1815 adopting Final Development Plan, FDP 12-003, **OR** Motion not to approve Resolution No.1815AND sign Agreement under Proposition 207. **VOTE.**

RECOMMENDATION: Staff recommends authorization to sign Resolution No. 1815 adopting Final Development Plan, FDP 12-003.

FISCAL ANALYSIS: This development will provide direct, one-time transaction privilege tax revenues to the Town through construction.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____