

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

Date: November 8, 2012

SUBJECT: Tractor Supply Company Final Development Plan – (FDP12-004)

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. 1816 B) Site Plan

SUMMARY/BACKGROUND: Upon the application of Granite Basin Engineering, Agent for Ralph J. Ronalter, Jr. and Baseline Development, a request for approval for an approximately 22,000 square foot building along with associated parking and accessory uses on a three acre portion of APN 103-05-254V in the Eastridge unified commercial development. This parcel is located south of State Route 69, west of Truwood Drive, and north of Eastridge Drive.

The subject parcel lies in Section 24, T14N, R1W. The current zoning classification of C2-PAD (Commercial; General Sales and Service, Planned Area Development) was approved through the adoption of Ordinance 480, and subsequently reaffirmed upon the approval of Resolution 1153, which set forth a development agreement between The Town of Prescott Valley, Eastridge Investments, and Prescott Valley Joint Venture. The current zoning classification and underlying Land Use designation of Community Commercial are appropriate for this use.

This building will house a retail establishment known as Tractor Supply Company. The proposed plan provides adequate on-site parking and circulation, and will substantially comply with the submitted plan.

OPTIONS ANALYSIS: Town Council may adopt **Resolution No. 1816** approving FDP12-004, or Town Council may not adopt the Resolution.

ACTION OPTION: Motion to authorize the Mayor (or in his absence, the Vice Mayor) to sign **Resolution No. 1816** approving FDP12-004, and sign the Proposition 207 waiver, **OR** Motion not to approve Resolution No. **1816** and decline to sign the Proposition 207 waiver.

RECOMMENDATION: The proposed FDP is in substantial conformance with the current C2-PAD zoning requirements, and the use complies with the Community Commercial Land Use designation in the General Plan 2020. All stipulations in the Development Agreement either have been met or will be met at the time a Certificate of Occupancy would be issued. Staff recommends approval of FDP12-004

FISCAL ANALYSIS: This is a retail use that will generate a Transaction Privilege Tax stream, and provide employment opportunities for the residents of the community.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____