



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: June 12, 2025

TO: Mayor & Town Council

THROUGH: Gilbert Davidson, Town Manager

FROM: Donna Kennedy, Development Services Director

DEPARTMENT: Development Services

AGENDA TYPE: New Business (for Review, Comment, And/or Possible Action)

SUBJECT: FDP25-001, Asura Medical - Consideration & Possible Action (Authorize Signature) [Chris Norlock, Urban Planner II]

VISION 2024 FOCUS AREA: Creating an environment where our residents can thrive for a lifetime via job opportunities through a diversified and growing economy.

SUMMARY/BACKGROUND:

PROJECT LOCATION: West side of State Route 69 and Village Creek Boulevard

PROPERTY OWNER: Terra Madre, LLC

APPLICANT: Michael Taylor Architects, Inc.

ZONING DISTRICT: CI-PD

GROSS ACREAGE: 2.6 Acres

FDP25-001. Upon the application (FDP) of Michael Taylor Architects, Inc., agent, a request for a Final Development Plan for an approximately 15,000 square foot medical facility (with possible future expansion), located at 12125 State Route 69 (APN 402-14-225R).

This project is described by the applicant as a micro-hospital with emergency beds (8), in-patient beds (4), a CT scan suite, an ambulance drop-off, and staff offices. It will primarily service that portion of the community out east near Quailwood, Prescott Country Club, and others that do not have a medical facility nearby.

Over the last year over 54,000 residents of Dewey-, Humboldt-, and Mayer- addressed properties visited Dignity Health in Prescott Valley. Over 6,000 residents from the same area visited NextCare Urgent Care. This highlights the need for additional medical facilities in the area.

In the 2024 Community Survey, it was recognized that attracting healthcare services and providers was priority number two for survey respondents.

NEIGHBORHOOD FEEDBACK

- A neighborhood meeting was not required for FDP25-001 Asura Medical.

DEPARTMENTAL ANALYSIS:

Plans submitted were routed to all Town departments and the following information/comments were obtained.

ZONING SUMMARY

- This area was rezoned in 2006 as part of ZMC06-007 that included just over 11 acres that went from R1L-PAD, RCU (Residential; Single Family Rural), and C3 (Commercial; Minor Industrial) to C3-PAD (Commercial; Minor Industrial, Planned Area Development), now known as CI-PD.
- The Town's Commercial Minor Industrial (CI) district provides for the heaviest of commercial activities and most of these districts are located along the State Route 69 corridor.

GENERAL PLAN 2035

The General Plan 2035 designates the project area as Regional Commercial. Regional Commercial is a designation intended to have uses such as restaurants, offices, and other complementary uses. The development in these areas generates a high volume of traffic because of the regional draw and location near highways.

FDP25-001 is consistent with General Plan 2035 Goals as follows:

GOAL: LU-A5 Provide for a variety of industrial and/or job-based uses (i.e., light industrial, technology centers, performance manufacturing) to ensure additional employment opportunities are available in the Town.

GOAL: GA-A2 Focus new development into appropriate growth and development tiers, as defined in Section 3.2.2

GOAL: ED-A1 Maintain an atmosphere conducive to the economic growth and development of Prescott Valley.

GOAL: ED-A3 Foster a strong and diverse economy that provides a full range of employment and economic choices, as well as provides a range of manufacturing, retail and service activities for residents, employers, and employees in the Town.

GOAL: ED-A4 Promote a quality business environment within designated commercial, industrial or employment areas that is conducive to the formation, retention, and expansion of business.

TOWN ENGINEER SUMMARY

- The project has been reviewed by the Town and ADOT. The site generated traffic will access State Route 69. Village Creek Road adjacent to the site is on private property and is not a Town road. The site plan shows curb along Village Creek Road adjacent to the site. Additional development is anticipated on adjacent parcels and the Traffic Impact Statement will need to be updated for any future projects. The Town recommends this development, consider including sidewalk for this project and future projects in that area. The traffic report and drainage design will be finalized along with the Final Development Plan.

DRAINAGE SUMMARY

- A final storm drainage report will be required at the time of Engineering permit submittal as approved by the Town Engineer.

UTILITIES SUMMARY

General

The following requirements apply for the Public Utility easement located on the eastern boundary of the tract:

- All weather access is required for any existing and proposed water/sewer easements. The access should be adequately sized (20 ft minimum) with typical roadway cross-slopes provided. Large trucks should have adequate clearance and turning radii to get in/out and perform work on the lines within the easements.
- No tree planting or other permanent landscaping should be placed over or near enough to hinder work on existing or proposed water and sewer lines.
- The plans show an adjustment to the current grading within the existing PUE. The current grade of the existing PUE must be maintained.

Water

- Water meters should be placed within the Town ROW or within a dedicated public utility easement. Include the size of the meter, size of the service line between the meter, and main with type “k” copper tubing. Water service connections and meters should reference QCSD 310PV-1, 310PV-2, 310PV-3, and 310PV-4 as appropriate.
- Backflow prevention devices for water service lines may be required and should be placed on the customer side of the property boundary, or public utility easement, immediately after the water meter. Improvement plans are to show the size, make, model, and mounting orientation of the selected backflow prevention device. The selected device shall be an RP type and on the USC list

of approved backflow prevention assemblies. The device is to be placed in an electrically heated ASSE 1060 Class I enclosure.

- The proposed connection to the south (currently shown as a 12"x12"x6" tee) should be replaced with the service connection for both domestic and fire services. For the private fire system connection, a detector-type check valve assembly may be used rather than a meter.
- A second fire connection to the north is also shown with a proposed 8" waterline along the northern boundary of the tract and a fire hydrant located on the end of this line.
 - o Based on an initial assessment, the proposed 8" waterline and hydrant may be part of the private fire system. In this case, a detector-type check valve assembly may be used.
 - o It may be requested that the proposed 8" waterline be public and extended approximately 100 feet to the west of the tract to connect to existing water infrastructure. If this is required, a public utility easement must be issued for the proposed waterline per the criteria previously stated.

Sewer

- For sewer connections, backwater valve protection, and ball markers reference QCSDs 440PV-1, 440PV-2, and MAG 440-1 as appropriate. Sewer backwater valve is required on the customer side of the property boundary.

FLOODPLAIN ADMINISTRATOR SUMMARY

- No comment from the Floodplain Administrator (this project is not in the designated FEMA flood zone).

FIRE SUMMARY:

- CAFMA has reviewed the project and will coordinate with the Town to ensure that all CAFMA code requirements are satisfied.

FDP25-001 as has been reviewed by Town Staff and meets Town standards. Landscaping and lighting shall be installed pursuant to the requirements of Town Code Articles 13-11 and 13-12 respectively.

PROPOSED CONDITIONS FDP25-001 (ASURA MEDICAL):

1. The Developer shall relocate the proposed water line to a place within the Town Right of Way or within a dedicated public utility easement as approved by the Utilities Department.
2. The Developer shall be required to update and finalize the Traffic Impact Analysis (TIA), including any offsite improvements directly related to Asura Medical, as required by the Town Engineer (for Town and ADOT approval).
3. The development of Asura Medical shall be in general conformance with the Final Development Plan as approved by the Town Council.

THIS ACTION

Resolution No. 2025-2424 has been prepared for the Town Council to vote to adopt FDP25-001 if it so desires.

RECOMMENDED MOTION:

Motion to authorize the Mayor to sign Resolution No. 2025-2424, adopting FDP25-001 for the Asura Medical project, with conditions, **OR** Motion not to approve Resolution No. 2025-2424. **VOTE.**

STAFF RECOMMENDATION:

Staff recommends authorizing signature of FDP25-001 approving the Asura Medical project, with conditions.

FISCAL ANALYSIS:

Asura Medical is anticipated to generate additional sales tax revenue and new jobs for the Town.

Council Action at the Meeting:

ATTACHMENTS: Yes