



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: November 14, 2024

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: FDP22-002 Jasper Phase 3 - Consideration & Possible Action (Authorize Signature) [Chris Norlock, Development Services Planner I]

VISION 2024 FOCUS AREA: creating an environment where our residents can thrive for a lifetime via job opportunities, a variety of housing options, and a safe and healthy lifestyle with a diversified and growing economy.

SUMMARY/BACKGROUND:

SUMMARY

Town Council is being asked to consider a request by Benny Wells, Agent, on behalf of Jasper EcoDev, LLC., to approve and adopt Jasper Phase 3 Final Development Plan/Plat consisting of two hundred and seventy-two (272) units of single-family development on approximately one hundred and thirty (130) acres located at the southwest corner of Jasper Parkway and Iron King Trail within the Jasper Planned Area Development (PAD).

On March 27, 2014, the Town Council adopted Ordinance No. 791 annexing 1,259 acres in Sections 4 and Section 9 (ANX 13-003). In the process, the Council approved Resolution No. 1873 adopting a plan to provide Jasper with appropriate levels of infrastructure and services within 10 years after annexation. The property was given a zoning classification of RCU-70 (Residential: Single-Family, Rural, seventy thousand square foot minimum) upon annexation.

At its April 7, 2014, meeting, the Planning & Zoning Commission reviewed and recommended approval of a Development Master Plan for what was then called

“Glassford Heights” with 3,587 residential units on 1,245 acres of the annexed area.

The Master Development Plan was accompanied by a request for a Zoning Map Change (ZMC13-005) from RCU-70 to R1L-PAD (Residential: Single Family Limited-Planned Area Development), R1M-PAD (Residential: Single Family Mixed-Planned Area Development), R2- PAD (Residential: Multiple Dwelling Units-Planned Area Development), RS-PAD (Residential and Services-Planned Area Development), and PL-PAD (Public Lands-Planned Area Development).

ZMC13-005 was approved by the Town Council on May 22, 2014 by Ordinance No. 792.

A Development Agreement with Arizona Eco Development for the Jasper project was approved on March 22, 2018, by Resolution No. 2040.

REQUEST

The Jasper Phase 3 Final Development Plan/Plat (FDP22-002) Application was initially submitted by the applicant to Town staff November 2021 and was subsequently placed on hold by the applicant, due to market conditions at the time and, instead, pursued approval of Jasper Phase 5.

Jasper Phase 5 Final Development Plan (FDP22-018) consisting of one hundred and seventy-six (176) units of single-family development on approximately fifty-one (51) acres was approved by Resolution No. 2022-2289 dated 12 January 2023.

The current request is to approve and adopt Jasper Phase 3 Final Development Plan/Plat consisting of two hundred and seventy-two (272) units of single-family development on approximately one hundred and thirty (130) acres located at the southwest corner of Jasper Parkway and Iron King Trail within the Jasper Planned Area Development (PAD).

GENERAL PLAN 2035

The Town of Prescott Valley General Plan 2035 designates the project area as Medium Density Residential (MDR) intended to provide for the development of single-family detached homes.

Zoning districts compatible with the MDR designation includes R1M.

The current density of Jasper Phase 2 is approved via Resolution 2022-2234 dated 24 February 2022.

The following Goals and Policies from the General Plan Land Use Element are identified as follows:

GOAL: LU-A3: Ensure that new development is compatible with surrounding land uses, the circulation network, the availability of public utilities, and with existing development constraints.

POLICY: LU-3.3: Assure that the type and intensity of proposed land uses will be compatible with that of the immediate neighborhood.

ZONING

Jasper Phase 3 is designated as R1L-PAD (Residential; Single Family Limited) as approved by Council via Ordinance No. 792 dated 22 May 2014. Approved zoning R1L-PAD allows single-family development land use as proposed for Jasper Phase 3.

TRAFFIC

The Traffic Impact Analysis (TIA) by Southwest Traffic Engineering, LLC (SWTE) dated 17 July 2016 with latest revision dated 18 December 2017 has been review by the Town Engineer and Town Traffic Engineer with findings of deficiencies and in need of updated and additional study areas with resultant mitigations identified.

In addition, the TIA identifies mitigations, a timeline, and milestones (ie maximum number of entitled residential lots allowed before Jasper Parkway is required to be completed) that define when Jasper Parkway must be completed. These requirements are included in the Development Agreement referenced above. It is anticipated that the required update(s) to the TIA will identify newly defined mitigations, timeline, and milestones.

Reviewing Town engineers propose Conditions of Approval to Jasper Phase 3 Final Development Plan/Plat (FDP22-002) resultant of the updated TIA. Recommended Conditions of Approval are contained under Staff Recommendation herein.

SITE DEVELOPMENT

Requested development of Jasper Phase 3 anticipates industry standard site development activities associated with single-family residential construction improvements to include, but are not limited to, grading and drainage, utilities, and roadways.

STAFF REVIEW

Staff review includes findings leading to recommended Conditions of Approval. Note that, in accordance with ARS 9-463.01(I) the Certificate of Assured Water Supply for this subdivision development has been issued by the Arizona Department of Water Resources.

THIS ACTION

If the Town Council desires to approve FDP22-002, it may vote to authorize the Mayor to sign Resolution No. 2024-2393.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

RECOMMENDED MOTION:

Motion to authorize the Mayor to sign Resolution No. 2024-2393, adopting FDP22-002 Jasper Phase 3, **OR** Motion not to approve Resolution No. 2024-2393. **VOTE.**

STAFF RECOMMENDATION:

Staff recommends authorizing signature of Resolution No. 2024-2393 approving FDP22-002 Jasper Phase 3.

FISCAL ANALYSIS:

The Town would receive transaction privilege tax revenues from construction of any new facility improvements and sales at this location.

Council Action at the Meeting:

ATTACHMENTS: Yes