



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: August 8, 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: Proposed Annexation (ANX23-001) Lakeshore 650 - Consideration & Possible Action (1st Reading) [Donna Kennedy, Director Development Services]

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:

The proposed annexation (ANX23-001) comprises approximately 652 acres located in Sections 05 & 08, Township 14 North, Range 1 East, of the Gila & Salt River Meridian, Yavapai County, Arizona. The property is located at the terminus of Lakeshore Drive and Fain Road. It is proposed to be part of the Lakeshore 650 master-planned community.

The current Yavapai County zoning is RCU-2A (Residential; Single-Family; Rural). The most comparable Town zoning designation would be RCU-70 (Residential; Single Family Rural), so at annexation the property would have that zoning assigned to it. The majority of the property is owned by Fain Land & Cattle Company. The site can be served by Prescott Valley water and sewer and other public utilities.

In the Prescott Valley General Plan 2035 the property was identified for potential future annexation and given a designation of VILLAGE PAD F-II in the Land Use Plan.

A blank annexation petition was filed with the Yavapai County Recorder's Office on September 12, 2023, starting the necessary 30-day waiting period. A public hearing was then held on October 12, 2023 (after statutory notice). The notice included advertisement in the Daily Courier, postings in at least three (3) locations, a site posting, and mailings to listed property owners and the Yavapai County Board of Supervisors. A signed annexation petition has now been received within the required 1 year period from the owners of the property that would be subject to taxation by the Town (and representing more than one-half (1/2) of the owners of the real and personal property in the annexation territory). Those signed petitions were filed with the Yavapai County Recorder's Office on August 2, 2024.

Ordinance No. 2024-938 has now been prepared for action by the Town Council in accordance with ARS §9-471. The Town Council may approve the proposed annexation, direct staff to delay approval to address any issues, or decline approval.

[Note: The proposed annexation is part of three different actions being proposed as part of considering the Lakeshore 650 project (including a Resolution adopting a Pre-Annexation Development Agreement, and an Ordinance approving rezoning). The Development Agreement provides that the property owners may request that the Council take steps to undo the annexation if the re-zoning is not approved or is successfully referred and voided by public vote.]

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

RECOMMENDED MOTION:

Motion to read Ordinance No. 2024-938 approving ANX23-001 for the Lakeshore 650 project by title only on two separate occasions, then place the same on final passage, **OR** Motion not to read Ordinance No. 2024-938. **VOTE.**

[if the vote is in favor of reading Ordinance No. 2024-938, the Mayor instructs the Town Clerk to read the Ordinance by title only for the 1st reading]

STAFF RECOMMENDATION:

Staff recommends that Ordinance No. 2024-938 be read by title only on two separate occasions then placed on final passage and adopted.

FISCAL ANALYSIS:

Possible development of the property will allow for residential and commercial development which will generate revenue from the Town's Transaction Privilege/Use Tax and provide revenue from issuance of Development Permits.

Council Action at the Meeting: N/A

ATTACHMENTS: Yes