



## TOWN OF PRESCOTT VALLEY STAFF REPORT

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**DATE:** June 27, 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:** FDP24-005 AZ Senior Living Community – Consideration & Possible Action (Authorize Signature & Approve) [Ernest Rubi, Deputy Development Services Director]

**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:

Upon application of Richard Whitney of Platinum Realty Services Inc (owner), a request for a Final Development Plan (FDP24-005) on approximately 49.31 acres located southeast of Superstition Drive and Sheridan Lane (10000 University Drive, (APN 402-14-239B) for the “AZ Senior Living Community” project. The project is proposed for a 259-unit senior living community with a mix of 83 cottages, 136 senior living apartments, 11 row homes, 10 additional apartment units in the existing building, 19 memory care units within the existing building, a stand-alone restaurant, and a pool house.

**EARLY HISTORY:** The subject property was annexed on April 15, 2004, by Ordinance No. 591 with the County land use designation of RCU-70. The property was rezoned on August 25, 2005, from the RCU-70 to PL PAD (Public Lands –

Planned Area Development) by Ordinance 636. A Final Development Plan (FDP05-018) was approved on August 25, 2005, for construction of a 53,320 sq. ft. campus administration and office building for North Central University. The University operated for a number of years. However, the building has recently stood empty.

**ZONING APPROVAL:** Based on a Preliminary Development Plan (PDP23-005) for the AZ Senior Living Community project, the Planning & Zoning Commission held a public hearing on zoning map change ZMC23-007 at its regular meeting on February 12, 2024. The proposed ZMC23-007 was from PL-PAD (Public Lands – Planned Area Development to RS-PAD (Residential Services – Planned Area Development). The P&Z Commission voted 6-1 to forward the same to the Town Council with a recommendation of approval (with conditions). The Commission also recommended approval of PDP23-005 by a vote of 6-1 at the same meeting. The Town Council held its own public hearing on ZMC23-007 on March 4, 2024, and eventually approved the same (with modified conditions) by adopting Ordinance No. 2024-936 on March 28, 2024. This was consistent with goals and policies in the Prescott Valley General Plan 2035 Housing Element (Chapter 7) and Economic Development Element (Chapter 14), namely:

**GOAL:** H-A: Promote development of a variety of housing types.

**POLICY:** H-A3.1 Promote development of a variety of housing types including single-family attached and detached homes, modular homes, multiple family homes and apartments, senior apartments, condominiums, and other types of housing are all encouraged within the community to provide a diverse palette of housing types to meet the diverse housing needs of our residents.

**GOAL:** H-C1: Encourage housing development that utilizes existing capacities in infrastructure.

**POLICY:** H-C1.1 Support development that is located adjacent to or in close proximity to existing utility and roadway infrastructure.

**GOAL:** ED-A.3: 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.

**POLICY:** ED-A3.2 Encourage investment in the development, redevelopment,

rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

THIS PROPOSAL: Based on the conditions set forth in the re-zoning ordinance (Ordinance 2024-936), it is now proposed that a Final Development Plan (FDP24-005) be approved for the project. To the north, the project property abuts Arizona State Trust land, currently zoned as RCU (Residential; Single-Family, Rural). To the north-east, the property is adjacent to the Section 7 subdivision known as Prescott Valley Unit Twenty. To the west, the property abuts State Trust land that encompasses all of Section 18 and currently also zoned RCU. A preliminary Traffic Impact Analysis (TIA) indicated that, at buildout (anticipated in 3 years), the project would be expected to generate 1,316 daily trip-ends, of which 75 are forecast to occur in the AM peak hour and 113 during the PM peak hour. Site access for the development would be via both the existing University Drive (and the Superstition/Sheridan intersection) and an extension of Mendecino Drive from the south to the western terminus of University Drive. This would involve finalizing the alignment and acquisition by the developer of the necessary right-of-way through State Trust land (and construction of the roadway). Along the roadway there would also be a new multi-use path and a new water main. The Central Arizona Fire & Medical Authority requires a secondary access to the project for fire purposes. After considerable discussion, CAFMA has agreed to allow widening of University Drive (and placement of fire hydrants on University Drive and Mendecino Road) to meet this requirement. Finally, any needed improvements required by the Arizona Department of Transportation at the intersection of Mendecino Drive and State Route 69 would need to be made by the developer. In this regard the TIA continues to be reviewed by engineers with the Arizona Department of Transportation, the Prescott Valley Traffic Engineer, and the Prescott Valley Town Engineer.

The re-zoning ordinance provided that certain construction costs borne by the developer for offsite improvements (including the extension of Mendecino Road, the new multi-use path, the new water main, and the secondary access) would be eligible for reimbursement from buy-in fees charged to later developers by the Town pursuant to an agreement prepared by the Town Manager in accordance with Town Code 14-04-070. The developer has asked that such an agreement be approved by the Town Council as part of approving this Final Development Plan FDP24-005.

**Review and Recommendation:**

Final Development Plan FDP24-005 has been reviewed by Town staff and found to meet applicable Town standards. In particular, landscaping and lighting will be installed pursuant to the requirements of Town Code Articles 13-26 and 13-26a (respectively). Landscape design will include a low water use plant palette with a variety of tree types, shrubs and ground cover. The landscape character of the proposed development will include a wide variety of plants that provide year-round color, shade, and texture for the site. The project will require a sign permit for building and site signage.

It is proposed that the Town Council consider voting to authorize the Mayor to sign Resolution No. 2023-2380 to approve Final Development Plan FDP24-005, or direct staff to make modifications to the same prior to approval, or decline to authorize signature and approval. If the Council agrees to approve FDP24-005, it is also request that the Council consider approving the related Reimbursement Agreement with the developer.

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

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**RECOMMENDED MOTION:**

Motion to **(a)** authorize the Mayor to sign Resolution No. 2024-2380, adopting Final Development Plan FDP24-005 for the AZ Senior Living Community, and **(b)** approve the Reimbursement Agreement with Platinum Realty Services, Inc., **OR** Motion not to approve Resolution No. 2024-2380 or the related Reimbursement Agreement. **VOTE.**

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**STAFF RECOMMENDATION:**

Staff recommends (a) authorizing signature of Resolution No. 2024-2380 adopting Final Development Plan FDP24-005 AZ Senior Living Community and (b) approving the related Reimbursement Agreement.

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**FISCAL ANALYSIS:**

This proposed action reiterates the previous condition in the rezoning ordinance that the developer make a voluntary contribution of \$250 per unit constructed on behalf of HUSD prior to issuance of final Certificate of Occupancy. In addition, the Town will receive on a monthly basis all monies collected as a result of a

“surcharge” against all rents collected from occupation and use of units within any phase of the development (said surcharge being 2%). It is also anticipated that there would also be transaction privilege tax collections on any construction of units in the development.

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**Council Action at the Meeting:**

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**ATTACHMENTS:** Yes