



## TOWN OF PRESCOTT VALLEY STAFF REPORT

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**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:** FDP24-008 Brakes Plus, LLC - Consideration & Possible Action  
(Authorize Signature) [John P. Jacobson, 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:**

Town Council is being asked to consider a request by Ashley Bernatski, Authorized Agent, on behalf of Four Seasons Investment Company, LLC (Owner), for a Final Development Plan (FDP24-008) to develop a Brakes Plus facility.

The subject property is on approximately one and one half (1.49) acre vacant parcel located within the existing Fry's Shopping Center and is a portion of parcel 103-02-762M at the southwest corner of Glassford Hill Road and Florentine Road.

### **REQUEST**

The request is to develop a Brakes Plus facility and associated site improvements on a one and one half (1.49) acre vacant site. The project site is bordered by residential to the west and retail/restaurant parcels to the north, east, and south.

The proposed development of a 4,975 square foot Brakes Plus facility contains customer receiving/waiting area, sales floor, offices, restrooms, eight (8) services bays, and associated inventory storage area.

### **GENERAL PLAN 2035**

The Town of Prescott Valley General Plan 2035 designates the project area as Commercial; General Sales and Services. The purpose of C2-PAD District is to provide for sale of commodities and the performance of service.

The following Goals and Policies from the General Plan Economic Development Element (Chapter 14) are identified as follows:

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

**POLICIES:** ED-A1.2 Ensure there is a wide range of existing sites and buildings available to meet the expansion needs of new and existing businesses.

**GOAL:** ED-A3.1 Plan for additional industrial, commercial and office uses to meet the needs of the population and to complement the character of Prescott Valley.

**POLICIES:** Encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

## **ZONING**

The site is zoned C2-PAD (Commercial General Sales and Service), which allows for this type of business use and development. The site is bound on the north, east, and south by C2-PAD zoning district, and to R1L-18 to the west.

## **TRAFFIC**

The Brakes Plus project site is located within the Prescott Valley Downtown area in an existing twenty-acre retail center that is serviced by Florentine Road and Centre Court, along the main arterial Glassford Hill Road. Centre Court and Glassford Hill Road is a signalized intersection with a northbound to west bound left turn lane to access the Brakes Plus site.

There are three additional access driveways on Glassford Hill Road for southbound traffic to access the retail center. These driveways do not have a dedicated right turn lane. Florentine Road has three access locations, with two locations for westbound to southbound left turn lanes and one driveway for right in and out access. All of these locations will provide ingress and egress to Brakes Plus.

Brakes Plus will generate new traffic to the retail center through its six to eight employees and customers that arrive to the site for service. Based on historical data from the client, who operates 135 locations nationwide, Brakes Plus has customers arrive and leave the facility within a two hour window, with an average vehicle count of 19.6 cars per day. Based on this data the average customer trip to the site is two cars per hour.

## **SITE DEVELOPMENT**

In addition to the proposed 4,975 square foot Brakes Plus facility, the plan provides

for 23 parking spaces and one (1) ADA van accessible parking space.

Site drainage is accommodated by way of the previous overall retail center drainage design and development. The original drainage report for this property was completed by Erie & Associates, dated January 24, 2000, and amended on May 2007 and September 2009. This report modeled the requirements for Detention Pond A, located at the southwest corner of Long Look Drive and Viewpoint Drive. Flows from the site are directed to the west where they flow north to Florentine Road. The location of the Brakes Plus site has been identified on Plate 3 Existing Sub-Basin Delineation and Developed sub-basins drainage map, each map includes the overall project area. Flows from the project drain to the existing detention pond on Long Look, therefore detention for the site is not required. Surface flows from the site will be directed into existing storm water infrastructure already installed.

The landscape design includes a plant palette with a variety of tree types, shrubs, and ground cover that adhere to the Prescott Active Management Area (AMA) low water use plant material list and is in character with the surrounding development. The landscape design also includes up-sizing the tree planting material to 2" caliper and includes a coordinated inert top-dressing color. Both improvements are intended to most closely reflect the existing retail development current condition.

A lighting plan to with photometrics is included as part of the proposed improvement plan set.

The project will require a sign permit for building and site signage.

## **USE**

Staff considers this a Retail Infill project that will expand services on an existing site, creating new jobs and new revenue. The site is zoned C2-PAD (Commercial General Sales and Service), which allows for this type of business use and development.

It is now proposed that the Town Council consider approving FDP24-008 for the Brakes Plus development by adopting Resolution No. 2024-2382.

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

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## **RECOMMENDED MOTION:**

Motion to authorize the Mayor to sign Resolution No.2024-2382, approving FDP24-008 for the Brakes Plus development, OR Motion not to authorize signature of Resolution No. 2024-2382. **VOTE.**

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## **STAFF RECOMMENDATION:**

Staff recommends approval of FDP24-008 for the Brakes Plus development.

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**FISCAL ANALYSIS:**

Construction of the new facility will result in one-time transaction privilege tax revenues, as well as ongoing TPTax revenue for services provided at the establishment. Benefits from employment are also anticipated.

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**Council Action at the Meeting:**

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**ATTACHMENTS:** Yes