



## TOWN OF PRESCOTT VALLEY STAFF REPORT

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**DATE:** December 8, 2022

**TO:** Mayor & Town Council

**THROUGH:** Gilbert Davidson, Town Manager

**FROM:** Fernando Gonzalez, Development Services Director

**DEPARTMENT:** Development Services

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

**SUBJECT:** FDP22-019 Granite Mountain Storage - Consideration & Possible Action (Authorize Signature) [Ernest Rubi, Development Services Deputy Director]

**STRATEGIC PLAN FOCUS AREA:** Prosperous Community means 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:

A Request by Cedric Lauson, for B&L Holdings LLC, to approve a Final Development Plan (FDP22-019) for a 23,000 sq. ft. storage facility consisting of five (5) steel buildings on 1.29 acres located at 9155 E. Florentine Rd in the Big Sky Business Park. [APN 402-14-688U]

The property is located in a C3 PAD (Commercial; Minor Industrial - Planned Area Development) land use zone. The proposed development consists of 82 self-storage units within 5 buildings that will be accessed by two driveways off of Florentine Rd. The 82 units include eleven (11) 10'x10' units; three (3) 10'x15' units; eleven (11) 10'x20' units; four (4) 10'x25 units; fifty-two (52) 10'x30' units; and one (1) 10x30' unit.

The C3-PAD zoning designation allows for increased lot coverage, placement of landscaping in and use of Town right-of-way for required parking. Roadway improvements include lane widening, curb, gutter, sidewalks and streetlights on Florentine Road. All ground-mounted mechanical shall be screened from view by screen walls on all sides pursuant to Town Code 13-26-050. Landscaping must comply with Town Code 13-26-060 of the Zoning Code.

The Traffic Impact Analysis for this project indicates that it will cause minimal increase in traffic to the existing roadway network (a total of 11 new weekday trips). A maximum of (1) AM trip is expected to enter the center during peak hour, and a maximum of (3) trips are expected to exit the center during the PM peak hour.

The requisite ten-foot (10) wide street frontage landscape design will include a low-water use plant palette with a variety of tree types, shrubs and ground cover pursuant to Town Code 13-26-040. The landscape character includes year-round color, shade, and texture. The project signage shall comply with Town Code requirements.

The proposed use is consistent with existing uses in the area and with the C3 PAD zoning and VILLAGE PAD B-1 designation in General Plan 2035.

It is now proposed that the Town Council consider approving FDP22-013 by authorizing the Mayor to sign Resolution No. 2022-2287.

[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 (or, in his absence, the Vice Mayor) to sign Resolution No. 2022-2287 adopting Final Development Plan FDP22-019, **OR** Motion not to approve Resolution No. 2022-2287. **VOTE.**

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#### **STAFF RECOMMENDATION:**

Staff recommends authorizing signature of Resolution No. 2022-2287 approving Final Development Plan FDP22-019.

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#### **FISCAL ANALYSIS:**

The Town will receive transaction privilege tax revenues from construction of the new facility.

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**Council Action at the Meeting:**

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**ATTACHMENTS:** Yes