



TOWN OF PRESCOTT VALLEY STAFF REPORT

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: FDP21-014 Mingus West Unit 6 - 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:

This is a request by ASH-Dorn LLC for a Final Development Plan (FDP21-014) for Mingus West Unit 6 comprising forty-nine (49) lots on approximately thirty-nine (39) acres located north of the intersection of State Route 89A and Old Fain Road.

Mingus West Phase I was developed based on a June 12, 1997 Development Agreement with the Town, and involved Units I - IV. A Preliminary Development Plan (PDP21-003) for Mingus West Phase II comprising 243 lots on 151 acres was approved by the Planning and Zoning Commission at its June 14, 2021 meeting. New Units in this Phase are presently being proposed for development by ASH-Dorn. On February 10, 2022 the Council approved a Final Development Plan for Unit V involving forty-nine (49) lots on approximately thirty-two (32) acres by Resolution No. 2022-2221.

The necessary public improvement plans for Unit VI have been approved by the Engineering Division and will be installed to Town standards. The Subdivision Agreement will require Financial Assurances to ensure completion of all needed public infrastructure. The Town Council may now (a) authorize signature of this Resolution No. 2022-2231 to approve FDP21-014 (and direct staff to record the same after

necessary assurances have been supplied and fees paid), (b) direct staff to make modifications to FDP21-014 (and/or the Subdivision Agreement) prior to approval, or (c) decline to authorize signature and approval.

[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. 2022-2231 adopting Final Development Plan FDP21-014, **OR** Motion not to approve Resolution No. 2022-2231. **VOTE.**

STAFF RECOMMENDATION:

Staff recommends authorizing signature of Resolution No. 2022-2231 adopting Development Plan FDP21-014 for Mingus West Unit 6.

FISCAL ANALYSIS:

Development of this additional unit in Mingus West will provide direct, one-time transaction privilege tax revenues to the Town through construction, along with indirect economic benefits based on desirable new housing and population growth.

Council Action at the Meeting:

ATTACHMENTS: Yes