



Planning and Zoning Commission

Monday, September 14, 2020

5:30 PM

Library Auditorium

7401 E. Skoog Blvd.

----- Agenda -----

Due to COVID-19 pandemic and in accordance with the Governor's latest Executive Order, persons who present themselves at Auditorium entrance may enter for the purpose of observing and participating during the Call to Public or Public Hearings (in accordance with required physical distancing).

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Minutes

August 10, 2020

VI. Announcements

VII. Public Hearing Items

- 1. ZMC19-007.** Upon the application of Brad Fain, on behalf of Fain Signature Group, Owner, a request for a Zoning Map Change from R1L-70 (Residential; Single-Family Limited) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) in order to develop a 27-acre manufactured home park with 176 spaces and associated amenities. The property is located at the southeast corner of State Route 69 and Fain Road, APNs 402-14-223M, 018E, 018B, 223L, 223K, 049N, 705A, 800-12-026K, 402-30-432, 402-30-349, and a portion of 402-14-689B.

VIII. Action Items

- 1. PDP19-004.** Upon the application of Brad Fain, on behalf of Fain Signature Group, Owner, a request for a Preliminary Development Plan approval to develop a 27-acre manufactured

home park with 176 spaces and associated amenities. The property is located at the southeast corner of State Route 69 and Fain Road, APNs 402-14-223M, 018E, 018B, 223L, 223K, 049N, 705A, 800-12-026K, 402-30-432, 402-30-349, and a portion of 402-14-689B.

2. **PDP20-004.** Upon the application of Espire AZ, LLC, a request for a Preliminary Development Plan (PDP) for development and operation of the “Espire Sports & RV Resort” facility. The project comprises the following: an approximate 58,000 square foot two story building which will include ten (10) indoor pickleball courts, multi-purpose sport court, golf simulators, pro shop, locker rooms restaurant and bar, private lounge, billiards, fitness rooms, gym, massage rooms, conference rooms as well as an outdoor patio and balcony; a 5,600 square foot outdoor game yard; ten (10) covered outdoor pickleball courts; 75 RV Spaces including amenities; twenty-nine (29) 550 square foot rental casitas and twelve (12) 650 square foot rental cottages. The proposal is located on 12.64 acres located on the northeast corner of Florentine Road and Lake Valley Road on APN(s) 103-02-723, 103-02-722 and portions of APN(s) 103-02-716F, 103-02-752R within the incorporated limits of the Town of Prescott Valley.
3. **RP20-005.** Upon the application of Joyce and Robert Morgan, a request for a Reversionary Plat to combine lots 2267, 2268, and 2269 in Prescott Valley Unit 7 (APNs 103-26-515, 103-26-516, 103-26-517) into one lot, located at 8836 E. Valley Rd.

IX. Call to the Public

Consideration and discussion of comments from the public. Those wishing to address the Planning and Zoning Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

X. Adjournment of Planning and Zoning Commission

Forms to request accommodations pursuant to Section 504/ADA guidelines are available from the ADA Coordinator, Fernando Gonzalez, who can be reached at (928) 759-3067. Requests must be submitted 72 hours prior to the event for which accommodation is requested.