

**ORDINANCE NO. 872**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC19-014) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE ELEVEN (11) ACRE PROPERTY LOCATED ON THE WEST SIDE OF STILLWELL PARKWAY AT ITS INTERSECTION WITH JASPER DRIVE APPROXIMATELY 3,800 FEET WEST OF THE INTERSECTION OF SANTA FE LOOP AND GRANVILLE FAIRWAY FROM R1M-PAD (RESIDENTIAL; SINGLE FAMILY MIXED HOUSING-PLANNED AREA DEVELOPMENT) ZONING TO C1-PAD (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject property consists of approximately 11 acres within the Jasper development master plan; and

WHEREAS, in December of 2019, Jasper EcoDev, LLC applied for the re-zoning (ZMC19-014) of the subject property, approximately eleven (11) acres from R1M-PAD (Residential; Single Family Mixed Housing) to C1-PAD (Commercial; Neighborhood Sales and Services-Planned Area Development) located on the west side of Stillwell Parkway at its intersection with Jasper Drive approximately 3,800 feet west of the intersection of Santa Fe Loop and Granville Fairway; and

WHEREAS, at its regular meeting on February 10, 2020, the Prescott Valley Planning and Zoning Commission recommended approval of ZMC19-014; and

WHEREAS, the Council held a public hearing on March 12, 2020, and has considered this Ordinance on March 12, 2020 and March 26, 2020, and has determined that re-zoning ZMC19-014 (as conditioned) will be beneficial to the community and is congruent with the Prescott Valley *General Plan 2025*; and

WHEREAS, the Mayor and Council find that the procedures required by ARS §§9-462.03 and 9-462.04 (and by Article 13-30 of the Prescott Valley Town Code) have been complied with in connection with this zoning action; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

SECTION 1. That the Zoning Map of the Town of Prescott Valley be hereby amended from R1M-PAD to C1-PAD zoning for the following-described real property:

**[See Exhibit “A” attached hereto and expressly made a part hereof.]**

The above-described property containing an area of approximately twenty-six (11) acres, more or less.

SECTION 2. That this amendment be hereby expressly conditioned as follows:

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 consistent with the Preliminary Development Plan (PDP19-009).
2. All development shall be in conformance with all Town Code Requirements, including screening and lighting requirements of Articles 13-26 and 13-26a.
3. In the event of non-compliance with any of the above conditions, the zoning for the described property shall revert from C1-PAD back to the original zoning designation of R1M-PAD, in accordance with the procedures set forth in ARS Section 9-462.01(E).

SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and approval according to law.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 26<sup>th</sup> day of March, 2020.



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Kell Palguta, Mayor

ATTEST:



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Fatima Fernandez, Deputy Town Clerk

APPROVED AS TO FORM:

  
Ivan Legler, Town Attorney

## **EXHIBIT A**

Tract L of Jasper Phase 1, according to the plat recorded in Fee No. 2019-0043530 in the Office of the County Recorder, Yavapai County, Arizona. APN: 103-04-404

