

ORDINANCE NO. 885

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC19-010) BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY TWO (2) ACRE SITE LOCATED AT THE NORTHEAST CORNER OF GLASSFORD HILL ROAD AND SANTA FE LOOP ROAD, IN A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, FROM R1L-10 PAD (RESIDENTIAL; SINGLE FAMILY LIMITED, PLANNED AREA DEVELOPMENT) TO C2 PAD (COMMERCIAL; GENERAL SALES AND SERVICES PLANNED AREA DEVELOPMENT); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Prescott Valley annexed by Ordinance No. 441 (dated July 9, 1998) some 1,268 acres of real property located in Sections 10 and 15, R1W, T14N, G&SRB&M; and

WHEREAS, said real property was given a zoning classification of RCU-70 at annexation, which classification was comparable to its former County zoning classification of RCU-2A; and

WHEREAS, in August 1998, the Prescott Valley Planning and Zoning Commission considered a Master Development Plan for the property in order to assist the owners in preserving the right to use groundwater in light of a pending declaration of groundwater mining by the Arizona Department of Water Resources (ADWR), said Plan proposing to develop 3,400 units on: 1,243 acres; and

WHEREAS, on March 8, 1999, the Planning and Zoning Commission held a public hearing on an application to re-zone the property to R1L-10 PAD, R2 PAD and C1 PAD, and to consider a Preliminary Development Plan for the property; and

WHEREAS, at the public hearing, the Commission considered protests, support, and other public comments (including a stipulation by the project developer, worked out with adjoining property owners, which minimized the impact of the development on adjoining properties), then voted to forward the application to the Town Council with a recommendation of approval, with conditions [impliedly approving the Preliminary Development Plan per Town Code §13-19-060(E) & (F)]; and

WHEREAS, the project developer and property owners finalized negotiations with the Town towards a Development Agreement pursuant to ARS §9-500.05, as well as an effluent use agreement mandated by ADWR as an additional condition of providing the project with a certificate of assured water supply; and

WHEREAS, on November 23, 1999, the project developer and its agent met again with property owners residing along Lone Cactus Drive, and refined the earlier stipulations which were then set forth as an Exhibit zoning ordinance; and

WHEREAS, by Resolution No. 931 (dated December 16, 1999), the Town Council adopted the Development Agreement and effluent use agreement; and

WHEREAS, on December 16, 1999, the Council also held a public hearing to consider further public comments regarding the application for re-zoning; and

WHEREAS, at its regular meetings held December 16, 1999 and January 13, 2000, the Council considered Ordinance No 482 approving said application and voted to adopt the same and approve the requested re-zoning, with conditions; and

WHEREAS, in September 2002, Glassford Hill Holdings, L L.C., applied for re-zoning (ZMC02-006) of a three (3) acre parcel on the southeast of Glassford Hill Road and the proposed Santa Fe Loop from C1 PAD to R2 PAD in order to permit development of a new 150 unit apartment complex, and re-zoning from R1L-10 PAD to C1 PAD of a corresponding three (3) acre parcel to replace the commercially zoned property in the Granville project being used for an apartment complex, and

WHEREAS, the Planning and Zoning Commission held a public hearing on said application (ZMC02-006) at its regular meeting on November 4, 2002, and voted to forward the application to the Town Council with a recommendation of approval, with conditions (inasmuch as the application complies with the Prescott Valley General Plan); and

WHEREAS, in the course of its recommendation, the Planning and Zoning Commission approved an amendment to the Granville Master Plan (Preliminary Development Plan) to correspond the same to the re-zoning; and

WHEREAS, at its regular meetings held January 9, 2003 and January 23, 2003, the Town Council considered the proposed re-zoning and voted to approve the same, with conditions, by adopting Ordinance No. 538; and

WHEREAS, as a condition of the Development Agreement approved by the Town Council on December 16, 1999 by Resolution 931 between the Town and Universal Homes, Inc., the Developer agreed that the Town has a standard requirement of providing 6 8 acres of land per 1,000 residents of open space/public parks; and

WHEREAS, to satisfy a portion of this requirement, the Developer proposes to develop and dedicate to the Town an approximate 33 acre parcel for the purpose of a public park; and

WHEREAS, at its regular meeting held December June 9, 2016 the Council considered Ordinance No. 817 approving ZMC16-001 to change the zoning the Zoning Map in order to

reclassify approximately 33 acres of land from R1L-10 PAD (Residential; Single Family, Limited-Planned Area Development) to PL (Public Lands)

WHEREAS, at its regular meeting held February 8, 2021 the Planning and Zoning Commission held a public hearing on the Minor General Plan Application (GPA19-002) and voted to forward the same to the Town Council with a recommendation of approval, and the Council subsequently held a public hearing on the application at its regular meeting on February 25, 2021; and

WHEREAS at its regular meeting the Council held a public hearing and considered Resolution 2175 (GPA19-002) on February 11, 2021 and voted to approve the same, and

WHEREAS, the Council has now held a public hearing on February 25, 2021, and has then considered this Ordinance on March 11, 2021 and has determined that re-zoning ZMC19-010 will be beneficial to the community and is in conformity with the Prescott Valley *General Plan 2025*, and

WHEREAS, the Town Council finds 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;

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 R1L-10 PAD (Residential, Single Family Limited, Planned Area Development) to C2 PAD (Commercial; General Sales and Services Planned Area Development) as shown in “Exhibit A, attached hereto and expressly made part hereof

SECTION 2. That this amendment is hereby expressly conditioned as follows.

- 1 Unit 15 will require that a Conditional Letter of Map Revision (CLOMR) has been reviewed and approved by the Federal Emergency Management Authority (FEMA) prior to commencement of development of the site.
- 2 Prior to the first building permit issuance in Granville Unit 15 a Letter of Map Revision (LOMR) is required to be reviewed and approved by the Federal Emergency Management Authority (FEMA)
- 3 Full buildout of Santa Fe Loop Road along Granville Unit 15’s frontage is required prior to the issuance of the first building permit in Granville Unit 15 and shall meet Town of Prescott Valley Engineering Requirements


In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from C2 PAD back to the original designations of R1L-10

PAD in accordance with the procedures set forth in ARS §9-462.01(E).

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

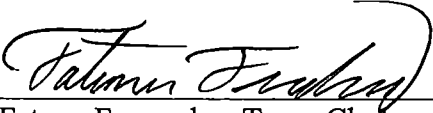
PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 11th day of March, 2021.





Kell Palguta, Mayor

ATTEST:



Fatima Fernandez, Town Clerk

APPROVED AS TO FORM:



Ivan Legler, Town Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
GRANVILLE UNIT 15 COMMERCIAL

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY AN ARIZONA PUBLIC SERVICE COMPANY BRASS CAP, STAMPED RLS #16292, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A 1/2-INCH REBAR WITH NO CAP BEARS NORTH 87 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 5,269.61 FEET;

THENCE NORTH 87 DEGREES 53 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 4,042.46 FEET TO A POINT ON THE CENTER LINE OF GLASSFORD HILL ROAD, PER BOOK 27, PAGE 18, YAVAPAI COUNTY RECORDS;

THENCE NORTH 23 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 329.82 FEET;

THENCE LEAVING SAID CENTER LINE NORTH 66 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GLASSFORD HILL ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN BOOK 4172, PAGE 29, YAVAPAI COUNTY RECORDS;

THENCE SOUTH 23 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 227.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 25 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 560.87 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY, A DISTANCE OF 270.83 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 27 DEGREES 40 MINUTES 01 SECONDS;

THENCE SOUTH 27 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF 82 75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 80 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 110.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 126 DEGREES 47 MINUTES 54 SECONDS;

THENCE SOUTH 27 DEGREES 38 MINUTES 54 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SANTA FE LOOP ROAD AS SHOWN ON MAP OF DEDICATION FOR "GRANVILLE SOUTHWEST PHASE" PER BOOK 52 OF MAPS, PAGE 73, YAVAPAI COUNTY RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 27 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 4,910.00 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 278 76 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 3 DEGREES 15 MINUTES 10 SECONDS;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 68 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 56.21 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

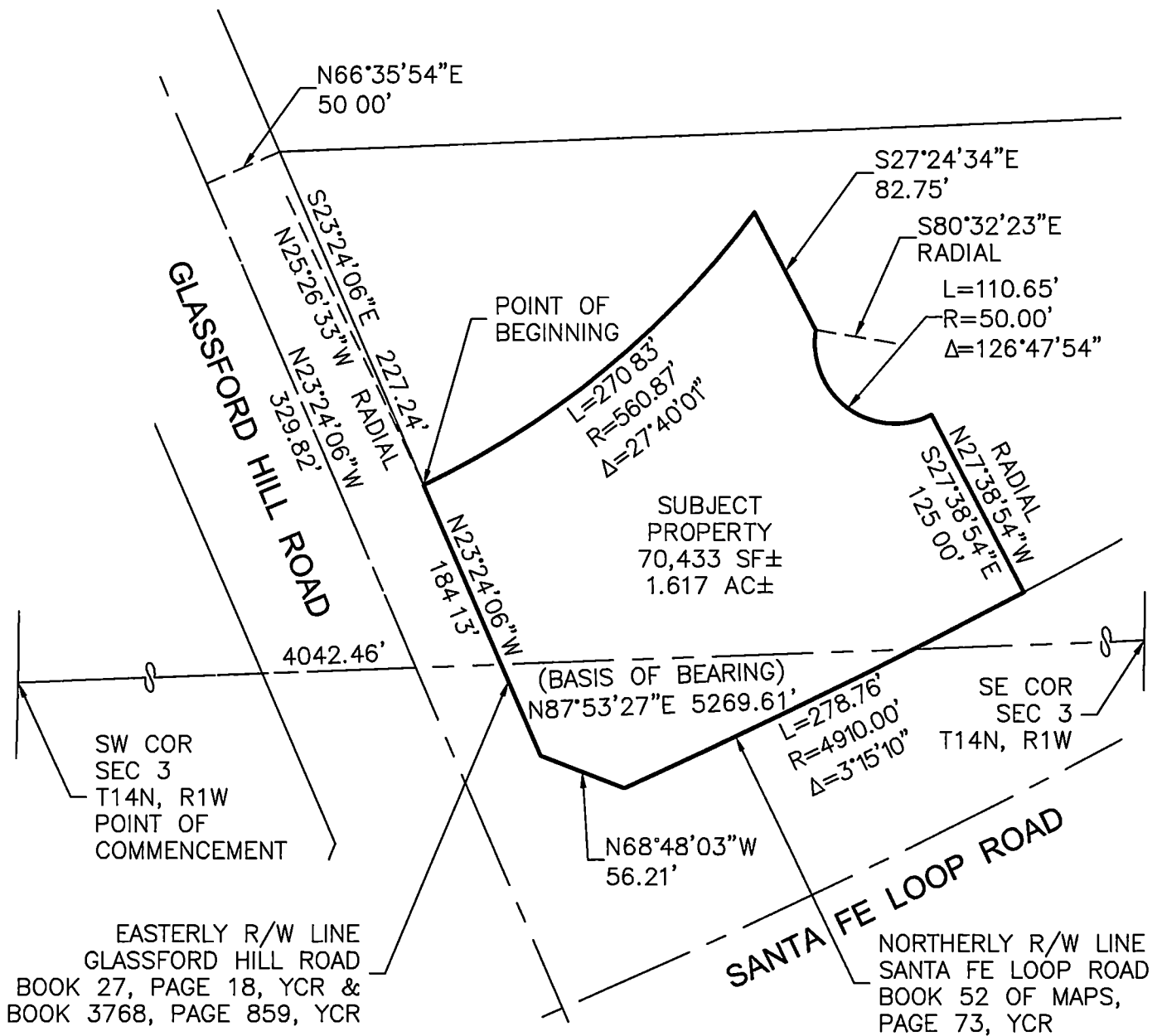
THENCE NORTH 23 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.13 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 70,433 SQUARE FEET OR 1.617 ACRES, MORE OR LESS



EXPIRES 12/31/21

EXHIBIT "B" A DEPICTION OF EXHIBIT "A"



PROJECT: 16101
 DATE: 08.07.19
 FILE: 16101_X_U15.dwg



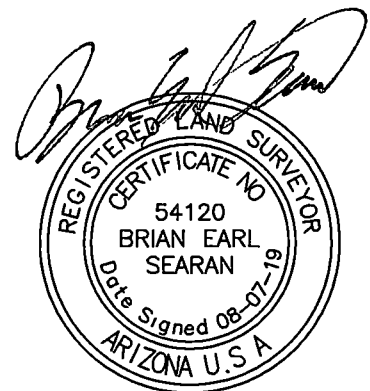
NTS

SHEET 1 OF 1



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 LAND SURVEYING**

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EXPIRES 12/31/21

Granville Unit 15 & 16

Preliminary Development Plan Narrative

Development Team:

Developer/Home Builder: Universal Homes LLC

8151 East Indian Bend Road, Suite 111
Scottsdale, Arizona 85250
Contact. Joe Contadino

Land Planning: Olsson, Inc

7878 North 16th Street, Suite 105
Phoenix, Arizona 85020
Contact. Kenneth M Tarr, PE

Civil Engineering: Olsson, Inc.

7878 North 16th Street, Suite 105
Phoenix, Arizona 85020
Contact: Kenneth M Tarr, PE

Preliminary Development Plan Narrative:
TOWN OF PRESCOTT VALLEY, ARIZONA
Re-Submittal: January 8, 2021

1.0 INTRODUCTION

This request is for approval of the Granville Unit 15 and 16 Preliminary Development Plans. The project is part of the Granville Master Planned Community, of which Units 1 thru 13 have already been developed, along with three Community Centers, a RV Storage Facility, a Dog Park, and a Neighborhood Park. Unit 14 and Parcel 19 are currently in planning stages of development as well.

For Unit 15, the proposed layout includes 56 Duplex Lots on 13.72 acres. The gross density is 4.08 units per acre. The lots are a minimum of 40' x 110'. The proposed layout also includes a 1.62 acre Commercial Corner at the Northeast Corner of Glassford Hill Road and Santa Fe Loop Road.

Unit 15 is bounded to the west by Glassford Hill Road, to the south by the Santa Fe Loop Road, to the east by unsubdivided State Land, and to the north by Unit 1 and the Granville Elementary School.

For Unit 16, the proposed layout includes 30 Duplex Lots on two existing currently zoned commercial corners with a total area of 6.09 acres. The gross density is 4.93 units per acre. The lots are a minimum of 40' x 110'.

The two Unit 16 parcels (16A – 3.22 acres & 16B – 2.87 acres) are at the southwest and southeast corners of the Santa Fe Loop Road and Tuscany Way. Unit 16A is proposed to have 16 lots and Unit 16B to have 14 lots.

Unit 15 will require the purchase of 2.417 acres of land from the Humboldt Unified School District, a General Plan Amendment; changing the use of the 2.417 acres of land from Quasi Public Lands to Low Density Residential, changing the use of 13.72 acres from Open Space to Low Density Residential and changing the use of the 1.62 acres from Open Space to Community Commercial.

Unit 15 will also require a Zoning Change of the 2.417 acres from Quasi Public Lands to R1L-10 PAD and a change of the 1.62 acres from R1L-10 PAD to C2 PAD.

Unit 16 will require a General Plan Amendment for the two existing commercial corners, changing the use of the 6.09 acres of land from Community Commercial to Low Density Residential. Also, a Zoning Change is required to change the parcels from C1 PAD to R1L-10 PAD

2.0 SITE ACCESS

To provide adequate access to the Unit 15 site, the lots which make up Unit 15 will have an entrance from Santa Fe Loop Road. These lots and the Granville Elementary School will have a secondary access road (proposed with this development) between the two sites. The Commercial Corner will be able to have access from either Santa Fe Loop Road or Glassford Hill Road. The Right-of-Ways for both these roads have already been dedicated.

A secondary emergency access will be provided from the Santa Fe Loop Road on the east side of the project per request from the Central Arizona Fire and Medical Authority

For the Unit 16 site, there are two entrance roads accessing the lots from Tuscan Way. These access roads are spaced from the Santa Fe Loop Road and Tavistock Way to meet the Town's requirements and allow for left turns into the sites, as well as right-in right-out access.

3.0 SEWER

Sewer service for Unit 15 is provided by the Town Prescott Valley, with tie-in points available all along the south side of the project to the existing 12" and 18" sewer lines in Santa Fe Loop Road. The plan for this parcel will follow the approved Granville Infrastructure Southwest Phase Wastewater Master Plan produced by RBF Consulting, and the Granville Northwest Infrastructure Wastewater Master Plan produced by Olsson Associates

Sewer service for Unit 16 is provided by the Town Prescott Valley, with tie-in points available all along the north side of the project to the existing 18" sewer line in Santa Fe Loop Road. The plan for this parcel will follow the approved Granville Infrastructure Southwest Phase Wastewater Master Plan produced by RBF Consulting, and the Granville Northwest Infrastructure Wastewater Master Plan produced by Olsson Associates

4.0 WATER

Water service for Unit 15 is provided by the Town of Prescott Valley, with tie-in points available all along the south side of the project to the existing 12" water line in Santa Fe Loop Road. This parcel will follow the Granville Infrastructure Southwest Phase Water Master Plan produced by

RBF Consulting, and the Granville Northwest Infrastructure Wastewater Master Plan produced by Olsson Associates

Water service for Unit 16 is provided by the Town of Prescott Valley, with tie-in points available all along the adjacent existing roadway to the existing 16" water line in Tuscany Way. The water line design for Unit 16 will follow the Granville Infrastructure Southwest Phase Water Master Plan produced by RBF Consulting, and the Granville Northwest Infrastructure Wastewater Master Plan produced by Olsson Associates

5.0 DRAINAGE

5.1 Unit 15

Since a good portion of the project is currently in a FEMA Floodplain, a Storm Runoff Channel is proposed along the north side of the site. This channel is located partly within the Humboldt Unified School District Property and partly within Unit 15. The channel has been engineered to safely handle all the existing runoff and convey it to the eastern boundary of the site where the runoff currently flows. An application to FEMA for a Conditional Letter of Map Revision (CLOMR) has been made. Comments from FEMA were received and addressed. A second submittal was made in November of 2020 to FEMA. Based on conversations with FEMA, approval of the CLOMR is expected within the next few weeks. The site will also require application to FEMA for a Letter of Map Revision (LOMR). Once built, this channel will allow removal of the floodplain from all the proposed commercial and residential areas.

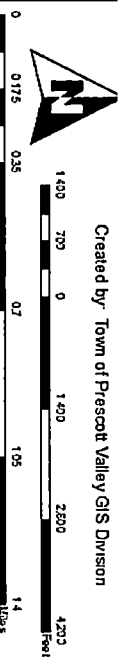
This parcel is part of the overall Master Planned Community, detention has been provided on the open space farther upstream as part of the Master Granville Development. No specific detention requirements are necessary for this parcel and the parcel will drain storm water directly to the planned channel to be built in conjunction with this parcel.

There is also runoff from the apartment sites to the south that will need to be channelized or piped in the Santa Fe Loop Road Right-of-Way to the east boundary of the site and then north to the existing wash to which they currently drain.

5.2 Unit 16

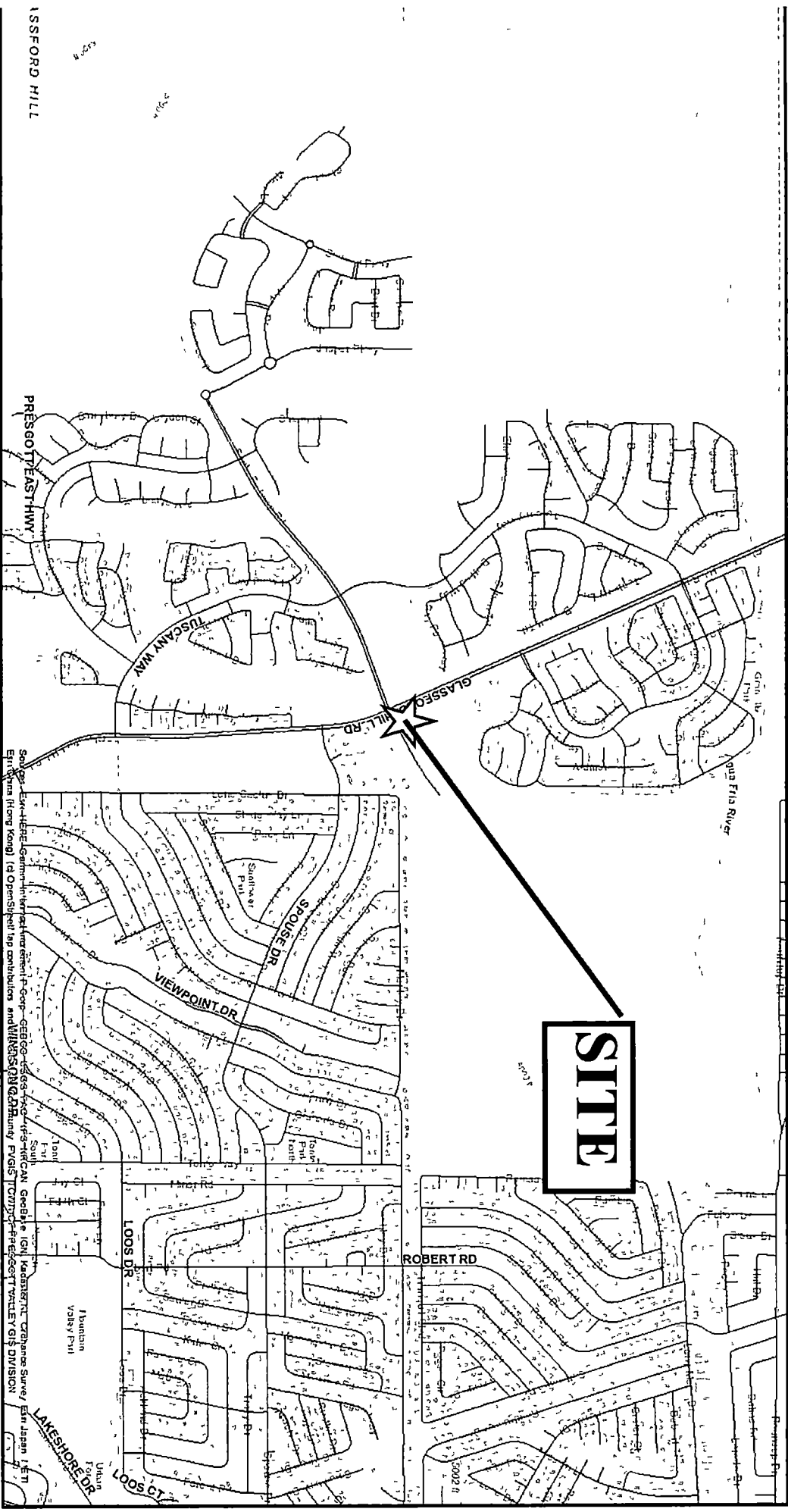
All the storm runoff from Unit 16 will drain directly to existing storm drain pipes in Tuscany Way and the Santa Fe Loop Road. These existing storm drains were already designed and built to handle runoff from these two parcels per the Final Drainage Report for Granville Development Infrastructure - Southwest Phase produced by RBF Consulting in 2004.

— HIGHWAY
 — STREETS



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MAP USER
 1/20/2021



ISSFORD HILL

PREGGO TRAIL HWY

TUSCANY WAY

GLASSBORO RD

SPOUSE DR

VIEWPOINT DR

LOOS DR

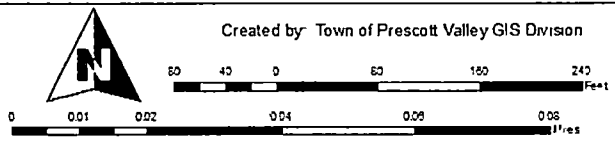
ROBERT RD

LAKESHORE DR

ISSFORD HILL

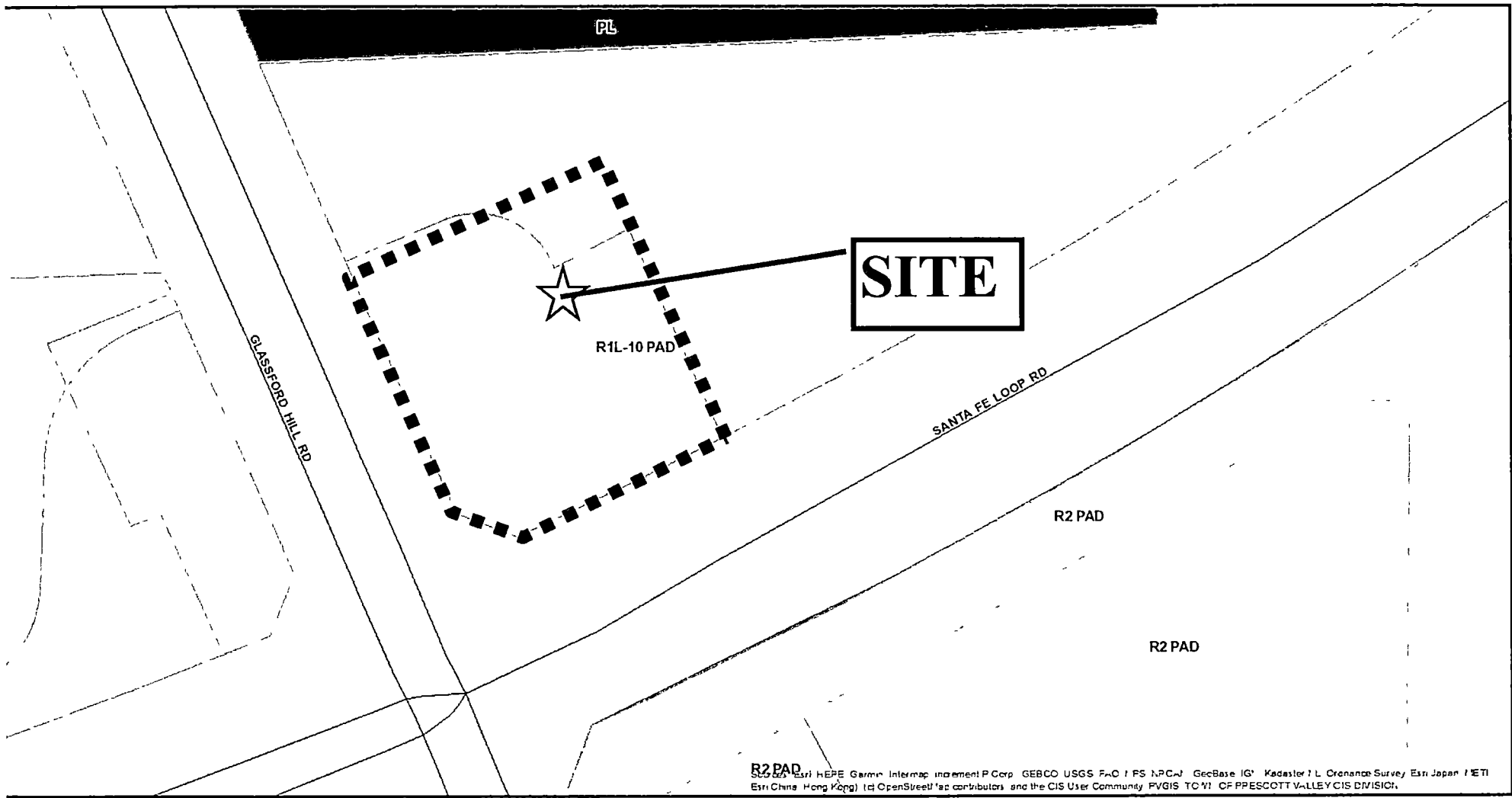
PRESCOTT VALLEY GIS DIVISION

- HIGHWAY
- STREETS
- PARCELS
- ZONING LABELS
- PV ZONING
- AG
- C1
- C2
- C3
- M1
- M2
- P1
- PL
- PM
- R1L
- R2
- R1M
- R1MH
- R2
- RCU
- RS



Map Date
1/21/2021

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R2 PAD
 SCS Data Esri HEPE Garmin Intermap Incentivized P Corp GEBCO USGS F.A.O I F.S I.P.C.A J. Geobase IG Kadaster I L Ordnance Survey Esri Japan I ETI Esri China Hong Kong I OpenStreetMap contributors and the GIS User Community PVGIS TO W OF PRESCOTT VALLEY GIS DIVISION

- HIGHWAY
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- RCU
- RS

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0 0.0 0.02 0.04 0.06 0.08 Miles

Map Date
1/21/2021

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