

ORDINANCE NO. 890

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC21-001) BY CHANGING THE ZONING CLASSIFICATION OF PARCELS FROM C2-PAD (COMMERCIAL, GENERAL SALES AND SERVICES-PLANNED AREA DEVELOPMENT) TO RS-PAD ZONING (RESIDENTIAL 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 subject real property located in §21, T14N, R1W, G&SRM was annexed into the Town of Prescott Valley with Ordinance No 244 in 1990; and

WHEREAS, at the time of incorporation the property received a zoning classification of RCU-70, which classification was comparable to its former County zoning classification; and

WHEREAS, on June 10, 1999 Prescott Valley Town Council approved Ordinance No 486 changing the zoning for the Glassford Hill Marketplace development, including the subject site, from RCU-70 (Residential; Single Family Rural) to C2-PAD (Commercial; General Sales and Services-Planned Area Development); and

WHEREAS, in January of 2021 Bungalows on Market Street, LLC, owner, applied for a Zoning Map Change (ZMC21-001) from C2-PAD (Commercial; General Sales and Services-Planned Area Development) to RS-PAD (Residential and Services-Planned Area Development) on approximately 11 24 acres located at the southwest corner of Market Street and Great Western Drive; and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on said rezoning request (ZMC21-001) at its regular meeting on April 12, 2021, and recommended approval of the zoning change (subject to conditions) in that the request was consistent with the *General Plan 2025*; and

WHEREAS, the Town Council considered this recommendation at its regular meetings held May 13, 2021, and May 27, 2021, and has determined that such re-zoning (as conditioned) 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 C2-PAD to RS-PAD on approximately 11.24 acres, as shown in Exhibit "A"

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

- 1 Development shall occur generally consistent with the circulation patterns and building areas as illustrated on the Preliminary Development Plan and uses of the property shall be limited to multi-family uses permitted in the RS-PAD Zoning District.
- 2 Remitting to the Town, on a monthly basis, all monies collected as a result of the proposed housing complex, and/or its successors and assigns, applying a "surcharge" against all rents collected from occupation and use of units within any phase of the development, with said surcharge being two percent (2%). Such remittances shall be made no later than the 15th day of the following month to the Town Clerk and shall begin no later than sixty (60) days after the issuance by the Town of any certificate permitting occupancy of any phase of the development

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 designation of C2-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 27th day of May, 2021



Kell Palguta, Mayor



ATTEST:



Fatima Fernandez, Acting Town Clerk

APPROVED AS TO FORM:



Ivan Legler, Town Attorney

**EXHIBIT A
MARKET STREET 3
LEGAL DESCRIPTION**

A portion of Tract "A" Town of Prescott Valley Reversionary Plat as recorded in Book 29 of Maps, Page 44, records of Yavapai County, Arizona being situated within the Northeast Quarter of Section 21, Township 14 North, Range 1 West of the Gila and Salt River Meridian, Yavapai County, Arizona, being more particularly described as follows.

COMMENCING at a found rebar with cap RLS 26405 accepted as the southwest corner of said Tract "A" from which a found rebar with cap RLS 16826 accepted as the northwest corner of Shadows Subdivision #1 as recorded in Book 7 of Maps, Page 36, records of Yavapai County, Arizona, bears North 00°09'56" East, 2637 97 feet;

Thence North 00°09'56" East, 469 11 feet along the west line of said Tract "A" to the **POINT OF BEGINNING**,

Thence continuing along said west line, North 00°09'56" East, 720 15 feet to the southerly Right of Way line of Market Street (Trethan View Drive) and a no-tangent curve, concave southeasterly, having a radius of 470 00 feet, the center of which bears South 26°03'36" East;

Thence northeasterly along said curve and said southerly Right of Way line, through a central angle of 26°18'00", an arc length of 215.74 feet to a tangent line,

Thence continuing along said southerly Right of Way line, South 89°45'37" East, 433 51 feet;

Thence continuing along said southerly Right of Way line, South 44°49'26" East, 35.39 feet to the westerly right-of-way line of Great Western Drive;

Thence South 00°06'45" West, 580 54 feet along said westerly Right of Way line;

Thence leaving said westerly Right of Way line, North 89°42'40" West, 91.83 feet;

Thence North 61°32'13" West, 124 25 feet,

Thence North 89°46'57" West, 103.81 feet;

Thence South 00°10'43" West, 222 44 feet,

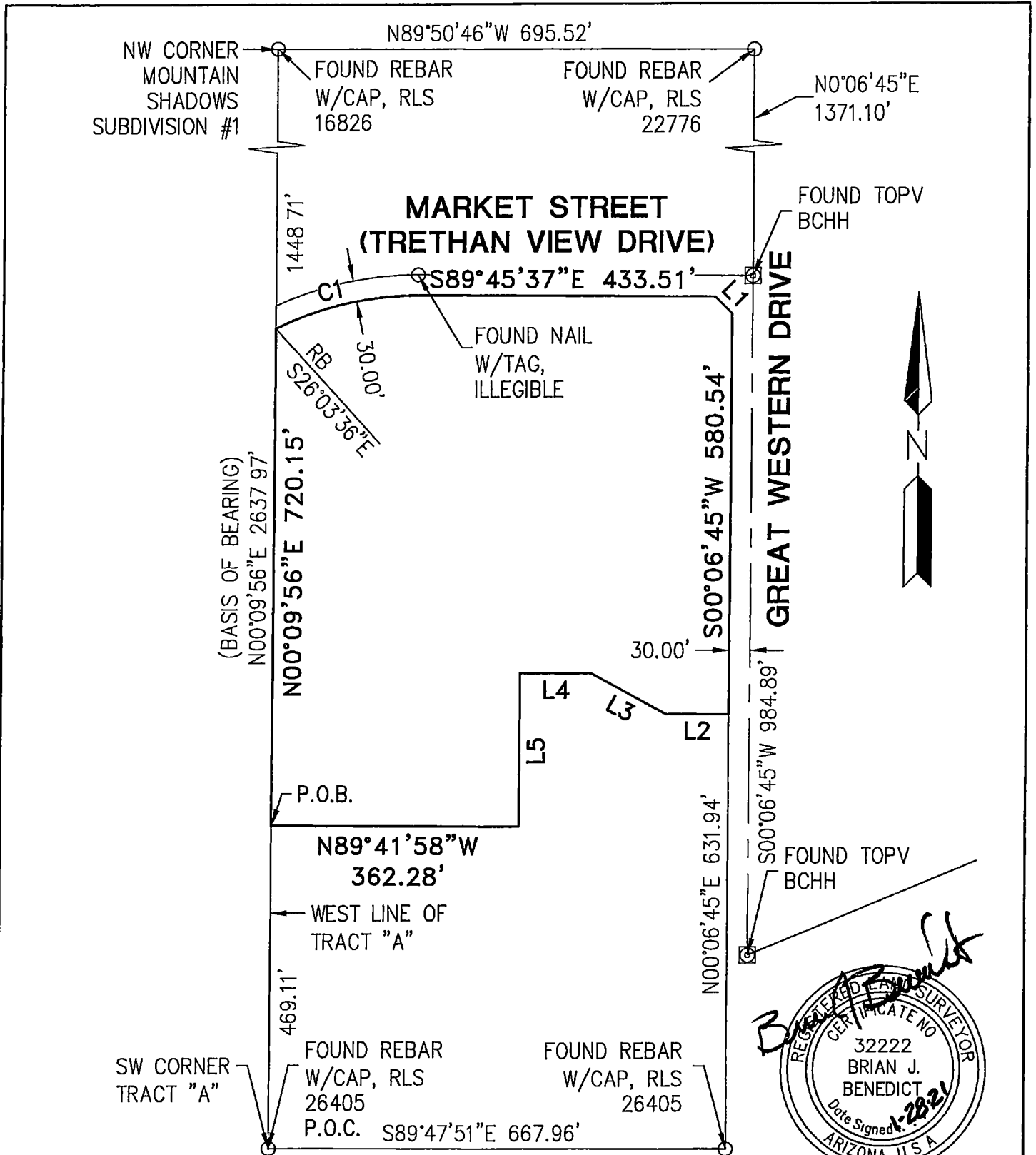
Thence North 89°41'58" West, 362.28 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 450,220 sq. ft. (10.336 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2290
Date January 2021



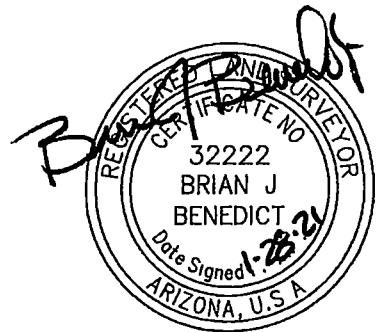


P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT

PROJ. NO :	2290	MARKET STREET 3 BOUNDARY PRESCOTT VALLEY, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	JAN 2021		
SCALE:	N.T.S.	EXHIBIT	
DRAWN BY:	MRM		
CHECKED BY:	BJB		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S44°49'26"E	35.39'
L2	N89°42'40"W	91.83'
L3	N61°32'13"W	124.25'
L4	N89°46'57"W	103.81'
L5	S00°10'43"W	222.44'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	470.00'	26°18'00"	215.74'

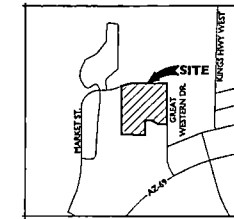


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DATE: JAN 2021		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: MRM		
CHECKED BY: BJB		

PRELIMINARY DEVELOPMENT PLAN FOR BUNGALOWS ON MARKET STREET

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

VICINITY MAP



RVI
1. 8. 2021
2. 10. 2021
3. 11. 2021

PROJECT DESCRIPTION

THIS IS A PROPOSED DEVELOPMENT ON AN APPROXIMATE 11.2 ACRE VACANT COLLECTION OF PARCELS LOCATED WITHIN THE TOWN OF PRESCOTT VALLEY AT THE SOUTHWEST CORNER OF MARKET STREET AND GREAT WESTERN DRIVE.

THE PROPOSED DEVELOPMENT REQUEST WILL ALLOW FOR THE DEVELOPMENT OF APPROXIMATELY 113 PROFESSIONALLY MANAGED, SINGLE FAMILY DETACHED UNITS IN A GATED COMMUNITY WITH CONSISTENT RENTAL HOMES DESIGNED IN A CLUSTER CONFIGURATION ON A SINGLE LOT WITH AN APPROXIMATE DENSITY OF 10 +/- DU/AC. THE DEVELOPMENT WILL INCORPORATE VARIOUS LIFESTYLE AMENITIES AND A LANDSCAPE AND OPEN SPACE PLAN THAT WILL OFFER A LUXURY RESIDENTIAL RENTAL COMMUNITY TO SUPPORT THE GROWING POPULATION WITHIN THE TOWN OF PRESCOTT VALLEY.

THE APPLICANT REQUESTS APPROVAL FOR THE FOLLOWING APPLICATIONS SUBMITTED TO THE TOWN OF PRESCOTT VALLEY:

1. ZONING MAP CHANGE FROM C2 PAD TO A RS-PAD ZONE TO ALLOW A SINGLE FAMILY DETACHED RENTAL COMMUNITY UP TO 11 DU/AC.
2. PRELIMINARY DEVELOPMENT PLAN

BASIS OF BEARING

S14 31'05"W BETWEEN TOWN OF PRESCOTT VALLEY REFERENCE POINT NUMBER 14 AND TOWN OF PRESCOTT VALLEY REFERENCE POINT NUMBER 39 BETWEEN THE MONUMENTS AS SHOWN HEREON.

LEGAL DESCRIPTION

A PORTION OF TRACT A, TOWN OF PRESCOTT VALLEY REVERSIONARY PLAT AS RECORDED IN BOOK 38 OF MAPS, PAGE 44 RECORDS OF YAVAPAI COUNTY, ARIZONA BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR WITH CAP #13 2445 ACCEPTED AS THE SOUTHWEST CORNER OF SAID TRACT A FROM WHICH A FOUND REBAR WITH CAP #13 1826 ACCEPTED AS THE NORTHWEST CORNER OF SAID PLOTS SUBDIVISION #11 AS RECORDED IN BOOK 7 OF MAPS, PAGE 34, RECORDS OF YAVAPAI COUNTY, ARIZONA, BEARS NORTH 09° 09' 54" EAST 2637.97 FEET

THENCE NORTH 09° 09' 54" EAST 489.11 FEET ALONG THE WEST LINE OF SAID TRACT A TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00° 09' 54" EAST 320.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MARKET STREET (TREHAN VIEW DRIVE) AND A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 470.00 FEET THE CENTER OF WHICH BEARS SOUTH 38° 09' 54" EAST

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 24.1870°, AN ARC LENGTH OF 213.74 FEET TO A TANGENT LINE.

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89° 43' 37" EAST 433.51 FEET

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 44° 02' 26" EAST 35.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GREAT WESTERN DRIVE.

THENCE SOUTH 00° 06' 43" WEST 580.34 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 85° 42' 40" WEST 91.83 FEET

THENCE NORTH 61° 32' 13" WEST 124.25 FEET

THENCE NORTH 89° 43' 37" WEST 103.81 FEET

THENCE NORTH 00° 06' 43" WEST 222.44 FEET

THENCE NORTH 89° 41' 53" WEST 342.28 FEET TO THE POINT OF BEGINNING.

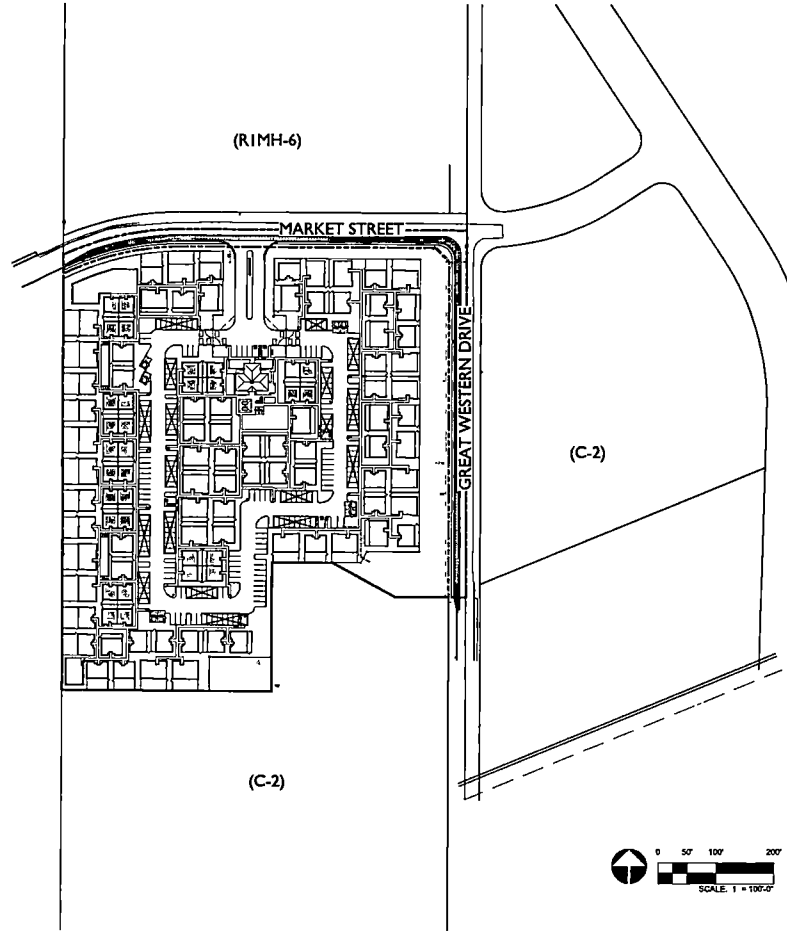
(RS-PAD)

(R1MH-6)

(C-2)

(C-2)

(C-2)



SITE PLAN DATA

GROSS AC.	11.24 AC. OR 489,803 SF
NET AC.	10.34 AC. OR 420,519 SF
APNR	103-09-027A, 103-09-027E, 103-09-027G & 103-09-027H
EXISTING ZONING	C2 PAD
PROPOSED ZONING	RS PAD
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	113 UNITS
	1 BEDROOM UNITS: 72 (28%)
	2 BEDROOM UNITS: 49 (44%)
	3 BEDROOM UNITS: 21 (28%)
	TOTAL UNITS: 112
DENSITY (NET)	9.96 DU/AC (GROSS)
PROPOSED BUILDING HEIGHT	SINGLE STORY
OPEN SPACE PROVIDED	43% OF NET (191,917 SQ FT) ALSO: (47,818 SQ FT) PRIVATE OR REAR YARDS
LOT COVERAGE PROVIDED	21% (NET)
	1 BED: 32 UNITS x 474 SQ FT = 21,432 SQ FT
	2 BED: 49 UNITS x 1,013 SQ FT = 49,637 SQ FT
	3 BED: 31 UNITS x 1,253 SQ FT = 38,843 SQ FT
	FARMHOUSE/LEASING OFFICE 1,413 SQ FT
	TOTAL BUILDING AREA: 114,685 SQ FT
	(114,685 / NET SITE AREA = 25.3% LOT COVERAGE)
REQUIRED PARKING	1 BED UNIT (1.5 SPACE PER UNIT) 48
	2 BED UNIT (2 SPACE PER UNIT) 98
	3 BED UNIT (2 SPACE PER UNIT) 62
	FARMHOUSE/LEASING OFFICE (1,200 SQ FT) 9
	TOTAL REQUIRED PARKING 217
PROPOSED PARKING	230 SPACES TOTAL INCL. 6 ACCESSIBLE SPACES INCL. 120 CANOPY SPACES

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	ADVANCED ACQUISITIONS, LLC JON HART — jon@advancedacquisitions.net 1530 N. 10TH STREET SUITE 200 SCOTTSDALE, ARIZONA 85260 480.527.7000
PLANNER/APPLICANT	RVI PLANNING + LANDSCAPE ARCHITECTURE MARK REDDIE — mreddie@rviplanning.com 125 E. ASH AVENUE, SUITE 201 TUCSON, ARIZONA 85711 480.994.0994
CIVIL ENGINEER	HILGART WILSON GEORGE WALL — gwall@hilgartwilson.com 3141 E. HIGHLAND AVENUE, SUITE 210 PHOENIX, ARIZONA 85016 602.960.9333 EXT. 114
ARCHITECT	MOORADIAN & ASSOCIATES DANIEL CUCKO, P.A. ARCHITECT 4578 N. FIRST AVE., STE 140 TUCSON, ARIZONA 85718 520.408.8117

APPROVALS

PROJECT NO.	20200400
DATE	MARCH 8, 2021
DWP	DM
RVP	MR
REVISIONS	
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SHEET INDEX

SHEET 1 OF 2	PA-C	COVER SHEET/PROJECT DATA
SHEET 2 OF 2	PA-D	ENLARGED SITE PLAN (40 SCALE)



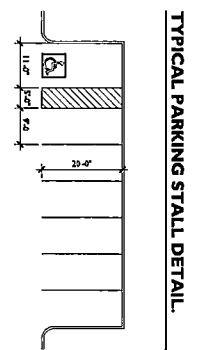
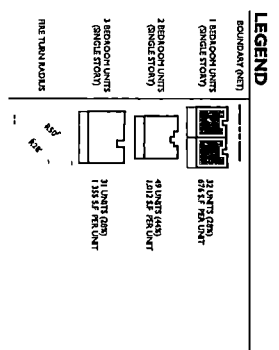
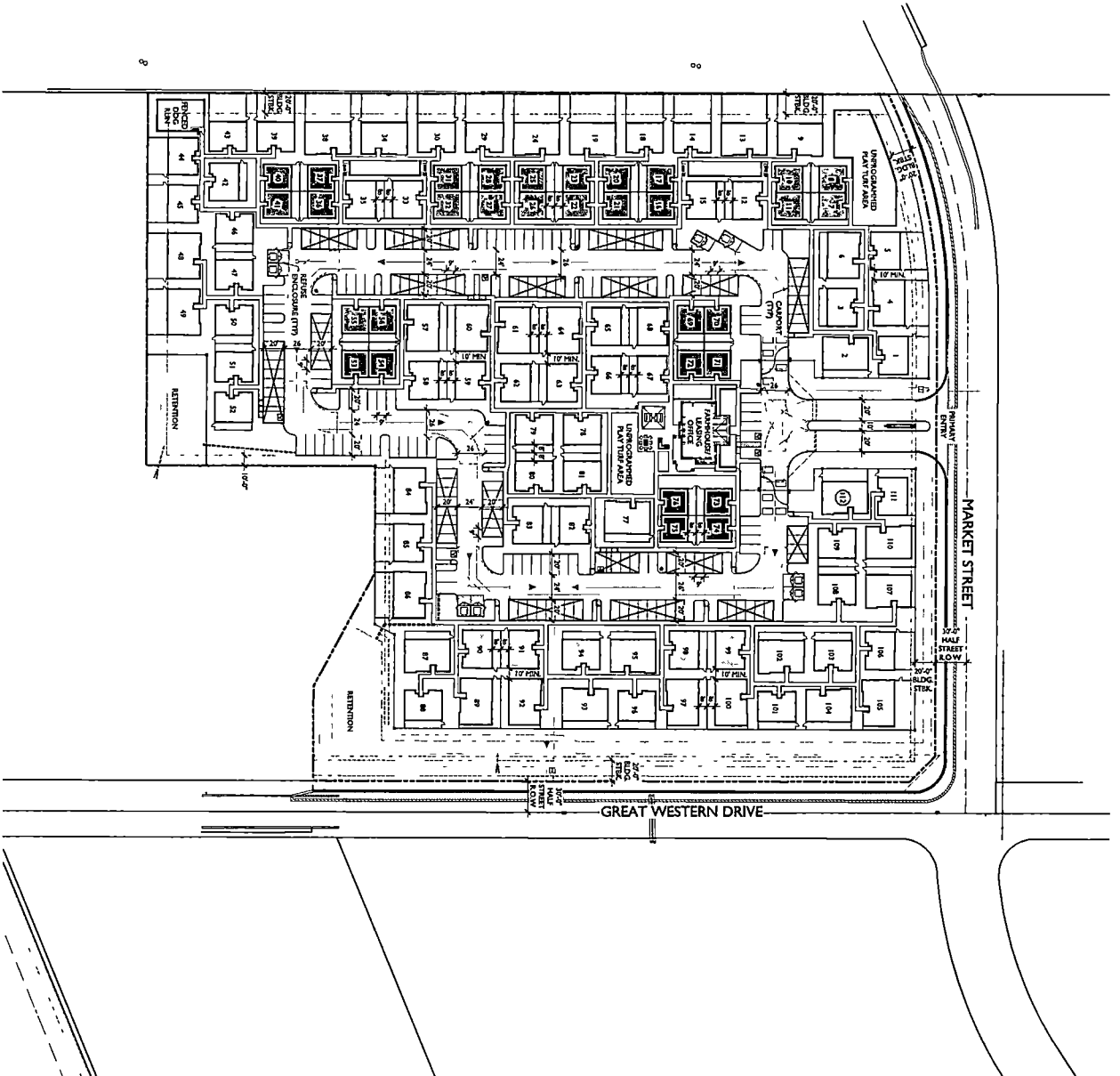
BUNGALOWS ON MARKET STREET
SITE PLAN
PRESCOTT VALLEY, ARIZONA

SITE PLAN

COVER SHEET

PA-C

SHEET 1 OF 2



APPROVALS

BUNGALOWS ON MARKET STREET

SITE PLAN

PRESCOTT VALLEY, ARIZONA

NORTH

0 25 50 100'

SCALE: 1" = 50'

RVI

REGISTERED PROFESSIONAL ENGINEER

NO. 123456789

STATE OF ARIZONA

PROJ. NO. 20000000

DATE: MARCH 8, 2011

DRW. BY: [Name]

REV.: [Name]

SCALE: 1" = 50'

PA-SP

ENLARGED SITE PLAN

SHEET 2 OF 2

APPROVALS