

ORDINANCE NO. 831

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC17-001) BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY THREE AND ONE HALF (3 5) ACRE PARCEL (“A”) OF TRACT 65, PRONGHORN RANCH UNIT 12, FROM R1L-10 PAD (RESIDENTIAL, SINGLE FAMILY LIMITED – PLANNED AREA DEVELOPMENT) ZONING TO C3-PAD (COMMERCIAL, MINOR INDUSTRIAL-PLANNED AREA DEVELOPMENT) ZONING, WITH CONDITIONS, 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 453, dated February 25, 1999, certain real property located in §§23 and 26, T 15 N, R 1 W , G&SRM, and

WHEREAS, Ordinance No 453 gave the annexed property a zoning district classification of RCU-70, being the zoning classification most comparable to its former Yavapai County zoning classification of RCU-2A, and

WHEREAS, at its regular meeting held August 9, 1999, at a public hearing, the Prescott Valley Planning and Zoning Commission voted to recommend approving re-zoning of the Pronghorn Ranch Planned Area Development from RCU-70 to R1L-10 PAD, RS-3 PAD, PL-PAD and approved the related Preliminary Development Plan (Preliminary Plat) for the property, and

WHEREAS, in March of 2017 the Pronghorn Ranch Homeowners Association applied for a Zoning Map Change from R1L-10 PAD (Residential, Single Family Limited-Planned Area Development) to C3-PAD (Commercial, Minor Industrial-Planned Area Development), on an approximately 3 5 acre portion (“A”) of Tract 65, Pronghorn Ranch Unit 12 located on the west side of Antelope Meadows Drive approximately 200’ north of Mesteno Rd, and

WHEREAS, The Planning and Zoning Commission reviewed this item during regular session on May 8, 2017 and voted to approve ZMC17-001 and forward to Town Council

WHEREAS, the Town Council considered this recommendation at its regular meetings held June 8, 2017, and June 22, 2017, 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 2020*, 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 zoning to C3-PAD zoning (as conditioned herein and shown on Exhibit "A" attached hereto and expressly made a part hereof) for the following-described real property

Westerly 3.5 portion "A" of Tract 65, Pronghorn Ranch Unit 12.

SECTION 2 That this amendment is hereby expressly conditioned as follows

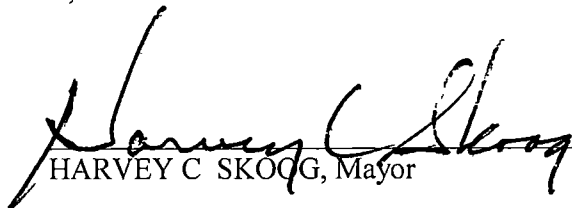
- 1 Approval by the Town Council of a Final Development Plan per Article 13-19, consistent with Preliminary Development Plan PDP13-001 and in conformance with all Town Codes prior to issuance of construction permits
- 2 Specifically, landscaping and screening shall be indicated on the Final Development Plan and be in conformance with Article 13-26
- 3 The only use permitted on the property is Recreational Vehicle, Trailer, Vehicle, and Boat Storage operated in compliance with an approved Final Development Plan


In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from C3-PAD back to the original designation of R1L-10 PAD and 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 22th day of June, 2017




HARVEY C SKOOG, Mayor


Diane Russell, Town Clerk

APPROVED AS TO FORM


Ivan Legler, Town Attorney

Exhibit "A"

