

ORDINANCE NO. 850

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC 018-005) BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY TWELVE (12) ACRE PARCEL LOCATED ON THE WEST SIDE OF STATE ROUTE 69 APPROXIMATELY 600' NORTH OF STATE ROUTE 169, FROM R1L-70 (RESIDENTIAL; SINGLE-FAMILY LIMITED) AND C1 (COMMERCIAL, NEIGHBORHOOD SALES AND SERVICES) 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. 585, dated March 25, 2004, a total of two hundred twenty-four (224) acres of real property located in §34, T14N, R1E, and in §§2 and 3, T13N, R1E, G&SRM; and

WHEREAS, the Prescott Valley zoning classifications assigned at annexation were R1L-70 and C1 (which were the most similar to the existing Yavapai County; and

WHEREAS, at its November 13, 2006 meeting, the Planning and Zoning Commission recommended approval of a Major General Plan Amendment (GPA06-001) that, among other things, included expansion of the Tier II boundary and the PAD 5II boundary to include all the annexed area along with other State Trust Lands. GPA06-001 was subsequently approved by the Town Council at its December 7, 2006 meeting; and

WHEREAS, in May of 2018, the Green Trust submitted a request for a Zoning Map Change (ZMC18-005) from R1L-70 (Residential; Single-Family, Limited) and C1 (Commercial, Neighborhood Sales and Services) to C3-PAD (Commercial, Minor Industrial – Planned Area Development) on approximately twelve (12) acres located on the west side State Route 69 approximately 600' north of the intersection of State Route 169 and State Route 69.; and

WHEREAS, the Planning and Zoning Commission held a public hearing on said application (ZMC 18-005) at its regular meeting on July 9, 2018; and

WHEREAS, the Commission voted to recommend approval of Zoning Map Change (ZMC 18-005) with certain specified conditions (inasmuch as the requested rezoning is in conformance with the *Prescott Valley General Plan 2025*); and

WHEREAS, the Town Council considered this recommendation at its regular meetings held July 26, 2018, and August 9, 2018, 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 R1L-70 (Residential; Single-Family, Limited) and C1 (Commercial, Neighborhood Sales and Services) to C3-PAD (Commercial, Minor Industrial – Planned Area Development) on approximately twelve (12) acres parcel as described and shown on “Exhibit A” (attached hereto and expressly made a part hereof):

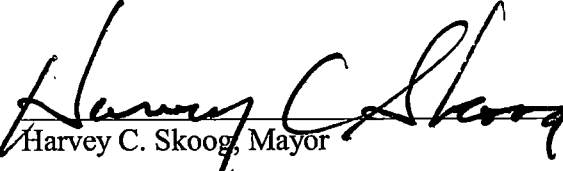
SECTION 2. That this amendment is hereby expressly conditioned as follows:

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;
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. Installation of public improvements and dedications as required by the Town Engineer;
4. 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-70 and C1, 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 9th day of August, 2018.


Harvey C. Skoog, Mayor

ATTEST:


Diane Russell, Town Clerk

APPROVED AS TO FORM:


Ivan Legler, Town Attorney

PARCEL 402-02-028G
LEGAL DESCRIPTION

An irregular shaped parcel of land in the Southeast quarter of Section 3, Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona described as follows:

BEGINNING at a point that is the Center of said Section 3 and **TRUE POINT OF BEGINNING** of this description;

THENCE South 00°13'53" West along said Center line of Section 3 for a distance of 949.58 feet to the Northwest corner of this parcel;

THENCE North 66°08'06" East for a distance of 312.60 feet;

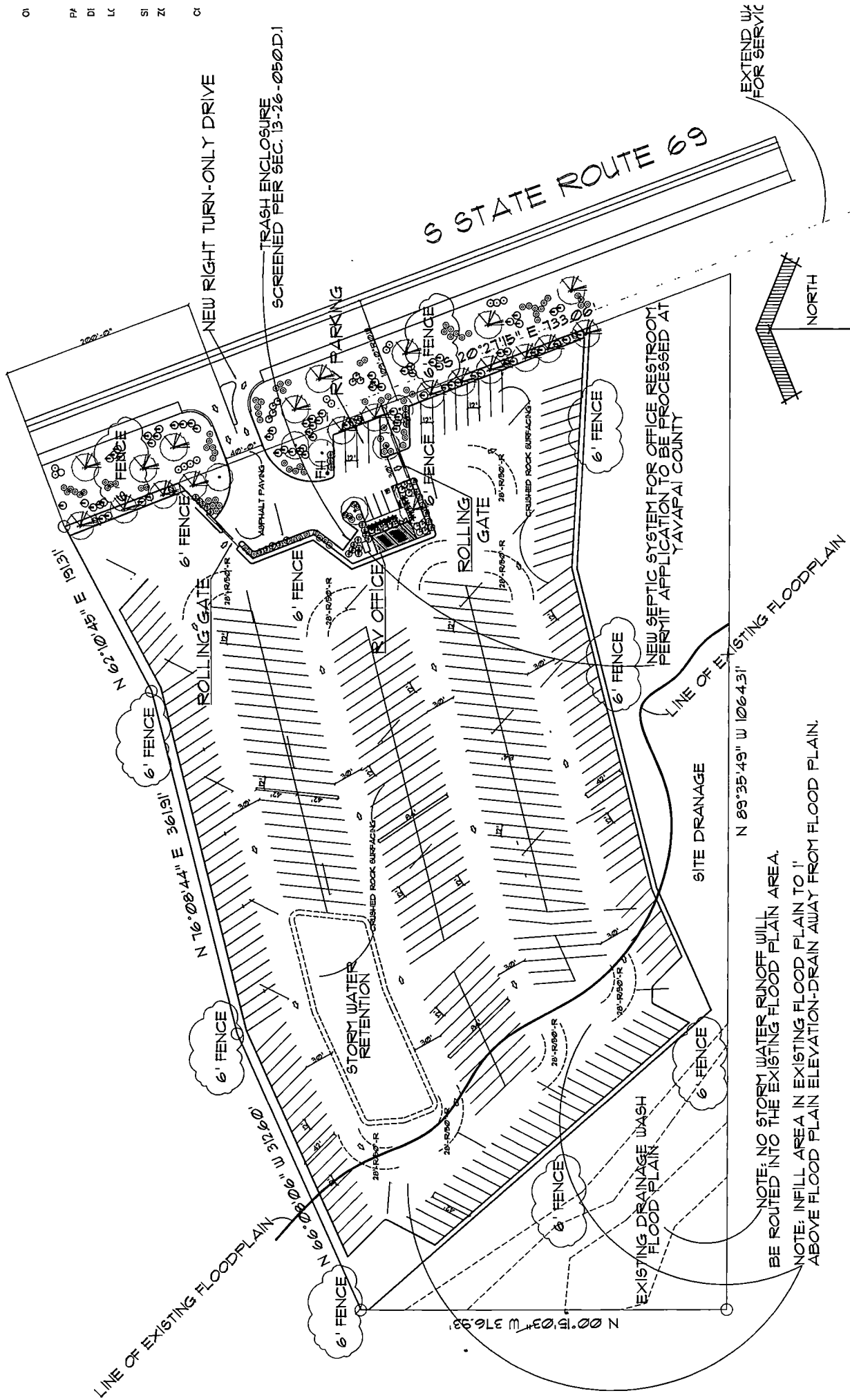
THENCE North 76°08'44" East for a distance of 361.91 feet;

THENCE North 62°10'45" East for a distance of 191.31 feet to the Northeast corner of this parcel and also a point on the Westerly Right of Way line of State Route 69;

THENCE South 20°27'15" East for a distance of 733.06 feet to the Southeast corner of this parcel and also a point on the Westerly Right of Way line of State Route 69;

THENCE North 89°35'49" West for a distance of 1,064.31 feet to the Southwest corner of this parcel;

THENCE North 00°13'53" East along said Center line of Section 3 for a distance of 376.93 feet to the Northwest corner of this parcel and the **POINT OF BEGINNING**.



EXTEND WK FOR SERVICE

NEW SEPTIC SYSTEM FOR OFFICE RESTROOM. PERMIT APPLICATION TO BE PROCESSED AT YAYAPAI COUNTY

NOTE: NO STORM WATER RUNOFF WILL BE ROUTED INTO THE EXISTING FLOODPLAIN AREA.
 NOTE: INFILL AREA IN EXISTING FLOODPLAIN TO 1' ABOVE FLOODPLAIN ELEVATION-DRAIN AWAY FROM FLOODPLAIN.

PRELIMINARY DEVELOPMENT PLAN

1" = 60'



R1L-70

G2-PAD

RCU-70

G1

G3-PAD

G2

Site

R1L

Legend

- Water Mainlines
- - - Sewer Mainlines
- /// SITE
- TOWN LIMITS

0 200 400 Feet