

ORDINANCE NO. 848

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC18-004) BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY SEVEN (7) ACRES FROM R1L-10 (RESIDENTIAL, SINGLE FAMILY, LIMITED) TO RS-PAD (RESIDENTIAL AND SERVICES – PLANNED AREA DEVELOPMENT), R1L-10 (RESIDENTIAL, SINGLE FAMILY, LIMITED) TO P1-PAD (PARKING – PLANNED AREA DEVELOPMENT), AND R1MH-10 (RESIDENTIAL, SINGLE FAMILY MOBILE/MANUFACTURED HOMES) TO P1-PAD (PARKING – PLANNED AREA DEVELOPMENT); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, an approximately one (1) acre portion of the subject property was a part of the original Incorporation of the Town of Prescott Valley on August 31, 1978; and

WHEREAS, an approximately six (6) acre portion was included in the annexation of three hundred (300) acres located in §§10, 14, 15 and 23, T14N, R1W, G&SRM approved by Ordinance No. 287 on November 12, 1992; and

WHEREAS, in April, 2018 an application was submitted by JWA Architects, Agent, on behalf of St. Germaine Catholic Parish for a Zoning Map Change (ZMC18-004) from R1L-10 (Residential; Single Family Limited) to RS-PAD (Residential and Services – Planned Area Development) and P1-PAD (Parking – Planned Area Development) and R1MH-10 (Residential; Single Family Mobile/Manufactured Homes) to P1-PAD (Parking - Planned Area Development) on a total of approximately seven (7) acres, comprising of existing church facilities and future expansion of the church facilities; and

WHEREAS, the Town Planning and Zoning Commission held a public hearing on June 11, 2018, to consider this requested rezoning, and unanimously voted to forward the request to the Mayor and Council, with a recommendation for approval; and

WHEREAS, the Town Council has considered this recommendation at its regular meetings held on June 28, 2018, and July 12 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 met related to 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 to RS-PAD, from R1L10 to P1-PAD, and R1MH-10 to P1-PAD zoning for the real property identified in Exhibits "A" and "B" (attached hereto and expressly made a part hereof).

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

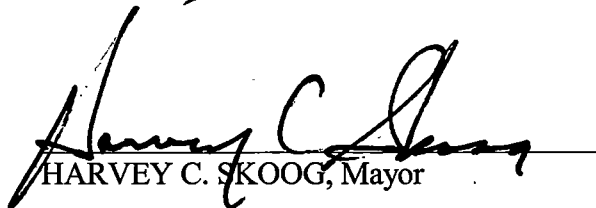
1. Use of the property shall be in conformance with all other applicable Town Code requirements.

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from RS-PAD and P1-PAD back to the original designations of R1L-10 and R1MH-10 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 12 day of July, 2018.




HARVEY C. SKOOG, Mayor


Diane Russell, Town Clerk

APPROVED AS TO FORM:

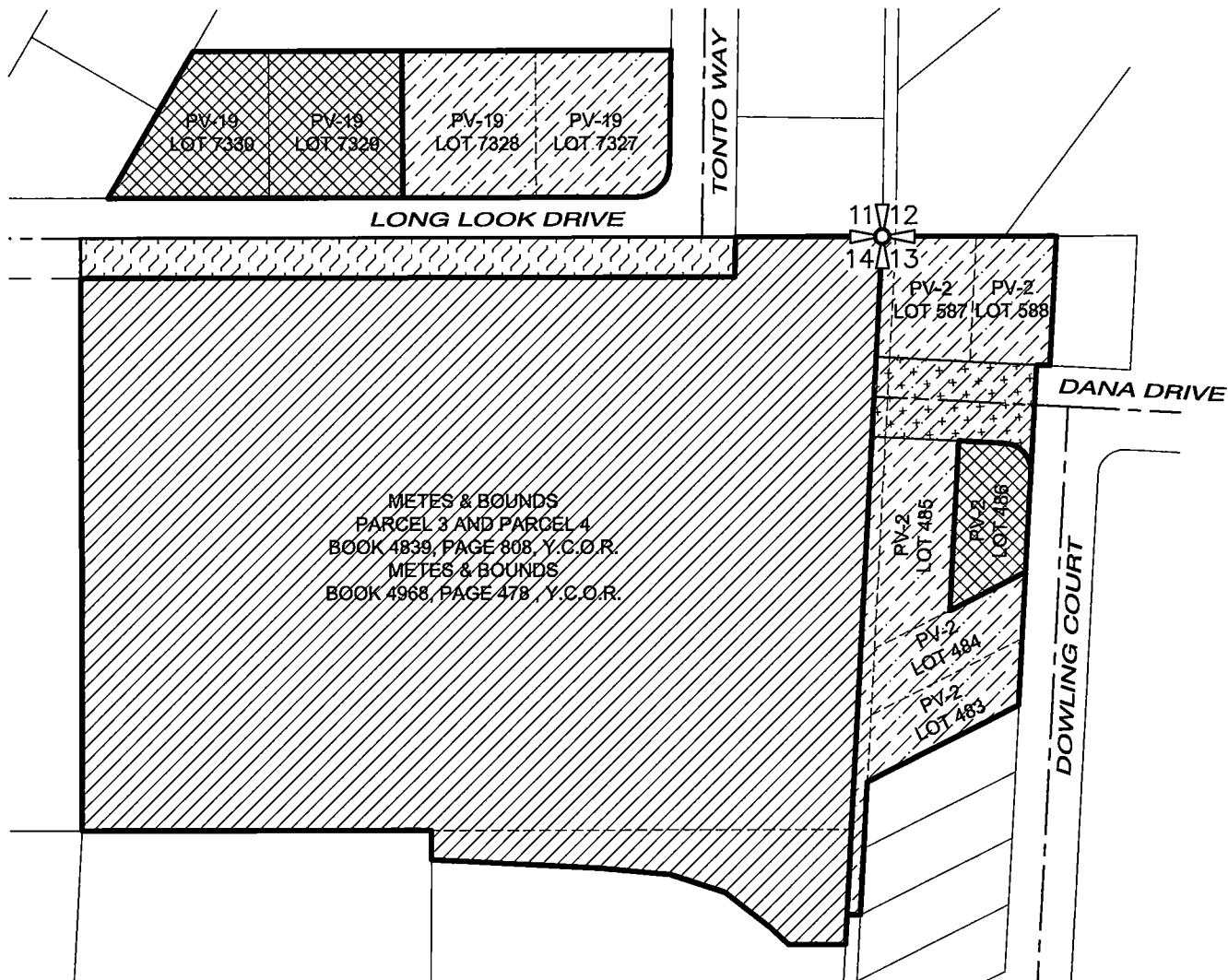
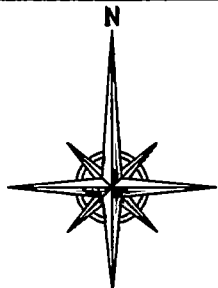

Ivan Legler, Town Attorney




Exhibit "A"



"Exhibit A"

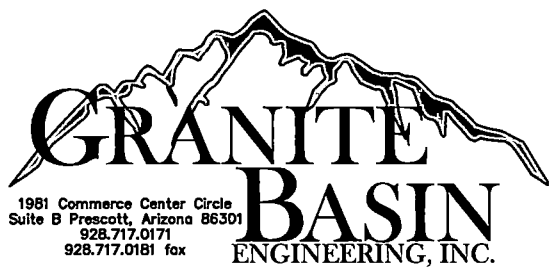
**ST. GERMAINE CATHOLIC CHURCH
COMBINATION/REZONE EXHIBIT**

SITUATED IN
SECTION 11, SECTION 13 & SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



-  COMBINE PARCELS AND REZONE TO P1
-  REZONE PARCELS TO RS
-  COMBINE PARCELS

-  AREA OF DANA DRIVE TO BE ABANDONED TO THE CHURCH BY SEPARATE INSTRUMENT
-  30 FOOT ROADWAY EASEMENT BK 1345, PG 463-465, Y.C.O.R. DEDICATED TO THE TOWN AS RIGHT OF WAY BY SEPARATE INSTRUMENT



**GRANITE
BASIN
ENGINEERING, INC.**

1981 Commerce Center Circle
Suite B Prescott, Arizona 86301
928.717.0171
928.717.0181 fox

**ST. GERMAINE CATHOLIC CHURCH
COMBINATION/REZONE EXHIBIT**

ST GERMAINE CATHOLIC
PARISH PV
7997 EAST DANA DRIVE
PRESCOTT VALLEY, AZ. 86314

GBE JOB #: 15124

DATE: APRIL 2018

DRAWN BY: TL

NOT TO SCALE

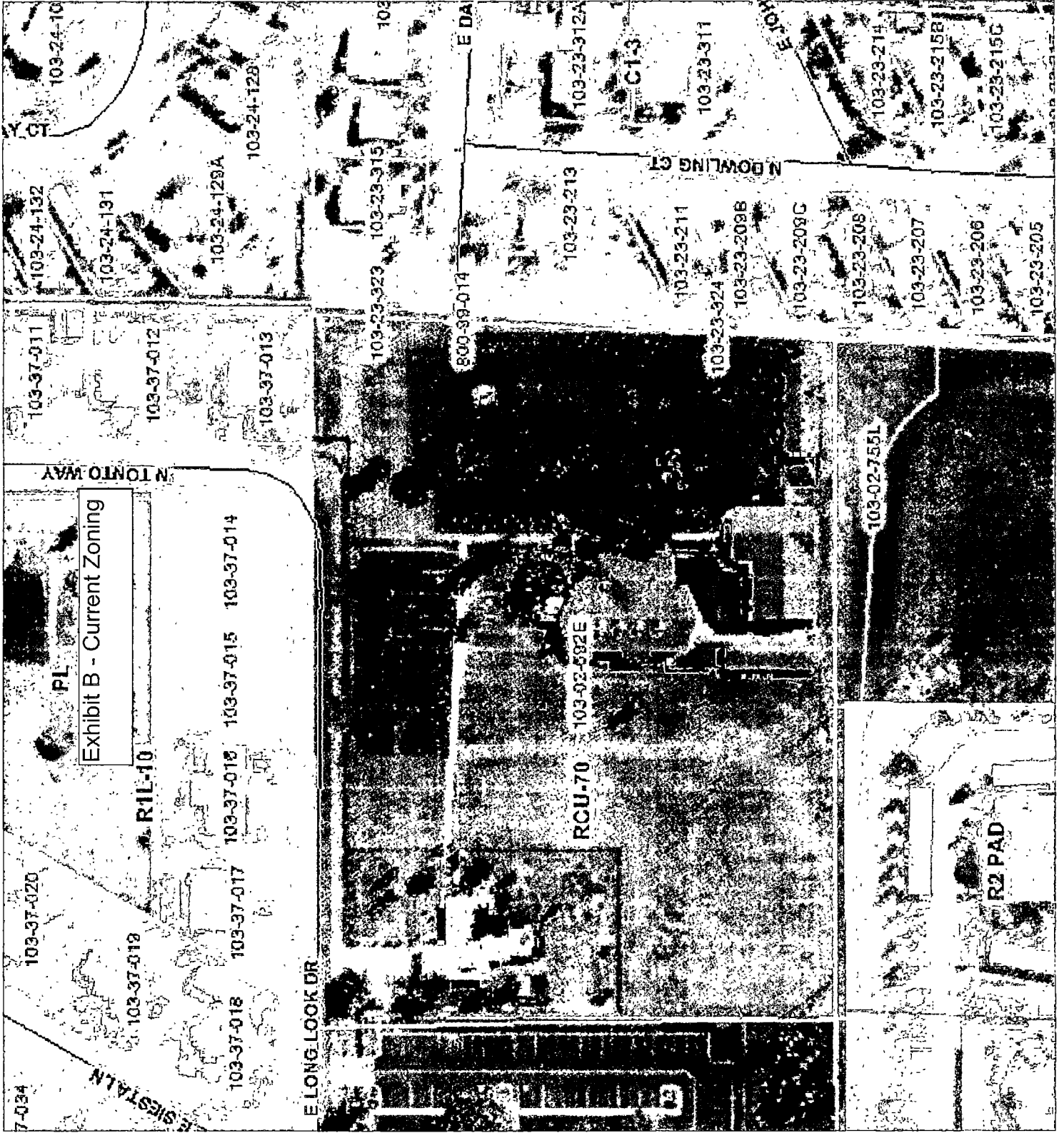


Exhibit B - Current Zoning

R1L-10

RCU-70

PL

R2 PAD

C13

103-37-014

103-37-015

103-37-016

103-37-017

103-37-018

103-37-019

103-37-020

103-37-011

103-37-012

103-37-013

103-24-131

103-24-132

103-24-129A

103-24-129

103-23-315

103-23-323

800-99-014

103-23-213

103-23-211

103-23-209B

103-23-208C

103-23-208

103-23-207

103-23-206

103-23-205

103-23-311

103-23-312A

103-23-214

103-23-215B

103-23-215C

N TONTO WAY

E LONG LOOK DR

N BOWLING CT

E DA

E JOH

7-034

RESISTALN

Exhibit C



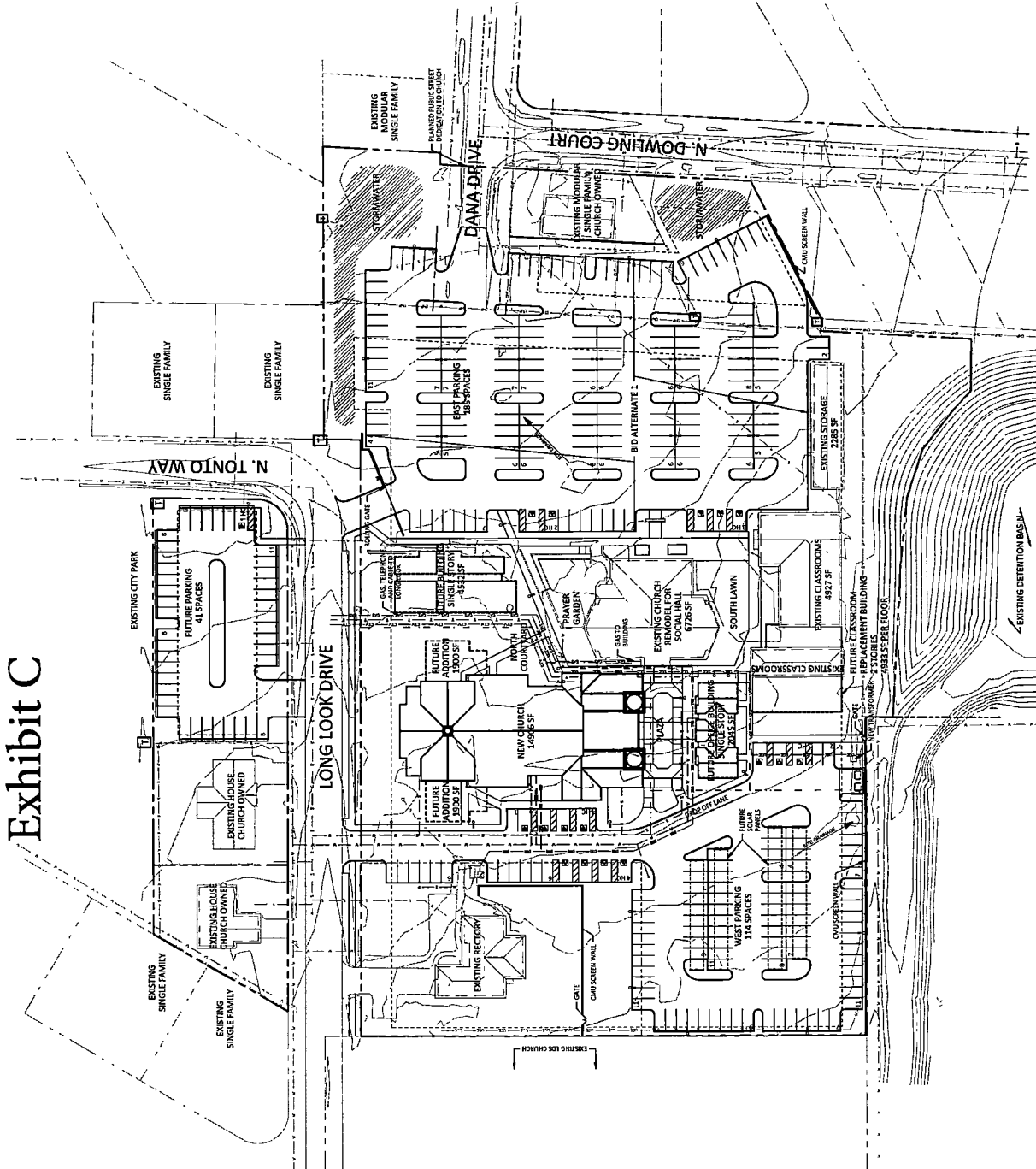
- LEGEND
- PROPERTY LINE
 - INTERIOR PROPERTY LINE
 - ASSUMED PROPERTY LINE
 - SEWER LINE
 - GAS LINE
 - TOWER LINE
 - WATER LINE
 - FENCE
 - FLOOD CONTROL WALL
 - PROPERTY
 - OVERHEAD ELECTRIC LINE
 - CABLE LINE
 - TELEPHONE LINE
 - FUTURE
 - EXISTING

ST. GERMAINE ROMAN CATHOLIC PARISH
PRESCOTT VALLEY, ARIZONA

PROJECT # 8021
SCALE 1" = 40'
DRAWN BY
CHECKED BY
DATE

TITLE SHEET

AS1.0a



1 SITE PLAN
1" = 40'

JOHNSON WALZER ASSOCIATES LLC, 17 NORTH SAN FRANCISCO STREET, SUITE 3A, FLAGSTAFF, ARIZONA 86001 (928) 779-0470



A LEGAL DESCRIPTION FOR REZONING AND PARCEL COMBINATION

PARCEL 1

LOT 483, LOT 484, LOT 485, LOT 587, LOT 588, THAT 10 FOOT STRIP LYING WESTERLY OF AND ADJACENT TO LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, THE DANA DRIVE RIGHT OF WAY AND LOT 587 (PORTIONS OF WHICH ARE DESCRIBED AT RECEPTION #2016-0058819), AND THAT PORTION OF THE DANA DRIVE RIGHT OF WAY LYING NORTH OF LOT 485 AND LOT 486 AND SOUTH OF LOT 587 AND LOT 588 OF PRESCOTT VALLEY UNIT 2, ACCORDING TO THE PLAT OF RECORD IN BOOK 12 OF MAPS AND PLATS, PAGE 9, YAVAPAI COUNTY OFFICIAL RECORDS, SAID PARCEL IS LOCATED IN SECTION 13, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY ARIZONA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13 DESIGNATED BY A TOWN OF PRESCOTT VALLEY BRASS CAP MARKED LS 22752 AS DETAILED AT BOOK 192 OF LAND SURVEYS, PAGE 90, Y.C.O.R., SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 13, N.89°58'06"E., A DISTANCE OF 10.01 FEET TO THE NORTHWEST CORNER OF LOT 587;

THENCE CONTINUE N.89°58'06"E., A DISTANCE OF 60.09 FEET TO THE NORTHWEST CORNER OF LOT 588;

THENCE CONTINUE N.89°58'06"E., A DISTANCE OF 60.09 FEET TO THE NORTHEAST CORNER OF LOT 588;

THENCE ALONG THE EAST LINE OF LOT 588, S.03°05'47"W., A DISTANCE OF 97.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF DANA DRIVE;

THENCE ALONG SAID RIGHT OF WAY, N.86°54'04"W., A DISTANCE OF 10.00 FEET;

THENCE ACROSS SAID RIGHT OF WAY, S.03°05'56"W., A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF DOWLING DRIVE AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.86°54'04"W., A RADIAL DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF DANA DRIVE;

THENCE N.86°54'04"W., A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF LOT 485;

THENCE S.03°05'56"W., A DISTANCE OF 126.99 FEET TO THE SOUTHEAST CORNER OF LOT 485;

THENCE N.63°07'32"E., A DISTANCE OF 63.49 FEET TO THE NORTHEAST CORNER OF LOT 484;

THENCE S.03°05'56"W., A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 483;

THENCE CONTINUE S.03°05'56"W., A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 483;

THENCE S.63°07'32"W., A DISTANCE OF 126.98 FEET TO THE SOUTHWEST CORNER OF LOT 483;

THENCE S.03°05'56"W., A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 481;

THENCE N.86°54'04"W., A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SECTION 13 AND THE WEST LINE OF PRESCOTT VALLEY UNIT 2;

THENCE ALONG SAID WEST LINE, N.03°05'56"E., A DISTANCE OF 100.00 FEET;

THENCE CONTINUE ALONG SAID WEST LINE, N.03°05'56"E., A DISTANCE OF 258.71 FEET;

THENCE CONTINUE ALONG SAID WEST LINE, N.03°05'56"E., A DISTANCE OF 60.00 FEET;

THENCE CONTINUE ALONG SAID WEST LINE, N.03°05'56"E., A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 41,891.64 SQUARE FEET OR 0.96 ACRES, MORE OR LESS.

PARCEL 2

LOT 7327 AND LOT 7328 OF PRESCOTT VALLEY UNIT 19, ACCORDING TO THE PLAT OF RECORD IN BOOK 15 OF MAPS AND PLATS, PAGE 45, YAVAPAI COUNTY OFFICIAL RECORDS, SAID PARCEL IS LOCATED IN SECTION 11, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY ARIZONA.

CONTAINING 21,922.48 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.



A LEGAL DESCRIPTION FOR PARCEL COMBINATION

PARCEL 1

THAT PARCEL 3 AND PARCEL 4 DESCRIBED AT BOOK 4839, PAGE 808 AND THAT PARCEL DESCRIBED AT BOOK 4968, PAGE 478, Y.C.O.R. LOCATED IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY ARIZONA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13 DESIGNATED BY A TOWN OF PRESCOTT VALLEY BRASS CAP MARKED LS 22752 AS DETAILED AT BOOK 192 OF LAND SURVEYS, PAGE 90, Y.C.O.R., SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SECTION 14, S.03°05'56"W., A DISTANCE OF 90.00 FEET;

THENCE CONTINUE ALONG SAID LINE, S.03°05'56"W., A DISTANCE OF 60.00 FEET;

THENCE CONTINUE ALONG SAID LINE, S.03°05'56"W., A DISTANCE OF 258.71 FEET;

THENCE CONTINUE ALONG SAID LINE, S.03°05'56"W., A DISTANCE OF 36.18 FEET;

THENCE CONTINUE ALONG SAID LINE, S.03°05'56"W., A DISTANCE OF 86.64 FEET;

THENCE LEAVING SAID EAST LINE, N.89°40'46"W., A DISTANCE OF 42.42 FEET;

THENCE N.47°05'07"W., A DISTANCE OF 19.91 FEET;

THENCE N.52°09'29"W., A DISTANCE OF 42.18 FEET;

THENCE N.71°53'08"W., A DISTANCE OF 42.26 FEET;

THENCE N.84°46'11"W., A DISTANCE OF 55.18 FEET;

THENCE N.87°00'38"W., A DISTANCE OF 124.75 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 4370, PAGE 846, Y.C.O.R.;

THENCE ALONG SAID LINE, N.00°14'17"E., A DISTANCE OF 21.96 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, S.89°57'43"W., A DISTANCE OF 261.59 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF PARCEL 4 AS DESCRIBED AT BOOK 4839, PAGE 808, Y.C.O.R.;

THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID PARCEL 4, N.00°02'18"W., A DISTANCE OF 224.40 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 AS DESCRIBED AT BOOK 4839, PAGE 808, Y.C.O.R.;

THENCE ALONG THE WEST LINE OF SAID PARCEL 3, N.00°02'17"W., A DISTANCE OF 189.82 FEET TO THE SOUTH LINE OF A 30 FOOT DEDICATION TO THE TOWN OF PRESCOTT VALLEY FOR LONG LOOK DRIVE.;

THENCE ALONG SAID LINE, N.89°57'43"E., A DISTANCE OF 490.06 FEET TO THE SOUTHEAST CORNER OF SAID DEDICATION;

THENCE ALONG THE EAST LINE OF SAID DEDICATION, N.00°51'23"E., A DISTANCE OF 30.00 FEET;

THENCE LEAVING SAID DEDICATION, N.89°57'43"E., A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 260,141.41 SQUARE FEET OR 5.97 ACRES, MORE OR LESS.