

ORDINANCE NO. 857

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC18-012) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE TWELVE (12) ACRE PARCEL LOCATED ON THE SOUTHEAST CORNER OF GLASSFORD HILL ROAD AND LONG LOOK DRIVE FROM C2-PAD (COMMERCIAL; GENERAL SALES AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING TO RS-PAD (RESIDENTIAL; SALES AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject property was part of Annexations 97-C and 07-003 approved by Ordinances No. 448 and 692, on December 3, 1998 and on July 12, 2007 respectively, that both gave the annexed property a zoning classification of RCU-70, being the zoning classification most comparable to its former Yavapai County zoning classification of RCU-2A; and

WHEREAS, the property was part of twenty five (25) acres first rezoned from RCU-70 to C2-PAD (ZMC09-005) approved by Ordinance No. 741 on February 25, 2010 and allowing for a mix of neighborhood commercial and retail uses; and

WHEREAS, in October of 2018, VP Prescott Valley LLC, Agent for Fain Signature Group applied for the re-zoning (ZMC18-012) of approximately twelve (12) acres from C2-PAD (Commercial; General Sales and Services-Planned Area Development) to RS-PAD (Residential; Sales and Services-Planned Area Development) located on the southeast corner of Glassford Hill Road and Long Look Drive; and

WHEREAS, at its regular meeting on December 10, 2018, the Prescott Valley Planning and Zoning Commission approved ZMC18-012, and PDP18-007 for development of the "Bungalows at Talking Glass" providing 145 one-bedroom, two-bedroom and three-bedroom dwelling units (inasmuch as the requested zoning was in compliance with the Prescott Valley *General Plan 2025*) on approximately twelve (12) acres located on the southeast corner of Glassford Hill Road and Long Look Drive; and

WHEREAS, at its regular meetings held January 10, 2019 and January 24, 2019, the Town Council considered and approved Ordinance No. 857 with conditions, for the rezoning of approximately twelve (12) located on the southeast corner of Glassford Hill Road and Long Look Drive; and

WHEREAS, the Mayor and Council find 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; and

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 RCU-70 to RS-2 PAD zoning for the following-described real property:

[See Exhibits “A” and “B” attached hereto and expressly made a part hereof.]

The above-described parcel containing an area of approximately twelve (12) acres, more or less.

SECTION 2. That this amendment be 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 (PDP18-007).
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 in conformance with the Traffic Impact Analysis dated October 2018 and as illustrated in Exhibit “B.”
4. Remitting to the Town, on a monthly basis, all monies collected as a result of The Bungalows At Talking Glass, and/or its successors and assigns, applying a "surcharge" against all rents collected from occupation and use of units within any phase of the Apartment Complex, 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 apartment complex.

In the event of non-compliance with any of the above conditions, the zoning designation or the described property shall revert from RS-2 PAD back to the original designation of RCU-70 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.

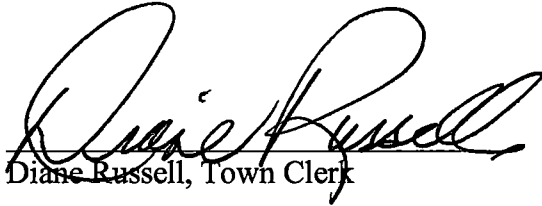
PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 24th day of January, 2019.



Kell Palguta, Mayor



ATTEST:



Diane Russell, Town Clerk

APPROVED AS TO FORM:



Ivan Legler, Town Attorney

Exhibit "A"

Legal Description for The Bungalows at Talking Grass

Being all of parcel numbers 103-06-0624H, 103-02-770E, and a portion of parcel number 103-02-779D. Located in Sections 14 and 15, Township 14 North, Range 1 West, of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

Commencing at the Northwest Corner of said Section 14, being marked by a Brass Cap Flush, from which a Town of Prescott Valley Brass Cap in Hand Hole, marking the intersection of Long Look Drive and Viewpoint Drive, bears North $89^{\circ}57'57''$ East, a distance of 1654.11 feet;

Thence North $89^{\circ}57'57''$ East, along the North line of said Section, a distance of 943.69 feet;

Thence departing said North line, South $00^{\circ}00'23''$ East, a distance of 30.00 feet to a $\frac{1}{2}$ " rebar and cap marked RLS 46473, the Northwest corner of that parcel of land as described in Book 4493, Page 677, Yavapai County Records, and the **Point of Beginning**.

Thence continuing South $00^{\circ}00'23''$ East, along the West line of said parcel, a distance of 414.33 feet;

Thence continuing along said West line, South $45^{\circ}03'30''$ East, a distance of 112.96 feet;

Thence departing said West line, South $30^{\circ}36'08''$ West, a distance of 309.34 feet;

Thence North $50^{\circ}47'42''$ West, a distance of 315.15 feet to the beginning of a 370.00 foot curve, concave Southwesterly;

Thence Northwesterly along said curve, through a central angle of $39^{\circ}14'21''$, an arc distance of 253.40 feet;

Thence South $89^{\circ}57'57''$ West, a distance of 139.22 feet to the beginning of a 370.00 foot curve, concave Southeasterly;

Thence Southwesterly along said curve, through a central angle of $27^{\circ}26'51''$, an arc distance of 177.25 feet;

Thence South $62^{\circ}31'06''$ West, a distance of 43.66 feet to the East Right of Way line of Glassford Hill Road as described in Book 3768, Page 853, Yavapai County Records;

Thence North 27°29'22" West, along said Right of Way, a distance of 28.40 feet to a ½" rebar and cap marked RLS 22752 marking the East Right of Way line of Glassford Hill Rd as shown on the Plat of Dedication, recorded in reception number 2017-0036826-2, Yavapai County Records;

Thence along the East Right of Way of Glassford Hill Rd, and the South Right of Way of Long Look Dr. as shown on said Plat of Dedication, the following 9 courses;

Thence North 21°12'09" West, a distance of 107.65 feet to a ½" rebar and cap marked RLS 22752;

Thence North 27°28'54" West, a distance of 78.51 feet to a ½" rebar and cap marked RLS 22752;

Thence North 24°37'09" West, a distance of 104.73 feet to a ½" rebar and cap marked RLS 22752;

Thence North 27°28'54" West, a distance of 130.76 feet to a ½" rebar and cap marked RLS 22752;

Thence North 19°03'13" East, a distance of 82.02 feet to a ½" rebar and cap marked RLS 22752 and the beginning of a 454.36 foot radius non-tangent curve, whose center bears South 21°45'42" East;

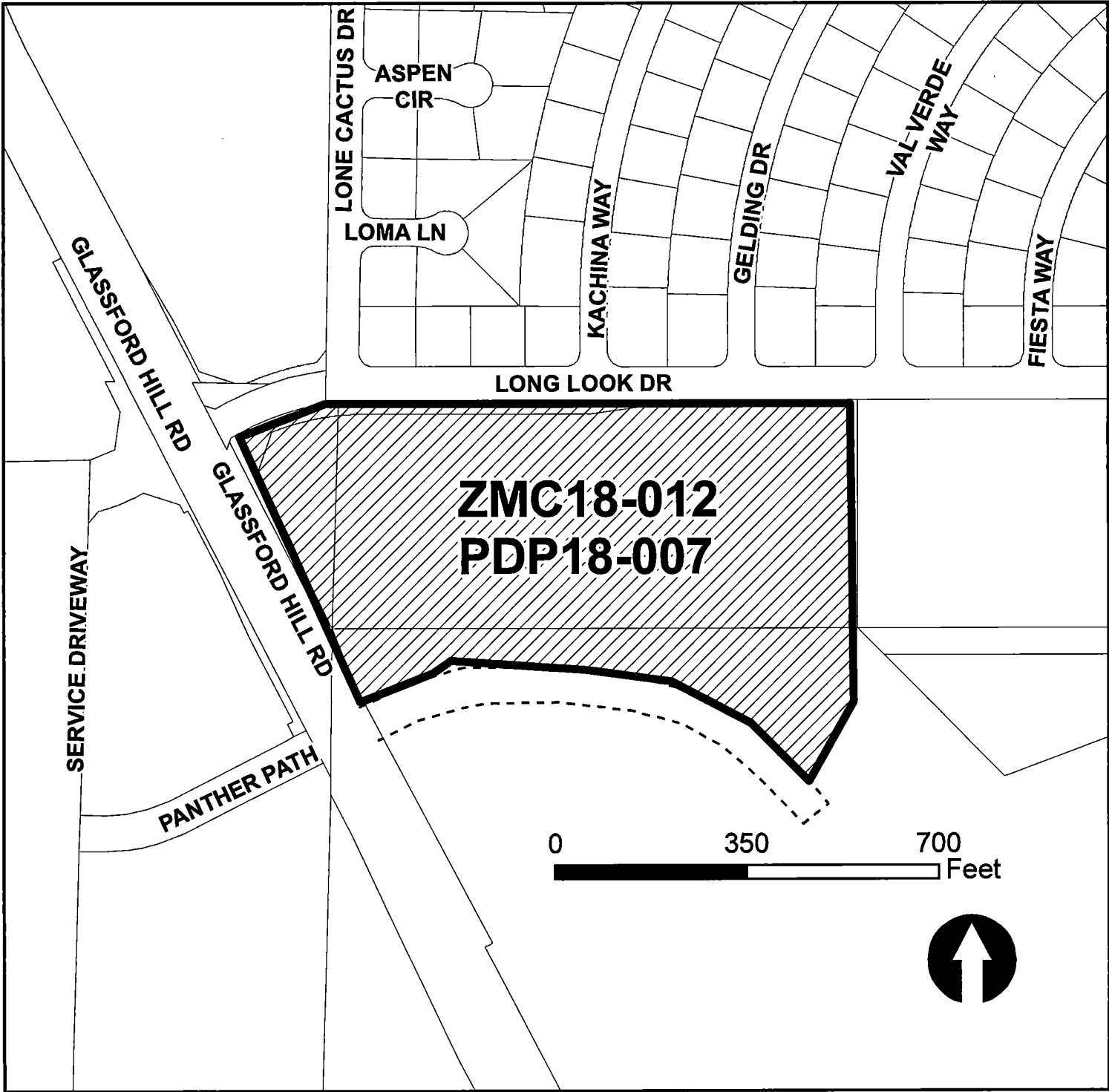
Thence Northeasterly along said curve, through a central angle of 21°44'00", an arc distance of 172.35 feet to a ½" rebar and cap marked RLS 22752;

Thence North 89°57'57" East, a distance of 414.39 feet to a ½" rebar and cap marked RLS 22752;

Thence North 82°41'43" East, a distance of 181.74 feet to a ½" rebar and cap marked RLS 22752;

Thence North 89°57'57" East, a distance of 306.83 feet to the **Point of Beginning**.

Said parcel contains containing 555,856.34 square feet or 12.76 acres, more or less.



What off-site improvements come with this Project?

Exhibit "A.1"

- LONG LOOK DRIVE**
- (L1) New south side curb and gutter from Glassford Hill Rd to Val Verde Wy
 - (L2) New south side sidewalk, from Glassford Hill Rd to Val Verde Wy
 - (L3) New eastbound left turn lane striping at Kachina Wy, Gelding Dr And Val Verde Wy
 - (L4) Widening of the skinny street segment between Gelding Dr and Val Verde Wy to accommodate third lane

- GLASSFORD HILL ROAD**
- (G1) New east side curb and gutter from Panther Path to Long Look Drive
 - (G2) New east side sidewalk from Panther Path to Long Look Drive
 - (G3) New east side streetlights from Panther Path to Long Look Drive
 - (G4) New left turn lane provisions and Town-directed restrictions at Glassford Hill/Panther Path/Main Street intersection.

- MAIN STREET**
- (M1) New public street, ultimately to be extended south (by others) to Lakeshore Dr
 - (M2) Thirty (30) new on-street (public) parallel parking spaces

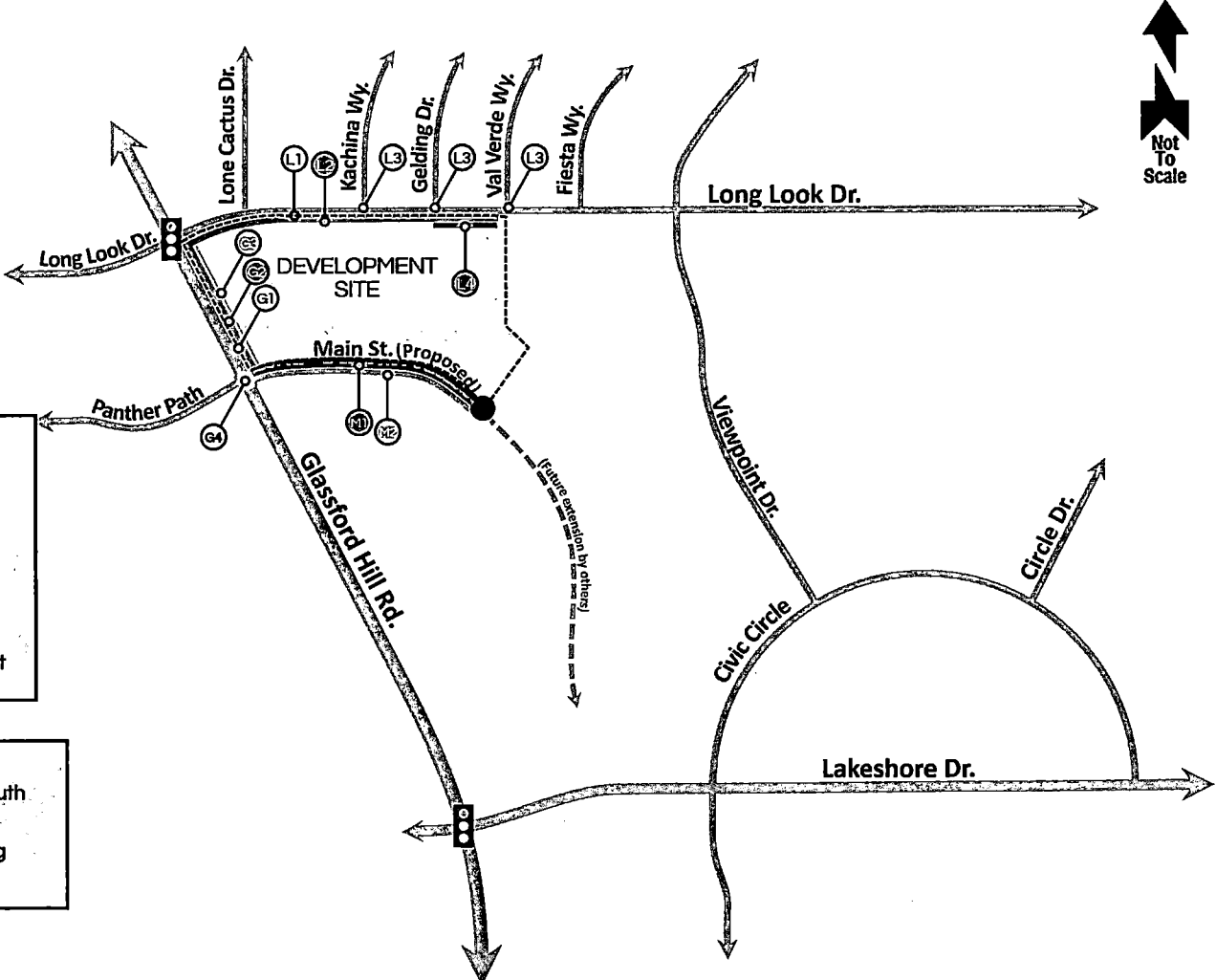
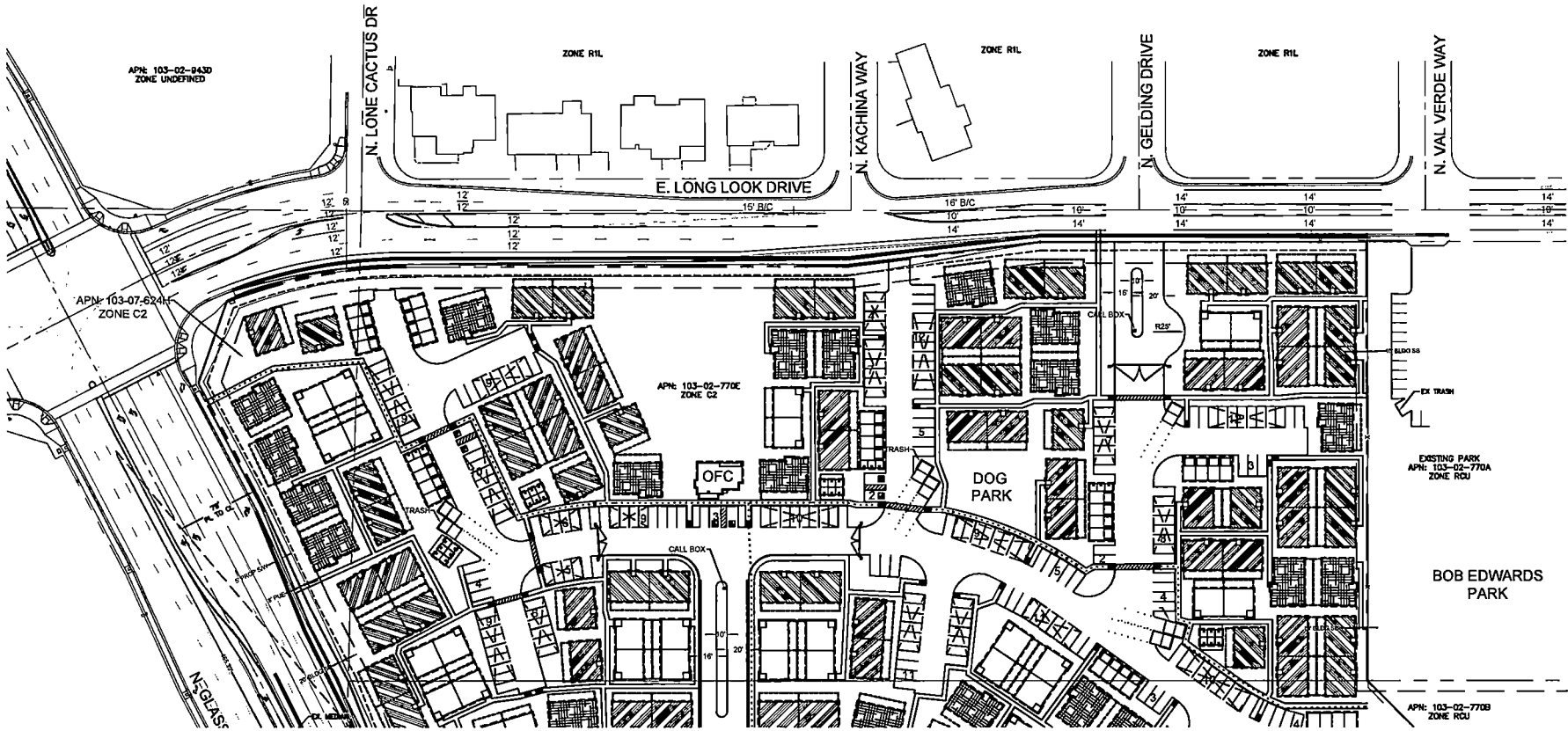


Exhibit "A.2"



CivTech Inc.
 450 S. Bascom Ave. #200
 San Jose, CA 95128
 408.653.6262
 info@civtech.com



APR NO.	14-0000
PREP SUBMITTAL	DATE
NO SUBMITTAL	DATE
SCALE	DATE
DESIGN	DATE
REVISION	DATE
CHECKED	DATE

LONG LOOK DRIVE
STRIPING CONCEPT

PRELIMINARY
REVIEW
 NOT FOR
 CONSTRUCTION
 OR RECORDING

SHEET
EXHIBIT
A
 1 OF 1

