

RESOLUTION NO. 1847

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, APPROVING AND ADOPTING A FINAL DEVELOPMENT PLAN (FDP13-010) FOR AN APPROXIMATELY SEVEN AND TWO-TENTHS (7.2) ACRE PARCEL, LOCATED ON THE WEST SIDE OF STATE ROUTE 69 THREE HUNDRED (300) FEET NORTH OF THE INTERSECTION WITH STATE ROUTE 169; PROVIDING FINDINGS OF FACT IN SUPPORT OF SUCH APPROVAL PER TOWN CODE SECTION 13-19-060(K); PROVIDING CONDITIONS FOR SUCH APPROVAL PER TOWN CODE SUBSECTION 13-19-060(L); AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Prescott Valley annexed by Ordinance No. 585 (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 C2 (which were the most similar to the existing Yavapai County zoning for the subject property of R1L-70 and PAD Commercial); 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 March of 2009, Galpin Ford Inc., submitted a request for a Zoning Map Change (ZMC 09-002) from R1L-70 (Residential; Single-Family Limited) to C2 (Commercial; General Sales and Service) on an approximately two (2) acre parcel [being a portion of the subject seven and two-tenths (7.2) acre parcel] generally located on the east side of State Route 69 approximately three hundred (300) feet north of the intersection with State Route 169; and

WHEREAS, the Council approved Ordinance No. 729 for the two (2) acre parcel on May 28, 2009; and

WHEREAS, in April of 2013, Galpin Ford Inc., submitted a request for a Zoning Map Change (ZMC 13-001) from C2 (Commercial; General Sales and Service) to C3-PAD (Commercial; Minor Industrial – Planned Area Development) on approximately seven and two-tenths (7.2) acres located on the west side of State Route 69, 300 feet north of the intersection with State Route 169; and

WHEREAS, the Planning and Zoning Commission held a public hearing on said

application (ZMC 13-001) at its regular meeting on June 10, 2013 and recommend approval of Zoning Map Change (ZMC 13-001) with certain specified conditions (inasmuch as the requested rezoning is in conformance with the *Prescott Valley General Plan 2025*); and

WHEREAS, the Town Council held a second public hearing and considered the recommendation at its regular meetings on July 11, 2013 and voted to approve said rezoning by approving the first reading of Ordinance No. 773; and

WHEREAS, prior to the second reading of Ordinance No. 773 staff discovered that Ordinance No. 773 as adopted inadvertently did not include all conditions that had been recommended by the Planning and Zoning Commission (and which the Council had agreed to apply); and

WHEREAS, at the July 25, 2013 meeting Council again considered the re-zoning request and adopted for the first reading a revised Ordinance which shows all of the conditions of re-zoning as recommended by the Planning and Zoning Commission; and

WHEREAS, the Council has now considered the requested re-zoning at its regular meetings on July 25, 2013 and August 8, 2013 and has determined that such re-zoning will be beneficial to the community and is in conformity with the *General Plan 2025*; and

WHEREAS, in July of 2013 Galpin Ford Inc. submitted a Final Development Plan (FDP 13-010) for development of a Recreational Vehicle Storage facility on three (3) acres of Subject Parcel 402-02-029A located on the west side of State Route 69, 300 feet north of the intersection with State Route 169; and

WHEREAS, the Town Council finds that this Final Development Plan for development of a Recreational Vehicle Storage facility meets or will meet the requirements of Article 13-19 of the Town Code [particularly the requirements under Town Code §13-19-060(C)(9) upon compliance with certain conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, AS FOLLOWS:

SECTION 1. That certain Final Development Plan Final Development Plan for development of a Recreational Vehicle Storage facility on 3 acres of Subject Parcel 402-02-029A located on the west side of State Route 69, 300 feet north of the intersection with State Route 169 submitted in July of 2013 by Galpin Ford Inc. is hereby approved and adopted as conditioned hereinafter.

SECTION 2. That said approval is based upon the following findings and conclusions of the Town Council:

- (A) That that certain Final Development Plan for the Galpin Recreational Vehicle Storage (said Plan being attached hereto and made a part hereof), is consistent

with the purpose and intent of the adopted General Plan 2025 and Zoning Code of the Town in promoting the health, safety, morals and general welfare of the public;

- (B) This development appears to be designed to produce an environment of stable and desirable character and the property adjacent to this proposed development will not be adversely affected thereby, particularly with regard to property values;
- (C) Every structure has access to public streets; and
- (D) The average density, excluding open areas occupied by streets, is the density required by the underlying zoning district regulations otherwise applicable to the site.

SECTION 3. That, pursuant to Town Code §13-19-060(L), this approval is conditioned upon the following:

- (A) Prior to any construction, submittal of a Site Plan in conformance with FDP13 010, all applicable Town Code and adopted building codes, and to include landscaping plans in conformance with Article 13-26 (Site Development Standards).

SECTION 4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan pursuant to Town Code §14-02-055(F)(2), (b) ensure that all other required certifications are on said Plan, and (c) file the same as an official Plan of the Town in the offices of the Town Clerk and Community Development Department Director [See Town Code §13-29-060(O)].

SECTION 5. That the Mayor (or in his absence the Vice-Mayor) is hereby authorized to sign any and all agreements and other documents necessary to ensure that developers provide all needed financial and other assurances as to construction of required improvements.

SECTION 6. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 8th day of August, 2013.

HARVEY C. SKOOG, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney