

ORDINANCE NO. 792

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC13-005) BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1,259 ACRES LOCATED WEST OF THE GRANVILLE DEVELOPMENT PROJECT AND SOUTH OF STATE ROUTE 89A, FROM RCU-70 (RESIDENTIAL; SINGLE FAMILY RURAL – 70,000 SQUARE FOOT MINIMUM) ZONING TO RIL-PAD (RESIDENTIAL; SINGLE FAMILY LIMITED-PLANNED AREA DEVELOPMENT) ZONING, R1M-PAD (RESIDENTIAL; SINGLE FAMILY MIXED HOUSING–PLANNED AREA DEVELOPMENT) ZONING, R2-PAD (RESIDENTIAL; MULTIPLE DWELLING UNITS-PLANNED AREA DEVELOPMENT) ZONING, AND PL (PUBLIC LANDS-PLANNED AREA DEVELOPMENT) WITHIN THE GLASSFORD HEIGHTS PLANNED AREA DEVELOPMENT; 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. 791 (dated March 27, 2014) approximately 1,259 acres of real property located in Sections 4 & 9, T14N, R1W, G&SRB&M: and

WHEREAS, said real property was given a zoning classification of RCU-70 at annexation (which classification was comparable to its former County zoning classification of RCU-2A); and

WHEREAS, on April 7, 2014, the Planning and Zoning Commission reviewed a Development Master Plan for Glassford Heights, comprising 3,587 residential units on 1,245 acres of the annexation area; and

WHEREAS, at a public hearing on April 7, 2014, the Commission recommended approval of said Development Master Plan as well as a request by Arizona Eco Development, LLC, for a Zoning Map Change (ZMC13-005) for the annexation area from RCU-70 to R1L-PAD, R1M-PAD, R2-PAD, RS-PAD and PL-PAD; and

WHEREAS, at its regular meetings held May 8, 2014 and May 22, 2014, the Town Council considered the recommendations and approved the Development Master Plan as well as the proposed rezoning (with conditions) by adopting this Ordinance No. 792; and

WHEREAS, the Mayor and Council find that the requested re-zoning will be beneficial to the community and is in conformity with the Prescott Valley General Plan; and

WHEREAS, the Mayor and Council find that the procedures required by ARS §§9-462.03 and 9-462.04 (as well as 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 RCU-70 to R1L-PAD, R1M-PAD, R2-PAD, RS-PAD and PL-PAD for the following real property:

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

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

1. Approval of necessary Preliminary Development Plans and supporting engineering analyses specifying off-site infrastructure, dedication of public rights-of-way, reservation of open space areas, and participation in right-of-way improvements prior to consideration of related Final Development Plans.
2. Responsibility for and participation in Glassford Hill Road intersection improvements and Santa Fe Loop/Stoneridge Dr. (Great Western Dr.) improvements commensurate with traffic generated by the project (to be determined in conjunction with subsequent traffic impact analysis refinements to be completed and submitted with Preliminary Development Plan proposals).
3. Responsibility for and participation in public wastewater line improvements (including trunk line expansion improvements) necessary to provide wastewater service to the project.
4. Responsibility for and participation in construction of water storage capacity to serve the project.
5. Review and approval of final roadway profiles (including surface widths and sidewalk configurations) in conjunction with Preliminary Development Plan approvals.

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from R1L-PAD, R1M-PAD, R2-PAD, RS-PAD and PL-PAD 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 22nd day of May, 2014.

Harvey C. Skoog, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney