

RESOLUTION NO. 1884

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 (FDP14-007) FOR A MODEL HOME COMPLEX INVOLVING THREE MODEL HOMES AND ASSOCIATED PARKING LOCATED WITHIN THE GRANVILLE PLANNED AREA DEVELOPMENT (PAD) UNIT 7A1, 7B1 & 7C1; PROVIDING FINDINGS OF FACT IN SUPPORT OF SUCH APPROVAL PER TOWN CODE SUBSECTION 13-19-060(K); PROVIDING CONDITIONS FOR SUCH APPROVAL PER SUBSECTION 13-19-060(L) AND ARTICLE 14-04; 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. 441 (July 9, 1998) some 1,268 acres of real property located in §§3, 10, and 15, R1W, T14N, G&SRB&M; and

WHEREAS, said real property was given a zoning classification of RCU-70 at annexation, being the zoning classification most comparable to its former Yavapai County zoning classification of RCU-2A; and

WHEREAS, in August 1998 the owners of said property introduced to the Prescott Valley Planning & Zoning Commission a Development Master Plan for the property, proposing to develop 3,400 units on 1,243 acres; and

WHEREAS, on March 8, 1999, the Planning and Zoning Commission held a public hearing on an application to change the zoning district designation of said property from RCU-70 to R1L-10 PAD, R2 PAD and C1 PAD, and to consider a Preliminary Development Plan for the property; and

WHEREAS, by Resolution No. 931 (December 16, 1999), the Town Council adopted a Development Agreement and an effluent use agreement with the project developer and the property owners; and

WHEREAS, at its regular meetings held December 16, 1999 and January 13, 2000, the Council approved Ordinance No. 482 adopting the requested rezoning, with conditions; and

WHEREAS, on December 6, 2002, the Town Council adopted Resolution No. 1053 approving a Final Development Plan (Final Plat) for Granville Unit I, involving two-hundred, thirty-six (236) lots on approximately seventy-three (73) acres; and

WHEREAS, on August 8, 2002, the Council adopted Resolution No. 1107 approving a Final Development Plan (Final Plat) for Granville Unit IA, involving ninety-one (91) lots on twenty-five (25) acres; and

WHEREAS, on July 31, 2003, the Council adopted Resolution No. 1206 approving a Final Development Plan (Final Plat) for Granville Unit II, involving two hundred fifty (250) lots on ninety-four (94) acres; and

WHEREAS, on November 11, 2003, the Council adopted Resolution No. 1230 approving a Final Development Plan (Final Plat) for Granville Unit IIA, involving one hundred nineteen (119) lots on forty (40) acres; and

WHEREAS, on December 2, 2004, the Council adopted Resolution No. 1306 approving a Final Development Plan (Final Plat) for Granville Unit III, involving three hundred, thirty-nine (339) lots on ninety-four (94) acres; and

WHEREAS, on March 23, 2006, the Council adopted Resolution No. 1415 approving a Final Development Plan (Final Plat) for Granville Unit V, involving one hundred fifty six (156) lots on approximately thirty (30) acres; and

WHEREAS, on April 27, 2006, the Council adopted Resolution No. 1424 approving a Final Development Plan (Final Plat) for Granville Unit IV, involving one hundred and two (102) lots on approximately thirty three (33) acres; and

WHEREAS, on July 13, 2006, the Council adopted Resolution No. 1449 approving a Final Development Plan (Final Plat) for Granville Unit VI, involving two hundred and six (206) lots on approximately sixty-eight (68) acres; and

WHEREAS, on June 7, 2007, the Council adopted Resolution No. 1512 approving a Final Development Plan (Final Plat) for Granville Unit VII, involving three hundred and forty-four (344) lots on approximately one hundred and twenty five (125) acres; and

WHEREAS, because of market conditions the Final Development Plan (Final Plat) for Granville Unit VII was never recorded; and

WHEREAS, in February 2005 Calvary Chapel submitted a Reversionary Plat to combine Tracts "Z" and "N" and Lots 327 through 335 in Granville Unit 2 for the purpose of developing a church site, and the Planning and Zoning Commission approved the same at its March 14, 2005 meeting and the Town Council approved the same at its April 14, 2005 meeting; and

WHEREAS, Calvary Chapel subsequently chose not to develop the site and the Granville developer has since determined to re-purchase and re-plat the same into 30 lots; and

WHEREAS, a Preliminary Development Plan for said parcel of approximately six (6) acres was approved by the Planning and Zoning Commission at its December 10, 2012 meeting; and

WHEREAS, on January 24, 2013, the Council adopted Resolution No. 1822 approving a Final Development Plan (Final Plat) for Granville Unit VIII, Phase 1 involving eight (8) lots on approximately one (1) acre; and

WHEREAS, on August 8, 2013, the Council adopted Resolution No. 1848 approving a Final Development Plan (Final Plat) for Granville Unit VIII, Phase 2, involving twenty one (21) lots on approximately five (5) acre; and

WHEREAS, in November of 2013, a Final Development Plan (Final Plat) was submitted for Granville Unit 7A, involving one hundred sixteen (116) lots on approximately forty-three (43) acres; and

WHEREAS, again because of market conditions and development phasing, the Final Development Plan (Final Plat) for Granville Unit 7A was not recorded; and

WHEREAS, in May of 2014, a Final Development Plan (Final Plat) was submitted and approved on June 12, 2014 by Resolution No. 1880 for seventy one (71) lots on approximately nineteen (19) acres known as “Granville Unit 7A1, 7B1 & 7C1” (FDP14-003); and

WHEREAS, said development agreement requires the Developer to obtain all permits, inspections, and approvals required by Town Code; and

WHEREAS, the use proposed herein meets the requirements for Model Home Complex as set forth in Town Code Chapter 13;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

SECTION 1. That the Final Development Plan (Final Plat) submitted in August of 2014 for Universal Homes Construction, LLC, Granville Units 7A1, 7B1 & 7C1 Model Homes Complex encompassing lots 1585 - 1588, of the Granville Master Planned community (said Plan being attached hereto and made a part hereof), 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) This development 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 adequate 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 Section 13-19-060 (L), this approval is conditioned upon the following:

(A) Substantial conformance with all applicable Town Code and adopted building codes.

SECTION 4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan (Final Plat) pursuant to Town Code Section 14-02-055(F)(2), (b) ensure that all other required certifications are on said Plan (Plat), (c) record the same in the Office of the Yavapai County Recorder, and (d) file the same as an official Plan of the Town in the offices of the Town Clerk and Community Development Department Director only upon approval by the Town Engineer of the engineering plans and subdivider assurances for the development [See Town Code §§13-19-060 (O) and 14-02-050(F)(3)&(4)].

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 28th day of August, 2014.

Harvey C. Skoog, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney