

ORDINANCE NO. 805

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC15-002) BY CHANGING THE ZONING CLASSIFICATION OF LOT 4243, UNIT 14, FROM R2 (RESIDENTIAL; MULTIPLE DWELLING UNITS) TO C2 (COMMERCIAL; GENERAL SALES AND SERVICES); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, in January of 2015, Robert W. Jones applied for a Zoning Map Change (ZMC15-002) from R2 (Residential; Multiple Dwelling Units) to C2 (Commercial; General Sales and Services) on the remaining portion of Lot 4243, Prescott Valley Unit 14, located at the southeast intersection of Florentine Road and Grizzly Bear Drive; and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on said rezoning request (ZMC15-002) along with a General Plan Amendment (GPA15-001) at its regular meeting on March 9, 2015, and recommended approval of the zoning change (subject to conditions) and the General Plan Amendment; and

WHEREAS, General Plan Amendment GPA15-001 was approved by Resolution No. 1909 at the March 26, 2015 Town Council meeting; and

WHEREAS, the Town Council considered this Zoning Map Change recommendation at its regular meetings held April 9, 2015, and April 23, 2015, and has determined that such rezoning (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 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 RS zoning to C3 zoning for the following-described real property:

Lot 4243, Unit 14, Prescott Valley, Arizona.

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

1. Lot 4243 shall be combined with any adjacent commercial lots if intended to be used in conjunction with a primary use on adjacent lots.

2. If used for commercial purposes Lot 4243 shall meet all applicable Town Code and Site Development Standards.

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from C2 back to the original designation of R2 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 23rd day of April, 2015.

HARVEY C. SKOOG, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney