

## RESOLUTION NO. 1912

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 (FDP15-006) FOR CONSTRUCTION OF AN APPROXIMATELY ONE THOUSAND EIGHT HUNDRED NINETY TWO (1,892) SQUARE FOOT PARKING GARAGE WITH AN APPROXIMATELY 204 SQUARE FOOT COVERED PATIO, LOCATED WITHIN THE PLANNED AREA DEVELOPMENT (PAD) KNOWN AS THE PRESCOTT COUNTY CLUB ; 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 PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on Feb 13, 2014, the Town of Prescott Valley annexed by Ord No. 787 approximately 135 acres located in the Prescott County Club that included property in the Tapadero Wastewater Improvement District and adjacent portions of the golf course operated by Prescott Golf & Country Club; and

WHEREAS, in accordance with Arizona Revised Statutes, Ord No. 787 gave the annexed property zoning classifications of R2-PAD and C2-PAD (being the Town classifications most similar to those Yavapai County classifications which existed on the property at the time of annexation); and

WHEREAS, on November 20, 2014, a Zoning Map Change (ZMC14-005) from R2-PAD (Residential: Multiple Dwelling Units-Planned Area Development) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) (in addition to a related Minor General Plan Amendment) with conditions was approved by the Town Council by Ord No. 798 for a 9,200 SF parcel on the west side of Tapadero Drive, 100' north of Prescott County Club Blvd for the purpose of allowing construction thereon of a parking facility for private golf carts (and leasing spaces therein to persons other than the facility owner); and

WHEREAS, on or about March 4, 2015, MPM Investments, LLC., submitted a Final Development Plan proposing the development of a one thousand eight hundred ninety two, (1,892) square foot parking facility for private golf carts (and leasing spaces therein to persons other than the facility owner); and two hundred and four square foot (204) covered patio area on an approximately nine thousand two hundred (9200) square foot parcel within the Planned Area Development Use District; and

WHEREAS, the Town Council finds that this Final Development Plan for a one thousand eight hundred ninety two (1892) square foot facility for private golf carts and two hundred and four (204) square foot covered patio area meets or will meet the requirements for C2 Planned Area Developments (PAD's) under the Town Code [particularly the requirements under Town Code §§13-19-060(K) (L) and (M), 14-020-050(F), and 14-04-080] 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:

1. That that certain Final Development Plan (FDP14-009) for a one thousand eight hundred ninety two (1892) square foot facility for private golf carts and two hundred and four (204) square foot covered patio area, submitted on or about March 4, 2015 by the MPM Investments LLC (said Plan being attached hereto and made a part hereof), is hereby approved and adopted as conditioned hereinafter.

2. That said approval is based upon the following findings and conclusion 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.

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

- (A) The site shall be developed in substantial conformance to the attached site plan.
- (B) Approval of a Reversionary Plat to split out the subject 50-feet of Parcel 1 and which creates 2 parcels of at least 100ft in width from the total frontage of Parcels 1 and 2, Fairway Patio Home Subdivision).
- (C) The property shall only be used for Golf Cart Storage as an accessory use to the Prescott Golf and Country Club.

4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan pursuant to Town Code §14-02-050(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 Director [See Town Code §13-19-060(O)].

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 the developers provide all needed financial and other assurances as to construction of required improvements.

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 23<sup>th</sup> day of April, 2015.

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Harvey C. Skoog, Mayor

ATTEST:

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Diane Russell, Town Clerk

APPROVED AS TO FORM:

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Ivan Legler, Town Attorney