

RESOLUTION NO. 1713

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, APPROVING AND ADOPTING AN AMENDED FINAL DEVELOPMENT PLAN (FDP10-005) FOR A PORTION OF THE 27.4 ACRE PARCEL OF LAND LOCATED IN SECTON 14, TOWNSHIP 14 NORTH, RANGE 1 WEST, G&SRM, COMMONLY KNOWN AS “YAVAPAI REGIONAL MEDICAL CENTER, EAST CAMPUS”; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, The Town of Prescott Valley annexed certain real properties located in §14, R1W, T14N, G&SRM upon adoption of Ordinance No. 287 (November 12, 1992), and Ordinance No. 314 (January 6, 1994); and

WHEREAS, Ordinances No. 287 and 314 gave the annexed properties a zoning classification of RCU-70; and

WHEREAS, by Resolution No. 1022 on June 28, 2001, the Town Council approved a development agreement with the Yavapai County Hospital Association and other parties for development of a hospital in Prescott Valley; and

WHEREAS, the Council adopted Ordinance No. 567 on September 18, 2003 which rezoned the property from RCU-70 to PL-PAD (Public Lands - Planned Area Development) (ZMC03-005), requiring that each phase of development of the new facility would require approval of a Final Development Plan by the Council; and

WHEREAS, the Council approved a Final Development Plan for Phase 1 of what would be known as the “Yavapai Regional Medical Center, East Campus” by Resolution No. 1254 on March 11, 2004; and

WHEREAS, in June of 2010, Yavapai Regional Medical Center submitted FDP10-005 which modifies the original Final Development Plan in anticipation of future expansions of the facility; and

WHEREAS, the Mayor and Council find that FDP10-005 meets or will meet the requirements for commercial PADs 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; and

WHEREAS, the Town Council finds that the Final Development Plan FDP10-005 is in compliance with the Prescott Valley *General Plan 2020* and all applicable Town Codes;

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 (FDP10-005) submitted in June of 2010 by Yavapai Regional Medical Center for the East Campus, amending an earlier FDP for the facility (said amended 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 institutional development is consistent with the purpose and intent of the adopted *General Plan 2020* and Zoning Code of the Town in promoting the health, safety, morals and general welfare of the public;
- (B) This institutional 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 does have 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 §13-19-060 (L), this approval is conditioned upon the following:

- (A) All standards for water supply, hydrant placement, Fire Department Connection (FDC), and Knox Key systems shall be met and approvals of construction shall be received from the Central Yavapai Fire Department.
- (B) All development is in conformance with applicable Town Codes.

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 9th day of September, 2010.

HARVEY C. SKOOG, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney