

RESOLUTION NO. 1751

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 (FDP 11-002) PROVIDING FOR DEVELOPMENT OF A CHURCH SITE; PROVIDING FINDINGS OF FACTS 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 THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town annexed approximately seven hundred and ninety-six (796) acres in Sections 23, 26 and 35, Township 15 North, Range 1 West, G&SRM, by Ordinance No. 331, dated September 8, 1994 ; and

WHEREAS, in accordance with Arizona Revised Statutes, Ordinance No. 331 gave the annexed property zoning classifications of RCU-70, being the most similar zoning designation to that which existed while under Yavapai County jurisdiction; and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on an application submitted by Jason Gisi, Managing Member for Northgate Partnership L.L.C., at its regular meeting on July 11, 2005, and again on September 12, 2005; after which the Planning and Zoning Commission voted to recommend approval of ZMC05-006 (with conditions) changing the zoning classification from RCU-70 (Residential Conditional Use) to C2-PAD (Commercial; General Sales and Services, Planned Area Development); and

WHEREAS, On May 24, 2011 a Final Development Plan was submitted by Colton Taylor, on behalf of the Church of Jesus Christ of Latter Day Saints to develop a church site with an initial size of twenty-one thousand and twenty-three (21,023) square feet on an approximately five (5) acre parcel of land; and

WHEREAS, the Town Council finds that this Final Development Plan (Final Plat) for the Pronghorn Parkway LDS Church site meets or will meet the requirements for commercial 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; and

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 (Final Plat) for the proposed Pronghorn Parkway LDS Church site submitted on May 24, 2011 by Colton Taylor, on behalf of the Church of Jesus Christ of Latter Day Saints, (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 commercial development is consistent with the purpose and intent of the adopted General Plan and Zoning Code of the Town in promoting the health, safety, morals and general welfare of the public;
- (B) This commercial 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.

3. That this approval be hereby expressly conditioned as follows:

- A) The site shall be developed in accordance with all Town Code requirements and in substantial conformance to the attached Site Plan (s)

4. That this RESOLUTION 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 June, 2011.

HARVEY C. SKOOG, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney