

ORDINANCE NO. 835

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC14-006) BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 4.18 ACRE PORTION OF THE PRESCOTT COUNTRY CLUB GENERALLY REFERRED TO AS "PARCEL B" (OR THE "TRIANGLE" AREA) FROM R1L-PAD (RESIDENTIAL, SINGLE FAMILY LIMITED-PLANNED AREA DEVELOPMENT) ZONING TO R2-PAD (RESIDENTIAL MULTIPLE DWELLING UNITS-PLANNED AREA DEVELOPMENT) ZONING, AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW

WHEREAS, on Feb 13, 2014, the Prescott Valley Town Council voted to annex 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 ARS §9-471(L), Ord No 787 gave the annexed property zoning classifications of R1L-PAD, 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 Sep 2, 2014, an application was submitted by Jeff and Jessica Hall, Owners, to consider a Zoning Map Change (ZMC14-006) from R1L-PAD (Single-Family Residential Planned Area Development) to R2-PAD (Multiple-Family Residential Planned Area Development) affecting an approximately 4.18 acre portion of the Prescott Country Club generally referred to as "Parcel B" or the "Triangle" area located between the 1st, 8th and 9th fairways within the Prescott County Club Golf Course, and

WHEREAS, the Owners submitted applications at the same time for a General Plan Amendment (GPA14-006) and a Preliminary Development Plan (PDP14-004) for the same property, as well as a Preliminary Development Plan (PDP14-005) for the "Cottonwood Springs" area, and

WHEREAS, in accordance with the requirements for zoning map changes, a number of neighborhood meetings were held per Town Code §13-30-012, the most recent being held on Jun 23, 2017, and

WHEREAS, the Prescott Valley Planning and Zoning Commission held public hearings on Minor General Plan Amendment (GPA14-006) and re-zoning application (ZMC14-006) at its regular meeting on August 14, 2017, and recommended approval of each with a five-to-one vote (the re-zoning being subject to conditions), and

WHEREAS, the Town Council has approved GPA14-006 after a public hearing at its September 14, 2017 meeting, and

WHEREAS, the Town Council has now held a public hearing at its September 14, 2017 meeting to consider this requested re-zoning (ZMC 14-006) of the "Triangle" area and finds that re-zoning ZMC14-006 (as conditioned) will be beneficial to the community and is in conformity with the Prescott Valley *General Plan 2025*, and

WHEREAS, the Council further 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 R1L-PAD to R2-PAD zoning for the following-described real property

An approximately 4.18 acre portion of the Prescott Country Club generally referred to as "Parcel B" or the "Triangle" area as described and shown in Exhibit "A" attached hereto.

SECTION 2 That this amendment is hereby expressly conditioned as follows


(a) Submittal and approval of a Final Development Plan to the Town Council prior to construction

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from R2-PAD back to the original designations of R1L-PAD in accordance with the procedures set forth in ARS §9-462 01(E)

SECTION 3 That this Ordinance shall be effective 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 28th day of September, 2017



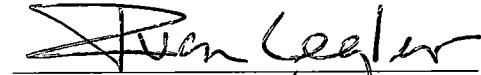

HARVEY C. SKOOG, Mayor

ATTEST

A handwritten signature in cursive script, appearing to read "Diane Russell", written over a horizontal line.

Diane Russell, Town Clerk

APPROVED AS TO FORM

A handwritten signature in cursive script, appearing to read "Ivan Legler", written over a horizontal line.

Ivan Legler, Town Attorney

Exhibit "A"

NEXUS SOUTHWEST, LLC
REGISTERED LAND SURVEYORS



212 S. Marina St. ♦ Prescott, Arizona 86303
Phone 928-778-5101 ♦ Fax 928-778-9321 ♦ info@nexus-sw.net

LEGAL DESCRIPTION PARCEL "B"

A parcel of land, situated within PRESCOTT COUNTRY CLUB, UNIT 7 SUBDIVISION, as recorded in Book 17 of Maps and Plats, Page 24, on file in the Yavapai County Recorder's Office, Yavapai County, Arizona, located in a portion of the Southwest Quarter of Section 28, Township 14 North, Range 1 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 28;

Thence, North 27°06'56" West, a distance of 944.11 feet, to the **POINT OF BEGINNING**;

Thence, North 73°03'33" West, a distance of 64.39 feet;

Thence, North 16°57'41" West, a distance of 192.90 feet;

Thence, North 28°13'30" West, a distance of 88.18 feet;

Thence, North 31°40'05" West, a distance of 204.80 feet;

Thence, North 27°07'15" West, a distance of 133.85 feet;

Thence, North 34°27'17" West, a distance of 57.00 feet;

Thence, North 45°43'19" West, a distance of 39.60 feet;

Thence, North 67°33'21" East, a distance of 65.17 feet;

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Thence, South 86°18'01" East, a distance of 191.03 feet;

Thence, North 87°46'07" East, a distance of 347.78 feet;

Thence, South 33°03'05" East, a distance of 62.66 feet;

Thence, South 53°36'35" West, a distance of 197.50 feet;

Thence, South 18°41'39" West, a distance of 170.60 feet;

Thence, South 00°49'49" West, a distance of 294.46 feet,

Thence, South 27°40'38" West, a distance of 55.79 feet, to the **POINT OF BEGINNING**;

Containing 4.1783 acres, more or less.

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