

**ORDINANCE NO. 836**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC17-002) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATELY 4.78 ACRE PARCEL LOCATED ON THE WEST SIDE OF WINDSONG DRIVE, APPROXIMATELY 900 FEET SOUTH OF LAKESHORE DRIVE FROM C1-PAD (COMMERCIAL, NEIGHBORHOOD SALES AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING TO RS-PAD (RESIDENTIAL AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING, AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW

WHEREAS, the Town of Prescott Valley annexed by Ordinance No 287, dated November 12, 1992, certain real property located in §§14 and 23, R1W, T14N, G&SRB&M, and

WHEREAS, Ordinance No 287 gave the annexed property a zoning classification of RCU-70, being the zoning classification most comparable to its former Yavapai County zoning classification of RCU-2A, and

WHEREAS, in July 2006 BMA Inc, Agent, applied for the re-zoning (ZMC06-008) of an approximately 29 acre parcel located on the southwest and southeast corner of Windsong Drive and Lakeshore Drive, from RCU-70 to C1-PAD in order to permit the future development of approximately one hundred sixty six thousand (166,000) square feet of office and retail uses on the subject property, and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on said application at a special meeting on November 6, 2006, and voted to forward the application to the Town Council with a recommendation of approval, with conditions (inasmuch as the application complies with the Prescott Valley *General Plan 2020*), and

WHEREAS, the Town Council approved said re-zoning (with conditions) on January 11, 2007 by Ordinance No 3673, an

WHEREAS, in July of 2017 Windsong Senior Living, Agent, applied for a Zoning Map Change (ZMC17-002) from C1-PAD (Commercial, Neighborhood Sales and Services-Planned Area Development) to RS-PAD (Residential and Services-Planned Area Development) on approximately 4.78 acres located on the west side of Windsong Drive, approximately 900 feet south of Lakeshore Drive, being a portion of the 29 acres approved by Ordinance No 673, and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on said application on August 14, 2017, and voted to forward the application to the Town Council with a recommendation of approval, with conditions (inasmuch as the application complies with the Prescott Valley *General Plan 2020*), and

WHEREAS, The Commission also approved the associated Preliminary Development Plan (PDP17-008) for the Windsong assisted living, independent living and memory care community comprising ninety-two (92) living units licensed for 108 beds on approximately 4.78 acres, and

WHEREAS, at its regular meetings held September 14, 2017 and September 28, 2017, the Town Council considered the proposed re-zoning and voted to approve the same, with conditions, by passing this Ordinance No. 836 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, and

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 C1-PAD to RS-PAD zoning for the following real property

**“Exhibit “A” attached hereto and expressly made a part hereof.**

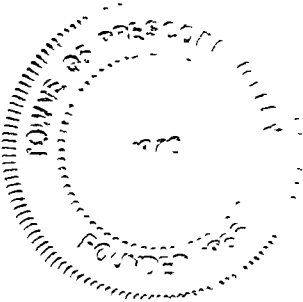
SECTION 2 That this amendment be hereby expressly conditioned as follows

(a) Approval by the Town Council of a Final Development Plan (FDP) as required by Town Code Article 13-19 for each phase of construction, prior to issuance of construction permits, and including engineered drainage and grading plans and all off site street and drainage improvements as recommended by the Town Engineer and Public Works Director, to include widening, curb, gutter, sidewalk and street lighting

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from RS-PAD back to the original designation of C1-PAD 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 28<sup>th</sup> day of September, 2017



*Harvey C Skoog*  
HARVEY C SKOOG, Mayor

ATTEST

  
Diane Russell, Town Clerk

APPROVED AS TO FORM

  
Ivan Legler, Town Attorney

**EXHIBIT "A"**



## **EXHIBIT "A"**

### **WINDSONG SENIOR LIVING**

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AT BOOK 3978, PAGE 467, Y C O R , THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID REFERENCED PARCEL, THENCE S 86°52'14" E, A DISTANCE OF 14 12 FEET TO THE TRUE POINT OF BEGINNING,

THENCE LEAVING SAID LINE, N 02°16'40" E, A DISTANCE OF 553 28 FEET,

THENCE S 86°58'07" E, A DISTANCE OF 144 47 FEET,

THENCE S 59°49'45" E, A DISTANCE OF 225 62 FEET,

THENCE S 86°58'07" E, A DISTANCE OF 64 90 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WINDSONG DRIVE AS DETAILED AT BOOK 187 OF LAND SURVEYS, PAGE 2 THROUGH 6, YAVAPAI COUNTY OFFICIAL RECORDS,

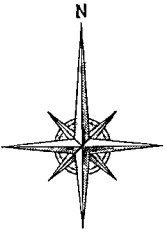
THENCE ALONG SAID WESTERLY RIGHT FO WAY, S 03°01'53" W, A DISTANCE OF 451 00 FEET,

THENCE LEAVING SAID RIGHT OF WAY, N 86°52'14" W, A DISTANCE OF 402 87 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 208,023 SQUARE FEET OR 4 78 ACRES, MORE OR LESS

TOGETHER WITH AN EASEMENT FOR THE CONSTRUCTION AND CONVEYANCE OF A DRAINAGE DITCH BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL AND BEING 16 FEET IN TOTAL WIDTH AND LYING 16 FEET WEST OF AND PARALLEL TO THE WESTERLY RIGHT OF WAY OF WINDSONG DRIVE AS DETAILED AT BOOK 187 OF LAND SURVEYS, PAGE 2 THROUGH 6, YAVAPAI COUNTY OFFICIAL RECORDS, TO A POINT OF TERMINATION AT THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF LAKESHORE DRIVE

# EXHIBIT "B"



LAKESHORE DRIVE

16' DRAINAGE EASEMENT

FAIN SIGNATURE GROUP, LLC  
APN 103-02-717M  
REMAINDER

S86 58'07"E

144 47'

S59°49'45"E  
225 62'

S86 58'07"E 64 90'

EVANGELICAL LUTHERAN  
GOOD SAMARITAN SOCIETY  
APN 103-02-774B

EXHIBIT "A"  
WINDSONG  
SENIOR LIVING  
4.78 ACRES±

WINDSONG DRIVE

N2 16'40"E 553 28'

S3 01'53"W 451 00'

S86 52'14"E 14 12'  
POINT OF COMMENCEMENT

POINT OF BEGINNING

N86 52'14"W 402 87'

EVANGELICAL LUTHERAN  
GOOD SAMARITAN SOCIETY  
APN 103-02-750D  
BK 3978, PG 467, YCOR

EVANGELICAL LUTHERAN  
GOOD SAMARITAN SOCIETY  
APN 103-02-750C

**GRANITE  
BASIN**  
ENGINEERING, INC

## WINDSONG SENIOR LIVING PROPERTY EXHIBIT

FAIN SIGNATURE GROUP, LLC  
3001 NORTH MAIN STREET SUITE 2B  
PRESCOTT VALLEY, ARIZONA 86314

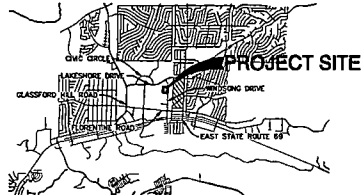
JOB #16118

DRAWN BY TL

DATE 5/11/2017

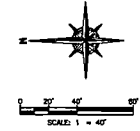
NO SCALE

DATE: 03-27-24 10:00 AM



# PRELIMINARY DEVELOPMENT PLAN WINDSONG SENIOR LIVING

3500 NORTH WINDSONG DRIVE  
PORTION OF APN 103-02 717M  
TOWN OF PRESCOTT VALLEY  
SITUATED IN A PORTION OF SECTION 14 TOWNSHIP 14 NORTH RANGE 1 WEST  
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY ARIZONA

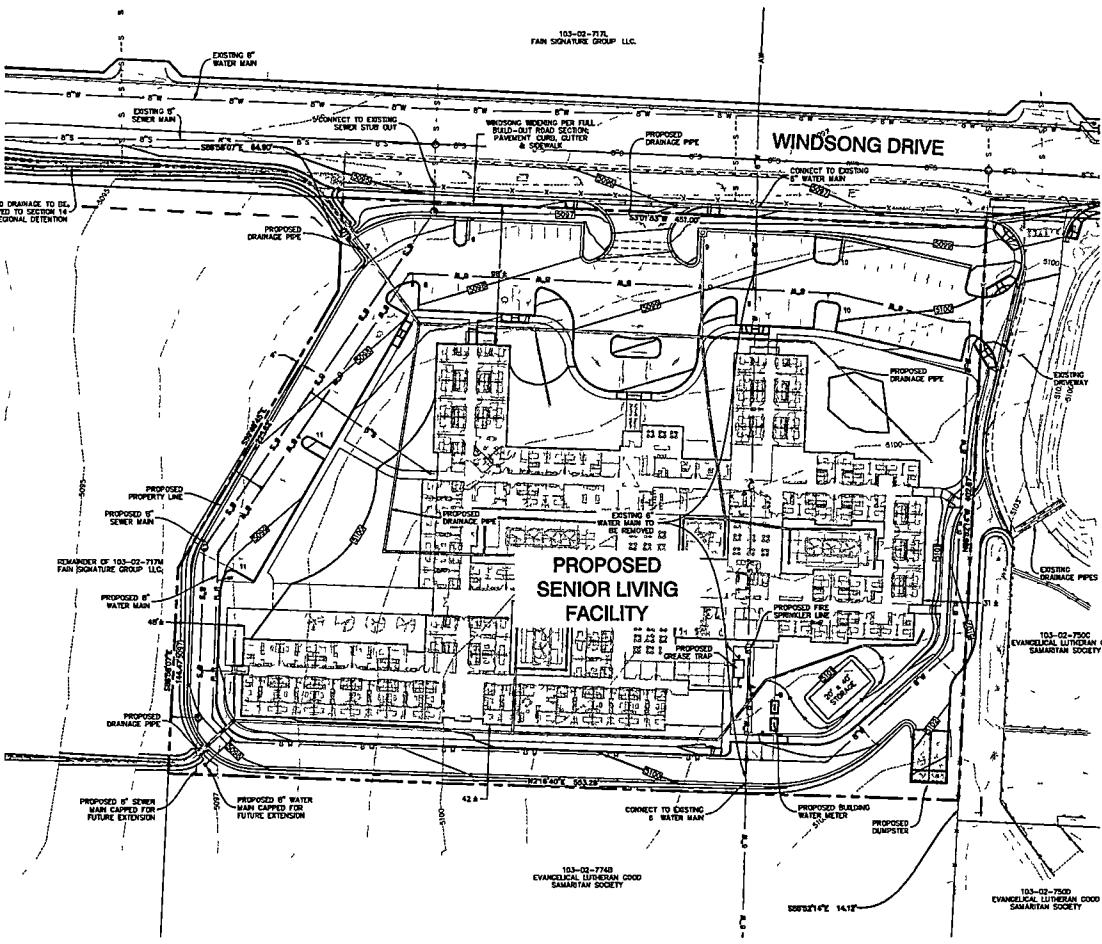


- DEVELOPMENT PLAN NOTES:**
- BOUNDARY SURVEY PROVIDED BY GRANITE BASIN ENGINEERING, INC.
  - ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREOF.
  - TOPOGRAPHIC SURVEY PROVIDED BY GRANITE BASIN ENGINEERING, INC. SURVEY DATE: JANUARY 11, 2017
  - CONTOUR INTERVAL = 1
  - BUILDINGS PLAN DEVELOPED BY CIVICGROUP ARCHITECTURE.
  - SITE PLAN DEVELOPED BY GRANITE BASIN ENGINEERING, INC.
  - GROSS ACCESS AND PARKING AGREEMENTS TO BE DEVELOPED WITH NORTH AND SOUTH PROPERTY OWNERS.
  - PROPERTY BENEFITS FROM SECTION 14 REGIONAL DETENTION BASIN.



**LEGEND**

	SUBJECT PROPERTY LINE
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING DRAINAGE FLOWLINE
	EXISTING BARBED WIRE FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING DRAINAGE PIPE
	EXISTING CABLE TV LINE
	EXISTING CABLE TV RISER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING TELEPHONE/RISER LINE
	EXISTING TELEPHONE RISER
	EXISTING NATURAL GAS MAIN
	EXISTING GAS METER
	EXISTING SEWER MAIN
	EXISTING SEWER MANHOLE
	EXISTING WATER MAIN
	PROPOSED ROADWAY SURFACE (PAVEMENT CONCRETE OR PAVING etc)
	PROPOSED LANDSCAPE
	PROPOSED CONTOUR
	PROPOSED SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED FIRE SPRINKLER LINE
	PROPOSED DRAINAGE PIPE
	PROPOSED DRAINAGE SWALE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT



**UTILITY CONTACT INFORMATION**

UTILITY	COMPANY	CONTACT	PHONE
ELECTRIC/POWER	ARIZONA PUBLIC SERVICE CO 6672 CONRAD AVENUE PRESCOTT AZ 86301	BRISTY LOPEZ	(928)443-6485
PHONE/COMMUNICATION	CENTURYLINK 1445 MAGNIFY WAY PRESCOTT AZ 86301	KAREN PORTER	(928)778-2110
NATURAL GAS	UNISOURCE 6403 WINDSONG DRIVE PRESCOTT AZ 86301	BARA SCOTT	(928)771-7827
CABLE TELEVISION	CABLE ONE 1801 TOWER BL. PRESCOTT AZ 86301	JOHNNY COTELLO	(928)443-5100
WATER & SEWER	TOWN OF PRESCOTT VALLEY 1765 EAST ONE CIRCLE PRESCOTT VALLEY AZ 86334	WEL WINDSWORTH	(928)759-3076

**DESIGN TEAM**

<b>ARCHITECT</b>	CIVICGROUP ARCHITECTURE 15 BETHWAY ST NEW ARIZONA, NEW ARIZONA 85718 (520) 894-4142
<b>CONSULTANTS</b>	GRANITE BASIN ENGINEERING, INC. 1801 COMMERCIAL CENTER CIRCLE # PRESCOTT ARIZONA 86301 (928) 772-0275
<b>GENERAL CONTRACTOR</b>	NOVO SENIOR LIVING PROPERTIES, LLC 1125 NORTH 78TH WAY SCOTTSDALE, ARIZONA 85260

**PROPERTY INFORMATION**

<b>PROJECT NAME</b>	WINDSONG SENIOR LIVING
<b>ADDRESS</b>	3500 NORTH WINDSONG DRIVE
<b>APN</b>	103-02-717M
<b>LOT SIZE</b>	1.27 ACRES
<b>ELEMENT USE</b>	RESIDENTIAL
<b>ASSIGNED LOTS</b>	2 PLOT 25 (RES-1) SPACES AND PROPERTY
<b>PARKING REQUIREMENT</b>	2 SPACES 1 PLOT 25 (RES-1) SPACES AND PROPERTY
<b>PARKING PROVIDED</b>	78 WHEELCHAIR SPACES AND 8 ADA SPACES (80 TOTAL)
<b>PROPOSED ZONING</b>	R-1
<b>PROPOSED SERVICES</b>	18-11
<b>DENSITY FORMULA (DU)</b>	2,000 SF / UNIT
<b>MAXIMUM COVERABLE</b>	50%
<b>MIN. BUILDING HEIGHT</b>	8'
<b>MIN. BUILDING DEPTH</b>	20'
<b>MIN. BUILDING WIDTH</b>	20'
<b>MIN. BUILDING AREA</b>	4,000 SF
<b>MIN. BUILDING PERCENT</b>	10%
<b>MIN. BUILDING SETBACK</b>	5'
<b>MIN. BUILDING SIDE EXTENSION</b>	5'
<b>MIN. BUILDING REAR EXTENSION</b>	5'
<b>MIN. BUILDING FRONT SETBACK</b>	5'
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