

ORDINANCE NO. 866

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC19-006) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE ONE-HALF (0.5) ACRE PPROPERTY LOCATED AT THE NORTHEAST CORNER OF LOOS DRIVE AND KATIE CIRCLE EAST FROM C1-3 (COMMERCIAL; NEIGHBORHOOD SERVICES) ZONING TO RS-3 (RESIDENTIAL AND SERVICES) ZONING; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject property consists of Lots 2214 and 2215 Prescott Valley, according to the Plat of Record Book 13 of Maps page 11, Records of Yavapai County, Arizona; and

WHEREAS, in May of 2019, Johvann Zito applied for the re-zoning (ZMC19-006) of the subject property, approximately one half (0.5) acre from C1-3 (Commercial; Neighborhood Sales and Services) to RS-3 (Residential and Services) located at the northeast corner of Loos Drive and Katie Circle East; and

WHEREAS, at its regular meeting on July 8, 2019, the Prescott Valley Planning and Zoning Commission recommended approval of ZMC19-006 (with conditions); and

WHEREAS, the Council held a public hearing on July 25, 2019, and has considered this Ordinance on July 25, 2019 and August 8, 2019, and has determined that re-zoning ZMC19-008 (as conditioned) will be beneficial to the community and is congruent with the Prescott Valley *General Plan 2025*; and

WHEREAS, the Mayor and Council find 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 C1-3 to RS-3 zoning for the following-described real property:

[See Exhibit “A” attached hereto and expressly made a part hereof.]

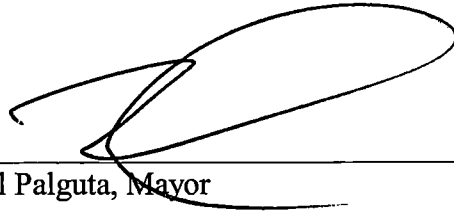
The above-described property containing an area of approximately one half (0.5) acres, more or less.

SECTION 2. That this amendment be hereby expressly conditioned as follows:

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 consistent with the Preliminary Development Plan (PDP19-001).
2. All development shall be in conformance with all Town Code Requirements, including screening and lighting requirements of Articles 13-26 and 13-26a.

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 8th day of August, 2019.



Kell Palguta, Mayor

ATTEST:



Diane Russell, Town Clerk

APPROVED AS TO FORM:

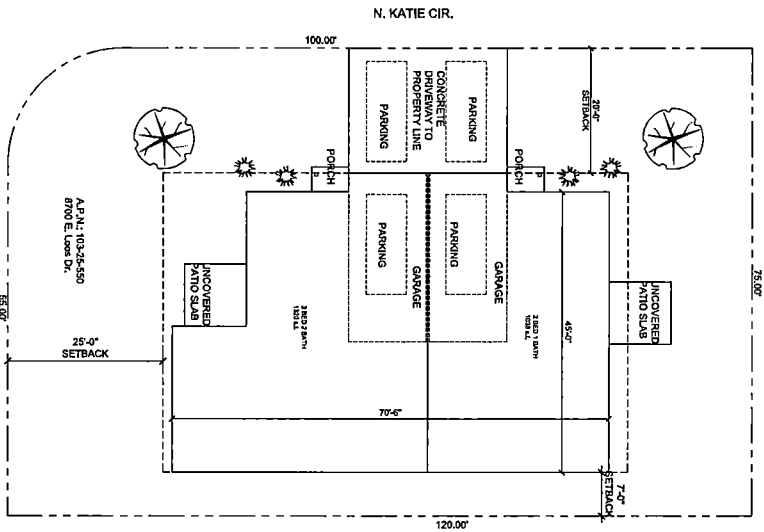


Ivan Legler, Town Attorney

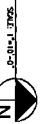
Exhibit A

Legal Description

Lot #2214 and Lot #2215, Prescott Valley Unit Five, according to the Plat of Record Book 13 of Maps page 11, records of Yavapai County, Arizona.

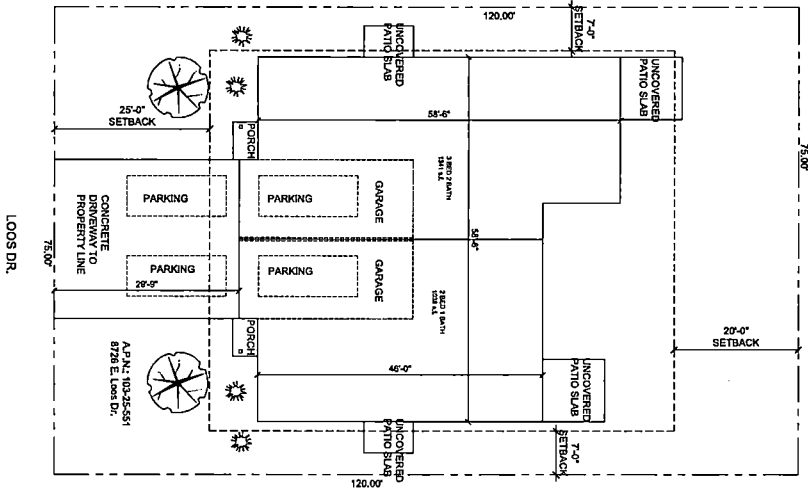


① SITE PLAN/LANDSCAPE PLAN



LANDSCAPE LEGEND				
SYMBOL	SIZE	QUANTITY	TYPE	
	1 GALLON	4	HOVEYSUCKLE	
	15 GALLON	2	PURPLE LEAF PLUM	

MAY 28th, 2019 AI 2 of 11	Site Plan 103-25-550	DUPLEX	Project Address: 8700 & 8726 E. Loos Dr. Prescott Valley, AZ 86314 APN: 103-25-550 & 103-25-551	CONTRACTOR: ARIZONA HERITAGE CONSTRUCTION LLC GARY ZITO 926-499-8089
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① SITE PLAN

SCALE 1"=10'-0"



LANDSCAPE LEGEND

SYMBOL	SIZE	QUANTITY	TYPE
	1 GALLON	4	HONEYBUCKLE
	15 GALLON	2	PURPLE LEAF PLUM

Site Plan
103-25-551

MAY 28th, 2019

A1

2 of 11

DUPLEX

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