

**ORDINANCE NO. 856**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC 18-011) BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY FOUR (4) ACRES FROM RCU-70 ZONING (RESIDENTIAL; CONDITIONAL USE PERMIT) TO R1L-10 PAD ZONING (RESIDENTIAL; SINGLE-FAMILY LIMITED - PLANNED AREA DEVELOPMENT) LOCATED IN SECTION 35, T15N, R1W, G&SRM; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS. The subject property were part of ANX 98-A comprising 155 acres and annexed into the Town of Prescott Valley by Ordinance No. 474 on August 26, 1999 with the property being adopted the zoning classification of RCU-70 being most similar to the existing Yavapai County zoning of RCU-2A that existed on the property at time of annexation; and

WHEREAS, at its regular meeting on April 10, 2006 the Planning and Zoning Commission considered and approved a request for the re-zoning (ZMC05-014) of approximately sixty (60) acres from RCU-70 zoning (Residential; Conditional Use Permit) to R1L-10 PAD zoning (Residential; Single-Family Limited - Planned Area Development), in conjunction approving an accompanying Preliminary Development Plan (PDP) comprising one hundred seventy seven (177) lots for the Antelope Park development requested by Coyote Springs, L.L.C, Owner; and

WHEREAS, the Town Council considered the recommendation for ZMC05-014 at its regular meetings held May 11, 2006, and May 25, 2006, and approved Ordinance No. 657; and

WHEREAS; because of economic conditions at the time, the Antelope Park subdivision was not developed; and

WHEREAS. In October of 2018 Viewpoint89 LLC, David Maguire, Agent applied for a Zoning Map Change (ZMC18-011) from RCU-70 (Residential; Single Family Rural) to R1L-10 PAD (Residential; Single Family Limited – Planned Area Development) on approximately four (4) acres located on both sides of Pronghorn Ranch Parkway, south of Antelope Meadows Drive, along with a request for a revised Preliminary Development Plan (PDP18-005) comprising one hundred eighty nine (189) total lots on approximately sixty-two (62) acres located on both sides of Pronghorn Ranch Parkway, south of Antelope Meadows Drive; and

WHEREAS. The amended Antelope Park PDP (18-005) was slightly redesigned to allow for a more efficient utilization of the site and lot configurations and an additional twelve (12) lots were added with the approval of the revised PDP by the Arizona Department of Water Resources (ADWR) to obtain an updated Certificate of Assured Water Supply (CAWS) for the revised PDP; and

WHEREAS. Because of the minor revisions to the Antelope Park PDP (18-005) the boundary expanded slightly outside of the previously zoned R1L-10 PAD district boundary requiring rezoning of an additional four (4) acres to R1L-10 PAD to match the amended boundary. The added R1L-10 PAD zoning is in conformance with the existing underlying Low Density Residential designation of the *General Plan 2025*; and

WHEREAS, at its regular meeting on December 10, 2018 the Planning and Zoning Commission considered and approved a Zoning Map Change (ZMC18-011) from RCU-70 (Residential; Single Family Rural) to R1L-10 PAD (Residential; Single Family Limited – Planned Area Development) on approximately four (4) acres located on both sides of Pronghorn Ranch Parkway, south of Antelope Meadows Drive, along with a request for a revised Preliminary Development Plan (PDP18-005) comprising one hundred eighty nine (189) total lots on approximately sixty-two (62) acres located on both sides of Pronghorn Ranch Parkway, south of Antelope Meadows Drive; and

WHEREAS, the Town Council considered this recommendation at its regular meetings held January 10, 2019, January 24, 2019, and February 14, 2019, and has determined that such re-zoning (as conditioned) will be beneficial to the community and is in conformity with the Prescott Valley General Plan 2025; 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;

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-70 zoning to R1L-10 PAD zoning (as conditioned herein) for the real property described in Exhibit “A” (attached hereto and expressly made a part hereof).

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


1. Development on the subject approximately four (4) shall occur in substantial conformance with the Preliminary Development Plan PDP18-005 (with conditions) and is subject to any applicable conditions of Ordinance No. 657 not superseded by the conditions of approval for Preliminary Development Plan PDP18-005.
2. Finalization of Town emergency evacuation plans by revision of the Prescott Valley Response Plan and Guides and Council consideration of an amendment to Town Code §2-02-040(G).

3. Submittal and approval of traffic plans by prime contractors which reasonably utilize N. Antelope Meadows Drive in lieu of N. ViewPoint Drive for construction traffic (to the extent possible).

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from R1L-10 PAD back to the original designation of RCU-70 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 14<sup>th</sup> day of February, 2019.



Kell Palguta, Mayor



ATTEST:

  
Diane Russell, Town Clerk

APPROVED AS TO FORM:

  
Ivan Legler, Town Attorney

**ANTELOPE PARK  
ZONING AREA EXCHANGE A1-A-3  
LEGAL DESCRIPTION**

A portion of land being situated within the Northeast Quarter of Section 35, Township 15 North, Range 1 West of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

**COMMENCING** at point of commencing(A) being a found 3 inch brass cap flush accepted as the North Quarter corner of said Section 35 from which a found 3 inch brass cap accepted as the Northeast corner thereof bears South 89°36'40" East, 2640.70 feet;

Thence South 89°36'40" East, 1263.82 feet along the north line of said Section 35;

Thence leaving said north line, South 00°23'20" West, 554.71 feet to the **POINT OF BEGINNING(A)**;

Thence South 68°30'59" East, 308.77 feet to a point known as point of commencing(B);

Thence North 86°12'02" West, 164.65 feet;

Thence North 62°59'16" West, 155.06 feet to the east right of way line of Pronghorn Ranch Parkway, as shown in Pronghorn Ranch - Unit I, as recorded in Book 44 of Maps, Page 40, Yavapai County records, being a non-tangent curve, concave northwesterly, having a radius of 650.00 feet, the center of which bears North 62°59'16" West;

Thence along the said east Right of Way line and northeasterly along said curve, through a central angle of 03°06'00", an arc length of 35.17 feet to the **POINT OF BEGINNING(A)**.

**ALSO INCLUDING;**

**COMMENCING** at said point of commencing(B);

Thence South 86°12'02" East, 20.45 feet;

Thence South 44°27'10" East, 15.58 feet to a non-tangent curve, concave southwesterly, having a radius of 475.00 feet, the center of which bears South 22°52'42" West, being the **POINT OF BEGINNING(B)**;

Thence southeasterly along said curve, through a central angle of 23°06'04", an arc length of 191.52 feet to a tangent line;

Thence South 44°01'14" East, 482.25 feet to a point known as point of commencing(C);

Thence South 89°58'39" West, 46.27 feet;

Thence North 44°27'10" West, 636.50 feet to the **POINT OF BEGINNING(B)**.

**ALSO INCLUDING;**

**COMMENCING** at said point of commencing(C);

Thence North 89°58'39" East, 254.47 feet to the **POINT OF BEGINNING(C)**;

Thence North 56°24'15" East, 379.16 feet to a point on the east line of the Northeast Quarter of said Section 35;

Thence leaving said east line, South 00°01'21" East, 209.68 feet;

Thence South 89°58'39" West, 315.91 feet to the **POINT OF BEGINNING(C)**.

The above described parcel contains a combined computed area of 64,483 sq. ft. (1.480 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1956  
Date: October 2018



NORTH 1/4 CORNER  
SECTION 35, T15N, R1W  
FOUND BRASS CAP FLUSH  
P.O.C.(A)

NORTHEAST CORNER  
SECTION 35, T15N, R1W  
FOUND 3" BRASS CAP

(BASIS OF BEARING)  
S89°36'40"E 2640.70'

1263.82'

**PRONGHORN RANCH  
PARKWAY**

ZONING AREA EXCHANGE A-1  
10,441 SQ FT  
0.240 ACRES

APN: 103-01-209P  
S00°23'20"W  
554.71'  
50' R/W  
BOOK 44  
PAGE 40  
YCR

APN: 103-01-209Q

L1 P.O.C.(B)  
L2 P.O.B.(B)  
L3 P.O.B.(A)  
S86°12'02"E  
20.45'

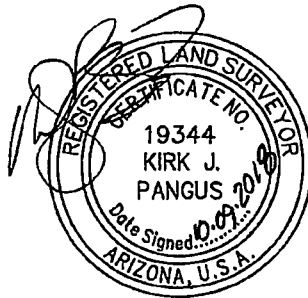
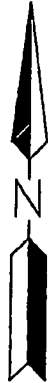
S44°27'10"E  
15.58'

ZONING AREA EXCHANGE A-3  
33,120 SQ FT  
0.760 ACRES

APN: 103-01-209Q  
ZONING AREA EXCHANGE A-2  
20,922 SQ FT  
0.480 ACRES

L4 P.O.C.(C)  
L5 N89°58'39"E  
254.47'

L7 P.O.B.(C)  
L9



P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
YCR = YAVAPAI COUNTY RECORDERS

PAGE 3 OF 4

PROJ.NO.:	1956
DATE:	OCT 2018
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

**ANTELOPE PARK**  
ZONING AREA EXCHANGE A1-A3  
PRESCOTT VALLEY, ARIZONA

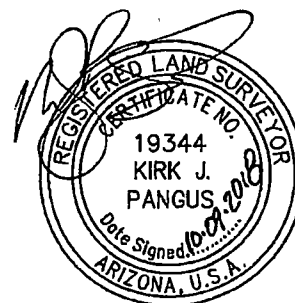
**EXHIBIT**




**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	650.00'	3°06'00"	35.17'
C2	475.00'	23°06'04"	191.52'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S68°30'59"E	308.77'
L2	N86°12'02"W	164.65'
L3	N62°59'16"W	155.06'
L4	S44°01'14"E	482.25'
L5	S89°58'39"W	46.27'
L6	N44°27'10"W	636.50'
L7	N56°24'15"E	379.16'
L8	S00°01'21"E	209.68'
L9	S89°58'39"W	315.91'



PROJ.NO.: 1956	<b>ANTELOPE PARK</b> ZONING AREA EXCHANGE A1-A3 PRESCOTT VALLEY, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT 2018		
SCALE: NONE	<b>EXHIBIT</b>	
DRAWN BY: GS		
CHECKED BY: KJP		

**ANTELOPE PARK  
ZONING AREA EXCHANGE B-1  
LEGAL DESCRIPTION**

A portion of land being situated within the North Half of Section 35, Township 15 North, Range 1 West of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

**COMMENCING** at a found 3 inch brass cap flush accepted as the North Quarter corner of said Section 35 from which a found 3 inch brass cap accepted as the Northeast corner thereof bears South 89°36'40" East, 2640.70 feet;

Thence South 89°36'40" East, 64.41 feet along the North line of said Section 35;

Thence leaving said north line, South 00°23'20" West, 585.01 feet to the **POINT OF BEGINNING**;

Thence North 89°36'05" West, 887.33 feet to the easterly line of Parcel 4B of Poquito Valley, as recorded in Book 8 of Land Surveys, Page 2;

Thence along said easterly line, North 29°43'12" West, 100.85 feet to a non-tangent curve, concave southerly, having a radius of 834.00 feet, the center of which bears South 28°33'41" East;

Thence leaving said east line and easterly along said curve, through a central angle of 65°15'48", an arc length of 949.98 feet to a tangent line;

Thence South 53°17'53" East, 50.06 feet to the **POINT OF BEGINNING**.

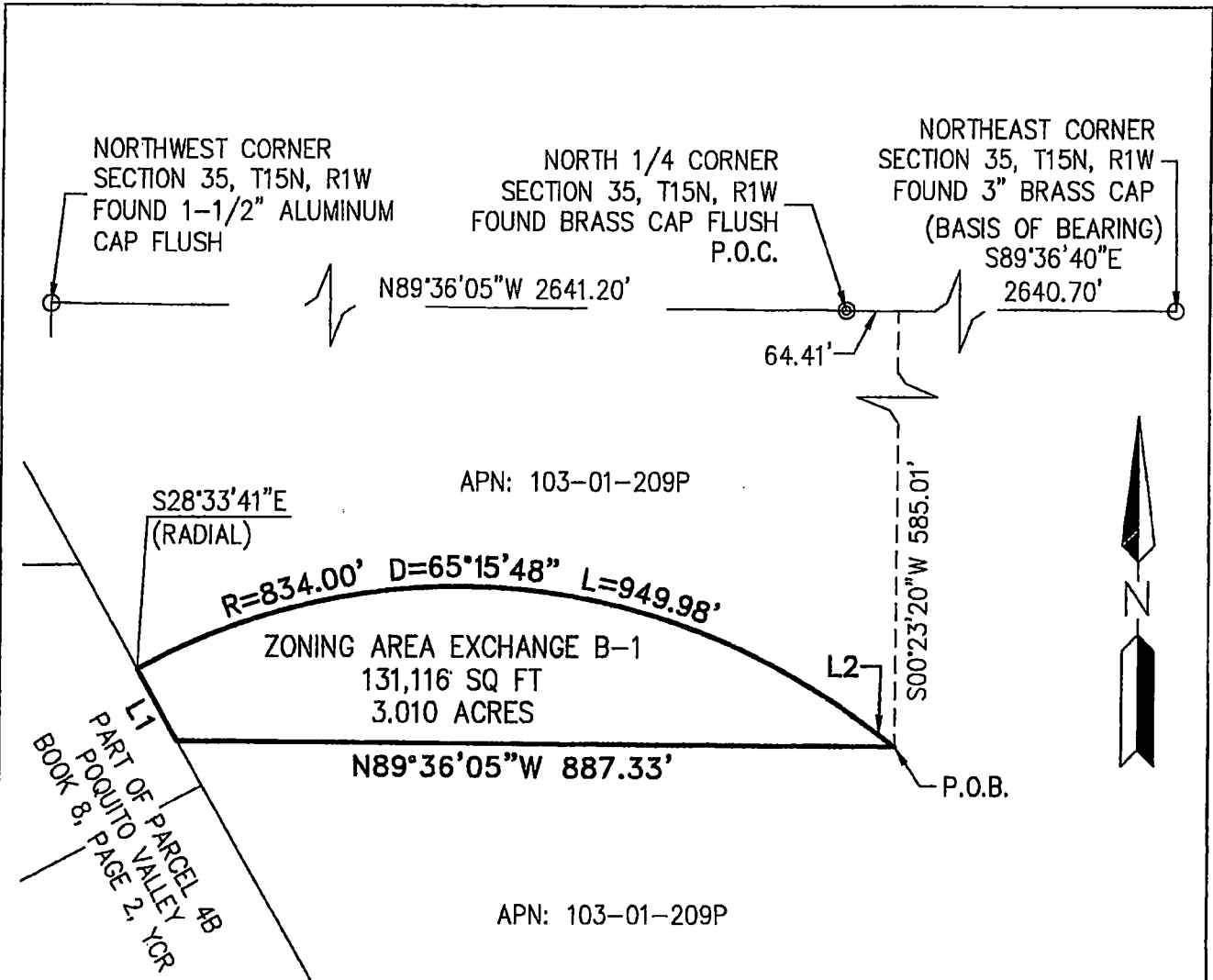
The above described parcel contains a computed area of 131,116 sq. ft. (3.01 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

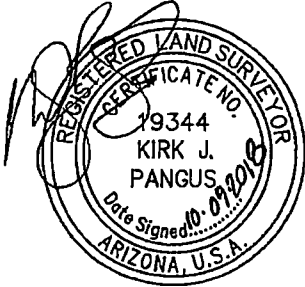
Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1956  
Date: October 2018







LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N29°43'12\"W	100.85'
L2	S53°17'53\"E	50.06'



P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 YCR = YAVAPAI COUNTY RECORDERS

PROJ.NO.:	1956
DATE:	OCT 2018
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

**ANTELOPE PARK**  
 ZONING AREA EXCHANGE B-1  
 PRESCOTT VALLEY, ARIZONA

**EXHIBIT**

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