

**ORDINANCE NO. 862**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC19-001) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE FORTY-EIGHT (48) ACRE PROPERTY LOCATED EAST OF HIGHWAY 69 AND SOUTH OF BRADSHAW MOUNTAIN ROAD FROM R1L-70 (RESIDENTIAL; SINGLE FAMILY LIMITED) 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, the subject property was part of Annexation 03-C, approved by Ordinance No. 562, on June 12, 2003, that gave the annexed property a zoning classification of R1L-70, being the zoning classification most comparable to its former Yavapai County zoning classification of R1L-70; and

WHEREAS, in January of 2019, Grounds Properties, LLC c/o Pacific RH, LLC applied for the re-zoning (ZMC19-001) of approximately forty-eight (48) acres from R1L-70 (Residential; Single Family Limited) to R2-PAD (Residential; Multiple Dwelling Units-Planned Area Development) located east of Highway 69 and south of Bradshaw Mountain Road; and

WHEREAS, at its regular meeting on May 13, 2019, the Prescott Valley Planning and Zoning Commission approved ZMC19-001, and PDP19-001 for development of the "New Multi-family Community" providing 212 one-story, one-bedroom, two-bedroom and three-bedroom dwelling units (inasmuch as the requested zoning was in compliance with the Prescott Valley *General Plan 2025*) on approximately forty-eight (48) acres located east of Highway 69 and south of Bradshaw Mountain Road; and

WHEREAS, the Council held a public hearing on May 23, 2019, and has considered this Ordinance on May 23, 2019 and June 13, 2019, and has determined that re-zoning ZMC19-001 (as conditioned) will be beneficial to the community and is in conformity 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 R1L-70 to R2-PAD zoning for the following-described real property:

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

The above-described parcel containing an area of approximately forty-eight (48) 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.
3. Installation of public improvements and dedications as required by the Town Engineer in conformance with the Traffic Impact Analysis dated April 2019 and as shown on site plan, including but not limited to widening of Bradshaw Mountain Rd. as shown on site plan, installation of emergency access roadway per Fire Marshall requirements prior to certificate of occupancy for the first phase of development, and construction of the west half of the Village Way extension from Bradshaw Mountain Rd. to the southern property boundary prior to certificate of occupancy for the second phase of development.
4. Remitting to the Town, on a monthly basis, all monies collected as a result of the proposed multifamily development, and/or its successors and assigns, applying a "surcharge" against all rents collected from occupation and use of units within any phase of the Apartment Complex, with said surcharge being two percent (2%). Such remittances shall be made no later than the 15th day of the following month to the Town Clerk, and shall begin no later than sixty (60) days after the issuance by the Town of any certificate permitting occupancy of any phase of the apartment complex.

In the event of non-compliance with any of the above conditions, the zoning designation or the described property shall revert from R2 PAD back to the original designation of R1L-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 13<sup>th</sup> day of June, 2019.



\_\_\_\_\_  
Kell Palguta, Mayor

ATTEST:



\_\_\_\_\_  
Diane Russell, Town Clerk

APPROVED AS TO FORM:



\_\_\_\_\_  
Ivan Legler, Town Attorney



EXHIBIT "A"

All that portion of Lots 1 through 5, inclusive, ROUWENHORST, according to the plat of record in Book 52 of Maps, pages 1 through 8, records of Yavapai County, Arizona, described as follows:

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 34, 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 SOUTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A 2 1/2 INCH GLO BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A STONE MARKED 'A ON FACE, BEARS AS A BASIS OF BEARINGS NORTH 00 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 38 SECONDS EAST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1321.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1996.59 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 00 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 1321.33 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 31 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 661.53 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A 2 1/2 INCH GLO BRASS CAP;

THENCE NORTH 89 DEGREES 37 MINUTES 48 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 200.90 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 69, MONUMENTED BY A 1/2 INCH REBAR WITH LS CAP 31034;

THENCE THE FOLLOWING BEARINGS AND DISTANCES, ALONG SAID EASTERLY RIGHT OF WAY LINE:

THENCE NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 2486.82 FEET TO A POINT, MONUMENTED BY A CONCRETE MONUMENT WITH AN ARIZONA DEPARTMENT OF TRANSPORTATION CAP;

THENCE NORTH 69 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 40.74 FEET TO A POINT, MONUMENTED BY CONCRETE MONUMENT WITH AN ARIZONA DEPARTMENT OF TRANSPORTATION CAP;

THENCE NORTH 20 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 130.64 FEET TO A POINT, MONUMENTED BY CONCRETE MONUMENT WITH AN ARIZONA DEPARTMENT OF TRANSPORTATION CAP;

THENCE NORTH 20 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 14.36 FEET TO A POINT, MONUMENTED BY A CONCRETE MONUMENT WITH AN ARIZONA DEPARTMENT OF TRANSPORTATION CAP;

THENCE SOUTH 69 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 69 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE 23008.31 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 37 SECONDS, AN ARC DISTANCE OF 211.61 FEET TO A POINT OF

NON-TANGENCY, SAID POINT LYING ON THE NORTHERLY LINE OF SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST. ALONG SAID NORTHERLY LINE, A DISTANCE OF

1215.63 FEET TO THE CENTER OF SAID SECTION 34, MONUMENTED BY A 2 1/2 INCH BRASS CAP IN CONCRETE;  
THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS WEST, ALONG THE WESTERLY LINE OF THE NORTHEAST  
QUARTER OF SAID SECTION 34 A DISTANCE OF 1322.36 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST  
QUARTER OF SAID SECTION 34, MONUMENTED BY A 2 INCH ALUMINUM CAP.  
THENCE SOUTH 89 DEGREES 28 MINUTES 37 SECONDS EAST, ALONG THE NORTHERLY LINE OF NORTHWEST  
QUARTER THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 497.24 FEET TO A POINT LYING ON  
THE APPROXIMATE CENTER LINE OF THE AGUA FRIA RIVER;  
THENCE THE FOLLOWING TEN BEARINGS AND DISTANCES, ALONG SAID APPROXIMATE CENTERLINE; THENCE  
SOUTH 21 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 247.54 FEET;  
THENCE SOUTH 09 DEGREES 10 MINUTES 07 SECONDS EAST, A DISTANCE OF 120.16 FEET; THENCE SOUTH 14  
DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF 215.61 FEET; THENCE SOUTH 38 DEGREES 44 MINUTES  
20 SECONDS WEST, A DISTANCE OF 189.75 FEET; THENCE SOUTH 31 DEGREES 57 MINUTES 21 SECONDS WEST, A  
DISTANCE OF 119.62 FEET; THENCE SOUTH 18 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 381.26  
FEET;  
THENCE SOUTH 03 DEGREES 09 MINUTES 51 SECONDS EAST, A DISTANCE OF 355.39 FEET; THENCE SOUTH 09  
DEGREES 01 MINUTES 42 SECONDS WEST. A DISTANCE OF 415.08 FEET; THENCE SOUTH 09 DEGREES 54 MINUTES  
08 SECONDS WEST. A DISTANCE OF 505.61 FEET;  
THENCE SOUTH 12 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 214.46 FEET TO A POINT LYING ON  
THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34;  
THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE NORTH HALF  
OF THE SOUTHEAST QUARTER OF SAID SECTION 34. A DISTANCE OF 360.86 FEET TO THE TRUE POINT OF  
BEGINNING.

EXCEPT THOSE PORTIONS DEDICATED TO YAVAPAI COUNTY FOR ROADS AND STREETS BY PLAT OF DEDICATION  
RECORDED IN BOOK 52 OF MAPS, PAGES 1 THROUGH 8. INCLUSIVE, RECORDS OF YAVAPAI COUNTY, ARIZONA.

EXCEPT THE FOLLOWING TWO ADDITIONAL PARCELS THAT HAVE BEEN RELEASED DESCRIBED AS FOLLOWS:

**PARCEL 1**

A PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN. YAVAPAI COUNTY, ARIZONA:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION 34. SOUTH 89 DEGREES 37 MINUTES 48 SECONDS EAST, A  
DISTANCE OF 2439.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 69;  
THENCE, NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROUTE 69, NORTH 21 DEGREES 49  
MINUTES 38 SECONDS  
WEST, A DISTANCE OF 1,493.46 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE DEPARTING SAID RIGHT OF WAY, NORTH 68 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF  
317.29 FEET;  
THENCE NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 217.26 FEET TO A POINT ON THE  
SOUTH RIGHT OF WAY LINE OF BRADSHAW MOUNTAIN ROAD AND THE BEGINNING OF A NON-TANGENT CURVE  
CONCAVE TO THE SOUTH WHOSE CENTER BEARS SOUTH 07 DEGREES 17 MINUTES 59 SECONDS EAST, A

DISTANCE OF 900.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 206.77 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 09 MINUTES 48 SECONDS;  
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 69 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 112.99 FEET TO THE EAST RIGHT OF WAY OF STATE ROUTE 69;  
THENCE ALONG SAID RIGHT OF WAY SOUTH 21 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 248.47 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN. YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF BRADSHAW MOUNTAIN ROAD EXTENSION AND THE EAST RIGHT OF WAY OF ARIZONA STATE ROUTE 69, AS SHOWN ON THE PLAT OF DEDICATION FOR "ROUWENHORST", SHEETS 7 AND 8 OF 8, AS RECORDED IN BOOK 52 OF MAPS AND PLATS, PAGES 1 THROUGH 8, INCLUSIVE, ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 45 DEGREES 47 MINUTES 39 SECONDS WEST, 2443.13 FEET;  
THENCE NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, 634.87 FEET TO A POINT ON THE SAID RIGHT OF WAY OF STATE ROUTE 69;  
THENCE NORTH 69 DEGREES 37 MINUTES 26 SECONDS EAST, 40.74 FEET TO A POINT ON THE SAID RIGHT OF WAY OF STATE ROUTE 69;  
THENCE NORTH 20 DEGREES 27 MINUTES 47 SECONDS WEST, 130.64 FEET TO A POINT ON THE SAID RIGHT OF WAY OF STATE ROUTE 69;  
THENCE NORTH 20 DEGREES 28 MINUTES 52 SECONDS WEST, 14.36 FEET TO A POINT ON THE SAID RIGHT OF WAY OF STATE ROUTE 69;  
THENCE SOUTH 69 DEGREES 30 MINUTES 04 SECONDS WEST, 15.00 FEET TO A POINT ON THE SAID RIGHT OF WAY OF STATE ROUTE 69;  
THENCE NORTH 20 DEGREES 45 MINUTES 45 SECONDS WEST, 211.59 FEET TO THE INTERSECTION OF THE SAID EAST RIGHT OF WAY OF STATE ROUTE 69 AND THE SOUTH RIGHT OF WAY OF SERPENTINE WAY;  
THENCE SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST, 5.25 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT OF WAY OF SERPENTINE WAY AND THE WEST RIGHT OF WAY OF VILLAGE WAY;  
THENCE SOUTH 23 DEGREES 31 MINUTES 15 SECONDS EAST, 239.12 FEET TO A POINT ON THE SAID RIGHT OF WAY OF VILLAGE WAY; THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 375.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 38 DEGREES 56 MINUTES 07 SECONDS, A LENGTH OF 254.83 FEET;  
THENCE SOUTH 62 DEGREES 27 MINUTES 22 SECONDS EAST, 179.35 FEET TO A POINT ON THE SAID RIGHT OF WAY, THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY WITH A RADIUS OF 355.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 28 MINUTES 18 SECONDS, A LENGTH OF 170.21 FEET;  
THENCE SOUTH 55 DEGREES 00 MINUTES 56 SECONDS WEST, 5.00 FEET TO A POINT ON THE SAID RIGHT OF WAY, THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 350.00 FEET AND A RADIUS POINT BEARING SOUTH 55 DEGREES 00 MINUTES 56 SECONDS WEST;

THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 42 SECONDS, A LENGTH OF 162.15 FEET;  
THENCE SOUTH 08 DEGREES 26 MINUTES 21 SECONDS EAST, 74.29 FEET TO A POINT ON THE SAID RIGHT OF WAY OF VILLAGE WAY;  
THENCE SOUTH 35 DEGREES 33 MINUTES 19 SECONDS WEST, 30.23 FEET (RECORD 30.22 FEET) TO THE INTERSECTION OF THE SAID WEST RIGHT OF WAY OF VILLAGE WAY AND THE SAID NORTH RIGHT OF WAY OF BRADSHAW MOUNTAIN ROAD EXTENSION, A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, WITH A RADIUS OF 1010.00 FEET AND A RADIUS POINT BEARING SOUTH 11 DEGREES 02 MINUTES 48 SECONDS EAST  
THENCE WESTERLY ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09 DEGREES 24 MINUTES 59 SECONDS, A LENGTH OF 165.99 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY OF BRADSHAW MOUNTAIN ROAD EXTENSION;  
THENCE SOUTH 69 DEGREES 32 MINUTES 13 SECONDS WEST, 115.61 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

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**PROJECT DATA**

SITE AREA (GROSS)	+/- 40.00 AC (1,742,400 SF)
SITE AREA (NET)	+/-20 AC (871,200 SF)
DENSITY (GROSS)	5.3 DU/AC
DENSITY (NET)	10.0 DU/AC
NUMBER OF UNITS	212

**DEVELOPMENT STANDARDS**

<b>ZONING:</b>	
EXISTING ZONING	R1L
PROPOSED ZONING	R2
RZ DENSITY ALLOWED	18 DU/AC
<b>BUILDING SETBACKS:</b>	
NORTH, SOUTH & WEST BLDG SETBACK	30'
EAST BLDG SETBACK	15'

**BUILDING CALCULATION**

BUILDING TYPE	PER BLDG.	NO. BLDG.	NO. UNITS
1 BED DUPLEX	2	37	74
2 BED DUPLEX	2	7	4
2 BED SINGLE	1	123	123
3 BED SINGLE	1	11	11
<b>TOTAL</b>		<b>173 BLDGS</b>	<b>212 UNITS</b>

BEDROOM TYPE	PHASE 1	PHASE 2	TOTAL UNITS
1 BED	42	32	74 (35%)
2 BED	68	59	127 (60%)
3 BED	4	7	11 (5%)
<b>TOTAL</b>			<b>212 UNITS</b>

**PARKING CALCULATIONS**

<b>PARKING REQUIRED</b>		
<b>BUILDING TYPE</b>	<b>REQ'D SPACES</b>	
1-BED DUPLEX	74 UNITS (x 1.5)	111
2-BED SINGLE	123 UNITS (x 2.0)	246
2-BED DUPLEX	4 UNITS (x 2.0)	8
3-BED SINGLE	11 UNITS (x 2.0)	22
OFFICE	1 UNIT (1.50 SF)	4
<b>TOTAL</b>		<b>391</b>

**ONSITE PARKING PROVIDED**

OPEN PARKING	107
ACCESSIBLE (2% TOTAL)	8
COVERED PARKING	212
GARAGE PARKING	44
<b>TOTAL</b>	<b>391</b>
<b>PROVIDED PARKING RATIO</b>	<b>1.84</b>

**DEVELOPER**

DORN HOMES  
CONTACT: DAVID GROUNDS  
600 W. GURLEY ST., SUITE 100  
PRESCOTT, AZ 86305

**ENGINEER**

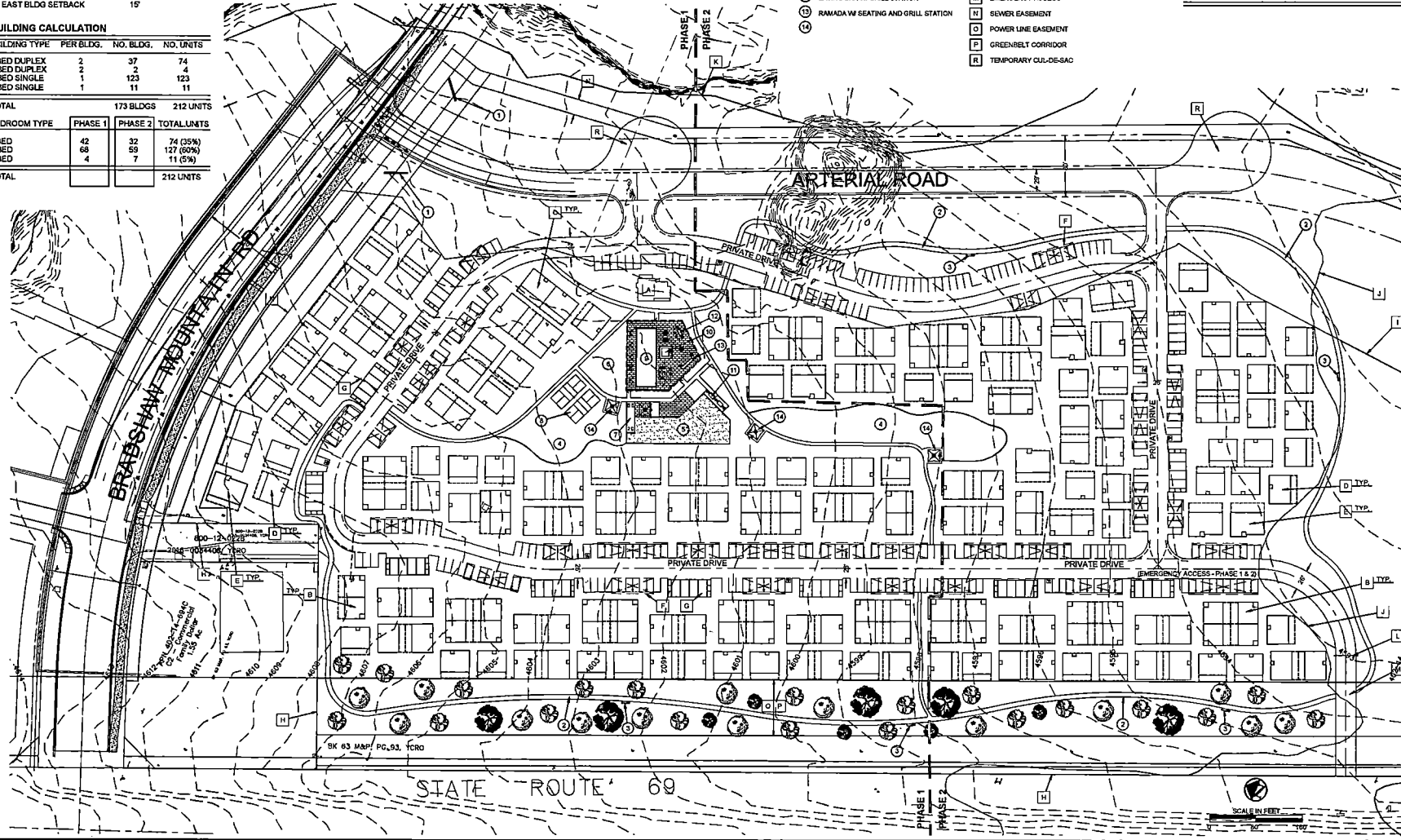
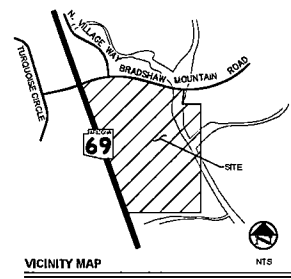
TERRASCOPE CONSULTING  
CONTACT: SCOTT MCMAHON  
SIXTH AVENUE TERRASCOPE US  
1102 E. MISSOURI AVE.  
PHOENIX, AZ 85014

**LANDSCAPE ARCHITECT**

THE MCGOUGH GROUP  
CONTACT: NICK ADAMSON  
5315 W. HIGGINS RD., SUITE 131  
MESA, AZ 86205

**LEGEND**

- |  |   |  |   |  |                               |  |                           |
|--|---|--|---|--|-------------------------------|--|---------------------------|
|  | 2 BEDROOM<br>1 STORY<br>1,156 S.F. FOOTPRINT        |  | 3 BEDROOM<br>1 STORY<br>1,458 S.F. FOOTPRINT        |  | 1 ENTRY MONUMENT              |  | A LEASING OFFICE          |
|  | 1 BEDROOM DUPLEX<br>1 STORY<br>1,832 S.F. FOOTPRINT |  | 2 BEDROOM DUPLEX<br>1 STORY<br>2,262 S.F. FOOTPRINT |  | 2 BENCH                       |  | D 1 BEDROOM DUPLEX        |
|  | PAVING<br>CANOPY                                    |  | TURF - ACTIVE AREA                                  |  | C 2 BEDROOM DUPLEX            |  | D 2 BEDROOM SINGLE FAMILY |
|  | TURF - FENCED DOG PARK                              |  | TURF - YOGA AREA                                    |  | E 3 BEDROOM SINGLE FAMILY     |  | E PAVING CANOPY           |
|  | 3 GAMING AREA                                       |  | FENCED PICKLEBALL COURTS                            |  | G GARAGE                      |  | H PROJECT BOUNDARY        |
|  | 4 SWIMMING POOL                                     |  | 1 SPA   |  | I FLOODPLAIN BUILDING SETBACK |  | J FLOODPLAIN LIMIT        |
|  | 11 HAMMOCK  |  | 11 FIRE PIT W/ SITTING AREA                         |  | L CRASH GATE                  |  | M EMERGENCY ACCESS        |
|  | 12 EATING BAR W/ GRILL STATION                      |  | 12 RAMADA W/ SEATING AND GRILL STATION              |  | N SEWER EASEMENT              |  | O POWER LINE EASEMENT     |
|  | P GREENBELT CORRIDOR                                |  | R TEMPORARY CUL-DE-SAC                              |  |                               |  |                           |



**consulting**  
**Terrascope**  
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TERRASCOPE.COM

*Scott McMahon*  
Professional Engineer  
48272 SCOTT MCMAHON  
EXPIRES 9/30/2020

**NEW RENTAL BUNGALOWS**

**PRELIMINARY DEVELOPMENT PLAN**

DORN HOMES

DATE	DESCRIPTION
04/05/2019	POP SUBMITTAL
04/23/2019	POP REVISION 1

CHECKED BY:	SM
DRAWN BY:	KE
TITLE:	PRELIMINARY DEVELOPMENT PLAN
SHEET No.	1 of 1
PROJECT No.	0881



# **ATTACHMENT C**

## **Project Narrative**

### **New Single-Family Rental Community**

Located at:

SEC Bradshaw Mountain Rd. & AZ-69

Town of Prescott Valley

Located in the SW Quarter of Section 34, Township 14 North, Range 1  
East of the Gila and Salt River Meridian

Yavapai County, Arizona

Prepared for:

dorn Homes  
600 West Gurley St.  
Prescott, AZ 86305

By:

Terrascope Consulting  
1102 East Missouri Ave.  
Phoenix, AZ 85014

*TSC Project No. 0881*

Prepared by:

Scott McMahon, PE #48272  
smcmahon@terrascope.us

**Development Team:**

**Builder/Developer:**

**Dorn Homes Inc.**  
Attn: David Grounds  
600 W. Gurley Street, Suite 100  
Prescott, AZ 86305

**Civil Engineer:**

**Terrascope Consulting**  
Attn: Scott McMahon, PE  
1102 E. Missouri Ave.  
Phoenix, Arizona, 85014

**Architect:**

**Felten Group**  
Attn: Randy Kunzelmann  
18325 N. Allied Way, Suite 200  
Phoenix, AZ 85054

**New Single-Family Rental Community**

**REQUEST**

This is a request for Preliminary Plan Development approval for the New Single-Family Community project.

In support of the Project, Dorn Homes requests a rezone of the undeveloped parcels from R1L to R2 Residential and approval of the Preliminary Development Plan.

## **INTRODUCTION**

Dorn Homes, Inc. is a local northern Arizona homebuilder with a history of quality community development and homebuilding in the Prescott Valley area and is proposing a lock and leave rental community (the "Project").

The Project is proposed on two currently undeveloped parcels in Yavapai County totaling 40 acres in size (APN 402-14-694 B and APN 402-14-692). The project's land parcels are surrounded by the Aqua Fria floodway to the East, State Highway 69 to the West, undeveloped floodplain to the South and undeveloped R1L zoning or single-family use to the North across Bradshaw Mountain Road.

## **COMMUNITY DESCRIPTION**

The Project proposes 212 single-family rental units on the 40 acre site, yielding an overall gross density of 5.3 dwelling units per acre, or 10.6 dwelling units per net acreage. The community is designed as a full amenity lock and leave lifestyle. The owner will maintain ownership of the entire community ensuring the property and all of its amenities are well maintained. This provides residents a resort style community.

Opportunities for families of all sizes will exist in the New Single-Family Community with a proposed mix of 1-bedroom units (approx. 35%), 2-bedroom units (approx. 60%) and 3- bedroom units (approx. 5%) balanced throughout the community.

A community center and accompanying amenities will welcome the at the primary entrance and will include a leasing office, a pool with outdoor lounge & BBQ area and an adjacent dog park. Active and passive park areas have been designed throughout the plan to provide residents a variety of experiences within the community. The Project is gated for vehicular access, however walkways within the project connect to a trail system allowing for open pedestrian circulation and connectivity within the community.

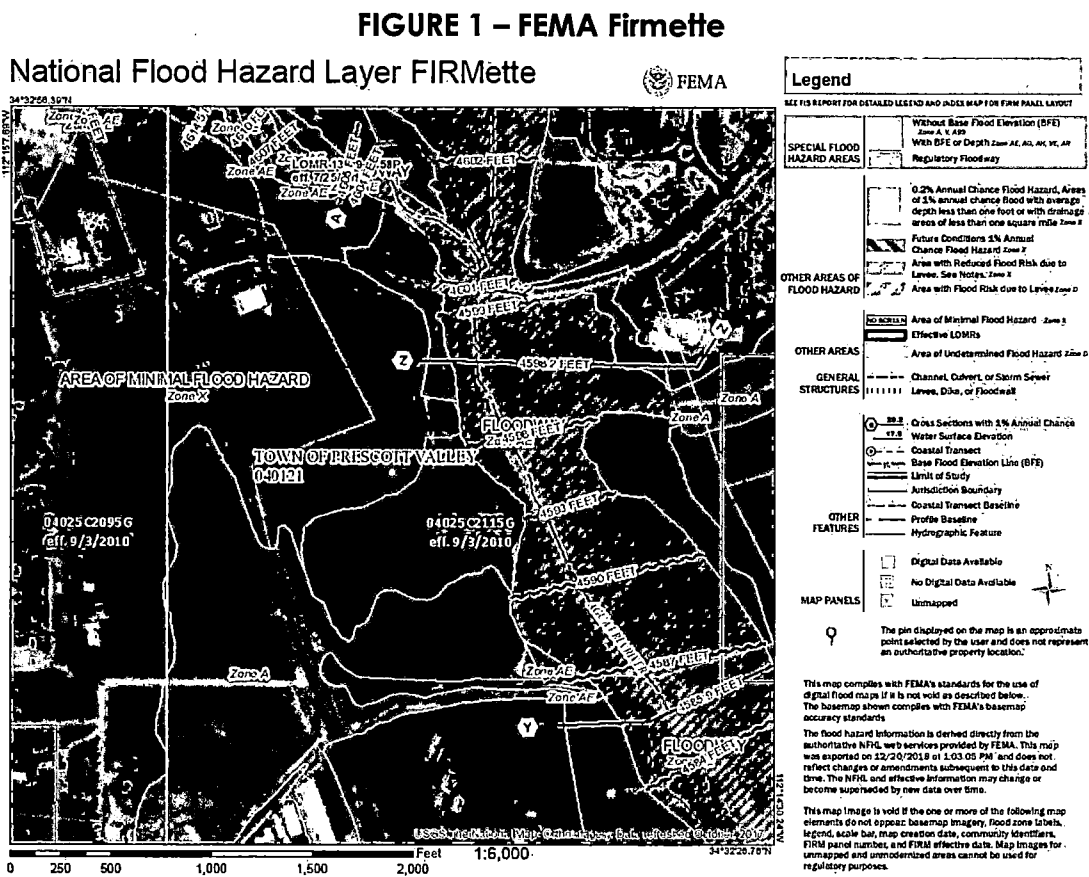
In addition to the main amenities located at the entrance of the community, pocket parks are located interior to the community and are interconnected by a trail system that navigates the green belt surrounding the project. The entire community is surrounded to the east and south by vast open space which serves to preserve the floodway that penetrates the site.

The main entrance will be served from an arterial street traveling north and south along the east edge of development. The road is proposed to be constructed pari-passu with the phased development of the community providing temporary cul-de-sacs at the construction limits of each phase. Additional right of way is

being dedicated beyond the limits of development allowing for the future extension of the arterial road to the southerly boundary of the property. The arterial road will be constructed with a reduced paving section until future development necessitates improvement of the full section.

**SITE DESCRIPTION**

The site is impacted by an established floodplain per FEMA Map 04025C2115G containing both Zone A Floodway and Zone X FFE or Depth Areas as revised on September 3, 2010 and delineated on the proposed Preliminary Development Plan. See Figure 1 "FEMA FIRMette" below.



Nearly half of the property is impacted by flood area reducing the gross area of 40 acres to a net 20 acres of developable property. Therefore, fifty percent of the property is being preserved in open space.

Due to the floodplain that borders the site to the south and the east, the site is isolated with no abutting residential or commercial uses except for the Family Dollar located near the northwest corner of the Project.

## **AVAILABLE INFRASTRUCTURE, PARKING & SETBACKS**

**Water:** Existing public utility connections (water, & dry utilities) are located within Bradshaw Mountain Road and will provide service capability to the Project.

**Sanitary Sewer:** An existing public sewer main runs though the property along the eastern edge of the proposed development to a town pump station in the southeast corner of the property. This project anticipates making a connection to the sewer main prior to reaching the pump station in order to provide sanitary sewer access.

**Storm Water:** Stormwater runoff generated by the project is proposed to be collected and conveyed to the Floodway, negating the need for retention on the site.

**Traffic:** The on-site vehicular circulation is supported by drive aisles that will be 24-feet in width, with parking provided on both sides of the aisles. In accordance with Town of Prescott Valley parking requirements, the minimum number of required onsite parking spaces totals 391. The Project as presented proposes 391 onsite spaces, with covered parking spaces proposed as indicated in the Preliminary Development Plan.

A Traffic Study has been performed to review the impacts to existing road infrastructure with no findings that suggest needed improvements to existing roadways. However, the developer is sensitive to the concerns of the Qualiwood community regarding increased traffic, and despite no findings that necessitate it, Dorn proposes to widen Bradshaw Mountain Road west of the bridge to alleviate neighbor's concerns about access. The proposed road improvements are demonstrated on the Preliminary Development Plan.

**Building Setbacks:** The proposed building setbacks are thirty-feet (30) feet along ROW, fifteen (15) feet erosion setback from the floodplain as indicated on the proposed plan.



Front Elevation  
Elevation A 1/4" = 1'-0"



Front Elevation  
Elevation B 1/4" = 1'-0"

Plan 1 |



Front Elevation  
Elevation A 1/4" = 1'-0"



Front Elevation  
Elevation B 1/4" = 1'-0"

Plan 3