

## **RESOLUTION NO. 2022-2288**

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, APPROVING AND ADOPTING A FINAL DEVELOPMENT PLAN (FDP22-014) FOR A 50-UNIT SELF-SERVICE RV STORAGE FACILITY ON 2.13 ACRES IN THE ANTELOPE MEADOWS COMMERCIAL CENTER; PROVIDING FINDINGS OF FACT IN SUPPORT OF SUCH APPROVAL PER TOWN CODE SUBSECTION 13-19-060(K); PROVIDING CONDITIONS FOR SUCH APPROVAL PER SUBSECTION 13-19-060(L); AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject property comprises a 2.13 acre of real property located in Section 2, 13N R1E, G&SRB&M, and was a portion of a larger annexation to the Town of Prescott Valley effective upon adoption of Ordinance No. 585 on April 29, 2004; and

WHEREAS, said property had a zoning classification of M1-PAD (Industrial; General Limited Planned Area Development) upon annexation into the Town, and;

WHEREAS, the Town entered into a Development Agreement through Resolution No. 1245 (January 22, 2004) with the owner of said property for development of the “Antelope Meadows Commercial Center” that included (among other things) extension of water and wastewater facilities to the property; and

WHEREAS, on May 13, 2004, the Town Council adopted Resolution No.1272 approving a Final Development Plan (Plat) for the Antelope Meadows Commercial Center (FDP04-005) comprising approximately sixty (60) acres, showing roadways and necessary public utility easements; and

WHEREAS, in August of 2022, a Final Development Plan (FDP22-014) was submitted by Brannon & Chimine Couch, owners, to develop a 50-unit self-service RV Storage facility for Blazeland RV Storage on a 2.13 acre parcel located at 649 S. Henrickson Rd. in the Antelope Meadows Commercial Center (APN 402-02-525A); and

WHEREAS, the Town Council finds that this Final Development Plan (FDP22-014) meets or will meet the requirements for commercial Planned Area Developments (PAD’s) under the Town Code [particularly the requirements under Town Code §§13-19-060(K), (L) & (M), 14-020-050(F), and 14-04-080] upon compliance with certain conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

1. That certain Final Development Plan (FDP22-014) submitted by Brannon & Chimine Couch, owners, to develop a 50-unit self-service RV Storage facility (Blazeland RV Storage) on a 2.13 acre parcel located at 649 S. Henrickson Rd. in the Antelope Meadows Commercial Center (APN 402-02-525A) (said Plan being attached hereto and made a part hereof), is hereby approved and adopted as conditioned hereinafter.

2. That said approval is based upon the following findings and conclusion of the Town Council:

- (A) This commercial development is consistent with the purpose and intent of the adopted General Plan and Zoning Code of the Town in promoting the health, safety, morals and general welfare of the public;
- (B) This commercial development appears to be designed to produce an environment of stable and desirable character and the property adjacent to this proposed development will not be adversely affected thereby, particularly regarding property values;
- (C) Every structure does have adequate access to public streets; and
- (D) The average density, excluding open areas occupied by streets, is the density required by the underlying zoning district regulations otherwise applicable to the site.

3. That, pursuant to Town Code §§13-19-060(L), this approval is conditioned upon the following:

- (A) Strict compliance by the Antelope Meadows Commercial Center developers, their successors and assigns, with the duties and obligations under that certain Development Agreement dated January 22, 2004, between the Town and Antelope Meadows Commercial Center, L.L.C.
- (B) Development of the site in substantial conformance to the attached site plan and all applicable Town Code standards.
- (C) Compliance with all applicable Town Code requirements (including joinder of parcels for building purposes).

4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan pursuant to Town Code §14-02-050(F) (2), (b) ensure that all other required certifications are on said Plan (Plat), and (c) file the same as an official Plan of the Town in the offices of the Town Clerk and Development Services Director [See Town Code §13-19-060(O)].

5. That the Mayor (or in his absence the Vice-Mayor) is hereby authorized to sign all agreements and other documents necessary to ensure that the developers provide all needed financial and other assurances as to construction of required improvements.

6. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 8<sup>th</sup> day of December, 2022.

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KELL PALGUTA, Mayor

ATTEST:

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Fatima Fernandez , Town Clerk

APPROVED AS TO FORM:

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Ivan Legler, Town Attorney