

RESOLUTION NO. 2022-2287

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 (FDP22-019) FOR DEVELOPMENT OF A 23,000 SQ.FT. STORAGE FACILITY ON 1.29 ACRES (APN 402-14-688U) LOCATED ON FLORENTINE ROAD IN THE BIG SKY BUSINESS PARK; 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 Town of Prescott Valley annexed by Ordinance No. 235, dated August 23, 1990, certain real property located in §§19 and 20, R1E, T14N, G&SRB&M ; and

WHEREAS, Ordinance No. 235 gave said property a zoning classification of RCU-175, which classification was comparable to its former County zoning classification; and

WHEREAS, on June 11, 1999, Karl Rockwell, Agent for Fain Signature Group, submitted an application requesting re-zoning of two hundred and nine (209) acres of the annexed area (to be known as “Big Sky Industrial Park”) from RCU-175 zoning to C3 (PAD) and M1 (PAD) zoning; and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on said application at its regular meeting on August 9, 1999, and voted to forward same to the Town Council with a recommendation of approval (with conditions); and

WHEREAS, the Planning and Zoning Commission also voted to approve a Preliminary Development Plan for the 209-acre site; and

WHEREAS, at its regular meeting held August 24, 2000, the Town Council held a second public hearing on said application, read Ordinance No. 488 on August 24, 2000 and again on September 7, 2000, and voted to approve the same (with conditions); and

WHEREAS, in November 2022, Cedric Lauson, Owner, for B&L Holdings LLC applied for a Final Development Plan FDP22-019 for a 23,000 sq. ft. storage facility consisting of five (5) steel buildings and 82 total units on 1.29 acres (APN 402-14-688U) located on Florentine Road in the Big Sky Industrial Park; and

WHEREAS, the Town Council finds that FDP22-019 meets or will meet the requirements for commercial PADs under the Town Code [particularly the requirements under Town Code §§13-19-060(K),(L) and (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 (FDP22-019) for a 23,000 sq. ft. storage facility consisting of five (5) steel buildings and 82 total units on a 1.29 acre parcel (APN 402-14-688U) (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) The site shall be developed in accordance with all Town requirements and in substantial conformance to the attached site plan.
- (B) Off-Site Improvements shall be installed as may be required by the Public Works Director.

4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan (Site 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 any and 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 8th day of December 2022.

Kell Palguta, Mayor

ATTEST:

Fatima Fernandez, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney