

ORDINANCE NO. 2026-987

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 0.30 ACRES (PORTION OF APN 103-61-004C) LYING IN SECTION 26, T14N, R1W, G&SRB&M (STONERIDGE CELL TOWER SITE) FROM CN-PD (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES, PLANNED AREA DEVELOPMENT), TO RL-10 PD (RESIDENTIAL; SINGLE FAMILY LIMITED, 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 Town of Prescott Valley annexed by Ordinance No. 324 (May 5, 1994), certain real property located in §§26, T14N, R1W, G&SRB&M; and

WHEREAS, as required by law Ordinance No. 324 gave the annexed property a zoning district classification of R1L-70 (today RL-70), being the zoning classification most comparable to its former Yavapai County zoning classification of RCU-2A; and

WHEREAS, the property was subsequently rezoned to R1L-10 (today RL-10); and

WHEREAS, at its regular meetings held May 13, 2004 and May 27, 2004, the Town Council considered ZMC04-003 and adopted Ordinance 532 re-zoning the property from R1L-10 to C1-PAD (today CN-PD); and

WHEREAS, on July 13, 2026, Pinnacle Consultants filed an application for a Zoning Map Change (ZMC26-002) from CN-PD (Commercial; Neighborhood Sales and Services, Planned Area Development) back to RL-10 PD (Residential; Single Family Limited, Planned Area Development) on approximately 0.30 acres (portion of APN #103-61-004C) for purposes of developing a cell tower (StoneRidge Cell Tower); and

WHEREAS, at its regular meeting on September 14, 2026, the Prescott Valley Planning and Zoning Commission (P&Z) held a public hearing on ZMC26-002 and voted to make a recommendation of approval to the Town Council; and

WHEREAS, the Town Council has now held its own public hearings at its regular meeting on October 8, 2026 and has considered the recommendation of P&Z and determined that adoption of Ordinance No. 2026-982 approving the re-zoning ZMC26-002 (with conditions) will be beneficial to the community; and

WHEREAS, the Town Council finds that the procedures required by ARS §§9-462.03 and 9- 462.04 (and by Article 13-14 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 CN-PD zoning to RL-10 PD zoning (as conditioned herein) for the real property identified in Exhibit “A” (attached hereto and expressly made a part hereof).

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

- A. In accordance with Town Code §13-13-110(G), the use of a cell tower (allowed by special use permit) is expressly authorized at this location as a condition of this re-zoning (being included in the approved site plan/zoning entitlements plan).
- B. The maximum height of the actual cell tower (being 5 feet less than the monopine structure), shall not exceed 100 feet.
- C. The facility shall comply with all applicable FAA, FCC, building code, fire code, and other federal, state, and local requirements.
- D. The facility shall provide for collocation consistent with the approved application and Town requirements.
- E. Any maintenance or replacement of equipment (including the disguise...monopine), must mitigate any pollution, degradation, fading, or habitat impacts.
- F. Any change or modification to the tower’s disguise—specifically the approved monopine—must be submitted in writing to the Director of Development Services for approval.
- G. The applicant must submit an appropriate landscape scheme that would blend into the environment with building permits.
- H. The lot line adjustment shown in the site plan must be recorded prior to issuance of building permits.

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 October, 2026.

Kell Palguta, Mayor

ATTEST:

Fatima Fernandez, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney