

Special Session & Public Hearing
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
COUNCIL CHAMBERS STE. 106
THURSDAY, August 9, 2018 6:30 PM

All Commission meetings will end at 9 PM; any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman B.J. Davis called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman B.J. Davis, Vice Chairman Teresa Helm, Commissioners, Jim Hisrich, Greg Blue, Bruce George, Steve Vanlandingham and Chip Norton are present.

Also Present

Community Development Director Carmen Howard, Town Planner Melinda Lee, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Hisrich led the Pledge.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

June 7, 2018 Regular Session

b. Set Next Meeting, Date and Time:

TBD

Motion was made by Commissioner Norton to accept the consent agenda as presented. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairman Davis, Vice Chairman Helm, Commissioners Hisrich, Blue, George, Vanlandingham, and Norton approving.

5. Call to the Public for Items Not on the Agenda

(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date).

No public comments were made.

6. Public Hearing Items: Discussion and Possible Recommendation to the Town Council for an application submitted by Verde Commercial, LLC, for a zoning Map Change from R1L-70 (Residential: Single Family Residential Limited, 70,000 Sq. Ft minimum lot size) and C2 (Commercial: General Sales and Service) to C2-PAD (Commercial: General Sales and Service, Planned Area Development) for a proposed mixed-use project. This property is approximately 81 acres and is located at Homestead Parkway and State Route 260, Parcel numbers 403-22-035A and 403-22-035H in Camp Verde, Yavapai County, Arizona.

Declare Actions:

Public Hearing Open: 6:32 pm

Call for Staff Presentation:

Town Planner Melinda Lee stated that this is a zoning change application and the plan included is conceptual at this point. She gave a presentation showing a 360 view of the property and surrounding parcels. She pointed out the access roads to project.

Ms. Lee reviewed the advantages of the project and stated the mixed-use proposal would take advantage of terrain, with residential in the hillside for views and an expansive flat area suitable for different types of commercial. There would be plenty of access to shopping and restaurants. There is an existing transit stop to supplement transportation for personal or employment purposes.

Ms. Lee went on to review the conceptual plan and showed where the proposed uses would be. She also showed the distance between residential and commercial and explained there would be sufficient separation between the two. Ms. Lee stated that staff supports this project and said it would be a great location for a mixed-use project. The developer would still have to go through the platting process which will involve more specific design and engineering.

Ms. Lee stated the General Plan also supports this project. It is on the western edge of the Finnie Flat Character Area which encourages high density residential outside of existing rural, agricultural sections, regional commercial, and employment opportunities. These opportunities would encourage growth in that location. The requested change to C2-PAD is to accommodate mixed use and the PAD is to allow flexibility in the design of the project.

Chairman Davis asked if a PAD is approved and the project does not proceed, does it revert back to the original zoning. Community Development Director Carmen Howard stated that it will depend on how the Development Agreement is structured and where the agreement falls apart. There are circumstances that can be different for each project.

Commissioner Hisrich asked about the "possible large commercial storage or similar" that is mentioned in "C". Ms. Howard explained the developer understands a large box store could take a while to come and, in the meantime, someone could use the area for a temporary recreational use, such as offering it to the equestrian community for their venues. It was determined that the large center parcel was approximately 20 acres and could potentially have multiple businesses.

Commissioner Hisrich asked if the proposed residential would be smaller home lots; Ms. Howard said yes. He added that the emphasis should be that the proposed lots are much smaller than the current zoning.

Call for Applicant Presentation:

Krishan Ginige with SEC (Southwest Environmental Consultants) stated that Melinda Lee did a good job explaining the concept of the project and he would like to start with questions from the Commission.

Chairman Davis asked about the proposed location of assisted living homes that are mentioned in the plan.

Mr. Ginige stated that in their research of potential needs for the area, assisted living and large commercial were identified. The concept was done to demonstrate that the space for such options would be available. However, the internal design is not finalized. He also pointed out that the number of residential units will likely change when the engineering is done.

Chairman Davis asked what the intent is on developing residential lots; will they develop or sell just the lots. Mr. Ginige said it is too early to say, but believes they intend to develop them.

Chairman Davis asked about the potential signage that would be along I-17. Ms. Howard stated that currently, within a 2000-foot radius of the interchange, certain uses are allowed tall freeway signs. Otherwise the sizes allowed depend on the specific type of development. The sign code is under revision and may be adopted before this project begins development.

Commissioner George asked if the purchase of the property had already occurred or if it is contingent. Mr. Ginige stated it was contingent; however, the developer is already moving forward with specific plans with potential approval pending.

Commissioner Blue supports the rezoning; however, he encourages more commercial use in this area.

Commissioner Norton understands they are just considering rezoning tonight, but finds it curious that in the residential portion it is stated that there might have private gravel roads which will be maintained by an HOA. Mr. Ginige stated that could be part of the discussion later that he can't guarantee it will be gravel or asphalt.

Commissioner Vanlandingham asked if staff have a say on road development. Ms. Howard said the development plan will involve infrastructure requirements. The C2 zoning allows the mixed use; the PAD allows flexibility of design within the parcel itself to configure the development based on the topography and other factors. The rezoning gives the developer permission to see what will work and come back with a definitive plan that needs to be platted, with an approved development plan. There will be many more opportunities to make changes.

Call for Comments from the Public:

Joe Butner - thinks it's a great location for a mixed use project but is not sure the General Plan supports this. He expressed his concern with the large number of small home lots, stating that the smaller lots may bring in manufactured homes or RVs – this would not be a preferred type of development to be seen from the interchange. He said a lower density might be better suited for site-built housing. He pointed out the mention of potential gravel roads, which also would not be a preferred impression of the town from the freeway. He questioned what "large commercial storage" was and suggested striking the words "or similar use" from the proposal. He suggested that the Commission should require some degree of specifics to prevent undesirable development and condition it with the reversion on zoning if development does not occur with certain period of time. He added that the Rodeo Group is not be interested in a temporary place to hold events.

Commission Vanlandingham pointed out that much of the site-built housing in our community

are on smaller lots already. Mr. Butner suggested that the residential section be required to have site-built housing since it is an entrance into the town.

Chairman Davis said to Mr. Ginige that he understands that this is not the time to make those restrictions; he explained that processing the PAD will provide the opportunity to address some of the Commission and public's concerns and suggested that they be expressed to the developer.

Call for Staff and/or Applicant Rebuttal/Clarification:

Mr. Ginige stated they are getting too much into detail, and this is not the time to get into speculation. There will be opportunity during the planning process to discuss details; they are willing to discuss concepts and come up with ideas.

Ms. Howard stated that this is the beginning stages and more details will be coming later, at appropriate times.

Chairman Davis thinks the discussion was excellent. Mr. Ginige has heard what the commission and public would like to see and to use in future discussions.

Commissioner Hisrich said that, having some of these concerns vocalized, negotiations for the property may be contingent upon specific ideas. It's fair to let them know that some people do not find some parts of the concept desirable. Move forward with that in mind.

Commissioner Blue from the development standpoint, it is a unique property, it's a gateway into Camp Verde. There is not a lot of commercial that has created a tax base. He is leaning more towards commercial than residential; there is other residential land that is not in the gateway into the community.

Commissioner Vanlandingham said that Camp Verde will never be Sedona, and we need affordable housing. The housing market is tight. That property would be hard to make high end residential development. Affordable housing would be a good addition.

Declare Public Hearing Closed at 7:23 pm

Call for Commission Discussion: None

Call for Staff Comments: None

Call for Motion:

Motion was made by Commissioner Vanlandingham to recommend approval of application, submitted by Verde Commercial, LLC, for a Zoning Map Change from R1L-70 (Residential: Single Family Residential Limited, 70,000 Sq. Ft minimum lot size) and C2 (Commercial: General Sales and Service) to C2-PAD (Commercial: General Sales and Service, Planned Area Development) for a proposed mixed-use project. This property is located at Homestead Parkway and State Route 260, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner George.

Call for Discussion of Motion: None needed.

Call for the Question:

Motion carried unanimously with Chairman Davis, Vice Chairman Helm, Commissioners Hisrich, Blue, George, Vanlandingham, and Norton approving.

7. Current Events

(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)

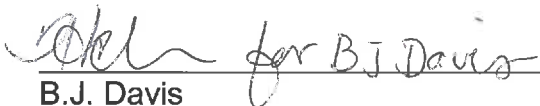
No current events were discussed.

8. Staff Comments

Community Development Director Carmen Howard stated that Town Planner Melinda Lee worked hard to put together the first GIS Story Map (her presentation), it's the new forum that they will be using to present projects.

9. Adjournment

Motion was made by Commissioner Hisrich to adjourn the meeting. Second was made by Commissioner Vanlandingham. **Motion** carried unanimously with Chairman Davis, Vice Chairman Helm, Commissioners Hisrich, Blue, George, Vanlandingham, and Norton approving. Meeting was adjourned at 7:26 PM



B.J. Davis
Chairman



Carmen Howard
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session & Public Hearing of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 9th day of August 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of August 2018.

Jennifer Reed
Jennifer Reed, Recording Secretary