



## ORDINANCE 2005 A313

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FROM R1L TO COMMERCIAL FOR 39 ACRES AND AMENDING THE PAD DATED JANUARY 2003 FOR HOMESTEAD AS SHOWN IN EXHIBIT 'A' FOR FIVE (5) PARCELS 404-23-008V, 403-23-008Z, 403-23-010K, 403-23-010Z, AND 404-19-152L CONSISTING OF APPROXIMATELY 377.1 ACRES TO ALLOW THE FOLLOWING CHANGES AS SHOWN ON EXHIBIT 'B':

1. RELOCATION OF THE EDUCATIONAL SITE WITH THE UNDERSTANDING THAT THE SCHOOL DISTRICT WILL HAVE THE MAXIMUM TIME ALLOWED BY LAW TO EXERCISE THEIR OPTION ON THE SITE.
2. REDESIGN OF THE STREET SYSTEM INCLUDING SOME EXCEPTIONS TO THE STREET STANDARDS AS SHOWN IN EXHIBIT 'C'.
3. EXCEPTIONS TO THE DESIGN STANDARDS AS SHOWN IN EXHIBIT 'D'.
4. CHANGE OF NAME OF DEVELOPMENT TO SIMONTON RANCH.

THIS PROJECT IS LOCATED ALONG STATE ROUTE 260 AND FINNIE FLAT ROAD BETWEEN I-17 AND CLIFFS PARKWAY.

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**WHEREAS**, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

**WHEREAS**, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:**

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **AMENDMENT TO A PAD 2005-01 and ZONING MAP CHANGE 2005-16 for 39 acres** was filed by Scott Simonton – Camp Verde Homestead, LLC and Verde River Properties, LLC for the purpose

- of changing the PAD dated January 2003 as shown in Exhibit 'A' to the PAD as shown in Exhibit 'B'
- B. This request for Zoning Map Change and amendment to the PAD was reviewed by the Planning Commission on July 26, 2005 in public hearing that was advertised and posted according to state law and by the Town Council on July 27, 2005.
  - C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- II. **Zoning Map Change 2005-16 as depicted on Exhibit B** is approved, based on the following findings and with the following exceptions and requirements:
- A. The amended Zones and PAD will not injure the public health safety, or welfare of the general public.
  - B. The property is shown on Town's General Plan Land Use Map as Commercial/High Density Residential/Open Space; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
  - C. Water will be provided by connection to Camp Verde Water System.
  - D. The residential design standards lot width, setbacks and lot coverage standards are set as described in attached **Exhibit 'D'**.
  - E. Project parcels 3-5, 19 (larger lots, upscale area, more country feel) will have tree lined streets with 26' asphalt plus 4' striped walking path each side, thickened asphalt edges and no curb, gutter or sidewalk. See 'F' on **Exhibit 'C'** for all street cross sections.
  - F. Project parcels 2 and 6 to have 4' sidewalk on one side only with a 28' roadway with two 14' lanes. See 'B' on **Exhibit 'C'** for all street cross sections.
  - G. Project parcels 19 and 20 entrance roads are to be divided 20' lanes with a 10' median. Parcel 19 to have 10' PUE's on each side of the roadway. Parcel 20 to have 10' PUE only on one side of the roadway. The divided entrances will provide both primary and secondary access. See 'A' on **Exhibit 'C'** for all street cross sections.
  - H. Parcels 13, 14, 20 (apartment or higher density cluster housing area) will have 40' ROW. See 'F' on **Exhibit 'C'** for all street cross sections.
  - I. Roll curbs will be used where feasible and vertical curb only where needed to carry water. See **Exhibit 'C'** for all street cross sections.
  - J. All construction will be required to use non-potable water with the priority being as follows: 1<sup>st</sup> the use of any available reclaimed effluent; 2<sup>nd</sup> Ditch water; 3<sup>rd</sup> any other source of alternate water; 4<sup>th</sup> if no other source is available in sufficient quantities, potable water may be used.

- K. The developer will transfer any unused well or surface water rights to the Town during the platting process.

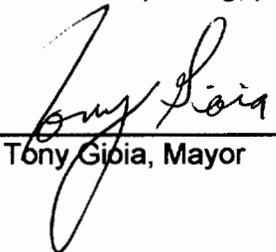
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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

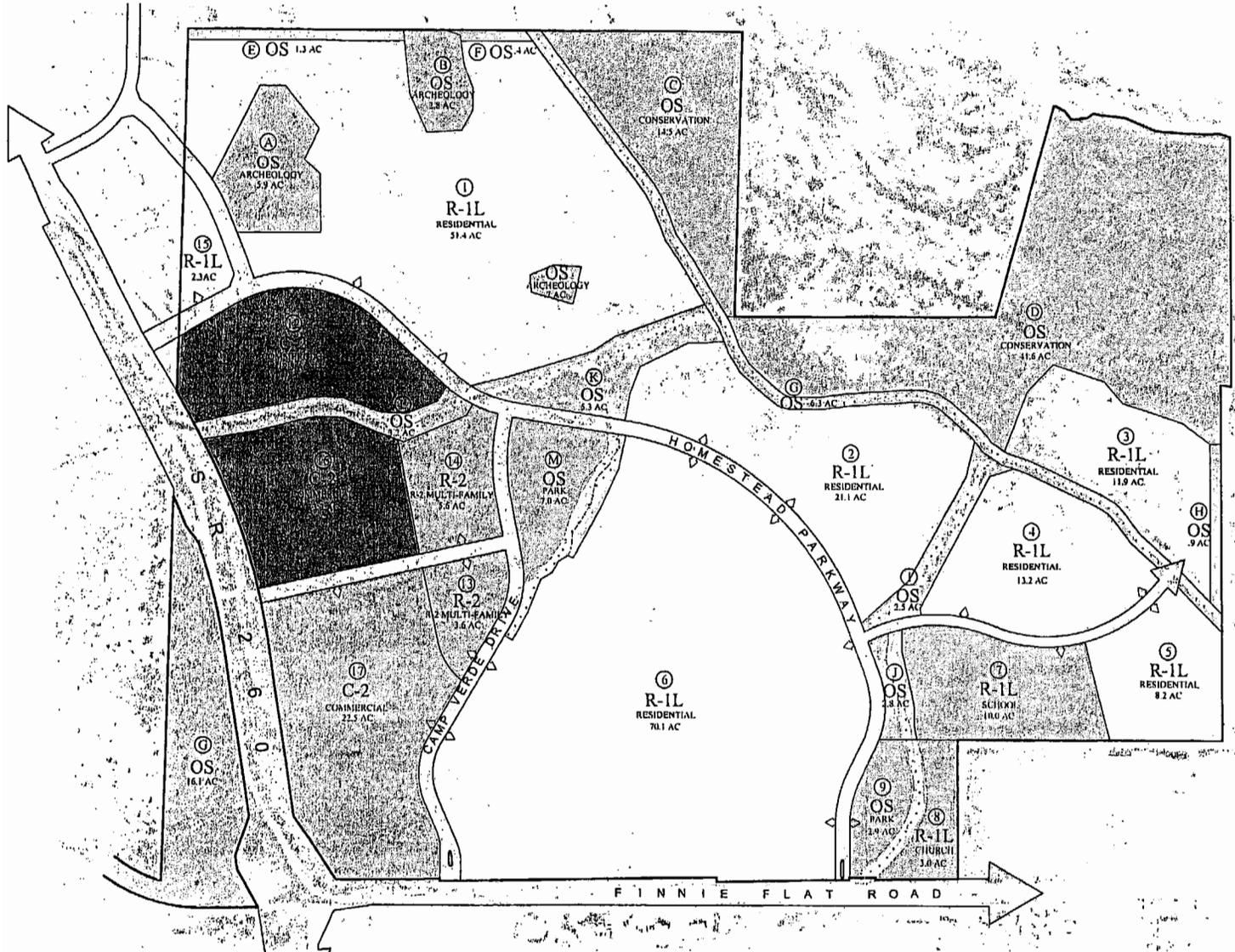
*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 27<sup>th</sup> day of July 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved:   
Tony Gioia, Mayor

Date: 8-4-05

Attest:   
Deborah Barber, Town Clerk

Approved as to form:  
  
Town Attorney



### Land Use Summary

Use	Acres	%	DU's/ac
R-1L (Residential)	181.2*	47.7%	12 maximum
*(includes 3.0 acres R-1L Church)			
Densities within the R-1L use areas may range in density from PAD-1 to PAD-12			
Maximum Residential Units: 800 Units			
R-2 (Multi-family)	9.2	2.4%	18 maximum
Maximum Multi-family Units: 300 Units			
R-1L (School Site)	10.0	2.6%	
C-2 (Commercial)	48.3	12.7%	
OS (Open Space/ Parks/Conservation/ Archeology)	114.2	30.1%	
Interior Backbone Arterial Streets	17.2	4.5%	
<b>PROJECT TOTAL</b>	<b>380.1</b>	<b>100.0%</b>	

PARCEL ACCESS LOCATION

NOTE:  
Due to the conceptual nature of this land use diagram, all calculations and area takeoffs are approximate and may change prior to final town approval.

Design is conceptual in nature only. Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town of Camp Verde.

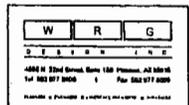
At the time of submittal, Tract G is designed as C-2 (Commercial) OS (Open Space). It is assumed that at the time of the preliminary plat, the tract shall be designated OS (Open Space).

As the design of the proposed land use plan is conceptual and based on preliminary site findings, the actual amount of open space may decrease upon closer investigation of site conditions and constraints.

## Exhibit C-1 Land Use Plan - Amended

The Homestead at Camp Verde - Camp Verde, Arizona  
Harvard Investments, Inc.  
7600 E. Doubletree Ranch Rd., Suite 220, Scottsdale, AZ 85258

EXHIBIT A



Rev. January 24, 2003



# Land Use Summary

<u>Use</u>	<u>Acres</u>
Commercial	87.4
Multi-family	7.0
Residential	187.3
Educational Site	10.0
Open Space	<u>85.4</u>
<b>TOTAL</b>	<b>377.1</b>

<u>Maximum Units</u>	
Maximum Multi-family Units	300
Maximum Residential Units	800

Maximum Density  
 Multi-family density may range up to 18 units per acre.

Residential densities may range from PAD-1 to PAD-12.

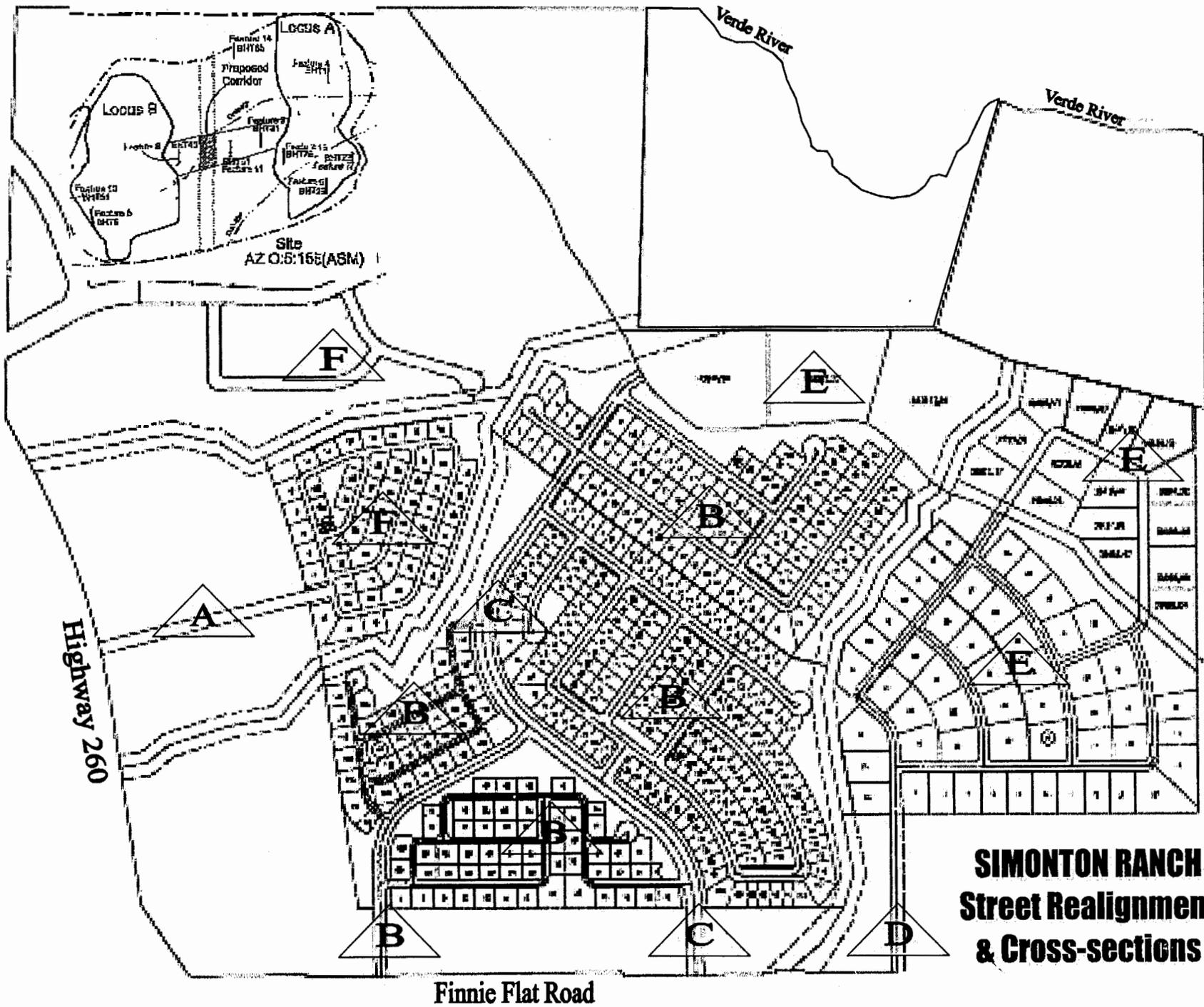
- Notes
- ⓪ Due to the conceptual nature of this Land Use Diagram, all calculations and area takeoffs are approximate and may change prior to final Town approval.
  - ⓪ Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town.
  - ⓪ The actual amount of open space may decrease upon closer investigation of site conditions and constraints.

## SIMONTON RANCH (formerly The Homestead at Camp Verde)

and Use Plan Amended 7-27-05


**Camp Verde Homestead, LLC**  
**Verde River Properties, LLC**  
 7116 B. Laguna Azul Avenue  
 Mesa, Arizona 85209  
 480-218-7575

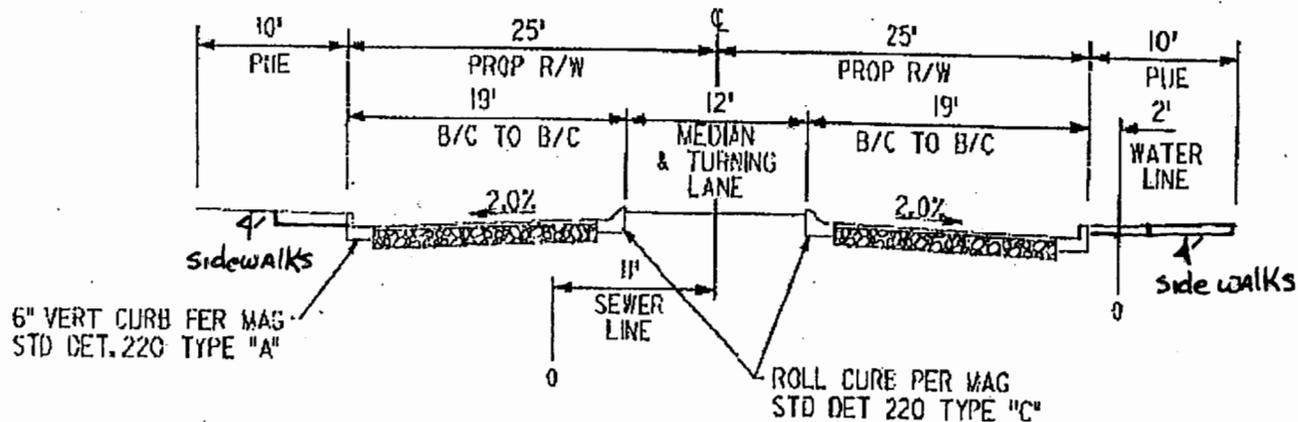
EXHIBIT C



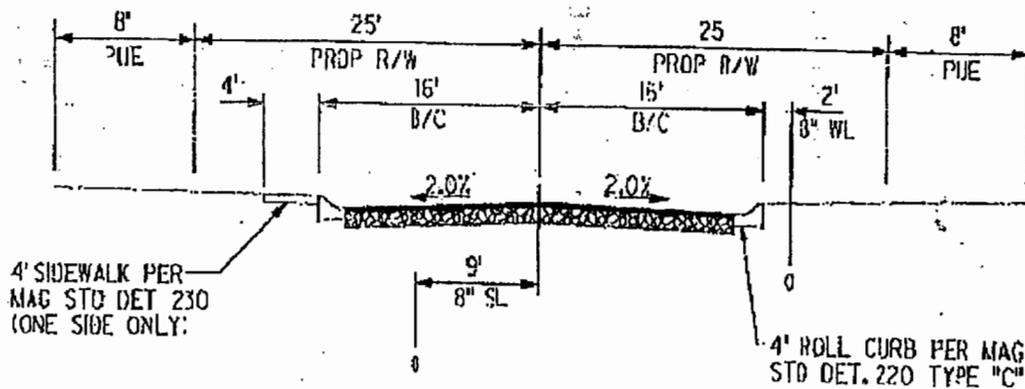
**SIMONTON RANCH  
Street Realignment  
& Cross-sections**

See attached street cross-section illustrations corresponding to the lettered areas.

Dated 7-7-05



**SECTION "A"**  
**LOCAL RESIDENTIAL STREET WITH MEDIAN**  
 (FOR SINGLE ACCESS TO PARCEL 17 & ADDITIONAL ACCESS TO PARCELS 6 & 7.  
 SEE PLAN VIEW DETAIL FOR TURNING LANES)



**SECTION "B"**  
**LOCAL RESIDENTIAL STREET**  
 (FOR INTERIOR STREETS WITH SIDEWALK ONE SIDE ONLY  
 & 10' PUE ALONG SECONDARY ENTRANCE ROAD)

EXHIBIT

C-2

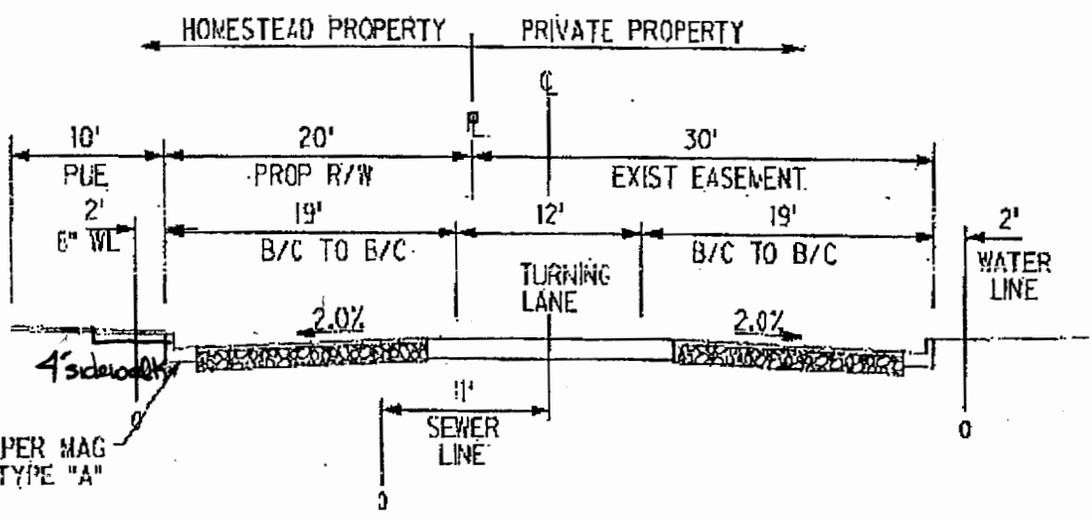
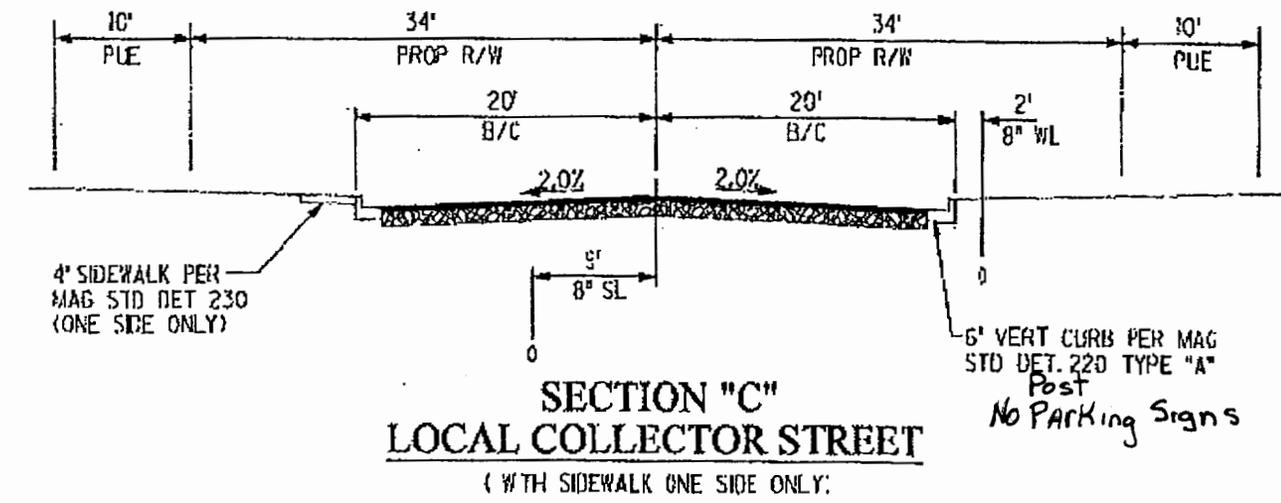
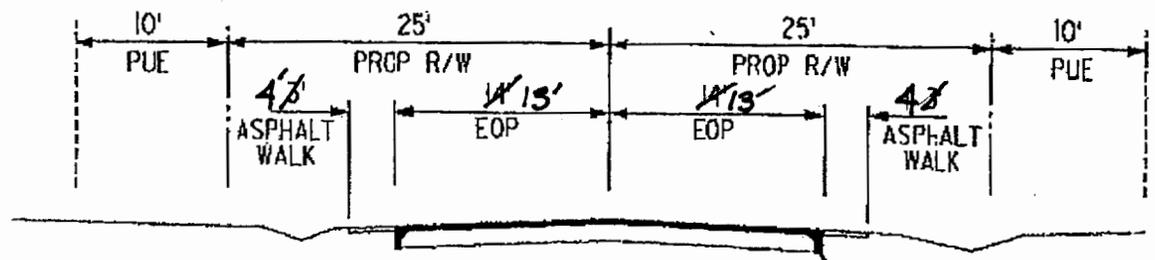
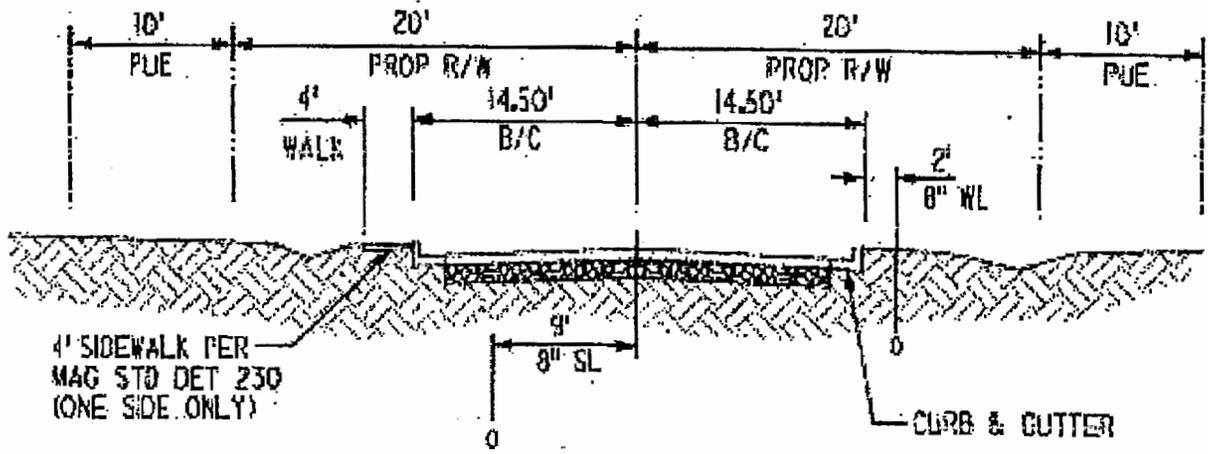


EXHIBIT C-3



PAVEMENT SECTION AT  
TERMINATION PER MAG  
STD DET 201 TYPE "A"  
(TYP BOTH SIDES)

**SECTION "E"**  
**LOCAL STREET**  
(FOR PARCELS 12, 13, & 14)



4' SIDEWALK PER  
MAG STD DET 230  
(ONE SIDE ONLY)

**SECTION "F"**  
**LOCAL STREET**

EXHIBIT C-9

## EXHIBIT D

SIMONTON RANCH  
RESIDENTIAL DESIGN STANDARDS

Land Use	Unit Type	Density	Front Yard Setback (1)	Side Yard Setback (2)	Rear Yard Setback (3)	Lot Coverage (5)	Typical Lot Dimensions
R1-L PAD 3-5	Single Family Detached	1.35-2.20 DU/AC	25'	5' Min. 10' Total	25'	30%	150' X 235' 120' X 150'
R1-L PAD 6-8	Single Family Detached	2.75-4.75 DU/AC	18'	5' Min. 10' Total	20'	40%	60' X 110'
R1-L PAD 7-9	Single Family Detached	3.50-6.00 DU/AC	18'	5' Min. 10' Total	20'	50%	50' X 110'
R1-L PAD 8-10	Single Family Detached/Attached	4.75-8.00 DU/AC	15' (4)	0' Min. 10' Total	10'	50%	Attached Patio Homes
R1-L PAD 6-12	Single Family Detached/Attached	6.00-12.00 DU/AC	15' (4)	0' Min. 10' Total	10'	60%	Casitas or Villas
R2	Apartments or SF Detached/Attached	15.00-20.00 DU/AC					Apartments or Casitas

- (1) Porch may encroach into front yard setback.
- (2) Side yard may be reduced to less than 10' total if one of the following apply:
  - a. Units are attached by a common roof line.
  - b. Units are attached by a common wall.
  - c. Internal sprinklers are installed.
- (3) Covered patio may encroach into rear yard setback.
- (4) Living area, but not garage may encroach into front yard setback.
- (5) Lot coverage shall be the greater of the above Lot Coverage percentages or % Coverage Structures per Town of Camp Verde Planning & Zoning Ordinances applied to the gross development parcel acreage.