

**AGENDA
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY MARCH 06, 2008
6:30 PM**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 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:**
February 07, 2008 – Regular Session
 - b. Set Next Meeting, Date and Time:**
March 13, 2008 – Regular Session
April 03, 2008 – Regular Session
- 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.)
- 6. Public Hearing Discussion and possible Recommendation GPA 2007-03:**
Submitted by S.E.C, Inc,(Krista Cline) agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the land use map to be changed from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E is approximately 1.06 acres.
Staff Presentation
 Declare **PUBLIC HEARING OPEN**
 - 1) Call for APPLICANT'S STATEMENT
 - 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
 - 3) Call for APPLICANT'S REBUTTAL (if appropriate) Declare **PUBLIC HEARING CLOSED**
 - Call for BOARD DISCUSSION (may ask questions of applicant)
 - Call for STAFFCOMMENTS
 - Call for MOTION
 - Call for DISCUSSION OF MOTION
 - Call for QUESTION
 - ANNOUNCE ACTION TAKEN with Findings of Fact

7. **Public Hearing Discussion and possible Recommendation ZMC 2007-05:**
As submitted by S.E.C., Inc. (Krista Cline), agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the Zoning Map Change to be changed from R-2 to C2-2 for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E being approximately 1.06 acres.

Staff Presentation

Declare **PUBLIC HEARING OPEN**

- 1) Call for APPLICANT'S STATEMENT
- 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
- 3) Call for APPLICANT'S REBUTTAL (if appropriate)

Declare **PUBLIC HEARING CLOSED**

- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for STAFFCOMMENTS
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION
- ANNOUNCE ACTION TAKEN with Findings of Fact

8. **Public Hearing Discussion and Possible Recommendation on ZMC 2008-01:**
An Application submitted by Wesley Properties, LLC, Jack Sheehan, agent for Arc Property Investments, LLC, Francis Champion, owner of parcel 404-28-104G located on the west side of 7th Street, on the north side of Hollamon Street and the east side of Cliffs Parkway. The applicant is requesting the zoning to be changed from R2-1 to C2 for the purpose of developing a Commercial complex on 1.68 acres to include a restaurant and retail – professional offices.

Staff Presentation

Declare **PUBLIC HEARING OPEN**

- 1) Call for APPLICANT'S STATEMENT
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- 3) Call for APPLICANT'S REBUTTAL (if appropriate)

Declare **PUBLIC HEARING CLOSED**

- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for STAFFCOMMENTS
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION
- ANNOUNCE ACTION TAKEN with Findings of Fact

9. **Public Hearing Discussion and possible Recommendation ZMC 2008-02:**
Submitted by Bradly Stevens, agent for the Verde Valley Congregation of Jehovahs Witness, owner of parcel 403-22-008, located off of Industrial Drive on an access easement at 1541 Peterson Road. The applicant is requesting the zoning to be changed from R1L-70 to M1. The Parcel Size is approximately 2.55 acres.

Staff Presentation

Declare **PUBLIC HEARING OPEN**

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- 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
- 3) Call for APPLICANT'S REBUTTAL (if appropriate)

Declare **PUBLIC HEARING CLOSED**

- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for STAFFCOMMENTS

- Call for MOTION
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- Call for QUESTION
- ANNOUNCE ACTION TAKEN with Findings of Fact

10. Discussion on AMD 2007-05: Amendment to Section 118.IVA to prohibit or limit A-Frame Signs and Section 103 Definitions adding "A-Frame Sign". (This item was tabled at the 2-07-08 Commission meeting and scheduled for this meeting)

11. Discussion on AMD 2007-08 the use of shipping containers as accessory buildings in Camp Verde: Amendment to Section 108 F.2 Accessory Buildings.(This item was tabled at the 2/07/08 Commission meeting and scheduled for this meeting)

There will be no Public input on the following items:

12. Commission Informational Reports: 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.

13. Staff Report

14. Adjournment

Please note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by: _____ Date/Time: _____

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.