

CHAPTER 5 **GROWTH AREA**

VISION STATEMENT

The Town of Camp Verde will be a sustainable community where the type and location of commercial development and housing variety will serve the needs of the public, be conveniently located, compatible with supporting infrastructure, and minimize negative impacts to the environment. Development will be balanced with open space to protect the rural character of the community, the surrounding scenic vistas, the historic setting, and natural beauty.

STATE REQUIREMENTS

The Growth Area element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statute, which stipulates that communities larger than 2,500 inhabitants include a Growth Area Element. Arizona law further states that the Growth Area Element specifically identify those areas that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses.

According to Arizona statutes, the Growth Area Element should include policies and implementation strategies that are designed to:

- Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

POTENTIAL GROWTH AREAS

As required by State Statute, this plan identifies areas suitable for planned multi-modal transportation and infrastructure expansion. The suitability is based on access and planned access to water and sewer services or the ability to provide water and sewer services.

During several public meetings to discuss the proposed General Plan amendments, citizens have agreed that the "260 Corridor" west of the Interstate 17 and Highway 260 interchange to the Town's north border is suitable for future development. This corridor links Camp Verde to Cottonwood. Water service is available to this area from the Camp Verde Water Corporation. Sewer service from the Camp Verde Sanitary District is not yet available to this area.

As a means of expanding the Town's economic base, the Town Council has directed staff to pursue extending the Town's northwest border toward Cottonwood by annexation. Private property included in the proposed annexation is designated as a growth area.

The corridor east of Interstate 17 along Highway 260 and Finnie Flat Road is also marked as a growth area. Currently a handful of hotels, fast food restaurants, and other businesses are located in this area. The Camp Verde Sanitary District is working to extend sewer service to this area and beyond Interstate 17 along Highway 260.

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A portion of National Forest Land next to I-17 on the west, between the I-17 and General Crook interchange and the I-17 and Hwy. 260 interchange is also marked as a potential growth area. The growth area should follow the natural contours of the land in the area at a depth of approximately 1,320 feet. Residents have expressed a desire to preserve the foothills west of I-17 and the view east of I-17 along General Crook Trail. The community does recognize the potential for commercial development adjacent to I-17 on the west, the proposed relocation of the interchange, and a site for future public facilities.

The Forest Service Administration site located at Hwy. 260 and McCracken, east of the White Bridge, is also included in the growth area for its location near the Camp Verde Sanitary District sewer treatment plant. In addition, Hwy. 260 at this location was recently widened to four-lanes and the Forest Service has expressed a desire to sell the property.

The specific growth areas are designated on the accompanying Growth Area Map.

A. GOAL: PROMOTE BALANCED COMMERCIAL DEVELOPMENT THAT IS CONVENIENT TO RESIDENTIAL AREAS, VISITOR TRAVEL PATTERNS AND MAIN ROADS, AND IS COMPATIBLE WITH COST-EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE.

Implementation Strategy:

- A. 1 Direct commercial development to areas currently located on major collector roads and served by water, sewer, and electric.
- A. 2 Support infill on existing commercial and industrial zoned property.
- A. 3 Encourage growth in areas where utilities currently exist, are planned or can be included in service areas.

B. GOAL: CREATE SCENIC BUFFERS AND SAFE ACCESS FROM HWY. 260 IN AREAS DESIGNATED FOR DEVELOPMENT.

Implementation Strategy:

- B. 1 Develop a comprehensive circulation and access plan for property bordering Hwy. 260 that would include ADOT approved access points.
- B. 2 Develop comprehensive landscape and open space guidelines for development bordering Hwy. 260.
- B. 3 Develop and implement trails guidelines to connect development within the designated growth areas to National Forest Land and other recreational areas.
- B. 4 Require Council approval of comprehensive development plans before existing land within the growth areas can be developed.

C. GOAL: RETAIN, EXPAND AND REVITALIZE EXISTING COMMERCIAL AREAS ALONG MAIN STREET FROM GENERAL CROOK TRAIL TO ARNOLD STREET.

Implementation Strategy:

- C. 1 Investigate grant and foundation sources for funding to make the area pedestrian friendly.
- C. 2 Institute design guidelines for all commercial development. Commission recommends deleting this strategy.

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C. 3 Continue to promote tourism activities such as Fort Verde Days, Southwestern Days, the Corn Festival, Pioneer Days, and the Pecan and Wine Festival along with other events that complement the Town's rich agricultural heritage and culture.

D. GOAL: ENCOURAGE A VARIETY OF RESIDENTIAL DEVELOPMENT THAT IS CONVENIENTLY LOCATED TO SERVICES, IS COMPATIBLE WITH COST-EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE, IS AFFORDABLE FOR CITIZENS, AND IS VISUALLY ATTRACTIVE.

Implementation Strategy:

- D. 1. Direct high-density residential development to areas where water and sewer utilities are available, planned or can be extended conveniently and economically.
- D. 2. Negotiate development agreements with property owners who extend existing infrastructure to their development location.
- D. 3. Require new residential development in densities of 35,000 square feet and less to be hooked up to sewer service or provide alternate means of sewage disposal other than individual septic systems.
- D. 4. Encourage developers to work with lending institutions and the Town to offer programs for first-time homebuyers and provide reasonably priced housing opportunities.

E. GOAL: GROWTH WILL BE COMPATIBLE WITH THE LOCATION OF COST-EFFECTIVE AND ADEQUATE INFRASTRUCTURE.

Implementation Strategy:

- E. 1. Secure grants and other funding sources to pay for needed infrastructure maintenance, improvements, and expansion.
- E. 2. Require bike/pedestrian paths within road easements linking neighborhoods and commercial areas.
- E. 3. Require developers to provide financial assurance that all curbs, gutters, pathways, fire hydrants, and streets are installed to Town specifications.
- E. 4. Encourage property adjacent and contiguous to the Sanitary District to annex into the District.

F. GOAL: GROWTH WILL BE LOCATED IN A PATTERN THAT PROTECTS NATURAL AREAS, SCENIC VISTAS, AND IS COMPATIBLE WITH SURROUNDING LAND USES.

Implementation Strategy:

- F. 1. Develop and implement slope, ridge, natural drainage, vegetation, and wildlife corridor protection guidelines.
- F. 2. Maintain and implement building height guidelines.
- F. 3. Develop and implement open space/trails guidelines for commercial and residential development.
- F. 4. Develop and implement open space buffer guidelines for all development.

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G. GOAL: COORDINATE PLANNING EFFORTS WITH NEIGHBORING MUNICIPALITIES AND GOVERNMENTS

Implementation Strategy:

- G. 1. Develop intergovernmental agreements to fund infrastructure expansion and improvements such as roads, water, and sewage disposal for adjacent growth areas.
- G. 2. Work with neighboring jurisdictions to conserve significant natural resources and natural areas.
- G. 3. Work with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.
- G. 4. Coordinate with Yavapai County to assure that all lot splits comply with the Town's zoning requirements for lot size.

H. GOAL: PROVIDE AN OPPORTUNITY FOR AFFORDABLE HOUSING WHILE RETAINING OPEN SPACE BY REQUIRING DEVELOPMENT AGREEMENTS AFTER PUBLIC LANDS ARE TRADED AND REZONING IS REQUESTED

Implementation Strategy:

- H. 1. Establish development agreements to provide for open space buffers and trails and affordable housing on public land that is acquired if rezoning is requested.

IMPLEMENTATION GUIDELINES

Parcels within the designated growth areas have a reasonable expectation to be rezoned subject to practical requirements to meet the intent of the Growth Area Element of the General Plan. Conversely, parcels outside the designated growth areas should not expect to be rezoned to a higher intensity activity.

Comments from the public indicate that Camp Verde is currently underserved by commercial development. Therefore, development balance is identified as a critical consideration in the Growth Area. Commercial development must keep pace with residential development to ensure adequate services to the population and adequate tax revenue to fund essential public services.

At the same time, residents have expressed that the Town is lacking in housing that is reasonably priced. There is a need for reasonably priced apartments as well as single-family homes.