

AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JUNE 05, 2014
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:**
May 01, 2014 – General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
As Needed
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 (or denial) to Council, an application submitted by Rob Witt owner of parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.**
 1. **Staff Presentation**
 2. **Declare PUBLIC HEARING OPEN**
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
 3. **Declare PUBLIC HEARING CLOSED**
Call for Commission 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 & Possible recommendation (or denial) to Council on, an application submitted by Rob Witt owner of parcel 404-18-181D requesting a Zoning Map Change to go from R1L District (Residential: single-family limited) and R1 (Residential: single-family) to C2 District (Commercial: General sales and services) for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.**

1. Staff Presentation

2. **Declare PUBLIC HEARING OPEN**
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)

3. **Declare PUBLIC HEARING CLOSED**
Call for Commission 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 & Possible recommendation (or denial) to Council on an application submitted by Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the south side of State Route 260, north of I 17 approximately .39 miles on parcel 403-22-019H.**

1. Staff Presentation

2. **Declare PUBLIC HEARING OPEN**
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)

3. **Declare PUBLIC HEARING CLOSED**
Call for Commission 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

There will be no Public input on the following items:

- 9. **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.
- 10. **Staff Comments**
- 11. **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: J. Chums Date/Time: 5-29-14 8:00PM

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

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.

**Minutes DRAFT
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY MAY 01, 2014
6:30 PM**

1. **Call to Order**
Chairman Davis called meeting to order at 6:35 p.m.
2. **Roll Call**
Chairman Davis, Commissioners Norton, Freeman and Hough present;
Absent: Commissioners Hisrich, Blue, and Parrish.
Also Present
Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**
Commissioner Hough 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:**
April 03, 2014 Special Session
Hough Norton
 - b. **Set Next Meeting, Date and Time:**
June 05, 2014 – Special Session

On a Motion by Hough, seconded by Norton, the Consent Agenda was unanimously approved by the Commission.

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 Input
6. **Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Ramada, Recreation area and spa, 12 Park Model Units and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.**
On a Motion by Hough seconded by Norton Commission recommends approval to Council on Use Permit 20140078, an application submitted by owners Gary & Jacque Tulin for parcels 404-13-006A, 8.35 acres & 404-13-006B, 16.22 acres for a total of 24.57 acres. The following proposed uses are for both parcels: 93 RV Spaces, 50 RV Storage spaces, office, restroom/shower/laundry in one building, laundry/utility in another building, Ramada, Recreation area and spa, 12 Park Model Units and 5 storage sheds. Use permit with no time limit. This property is located at 4500 E. State Route 260.

1. **Staff Presentation**

Jenna Owens gave a brief history overview of the property stating that the original permit was issued in 2004 with a 10 year limit. In that time period there have been no complaints filed. The proposed application includes the addition of 10 more RV storage spaces, laundry/utility building and 12 Park Models. It is the staff recommendation to approve the proposed Use Permit.

2. **Declare PUBLIC HEARING OPEN**

Call for APPLICANT'S STATEMENT

Applicant Gary Tulin thanked the commission for their consideration of the Use Permit and stated he is available to answer any questions.

Call for COMMENT FROM OTHER PERSONS (either in favor or against)
No Comments

Call for APPLICANT'S REBUTTAL (if appropriate)
No Rebuttal

3. **Declare PUBLIC HEARING CLOSED**

Call for Commission DISCUSSION (may ask questions of applicant)

Chairman Davis inquired about the specific size of the storage space needed as well as if there is an additional need for sewer systems if the permit is approved.

Applicant, Gary Tulin, explained that the storage area requested is movable and manageable, consisting of bare ground on the back side of the property, using approximately 12x50 spaces. The current sewer system is approved for 73 spaces, but the property will need power and sewer for the future laundry facility.

Call for STAFFCOMMENTS

Commissioner Hough stated he remembered the original approval of the Use Permit issued in 2004, felt that it has been a success and sees no opposition today.

Call for DISCUSSION OF MOTION

Call for QUESTION

ANNOUNCE ACTION TAKEN with Findings of Fact

7. **Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.**

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.

On a Motion by Hough, seconded by Freeman, the Commission unanimously voted to recommend to Council Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events,

Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr. Including the presented stipulations for events over 300 people must include a traffic control plan. The applicant's event chart depicting the number of events in a calendar year is also to be included in the stipulation.

1. Staff Presentation

Jenkins reviewed the staff report and referred to outline of the number of events and participants proposed by the applicant. The prior request for a helicopter landing point has been removed; the staff have reviewed the parking plan and event chart. Staff stated that an event plan be submitted to the Community Development Department for review regarding a detailed description of what precautions and actions will be followed for the specific event in order to address the following critical concerns: Event Hours, Traffic Flow, Parking, Noise, Dust Abatement, Trash Service, in the event and in the neighborhood, Sanitation, Security and Emergency Services. for events over 300 participants. Staff recommend the approval of the use permit with the stipulations listed in the staff report.

2. Declare PUBLIC HEARING OPEN

Call for APPLICANT'S STATEMENT

None

Call for COMMENT FROM OTHER PERSONS (either in favor or against)

Stuart Peterson stated that the requested ice-skating rink is new to the application and stated his concern about excessive water usage and the effect it would have on the aquifer of the area, as well as the number of events that is being requested. He stated he was happy that the helicopter landing point had been removed, but still remains concerned with the excessive usage of the roadway which is currently designed for servicing a small-residential community. Peterson stated an objection to the request for the use permit to be "in perpetuity" as the impact of the expansion of events is unknown at this time and recommends a time limit of 7-10 years with diligent consideration of road and water usage.

Reyna Stevens stated her concern for the Use Permit "in perpetuity" and requested a review process be considered. Stevens also stated she hoped there would be adequate control from the Town regarding the event planning.

Community Development Director Mike Jenkins clarified that the ice-skating rink was previously proposed in the first application and there are nuisance restrictions that must be abided by, if any of the commissions recommendations are violated the town has the ability to void the use permit. The town will attempt to assist the permit holder in regaining compliance before revoking the permit.

Chairman Davis inquired if the permit remains with the current owner or the property.

Jenkins clarified that the permit always remains with the property.

Call for APPLICANT'S REBUTTAL (if appropriate)

Bill Moore stated that if the ice-skating rink were to be considered by the owner, it would be a portable rink only in use during the holiday season. Moore stated he did not have specific information regarding the amount of water usage or a cooling system for the rink. There have not been specific plans for the rink discussed, but he is aware of other options including rinks

that do not have ice. In regards to the request for perpetuity, the proposal may seem intimidating but when considered, there is no difference from the last five years of operation other than a few large events. There are avenues to stop something if there are complaints and it is their hope that the request for perpetuity is granted.

3. Declare PUBLIC HEARING CLOSED

Call for Commission DISCUSSION (may ask questions of applicant)

Commissioner Hough stated he is very comfortable with the application and stated he feels it is ready.

Commissioner Norton requested clarification that if the conditions of the use permit are violated, due to complaints filed, the town has the ability to revoke the permit.

Jenkins stated that regardless, if there is a nuisance violation, it will be acted on, but if stipulated, the permit can be revoked. Jenkins requested to include the event numbers table on page 2 in the motion as it is an addition that was not written in.

Commissioner Freeman recommended that a specific traffic flow assistance or management plan be included with the event plans submitted.

Call for STAFFCOMMENTS

Call for MOTION

Shorty Graham from Jock Pot Ranch informed the commission that the ranch was the first entity to enact laser leveling of the land for the irrigation for water conservation and the ranch has continued to do that. The Ranch is very active in water conservation.

Call for DISCUSSION OF MOTION

Call for QUESTION

ANNOUNCE ACTION TAKEN with Findings of Fact

There will be no Public input on the following items:

8. **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.
No Information Reports given
9. **Staff Comments**
No Staff Comments
10. **Adjournment**
On a Motion by Freeman, seconded by Hough, the meeting was adjourned at 7:27 p.m.



Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: 6-05-2014 Planning & Zoning Commission

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Recommendation to Council

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins - Community Development Director

Agenda Title (be exact): Public Hearing, Discussion, and possible Recommendation (or denial) to Council on GPA 201410093 an application submitted by Rob Witt owner of parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.

List Attached Documents: Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Agency Comments, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Diminution of Value form.

Estimated Presentation Time: 15 min.

Estimated Discussion Time: 60 min.

Reviews Completed by: Michael Jenkins

Department Head: Michael Jenkins

Finance Department

Fiscal Impact: N/A

Budget Code: N/A Amount Remaining: N/A

Instructions to the Clerk: None

Exhibit B – Agenda Item Submission Form – Section II (Staff Report)

Town of Camp Verde Planning & Zoning Commission

Agenda Item Submission Form – Section II (Staff Report)

Department: Community Development

Staff Resource/Contact Person: Michael Jenkins – Community Development Director

Contact Information: (928) 554-0051

Background:

Parcel 404-18-181D is comprised of a total of 92.49 acres. This minor General Plan amendment will be for a 24.95 acre portion of the 92.49 acres and is located adjacent to Montezuma Castle Hwy. on both sides of Arena Del Loma. This amendment will be a minor amendment as the proposed portion to be amended does not fall within the criteria of a Major General Plan amendment which is:

- **Significant change to the Circulation Element such as but not limited to:**
 1. **A Change in the functional classification of existing or planned public roadways.**
 2. **The relocation or displacement of existing or planned public roadways.**
- **Proposed development uses more than 15 acre feet* of potable** water per year***.**
- **Any land use amendment contiguous to property previously amended through the minor amendment process.**
- **Contiguous to a growth area and 100 acres or greater in size**
- **Not contiguous to a growth area and 25 acres or greater in size.**
- **Text change in conflict with approved General Plan.**

***Acre-foot – 325,851 gallons, enough water to cover an acre in depth of one foot.**

****Potable water – water that is safe for human consumption and many other uses such as washing and cooking. (Per the General Plan)**

*****15 acre feet of potable water is enough for approximately 48 single family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre feet of potable water can sustain depends on the type of commercial use. (Per the General Plan)**

This proposed Minor General Plan Amendment is to go from Rural Residential 2 acre minimum to commercial.

Per a portion of the applicant's letter of intent:

"This proposed Minor General Plan Amendment will encourage economic development of land that can take advantage of its proximity to Montezuma Castle and Cliff Castle Casino. The 500,000 visitors to the Castle and 800,000 cars annually that visit the Casino have nowhere to spend money in Camp Verde and the Town does not benefit from this very large number of visitors. By amending the General Plan to allow for Commercial on this property, this will help bring revenue to the community."

The following has been completed by the applicant and staff:

- The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.

The meeting was held May 14, 2014 at the 395 S. Main St. Suite 310 from 1:00 pm to 2:00 pm, a staff member was present. There were 4 neighbors who attended the meeting.

The following is a summary of questions and answers: Neighbors were concerned about:

The commercial Development would be too close to their properties.

The views from their homes.

Having to connect to sewer.

Environmental issues.

Traffic impacts for the school.

Lighting impacts.

Sales of alcohol.

See detailed comments & answers which are included in the packet.

- 11 letters were mailed to properties within 300' of the subject parcel on May 14, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.

Agencies were notified. The responses are as follows:

Town of Camp Verde Building Official – No Comment

Town of Camp Verde Community Development Director – Research comments are provided in the staff report.

Town of Camp Verde Town Engineer – No Comments at this time.

Yavapai County Flood – This parcel is not located in a FEMA or district-regulated flood plain. Flood has no flood-related issues with the proposal.

Yavapai County Environmental Services – No comments received.

Yavapai County Planning- No objection to this proposal

Yavapai-Apache Nation- No comments received.

US Forest Service- No comments received.

Yavapai County Board of Supervisors- No comments received.

Arizona Department of Water Resources- No comments received.

Northern Arizona Council of Governments- No comments received.

Cottonwood City Council- No comments received.

Arizona Department of Commerce- No comments received

Recommended Motion: A Motion to recommend approval (or denial) to Council on Minor General Plan Amendment 20140093, an application submitted by Rob Witt owner of parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to a Commercial Land Use designation for approximately 24.95 acres located on Montezuma Castle Hwy. and Arena Del Loma per the site plan submitted.

General Plan Check List

Proof of Ownership

***Directions to Property**

Legal Description

***Letter of Intent (Narrative)**

Agency Comments

- Notification List
- Responses

Public Participation, Neighborhood meeting, completed. Date: 5-14-2014

- Copy of letter sent to neighbor's within 300'
- Posting of Property by applicant (photo)
- Affidavit attesting to notification of neighbors
- Sign in sheet
- ***Affidavit of summary of meeting**
- ***Statement of how the applicant addressed neighborhood concerns**

Letter of request to be annexed into the Camp Verde Fire District or letter from the Camp Verde Fire District stating that applicant is already in the Camp Verde Fire District.

***Maps**

- **Land Use Map**
- **Vicinity Map**

***Staff Report**

Will include summary of agency & citizen's comments, Town requirements, and applicant's narrative as it addresses requirements for application and recommended stipulations if approved (if any).

*** Resolution (for Council)**

Advertising & Posting has been completed & meet State Law Requirements.

Reviewed and approved by Town Attorney.

NOTE: * indicates that this information is included in the packet.



Land Use Application Form

Project #: 20140093

CASE: 14-13

1. Application is made for:

- | | | |
|---|------------------------------------|------------------------|
| Zoning Map Change | Use Permit | General Plan Amendment |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PUD Zoning | Variance | Sign |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Appeal | Verification of Non-Conforming Use | |
| Site Plan Compatibility Review (Commercial) | | |

Other: _____

2. Project Name: Castle Heights

Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Castle Heights LLC

Applicant Name: John Parsons o R&B W.TT

Address: 400 W Front St

Address: 400 W Front St

City: Camp Verde State: AZ Zip: 86322

City: Camp Verde State: AZ Zip: 86322

Phone: 928-250-9204

Phone: _____

E-mail: TJP@castleheights.com

E-Mail: _____

4. Property Description: Parcel Number 404-18-121D Acres: 25

Address or Location: Montezuma Castle Hwy and Avenue 21 Lane

Existing Zoning: R1-70 / R1L-70 Existing Use: Un Developed

Proposed Zoning: C-2 Proposed Use: Commercial

5. Purpose: (describe intent of this application in 1-2 sentences)

Minor Plat Amendment to allow 2.5 acre
for 400 Front St and Montezuma Castle Hwy Frontage

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: _____ Date: _____ AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 3/2/14



Directions to Property

Assessor's Parcel Number 404-18-181D

Applicants Name Castle Heights LLC

Property Address _____

Directions To Property:

Montezuma Castle Highway North to Arcata del loma

Camp Verde Planning Department

RE: General Plan amendment Castle Heights a portion of county parcel number 404-18-181D

This proposed General plan amendment will encourage economic development of land that can take advantage of its proximity to Montezuma Castle and Cliff Castle Casino. The 500,000 visitors to the castle and 800,000 cars annually that visit the casino have nowhere to spend money in Camp Verde and the Town does not benefit from this very large number of visitors. By Amending the general plan to allow for Commercial on this property this will help bring revenue to the community.

The proposal is primary in meeting the town councils desire to develop an economic base in the community.

The proposal does comply with existing state and federal law

The amendment is not required because there are no other areas of C-2 on the land map.

The proposed amendment will be a significant improvement to the general plan and designate land that would naturally be commercial as such instead of having residential land front the highway coming into the town.

The amendment will benefit the entire community. Developing commercial land gives a direct financial benefit to the town, the fire district and the school district with very little cost incurred to provide additional services.

Since there has not been a commercial property developed in the area for over 7 years there are no other developments here to compare this development to.

The community will be positively affected by altering the current land use map and increasing traffic to this location that currently drives to Montezuma's castle or Cliff Castle from the freeway and turns around and goes back without seeing our community. There will be scheduled infrastructure improvements, and increased traffic. Since the current land use is vacant undeveloped by definition developing the land is not compatible with having it undeveloped.

This proposal is compatible with the intent of the General Plan.

Minor General Plan Amendment Public Meeting Affidavit:

**By John Bassous
Tierra Verde Holdings
Owner Camp Verde Tax parcel 404-18-181D**

This meeting for the Minor Plan Amendment was held simultaneously with the Zoning Map change meeting and the notes from this meeting are exactly the same as those from the Minor Plan Amendment Meeting. I John Bassous Owner of Parcel 404-18-181D have notified my neighbors within 300' of this parcel, by sending letter on April 26, 2014 to notify them of the neighborhood meeting that I conducted on the Wednesday May 14th AT 1:00 PM at the Camp Verde Parks and Recreation Conference Room 310.

I John Bassous owner of Parcel 404-18-181D have provided a summary of the neighborhood meeting I conducted to the Planning and Zoning Department held on the 14th Day of may 2014

Statement: Five concerned neighbors came to the meeting. These neighbors where Vearl and Doti Franklin, Paul and Jan Hawk, and Terry Keller. Terry Keller Represented the Fire Department and expressed approval for the change.

Both the Franklin and the Hawks are long term residents of the area and have a number of concerns;

1. They are concerned that the commercial development would be too close to their properties.
 - a. At the meeting we pointed out the location of the commercial line and after the meeting I went to the County GIS site and used the measuring tool. The distance from the closest corner of the Franklin's parcel to the commercial property on the County GIS site measures 1,572.33 Linier Feet.
 - b. The distance from the corner of the Hawks Parcel to the commercial line was determined in the same way and is approximately 1,463.37 Linear Feet.
2. Both couples also expressed concern about the view from their homes. This was a difficult thing to address at the meeting since we could not actually look from their perspective at the property.
 - a. Since the meeting I have gone out to the property and tried to determine the impact on each home owner. The Hawks home is on the high portion of Lot 404-18-158M. The home itself is located at approximately 3340 foot elevation. From the corner of their property the hill is fairly flat for 575 feet look south east in the direction of the proposed commercial property at that point the land begins to slope away from the property and by the time you travel the 1500 linear feet from the property the elevation ranges from 3280 all the way down to 3200 at the lowest point. Because the Hawks Property is located on the south west slope of the hill change in view from the Hawks property may be negligent and likely not visible from their property.

- b. The property the Franklins live on is parcel number 404-18-106. Its base elevation is 3200 Feet. This property is at the same elevation as the lowest portion of the proposed commercial property. Due to the topography only a small portion of the property is visible from the Franklins property. The Franklins concerns about the final appearance of a development should be considered in this process. Depending upon the height of buildings located on the lower southern self of the property these buildings may be directly visible to the Franklins.
3. Both the Hawks and the Franklins expressed concern about being forced to connect to a sewer if one is constructed on this land.
 - a. This would not be something that is inside of the developers control but we would hope that property owners near a development that we work on would not be penalized due to the proximity to our projects.
4. Both the Hawks and the Franklins expressed concern about developing the property at all and want to make sure the environmental issues have been considered. They specifically are concerned that the snakes might migrate toward their properties if the land is disturbed.
 - a. This has not been an issue in any other projects we have faced but I think it is a valid issue and need to be considered. If the property is developed the existing animals that live there will be displaced and migrate to other locations. While this will not be a long term issue making sure that all residents are conscious of the issue will be important.
5. Both parties want to make sure that traffic impact on the school is considered.
 - a. Traffic impact will be an engineering consideration of the construction and at this time it is difficult to calculate the impact until users are identified, but this is an important consideration for any projects success.
6. The Hawks expressed concern for the impact of lighting on their home. They enjoy the wonderful dark nights and the view of the stars and want to make certain this is considered.
 - a. We share their love for the sky and support the lighting ordinances the town has adopted.
7. Both couples wanted to know if Alcohol would be served on the property.
 - a. We would share the concerns of the Franklins and Hawks as to Alcohol sales and leave the enforcement of these codes to the town in issuing permits to business's close to the schools.
8. A general topic of the meeting was commercial development and the need of the community to increase its income. The applicant pointed out that normally communities benefit from developing their land to the highest and best use. Taxes and sales from commercial development generally provide a great deal of the resources needed to fund Schools, Fire Protections and Local government and developing property that is one a main entrance to the town is a natural application of this process. The applicant also pointed out that the Yavapai Apache Nation has plans that are all commercial for their land and would like to trade for the forest service piece that is between their current land the this parcel. If that happens Camp Verde may be giving all of the commercial revenue producing opportunities to the nation.

- a. The Franklins and the Hawks listened to this discussion, but did not agree with the logic. They would like to see the down town developed first and only after the down town is filled will they support additional commercial development.

The meeting ended on a good note with everyone having been given the opportunity to express their concerns.

By  _____

STATE OF ARIZONA)
)ss.
COUNTY OF YAVAPAI)

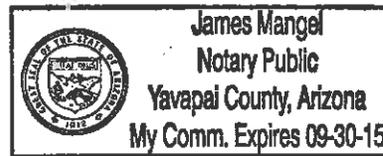
The foregoing instrument was acknowledged before me, the undersigned notary public in and for said county and state, this 20th day of May, 2014, by Robert M. Witt, Manager of VERDE INCOME PARTNERS II, LLC, an Arizona limited liability company, for and on behalf of said limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires:
9-30-15



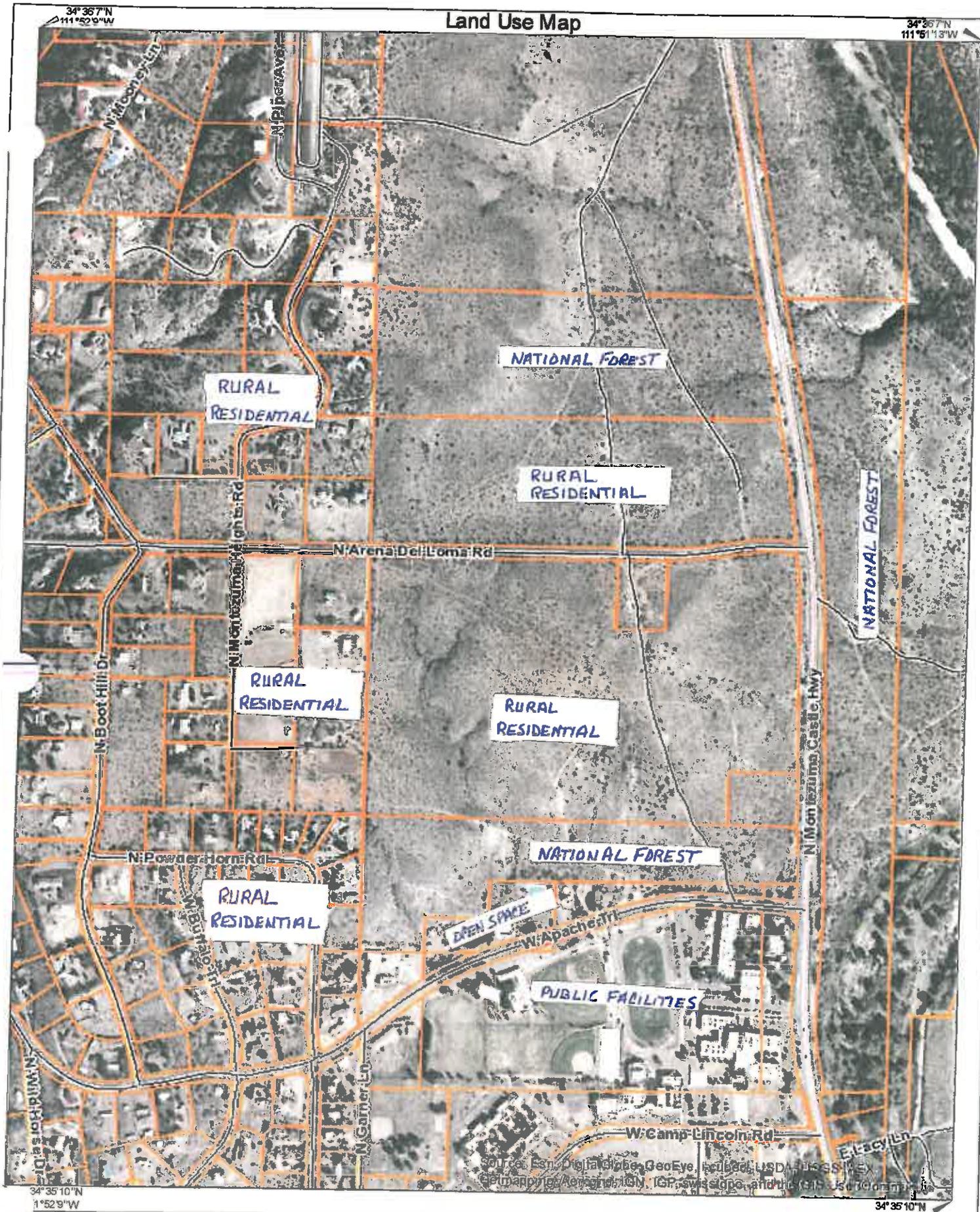
Minor General Plan
amendment

**Neighborhood Meeting
Sign in Sheet**

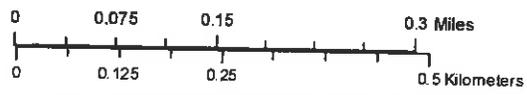
PLEASE PRINT

| Name | Address | E-Mail |
|----------------|-------------------------------------|-------------------------------|
| JOHN BASSOVS | PO BOX 2898 Camp Verde, Az 86322 | tvbuilders@q.com |
| Vearl Franklin | Box 415 Camp Verde | |
| Paul Hawk | 1963 MONTEZUMA HTS | |
| Janice Hawk | 1963 Montezuma Heights | |
| Terry Keller | 26B Salt Mine Rd | tkeller@campverde fire.org |
| | | |
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| | | |

Land Use Map



Disclaimer:
 Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

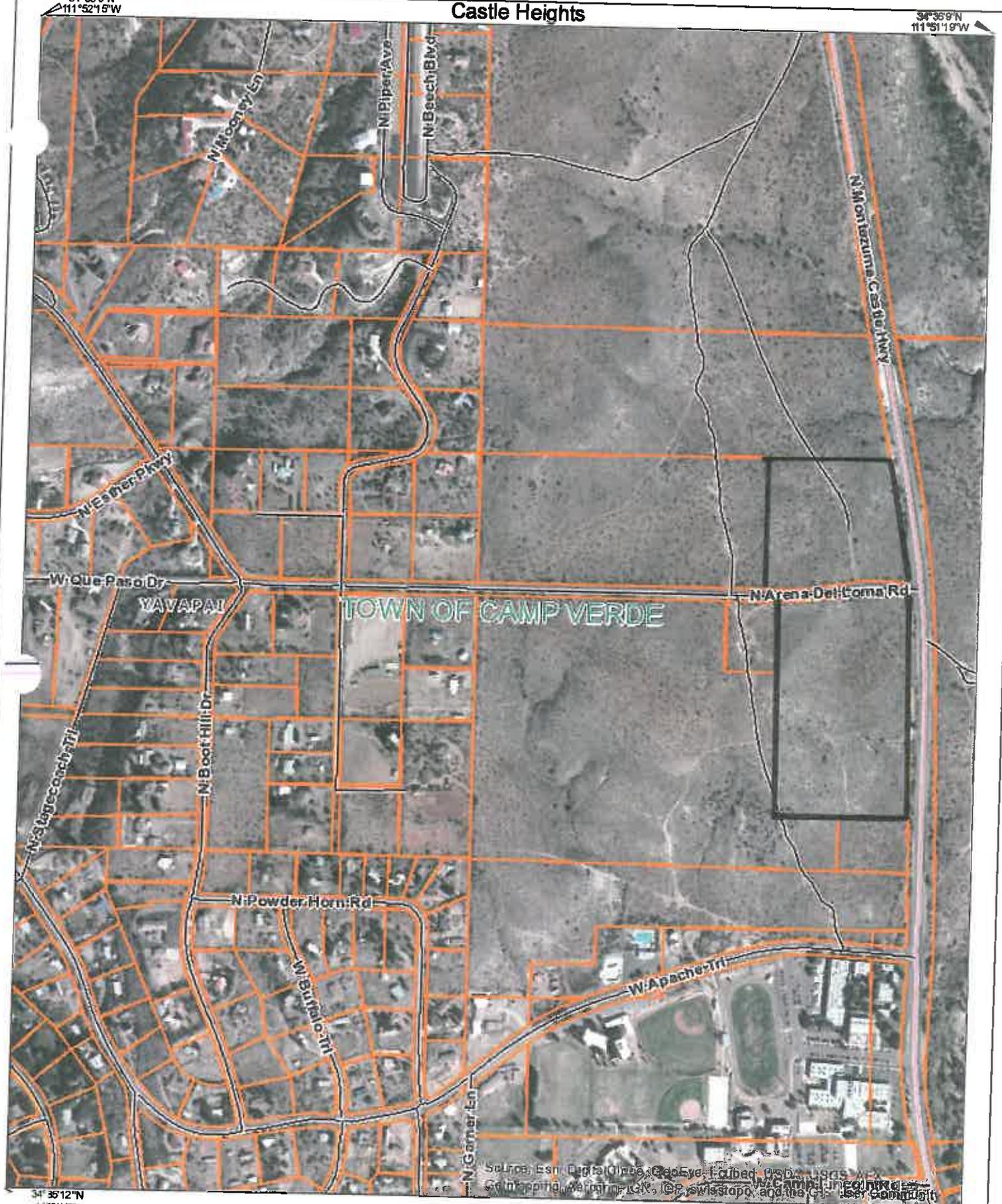


Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 3/15/2014

Castle Heights

34°36'9"N
111°51'19"W

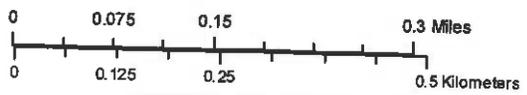


34°35'12"N
111°52'15"W

34°35'12"N
111°51'19"W



Disclaimer:
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Map Created 5/19/2014



Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: 06-05-2014 Planning & Zoning Commission

- Consent Agenda Decision Agenda Executive Session Requested
 Presentation Only Recommendation to Council

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins - Community Development Director

Agenda Title (be exact): Public Hearing, Discussion and possible Recommendation (or denial) to Council on ZMC 20140094 an application submitted by Rob Witt owner of parcel 404-18-181D requesting a Zoning Map Change to go from R1L-70 (Residential: Single-Family Limited) and R1-70 (Residential: Single-Family) to C2 (Commercial: General Sales and Services) for approximately 24.95 acres located on Montezuma Castle Hwy. and Arena Del Loma.

List Attached Documents: Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Agency Comments, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Diminution of Value form.

Estimated Presentation Time: 10 min.

Estimated Discussion Time: 20 min.

Reviews Completed by: Michael Jenkins

Department Head: Michael Jenkins

Exhibit B – Agenda Item Submission Form – Section II (Staff Report)

Meeting Date: 06-05-2014 Planning & Zoning Commission

Agenda Item Submission Form – Section II (Staff Report)

Department: Community Development

Staff Resource/Contact Person: Michael Jenkins – Community Development Director

Contact Information: (928) 554-0051

Background:

Parcel 404-18-181D is comprised of a total of 92.49 acres. The Zoning Map Change will be for a 24.95 acre portion of the 92.49 acres and is located adjacent to Montezuma Castle Hwy. on both sides of Arena Del Loma.

This proposed Zoning Map Change is to go from R1L-70 (Residential: Single-Family Limited) and R1-70 (Residential: Single Family) to C2 District (Commercial: General Sales and Services)

In the applicant's submitted letter of intent, the remaining 67.54 acres are not addressed as far as any proposed future development.

If the remaining 67.54 acres are intended to remain under their current zoning designations as R1L-70 (Residential: Single Family Limited) and R1-70 (Residential: Single Family) the issue of land use compatibility must be addressed as follows:

- **Per the Planning & Zoning Ordinance Part Two (Zoning Classifications), Section 203 (Use Districts), Item G (C2 District: General Sales & Services) the purpose of the C2 District is as follows:
"The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the district and surrounding vicinity."**
- **The residential uses allowed within the C2 District are single family residences and group or cluster dwelling units having separate individual ownership.**

Conclusion: It can be seen that the intent of the C2 Zoning District is to include only those businesses that are compatible with interior and exterior district residential uses. It is then concluded that if the requested zone change is approved, the Planning & Zoning Ordinance accepts the permitted uses in the C2 Zoning District which are compatible with residential uses and should be allowed.

Per a portion of the applicant's letter of intent:

"This proposed Zoning Map Change will encourage economic development of land that can take advantage of its proximity to Montezuma Castle and Cliff Castle Casino. The 500,000 visitors to the Castle and 800,000 cars annually that visit the Casino have nowhere to spend money in Camp Verde and the Town does not benefit from this very large number of visitors. By changing this zoning to commercial we will allow commercial amenities to develop on one of the three accesses to the community. There is no residential land between this piece and the commercial land owned by the Yavapai-Apache Nation and I-17 so the impact of this development will be minimal on residential property but provide a maximum impact for revenue generation to

the Town due to the current traffic count at the Casino and the access to the freeway. Changing the zoning to allow for Commercial on this property will help bring revenue to the community.”

The following has been completed by the applicant and staff:

- The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.

The meeting was held May 14, 2014 at 395 S. Main St. Suite 310 from 1:00 pm to 2:00 pm., a staff member was present. There were 4 neighbors who attended the meeting.

The following is a summary of questions and answers: Neighbors were concerned about:

The commercial Development would be too close to their properties.

The views from their homes.

Having to connect to sewer.

Environmental issues.

Traffic impacts for the school.

Lighting impacts.

Sales of alcohol.

See detailed comments & answers which are included in the packet.

- 11 letters were mailed to properties within 300' of the subject parcel on May 14, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.

Agencies were notified. The responses are as follows:

Town of Camp Verde Building Official – No comments.

Town of Camp Verde Community Development Director – Research comments are provided in the staff report.

Town of Camp Verde Town Engineer – No Comments at this time.

Yavapai County Flood – No issues or comments on the proposed Zoning Map Change.

Yavapai County Environmental Services – No comments or concern with this proposed Zoning Map Change.

Recommended Motion: A Motion to recommend approval (or denial) to Council on Zoning Map Change 20140094, an application submitted by Rob Witt owner of parcel 404-18-181D requesting a Zoning Map Change to go from R1L-70 (Residential: Single-Family Limited) and R1-70 (Residential: Single-Family) to C2 (Commercial: General Sales and Services) for a 24.95 acres portion of the total 92.49 acres of parcel 404-18-181D. The location of the 24.95 acres is located on Montezuma Castle Hwy. and Arena Del Loma as shown on the submitted site plan.

Zoning Map Change Check List

Pre-Application Conference with staff and the Acting Community Development Director

***Staff Report**

Will include summary of agency & citizen's comments, Town requirements, and applicant's narrative as it addresses requirements for application and recommended stipulations if approved (if any).

***Ordinance (for Council Hears Planning & Zoning)**

Agency Comments

- Notification List
- Responses

Letter of request to be annexed into the Camp Verde Fire District or letter from the Camp Verde Fire District stating that applicant is already in the Camp Verde Fire District.

*** Application including:**

1. ***Directions to Property**
2. ***Letter of Intent (Narrative)**
3. ***Consent or Approval letter from property owner (if applicable)**
4. ***Public Participation, Neighborhood meeting, completed. Date: 5-14-2014**
 - ***Affidavit of summary of meeting**
 - ***Statement of how the applicant addressed neighborhood concerns.**
 - Copy of letter sent to neighbor's within 300'
 - Posting of Property by applicant (photo)
 - Affidavit attesting to notification of neighbors
 - Sign in sheet

***Site Plan**

***Land Use Map**

***Vicinity Map**

***Adjacent land use**

Ordinance (for Council)

Reviewed and approved by Town Attorney.

Legal Description

Advertising & Posting has been completed & meet State Law Requirements

NOTE: *Indicates included in packet



Land Use Application Form

Project #: 20140094
CASE: 14-14

1. Application is made for:

- | | | |
|---|------------------------------------|------------------------|
| Zoning Map Change | Use Permit | General Plan Amendment |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PUD Zoning | Variance | Sign |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Appeal | Verification of Non-Conforming Use | |
| Site Plan Compatibility Review (Commercial) | | |
| Other: _____ | | |

2. Project Name: Castle Heights
Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Castle Heights LLC

Applicant Name: John Gascous & Rob W. TT

Address: _____

Address: 400 W. Main St 202-1000

City: _____ State: _____ Zip: _____

City: Camp Verde State: AZ Zip: 86302

Phone: 360 840 4

Phone: _____

E-mail: TVBuilder@aol.com

E-Mail: _____

4. Property Description: Parcel Number 404-12-1810 Acres: 2.5

Address or Location: _____

Existing Zoning: R1-70/R1-10 Existing Use: Undeveloped

Proposed Zoning: C-2 Proposed Use: Commercial

5. Purpose: (describe intent of this application in 1-2 sentences)

Attract a Commercial Developer to develop uses that will attract current visitors to the castle and the area

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: _____ Date: _____ AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 3/12/14



Directions to Property

Assessor's Parcel Number 404-18-181D

Applicants Name Castle Heights LLC

Property Address _____

Directions To Property:

Montezuma Castle Highway North to Arcata del Tomo

Camp Verde Planning Department

RE: Zoning Map Change for Castle Heights a portion of county parcel number 404-18-181D

This proposed zoning map change will encourage economic development of land that can take advantage of its proximity to Montezuma Castle and Cliff Castle Casino. The 500,000 visitors to the castle and 800,000 cars annually that visit the casino have nowhere to spend money in Camp Verde and the Town does not benefit from this very large number of visitors. By changing this zoning to commercial we will allow commercial amenities to develop on one of the tree accesses to the community. There is no residential land between this piece and the commercial land owned by the Yavapai Apache Nation and I-17 so the impact of this development will be minimal on residential property but provide a maximum impact for revenue generation to the town due to the current traffic count at the casino and the access to the freeway. Changing the zoning to allow for Commercial on this property will help bring revenue to the community.

This parcel is highway frontage and should not impact land that is undeveloped and further from the highway. Any impacts on this property will only impact the current property owners because this land shares common ownership with the subject land. The largest change to the physical characteristics of the land will be having buildings on them. As they are developed jobs will be created and camp verde citizens will have ways to provide for their family.

Traffic will increase on Montezuma Castle highway up to the parcel as it is developed. The road may need to be widened depending upon the types of business that choose to locate here.

Only Power is available to this parcel at this time. Sewer and water will need to be developed.

The future impact of a zoning change to this parcel will be positive cash flow to all districts as the land valuation is increased. A change to the zoning does not require increase in services for the parcel. At the point that the land is developed there will be a requirement for additional services. Commercial property historically pays a higher prorated share of the cost for all services including fire, police, water sanitation roadways and schools. While parks are not specifically supported by commercial development the sales tax generated by business can be used to build parks and support community projects.

Successful amendment to town General plan is required as part of this proposal.

The largest public benefit will be the potential for the town to have commercial development close the Montezuma Castle and Cliff Castle casino that can bring revenue into the town from people who are already coming here but do not currently do anything other than gamble or visit the castle.

Zoning Map Change Public Meeting Affidavit:

**By John Bassous
Tierra Verde Holdings
Owner Camp Verde Tax parcel 404-18-181D**

This meeting for the Zoning Map change was held simultaneously with the Minor Plan Amendment meeting and the notes from this meeting are exactly the same as those from the Minor Plan Amendment Meeting. I John Bassous Owner of Parcel 404-18-181D have notified my neighbors within 300' of this parcel, by sending letter on April 26, 2014 to notify them of the neighborhood meeting that I conducted on the Wednesday May 14th AT 1:00 PM at the Camp Verde Parks and Recreation Conference Room 310.

I John Bassous owner of Parcel 404-18-181D have provided a summary of the neighborhood meeting I conducted to the Planning and Zoning Department held on the 14th Day of may 2014

Statement: Five concerned neighbors came to the meeting. These neighbors where Vearl and Doti Franklin, Paul and Jan Hawk, and Terry Keller. Terry Keller Represented the Fire Department and expressed approval for the change.

Both the Franklin and the Hawks are long term residents of the area and have a number of concerns;

1. They are concerned that the commercial development would be too close to their properties.
 - a. At the meeting we pointed out the location of the commercial line and after the meeting I went to the County GIS site and used the measuring tool. The distance from the closest corner of the Franklin's parcel to the commercial property on the County GIS site measures 1,572.33 Linier Feet.
 - b. The distance from the corner of the Hawks Parcel to the commercial line was determined in the same way and is approximately 1,463.37 Linear Feet.
2. Both couples also expressed concern about the view from their homes. This was a difficult thing to address at the meeting since we could not actually look from their perspective at the property.
 - a. Since the meeting I have gone out to the property and tried to determine the impact on each home owner. The Hawks home is on the high portion of Lot 404-18-158M. The home itself is located at approximately 3340 foot elevation. From the corner of their property the hill is fairly flat for 575 feet look south east in the direction of the proposed commercial property at that point the land begins to slope away from the property and by the time you travel the 1500 linear feet from the property the elevation ranges from 3280 all the way down to 3200 at the lowest point. Because the Hawks Property is located on the south west slope of the hill change in view from the Hawks property may be negligent and likely not visible from their property.

- b. The property the Franklin's live on is parcel number 404-18-106. Its base elevation is 3200 Feet. This property is at the same elevation as the lowest portion of the proposed commercial property. Due to the topography only a small portion of the property is visible from the Franklins property. The Franklins concerns about the final appearance of a development should be considered in this process. Depending upon the height of buildings located on the lower southern self of the property these buildings may be directly visible to the Franklins.
3. Both the Hawks and the Franklins expressed concern about being forced to connect to a sewer if one is constructed on this land.
 - a. This would not be something that is inside of the developers control but we would hope that property owners near a development that we work on would not be penalized due to the proximity to our projects.
4. Both the Hawks and the Franklins expressed concern about developing the property at all and want to make sure the environmental issues have been considered. They specifically are concerned that the snakes might migrate toward their properties if the land is disturbed.
 - a. This has not been an issue in any other projects we have faced but I think it is a valid issue and need to be considered. If the property is developed the existing animals that live there will be displaced and migrate to other locations. While this will not be a long term issue making sure that all residents are conscious of the issue will be important.
5. Both parties want to make sure that traffic impact on the school is considered.
 - a. Traffic impact will be an engineering consideration of the construction and at this time it is difficult to calculate the impact until users are identified, but this is an important consideration for any projects success.
6. The Hawks expressed concern for the impact of lighting on their home. They enjoy the wonderful dark nights and the view of the stars and want to make certain this is considered.
 - a. We share their love for the sky and support the lighting ordinances the town has adopted.
7. Both couples wanted to know if Alcohol would be served on the property.
 - a. We would share the concerns of the Franklins and Hawks as to Alcohol sales and leave the enforcement of these codes to the town in issuing permits to business's close to the schools.
8. A general topic of the meeting was commercial development and the need of the community to increase its income. The applicant pointed out that normally communities benefit from developing their land to the highest and best use. Taxes and sales from commercial development generally provide a great deal of the resources needed to fund Schools, Fire Protections and Local government and developing property that is one a main entrance to the town is a natural application of this process. The applicant also pointed out that the Yavapai Apache Nation has plans that are all commercial for their land and would like to trade for the forest service piece that is between their current land the this parcel. If that happens Camp Verde may be giving all of the commercial revenue producing opportunities to the nation.

- a. The Franklins and the Hawks listened to this discussion, but did not agree with the logic. They would like to see the down town developed first and only after the down town is filled will they support additional commercial development.

The meeting ended on a good note with everyone having been given the opportunity to express their concerns.

By  _____

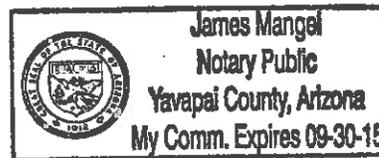
STATE OF ARIZONA)
)ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me, the undersigned notary public in and for said county and state, this 20th day of May, 2014, by Robert M. Witt, Manager of VERDE INCOME PARTNERS II, LLC, an Arizona limited liability company, for and on behalf of said limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:
9-30-15

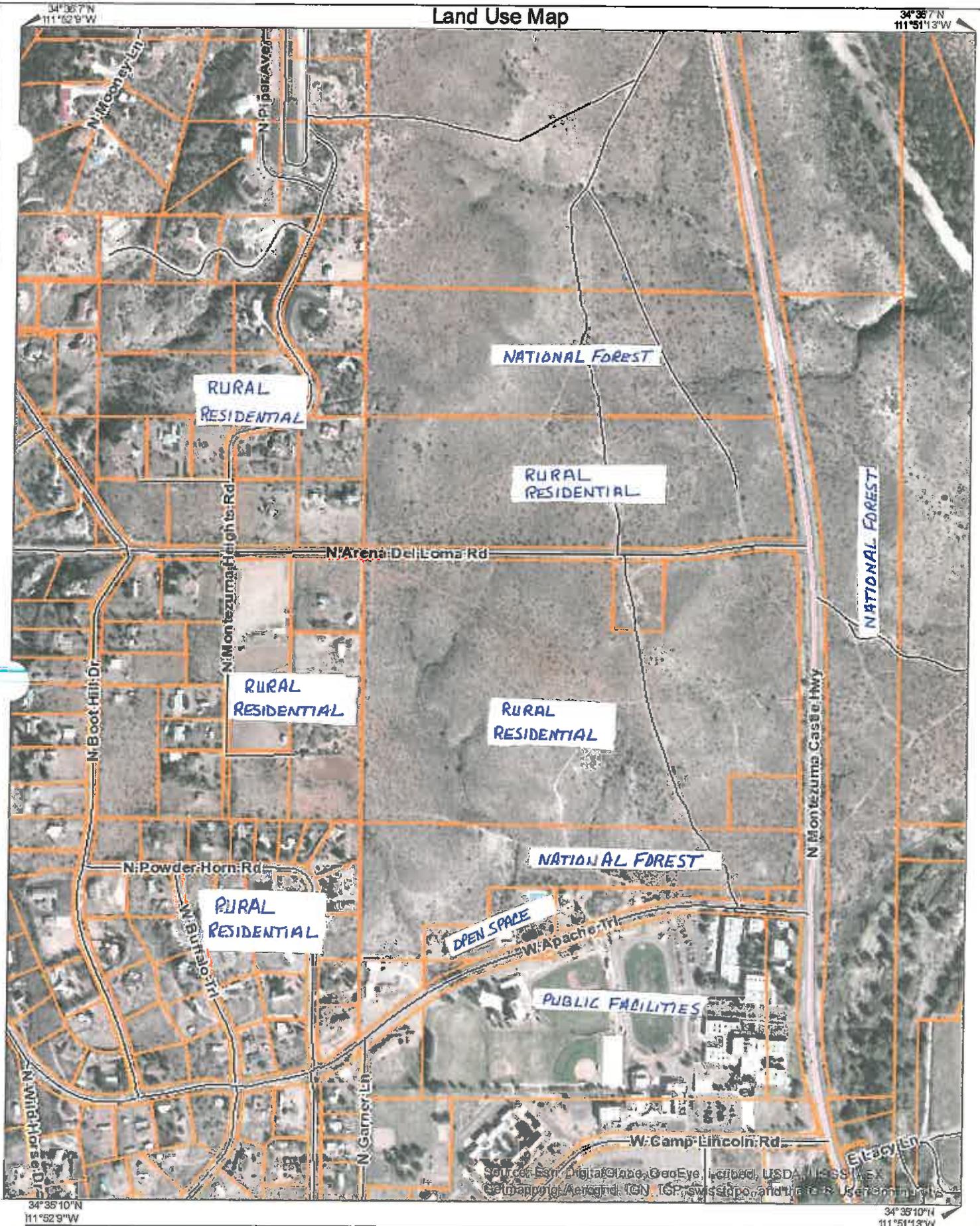


**Neighborhood Meeting
Sign in Sheet**

PLEASE PRINT

| Name | Address | E-Mail |
|----------------|-------------------------------------|-------------------------------|
| John BASSOUS | PO BOX 2898 Camp Verde, Az 86322 | tvbuilders@aol.com |
| Vearl Franklin | PO BOX 2115 Camp Verde | |
| PAUL HAWK | 1963 MONTEZUMA HTS | |
| Janice Hawk | 1963 Montezuma Heights | |
| Terry Keller | 26B S. 1st Mine Rd | tkeller@campverde fire.org |
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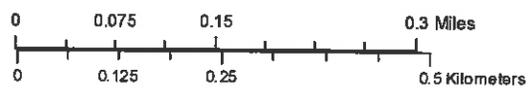
Land Use Map



Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USDA FWS, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and others. User contributions.



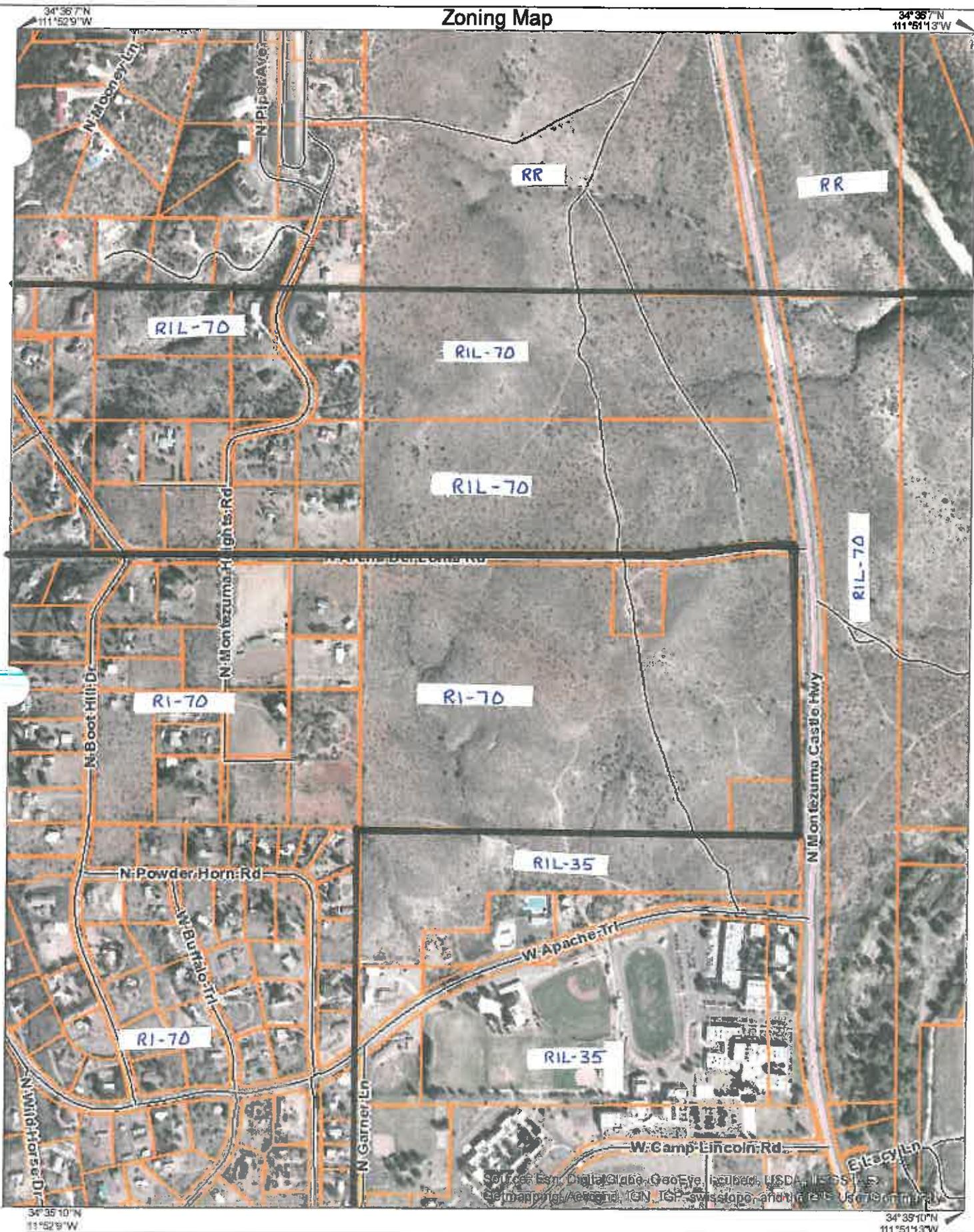
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Map Created 3/15/2014

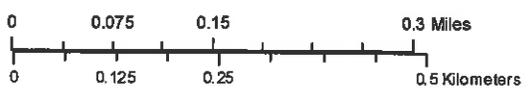
Zoning Map



Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USGS, AeroMap, GeoEye, IGN, JGP, swisstopo, and others. User Generated.



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Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.



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Map Created 3/18/2014



Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: June 05, 2014 Planning & Zoning Commission

- Consent Agenda Decision Agenda
 Presentation Only Recommendation to Council

Requesting Department: Community Development

Staff Resource/Contact Person: Michael F. Jenkins – Community Development Director

Agenda Title (be exact): Public Hearing, Discussion and Possible Recommendation to Council for Zoning Map Change 201400130, an application submitted by Mr. Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the west side of State Route 260, north of I 17 approximately .39 miles on parcel 403-22-019H. (This property will not have an address assigned to it until a building permits application has been submitted)

List Attached Documents: Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Site Plan, Vicinity Map, Land Use Map and Zoning Map of Adjacent properties.

Estimated Presentation Time: 15 min.

Estimated Discussion Time: 30 min.

Reviews Completed by:

- Department Head: Michael Jenkins Town Attorney Comments:

Exhibit B - Agenda Item Submission Form - Section II (Staff Report)

Town of Camp Verde Planning & Zoning Commission

Agenda Item Submission Form - Section II (Staff Report)

Department: Community Development

Staff Resource/Contact Person: Michael Jenkins - Community Development Director

Contact Information: Mike Jenkins 554-0051

Background: The subject property currently is undeveloped. Staff research has produced the following items of consideration as taken from the current General Plan and the Planning & Zoning Ordinance:

- The Town of Camp Verde General Plan Land Use map indicated the subject parcel as being within the Commercial Land Use designation. This zoning amendment request conforms to the current General Plan.
- Parcel 403-21-015G adjacent to the subject parcel 403-22-019H on the North side of Wilshire Rd. is zoned as C3. Parcels 403-22-019B, 403-21-015J and 403-21-015H on the opposite east side of State Route 260 are zoned C3.
- Per Part One, Section 103 (Definition of Terms) spot zoning is defined as follows:
"Rezoning a lot or parcel of land to benefit the owner for a use that is incompatible with surrounding uses and does not conform to the adopted General Plan."
As shown above, this Zoning Amendment, if approved, would not qualify as "Spot Zoning."

The following has been completed by the applicant and staff:

- 5 letters were mailed to properties within 300' of the subject parcel on May 14, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.
The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments. In addition the property was posted with the meeting information.
The meeting was held May 14, 2014 at the 395 S. Main St. Suite 310 from 2:00 pm to 3:00 pm., a staff member was present. There was one (2) neighbor who attended the meeting. Both citizens expressed support for the project.

Recommended Motion: A Motion to approve (or Deny) Ordinance 2014 A 396 for Zoning Map Change 201400130 an application submitted by Mr. Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the west side of State Route 260, north of I 17 approximately .39 miles on parcel 403-22-019H.

Zoning Map Change Check List

Pre-Application Conference with staff and the Acting Community Development Director

***Staff Report**

Will include summary of agency & citizen's comments, Town requirements, and applicant's narrative as it addresses requirements for application and recommended stipulations if approved (if any).

***Ordinance (for Council Hears Planning & Zoning)**

Agency Comments

- Notification List
- Responses

Letter of request to be annexed into the Camp Verde Fire District or letter from the Camp Verde Fire District stating that applicant is already in the Camp Verde Fire District.

*** Application including:**

- 1. *Directions to Property**
- 2. *Letter of Intent (Narrative)**
- 3. *Consent or Approval letter from property owner (if applicable)**
- 4. *Public Participation, Neighborhood meeting, completed. Date: 5-14-2014**
 - *Affidavit of summary of meeting
 - *Statement of how the applicant addressed neighborhood concerns.
 - Copy of letter sent to neighbor's within 300'
 - Posting of Property by applicant (photo)
 - Affidavit attesting to notification of neighbors
 - Sign in sheet

***Site Plan**

***Land Use Map**

***Vicinity Map**

***Adjacent land use**

Ordinance (for Council)

Reviewed and approved by Town Attorney.

Legal Description

Advertising & Posting has been completed & meet State Law Requirements

NOTE: *Indicates included in packet



Land Use Application Form

Project #: 20140130

CASE: 14-15

1. Application is made for:

- | | | |
|---|------------------------------------|------------------------|
| Zoning Map Change | Use Permit | General Plan Amendment |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PUD Zoning | Variance | Sign |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Appeal | Verification of Non-Conforming Use | |
| Site Plan Compatibility Review (Commercial) | | |

Other: _____

2. Project Name: Vinces Auto Body

Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Republic Company

Applicant Name: Rob Witt

Address: _____

Address: 465 W Hereford Dr

City: _____ State: _____ Zip: _____

City: Camp Verde State: Az Zip: 86302

Phone: 928-202-1000

Phone: _____

E-mail: rob.witt@ERA.COM

E-Mail: _____

4. Property Description: Parcel Number 403-22-019 H Acres: 4.13

Address or Location: _____

Existing Zoning: C-2-4 Existing Use: _____

Proposed Zoning: C-3 Proposed Use: _____

5. Purpose: (describe intent of this application in 1-2 sentences)

Build Center for Vinces Auto body

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: _____ Date: _____ AND

SEE ATTACHED Designation of agent

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 4/3/14

DIRECTIONS TO PROPERTY

Assessor's Parcel Number: 403-22-019H

Applicant's Name: I-17/Cottonwood Properties, L.L.C.

Property Address: No Physical Address

Directions To Property:

Property is located off of the Interstate-17/Camp Verde Interchange. It is on the west side of State Route 260, north of the Chevron gas station and Wendy's hamburgers.

Wilshire Road is on the northern boundary of the parcel.

N. Moonrise Drive is located along the western boundary of the parcel.

State Route 260 is along the eastern boundary of the parcel.

West Pueblo Ridge Road is approximately 350 feet south of the southern boundary of the parcel.



**Real Estate
Professionals**
"Always There For You"

Jenna Owens
Camp Verde Community Development Department
Camp Verde AZ 86322

RE: Letter of Intent Zoning map change 409-22-019H

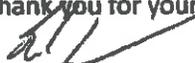
Dear Jenna,

It is the intention of the owner of the above referenced property to sell the property to Jim and Dawn Bachler owners of Vince's Auto body to construct a new Collision Center in Camp Verde. The location of the property will provide Vince's with outstanding exposure to the driving public which will benefit both the town and the collision center. The location will bring awareness to literally all the residents of the Verde Valley as to the presence of Vince's Auto body in Camp Verde. This raises the possibility that residents of other communities may choose to have work done on their vehicles in Camp Verde which will help our tax base.

The parcel is located in the Growth area of the 2005 General plan and does not require a General plan amendment. It is contiguous to Parcel 403-21-015G which is currently designed C-3 zoning and Across the street from 403-21-015J which also carries the C-3 Designation. In addition there is no property with a residential designation attached to this parcel.

Access is ideal with turn in lanes at both Wilshire and Pueblo Ridge. Utilities are available. The success of this Zoning map change will serve to allow Vince's Auto Body to begin the design and ultimately build his facility in this location.

Thank you for your consideration.


Rob Witt

Agent for Owners



TOWN OF CAMP VERDE
 Community Development Department
 473 S. Main Street, Suite 108
 Camp Verde, AZ 86322
 (928) 554-0050 • Fax (928) 567-7401
 Website: www.campverde.az.gov

APR 2 10 4 11 08

*Designation of Agent
 Property Development*

Parcel Number: 403-22-019H Date: 4-1-14

Owner: I-17 Cottonwood Properties LLC

Address: P O Box 87420 Phoenix AZ 85080-7420

Phone: (602) 494 0202 E-mail: stuckeyjc@aol.com
cc: bwagner@repros.com

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Robert Witt
 _____, whose address is: 325 W Girley St #102 Prescott AZ 86301

as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to October 31, 2014, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

[Signature]
 _____, Owners (s)

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change _____ for parcel 403-22-019H. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 1st day of April, 2014.

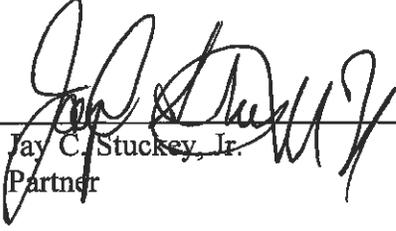
OWNER:

I-17/COTTONWOOD PROPERTIES, LLC
An Arizona limited liability company

BY: BLACK CANYON/CAMP VERDE INTERCHANGE
LIMITED PARTNERSHIP,
an Arizona limited partnership
As the Sole Member of I-17/Cottonwood Properties, LLC

BY: M.R.S. INVESTMENT COMPANY, L.L.P.
An Arizona limited liability partnership
As General Partner of Black Canyon/Camp Verde
Interchange Limited Partnership

BY: _____


Jay C. Stuckey, Jr.
Partner

Zoning Map Change Public Meeting Affidavit:

**By Robert Witt
Agent for Owner
Owner Camp Verde Tax parcel 403-22-019H**

This meeting for the Zoning Map change was held on May 14th at 2:00 PM. I Robert Witt agent for the Owner of Parcel 403-22-019H have notified the neighbors within 300' of this parcel, by sending letter on April 26, 2014 to notify them of the neighborhood meeting that I conducted on the Wednesday May 14th AT 2:00 PM at the Camp Verde Parks and Recreation Conference Room 310.

I Robert Witt Agent for owner of Parcel 403-22-019H have provided a summary of the neighborhood meeting I conducted to the Planning and Zoning Department held on the 14th Day of May 2014

Statement: Two concerned citizens came to the meeting. Andy Groseta and Jim Bachler attended and expressed support for the project. Jim would like to build on the property if the zoning is changed and Andy would love to see someone build on the property which he feels will help the value of his property as long as the project is done in good taste.

The meeting was very short and we all sang Kum By Ya at the end. Just kidding!

By 

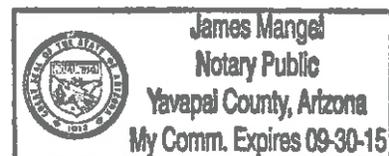
STATE OF ARIZONA)
)ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me, the undersigned notary public in and for said county and state, this 20th day of May, 2014, by Robert M. Witt, Manager of VERDE INCOME PARTNERS II, LLC, an Arizona limited liability company, for and on behalf of said limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:
9-30-15



Affidavit

I _____ owner of parcel _____ have notified my neighbors within 300' of my residence, by sending letters on _____ to notify them of the neighborhood meeting that I conducted on the _____ day of _____ 20____.

I posted my property with meeting date and time on the _____ day of _____ 20____.

I _____ owner of parcel _____ have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the _____ day of _____ 20____.

Summary
Statement: _____

SEE Typed Copy

If Summary statement is too long, attach a copy.

State of Arizona }

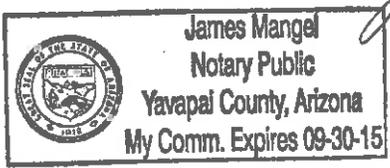
County of Yavapai }

[Signature]
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 20th day of MAY 2014.

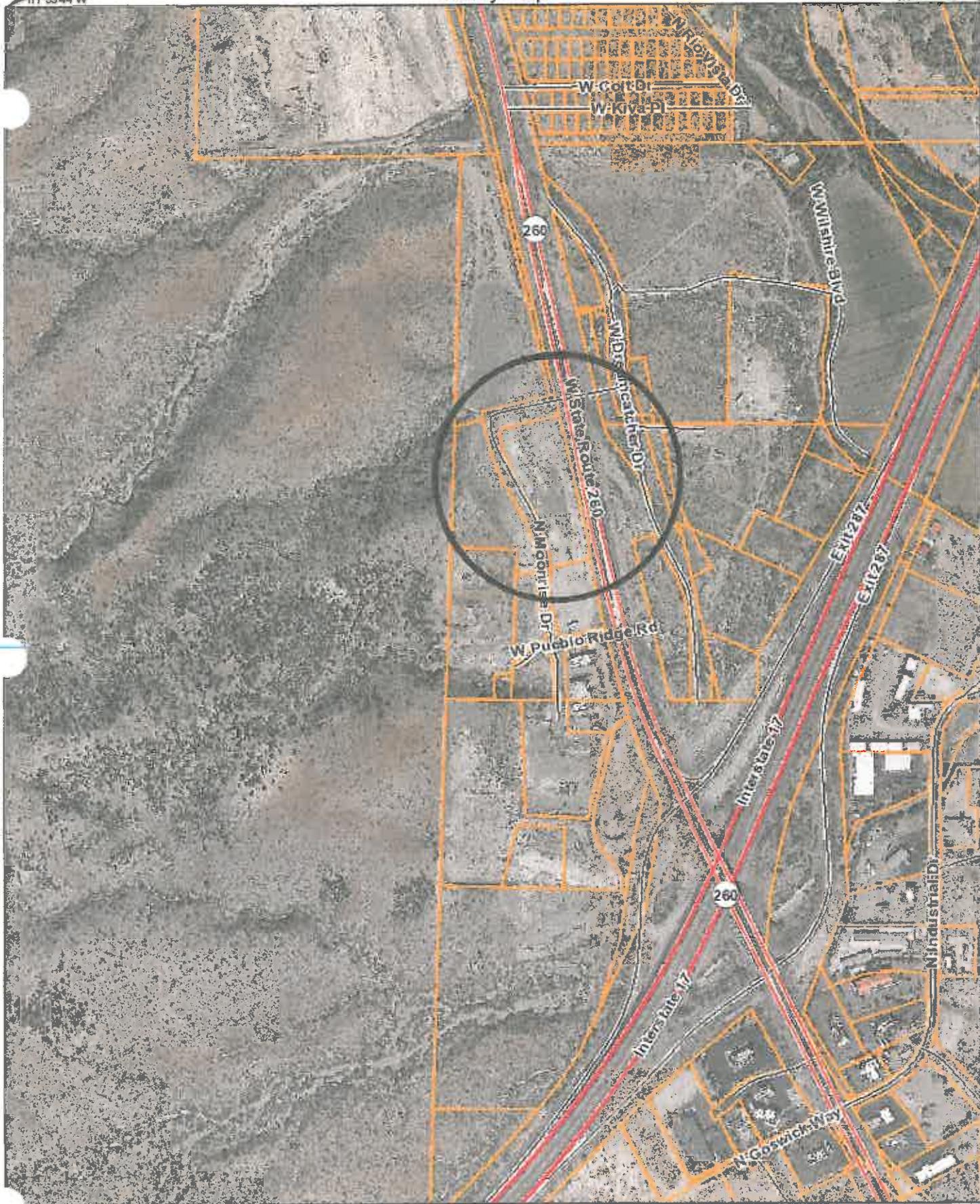
James Mangel
Signature of Notary



Vicinity Map

34°35'22"N
111°53'44"W

34°35'22"N
111°52'48"W

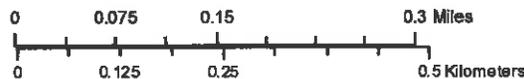


34°34'25"N
111°53'44"W

34°34'25"N
111°52'48"W



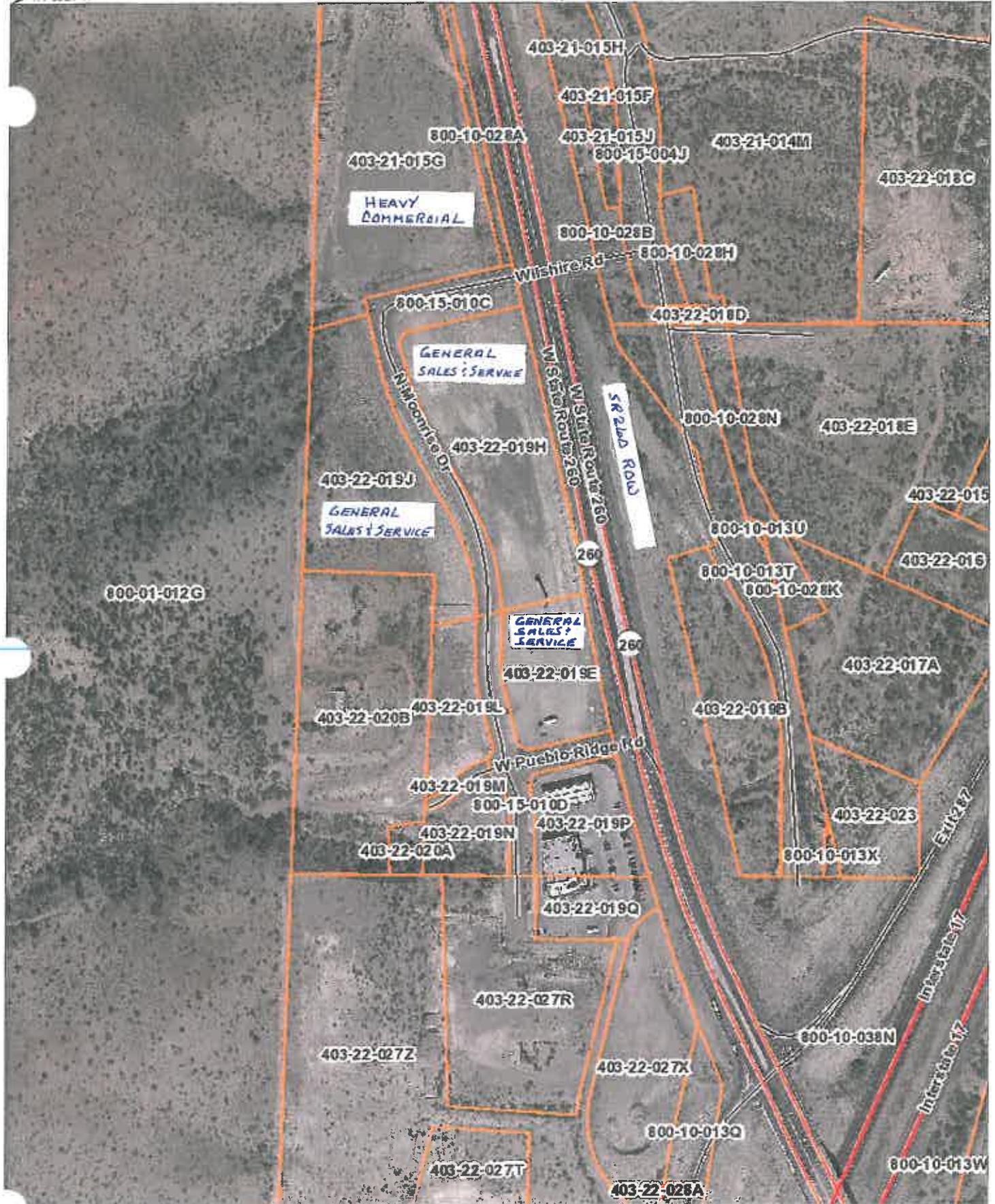
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Land Use Map

34°35'10"N
111°52'27"W

34°35'10"N
111°52'59"W

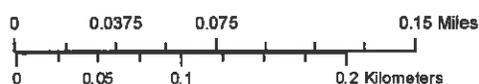


34°34'41"N
111°52'27"W

34°34'41"N
111°52'59"W



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Zoning Map

34°35'10"N
111°53'27"W

34°35'10"N
111°52'59"W

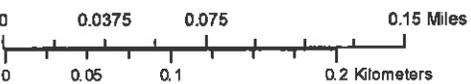


34°34'41"N
111°53'27"W

34°34'41"N
111°52'59"W



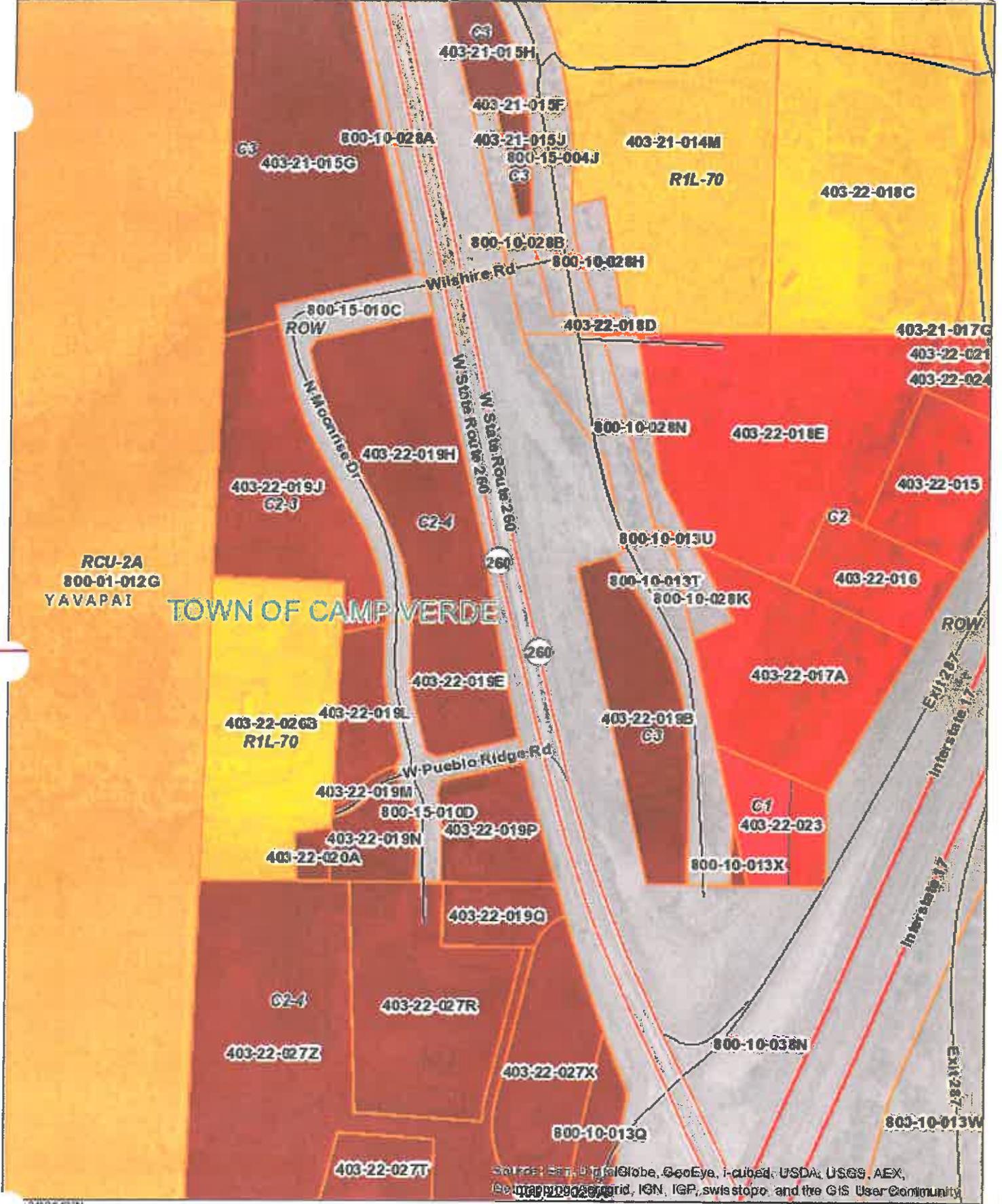
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Adjacent Property Zoning Classifications

34°35'10"N
111°53'24"W

34°35'10"N
111°52'56"W



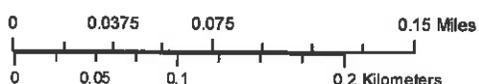
34°34'42"N
111°53'24"W

34°34'42"N
111°52'56"W

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Baidu, Bing, IGN, IGP, swisstopo, and the GIS User Community



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Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 5/12/2014