

**Support your local merchants.**



**AGENDA WORK SESSION – GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, FEBRUARY 27, 2014 at 6:00 P.M.**

**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, a majority of Council members may be present at these meetings. It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc. please contact Community Development Director Mike Jenkins at 928-554-0051 or visit our website at [www.campverde.az.gov](http://www.campverde.az.gov).

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:**  
**February 06, 2014 - Special Session**  
**February 13, 2014 – General Plan Work Session**
5. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
6. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Pecan Lane” Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
7. **Finnie Flat is the next Character Area to discuss.**
8. **Adjournment**

**Next Sub-Committee meeting  
March 05, 2014**

**Next General Plan Work Session  
March 13, 2014**

Posted by:

*J. Owens*

Date/Time:

*2-24-14 4:00PM*

**Note:** Pursuant to A.R.S. §38-431.03.A.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**

**THE PLANNING AND ZONING COMMISSION  
GENERAL PLAN UPDATE  
TOWN OF CAMP VERDE 473 S. MAIN STREET  
CAMP VERDE, AZ. 86322  
COUNCIL CHAMBERS SUITE 106  
THURSDAY FEBRUARY 13, 2014**

**6:00 PM**

*Minutes are a summary of the actions taken. They are not verbatim.  
Public Input is placed after Commission motions to facilitate future research.  
Public Input, where appropriate, is heard prior to the motion.*

**1. Call to Order at 6:00pm**

The meeting was called to order at 6:00pm by Chairperson Davis.

**2. Roll Call**

Chairperson Davis, Commissioners Blue, Parrish, Hough, Hisrich, and Norton. With Commissioner Freeman coming into the meeting after the start at 6:26pm, all present.

**Also Present:** Community Development Director Michael Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Stephanie Ostler.

**3. Pledge of Allegiance**

The Pledge was led by Commissioner Parish.

**4. Approval of Minutes – No minutes for approval.**

**5. Statement of Intent of Work Session meetings for updating the General Plan.**

**Chairperson Davis**, presented to the public that included several residents of the Middle Verde area, the flow and function of the meeting and the intent to look at the item "Land Use" under the General Plan and to define/create the Land Use Chart for the Middle Verde Character Area.

**Rob Witt**, asked that the residents introduce themselves and state where they live.

**Ed Mezulls**, introduced himself and stated that he lived 4 miles out in River Ranch Estates.

**6. Discussion, Public Input & Commission consensus for proposed residential densities & land uses other than residential for the "Middle Verde" Character Area.** Staff. Michael Jenkins

**Chairperson Davis**, brought the item before the public asking for presentation of information from Community Development Director Michael Jenkins.

**Michael Jenkins**, Introduced information throughout the meeting via power point to residents and elaborated on definition of items, progress, changes and State Requirements for items under the General Plan.

**Chairperson Davis**, commented that with subcommittee input he believed the format to be great, and that the basic idea is that all Character Areas will be explained as indicated in the Chart. **Chairperson Davis** also gave explanation of each column/paragraph of the chart to the residents. **Chairperson Davis** opened the meeting for comment.

The following items were suggested, defined and discussed amongst the Commission, Staff and Public, all were taken into consideration when looking at the Land Use Character Area Chart, Introduction, and Vision Statement and in making changes to the documents.

❖ LAND USE QUICK REFERENCE CHART:

Discussion was made in regards to the Title of the Chart and the condensing and simplifying of information in each column, in efforts to keep the length of the Chart to one page.

The following changes were decided upon:

- ✓ Title: The removal of "Quick" by **Kathy Davis**. To have the title read "Land Use; Middle Verde Character Area Chart" as suggested by **Jane Whitmire**. With the comment taken into consideration by **Commissioner Hough**, that Arizona State is requiring the review of "Land Use" and that it should be kept in the Title.

BUILT ENVIROMENT:

**Rob Witt**, suggested the addition of "Hospitality" be added as a category, suitable for location/businesses like Jackpot Ranch. **Michael Jenkins** with added comment from **Tony Gioia** discussed Jackpot Ranch not being considered a business, the ranch only holds a Use Permit for events. **Rob Witt**, stated he would really like to see it on the Chart for emphasis for that type of business or venue.

The following changes were decided upon:

- ✓ Built Environments: Taking into consideration the densities of the neighborhoods they be condensed as noting the Subdivision Neighborhood Name 1-4, rather than list each Subdivision Neighborhood Name and Unit, by **Brad Gordon, Rob Witt and Chairperson Davis**. **Chairperson Davis**, stated to the subcommittee, members who were present, the standard use of this for all Character Areas.
- ✓ Built Environments: The addition of "...and Metes and Bounds, properties not included in specific areas" as suggested by **Tony Gioia**, and supported by **Commissioner Hisrich**, in the efforts to bring awareness to residents that the Character Area includes their property when the property is not included in subdivided area/neighborhoods.
- ✓ Built Environments- Businesses: The addition of "Guest Ranch/Event Venue" in reference to Jackpot Ranch, as suggested by **Resident Suzy Thompson** for future traffic patterns, and guests coming into the area.

CIRCULATION:

There was discussion brought before the commission in the clarification of "Circulation" vs. "Transportation". **Permit Technician Kendall Welch** spoke of the decision being made to keep the title to "Circulation" to avoid confusion.

The following changes were decide upon:

- ✓ Circulation: The addition of "Major Trails" be added as suggested by **Suzy Thompson**.

POINTS OF INTEREST:

**Jane Whitmire**, suggested there be acknowledgment to the preservation of each and every Character Area by listing historical buildings and places. **Jane Whitmire**, stated she would like to see them under this column. **Kendall Welch** interjected that she is locating the books and is working on this.

The following changes were decided upon:

- ✓ Points of Interest: The addition of "Historic Places" as suggested by **Jane Whitmire**, taking into consideration the suggestion of **Chairperson Davis** that those points be substantial or major historical events/ areas, and also for staff to add "Major Trails", under this category.

DENSITY AND NON-RESIDENTIAL DISTRICTS:

**Michael Jenkins** came before the public and Commission and defined the differences in "Zoning Districts" as asked by **Chairperson Davis**.

These category names were discussed and agreed upon earlier by the subcommittee.

Agricultural Use- Intended to provide for the continuation and preservation of rural living. Parcels of sufficient area to produce farm crops

C1- This includes neighborhood sales and services. This would permit small local businesses without invasive type of commercial use/high traffic.

C2- This includes more types of businesses that we currently see on Finnie Flat; such as higher traffic stores like grocery stores; convenience stores; gas stations.

Open Space- This is defined as designated land use.

Public Facilities- This includes Government Offices, Schools, Fire Stations, and Sewer Plants.

Residential Services (RS) – This is defined as the lowest type of commercial use zoning district. This permits Commercial Services such as Doctor's Offices; Dentist Offices and Small Retail Stores, for example. These are considered compatible near a residential area.

**Commissioner Hough** clarified there is not any re-zoning of properties under this plan, there is an avenue being created for the existing Planning and Zoning and Town Council to make changes without going through more "baby steps", for future development. There will be a continuation of going before Planning and Zoning/Town Council for zoning changes.

**Commissioner Blue**, expressed that the public is notified of the meetings and remain in the loop as an intricate part of the process, despite concern from the public. **Commissioner Hisrich** and **Chairperson Davis**, discussed defining areas within C2 districts that would be more appropriate for C2 development, as there is existing C2 developments within those areas.

A recommendation in being more specific in the definition of C1 & C2 zoning districts, was again brought before the public by **Tony Gioia**, as his experience in speaking with residents of that area was that they did not want C2 development as they considered themselves a "Rural Residential Area", and did not want to see Commercial development. His experience was that applications have been rejected in that area unless they were for Agricultural use

Contradicting statements from **Resident Ed Mezulis**, whom felt the text defined the C2 area clearly. **Ed Mezulis** also stated that he as a Middle Verde Resident is there in support of C2 development in the area of Middle Verde, ideally in the area of the Interstate 17 corridor near Sonic. **Ed Mezulis** expressed practicality to those developing a commercial building in seeing the population density is a dead end with lack of traffic going down Middle Verde Road, and will not build far from the highway, leaving this corner.

**Mike Casper**, spoke of balance in welcoming land development that would benefit the Town of Camp Verde, not making the process necessarily easy in an effort to protect lands.

**Jane Whitmire**, voiced concern for being very general under the work of Character Area, and the need to be specific because that is the nature of the "character area" is identifying what is in the area so that owners can see what is currently there and what will be in the future. A General Plan is more of a holistic look. Those are how she sees them to define. **Michael Jenkins** explained the process of how a developer will look at the chart and character area and see loop holes where the General Plan can be used against the town, "we see you wanted this, now you don't" vs. simplifying the General Plan for the benefit of the community. General Plan amendments are either Minor or Major, with Major happening once per year and a minor at any time, Developers can always apply for change.

**Chairperson Davis**, states that the intent is to encourage developers to come in and develop appropriate sized developments in Character Areas that are suitable and specific/defined.

**Michael Jenkins** suggested and pointed to areas where there may be a blanket Land Use designation around residential areas, and suggested that the Commission be very careful when establishing the future preferred non-residential land uses.

The following action was decided upon:

- ❖ *Density and Non-Residential Districts*- After a lengthy discussion subcommittee is to rework the "Preferred non-residential zoning districts" as directed by **Chairperson Davis**. With thinking of the future uncertainty and use of United States Forest Service land and the possible use as C2 land in a possible land trade as suggested by **Commissioner Blue**.

❖ INTRODUCTION:

**Michael Jenkins** asked **Permit Technician Kendall Welch** to come before the Commission to explain for these documents as she worked directly with the subcommittee. **Kendall Welch** explained this was simply a draft in efforts to brainstorm with the subcommittee. **Chairperson Davis**, pointed out this was a more detailed explanation of area, borders of the Character Area. **Kendall Welch**, went on to say the comment at the last subcommittee meeting was to address the existing neighborhoods and descriptive densities they fall into, in that character area. Also, each introduction and vision statement will be specific to that area for example Pecan Lane vs. Middle Verde, etc. **Commissioner Hough**, was in support of this detail, even if for cosmetic purposes alone and that it would later offer more room for elaboration on other areas or additions if need be, rather than have a partially blank document. **Kathy Davis** expressed thanks and support for Kendall's work.

It was discussed how significant it is to make mention of the Verde River when defining Character Areas. The following were discussed in support of the Commission and decided to include in each Character Area Introduction:

- ✓ *Mileage of Verde River*: **Rob Witt** requested that every introduction start with the exact mileage the Verde River runs through that Character area.
- ✓ *Access Points to Verde River*: **Steve Estes** requested the Introduction identify how many Verde River Access Points there are in each Character Area.

❖ VISION STATEMENT:

**Chairperson Davis**, elaborated on the Vision Statement giving a descriptive count of what residents want their Character Area to be, and a view for the future. **Resident Don Swenson**, asked for confirmation that these would be reflective for all of the areas? **Chairperson Davis**, responded each Character Area is specific to its own, however would include much of the same characters as the others. **Chairperson Davis** made mention of the Town moving in one direction and all would be reflective of each other and the Town's overall plan. **Michael Jenkins** brought it to the attention that if a Developer were to approach a General Plan Amendment and they read the Vision Statement, "Preserve Neighborhood Densities", the Commission and Council would use that as a determination if the individual would be granted a zone change. **Chairperson Davis**, confirmed this as a tool to know what is appropriate for current Commission/Council Public, Developers and Staff and those of the future.

**Kathy Davis**, felt it would be a good idea to cross reference each Vision Statement to insure they connect on boundaries, under each Character Area.

**Chairperson Davis**, asked that once the Commission has the Vision Statement if they were to have "Goals and Implementation Strategies"? **Michael Jenkins**, answered yes, per state statute and they can be worked on with the subcommittee. **Chairperson Davis**, requested of the staff to start drafting these. **Kathy Davis**, suggested finishing all the Character Areas as there will be common goals and upon finishing they will have goals to look at and they will tie together for each. **Vice Chair Norton**, was in support of this. **Bruce George**, pointed out that the Vision Statement have goals within each statement.

Discussion was made of how important it is for the Character Area Vision Statement to work in correlation with the Towns overall Vision Statement in providing an overall view to residents, guests and potential businesses and developers.

The following were discussed and requested to add.

- ✓ "Provide Trails and Bicycle Paths" be added to the list as requested by **Kathy Davis**.
- ✓ The Prioritization of Goals- as suggested by **Mike Casper** it is important to list the Goals in level of priority to bring awareness to potential businesses and developers in what residents are looking for in developments/business.

**Chairperson Davis**, confirmed all the changes made to each document will be with Commission and Staff.

**Vice Chair Norton**, requested subcommittee meetings be posted in the areas with signs that will be discussed in those upcoming meetings, such as the signs that were posted for the regular General Plan Meeting. **Michael Jenkins** made the Commission aware of the work load the staff is currently faced with and **Chairperson Davis** and **Vice Chair Norton** agreed to assist in the posting of the signs.

**Ed Mezulis**, thanked the committee for their efforts. **Ed Mezulis** spoke of the Verde Valley Medical Center plans for the property located at the corner of Finnie Flat and State Route 260, however he is not a representative of the hospital.

**7. Identify next Character Area to discuss.**

**Commissioner Hough** suggested the Character Area of Finnie Flat be the next area of topic on the upcoming regular meeting February 27, 2014. Board, Staff and Members of the Public were all in agreeance that this would be a good Character Area to discuss in the efforts of moving forward.

**8. Adjournment:**

On a Motion by Vice Chairperson Norton, seconded by Commissioner Hough, the meeting was adjourned at 7:55 p.m.

---

BJ Davis, Chairman

---

Michael F. Jenkins – Community Development Director - Planning & Zoning

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 13<sup>th</sup> day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

---

Stephanie Ostler, Recording Secretary

**MINUTES DRAFT**  
**Special Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS SUITE 106**  
**THURSDAY FEBRUARY 06, 2014**  
**6:30 PM**

*Minutes are a summary of the actions taken. They are not verbatim.  
Public Input is placed after Commission motions to facilitate future research.  
Public Input, where appropriate, is heard prior to the motion.*

1. **Call to Order at 6:30pm**  
The meeting was called to order at 6:30pm by Chairperson Davis.
2. **Roll Call**  
Chairperson Davis, Commissioners Blue, Parrish, Freeman and Hough were present; Commissioner Hisrich arrived at 6:34pm; Commissioner Norton was absent.  
  
**Also Present:** Community Development Director Michael Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**  
The Pledge was led by Michael Hough.
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:**  
**01-23-2014 General Plan Work Session**
  - b. **Set Next Meeting, Date and Time:**  
**As needed**On a motion by Freeman, seconded by Parrish, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda**  
  
*There was no public input.*
6. **Public Hearing, Discussion and Possible recommendation to Council on a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance, Part 2, Section 203 (Use Districts) item G, C2 District, Item 1., to add item "tt". This Amendment will add language under "Permitted Uses & Structures" for the allowance of "Vehicle Collision Centers."**

**On a Motion by Commissioner Blue, seconded by Commissioner Hough, the Commission voted unanimously that the proposed Text Amendment be denied by Council.**

**STAFF PRESENTATION**

Community Development Director Mike Jenkins read directly from the staff report submitted. Chairperson Davis requested for Staff recommendation. Jenkins recommended upholding the intent of the ordinance and consideration of the conflicts the proposed text amendment would create and denying the proposed amendment.

Rob Witt, applicant of the proposed amendment, stated he feels this is an example of what happens in this community when changes are proposed. He referenced several historical changes since the 1960's and stated that the ordinance in question was passed in the 1960's. He described the processes that a current collision/wreck shop operate under, stating there is nothing intrusive about the shop, which is why it is suitable to be located near a retail business. He referred to a current body shop in Cottonwood, stating this is the prevalent and preferred shop in the Verde Valley and therefore the Town of Camp Verde does not retain any of the tax generated from

residents of Camp Verde. He expressed his frustration of not being prepared with the presentation made in opposition to his request and stressed the need to stop spending tax money in the City of Cottonwood.

Jenkins stated that the detailed zoning ordinances were passed by Yavapai County in 1971, not 1960 and the current zoning ordinance was revised in June of 2011, which is a fairly current representation and idea of the Town of Camp Verde than what Rob Witt indicated. Jenkins specified that Witt was e-mailed the staff report presented in a timely manner and explained that staff is continually blamed for using their personal opinions but this is not the case. Jenkins pointed out that it is the job of staff, under the direction of the Council to interpret and follow the law, leaving no availability to deviate in any way.

Public Input:

Don Swenson, resident of Camp Verde indicated he just had 2007 Jeep Cherokee fixed at ABC Auto Body in Cottonwood. He indicated the business is attractive, clean and quick; stating he believed Camp Verde needs the opportunity to have a comparable business for its residents.

Commissioner Michael Hough inquired to Rob Witt as to why a change in zoning was not requested, rather than the proposed text amendment. Witt stated that the chosen text amendment was created with the intentions of protecting the Town of Camp Verde by not allowing such a business from turning into a salvage yard and indicated he doesn't feel the current zoned C2 and C3 businesses should be mixed.

Hough stated he felt automotive repair should be allowed in C3 zoning as the process is actually more intrusive than it used to be.

Don Swenson stated that he did agree with Hough and in his experience, salvage yards are intrusive operations.

Commissioner Jim Hisrich indicated that paint booths, a process of collision repair shops are not always utilized indoors as they are being referenced to be.

Commissioner Howard Parrish inquired as to where the specific location of this proposed business would be located and Chairperson Davis clarified that if the text was amended as proposed, they would be allowed in any C2 zoning and therefore, a specific location was not the concern at this time. Davis expressed his concern that the text amendment is too broad and feels that there could be a better solution than the proposal.

Commissioner Dave Freeman referred to ABC Auto Body shop in Cottonwood and indicated that the business is in fact not located on a main street and is located in a properly zoned area. The success of this business due to reputation, good public relations and advertising, therefore, they are easily located. He feels that Camp Verde is capable of having a competing body repair shop that is comparable and or better than what Cottonwood has to offer, without allowing such a business in C2 zoning. He stated the answer is to have the best shop, in the correct zoning.

Rob Witt indicated that it is his understanding there was approximately 2.5 million dollars worth of automotive repairs needed for residents of Camp Verde last year which is equivalent to \$43,000 in taxes generated for Camp Verde. Witt stated that if a shop has an ideal location, they will pay more for the location to capture business faster than money spent on advertising. He encouraged the Commission to recognize the economic decision that should be made and stated that Scott Simonton in fact helped him write the proposed revision.

Chairperson Davis commended the detail put into the proposed text amendment.

Commissioner Parrish expressed that regardless of the type of business or specific location, people will travel to it if the reputation is good.

Commissioner Dave Freeman conferred with Parrish and stated that residents travel to Cottonwood because it is a reputable shop. Freeman also commended Witt on his text amendment but felt it was limiting potential businesses, specifically referring to the regulation of water-borne products. He stated he didn't feel that in the long run it would be a good idea, but did agree that there is a need for this type of business in the community; therefore, regardless of location, it should be successful.

Commissioner Michael Hough stated he currently has C2 property for sale, and such an amendment could be beneficial to him personally, but regardless, he still does not feel it is in the best interest of Camp Verde.

**7. Public Hearing, Discussion and Possible recommendation to Council on a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance, Part 1, Section 103 (Definition of Terms) "Vehicle Collision Center". This Amendment will add a definition.**

**On a motion by Commissioner Hough, seconded by Commissioner Freeman, Commission voted unanimously to recommend the definition of a vehicle collision center be considered the same as the current zoning definition of a body fender shop in the current ordinance.**

**STAFF PRESENTATION:**

Community Development Director Mike Jenkins explained that if Council denies the proposed text amendment, the definition will be a moot point.

Commissioner Hough stated that he feels the definition of the collision repair shop be the same as body fender shop.

**8. Presentation, Discussion and Possible consensus by the Commission for the "Principles to Creating Character Areas" for the General Plan Land Use Element. Staff: Michael Jenkins**

Chairperson Davis explained that the sub-committee involved has requested specific criteria is established for their reference when considering individual character and will be posting the criteria.

**STAFF PRESENTATION:**

Community Development Director Michael Jenkins explained that the history of the matter and that the sub committee needed principal character area's, and at that time it was not clear. Currently, they are looking for direction and the criteria are proposed, including a map of the character areas. There doesn't appear to be any conflict with the proposed principles.

Chairperson Davis states he feels there is a need for a change in the wording as follows.

(Changes recommended are notated by \*)

**Attracting Economic Development and sustaining an existing economic base & encouraging economic diversity.**

\*Delete "And" replacing it with a comma after "economic development"

**Preserve Historic Character.**

\*No Change

**Preserve, promote & preserve Heritage and Agriculture.**

\*Remove the word preserve before the word Heritage. Should read "Preserve & promote Heritage and Agriculture.

**Consider the Verde River Corridor as a Recreational Character Area.**

\*Consider the Verde River Corridor.

**Consider buffer protection between mixed uses.**

\* Eliminate this sentence.

Commissioner Blue requested definition of buffer, other than that already exists in the ordinance. -

Chairperson Davis indicated that the meaning is for clarity of distance between separate zoning.

Commissioner Blue indicated there is already a definition in place and does not want confusion.

Chairperson Davis inquired to staff for clarification, Jenkins stated there are several buffer definitions, a distance buffer specific to RV Parks, fence buffers separating businesses. The subcommittee is looking for direction on preference regarding detail.

Chairperson Blue recommended striking the buffer protection principle, the Commission agreed upon this by consensus.

**Call to the Public for Items not on the Agenda**

No Public Input

**9. Commission Informational Reports:**

Chairperson Davis indicated that the subcommittee has been very interesting to attend and have been very useful. There will be specific signs displayed for the next meeting 3 to 4 days prior to the meeting in neighborhoods to help promote resident participation.

**10. Staff:**

Assistant Planner Jenna Owens indicated there is a Work Session on Thursday, February 13, 2014 at 6:00 p.m.

**11. Adjournment:**

On a Motion by Commissioner Parrish, seconded by Freeman, the meeting was adjourned at 7:40 p.m.

---

BJ Davis, Chairman

---

Planning & Zoning

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6<sup>th</sup> day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2014.

---

Marie Moore, Recording Secretary



**(2/20/14) MIDDLE-VERDE LAND USE; MIDDLE VERDE CHARACTER AREA QUICK-REFERENCE CHART (SUBCOMMITTEE VERSION)**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 6.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The north and east borders of this character area are defined by the Town of Camp Verde's boundary lines. The southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels northeast until it reaches Town boundaries. The southwest portion of this character area is defined by Yavapai Apache Nation Trust Land that is located northeast of State Route 260.</p> <p>A significant portion (insert %) of this character area is comprised of State and U.S. Forest Service owned land.</p> <p>Much of the area is classified as limited high density residential or rural residential with properties that are agricultural in nature and two acre minimum in size.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>• Buena Vista Estates</li> <li>• El Rancho Acres</li> <li>• Equestrian Estates</li> <li>• Freeway Acres</li> <li>• Golden Heights</li> <li>• Horseshoe Bend Ranches</li> <li>• <b>Las Estancias Unit 1-3</b></li> <li>• Liberty Hill Park</li> <li>• Overlook Acres</li> <li>• Park Verde Estates</li> <li>• <b>Park Verde Estates Plat 2-3</b></li> <li>• Rio Verde Vista</li> <li>• River Ranch Estates</li> <li>• The Willows at Camp Verde</li> <li>• Two Ponds Estates</li> <li>• Verde Glen Terrace</li> <li>• <b>Verde River Estates 1-4</b></li> <li>• Verde River Meadows #2</li> <li>• Verde West Acres</li> <li>• Verde West Acres 2</li> <li>• Verde West Estates</li> <li>• Verde West Estates 2</li> <li>• <b>*Metes and Bounds Property not located in platted subdivisions.</b></li> </ul> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• <b>Event Venues</b></li> <li>• Group Care Facilities</li> <li>• <b>Guest Ranches</b></li> <li>• RV Parks</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>• Arena Del Loma Road</li> <li>• - Rustler Trail</li> <li>• Horseshoe Bend Drive</li> <li>• Interstate 17</li> <li>• Middle Verde Road</li> <li>• - Caughran Road</li> <li>• - Reservation Loop Road</li> <li>• - Verde River Drive</li> <li>• Park Verde Road</li> <li>• Verde West Drive</li> </ul> <p><b>Major Interchanges:</b></p> <ul style="list-style-type: none"> <li>• Interstate 17 and Middle Verde Road</li> </ul> <p><b>Major Trails:</b></p>	<p><b>Event Venues:</b></p> <ul style="list-style-type: none"> <li>• Jackpot Ranch</li> </ul> <p><b>Historic Sites:</b></p> <ul style="list-style-type: none"> <li>• <b>Frying Pan Ranch/EA Jordan Homestead</b></li> </ul> <p><b>Neighborhood Services:</b></p> <ul style="list-style-type: none"> <li>• Middle Verde Cemetery</li> <li>• Rainbow Acres</li> </ul> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>• Arturo Neighborhood Park</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>• Verde River</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>• Eureka Ditch</li> <li>• OK Ditch</li> <li>• Verde/Woods Ditch</li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 4 dwellings per acre. <b>This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 11 dwelling units per acre.</b></li> </ul> <p><b>Existing non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary.</li> <li>• C2 located near Verde West Drive and Horseshoe Bend Drive.</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p><b>Preferred non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• <b>Agricultural Use</b></li> <li>• <b>C1</b></li> <li>• <b>C2</b></li> <li>• <b>Open Space</b></li> <li>• <b>Public Facilities</b></li> <li>• <b>RS</b></li> </ul>

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 6.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The north and east borders of this character area are defined by the Town of Camp Verde's boundary lines. The southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels northeast until it reaches Town boundaries. The southwest portion of this character area is defined by Yavapai Apache Nation Trust Land that is located northeast of State Route 260.</p> <p>A significant portion (insert %) of this character area is comprised of State and U.S. Forest Service owned land.</p> <p>Much of the area is classified as limited high density residential or rural residential with properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>Buena Vista Estates</li> <li>El Rancho Acres</li> <li>Equestrian Estates</li> <li>Freeway Acres</li> <li>Golden Heights</li> <li>Horseshoe Bend Ranches</li> <li>Las Estancias Unit 1-3</li> <li>Liberty Hill Park</li> <li>Overlook Acres</li> <li>Park Verde Estates</li> <li>Park Verde Estates Plat 2-3</li> <li>Rio Verde Vista</li> <li>River Ranch Estates</li> <li>The Willows at Camp Verde</li> <li>Two Ponds Estates</li> <li>Verde Glen Terrace</li> <li>Verde River Estates 1-4</li> <li>Verde River Meadows #2</li> <li>Verde West Acres</li> <li>Verde West Acres 2</li> <li>Verde West Estates</li> <li>Verde West Estates 2</li> <li>* Metes and Bounds Property not located in platted subdivisions.</li> </ul> <p>Businesses:</p> <ul style="list-style-type: none"> <li>Agricultural</li> <li>Event Venues</li> <li>Group Care Facilities</li> <li>Guest Ranches</li> <li>RV Parks</li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li>Arena Del Loma Road</li> <li>- Rustler Trail</li> <li>Horseshoe Bend Drive</li> <li>Interstate 17</li> <li>Middle Verde Road</li> <li>- Caughran Road</li> <li>- Reservation Loop Road</li> <li>- Verde River Drive</li> <li>Park Verde Road</li> <li>Verde West Drive</li> </ul> <p>Major Interchanges:</p> <ul style="list-style-type: none"> <li>Interstate 17 and Middle Verde Road</li> </ul> <p>Major Trails:</p>	<p>Event Venues:</p> <ul style="list-style-type: none"> <li>Jackpot Ranch</li> </ul> <p>Historic Sites:</p> <ul style="list-style-type: none"> <li>Frying Pan Ranch/EA Jordan Homestead</li> </ul> <p>Neighborhood Services:</p> <ul style="list-style-type: none"> <li>Middle Verde Cemetery</li> <li>Rainbow Acres</li> </ul> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> <li>Arturo Neighborhood Park</li> </ul> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>Verde River</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>Eureka Ditch</li> <li>OK Ditch</li> <li>Verde/Woods Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 11 dwelling units per acre.</li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S. Forest Service boundary.</li> <li>C2 located near Verde West Drive and Horseshoe Bend Drive.</li> <li>Open Space</li> <li>Public Facilities</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>Agricultural Use</li> <li>RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South to the existing U.S. Forest Service boundary.</li> <li>RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive.</li> <li>RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma northwest to Reservation Loop Road.</li> <li>Open Space</li> <li>Public Facilities</li> </ul>

## INTRODUCTION:

The Middle Verde character area is approximately 6.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River. **Approximately 5.97 miles of the Verde River runs through the Middle Verde character area.**

The north and east borders of this character area are defined by the Town of Camp Verde's boundary lines. The southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels northeast until it reaches Town boundaries. The southwest portion of this character area is defined by Yavapai Apache Nation Trust Land that is located northeast of State Route 260.

The Middle Verde character area consists of varying neighborhoods and densities ranging from Rural Residential up to High Density Residential. Below is a brief summary of Middle Verde character area neighborhoods and their densities.

The Rural Residential designation requires a minimum of two acres and allows for one single family residence and a mix of livestock and agriculture. Rural Residential neighborhoods in the Middle Verde character area include: Horseshoe Bend Ranches, Liberty Hill Park, Verde Glen Terrace, Verde River Estates 1, Verde River Estates 2, Verde River Estates 3, Verde River Meadows #2, Verde West Estates, and other private residences not in these subdivisions.

The Low Density Residential designation requires a minimum of one acre and allows for one single family residence and livestock on lots that are a ½ acre or more in size. Low Density neighborhoods in the Middle Verde character area include: Park Verde Estates, Park Verde Estates Plat 2, Rio Verde Vista, River Ranch Estates, Two Pond Estates, Verde River Meadows #2, Verde West Acres 2, and other private residences not in these subdivisions.

The Medium Density Residential designation requires a minimum of ¼ acre lots and allows for one single family residence. Medium Density neighborhoods in the Middle Verde character area include: Buena Vista Estates, El Rancho Acres, Equestrian Estates, Freeway Acres, Golden Heights, Las Estancias Unit 1, Las Estancias Unit 2, Las Estancias Unit 3, Overlook Acres, Park Verde Estates Plat 2, Park Verde Estates Plat 3, Verde River Estates 4, Verde West Estates #2, and other private residences not in these subdivisions.

The High Density Residential designation requires both sewer and water system service and is for single or multifamily use with a maximum of eleven dwellings per acre. This designation requires a Planned Area Development (PAD), Planned Unit Development (PUD) or is part of a Town approved project. High Density neighborhoods in the Middle Verde character area include: Freeway Acres, and The Willows at Camp Verde.

When it comes to the Rural Residential and Low Density Residential properties, even though they do not carry the agricultural land use designation, a significant portion of these properties in the Middle Verde character area are agricultural in nature. In addition to the Verde River, irrigation ditches such as the Eureka Ditch, OK Ditch, and Verde/Woods Ditch run throughout the Middle Verde character area to support the raising of crops and livestock.

Due to the agricultural/residential nature of the Middle Verde character area the primary types of business in this area include: Agricultural, Group Care Facilities, and Recreational Vehicle (RV) Parks.

## VISION STATEMENT:

- ~~Preserve Neighborhood Densities~~
- ~~Encourage Appropriate Neighborhood Services/Commercial (C1 & C2)~~
- ~~Identify River Access/Encourage River Activities~~
- ~~Preserve View Shed/Open Space~~

- ◆ ~~Encourage Agriculture/Ag Tourism~~
- ◆ ~~Allow Appropriate Well Planned Developments/Revenue Development~~
- ◆ ~~Preserve Historic/Cultural Character~~
- ◆ ~~Encourage Appropriate Cultural Activities~~
- ◆ ~~Create Buffer Areas~~
- ◆ ~~Build Public Facilities As Appropriate~~
- ◆ ~~Collaborate With Yavapai Apache Nation As Appropriate On Various Activities/Projects.~~
- ◆ ~~Encourage Hospitality/Tourism~~

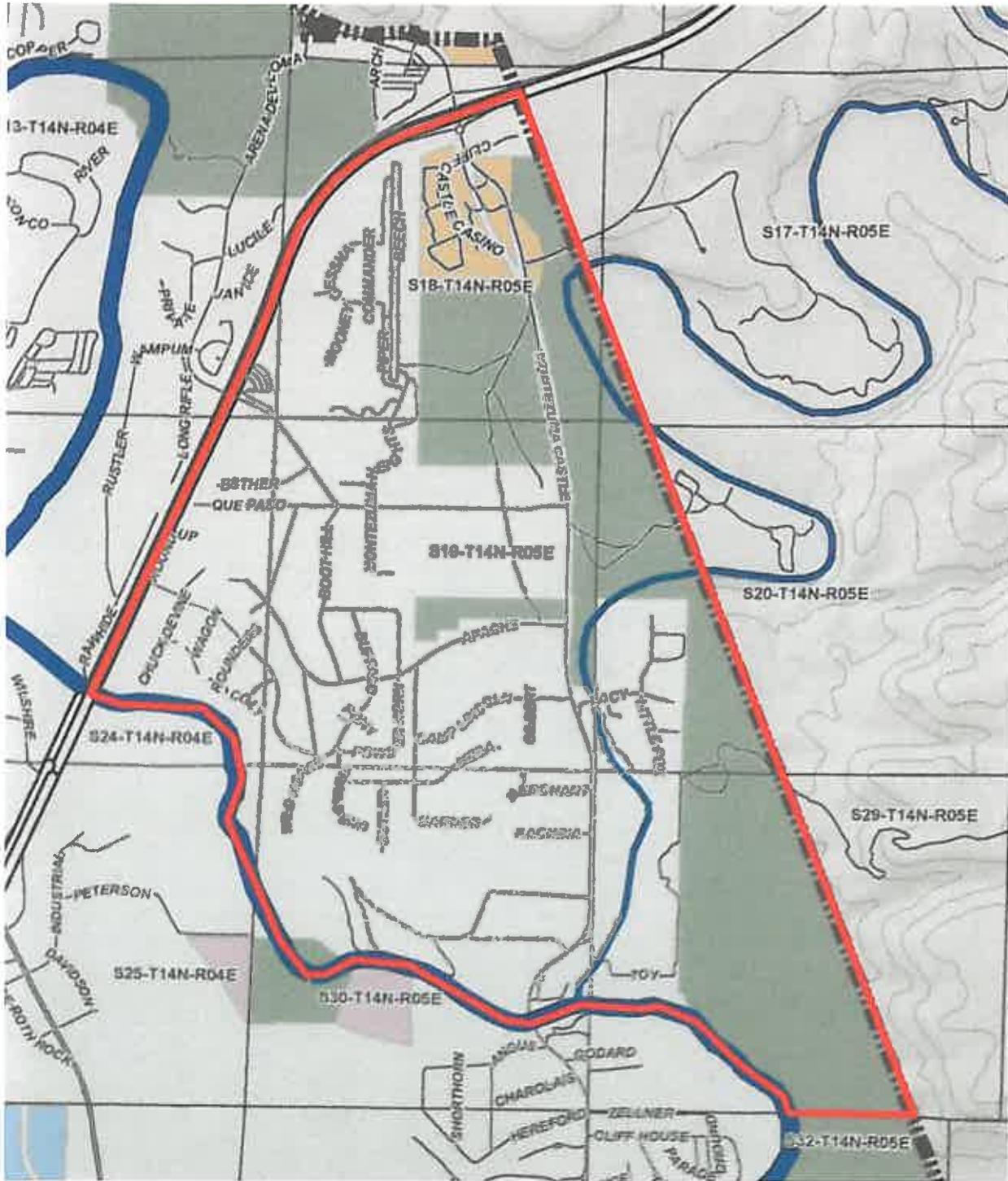
**VISION/GOALS:**

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Middle Verde character area:

- A. GOAL: PRESERVE EXISTING NEIGHBORHOOD DENSITIES AND ENHANCE EXISTING NEIGHBORHOODS BY ENCOURAGING AND DEVELOPING APPROPRIATE AND COMPATIBLE NEIGHBORHOOD SERVICES.**
- B. GOAL: ENCOURAGE AGRICULTURAL LAND USES AND AGRO TOURISM TO PROMOTE ECONOMIC DEVELOPMENT, DIVERSITY AND LOCAL FOOD SUSTAINABILITY THAT INCLUDES FRUITS, VEGETABLES, GRAINS AND LIVESTOCK.**
- C. GOAL: IDENTIFY AND ENCOURAGE THE DEVELOPMENT OR USE OF ACCESS POINTS ALONG THE VERDE RIVER FOR RECREATIONAL ACTIVITIES.**

**DRAFT PECAN LANE CHARACTER AREA MAP**

**PECAN LANE CHARACTER AREA MAP**



**PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.**

**(2/20/14) LAND USE; PECAN LANE CHARACTER AREA**

**(STAFF VERSION)**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Pecan Lane character area is approximately 3.49 square miles in size, and boasts a beautiful scenic view shed of Montezuma Castle National Monument along the east side of Montezuma Castle Highway.</p> <p>The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by the Town of Camp Verde's boundary line. The Verde River borders the Pecan Lane character area along the South.</p> <p>A significant portion (insert %) of the east side of this character area is comprised of U.S Forest Service owned land.</p> <p>In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.</p> <p>A majority of this character area is rural residential or low density.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>• Arena Del Loma Estates</li> <li>• Butler Subdivision</li> <li>• Mesa Verde Estates Amended</li> <li>• Montezuma Heights Air Park Amended</li> <li>• Verde River Meadows</li> <li>• Verde River Meadows 2</li> <li>• <i>* Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Event Venues</li> <li>• RV Parks</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>• Montezuma Castle Highway/Pecan Lane</li> <li>- Apache Trail</li> <li>- Arena Del Loma</li> <li>- Camp Lincoln</li> </ul> <p><b>Major Interchanges:</b></p> <ul style="list-style-type: none"> <li>• Interstate 17 and Montezuma Castle Highway</li> </ul> <p><b>Major Intersections:</b></p> <ul style="list-style-type: none"> <li>• Montezuma Castle Highway and Apache Trail</li> </ul> <p><b>Major Trails:</b></p>	<p><b>Community Services:</b></p> <ul style="list-style-type: none"> <li>• Camp Verde Unified School District</li> <li>- Camp Verde Elementary School</li> <li>- Camp Verde Middle School</li> <li>- Camp Verde High School</li> </ul> <p><b>Campo De Ensueno</b></p> <ul style="list-style-type: none"> <li>• Hauser Farms</li> </ul> <p><b>Historic Sites:</b></p> <ul style="list-style-type: none"> <li>• Hauser Farm</li> <li>• Pecan Lane Rural Historic Landscape</li> </ul> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>• Butler Park</li> <li>• Heritage Pool</li> <li>• Heritage Skate Park</li> <li>• Jackson Flats</li> <li>• Montezuma Castle National Monument</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>• Dry Beaver Creek</li> <li>• Verde River</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>• Eureka Ditch</li> </ul> <p><b>Yavapai Apache Nation:</b></p> <ul style="list-style-type: none"> <li>• Cliff Castle Casino</li> <li>• Conference Center</li> <li>• Cultural Center</li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 1 dwelling per acre.</li> </ul> <p><b>Existing non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• C2 located on the North end of Montezuma Castle Highway and Interstate 17.</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p><b>Preferred non-residential zoning districts:</b></p> <ul style="list-style-type: none"> <li>• Agricultural Use</li> <li>• RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land.</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul>

**INTRODUCTION:**

The Pecan Lane character area is approximately 3.49 square miles in size, and boasts a beautiful scenic view shed of U.S Forest Service land and Montezuma Castle National Monument along the east side of Montezuma Castle Highway. In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.

The north and west borders of the Pecan Lane character area are defined by Interstate 17, while the east border is defined by the Town of Camp Verde's boundary line. The Verde River borders the Pecan Lane character area along the south. A significant portion (insert %) of the east side of this character area is comprised of U.S Forest Service owned land.

A majority of this character area is classified as rural residential or low density residential. Below is a list of Pecan Lane neighborhoods and their existing densities:

The Rural Residential designation requires a minimum of two acres and allows for one single family residence and a mix of livestock and agriculture. Rural Residential neighborhoods in the Pecan Lane character area include: Montezuma Heights Air Park Amended and Metes and Bounds property not located in a platted subdivision.

The Low Density Residential designation requires a minimum of one acre and allows for one single family residence and livestock on lots that are a ½ acre or more in size. Low Density neighborhoods in the Pecan Lane character area include: Arena Del Loma Estates, Butler Subdivision, Verde River Meadows, Verde River Meadows 2 and Metes and Bounds property not located in a platted subdivision.

The Medium Density Residential designation requires a minimum of ¼ acre lots and allows for one single family residence. Medium Density neighborhoods in the Pecan Lane character area include: Mesa Verde Estates Amended and Metes and Bounds property not located in a platted subdivision.

When it comes to the Rural Residential and Low Density Residential properties in the Pecan Lane character area, even though they do not carry the agricultural land use designation, a significant portion of these properties are agricultural in nature. In addition to the Verde River [insert approximate and Dry Beaver Creek the Eureka Ditch runs through the Pecan Lane character area to support the raising of crops and livestock.

**VISION/GOALS:**

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Pecan Lane character area:

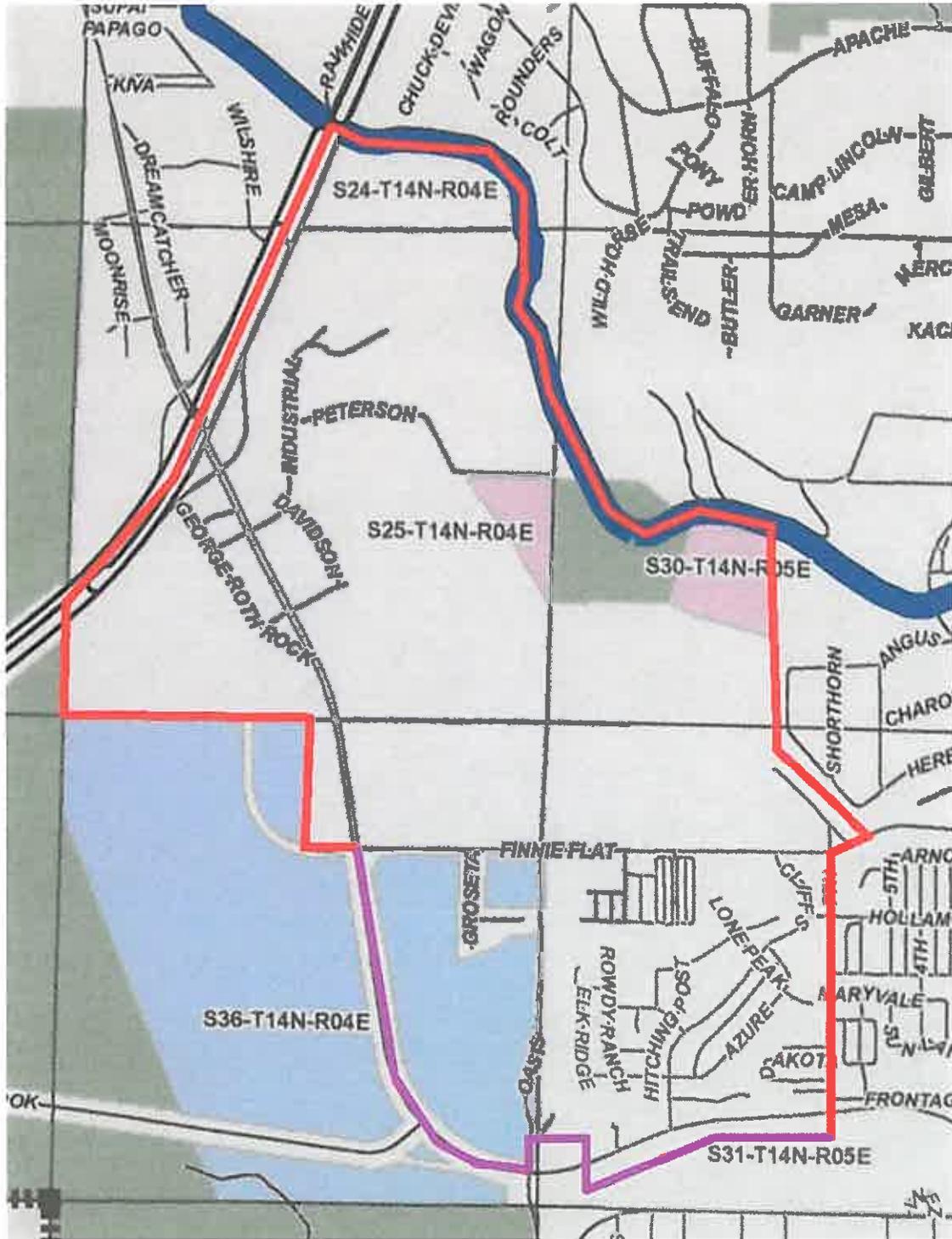
- A. GOAL: PRESERVE THE SCENIC VIEWSHED OF U.S FOREST SERVICE LANDS AND MONTEZUMA CASTLE NATIONAL MONUMENT ALONG THE EAST SIDE OF MONTEZUMA CASTLE HIGHWAY AND ENCOURAGE THIS AREA TO REMAIN AS OPEN SPACE.**
- B. GOAL: PRESERVE AND PROMOTE THE PECAN LANE RURAL HISTORIC LANDSCAPE TO ENCOURAGE THE DEVELOPMENT AND GROWTH OF HOSPITALITY AND TOURISM WITHIN THE TOWN OF CAMP VERDE.**
- C. GOAL: PRESERVE EXISTING NEIGHBORHOOD DENSITIES AND ENHANCE EXISTING NEIGHBORHOODS BY ENCOURAGING AND DEVELOPING APPROPRIATE AND COMPATIBLE NEIGHBORHOOD SERVICES.**
- D. GOAL: ENCOURAGE AGRICULTURAL LAND USES AND AGRO TOURISM TO PROMOTE ECONOMIC DEVELOPMENT, DIVERSITY AND LOCAL FOOD SUSTAINABILTIY THAT INCLUDES**

**FRUITS, VEGETABLES, GRAINS AND LIVESTOCK.**

**E. GOAL: IDENTIFY AND ENCOURAGE THE DEVELOPMENT OR USE OF ACCESS POINTS ALONG THE VERDE RIVER FOR RECREATIONAL ACTIVITIES.**

DRAFT FINNIE FLAT CHARACTER AREA MAP

FINNIE FLAT CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(2/18/14) LAND USE; FINNIE FLAT CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Finnie Flat character area is approximately 1.96 square miles in size.</p> <p>The Finnie Flat character area is bordered on the north by the Verde River. The east border of this character area is comprised of 7<sup>th</sup> Street, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, and Arizona State Park land just south of the Verde River. The south border of this character area [insert description]. The west border of the character area [insert description]</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>• Groseta Gardens</li> <li>• Cliffs Unit 1</li> <li>• Cliffs Unit 2 North</li> <li>• Cliffs Unit 2 South</li> <li>• Verde Cliffs</li> <li>• Verde Outpost Townhouses</li> <li>• Verde Outpost Townhouses Amended Plat</li> <li>• Verde Ridge Unit 1-2</li> </ul> <p>* <i>Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> <li>• Hotels</li> <li>• Medical Services</li> <li>• Restaurants</li> <li>• Retail Sales</li> <li>• RV Parks</li> <li>• Service Stations</li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li>• Finnie Flat Road</li> <li>- Cliffs Parkway</li> <li>- Groseta Drive</li> <li>• General Crook Trail</li> <li>• State Route 260</li> <li>- 7<sup>th</sup> Street</li> <li>- Industrial Drive</li> <li>- Oasis Road</li> </ul> <p>Major Interchanges:</p> <ul style="list-style-type: none"> <li>• Interstate 17 and State Route 260</li> </ul> <p>Major Intersections:</p> <ul style="list-style-type: none"> <li>• State Route 260 and Industrial Drive</li> <li>• State Route 260 and Finnie Flat Road</li> <li>• State Route 260 and General Crook Trail</li> <li>• Finnie Flat Road and Cliffs Parkway</li> <li>• Finnie Flat Road and 7<sup>th</sup> Street</li> </ul> <p>Major Trails:</p> <ul style="list-style-type: none"> <li>• General Crook Trail</li> </ul>	<p>Community Services:</p> <ul style="list-style-type: none"> <li>• Camp Verde United Christian School</li> </ul> <p>Historic Sites:</p> <ul style="list-style-type: none"> <li>• CL's Wild West</li> <li>• Finnie Flats Windmill &amp; Wellhouse</li> </ul> <p>Parks and Recreation:</p> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>• Gladdis Wash</li> <li>• Verde River</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>• Verde/Woods Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 11 dwelling units per acre.</li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• C2 on the west side of State Route 260 from the intersection of Interstate 17 and State Route 260, south to the intersection of State Route 260 and Homestead Parkway.</li> <li>• C2 located on the east side of State Route 260 from the intersection of Interstate 17 and State Route 260, south to the intersection of State Route 260 and Finnie Flat Road.</li> <li>• C2 located on the north and south side of Finnie Flat Road between State Route 260 and 7<sup>th</sup> Street.</li> <li>• C2 on the corner of State Route 260 and Cliffs Parkway.</li> <li>• M1 located on the north end of Industrial Drive.</li> <li>• M1 on Davidson Drive near Homestead Parkway.</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• C1</li> <li>• C2</li> <li>• C3</li> <li>• Open Space</li> <li>• M1</li> <li>• Public Facilities</li> <li>• RS</li> </ul>
<p>Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of light industrial along the north end of Industrial Drive and on the southeast side of Davidson Drive towards Peterson Road.</p> <p>The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.</p>				

# Principles to Creating Character Areas

As Approved by P&Z Commission on February 6<sup>th</sup>, 2014

- **Attracting Economic Development.**
  - Sustaining an Existing Economic Base and Encouraging Economic Diversity.
  
- **Preserve Historic Character.**
  
- **Preserve and Promote Heritage Areas and Agriculture Uses.**
  
- **Consider the Verde River Corridor for Recreational Uses.**

## E. RS DISTRICT (Residential and Services)

### 1. Purpose:

The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

### 2. Permitted Uses and Structures:

- a. A group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
  - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
  - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- b. Agriculture and cultivation.
- c. Bed and Breakfast, with on-site parking as required in Section 403E.
- d. Community parks, playgrounds or centers.
- e. Dwelling unit for one family on any one lot. See E.1
- f. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- g. Flood control facilities.
- h. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- i. Historical Landmarks.
- j. Home occupations (See Section 303).
- k. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- l. Keeping of farm animals, limited (See Section 305).
- m. Multiple dwelling units in conformity with the minimum lot area requirements per dwelling unit for the District.
- n. Nursery schools; Day Care Centers (child or adult).
- o. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- p. Open land carnival and recreation facilities (religious & educational institutions).
- q. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- r. Personal services.
- s. Private clubs and lodges operated solely for the benefit of bona fide members.
- t. Religious institutions (in permanent buildings).
- u. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.

3. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Temporary Use Permits, subject to administrative approval (See Section 601.C):
  - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
  - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.
- c. Outdoor recreation or assembly facilities.
- d. Veterinary Services
- e. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
- f. Transmitter stations and towers for automatic transmitting.
- g. Revival tents and similar temporary operations. (See Section 601.D)

## F. C1 DISTRICT (Commercial: Neighborhood sales and services)

### 1. Purpose:

The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built.

Mobile Homes Prohibited See Part 3 Section 306 B.2.c

### Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bed and Breakfast, with on-site parking as required in Section 403E.
- f. Business offices, banks and similar; including drive-through.
- g. Commercial art galleries.
- h. Community parks, playgrounds or centers.
- i. Custom service and craft shops.
- j. Dwelling unit for one family on any one lot. See F.1
- k. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- l. Flood control facilities.
- m. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- n. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
  - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
  - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- o. Historical Landmarks.
- p. Home occupations (See Section 303).
- q. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- r. Hotels and motels with five or more guest rooms.
- s. Keeping of farm animals, limited (See Section 305).
- t. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- u. Multiple dwelling units in conformity with the minimum lot area requirements per dwelling unit for the District.

- v. Nursery schools; day care centers (child or adult).
  - w. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
  - x. Open land carnival and recreation facilities (religious & educational institutions).
  - y. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
  - z. Personal services.
  - aa. Private clubs and lodges operated solely for the benefit of bona fide members.
  - bb. Religious institutions (in permanent buildings).
  - cc. Restaurants and cafes, including drive-through.
  - dd. Retail sales.
  - ee. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.
2. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
  - b. Outdoor recreation or assembly facilities.
  - c. Veterinary services.
  - d. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
  - e. Transmitter stations and towers for automatic transmitting.
  - f. Revival tents and similar temporary operations. (See Section 601.D)
  - g. Temporary Use Permits, subject to administrative approval (See Section 601.C):
    - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
    - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

## G. C2 DISTRICT (Commercial: General sales and services)

### 1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

### Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)Automobile repair (light).Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bars, lap rooms and nightclubs.
- f. Bed and Breakfast, with on-site parking as required in Section 403E.
- g. Bowling alleys and poolrooms.
- h. Business offices, banks and similar; including drive-through.
- i. Commercial art galleries.
- j. Commercial bath and massage.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- o. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- p. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- t. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
  - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
  - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- u. Historical Landmarks.
- v. Home occupations (See Section 303).

- w. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- x. Hotels and motels with five or more guest rooms.
- y. Keeping of farm animals, limited (See Section 305).
- z. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- aa. Medical Marijuana Dispensaries (see Part 3 Section 304)
- bb. Miniature golf establishment.
- cc. Mortuary
- dd. Multiple dwelling units and apartment hotels in conformity with the minimum lot area requirements per dwelling unit for the District.
  - 1) No on-site incineration shall be permitted.
- ee. Nursery schools; day care centers (child or adult).
- ff. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- gg. Open land carnival and recreation facilities (religious & educational institutions).
- b. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- hh. Personal services.
- ii. Pet shops within enclosed buildings for the display and sale of household pets and other small animals provided that:
- jj. Private clubs and lodges operated solely for the benefit of bona fide members.
- kk. Religious institutions (in permanent buildings).
- ll. Restaurants and cafes, including drive-through.
- mm. Retail sales.
- nn. Sales (retail and wholesale) and rentals.
- oo. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.
  - 1) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
  - 2) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
- pp. Theaters, auditoriums, banquet and dance halls.
- qq. Veterinary services.
- rr. Water distillation and bottling for retail sales only.
- ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
  - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
  3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.
2. Uses and Structures Subject to Use Permit:
- a. Government facilities and facilities required for the provision of utilities and public services.
  - b. Outdoor recreation or assembly facilities.
  - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
  - d. Transmitter stations and towers for automatic transmitting.
  - e. Revival tents and similar temporary operations. (See Section 601.D)
  - f. Temporary Use Permits, subject to administrative approval (See Section 601.C):
    - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
    - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.