



ORDINANCE 2022-A465

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA FOR AN APPLICATION SUBMITTED BY ATLANTIC DEVELOPMENT COMPANY, INCORPORATED, FOR A ZONING MAP CHANGE. THE REQUEST IS FOR A CHANGE FROM R1-PAD (RESIDENTIAL: SINGLE-FAMILY PLANNED AREA DEVELOPMENT) TO R2 (RESIDENTIAL: DUPLEX AND OTHER MULTI-FAMILY) ON PARCEL 403-23-104X, LOCATED ON HOMESTEAD PARKWAY COMPRISING APPROXIMATELY 28 ACRES. THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600(C)(1) of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

WHEREAS, the Mayor and Council find that the requested rezoning will be beneficial to the community and is in conformity with the Camp Verde General Plan, and

WHEREAS, the Mayor and Council find that the procedures required by ARS §9-462.03 and 9-462.04 have been complied with in connection with this zoning action, and

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

Section 1. The Town Council hereby finds as follows:

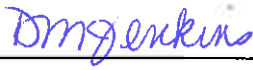
- A. A request for **Zoning Map Change #20220033** was filed by Atlantic Development & Investments, Incorporated, to request the change from Residential: Single Family-Planned Area Development) to R2 (Residential: Duplex & Other Multi-family).
- B. The Planning and Zoning Commission reviewed the request on February 10, 2022, in a public hearing that was advertised and posted according to state law and recommended approval of Zoning Map Change #20220033.
- C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The Waiver of Diminution of Value Claim has been signed by the property owner and is attached as Exhibit "A".

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the Town Code, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 2ND DAY OF MARCH, 2022.



Dee Jenkins - Mayor

Date: March 9, 2022

Approved as to form:



Town Attorney

Attest: 
Cindy Pemberton, Town Clerk