



Ordinance 2024-A496

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA FOR A ZONING MAP CHANGE FROM M1-PAD (INDUSTRIAL: GENERAL – PLANNED AREA DEVELOPMENT) TO C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICES – PLANNED AREA DEVELOPMENT) FOR APPROXIMATELY 12 ACRES, SPECIFICALLY DESCRIBED IN EXHIBIT A (APN 403-15-003W) GENERALLY LOCATED AT THE SOUTHWEST CORNER OF AULTMAN PARKWAY AND WEST STATE ROUTE 260.

WHEREAS, Jeremy Bach, on behalf of owner Boulder Creek Camp Verde, LLC., has made an application for a Zoning Map Change for an approximately 12-acre property generally located at the Southwest Corner of Aultman Parkway and West State Route 260 (APN 403-15-003W); and

WHEREAS, all required notices of the public hearing for this Zoning Map Change application were properly noticed and posted; and

WHEREAS, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday August 22, 2024, and unanimously recommended this Zoning Map Change be approved by the Mayor and Common Council; and

WHEREAS, consideration of this application has been completed in accordance with Article II, Sections 1 and 2 of the Arizona Constitution; and

WHEREAS, the Mayor and Common Council find the requirements set out in Arizona Revised Statutes Article 9-462.03 and 9-462.04 have been met; and

WHEREAS, the proposed Zoning Map Change of M1-PAD to C2-PAD is authorized by and satisfies the requirements of the Planning and Zoning Ordinance, specifically Section 601.A; and

WHEREAS, this Zoning Map Change to C2-PAD is in conformance with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan.

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

Section 1: The Zoning Map Change for the Town of Camp Verde is hereby amended by the zoning classification change from M1-PAD (Industrial: General – Planned Area Development) to C2- PAD (Commercial: General Sales and Service – Planned Area Development) for an approximately 12-acre property specifically described in Exhibit A (APN 403-15-003W);

Section 2: All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance;

Section 3: If any section, 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 of this ordinance;

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law.

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 2ND DAY OF OCTOBER 2024.



Dee Jenkins, Mayor

Attest:



Leah Rhodes, Town Clerk

Approved as to form:



Trish Stuban-Town Attorney