

AGENDA



**COUNCIL HEARS PLANNING & ZONING MATTERS
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 26, 2008
at 6:30 P.M.**

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time.

2. **Roll Call**

3. **Pledge of Allegiance** – *(Please remove your hat.)*

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 Council requests.

a) **Approval of the Minutes:**

- 1) There are no minutes for approval.

b) **Set Next Meeting, Date and Time:**

- 1) Regular Session – April 2, 2008 at 6:30 p.m.
- 2) Quarterly Work Session with the Commission to include a Joint Work Session with the Housing Commission – April 9, 2008 at 6:30 p.m.
- 3) Regular Session – April 16, 2008 at 6:30 p.m.
- 4) Council Hears Planning & Zoning – April 23, 2008 at 6:30 p.m.

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

6. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

- **Councilor Garrison's Liaison Report regarding Camp Verde Sanitary District (District) meetings and possible discussion and/or determination of requests for placement on the District's standard agenda item for Council Updates/Reports.**

Note: Requests may be identified, but no discussion of the item will occur at this time.

7. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2008-A351, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for Parcel 404-28-014G consisting of approximately 1.68 acres from R2-1 to C2. This rezoning is to allow for Commercial Development.** This property is located south of the Bell Gas on Cliffs Parkway. Staff Resource Michael Jenkins

- **Call for STAFF PRESENTATION**
- **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)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Public Hearing, discussion, consideration, and possible approval of Resolution 2008-742, a Resolution of the Town Council of the Town of Camp Verde, Arizona, approving General Plan Amendment 2007-03 that amends the Land Use Map of the General Plan for parcel 404-28-026E from high density residential to commercial. This amendment is to accommodate the development of a commercial plaza.** The property is located on the corner of SR 260 by-pass and Cliffs Parkway. Staff Resource: Michael Jenkins.

- Call for **STAFF PRESENTATION**
 - 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)**
 - Declare **PUBLIC HEARING CLOSED**
 - Call for **COUNCIL DISCUSSION**
9. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2008-A347, and Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-28-026E consisting of approximately 1.06 acres from R2 to C2-2. This rezoning is to allow for commercial development.** The property is located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. Staff Resource: Michael Jenkins
- Call for **STAFF PRESENTATION**
 - 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)**
 - Declare **PUBLIC HEARING CLOSED**
 - Call for **COUNCIL DISCUSSION**
10. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

11. **Advanced Approvals of Town Expenditures**
 - a) **There are no advanced approvals.**
12. **Manager/Staff Report**
13. **Adjournment**

Posted by: *M. Jones* Date/Time: *3-21-08 9:15 a.m.*

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council 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.

**TOWN OF CAMP VERDE
Council Agenda Action Form**

Meeting Type: Regular

Meeting Date: March 06, 2008

Submitting Department: P&Z

**Contact Person: MICHAEL JENKINS
SENIOR PLANNER**

Regular: **Requesting Action:**

Type of Document Needing Approval (Check all that apply):

- | | |
|--------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Acceptance/Approval | |
| <input type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Consideration |
| <input type="checkbox"/> Special/Temp Use Permit | <input type="checkbox"/> Other: |

Agenda Text : Public Hearing, Discussion and possible approval of Ordinance 2008-A351 by the Town of Camp Verde, Arizona, Town Council adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-28-014G consisting of approximately 1.68 acres from R2-1 to C2.

Purpose of Item and Background Information: This request was submitted by Jack Sheehan, agent for ARC Property Investment, L.L.C., owner of parcel 404-28-014G. This rezoning is in compliance with the General Plan Land Use Map which shows this parcel included as a commercial use designation. The requested use is compatible with the adjacent properties and surrounding neighborhood. This area is served by both Camp Verde Water Co. and Camp Verde Sanitary District making it ideal for a commercial development.

Staff sent out 28 letters to property owners within 300 feet and as of the writing of this report, we have received no responses. The Camp Verde Fire Department, Yavapai County Environmental Services, Camp Verde Water System, Inc. and the Town Engineer have returned comments as follows:

- Town Engineer: Public Works / Engineering has no issue with rezoning of this parcel however, the developer will be required to dedicate a drainage easement on the property for the existing drainage ditch and structures as part of the Civil Site Plan – Design Review Board approval process.
- Camp Verde Fire Department: Fire Hydrants are required to be within 250 feet from the adjacent street access to all proposed buildings in the future. The minimum Fire Flow requirement is 1500 GPM for 2 hours. If the 6,900 square-foot building is to be used as a restaurant, it will be required to be sprinklered per IBC and IFC.
- Yavapai County Environmental Unit: No comment or objections given.
- Camp Verde Water System, Inc.: A recommendation of approval was provided.

A neighborhood meeting was noticed and held on February 21, 2008 at the Comfort Inn. Two people attended with one question pertaining to the possibility that the proposed project may block the horizontal view corridor of the Bluffs Development. Documents concerning the meeting are included in the packet for review.

At the March 06, 2008 Hearing of the Town of Camp Verde Planning & Zoning Commission, this Zoning Map Change request received a unanimous vote, from the Commissioners in attendance, recommending that Council approve ZMC 2008-01. Highlights of the Planning & Zoning Commission discussion and requirements on this matter are as follows:

- Per the Town of Camp Verde Planning & Zoning Ordinance, Section 112, a unanimous vote was

required to recommend approval or denial because only (4) members of the Commission were in attendance.

Staff Recommendation: Approval

Suggested Motion: Move to approve or deny Ordinance 2008-A347 for Zoning Map Change 2008-01 to change the Zoning of parcel 404-28-014G from R2-1 to C2 as submitted by Jack Sheehan, agent for ARC Property Investment, L.L.C., owner of parcel 404-28-014G.

List All Attachments as Follows: Application, Staff Report, Zoning Map, neighborhood meeting documents.

Type(s) of Presentation: Verbal and Power Point.



ORDINANCE 2008 A 351

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 404-28-014G CONSISTING OF APPROXIMATELY 1.68 ACRES FROM R2-1 TO C2. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2008-01** was filed by Mr. Jack Sheehan, agent for ARC Property Investment, LLC, owner, for the purpose of rezoning the parcel **404-28-014G FROM R2 TO C2**. The legal description is attached as **Exhibit A and the Map as Exhibit B**.
 - B. The Zoning Map Change was reviewed by the Planning Commission on **March 6, 2008** in public hearing that was advertised and posted according to state law.
 - C. A neighborhood Meeting was held by the applicant on February 21, 2008 as required by ARS 9-462.03B.
 - D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as **Exhibit C**.
 - E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
-

- II. **Zoning Map Change 2008-01** is approved, based upon the following findings:
- A. The property is classified on the Town's General Plan Land Use Map as Commercial and is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - B. The Zoning Change will promote the public health, safety, and welfare of the general public.
-

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 code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. 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.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26TH day of March 2008.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

A portion of the North Half of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

Commencing at the West quarter corner of said Section 31;

Thence North 01 degrees, 50 minutes, 51 seconds East, along the West line of said Section 31, a distance of 1322.66 feet to the Northwest corner of the South half of the Northwest quarter of said Section 31;

Thence South 89 degrees, 59 minutes, 31 seconds East, along the North line of said South half of the Northwest quarter, a distance of 2475.08 feet;

Thence North 89 degrees, 57 minutes, 51 seconds East along said North line a distance of 662.47 feet;

Thence South 00 degrees, 13 minutes, 46 seconds East, a distance of 320.61 feet to the;
TRUE POINT OF BEGINNING

Thence continuing South 00 degrees, 13 minutes, 46 seconds East, a distance of 320.61 feet to the North right-of-way line of Lane Street;

Thence South 89 degrees, 58 minutes 00 seconds West, along said right-of-way a distance of 197.18 feet;

Thence Northwesterly, along said right-of-way on a curve to the right , having a radius of 25.00 feet, through a central angle of 93 degrees, 43 minutes, 43 seconds, a distance of 40.90 feet to the East right-of-way of Cliffs Parkway;

Thence Northerly, along said right-of-way on a curve to the left, having a radius of 320.48 feet, through a central angle of 03 degrees, 55 minutes, 25 seconds, a distance of 21.95 feet;

Thence North 00 degrees, 13 minutes, 46 seconds West, along said right-of-way a distance of 166.67 feet;

Thence Northwesterly, along said right-of-way on a curve to the left, having a radius of 264.00 feet, through a central angle of 28 degrees, 25 minutes, 18 seconds, a distance of 130.96 feet;

Thence North 61 degrees, 20 minutes, 56 seconds East, a distance of 36.18 feet;

Thence North 89 degrees, 16 minutes, 13 seconds East, a distance of 221.30 feet to the
TRUE POINT OF BEGINNING.

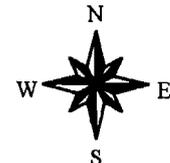
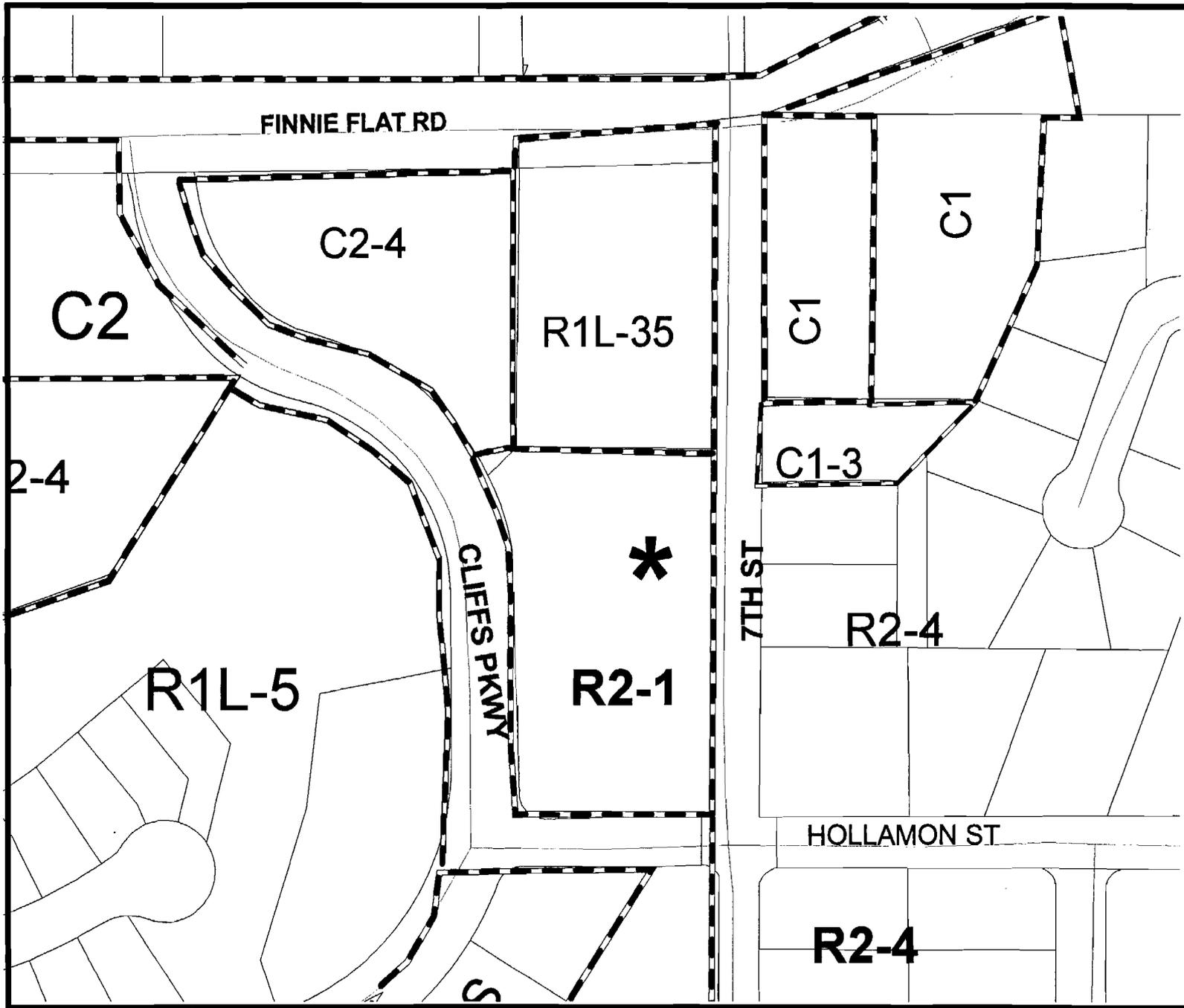


EXHIBIT C
WAIVER

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 2008-01 for parcel 404-28-014G. 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 19 day of March, 2008.

OWNER:

Frances Champion
Print Name

Frances Champion
Sign Name

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 19 day of March, 2008, before me, the undersigned Notary Public, personally appeared in front of me, who acknowledged that this document was executed for the purposes therein contained.

Jennie Chavez
Notary Public

My Commission Expires:
2-5-11



Zoning Map Change Check List

- Proof of Ownership
- Notarized Permission to Enter Property – Original Document
- *Directions to Property**
- Notarized Special Power of Attorney – Original Document
- Legal Description
- *Letter of Intent (Narrative)**
- Agency Comments
 - Notification List
 - Responses
- Public Participation, Neighborhood meeting, completed. Date: _____
 - 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 will address 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.
- *Site Plan (included in packet if provided)**
- *Maps**
 - Land Use Map
 - Vicinity Map
 - Zoning Map
- *Staff Report**

Will include summary of agency & citizen's comments, Town requirements, applicant's narrative as it addresses requirements for application and recommended stipulations if approved (if any).
- *Ordinance (for Council)**
- Advertising & Posting has been completed & meet State Law Requirements.

NOTE: * indicates information is included in the packet.

Wesley Properties, LLC
1016 Saddlehorn Road
Sedona, Arizona 86351

January 7, 2008

Town of Camp Verde

RE: Narrative of Rezoning Request
Assessors Parcel Number 484-28-041G

Rezone approximately 1.68 acres from R2-1 residential to C-2 commercial.

The native site slopes downhill from south to north. The site will be terraced to minimize the height impact of the proposed buildings and accommodate the required parking. The cut slopes will be re-vegetated with native landscaping and dry stack stone walls where necessary.

Two new single-story buildings are proposed—the north building is approx. 2500 sq. ft., the south building is approx. 6900 sq. ft.

The building concept will utilize materials found in many native structures. The roof will be corrugated metal, the walls will be a smooth sand finish stucco, heavy timbers will be used at the covered terraces & exposed rafters.

The focal point of the plaza is a water tower. This architectural element was commonly found in early western towns. It was a source of vitality & economic growth. In the proposed development, the water tower will perform two purposes. It will serve as a landmark to promote business. Signage will be implemented along the upper portion of the tank. Additionally, the tank will also serve as a water supply reserve for the development.

Parking: 69 parking spaces have been provided, 20 of these spaces will be used for the adjacent *Wal-greens* drugstore, the remaining 49 spaces will be devoted for the **Village Corner**.

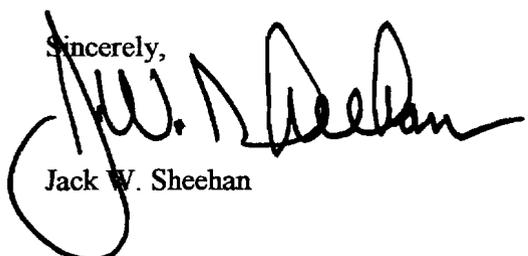
A landscape buffer has been placed at the east side of the property to help screen the parking area & to transition the development to the adjacent street.

If approved, rezoning would accomplish the additional 20 space parking requirement by the proposed adjacent Walgreen drug store development, as well as to allow for additional building to complement the proposed Walgreen development. Uses would include restaurant, retail and professional office.

Financing and development phasing will be dependent on tenant demand.

I believe the neighborhood compatibility is adequately addressed by the proposed architecture and commercial uses.

Sincerely,



Jack W. Sheehan

CASE NO. 2008-02

PROJECT NO. ZMC 08-01

RECEIVED

JAN 04 2008

BY: MS

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE JANUARY 4, 2008 TAKEN BY _____
ASSESSOR'S PARCEL NO. 404-28-014G FEES _____
PRESENT ZONING R-2-1 HEARING DATE _____
SUBDIVISION _____ LAND USE DESIGNATION _____
ADDRESS OF PROPERTY 344 S. SEVENTH ST.

REQUEST: REZONE 1.68 ACRES DENSITY CHANGE
FROM R-2-1 RESIDENTIAL TO C-2
COMMERCIAL. SEE ATTACHED SITE PLAN.

OWNER ABC PROPERTY INVESTMENTS LLC PHONE 300-6767 FAX 567-6252
ADDRESS P.O. BOX 2833 CITY CAMP VERDE STATE AZ ZIP 86322
CONTACT PERSON FRANCIS CHAMPION

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize
JACK SHEEHAN to act as my agent in the application.
Name of Agent
Signature of Owner Francis Champion Date 1-4-08

AGENT Wesley Properties, LLC PHONE 300-4639 FAX 284-0609
ADDRESS 1016 SADDLEHORN CITY SEDONA STATE AZ ZIP 86351
CONTACT PERSON JACK SHEEHAN

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.
Signature of Applicant J. Sheehan Date 1/4/08

DIRECTIONS TO PROPERTY

Assessor's Parcel Number 404-28-014 G

Applicants Name Wesley Properties, LLC

Property Address CLIFFS PARKWAY

Directions To

Property SO. EAST CORNER OF THE
INTERSECTION OF FINNIE FLAT ROAD
AND CLIFFS PARKWAY, JUST SOUTH
OF APN # 404-28-015 W FUTURE
WALGREEN DRUG STORE.

Affidavit

I JACK SHEEHAN owner of parcel 404-28-014 G 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 21 day of February 2008.

I posted my property with meeting date and time on the 15 day of February 2008.

I JACK SHEEHAN owner of parcel 404-28-014 G 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 21 day of February 2008.

Summary

Statement:

ONE COUPLE (HUSBAND & WIFE) CAME AT NOON, SEE SIGN IN LOG AND ONE MAIN CONCERN AND THAT WAS THAT ANY STRUCTURES TO BE BUILT DO NOT BLOCK HORIZONTAL VIEW FROM THE BLUFFS DEVELOPMENT.

If Summary statement is too long, attach a copy.

State of Arizona}

County of Yavapai}

Jack W. Sheehan
Signature of Document Signer No. 1

Signature of Document Signer No. 2

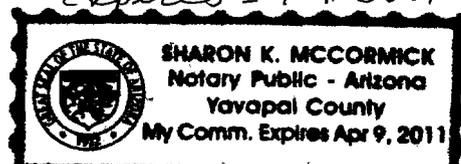
Subscribed and sworn to (or affirmed) before me this 21st day of February 2008.

(1) JACK W. SHEEHAN
Name of Signer

(2) _____
Name of Signer

Sharon K. McCormick
Signature of Notary

Expires - 7-9-2011



TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular

Meeting Date: March 26, 2008

Submitting Department: P&Z

Contact Person: MICHAEL JENKINS
SENIOR PLANNER

Regular: **Requesting Action:**

Type of Document Needing Approval (Check all that apply):

- | | |
|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Acceptance/Approval | |
| <input type="checkbox"/> Final Plat | |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Consideration |
| <input type="checkbox"/> Special/Temp Use Permit | <input checked="" type="checkbox"/> Amendment to the Land Use Map, General Plan Amendment |

Agenda Text : Public Hearing, Discussion and possible approval of Resolution 2008-742 by the Town of Camp Verde, Arizona, Town Council for General Plan Amendment 2007-03 that amends the Land Use Map of the General Plan for Parcel 404-28-026E from High Density Residential to Commercial as submitted by S.E.C., Inc., agent for David Meier, owner.

Purpose of Item and Background Information: . The Subject property is identified as parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the land use map to be changed from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E being approximately 1.06 acres.

In 2004, the adjacent parcel 404-28-025B received an approval of a General Plan Amendment from High Density Residential to Commercial and a Zone Change from R1L-35 to C2-2 and is a portion of the proposed Verde Highlands Plaza. It was believed at the time that only this parcel 404-28-026B needed a General Plan Amendment and a Zoning Map Change due to the proposed building footprint falling within this parcel and the remaining parcel 404-28-026E included only a drainage area next to and on the West side of Cliffs Parkway. In a meeting with the applicants agent, staff discovered, with the benefit of a submitted survey, that also parcel 404-28-026E had portions of the proposed building footprint within its boundaries. Staff determined that parcel 404-28-026E would require a General Plan – Land Use Amendment and a Zoning Map Change. The applicant for the proposed Verde Highlands Commercial Plaza received an approval from the Design Review Board on May 08, 2007.

Staff sent out 27 letters to property owners within 300 feet and have received no letters in favor of and one letter in opposition to the Zone Change request. A letter of concern was received as related to the proposed two story building heights.

A neighborhood meeting was noticed and held on February 20, 2008 in rooms 206/207 of the Town of Camp Verde Administration Building site located at 473 S. Main Street. There were six people in attendance. Staff attended the neighborhood meeting. (See neighborhood meeting documents in the Council Packet) Concerns of the people in attendance were as follows:

- Building Heights
- Site Grading (to reduce the impact of building heights)
- Site and area drainage
- Site lighting

- Increase traffic
- Proposed uses
- Project review process

Agency responses were received with the following comments:

- ADOT: Bruce Cooper is the Permits Supervisor for required access permits.
- Yavapai County Flood Control: The Flood Control District has reviewed the Phase II Drainage report and had no objection to the project.
- Camp Verde Water System, Inc.: Is recommending approval.
- Town of Camp Verde Chief Building Official: No comment
- Yavapai County Public Works Department: No comment

At the March 06, 2008 Hearing of the Town of Camp Verde Planning & Zoning Commission, this General Plan Amendment received a unanimous vote, from the Commissioners in attendance, recommending that Council approve GPA 2007-03. Highlights of the Planning & Zoning Commission discussion and requirements on this matter are as follows:

- Per the Town of Camp Verde Planning & Zoning Ordinance, Section 112, a unanimous vote was required to recommend approval or denial because only (4) members of the Commission were in attendance.
- The Commission expressed concern that the buildings had been designed using both parcels, and had progressed even through Design Review with the need for the land use amendment and zoning map change completely overlooked. Staff explained that the Design Review Process was in its infancy when this project was heard and submittals were in a conceptual form. The subject property was shown on the County GIS system as being a small narrow strip and was thought, by the applicant and presented to staff, to be of no impact. The Design Review process has evolved now to a conceptual and final hearing process. In the Final Hearing process Civil Site Plans are required thus revealing these types of problems.
- The Commission discussed with the developer, David Meier, the type of proposed commercial operations. The developer responded with examples of offices for Doctor's, Attorneys and professionals.
- The Commission members also discussed and confirmed the size of the parcel.

Staff Recommendation: Approval

Suggested Motion: Move to approve or deny Resolution 2008-742 for General Plan Amendment 2007-03 to change the land use map for parcel 404-28-026E from High Density Residential to Commercial as requested by S.E.C., Inc., agent for the owner, David Meier, developer for the Verde Highlands Commercial Plaza.

List All Attachments as Follows: Application, Letter of Intent, Staff Report, Land Use Map, agency comments and neighborhood meeting documents including a summary from the agent.

Type(s) of Presentation: Verbal and Power Point.



RESOLUTION 2008-742

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2007-03 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCEL 404-28-026E FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL. THIS AMENDMENT IS TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL PLAZA.

SITE LOCATION: CORNER OF SR 260 BY-PASS AND CLIFFS PARKWAY.

WHEREAS, the Town of Camp Verde adopted its General Plan on December 1, 2004 through Resolution 2004-614 and ratified by voters on March 8, 2005, and

WHEREAS, public notice and agency contact concerning General Plan Amendment 2007-03 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2007-05 from R2 to C2-2 will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcel 404-28-026E from High Density Residential to Commercial.

Passed and adopted the 26TH day of March 2008.

Tony Gioia, Mayor

Date

APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney

General Plan Check List

- Proof of Ownership
- Notarized Permission to Enter Property – Original Document
- *Directions to Property**
- Notarized Special Power of Attorney – Original Document
- Legal Description
- *Letter of Intent (Narrative)**
- Agency Comments
 - Notification List
 - Responses
- Public Participation, Neighborhood meeting, completed. Date: _____
 - 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, 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.

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



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
DEC 28 2007

BY: KMJ

December 28, 2007

Re: General Plan Amendment to 404-28-026E

To Whom It May Concern:

This General Plan amendment request is for the reclassification of property identified as 404-28-026E. This parcel is currently designated as high density residential. High Density Residential is defined in the General Plan as maximum of 11 dwellings per acre. This request is to revise that designation to commercial. The commercial designation is defined as either neighborhood commercial areas serving the direct area with services and goods or as meeting the commercial needs of the entire community.

This General Plan amendment request is a corrective action that will not alter the current intent of land use. The current General Plan designation of High Density Residential was originally intended as a continuation of the single-family residential development to the north and as a buffer between the Hwy and the single-family residential. A commercial designation in this location will actually improve the General Plan by providing a stronger buffer between the existing residential and Hwy 260, while being more accurate to the existing zoning and more in keeping with the additional commercial designations along the Hwy 260 corridor.

Additionally, a commercial designation at this intersection will provide a neighborhood commercial area that can provide services and good to the residential area as defined in the General Plan commercial definition. Depending upon the composition of the future tenants, this development could also serve the commercial needs of the entire community. Quality commercial growth has always been a struggle for the communities in the Verde Valley including Camp Verde. The Verde Highlands Development will provide several opportunities for commercial businesses. More commercial businesses and offices will provide higher level of services and possibly additional employment opportunities.

What this request will do is bring the General Plan intent and the existing conditions into agreement. This parcel makes up a portion of the proposed Verde Highlands Development. Parcel 404-28-026E is currently zoned R2. The western parcel of the Verde Highlands Development, APN 404-28-025B, was rezoned in 2004 from a Residential Zone into Commercial Zoning C2-2. It was believed that the only parcel that needed to be rezoned to



Growth is inevitable...it's planning that makes the difference.

825 CUBE PARKWAY, SUITE A, COTTONWOOD, ARIZONA 86306 ■ 928-634-5889 FAX 928-634-2222

commercial was APN 404-28-025B. At that time, the parcel in question now, APN 404-28-026E, was a part of a larger parcel; APN 404-28-026C was believed to hold only the road and drainage channel.

Unfortunately, we have since discovered that this was incorrect. Over time, additional parcel splits and the widening of the Hwy 260 have added to the confusion. Currently, drainage flows between the proposed development and Cliffs Parkway. The drainage is located in APN 404-28-026A.

After research by both SEC, Inc. and Town Staff, we are certain that the APN 404-28-026E is zoned Residential R-2. In order to complete the proposed Verde Highlands project as shown in the included site plan, this parcel (APN 404-28-026E) needs to have the General Plan amendment approved, then rezoned to C2-2. It is only after that rezoning can these parcels be combined under Yavapai County requirements. A proposed commercial preliminary plat is dependent upon the general plan amendment, rezone, and combination. Verde Highlands has already been approved by the Design Review Board.

As part of the requirements for rezoning, a General Plan Amendment is required. We believe the amendment is an improvement to the General Plan as it would bring rectify the inaccuracies currently present in the property in zoning and land use and provide a buffer between the existing residential and the highway.

Per the Growing Smarter legislation General Plan documents are intended to be dynamic documents that can respond to the changing needs of the community. This request being of a corrective nature fits this intent by allowing a venue in which to correct or clarify unique situations that can arise in communities. As mentioned in Chapter 3: Land Use, the residents through the citizen participation process identified the need and desire for more commercial areas. Also in compliance with the intent of this section of the General Plan, this area is not rural or agricultural in nature. As this area is between developed residential and Hwy 260, this proposal is not in conflict with the goal to retain and protect the sensitive rural areas.

There are no increased infrastructure requirements associated with this request or with the Verde Highlands Development. The utility connections to serve the project will come directly off of existing systems that currently located at the periphery of the project. NO additional strain is anticipated on the existing systems.

As the property is adjacent to Hwy 260 and is anticipated retain the existing right in/right out on to Hwy 260, this entrance/exit is anticipated to address most of the additional traffic generated by this development. However, there will be some additional traffic onto Cliffs Parkway. With the current site plan, the additional trips for this project is calculated to be 360. We believe that the majority of these will occur directly onto or off of Hwy 260.

In summary in order to develop the project as demonstrated in the attached site plan, the following must occur:

1. Receive the General Plan Amendment changing the medium density residential designation to commercial (404-28-026E);
2. Rezone one of the parcels (404-28-026E) to match the existing zoning C2-2 in place on the majority parcel (404-28-025B);
3. Gain Preliminary Plat approval to provide individual ownership opportunities within the development;
4. Combine the parcels in accordance with the Preliminary Plat approval requirements.

After the Preliminary Plat approval, parcel combination, and preparation of final construction plans, this project will also have to receive Final Plat approval.

We understand that this may appear confusing; we are more than able to answer any questions that may arise. Please feel free to contact me if I can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Krista Cline". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Krista Cline
Land Planner

APPLICATION FEE: Minor \$1000.00 Major \$1550.00

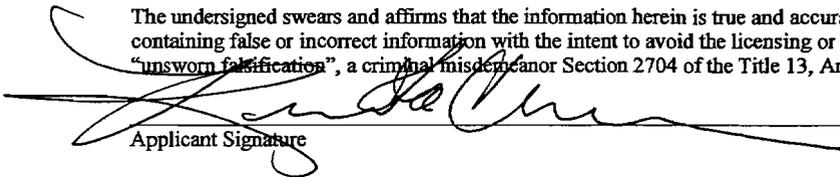
Date Recv'd 12/24/07
CASE No. 367-60
PROJECT NO. GP2007-3
Fees: 1000.00
Recv'd By M. JENKINS

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPT.
473 S. MAIN STREET, SUITE 108
CAMP VERDE, AZ 86322
(928) 567-8513 - FAX (928) 567-7401

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION	
<input checked="" type="checkbox"/> AGENT <input type="checkbox"/> OWNER	
Applicant Name	<u>SEGL INC. (KRISTA CLINE)</u>
Mailing Address	<u>20 STUTZ BEARCAT DR. #L0</u>
City/Town	<u>SEDONA</u> State <u>AZ</u> Zip <u>86336</u>
Phone	<u>282-7781</u> Cell <u>X2017</u> Fax <u>282-0731</u>
PROPERTY INFORMATION	
Physical Address	
Parcel No.	<u>404-28-026E</u> Legal Description <u>ATTACHED</u>
Current Zoning	<u>R2</u> Proposed Property Use <u>COMMERCIAL</u>
OWNER INFORMATION	
Owner Name	<u>DAVID MEIERZ</u>
Mailing Address	<u>2177 SALT MINE</u> City <u>CAMP VERDE</u>
State	<u>AZ</u> Zip <u>86322</u> Phone _____ Cell _____
TYPE OF GENERAL PLAN AMENDMENT REQUESTED	
<u>MINOR AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL</u>	
Please attach the following:	
<ol style="list-style-type: none"> 1. A signed letter of intent containing a narrative describing the proposed amendment. 2. The property owners written authorization. 3. Graphic depiction of the proposed land use amendment. 4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to the existing map and text, and benefits to the public. 5. Written analysis for the request, including but not limited to: <ol style="list-style-type: none"> a. Detailed description of proposed amendment. b. Impact on public infrastructure. c. Relationship to other adopted planning documents. d. Anticipated impact on area transportation (impact analysis). e. Unique characteristics of the proposal, such as impacts on the environment or water resources. 	

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that the filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of the Title 13, Arizona Revised Statutes.


Applicant Signature

12/24/07
Date

12-24-07A10:49 RCVD X

Affidavit

I KRISTA CLINE ^{agent for the} owner of parcel 408-25-026E have notified the neighbors within 300' of my residence, by sending letters on FEB. 17th, 2008 to notify them of the neighborhood meeting that I conducted on the 20th day of FEBRUARY 2008.

I posted the property with meeting date and time on the 15th day of FEBRUARY 2008.

I KRISTA CLINE ^{agent for the} owner of parcel 408-25-026E 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 20th day of FEBRUARY 2008.

Summary
Statement:

If Summary statement is too long, attach a copy.

State of Arizona)

County of Yavapai)

Krista Cline
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 26th day of February 2008.

(1) KRISTA CLINE
Name of Signer

(2) _____
Name of Signer

OFFICIAL SEAL
BUNNY HELENE MARKS
Notary Public - State of Arizona
YAVAPAI COUNTY
My Comm. Expires April 4, 2008
Bunny Helene Marks
Signature of Notary

Neighborhood Meeting Summary for Verde Highlands

Meeting held Wednesday, February 20, 2008 from 5 to 6:30pm at 473 South Main Street Room 206/207.

Meeting conducted by Krista Cline, agent for the applicant. There were seven neighbors in attendance.

The following meeting summary is organized by topic. The summary of the consultant response is in italics below each topic. This neighborhood meeting was held to satisfy the requirements for the General Plan Amendment and the Rezone Application. The current applications submitted to the Town include a request to Rezone from R2-2 (High-Density Residential) to C2 (Commercial) and to amend the General Plan from High-Density Residential to Commercial.

The meeting started in an informal open house format around 5pm.

The largest questions/concerns expressed by the attending neighbors include:

- Building Height
- Site Grading (to reduce the impact of building height)
- Site and Area Drainage
- Site Lighting
- Increased Traffic
- Proposed Uses
- Project Review Process

By far, the main public concern was building height. The primary point of view is that the neighbors are unhappy with the two-story buildings planned for the development, believing that the two-story buildings will block their view. Property owners stated that they had paid premiums for the view lots that are adjacent to the proposed development. It was additionally stated by an attendant that she believed that the site plan sent with the meeting notification letter was purposefully lacking the two-story notation.

Ms. Cline stated that not including the two-story notation was not an intentional ploy in order to avoid comment, but rather simply not considered when assembling the meeting packet because the buildings were already approved. The two-story buildings were approved at the Design Review Board meeting held last year and were not thought to be included in the scope of this meeting to discuss the general plan amendment and the rezone application.

A significant amount of the meeting also focused on the site grading. The concern was that the site grading might add to the building height and thereby block more of the view.

Ms. Cline reviewed the preliminary grading plan with the attendees. Ms. Cline pointed out the large retaining wall along the rear of the property, additional fall in the parking

lot, and the additional retaining walls around the frontage of the property. The Preliminary Grading Plan was designed to mitigate as much of the grade and the height of the development as possible. The retaining wall near the northern boundary of the property is approximately 12 feet high; there will another 3 feet of drop along the parking lot towards the building.

There was an additional question regarding the proposed drainage of the site. The primary concern was that the drainage of the development would flow out onto Cliffs Parkway.

Ms. Cline reviewed the planned on-site drainage patterns which includes retention basins along the east and south sides of the project. The significant drainage contained in the ADOT right-of-way and along Cliffs Parkway occurs outside of the property and will not be altered. Ms. Cline also stated that the development will have to meet the Public Works requirements by not producing additional drainage off-site after development.

The proposed lighting scheme for the parking lot was also of concern to the attending neighbors. The attendees wanted to make sure that they do not have bright lights shining into their lots. There was also a question regarding the number of light fixtures proposed for the parking lot.

Ms. Cline stated that the selected lighting will have to meet the ordinance requirements by being fully-shielded fixtures. Ms. Cline also stated that she did not know the number of fixtures proposed for the parking area; however, the parking lot will require lighting in order to meet safety requirements, but the goal is to not exceed the amount necessary. The lighting proposed for the project include scale appropriate shorter poles (10-12 feet) with fully-shielded fixtures. It was additionally stated that the significantly lower property and grading needs to be considered when considering the lighting concerns. The site is approximately 14 plus feet lower than the adjacent properties which mostly have 6-foot CMU walls along their rear yards.

There is some neighborhood concern regarding the traffic impact to the area of the proposed development.

Ms. Cline stated that a Traffic Study has been submitted to the Public Works Department for review. This project will also require coordination with ADOT requirements to finalize the design. The proposed access on 260 is in the same location as the current curb cut/ driveway in place. In addition, curb, gutter, and sidewalk are also required along the west side of Cliffs Parkway along the full length of the project. Street patching to insure a minimum 12 foot driving lane on the west side of the Cliffs Parkway is also required.

The other questions asked during the meeting included questions that directly related to the zoning application including the proposed commercial implications of future use. There was some confusion as to the uses proposed in the development. There was an

additional question asking if it would be possible to develop the site not according to the proposed plans.

Ms. Cline stated that there are no residential uses included in the development. The only uses would professional office and retail. There is not enough parking to satisfy the parking requirements for medical offices, so the offices would be restricted to professional offices, i.e. attorney, accountants, etc. Ms. Cline stated that it was her understanding that the specific zoning request would not permit a "Circle K" development. Ms. Cline also stated that if there was a change from the current proposal, that proposal would have to go through the Development Review process for approval.

The last questions of the meeting asked for additional information regarding the remaining process of this project and the development review process in general. These questions come from dissatisfaction with the approval of the building elevations.

Ms. Cline reviewed the remaining process in regards to the Verde Highlands Development including the dates of the Planning and Zoning Commission and Council meetings in March. Ms. Cline also stated that she did not know the timeframe for the construction of the project.

Ms. Cline thanked everyone for coming and encouraged the attendees to provide written comments or attend the meetings in March. The meeting ended at approximately 6:15pm.

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular

Meeting Date: March 26, 2008

Submitting Department: P&Z

Contact Person: MICHAEL JENKINS
SENIOR PLANNER

Regular: **Requesting Action:**

Type of Document Needing Approval (Check all that apply):

- | | |
|--------------------------------------------------|--------------------------------------------------------------------------------|
| <input type="checkbox"/> Acceptance/Approval | |
| <input type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Consideration |
| <input type="checkbox"/> Special/Temp Use Permit | <input type="checkbox"/> Amendment to the Land Use Map, General Plan Amendment |

Agenda Text : Public Hearing, Discussion and possible approval of Ordinance 2008-A347 by the Town of Camp Verde, Arizona, Town Council adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-28-026E consisting of approximately 1.06 acres from R2 to C2-2.

Purpose of Item and Background Information: The Subject Property is identified as parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the land use map to be changed from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be know a Verde Highlands.

In 2004, the adjacent parcel 404-28-025B received an approval of a General Plan Amendment from High Density Residential to Commercial and a Zone Change From R1L-35 to C2-2 and is a portion of the proposed Verde Highlands Plaza. It was believed at the time that only this parcel 404-28-026B needed a General Plan Amendment and a Zoning Map Change due to the proposed building footprint falling within this parcel and the remaining parcel 404-28-026E included only a drainage area next to and on the West side of Cliffs Parkway. In a meeting with the applicants agent, staff discovered, with the benefit of a submitted survey, that also parcel 404-28-026E had portions of the proposed building footprint within its boundaries. Staff determined that parcel 404-28-026E would require a General Plan – Land Use Amendment and a Zoning Map Change. The applicant for the proposed Verde Highlands Commercial Plaza received an approval from the Design Review Board on May 08, 2007.

Staff sent out 27 letters to property owners within 300 feet and have received no letters in favor of and one letter in opposition to the Zone Change request. A letter of concern was received as related to the proposed two story building heights.

A neighborhood meeting was noticed and held on February 20, 2008 in rooms 206/207 of the Town of Camp Verde Administration Building site located at 473 S. Main Street. There were six people in attendance. Staff attended the neighborhood meeting. (See neighborhood meeting documents in the Council Packet) Concerns of the people in attendance were as follows:

- Building Heights
- Site Grading (to reduce the impact of building heights)
- Site and area drainage
- Site lighting
- Increase traffic

- Proposed uses
- Project review process

Agency responses were received with the following comments:

- ADOT: Bruce Cooper is the Permits Supervisor for required access permits.
- Yavapai County Flood Control: The Flood Control District has reviewed the Phase II Drainage report and had no objection to the project.
- Camp Verde Water System, Inc.: Is recommending approval.
- Town of Camp Verde Chief Building Official: No comment
- Yavapai County Public Works Department: No comment

At the March 06, 2008 Hearing of the Town of Camp Verde Planning & Zoning Commission, this Zoning Map Change request received a unanimous vote, from the Commissioners in attendance, recommending that Council approve ZMC 2007-05. Highlights of the Planning & Zoning Commission discussion and requirements on this matter are as follows:

- Per the Town of Camp Verde Planning & Zoning Ordinance, Section 112, a unanimous vote was required to recommend approval or denial, only (4) members of the Commission were in attendance.
- The Commission expressed concern that the buildings had been designed using both parcels, and had Progressed even through Design Review with the need for the land use amendment and zoning map Change completely overlooked. Staff explained that the Design Review Process was in its infancy when this project was heard and submittals were in a conceptual form. The subject property was shown on the County GIS system as being a small narrow strip and was thought, by the applicant and presented to staff, to be of no impact. The Design Review process has evolved now to a conceptual and final hearing process. In the Final Hearing process Civil Site Plans are required thus revealing these types of problems.
- The Commission discussed with the developer, David Meier, the type of proposed commercial Operations. The developer responded with examples of offices for Doctor's, Attorneys and professionals.
- The Commission members also discussed and confirmed the size of the parcel.

Staff Recommendation: Approval

Suggested Motion: Move to approve or deny Ordinance 2008-A347 for Zoning Map Change 2007-05 to change the Zoning of parcel 404-28-026E from R2 to C2-2 as requested by S.E.C., Inc., agent for the owner, David Meier, developer for the Verde Highlands Commercial Plaza.

List All Attachments as Follows: Application, Letter of Intent, Staff Report, Zoning Map, agency comments and neighborhood meeting documents including a summary from the agent.

Type(s) of Presentation: Verbal and Power Point.



ORDINANCE 2008 A 347

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 404-28-026E CONSISTING OF APPROXIMATELY 1.06 ACRES FROM R2 TO C2-2. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2007-05** was filed by SEC Inc, agent for David Meier, owner, for the purpose of rezoning the parcel **404-28-026E FROM R2 TO C2-2**. The legal description is attached as **Exhibit A and the Map as Exhibit B**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **March 6, 2008** in public hearing that was advertised and posted according to state law.
- C. A neighborhood Meeting was held by the applicant on February 20, 2008 as required by ARS 9-462.03B.
- D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as **Exhibit C**.
- E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2007-05** is approved, based upon the following findings:
- A. The property has been reclassified on the Town's General Plan Land Use Map as Commercial by Resolution 2008-742; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - B. The Zoning Change will promote the public health, safety, and welfare of the general public.
-

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 code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. 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.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26TH day of March 2008.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney



EXHIBIT A
LEGAL DESCRIPTION

12-07-07P04:58 RCVD

Parcel I:

A tract of land in the North half of the Southwest quarter of the Southwest quarter of Section 31, Township 14 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Northeast corner of the North half of the Southwest quarter of the Southwest quarter of said Section 31;

THENCE West 165.0 feet along the North line of said North half of the Southwest quarter of the Southwest quarter;

THENCE South 660.0 feet to the South line of said North half of the Southwest quarter of the Southwest quarter;

THENCE North 89°57' East, 165.0 feet along said South line to the Southeast corner of said North half of the Southwest quarter of the Southwest quarter;

THENCE North 660.5 feet along the East line of said North half of the Southwest quarter of the Southwest quarter to the POINT OF BEGINNING.

Parcel II:

A portion of the Southeast quarter of the Southwest quarter of Section 31, Township 14 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Southeast quarter of the Southwest quarter;

THENCE South 89°59'30" East, along the North line of said Southeast quarter of the Southwest quarter, a distance of 37.29 feet;

THENCE South 00°52'43" East, a distance of 482.86 feet to a point on the Northerly right-of-way of the General Crook Trail, County Highway, said point lying on a non-tangent curve;

THENCE Southwesterly, along said right-of-way line, and the arc of said curve, concave to the Southeast having a radius of 2897.93 feet and a central angle of 00°47'15", a distance of 39.83 feet;

THENCE leaving said curve, on a non-tangent line that bears North 00°52'43" West, a distance of 497.43 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom Parcels I and II, that portion which lies Southeasterly of the following described line:

COMMENCING at a stone with scribed ¼ on West face marking the West quarter corner of said Section 31, which bears North 01°45'29" East 2643.28 feet from a Bureau of Land Management (BLM) brass cap marking the Southwest corner of said Section 31;

THENCE along the West line of said Section 31, South 01°45'29" West 2165.63 feet to the POINT OF BEGINNING;

THENCE from a Local Tangent bearing of North 89°09'34" East, along a curve to the left, having a radius of 1537.02 feet, a length of 645.08 feet;

THENCE North 65°06'46" East 98.30 feet;

THENCE North 89°51'05" East 95.58 feet;

THENCE North 65°06'46" East 229.28 feet;

THENCE North 62°29'58" East 455.42 feet;



THENCE from a Local Tangent bearing of North 71°38'34" East, along a curve to the right, having a radius of 2964.79 feet, a length of 368.14 feet;

THENCE South 87°33'06" East 256.25 feet;

THENCE North 84°54'23" East 127.10 feet;

THENCE North 86°09'21" East 30.01 feet;

12-07-07P04:58 RCVD

THENCE along a curve to the left, having a radius of 17138.73 feet, a length of 409.18 feet to the North-South mid-section line of said Section 31, and the POINT OF ENDING, which bears North 00°18'29" West 1093.23 feet from a 5/8 inch rebar marking the South quarter corner of said Section 31.

★ Parcel III: 406-28-026E

A portion of the Southeast quarter of the Southwest quarter of Section 31, Township 14 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Southeast quarter of the Southwest quarter;

THENCE South 89°59'30" East, along the North line of said Southeast quarter of the Southwest quarter, a distance of 37.29 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89°59'30" East, a distance of 105.00 feet;

THENCE South 00°56'49" East, a distance of 479.43 feet to the centerline of a county highway, as recorded in Book 5 of Maps, page 62, records of Yavapai County, Arizona;

THENCE Southwesterly along said centerline on a curve to the left, having a radius of 2864.93 feet, through a central angle of 02°14'13", a distance of 111.85 feet;

THENCE North 00°52'43" West, a distance of 518.04 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom Parcel III any portion which was a roadway dedication running the length of the property.

ALSO EXCEPTING therefrom Parcel III any portion which lies South and East of the following described line:

COMMENCING at a stone with scribed ¼ on West face marking the West quarter corner of said Section 31, which bears North 01°45'29" East 2643.28 feet from a Bureau of Land Management (BLM) brass cap marking the Southwest corner of said Section 31;

THENCE along the West line of said Section 31, South 01°45'29" West 2165.63 feet to the POINT OF BEGINNING;

THENCE from a Local Tangent bearing of North 89°09'34" East, along a curve to the left, having a radius of 1537.02 feet, a length of 645.08 feet;

THENCE North 65°06'46" East 98.30 feet;

THENCE North 89°51'05" East 95.58 feet;

THENCE North 65°06'46" East 229.28 feet;

THENCE North 62°29'58" East 345.42 feet to a point hereinafter referred to as Point "A";

THENCE continuing North 62°29'58" East 110.00 feet to a point hereinafter referred to as Point "B";

THENCE North 01°20'50" West 90.06 feet;

THENCE North 01°11'50" East 225.22 feet;

THENCE North 01°20'45" West 150.00 feet;

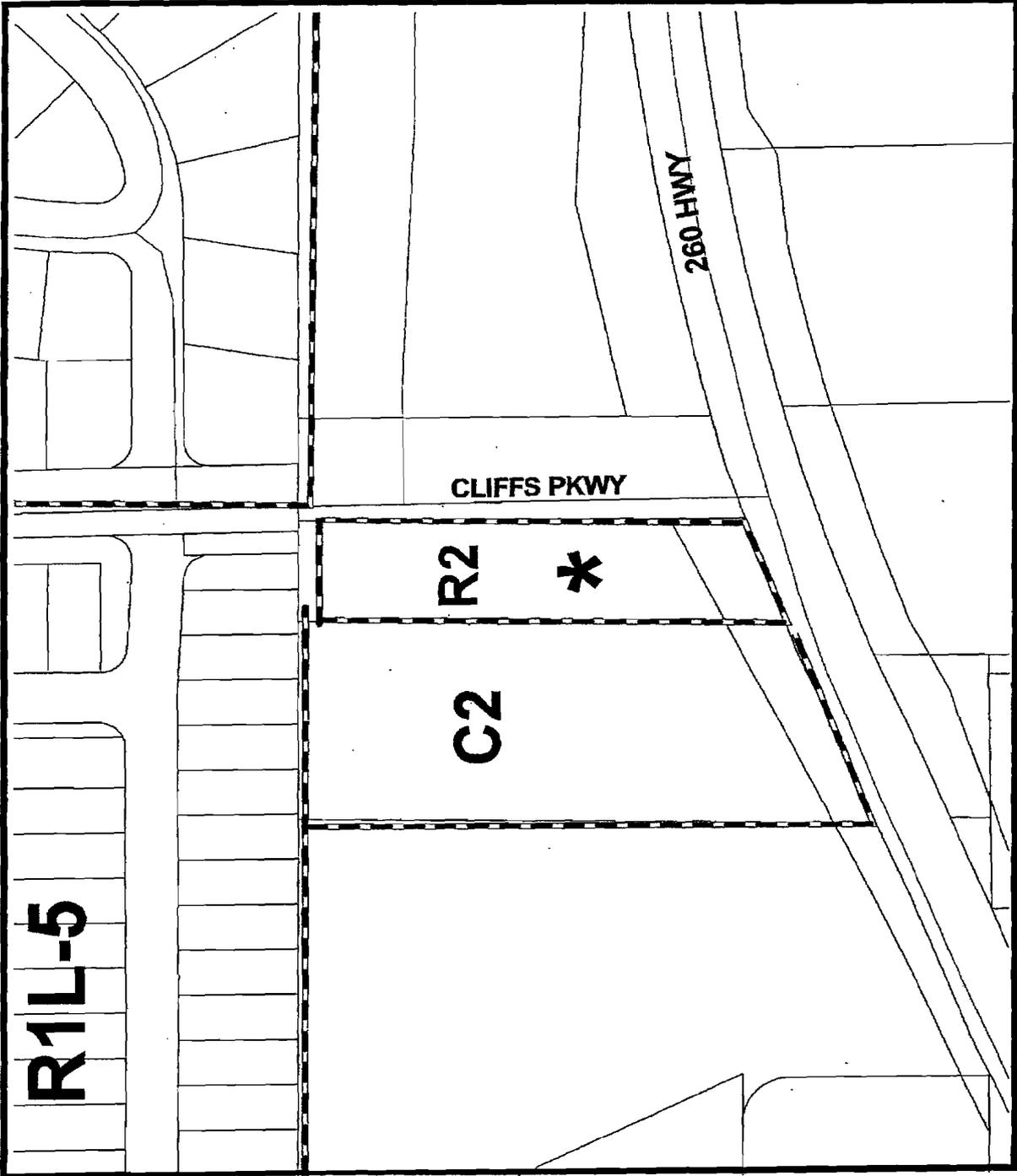
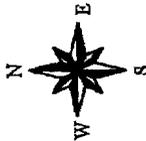
THENCE North 88°39'28" East 21.78 feet to a point on the existing right-of-way line of Cliffs Parkway, said point being the POINT OF ENDING.



B-4371 P-602
Page: 4 of 4
SWD 3984873

12-07-07P04:58 RCVD

EXHIBIT B
MAP



ZONING MAP FOR
ZMC 07-06
FOR PARCEL 404-28-026E
FROM R2 TO C2-2

**EXHIBIT C
WAIVER**

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 2007-05 for parcel 404-28-026E. 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 18th day of March, 2008.

OWNER:

David L Meier
Print Name

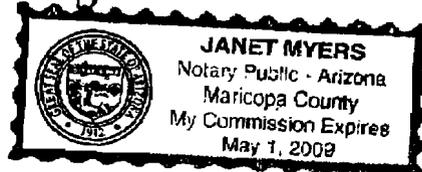
[Signature]
Sign Name

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 18th day of March, 2008, before me, the undersigned Notary Public, personally appeared David L Meier, who acknowledged that this document was executed for the purposes therein contained.

Janet Myers
Notary Public

My Commission Expires: May 1, 2009



Zoning Map Change Check List

- Proof of Ownership
- Notarized Permission to Enter Property – Original Document
- *Directions to Property**
- Notarized Special Power of Attorney – Original Document
- Legal Description
- *Letter of Intent (Narrative)**
- Agency Comments
 - Notification List
 - Responses
- Public Participation, Neighborhood meeting, completed. Date: _____
 - 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 will address 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.
- *Site Plan (included in packet if provided)**
- *Maps**
 - **Land Use Map**
 - **Vicinity Map**
 - **Zoning Map**
- *Staff Report**

Will include summary of agency & citizen's comments, Town requirements, applicant's narrative as it addresses requirements for application and recommended stipulations if approved (if any).
- *Ordinance (for Council)**
- Advertising & Posting has been completed & meet State Law Requirements.

NOTE: * indicates information is included in the packet.



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

12-24-07A 11:21 RCVD

December 7, 2007

RE: Verde Highlands Rezone Narrative (APN: 404-28-026E)

To Whom It May Concern:

The proposed Verde Highlands project is located on the northwest corner of Hwy 260 (General Crook Trail) and Cliffs Parkway. Currently, this project consists of two individual parcels. This project will combine these parcels in order to create a project area of approximately 3.2 acres. The combination of these two parcels is a requirement to this proposal as the individual parcels would be significantly more difficult to develop. Together they provide enough area to create a commercial development with approximately 42,328 square feet of available commercial space. This project provides a level of commercial opportunity not currently available any where else in Camp Verde.

The western parcel of this project, APN 404-28-025B, was rezoned in 2004 from a Residential Zone into Commercial Zoning C2-2. It was believed that the only parcel that needed to be rezoned to commercial was APN 404-28-025B. At that time, the parcel in question now, APN 404-28-026E, was a part of a larger parcel. APN 404-28-026C was believed to hold only the road and drainage channel.

Unfortunately, we have since discovered that this was incorrect. Over time, additional parcel splits and the widening of the Hwy 260 have added to the confusion. Currently, drainage flows between the proposed development and Cliffs Parkway. This drainage is located in APN 404-28-026A.

After research by both SEC, Inc. and Town Staff, we are certain that the APN 404-28-026E is zoned Residential R-2. In order to complete the proposed Verde Highlands project as shown in the included site plan, this parcel (APN 404-28-026E) needs to be rezoned to C2-2. It is only after that rezoning can these parcels be combined under Yavapai County requirements. The proposed commercial preliminary plat is dependent upon the rezone and combination. Verde Highlands has already been approved by the Design Review Board.

The rezone will correct what is currently a sliver of zoning that does not match the surrounding zoning. It will also resolve additional issues that would be created during the platting process if the parcels are left as is. This rezone should have little to no impact on the surrounding area as the scale of the proposed project, site plan, and the existing commercial zoning of APN 404-28-



Growth is inevitable...it's planning that makes the difference.

025B are consistent with the other commercial structures and uses along Hwy 260. The architectural design and detail proposed for the commercial buildings compliment the residential uses to the north. The site plan with the buildings oriented to Hwy 260 provides additional buffering for the residential properties.

We believe that Verde Highlands is an asset to the Town of Camp Verde. We designed the site to meet all of the requirements as stated in the Zoning Ordinance and Subdivision Requirements. Also, there are no exceptions being requested with this application.

Obviously, we hope that this is in keeping with the area and certainly is contextually appropriate. If you have any questions, please feel free to call me at (928) 282-7787, ext 2017. Again, we thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Krista Cline', written over a horizontal line.

Krista Cline
Land Planner

12-24-07A11:21 RCVD

CASE NO. 2007-161

PROJECT NO. ZMC 07-05

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401
CHANGE OF ZONING MAP OR DENSITY APPLICATION

12-07-07P04:58 RCVD
M J

APPLICATION DATE 11/29/07 TAKEN BY J Paulsen
ASSESSOR'S PARCEL NO. 404-28-026E FEES 1000.00
PRESENT ZONING R2 HEARING DATE _____
SUBDIVISION Verde Highlands LAND USE DESIGNATION Residential
ADDRESS OF PROPERTY 738 W. State Route 260

REQUEST:

Rezone to C2-2 in order to combine
parcels.

OWNER David Meier PHONE 928-300-8582 FAX 567-2817
ADDRESS 2177 Saltmine Rd. CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON David Meier

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize

SEC, INC. to act as my agent in the application.
Name of Agent _____ Signature of Owner [Signature] Date 11/29/07

AGENT SEC, INC. PHONE 282-7787 FAX 282-0731
ADDRESS 20 STUTZ BERGAT #6 CITY SEDONA STATE AZ ZIP 86336
CONTACT PERSON KRISTA CLINE kcline@sec-landmgt.com

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

Signature of Applicant [Signature] Date 12/04/07

12-07-07P04:58 RCVD

DIRECTIONS TO PROPERTY

Assessor's Parcel Number 404-28-026E

Applicants Name David Meier

Property Address 738 W. State Route 260

Directions To

Property Northwest corner of State Route 260 @
Cliffs Parkway

Affidavit

I KEISA CLINE ^{agent for the} owner of parcel 408-23-026E have notified the neighbors within 300' of my residence, by sending letters on FEB. 17th, 2008 to notify them of the neighborhood meeting that I conducted on the 20th day of FEBRUARY 2008.

I posted ~~the~~ property with meeting date and time on the 15th day of FEBRUARY 2008.

I KEISA CLINE ^{agent for the} owner of parcel 408-23-026E 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 20th day of FEBRUARY 2008.

Summary
Statement:

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 26th day of February 2008.

(1) KEISA CLINE
Name of Signer

(2) _____
Name of Signer



[Signature]
Signature of Notary

Neighborhood Meeting Summary for Verde Highlands

Meeting held Wednesday, February 20, 2008 from 5 to 6:30pm at 473 South Main Street Room 206/207.

Meeting conducted by Krista Cline, agent for the applicant. There were seven neighbors in attendance.

The following meeting summary is organized by topic. The summary of the consultant response is in italics below each topic. This neighborhood meeting was held to satisfy the requirements for the General Plan Amendment and the Rezone Application. The current applications submitted to the Town include a request to Rezone from R2-2 (High-Density Residential) to C2 (Commercial) and to amend the General Plan from High-Density Residential to Commercial.

The meeting started in an informal open house format around 5pm.

The largest questions/concerns expressed by the attending neighbors include:

- Building Height
- Site Grading (to reduce the impact of building height)
- Site and Area Drainage
- Site Lighting
- Increased Traffic
- Proposed Uses
- Project Review Process

By far, the main public concern was building height. The primary point of view is that the neighbors are unhappy with the two-story buildings planned for the development, believing that the two-story buildings will block their view. Property owners stated that they had paid premiums for the view lots that are adjacent to the proposed development. It was additionally stated by an attendant that she believed that the site plan sent with the meeting notification letter was purposefully lacking the two-story notation.

Ms. Cline stated that not including the two-story notation was not an intentional ploy in order to avoid comment, but rather simply not considered when assembling the meeting packet because the buildings were already approved. The two-story buildings were approved at the Design Review Board meeting held last year and were not thought to be included in the scope of this meeting to discuss the general plan amendment and the rezone application.

A significant amount of the meeting also focused on the site grading. The concern was that the site grading might add to the building height and thereby block more of the view.

Ms. Cline reviewed the preliminary grading plan with the attendees. Ms. Cline pointed out the large retaining wall along the rear of the property, additional fall in the parking

lot, and the additional retaining walls around the frontage of the property. The Preliminary Grading Plan was designed to mitigate as much of the grade and the height of the development as possible. The retaining wall near the northern boundary of the property is approximately 12 feet high; there will another 3 feet of drop along the parking lot towards the building.

There was an additional question regarding the proposed drainage of the site. The primary concern was that the drainage of the development would flow out onto Cliffs Parkway.

Ms. Cline reviewed the planned on-site drainage patterns which includes retention basins along the east and south sides of the project. The significant drainage contained in the ADOT right-of-way and along Cliffs Parkway occurs outside of the property and will not be altered. Ms. Cline also stated that the development will have to meet the Public Works requirements by not producing additional drainage off-site after development.

The proposed lighting scheme for the parking lot was also of concern to the attending neighbors. The attendees wanted to make sure that they do not have bright lights shining into their lots. There was also a question regarding the number of light fixtures proposed for the parking lot.

Ms. Cline stated that the selected lighting will have to meet the ordinance requirements by being fully-shielded fixtures. Ms. Cline also stated that she did not know the number of fixtures proposed for the parking area; however, the parking lot will require lighting in order to meet safety requirements, but the goal is to not exceed the amount necessary. The lighting proposed for the project include scale appropriate shorter poles (10-12 feet) with fully-shielded fixtures. It was additionally stated that the significantly lower property and grading needs to be considered when considering the lighting concerns. The site is approximately 14 plus feet lower than the adjacent properties which mostly have 6-foot CMU walls along their rear yards.

There is some neighborhood concern regarding the traffic impact to the area of the proposed development.

Ms. Cline stated that a Traffic Study has been submitted to the Public Works Department for review. This project will also require coordination with ADOT requirements to finalize the design. The proposed access on 260 is in the same location as the current curb cut/ driveway in place. In addition, curb, gutter, and sidewalk are also required along the west side of Cliffs Parkway along the full length of the project. Street patching to insure a minimum 12 foot driving lane on the west side of the Cliffs Parkway is also required.

The other questions asked during the meeting included questions that directly related to the zoning application including the proposed commercial implications of future use. There was some confusion as to the uses proposed in the development. There was an

additional question asking if it would be possible to develop the site not according to the proposed plans.

Ms. Cline stated that there are no residential uses included in the development. The only uses would professional office and retail. There is not enough parking to satisfy the parking requirements for medical offices, so the offices would be restricted to professional offices, i.e. attorney, accountants, etc. Ms. Cline stated that it was her understanding that the specific zoning request would not permit a "Circle K" development. Ms. Cline also stated that if there was a change from the current proposal, that proposal would have to go through the Development Review process for approval.

The last questions of the meeting asked for additional information regarding the remaining process of this project and the development review process in general. These questions come from dissatisfaction with the approval of the building elevations.

Ms. Cline reviewed the remaining process in regards to the Verde Highlands Development including the dates of the Planning and Zoning Commission and Council meetings in March. Ms. Cline also stated that she did not know the timeframe for the construction of the project.

Ms. Cline thanked everyone for coming and encouraged the attendees to provide written comments or attend the meetings in March. The meeting ended at approximately 6:15pm.

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY MARCH 06, 2008
6:30 PM**

DRAFT

**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**
The meeting was called to order at 6:30 p.m., with Vice Chairperson Butner presiding.
- 2. Roll Call**
Vice Chairperson Butner, Commissioners Buchanan, Burnside and Parrish were present; Chairperson Freeman and Commissioner Hisrich were absent; Commissioner German was absent due to the death of her husband.

Also Present: Sr. Planner Mike Jenkins, Administrative Assistant Jenna Paulsen, and Recording Secretary Margaret Harper.
- 3. Pledge of Allegiance**
The Pledge was led by Parrish.
- 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:**
February 07, 2008 – Regular Session
 - b. Set Next Meeting, Date and Time:**
March 13, 2008 – Regular Session
April 03, 2008 – Regular SessionOn a motion by Parrish, seconded by Burnside, 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 GPA 2007-03:**
Submitted by S.E.C, Inc, (Krista Cline) agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the land use map to be changed from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E is approximately 1.06 acres.
On a motion by Buchanan, seconded by Parrish, the Commission voted unanimously to recommend that Council approve GPA 2007-03, submitted by S.E.C. Inc. (Krista Cline) agent for David Meier, owner of Parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner, changing the land use map from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands; the subject parcel 404-28-026E is approximately 1.05 acres.

Vice Chairperson Butner explained that since any action by the Commission will require a unanimous decision because there are only four members in attendance, the applicant has the opportunity to request that the matter be heard when there is a full Commission present. Krista Cline agreed to have the hearing proceed with that understanding.

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STAFF PRESENTATION

Sr. Planner Mike Jenkins reviewed the background leading to the request for the General Plan Amendment; Parcel 404-28-025E, adjacent to the subject parcel, had received approval of an Amendment from High Density Residential to Commercial for the purpose of developing a Commercial Plaza to be known as Verde Highlands. It has been found that the subject Parcel 404-28-026E is part of the planned development and therefore requires the General Plan Amendment and Zoning Change as well. Letters were sent to the property owners within 300 feet, and no responses, either in opposition or support, have been received. Jenkins said that the neighborhood meeting was held as required, and listed the concerns of the people in attendance, including building heights, site grading, drainage, lighting, traffic increase, proposed uses and the project review process. No objections have been received from the agencies. Staff is recommending approval.

PUBLIC HEARING OPEN

Applicant's Statement

Krista Cline, agent for property owner David Meier, confirmed the request to have the land use and zoning for the second parcel amended and changed so that both parcels are the same, and so that the commercial building can be located as close as possible to Hwy 260. Ms. Cline, together with Design Engineer Valerie Heaton, reviewed color charts illustrating the building elevations, planned grading, and demonstrating the relationship of the proposed building heights to the view line of adjacent residences. Ms. Cline stated that the site lighting would basically only be between 8:00 a.m. to 5:00 p.m., and Valerie Heaton described the drainage plans. The Commission expressed concern that the buildings had been designed using both parcels, and had progressed even through Design Review with the need for the land use amendment and zoning change completely overlooked. Dugan McDonald, Design Review Board member, explained that approval of the site plan by the Board had been contingent upon zoning approval for the parcel in question, a portion of which had been taken for an ADOT right-of-way for Cliffs Parkway. McDonald said that it appeared that the parcel was much smaller than it actually was, plus it is not large enough to be considered a buildable parcel. Although the oversight was discovered some months ago, because of staff scheduling demands it was not possible to bring the problem before P&Z until now. There was also some discussion with David Meier regarding the type of commercial operations. The members also discussed and confirmed the size of the parcel.

COMMENT FROM OTHER PERSONS

(Comments from the following individuals are summarized.)

Noah Green pointed out his property on the parcel map, and outlined and discussed with the Commission his concern about possibly inadequate drainage, as well as his concern that the proposed two-story building will impact his view. *Jenkins responded that the Town Engineer is very aware of the drainage issues.*

Eli Arnett said he is in favor of the rezoning, but expressed his concern regarding the proposed building height. *Jenkins advised Mr. Arnett that the issue would be addressed in the preliminary plat process.*

APPLICANT'S REBUTTAL

Ms. Cline said she understands there will be questions to be addressed through the planning process; she assured the public that any plans that are provided will obviously have to be in compliance with all requirements as set forth by the Town and the related agencies.



PUBLIC HEARING CLOSED

Commission Discussion

There was no further Commission discussion.

STAFF COMMENTS

There were no further staff comments.

- 7. **Public Hearing Discussion and possible Recommendation ZMC 2007-05: As submitted by S.E.C., Inc. (Krista Cline), agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner. The applicant is requesting the Zoning Map Change to be changed from R-2 to C2-2 for the purpose of developing a Commercial Plaza to be known as Verde Highlands. The subject parcel 404-28-026E being approximately 1.06 acres.**
 On a motion by Buchanan, seconded by Parrish, the Commission voted unanimously to recommend that Council approve ZMC 2007-05, as submitted by S.E.C., Inc. (Krista Cline), agent for David Meier, owner of parcel 404-28-026E, located at the intersection of Cliff Parkway and Highway 260 on the Northwest corner; the applicant is requesting the Zoning Map Change to be changed from R-2 to C2-2 for the purpose of developing a Commercial Plaza to be known as Verde Highlands; the subject parcel 404-28-026E being approximately 1.06 acres.

STAFF PRESENTATION

Jenkins reminded the Commission that most of the items were discussed during the hearing on the General Plan Amendment, adding that this is now the request to change the zoning to C2-2. There have been no responses to the letter sent out, and staff is recommending approval.

PUBLIC HEARING OPEN

Applicant's Statement

There was no further applicant's statement.

COMMENT FROM OTHER PERSONS

There were no further comments from other persons.

APPLICANT'S REBUTTAL

No applicant's rebuttal was necessary.

PUBLIC HEARING CLOSED

Commission Discussion

There was some question whether the project will have to go through the Design Review Board.

STAFF COMMENT

In response to the question regarding further Design Review, Jenkins said he believes the matter should be deferred to Director Buckel for her review and recommendation.

8. **Public Hearing Discussion and Possible Recommendation on ZMC 2008-01: An Application submitted by Wesley Properties, LLC, Jack Sheehan, agent for Arc Property Investments, LLC, Francis Champion, owner of parcel 404-28-104G located on the west side of 7th Street, on the north side of Hollamon Street and the east side of Cliffs Parkway. The applicant is requesting the zoning to be changed from R2-1 to C2 for the purpose of developing a Commercial complex on 1.68 acres to include a restaurant and retail – professional offices.**

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On a motion by Buchanan, seconded by Parrish, the Commission voted unanimously to recommend that Council approve ZMC 2008-01, an Application submitted by Wesley Properties, LLC, Jack Sheehan, agent for Arc Property Investments, LLC, Francis Champion, owner of parcel 404-28-104G located on the west side of 7th Street, on the north side of Hollamon Street and the east side of Cliffs Parkway; the applicant is requesting the zoning to be changed from R2-1 to C2 for the purpose of developing a Commercial complex on 1.68 acres to include a restaurant and retail – professional offices.

Vice Chairperson Butner, referring to his earlier announcement that any decision would require a unanimous vote, asked Mr. Sheehan if he wanted to proceed with the hearing on his application. Mr. Sheehan answered in the affirmative after he was informed that the final decision would be made by the Town Council; the P&Z Commission only makes its recommendation.

STAFF PRESENTATION

Sr. Planner Jenkins said that the zoning is in compliance with the General Plan Land Use Map, and the requested use is compatible with the adjacent properties. The area is served by both the Camp Verde Water District and the Sanitary District. No responses have been received to the letters sent out. Jenkins outlined the responses from the Town Engineer regarding the need for dedication of a drainage easement, and the Fire Department regarding providing fire hydrants and a sprinkler system. The neighborhood meeting was noticed and two people attended.

PUBLIC HEARING OPEN

Applicant's Statement

Jack Sheehan introduced himself as the developer/builder of the proposed Walgreen's development on the former Bell Gas property. Mr. Sheehan explained that he had purchased the Bell Gas property with another commercial development in mind. When Walgreen's expressed interest it was found that the original parcel would not be large enough to include the necessary parking space, so Mr. Sheehan purchased the extra portion of the land for the added parking which then required the rezoning for that purpose. The Commission briefly discussed with Mr. Sheehan the site plan showing the proposed buildings and location of the subject parcel as well as the access road for the Post Office. Jenkins outlined in detail the current steps being taken by the Town Engineer in connection with the drainage issues in that area. Mr. Sheehan confirmed that his projects depend upon firm commitments from tenants before working on the financing phase of a development. There was also some discussion regarding the activities that would be allowed under C-2 zoning.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No applicant's rebuttal was required.

PUBLIC HEARING CLOSED

Commission Discussion

There was a question regarding rezoning the parcel to C-2 instead of C-1; Jenkins explained his understanding that the decision was made as the better designation pursuant to the applicant's discussion with the Community Development Director; Mr. Sheehan said he believes that was the rationale, that the parcels would then be the same zoning. Burnside offered examples of the uses permitted by the C-1 and C-2 zonings.

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STAFF COMMENT

There was no further staff comment.

9. **Public Hearing Discussion and possible Recommendation ZMC 2008-02: Submitted by Bradly Stevens, agent for the Verde Valley Congregation of Jehovahs Witness, owner of parcel 403-22-008, located off of Industrial Drive on an access easement at 1541 Peterson Road. The applicant is requesting the zoning to be changed from R1L-70 to M1. The Parcel Size is approximately 2.55 acres.**

On a motion by Buchanan, seconded by Burnside, the Commission voted unanimously to continue this Item 9 to the meeting scheduled for April 3, 2008.

STAFF PRESENTATION

Sr. Planner Jenkins said that the rezoning would be in compliance with the General Plan; this parcel is included in the Industrial Land Use designation. No letters in opposition or of approval have been received in response to the letters sent out; five neighbors attended the neighborhood meeting and items discussed included water quality in the area and paving Peterson Road. The Town Engineer has determined that Peterson Road will require the dedication of an 80-foot Right of Way to the Town of Camp Verde for that portion that passes through the subject parcel, which Jenkins pointed out on the site plan provided by the applicant, and that is also staff's recommendation.

PUBLIC HEARING OPEN

Applicant's Statement

Bradly Stevens said the Verde Valley Congregation of Jehovah's Witnesses are simply requesting to rezone the property to fit in with the General Plan. They had hoped at one time to build a House of Worship, but it is not suitable for that purpose and it is an island within an Industrial site. The members briefly discussed with Mr. Stevens the location of some of the neighbors in the adjoining residential properties; one of the neighbors had only requested that the road be brought up to Town standard and a block wall be constructed between his property and the subject parcel. Mr. Stevens confirmed that the Congregation does plan to sell the property.

COMMENT FROM OTHER PERSONS

(Comments from the following individuals are summarized.)

Ken Stokes expressed concern about what types of businesses can operate on M-1 zoning, and is particularly concerned about the possibility of allowing a slaughter house; he is opposed to the rezoning. Mr. Stokes also relayed the opposition of Ed Davidson to the rezoning. *The members discussed with Mr. Stokes the reasons for his opposition to the rezoning as well as some of the uses that would be permitted, with input from Jenkins, none of which would appear to*

include a slaughter house.

Frances Benigar, a resident on Peterson Road, said the parcel is an irregular piece of property, and pointed out that the Right of Way will also affect other property; the existing wells are going bad; rezoning should be completed soon hooking up to Town water and sewer.

DRAFT

Bill Gardner, a member of the Congregation, said they try to be good neighbors, and had researched the adjoining properties, and did not think the request for the rezoning would be out of line.

APPLICANT'S REBUTTAL

There was no applicant's rebuttal.

PUBLIC HEARING CLOSED

Commission Discussion

There was some concern regarding the taking of the corner of the property in connection with the road, that it should go back to the Town Engineer since the proposed right of way does not address the Town's ingress and egress. Jenkins explained his understanding that this is one example of the problems encountered by the Town because of past growth, and trying to prevent future potential problems. The members also acknowledged that the individuals who spoke are clearly opposed to the rezoning, and suggested that the road issue needs to be resolved before anything else is done. The Commission also discussed the effect on the residential properties in that area by reason of the requested zoning change. Burnside commented that he might have a conflict of interest since Mr. Stevens confirmed he intended to sell the parcel after the rezoning, and Burnside said he was looking for Industrial property.

STAFF COMMENT

There was no further staff comment.

- 10. Discussion on AMD 2007-05: Amendment to Section 118.IVA to prohibit or limit A-Frame Signs and Section 103 Definitions adding "A-Frame Sign". (This item was tabled at the 2-07-08 Commission meeting and scheduled for this meeting)**

On a motion by Buchanan, seconded by Parrish, the Commission unanimously voted to continue Item 10 to the next meeting.

- 11. Discussion on AMD 2007-08 the use of shipping containers as accessory buildings in Camp Verde: Amendment to Section 108 F.2 Accessory Buildings.(This item was tabled at the 2/07/08 Commission meeting and scheduled for this meeting)**

On a motion by Burnside, seconded by Buchanan, the Commission unanimously voted to continue Item 11 to the next meeting.

- 12. Commission Informational Reports:**

Buchanan expressed condolences from all for Commissioner German's loss of her husband.

Burnside shared a memo from Councilor Garrison who has suggested arranging a Work Session involving the P&Z Commission and the Council regarding effective communication. *Staff responded that the request has been noted.*

- 13. Staff Report**

Paulsen reported that Commissioner German has indicated that she will be serving her term on the Design Review Board as appointed.

Paulsen also reported on the request from Council regarding the P&Z Commission addressing the subject of water conservation.

DRAFT

14. Adjournment

On a motion by Buchanan, seconded by Parrish, the meeting was adjourned at 8:53 p.m.

Dave Freeman, 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 Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of March 2008. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2008

Margaret Harper, Recording Secretary