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**AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, FEBRUARY 13, 2014 at 6:00 P.M.**

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

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:**
No minutes for approval
5. **Statement of intent of Work Session meetings for updating the General Plan.**
Chairman Davis
6. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.**
The public is encouraged to give input. Staff: Michael Jenkins
7. **Identify next Character Area to discuss.**
8. **Adjournment**

**Next General Plan Work Session
February 27, 2014**

Posted by:

Date/Time:

2-11-14 1:00 PM

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

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

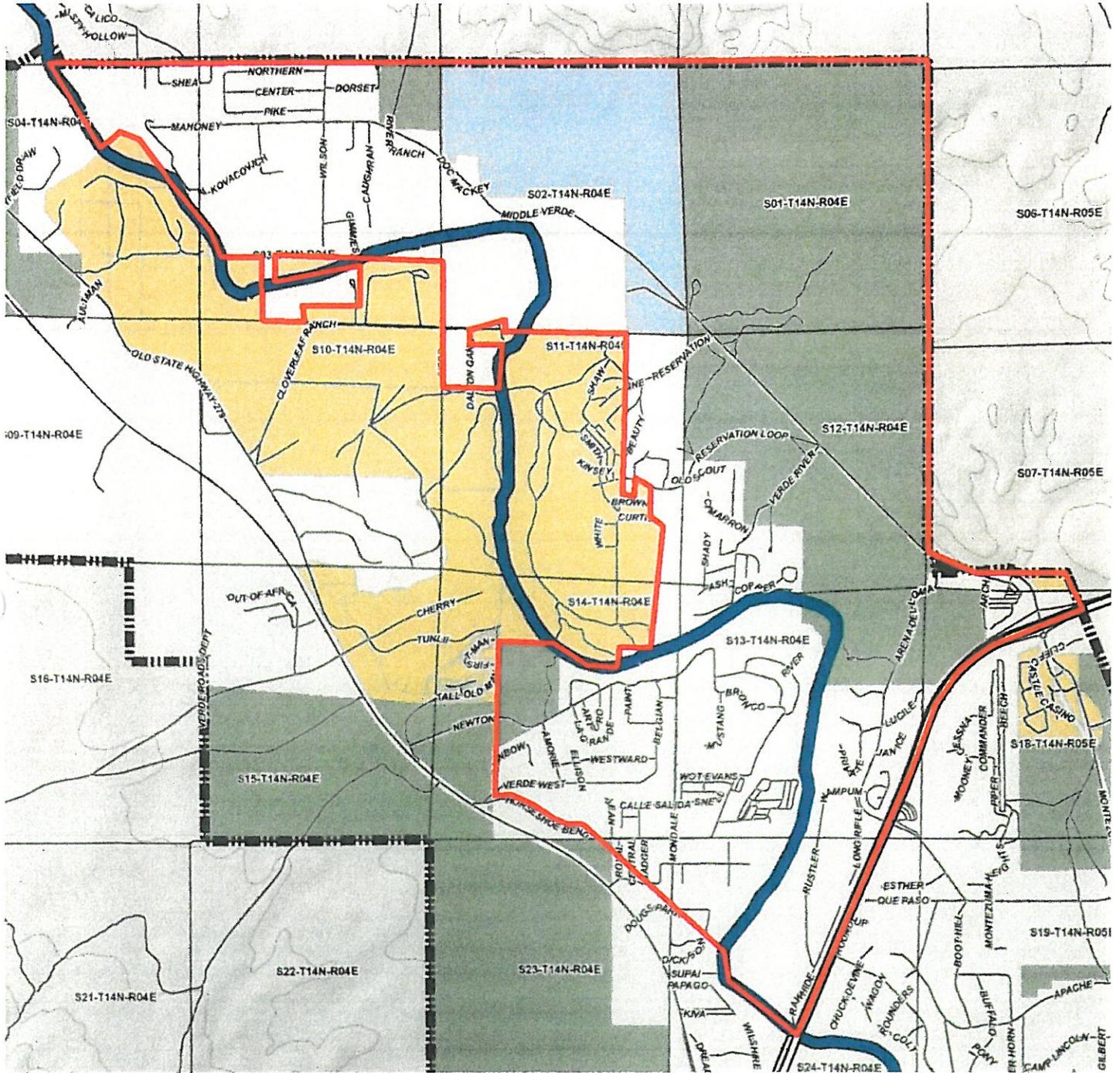


Middle Verde

Character Area

DRAFT

MIDDLE VERDE CHARACTER AREA MAP



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

(2/7/14) MIDDLE VERDE LAND USE QUICK REFERENCE CHART

PHYSICAL DESCRIPTION	NEIGHBORHOODS BUILT ENVIRONMENT	MAJOR ROADS CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 6.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The north and east borders of this character area are defined by the Town of Camp Verde's boundary lines. The southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels northeast until it reaches Town boundaries. The southwest portion of this character area is defined by Yavapai Apache Nation Trust Land that is located northeast of State Route 260.</p> <p>A significant portion (insert %) of this character area is comprised of State and U.S Forest Service owned land.</p> <p>Much of the area is classified as limited high density residential or rural residential with properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Buena Vista Estates • El Rancho Acres • Equestrian Estates • Freeway Acres • Golden Heights • Horseshoe Bend Ranches • Las Estancias Unit 1 • Las Estancias Unit 2 • Las Estancias Unit 3 • Liberty Hill Park • Overlook Acres • Park Verde Estates • Park Verde Estates Plat 2 • Park Verde Estates Plat 3 • Rio Verde Vista • River Ranch Estates • The Willows at Camp Verde • Two Ponds Estates • Verde Glen Terrace • Verde River Estates 1 • Verde River Estates 2 • Verde River Estates 3 • Verde River Estates 4 • Verde River Meadows #2 • Verde West Acres • Verde West Acres 2 • Verde West Estates • Verde West Estates 2 <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Group Care Facilities • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Arena Del Loma Road • - Rustler Trail • Horseshoe Bend Drive • Interstate 17 • Middle Verde Road • - Caughran Road • - Reservation Loop Road • - Verde River Drive • Park Verde Road • Verde West Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Middle Verde Road 	<p>Neighborhood Services:</p> <ul style="list-style-type: none"> • Middle Verde Cemetery • Rainbow Acres <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Arturo Neighborhood Park • Jackpot Ranch <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Eureka Ditch • OK Ditch • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 4 dwellings per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary. • C2 located near Verde West Drive and Horseshoe Bend Drive. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • C1 • C2 • Open Space • Public Facilities • RS

(2/7/14) MIDDLE VERDE CHARACTER AREA DETAIL

INTRODUCTION:

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

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

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

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

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

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

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

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

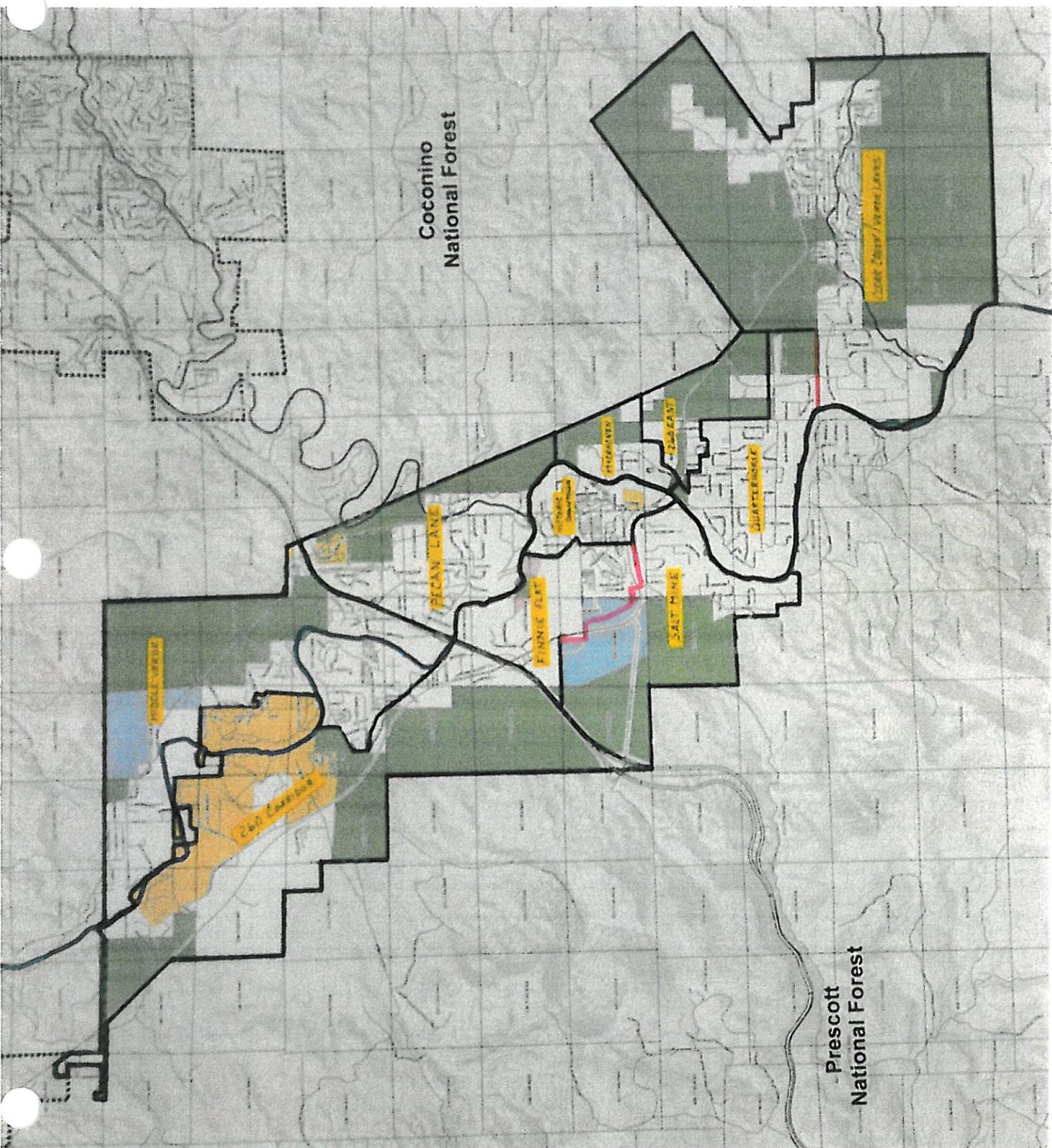
Due to the agricultural/residential nature of the Middle Verde character area the primary types of business in this area include: Agricultural, Group Care Facilities, and Recreational Vehicle (RV) Parks.

(2/7/14) MIDDLE VERDE CHARACTER AREA DETAIL

VISION STATEMENT:

- **Preserve Neighborhood Densities**
- **Encourage Appropriate Neighborhood Services/Commercial (C1 & C2)**
- **Identify River Access/Encourage River Activities**
- **Preserve View Shed/Open Space**
- **Encourage Agriculture/Ag Tourism**
- **Allow Appropriate Well Planned Developments/Revenue Development**
- **Preserve Historic/Cultural Character**
- **Encourage Appropriate Cultural Activities**
- **Create Buffer Areas**
- **Build Public Facilities As Appropriate**
- **Collaborate With Yavapai Apache Nation As Appropriate On Various Activities/Projects.**
- **Encourage Hospitality/Tourism**

GOALS:



Coconino
National Forest

Prescott
National Forest

MIDDLE SPRING

260 Campus

PICAN LANE

FINNIC FLATS

SALT MINE

QUARTZITE

QUARTZITE

QUARTZITE

Great Basin/James Lewis