

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY OCTOBER 23, 2014
6:00 PM

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and 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. **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:**
No minutes for approval
 - b. **Set Next Meeting, Date and Time:**
November 06, 2014 Regular Session
5. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Downtown Character Area.**
6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for Gateway entrances into Town.**
The public is encouraged to give input. Staff: Michael Jenkins
7. **Adjournment**

P&Z Regular Session – November 06, 2014

Next Sub-Committee Meetings
November 05, 2014
December 03, 2014

Next General Plan Work Sessions
December 11, 2014

Please note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by: *J. Jenkins* Date/Time: *10-20-14 2:00PM*

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



Downtown

Character Area

4/17/14) LAND USE; DOWNTOWN CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Downtown character area is approximately (insert size) square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.</p> <p>The Verde River plays a significant role in defining the Downtown character area's boundaries. The Verde River borders this character area on the North and East for approximately (insert mileage) miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.</p> <p>A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area and is approximately (insert size) square miles in size.</p> <p>The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Arnold Terrace Camp Verde Townsite Camp Verde Heights Copper Canyon Vista Fort River Caves Loma Linda Military Reserve Addition Unrecorded 34 Ranch Acres Townsite Of Camp Verde Sub. Of Lot 7 Block 2 Tres Rios Verde Hills Yavapai-Apache Nation Lower Verde Reservation <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Charter Schools Churches Farmer's Market Group Care Facilities Home Occupations Medical Services Restaurants Retail Sales Service Stations 	<p>Major Roads:</p> <ul style="list-style-type: none"> Finnie Flat Road/Main Street 1st Street 7th Street Head Street Hollanum Street Montezuma Casite Highway/Pecan Lane Black Bridge Road Charolais Drive Cliff House Drive Hereford Street Zellner Lane <p>General:</p> <ul style="list-style-type: none"> State Route 260 <p>Major Interchanges:</p> <ul style="list-style-type: none"> Finnie Flat Road and 7th Street Finnie Flat Road, Main Street and Montezuma Castle Highway Main Street and Hollanum Street Main Street and Head Street 1st Street and General Crook Trail Montezuma Castle Highway and Cliff House Drive Montezuma Castle Highway and Hereford Drive Montezuma Castle Highway and Charolais Drive Montezuma Castle Highway and Zellner Lane Montezuma Castle Highway and Black Bridge Road State Route 260 and 7th Street <p>Major Trails:</p>	<p>Community Services:</p> <ul style="list-style-type: none"> Camp Verde Community Library Camp Verde Fire District Camp Verde Historical Society Camp Verde Town Hall Camp Verde Marshal's Office <p>General:</p> <ul style="list-style-type: none"> Boarding House Camp Verde Teahouse Casner & See's Verde Valley Club Ice House/Milk Depot Claude & Ralph Wingfield Store/ Boler's Bar Old Camp Verde Dance Hall/ Goswick Hall/Bechetti Theatre Old Rock Church Sutler's Store, Wingfield Mercantile & Camp Verde State Bank Verde Valley Garage/ Pete Power's Garage Verde Valley Mercantile Company Wait's Shoe Repair & Justice of Peace <p><i>* Various private residences along 1st St., 2nd St., Coppinger St., Head St., Hollanum St., Hance St., Meckem Ln, Nichols St, and Woods St.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Community Center Park Fort Verde State Historic Park Rezzonico Family Park <p>Water Resources:</p> <ul style="list-style-type: none"> Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 11 dwellings per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> RS North of General Crook Trail between 7th Street and Park Drive C1 on the East side of the intersection of 7th Street and Finnie Flat Road C1 on the West side of the intersection of 2nd Street and Hollanum Street C1 on the South end of Woods Street near Main Street C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 C2 on the South side of State Route 260 between 7th Street and Main Street C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. Open Space & Publix Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> Agricultural Use RS North of General Crook Trail between 7th Street and Park Drive. RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road. RS/C1 on the West side of the intersection of 2nd Street and Hollanum Street. RS/C1 on the South end of Woods Street near Main Street. RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane. RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive. RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street. RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260 <ul style="list-style-type: none"> Preferred use encouraged in C1/C2 with limited definitions that encourage a small town "main street" atmosphere. RS/C1/C2/C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. Open Space Public Facilities Planned Unit Development (PUD)

INTRODUCTION:

The Downtown character area is approximately (insert size) square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.

The Verde River plays a significant role in defining the Downtown character area's boundaries. The Verde River borders this character area on the North and East for approximately (insert mileage) miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.

A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area and is approximately (insert size) square miles in size.

The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.

(10-23-2014) DOWNTOWN CHARACTER AREA DETAIL
Commission meeting

VISION/GOALS:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Downtown Character Area:

Commercial, Medium Density, High Density, Low Density, and Special Planning District

A. GOAL: PROMOTE MIXED-USE DEVELOPMENT WHILE PROTECTING THE TOWN'S HISTORIC CHARACTER.

Implementation Strategy:

1. Prohibit industrial uses in the Downtown Character area.
2. Encourage mixed-use development with multi-modal connections.
3. Encourage small town village uses providing local services and products such as small market, dry cleaners, bakery, florist, coffee shop, or sit down restaurant.
4. Promote office type uses along with local and neighborhood retail.
5. Promote and integrate principles such as walkability, multi-modal transportation options and trails connectivity, public spaces and streetscapes.
6. Discourage use of outdoor storage.

B. GOAL: PROMOTE RECREATIONAL, COMMUNITY, CULTURAL ACTIVITIES AND ENHANCE TOURISM.

Implementation Strategy:

1. Develop information sources such as a center, signs, kiosks and apps to promote recreational activities, agri-tourism and historic sites in the Downtown and Town wide.
2. Design a pedestrian and biking trail system including Downtown, connecting all the historic sites.
3. Maintain open space along with developing trails and recreational access points between Downtown and Verde River.
4. Provide for outdoor public areas to support community and cultural activities such as an open air plaza for public farmer's market, craft fairs and outdoor performances.

C. GOAL: SUPPORT HEALTHY RESIDENTIAL ENVIRONMENTS THAT PROVIDE SAFE AND CONVENIENT ACCESS, OPEN SPACES AND RECREATIONAL OPPORTUNITIES.

Implementation Strategy:

1. Encourage a diversity of housing types to meet the needs of all income levels and ages.
2. Encourage all new development to provide pedestrian multi-modal pathways within their development with connectivity to Downtown and open space.

Proposed “Gateway” language for consideration

GOAL: CREATE INVITING GATEWAY COMMUNITIES

Implementation Strategy:

1. Implement informational signage which promotes Camp Verde, celebrates the Town’s unique character and welcomes visitors.
2. Encourage full traffic access with design improvements for safe and efficient traffic flow
3. Provide safe pedestrian access to all local businesses and amenities.