

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY DECEMBER 11, 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:**
November 06, 2014 - General Plan Work Session
November 13, 2014 - General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
January 08, 2014 – Regular Session
January 15, 2014 – General Plan Work Session
5. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Pecan Lane Character Area.**
6. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the McCracken Character Area.**
7. **Adjournment**

Next Sub-Committee Meetings
January 07, 2015
January 21, 2015

Next General Plan Work Sessions
January 15, 2015
January 29, 2015

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:  Date/Time: 12-9-14 1:00PM

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.

DRAFT MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY NOVEMBER 06, 2014
6:30 PM

1. **Call to Order**
Chairman Davis called the meeting to order at 6:30 pm.
2. **Roll Call**
Chairman Davis, Commissioners Blue, Burnside, Freeman, Hisrich, Norton, Parrish were present.

Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Economic Development Director Steve Ayers and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**
Commissioner Burnside led the pledge.
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:**
October 09, 2014 General Plan Work Session
October 23, 2014 General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
As Needed

On a motion by Freeman seconded by Burnside, the Commission passed the consent agenda unanimously.

5. **Call to the Public for Items not on the Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

No Public Input

6. **Public Hearing, Discussion and possible Recommendation to Council on GPA 2014-0244** an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

On a motion by Norton, seconded by Freeman, it is the recommendation to Council to approve a minor General Plan Amendment 20140244; an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy. This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.

Commissioner Burnside opposed.

STAFF PRESENTATION

Owens gave a description of the parcel and the proposed land use change. Neighborhood concerns were reported to the Commission. The staff report was concluded.

Scott Simonton addressed the Commission as the applicant for the General Plan Amendment. Steve Ayers explained that this matter stemmed from an offer made by Simonton Ranch and voiced his concern that if we don't act on the offer, another town would possibly offer an opportunity to the Verde Valley Archeological Center and Technology Park. Ayers explained that the change in zoning is necessary to proceed with the opportunity.

Tom Klucsarits stated that his property is possibly the most affected by this possible change and his only concern is when "events" take place. His concern is about the size of the parking lot and lighting that could be disruptive. Also Mr. Klucsaritis stated that Simonton offered a 50 foot buffer rather than the required 25 feet buffer zone and requested that this be upheld.

Klucsarits explained that currently this area is quiet. Another concern is with the possibility of the Town taking over Peterson Road which is currently a private road.

Connie Cowan addressed the Commission with her concerns over a possible sewer issue as well as the Peterson Road access issue. Cowan asked if there would be any impact toward the State Park and addressed her concern of whether or not the Archeological Center would be successful if the development does go through.

Ken Zoll, Executive Director with the Archeological Center displayed a draft plan of the proposed facility and the plans the Center has as far as activities. Zoll indicated there has been discussions with Yavapai College and Northern Arizona University to help increase revenue for the Center. Zoll did explain that ASU has inquired about building an outdoor facility at the site as well, but at this point it is too early for the Center to consider. Zoll mentioned items that are being donated which are extremely rare. One is a meteorite that originated in Camp Verde that will be displayed. Mr. Zoll further explained the success of the Archeological Center to date.

Klucsarits addressed the Commission again pointing out impacts to the adjacent residential properties and the concerns he has.

Simonton addressed Cowan's concern regarding sewer and stated there is nothing that he has not completed in regards to any agreement made.

Simonton presented a parcel map to Commission to help identify the site and the surrounding areas. Simonton expressed his strong confidence and support in the Archeological Center which is why he is donating the property.

Chairman Davis asked Simonton to address concerns from citizens, Simonton explained that at this point he is not prepared to answer those questions because the Archeological Center would need to go through the same permit process as anyone else.

Hisrich inquired about the process of developing a property that has known archeological artifacts. Simonton explained that the archeological investigation for the property was completed in 2007 or 2008.

Chip Norton confirmed that currently the property is zoned for 250 homes and there would be no open space left, but with the Archeological Center, there would be a large amount of open space left. Simonton agreed.

Norton also inquired if Simonton did agree to leave a 50 foot buffer for the residence owned by Klucsarits. Simonton explained that yes there would be a 50 foot buffer but clarified it would be a 25 foot drainage ditch included in the 50 feet.

Parrish voiced concern regarding how much right-of-way is included on Peterson Road.

Simonton explained where Peterson Road ends and where the right-of-way ends as well as easements.

Burnside questioned if outside storage is allowed on C2 property and the difference between a buffer as opposed to a setback. Jenkins explained that there is no buffer area requirement but rather, opaque screening, and therefore, it is required that a fence or dense vegetation, per our current Planning & Zoning Ordinance, be installed to screen between residential and commercial uses.

Burnside inquired about linear feet for roadways, splitting property and what would happen if this property is not part of the current "PAD". Jenkins explained the current PAD.

Burnside addressed he felt that the discussion taking place is not a General Plan Amendment but rather a Development Agreement Amendment.

Jenkins explained that if nothing has been developed in a PAD it can be voided. Davis questioned if the PAD is still valid. Jenkins explained that it is, and it would be in the best interest to look more into this.

Simonton stated that this was addressed in 2006 with the Town Attorney at that time and presented a current zoning map and explained how it was handled when rezoning has happened in the past. Simonton also explained that the property must be donated before December 31, 2014 or the offer of donation of land would go away.

Simonton requested that the Planning and Zoning Commission make their recommendation and allow the Town Council to make the final decision after the consultation with the Town Attorney.

Burnside suggests that the Commission change the PAD Development Agreement tonight.

Chairman Davis was concerned in delaying the matter, by not making a final decision.

Blue requested to revisit this matter in one week in order to consult with the Town Attorney.

Norton indicated he was prepared to make a recommendation to Council that evening.

7. **Public Hearing, Discussion and possible Recommendation (or denial) to Council on ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

On a Motion by Norton, seconded by Hirsch, commission recommended to Council for approval of ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

This recommendation is based on the legal opinion of the Town Attorney, determining that this is the appropriate action for the proposal.

Commissioner Burnside opposed.

Owens briefly described the proposal and the necessity for the change for the intended purposes.

Burnside stated that this item implies the request is to pull the property out of the PAD, but in fact, that would not be happening.

Davis disagreed and indicated he didn't feel that discussion was applicable at this point.

Jenkins informed the Commission that in 2012 PAD's were removed from zoning and that PUD still remains in the Planning & Zoning Ordinance.

8. **Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve and Marlys parks, owners of Krazy K RV park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups**

allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma.

On a Motion by Hisrich, seconded by Burnside, Commission voted unanimously to continue the application submitted by Steve and Marlys parks, owners of Krazy K RV Park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma to be discussed for possible recommendation in January 2015.

Jenkins indicated that the applicants had requested for a continuation to the January meeting so that they may prepare more.

There will be no Public input on the following items:

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

No informational reports were given.

10. **Staff Comments**
No staff comments were heard.

11. **Adjournment**

On a motion by Parrish, seconded by Burnside, Commission unanimously voted to adjourn at 8:28 pm.

Chairman B.J. Davis

Michael Jenkins – Community Development Director

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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of November, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Marie Moore, Recording Secretary

**AGENDA - DRAFT
WORK SESSION – GENERAL PLAN UPDATE MINUTES
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY NOVEMBER 13, 2014
6:00 PM**

1. Call to Order

Chairman Davis called the meeting to order at 6:30 pm.

2. Roll Call

Chairman Davis, Commissioners Blue, Burnside, Parrish, Freeman, and Norton.
Absent: Commissioner Hisrich.

Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Commissioner Blue led the pledge.

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:

As needed

No items included for consent.

4. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Middle Verde Character Area.

Jenkins read each goal and implementation strategy for Commission.

Goal A: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by encouraging appropriate and compatible services including public facilities.

No comment from commission.

Implementation Strategy:

1. Support neighborhood level retail centers that provides everyday goods and services.

No Comments

2. Enhance multi modal connectivity through new bike lanes and trails.

Davis questioned the word enhance. No objections from other members. Enhance remains.

3. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails and open spaces within all new developments.

Cathy Davis explained that this would apply to new communities

Tony Gioia suggested that flood control as a developer's responsibility be added. No objection from Commission for the addition.

Goal B: Encourage agricultural land uses and Agri-tourism.

No comment from commission.

Implementation strategy:

1. **Encourage partnering with other entities to promote regional agri-tourism.**
Brenda Hauser explained that people are always interested in seeing farms.
Tom Pitts explained that an "ag" organization is in the works of being created for the support of local agriculture.
2. **Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Verde Valley.**
Tom Pitts asked if there was any thought given to an "ag" preserve area.
3. **Encourage farmers markets, community gardens & roadside stands for sale of locally grown produce.**
Cathy explained that this was kept strictly kept for produce and not product which is not agricultural.

Norton inquired if a new implementation strategy to include other products including but not limited to wine tasting, etc. Davis agreed that there should be an expansion of the strategies to include such.

Pitts recommended encouraging the sale of agriculture products. Davis also stated that this is a land use and should include such.

It was agreed to add "and agricultural products" to the end of #3.

Goal C: Encourage the preparation of a Verde River recreational management plan.

Norton suggested wording the goal differently due to the fact that within the next year, this "goal" will already have been implemented

Cathy Davis suggested rewording the goal by adding "implementation" and remove "preparation".

Freeman agreed that he didn't feel this was the venue for the goal and felt the goal is not specific to the Middle Verde area, but rather Camp Verde as a whole. Freeman indicated he felt the goal should be elevated to a "general goal" to encompass all of the Character Area's.

Norton agreed with Freeman, but pointed out to the commission that just as the agricultural land is included in the Middle Verde area, it is also relevant to Camp Verde as a whole. Norton indicated that because the river runs through the majority of Middle Verde, he feels it is pertinent to remain.

Freeman suggested looking back to make sure that the wording is the same throughout all Character Area's and indicated again that the agriculture belongs as a general goal for Camp Verde as well.

Burnside feels that the wording could be offensive to the public and when discussing the Verde River Plan and the first thing that should be included is the explanation of public participation.

After further discussion, Commission agreed to amend Goal C to read: Encourage the implementation of a Verde River Recreational Management Plan as defined by the citizens of Camp Verde.

Implementation Strategy:

1. **Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.**

Cathy Davis suggested removing the first "access points as" from the strategy to read easier. Commission agreed to remove "access points as".

2. **Design pedestrian and biking trails along the Verde River connecting existing and future access points to other communities and points of interest.**

Davis stated that he felt this strategy needed to wait until the Verde River Recreational Management Plan was defined.

Norton explained that the plan will be determined by the residents of Camp Verde and therefore it will be tough to identify.

Tom Pitts voiced his disagreement with the wording of the strategy.

Norton expressed that he didn't feel that number 2 was unnecessary.

Cathy Davis indicated that the word design was giving the wrong impression and suggested the strategy say "Encourage pedestrian and biking trail systems connecting the Verde River to other communities and points of interest".

Tony Gioia suggested including "where appropriate".

Brenda Hauser indicated she felt strategy #3 covered the necessity and suggested eliminating strategy #2.

Norton stated that he felt it was too specific at this time.

Gioia recommend changing the strategy to read "empower the process that shall develop the Verde River Park Plan."

Tom Pitts recommended setting up meetings in the Character Areas for more turn out rather than at the town location. Davis agreed that the opportunity is valuable to the process.

Davis stated he agreed with strategy 1 and 3 to remain.

Burnside suggested wording it to reading "enhancing the idea".

Norton expressed that he felt that keeping strategies 1 and 3 would be acceptable and suggested that there is still time to add additional verbiage due to the fact that the topic is to be completed by the end of 2015.

Freeman expressed again that this was not the place to include the statement.

Cathy Davis suggested rewording strategy #2 to read: Encourage plan features such as parks and trail systems to allow people to recreate at the river and connect with other points of interest.

It is agreed to replace this statement with the existing 2nd strategy.

3. **Encourage the recreation which is compatible with the natural and cultural environment.**

No changes by Commission.

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

Jenkins explained that the purpose of the Gateway Entrances is to enhance the gateways into the Town of Camp Verde.

Norton questioned where the goal and implementation strategies would be placed with in the general plan.

Davis explained that each character area would include a gateway goal.

Cathy Davis indicated that there are 5 access points into the Verde Valley and 4 of the 5 are in Camp Verde. The goal should include accommodation and orientation into the Verde Valley.

Tom Pitts brought up past discussions regarding gateways and signage and anticipates a dramatic increase in traffic through the town once the Hwy 260 expansion project is finished and encouraged signage be placed on the west side of the freeway on Hwy 260.

Blue indicated that other communities put signs to welcome visitors at the boundaries of the town's.

Burnside objected to the wording "communities" and felt it was off base of the intent.

Davis requested that commission and subcommittee to revisit the goal at another time to allow in depth discussions for each area.

Burnside addressed his displeasure in the signage placed on the entry at Finnie Flats.

Norton expressed his approval of the idea and felt that each character area will be distinctive.

Parrish addressed his displeasure in the signage coming from Payson that only advertises Cottonwood rather than Camp Verde and inquired how that could be changed.

7. Adjournment

On a motion by Parrish seconded by Blue the meeting adjourned at 7:21 p.m.

Chairman B.J. Davis

Michael Jenkins – Community Development Director

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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 13th day of November, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Marie Moore, Recording Secretary



Pecan Lane

Character Area

DRAFT

Pecan Lane Character Area

Legend

-  City Boundaries
-  Parcels
-  Tribal Trust Land
-  Other Character Areas
-  Pecan Lane Character Area
-  Hydrology
-  Interstate Highways
-  State Highways
-  Road Centerlines

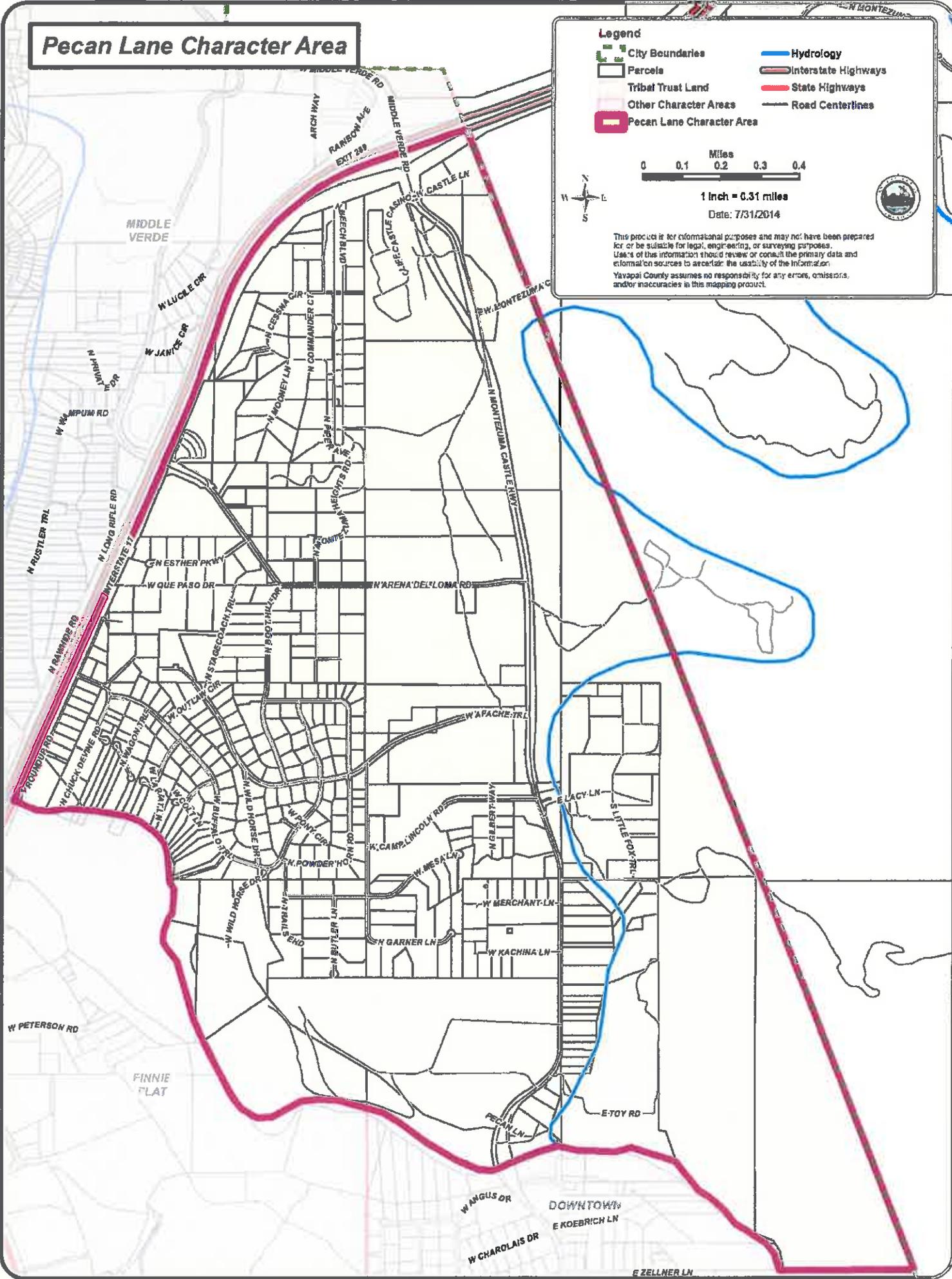


1 inch = 0.31 miles

Date: 7/31/2014



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.



(12/11/2014) LAND USE; PECAN LANE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Pecan Lane character area is approximately (insert size) square miles in size, and boasts a beautiful scenic view shed of U.S Forest Service lands and Montezuma Castle National Monument along the East side of Montezuma Castle Highway.</p> <p>The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by Town boundaries. The Verde River borders the Pecan Lane character area along the South.</p> <p>A significant portion (insert %) of the East side of this character area is comprised of U.S Forest Service Land.</p> <p>The Verde River flows throughout the entire Pecan Lane character area, approximately (insert mileage), and is an integral component to land uses within this character area. In addition, Dry Beaver Creek also flows throughout this character area, approximately (insert mileage).</p> <p>In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.</p> <p>A majority of this character area consists of low density or rural residential properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Arena Del Loma Estates • Butler Subdivision • Mesa Verde Estates Amended • Montezuma Heights Air Park Amended • Verde River Meadows • Verde River Meadows 2 <p>* <i>Meites and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Farms • Home Occupations • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway/Pecan Lane - Apache Trail - Arena Del Loma - Camp Lincoln <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Montezuma Castle Highway <p>Major Intersections:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway and Apache Trail <p>Major Trails:</p>	<p>Community Services:</p> <ul style="list-style-type: none"> • Camp Verde Unified School District - Camp Verde Elementary School - Camp Verde Middle School - Camp Verde High School <p>Historic Sites:</p> <ul style="list-style-type: none"> • Hauser Farm • Pecan Lane Rural Historic Landscape <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Butler Park • Heritage Pool • Heritage Skate Park • Jackson Flats • Montezuma Castle National Monument <p>Water Resources:</p> <ul style="list-style-type: none"> • Dry Beaver Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Eureka Ditch <p>Yavapai Apache Nation: Middle Verde Tribal Community</p> <p>Event Venues:</p> <ul style="list-style-type: none"> • Cliff Castle Casino • Conference Center • Cultural Center 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located on the North end of Montezuma Castle Highway and Interstate 17. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land. • Open Space • Planned Unit Development (PUD) • Public Facilities

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 Pecan Lane Character Area:

A. GOAL: ENCOURAGE THE PRESERVATION OF THE SCENIC VIEWSHED AND OPEN SPACE WITH THE U.S. FOREST SERVICE, ALONG THE EAST SIDE OF THE MONTEZUMA CASTLE HIGHWAY INCLUDING JACKSON FLATS.

Implementation Strategy:

1. Consistently communicate with the Forest Service about the communities desire to maintain scenic view-sheds and open space.
2. In the event of development maintain setback and height guidelines to preserve and maintain scenic view-sheds.
3. Maintain historic rural densities and intensities.

B. GOAL: ENCOURAGE AGRICULTURAL LAND USES AND AGRITOURISM.

Implementation Strategy:

1. Encourage partnering with other entities to promote regional agri-tourism.
2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Verde Valley.
3. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.

C. GOAL: ENCOURAGE THE PRESERVATION OF EXISTING DENSITIES AND ENHANCE EXISTING BY ENCOURAGING APPROPRIATE AND COMPATIBLE SERVICES AND PUBLIC FACILITES.

Implementation Strategy:

1. Support neighborhood level retail centers that provide limited goods and services.
2. Enhance multi-modal connectivity through new bike lanes and trails.
3. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control facilities within all new development

D. GOAL: ENCOURAGE THE IMPLEMENTAITON OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation which is compatible with the natural and cultural environment.

E. GOAL: PROMOTE COLABORATION WITH THE YAVAPAI-APACHE NATION

Implementation Strategy:

1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits.
2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.



McCracken

Character Area

DRAFT

McCracken Character Area

PECAN LANE

E CLIFF HOUSE DR

S SOLDIER DR

E PARADE GROUND CIR

E SILVER BUGLE DR

RIVER CAYE RD

DOWNTOWN

S MARKSBERRY ST

E MECKEM LN

S YAKIM CTR

E TRES RIOS RD

S HOPI DR

S CHANDLER DR

S MCCrackEN LN

E PIONEER DR

S 33rd WOODLAND DR

S BEACH LN

E COCKTAIL-TRL

E BEAVER DR

E MAIN

ER WAY

SALT MINE

E STATE ROUTE 200

QUARTER HORSE/RANCHO RIO VERDE

Legend

-  City Boundaries
-  Parcels
-  Tribal Trust Land
-  Other Character Area
-  McCracken Character Area
-  Hydrology
-  Interstate Highways
-  State Highways
-  Road Centerlines

Miles
0 0.055 0.11 0.165 0.22

1 inch = 0.14 miles

Date: 7/31/2014



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(12-11-2014) LAND USE; MCCRACKEN CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The McCracken character area is approximately (insert size) square miles in size.</p> <p>The Northern boundary line of this character are is Section Line S32-T14N-R05E. The Eastern boundary line is defined by Town boundaries. The Southern boundary line consists of McCracken Lane, Section Line S32-T14N-R05E, and US Forest Service Lands. The Western boundary line runs along a portion of the Verde River and State Route 260.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains (insert mileage) miles of the Verde River.</p> <p>The McCracken character area primarily consists of Low Density Residential housing that requires lots a minimum of one acre, and allows for one single-family residence with livestock allowed on lots of ½ acre or more in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Pebble Rock Subdivision • Pioneer Acres Units 1-2 * <i>Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • McCracken Lane • State Route 260 <p>Major Interchanges:</p> <ul style="list-style-type: none"> • State Route 260 and McCracken Lane <p>Major Trails:</p>	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • CV Hill <p>Historic Sites:</p> <ul style="list-style-type: none"> • Fort River Caves <p>Parks and Recreation:</p> <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Diamond S Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • Open Space <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • Open Space • Planned Unit Development (PUD)

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 McCracken Character Area:

A. GOAL: RETAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Maintain low density rural development.
2. Promote agricultural uses allowing community gardens and ancillary limited commercial activities such as farm stands and farmers markets.
3. Encourage a land use that limits manufactured housing.
4. Enhance multi-modal connectivity through new bike lanes and trails.

B. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Protect and preserve dedicated open space areas in their natural state.
2. Preserve scenic view corridors.
3. Develop and adopt setback and height guidelines to preserve and maintain scenic view-sheds.
4. Discourage development that encroaches upon non-private property.

C. GOAL: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation that is compatible with the natural and cultural environment.