



ORDINANCE 2019 A450

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA FOR A ZONING MAP CHANGE FROM R1L-18 (RESIDENTIAL: SINGLE FAMILY LIMITED) TO R1-18 (RESIDENTIAL: SINGLE FAMILY) TO ALLOW MH ADVANTAGE HOUSING TYPES. THE PROPOSAL INVOLVES 27 OF 33 PLATTED LOTS AND IS LOCATED EAST OF VERDE LAKES DRIVE, ALONG PRESERVE DRIVE, TWIN LEAF CIRCLE, AND LARSON LANE; PARCEL NOS. 404-13-470 THROUGH 404-13-483; 404-13-486 THROUGH 404-13-492; 404-13-495 THROUGH 404-13-499; AND 404-13-502, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600.C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

WHEREAS, The Final Plat for the Preserve at Clear Creek was recorded on March 9, 2006, for 33 lots with R1L-18 zoning. This zoning district allows only site-built or modular housing. Although the infrastructure was completed, only two homes were built, both in 2007, and

WHEREAS, Rob Witt, acting as agent for the property owner, submitted an application #2019-0354, to change the zoning for 27 of 33 of the platted lots in the Preserves at Clear Creek. The request to change the zoning to an R1-18 will allow the development of the subject parcels using manufactured housing, and

WHEREAS, The zoning change proposal includes using a new financing program established by Fannie Mae known as "MH Advantage", which requires the installation of a new design of manufactured housing that is similar to site-built homes, and

WHEREAS, the Mayor and Council find that the requested re-zoning will be beneficial to the community and is in conformity with the Camp Verde General Plan, and

WHEREAS, the Mayor and Council find that the procedures required by ARS §9-462.03 and 9-462.04 have been complied with in connection with this zoning action, and

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

Section 1. The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2019-0354** was filed by Robert Witt, agent for the property owner, to rezone the subject parcels from R1L-18 (RESIDENTIAL: SINGLE-FAMILY LIMITED) TO R1-18 (RESIDENTIAL: SINGLE-FAMILY) for the following described real property: The legal description is attached as exhibit "A". The above-described parcels include 27 of 33 platted lots from the Preserves at Clear Creek Subdivision.
- B. The Planning & Zoning Commission reviewed the request on November 14, 2019 in a public hearing that was advertised and posted according to state law and a forwarded a recommendation of approval for Zoning Map Change 2019-0354.
- C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The Waiver of Diminution of Value Claim has been signed by the property owners and is attached as exhibit "B".

Section 2. That this ordinance be hereby expressly conditioned as follows:

- 1. **Sites shall be developed using, at a minimum, a housing product as described in the MH Advantage program that meet specific construction, architectural design, and energy efficiency standards.**

Section 3. 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 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.

Section 5. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 4TH DAY OF DECEMBER, 2019.


Charles German - Mayor

Date: 12-10-2019

Approved as to form:

Bill Sims - Town Attorney

Attest: 
Virginia Jones, Deputy Town Clerk