

ORDINANCE NO. 91-A58

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-09 TO ALLOW C2-4-CU ZONING ON A PORTION OF TAX PARCEL NO. 403-22-026E.

The Town Council of the Town of Camp Verde hereby ordains as follows:

I. The Town Council hereby finds as follow:

- A. An application for a Zoning Map Change was filed by Mr. Henry Shill requesting C2-1 zoning for a 2 acre portion of a parcel located on the south side of Finnie Flat Road (State Route 260) approximately 1230 feet east of the existing Exxon gas station as shown on Exhibit A attached hereto. Tax Parcel No. 403-22-026E.
- B. The project was reviewed by the Planning and Zoning Commission on May 2, 1991 in a public hearing that was advertized and posted according to state law. The project was reviewed by the Town Council in a regular session held on May 22, 1991.
- C. The purpose of the Zoning Map Change is to allow for commercial development of the parcel. This Zoning Map Change is required prior to the issuance of any permits for commercial use and the change becomes effective 30 days after the date of this Ordinance.
- D. The proposed project will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- E. The Zoning Map Change is approved, based upon the following findings:
 1. The project, as proposed, will not injure the public health, safety welfare or convenience.
 2. The property is located adjacent to existing C2-1 zoned properties, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.
 3. Prior to construction or placement of any new structures in the project area, all conditions contained in Exhibit B to this ordinance, are required to be met including all regulations of the reviewing agencies responsible for approving this project or portions thereof.

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4. Based upon the site location and the potential for residential development in this area, the zoning should be C2-4-CU in order to present a buffer for the residential zoning with additional requirements to ensure that all development on the site be limited to uses within enclosed buildings, except drive-thru establishments.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-09 for the purposes of allowing C2-4-CU zoning on a 2 acre portion of a parcel located on the south side of Finnie Flat Road (State Route 260) approximately 1230 feet east of the existing Exxon gas station as shown on the site plan on Exhibit A with the conditions contained in Exhibit B attached to this ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 22, 1991.



Woodrow Diehl
Vice Mayor
Town Council

ATTEST:



Susan Marshall, Acting Town Clerk

Approved as to Form:



Ronald Ramsey, Town Attorney

attachments: Exhibits A and B

EXHIBIT A

88.6 Ac. ±
SHILL

N 30° 54' 41" E
152.95'

N 15° 47' 27" E
123.66'

N 26° 59' 30" W
429.17'

ROSE

200.20'

EXXON

Mt

MOBIL TACO

N 62° 54' 50" E

BURGER KING

222.0

221.55

214° 00' 34"
003.16
1518.44
136.57

SR 260

DAIRY QUEEN

VERDE

TO CAMP

2 ACRES

SUBJECT SITE



EXHIBIT B TO ORDINANCE NO. 91-A58
ZONING MAP CHANGE NO. 91-09
CONDITIONS OF APPROVAL

1. Traffic/Access Control Plan - A traffic study may be required prior to issuance of any development permits for the property. Any necessary improvements such as turn lanes, signals or other requirements determined by the study will be the responsibility of the developer or owner as appropriate. The Traffic Study will determine site access points and driveway widths. Any and all necessary dedications, roadway improvements or other requirements of the Town and/or ADOT shall be the responsibility of the owner.
2. Fire District - Prior to issuance of any development permits for the property, the applicant shall provide proof of approval from the Camp Verde Fire District and/or State Fire Marshal, as applicable, for all necessary permits. Any conditions on such permits and approvals are incorporated into this resolution by reference.
3. Sanitary Sewerage - The site is not currently served by the Sewer district. The developer/owner will meet all conditions and requirements of the health department at the time of development. In the event that a sewer system is provided in the area, the subject property as shown in Exhibit A agrees to hook up to the system at the time it is provided.
4. Signs - All necessary sign permits shall be obtained prior to installation of any signs on the premises as required by the Sign Ordinance of the Town of Camp Verde. All signs shall be in conformance with the current requirements of the Camp Verde Sign Ordinance.
5. At the time development is proposed to occur all current requirements of the Town shall be met. Additionally, any other additional requirements of reviewing agencies shall be met.
6. Hydrology - A hydrology study must be completed prior to issuance of any development permits for this property. This hydrology study is required for the purpose of showing compliance with section CV701 (storm water detention) of the Town Road Standards and shall be approved by the Town Engineer. In addition, Flood Control requires that all grading or construction be a minimum of 20 feet from the bank of a watercourse. Owner will do a hydrology report if required by the Flood Control District.
7. Water - Site will be served by the Camp Verde Water System. The developer must meet all of the Camp Verde Water System requirements prior to commencement of service.

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Exhibit B, Ord 91-A58

8. Site Design - All standard requirements of the Planning and Zoning Ordinance will be applied to development. This includes parking, landscaping, screening, building heights and separations, as well as lighting and signs.

9. Conditional Approval - All development on this site is subject to conditional approval as required by the C2-4-CU zoning. Developments shall be reviewed by the Planning and Zoning Commission and approved by the Town Council prior to the issuance of a Zoning Clearance Permit. All development of the property shall be limited to uses contained in enclosed buildings except for drive-thru establishments.