

ORDINANCE NO. 91A-54

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-05 FOR THE PURPOSES OF REZONING TAX PARCEL NO. 403-22-026B AND 27E FROM R1L-70 TO C2-1-CU COMMERCIAL-GENERAL SALES AND SERVICES WITH SITE SPECIFIC APPROVAL REQUIRED PRIOR TO DEVELOPMENT THIS CHANGE INCLUDES THE EXISTING DEVELOPED PORTION OF THE PROPERTY TO BE CHANGED FROM PLANNED AREA DEVELOPMENT ZONING TO C2-1-CU.

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

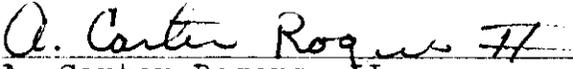
I. The Town Council hereby finds as follows:

- A. An application was filed by Mr. George Lovett, requesting approval for a Zoning Map Change (No. 91-05) from R1L-70 to C2-1 for Tax Parcel No. 403-22-026B and 27E as shown on Exhibit A attached hereto.
- B. The project was reviewed by the Planning Commission on February 7, 1991 and the Town Council on February 27, 1991 in public hearings that were advertized and posted according to state law.
- C. \* The purpose of the Zoning Map Change is to allow for commercial uses on the property. This Zoning Map Change application is required prior to the issuance of any permits for commercial uses on the site. According to State Law this Zoning Map Change becomes effective 30 days from the date of this Ordinance. According to the potential impacts of commercial development on the site, final site plan approvals are required prior to development on the site.
- D. The proposed rezoning will not constitute a threat to the health, safety, welfare or convenience of the general public and should be granted.
- E. The Zoning Map Change (No. 91-5) is recommended for approval, based upon the following findings:
  1. The Zoning Map Change, as proposed, will not injure the public health, safety, welfare or convenience.
  2. The property is located adjacent to existing C2-4 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 uses on the property, the project, with the conditions contained in Exhibit B to this ordinance, will be required to meet all regulations of the reviewing agencies responsible for approving this project or portions thereof.

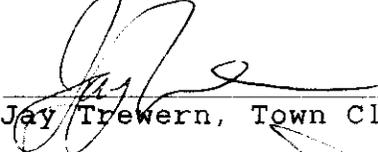
4. Prior to issuance of any development permits for this property, a final site plan approval is required. Such approval must be processed through the Planning and Zoning Commission for final recommendations to be forwarded to the Town Council. This process is for the purposes of reviewing site layout and design to ensure proper placement of infrastructure, including but not limited to streets, water, and sewage systems and also to review the development plan and sign plans for conformance with all current requirements of the Town.
5. All uses proposed on the property must be consistent with those allowed in the C2 Zoning District.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-05 for rezoning Parcel No. 403-22-026B and 27E as shown in the attached exhibit A, from R1L-70 to C2-1-CU including the existing developed portion of the property from PAD to C2-1-CU with the conditions contained in Exhibit B attached to this ordinance.

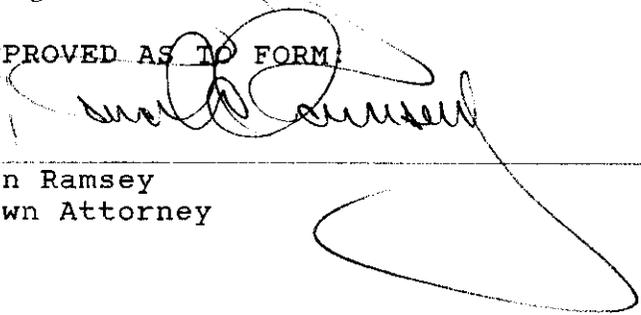
PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON FEBRUARY 27, 1991.

  
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A. Carter Rogers, Mayor

ATTEST:

  
\_\_\_\_\_  
Jay Trewern, Town Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ron Ramsey  
Town Attorney

dlc/91a54.ord

attachment: Exhibit A and B

Exhibit A to Ordinance 91-A54  
Zoning Change No. 91-05

Rezone from R1L-70 to C2-1-CU

