



AGENDA
REGULAR SESSION
TOWN OF CAMP VERDE - PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, MAY 13, 2021 6:30 PM

Zoom Meeting Link:

<https://us02web.zoom.us/j/87697063519?pwd=ZFRNbWs5SzIFSlpnQVN4Y2NDb1paQT09>

One Tap Mobile: +1-669-900-9128 or 1-253-215-8782

Meeting ID: 876 9706 3519

Passcode: 762500

Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing.

All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.

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. Set Next Meeting, Date and Time:

June 3, 2021 at 6:30 p.m.

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.)

6. Action Items

- a) Public Hearing, Discussion, and Possible Recommendation to the Town Council, for an application submitted by Luke Sefton, on behalf of The Opportunity Zone Development Company LLC, the property owner. The proposed rezone encompasses approximately 24.96 acres. The applicant is requesting a Zoning Map Change from C2-PAD (Commercial: General Sales and Services-Planned Area Development) to M1 (Industrial: General). The property is located on the north side of State Route 260, approximately halfway between Aultman Parkway Roundabout and Out of Africa Roundabout, on Parcel 403-15-008, in Camp Verde, Yavapai County, Arizona.**

There Will Be No Public Input on the Following Items:

7. Current Events

(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).

8. Staff Comments

9. **Adjournment**

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.

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 the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde on May 6, 2021 at 1:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Bobbi Webb

Bobbi Webb – Assistant Planner

Town of Camp Verde: May 13, 2021 Planning & Zoning Commission

BACKGROUND:

Luke Sefton, Sefton Engineering, submitted an application on behalf of The Opportunity Zone Development Company, for a Zoning Map Change on APN 403-15-008. The parcel is located on the north side of State Route 260 between the roundabouts for Out of Africa and Aultman Parkways. The property owner is requesting a zoning change from C2-PAD to M1, to allow for the relocation of two (2) construction yards for existing businesses in Camp Verde and other potential occupants.

The property owner has indicated that the parcel could potentially be divided into three (3) separate parcels after the zoning change has been accomplished.

Property frontage is along State Route 260; access to the highway has been approved by ADOT and construction for the driveway and a deceleration and acceleration lane has already been started.

To provide screening for the uses on the parcel from the vehicle traffic on State Route 260, the property owner is proposing to install a five-foot high, obscuring fence/wall along the SR 260 property frontage (See Exhibit B). Due to the elevation of the property above the highway, the five-foot height will be sufficient to obscure the land use on the parcel.

- *The applicant is requesting special consideration and approval of the use of an obscuring fence/wall along the SR 260 corridor, in support of the change to M1 District zoning.*

The property owner is also requesting the installation of signage, attached directly to the fence/wall, to advertise its occupants (See Exhibit B). Their plan is to use the same type of sign, including letter font, to provide a cohesive look to the entryway into the project. The typical sign models, such as monument or wall signs, are not practical with an obscuring fence that would prevent visibility of their signs. In the P&Z Ordinance, Section 404, Signs, the definition of a “Wall Sign” is a sign that is mounted to the wall of a building. This request is to allow the sign(s) to be mounted to the frontage fence/wall. Section 404.E, Comprehensive Sign Plan, allows the flexibility of considering alternative sign designs, if submitted with a PAD request. It is the determination of staff that this request for a zoning change, which a PAD would also entail, is a similar public hearing process and may be used to allow for this consideration.

- *The applicant is requesting the consideration and approval of the use of signage, similar in size, design, and font, on the outer side of the obscuring fence/wall to advertise the occupants of the property.*

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

- The applicant posted the subject property and mailed out letters to property owners within 300’, which invited them to the neighborhood meeting on April 29, 2021 (See Exhibit C).
- The meeting was held onsite at this parcel and on Zoom simultaneously. There was one (1) attendee from the public at the on-site meeting, who supported the request.

- Community Development Staff mailed out nine (9) letters to property owners within three hundred (300) feet of the subject parcel on April 20, 2021. This letter advised the neighbors of the tentative Planning & Zoning Public Hearing and Town Council meeting dates, times, and location.
- A Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on April 25, 2021 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property and in public places on April 26, 2021, by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on May 6, 2021, by Community Development Staff.

COMMUNICATIONS FROM AGENCIES/PUBLIC:

Staff has received no comments from the public regarding this request.

Staff has received the following comments from reviewing agencies (See Exhibit D):

Arizona Department of Transportation

Contact: Nathan Reisner Comments Received: April 29, 2021

- They provided standard comments regarding processes for access from a State right-of-way.

Camp Verde Water Systems

Contact: Justin Bullard Comments Received: April 19, 2021

- “Camp Verde Water has a 12” waterline running parallel 9’ off the property line. We can provide fire protection and domestic services to this parcel if needed”.

Yavapai County Flood Control District

Contact: Paul Jungen Comments Received: April 19, 2021

- “This parcel is not impacted by a FEMA Special Flood Hazard Area. The Flood Control District has no special requirement”.

GENERAL PLAN:

The project is located within the 260 West Character Area. This Area currently supports a full range of land uses. This project would provide critical access to State Route 260 for future occupants and complies with the General Plan, as described:

- Preferred Non-Residential Zoning Districts include Mixed Use, Commercial, Industrial, and Planned Area Developments, with commercial and industrial uses being preferred adjacent to/abutting the highway (See Exhibit E).
 - *The General Plan does not specifically define the preferred uses for this section on the northeast side of State Route 260, west of Newton Lane. Based on other definitions, it appears the preference is to have the Commercial Use along SR 260, with Industrial Use along Old State Highway 279, or not directly abutting SR 260. Given these descriptions, the applicant has agreed to provide the site-obscuring fence/wall along SR 260 to shield the use from the passing vehicle traffic.*
- Goal A states “Promote regional commercial and employment opportunities”.
 - A.3 involves the coordination of access, design, circulation, and utilities.
 - *The request takes advantage of access from State Route 260. Existing and already proposed development along this highway has*

already encouraged the extension of utilities to the area that will benefit this and future projects, that will promote business and employment for the area.

STRATEGIC PLAN:

The Community and Economic Development Strategic Plan outlines some guiding principles that should be considered for future growth and development. A couple of these factors relate to industrial opportunities, such as:

- **“Integrate land use, circulation, and economic development planning”**. *Providing the ability to expand upon an existing trend of industrial uses in this area will ultimately encourage like-development in the area, provide improvements in circulation, and allow future inquiries for economic planning to be directed appropriately.*
- **“Seek opportunities that complement existing... advantages”**. *Encouraging projects to locate within proximity of each other will encourage complementary operations. This site backs up to properties along Old State Highway 279, which is already an established Industrial district.*

The plan also provides some key Focus Areas, which this proposal supports:

- Infrastructure and Placemaking
 - *The proposal will encourage the continued expansion of needed infrastructure in the region and promote internal connectivity and livability.*
- Business Development, Support, Attraction, Retention
 - *Providing additional parcels for industrial growth will allow more integration to support increased economic multipliers. Being able to have an increased support network for the production and distribution of products will enhance the overall community structure.*

STAFF RECOMMENDATION:

Staff recommends approval of the request for a Zoning Map Change from C2-PAD to M1, which would allow the relocation of two (2) local construction businesses and other future occupants, based on the following Findings of Fact:

- The proposal complies with the General Plan for the 260 West Character Area for type of preferred non-residential uses, which includes Industrial use.
- The site has direct access to State Route 260, with approvals from ADOT to construct a driveway and deceleration/acceleration lane in their right-of-way along the property frontage.
- The proposal complies with the Strategic Plan.
- The site is currently vacant, with the intent to relocate two (2) existing, local construction businesses to this site.
- The indication in the General Plan, that the preferred location of Industrial uses be situated off of the State Route 260 frontage, may be mitigated with the following conditions:
 1. An obscuring fence or wall be installed along the property frontage along State Route 260, to protect the visibility of the occupants on the site from passing vehicles along the highway.

2. The signage used to advertise the occupants on the site be located along the front fence or wall, using the same materials, design, and font, to maintain consistency in its presentation.

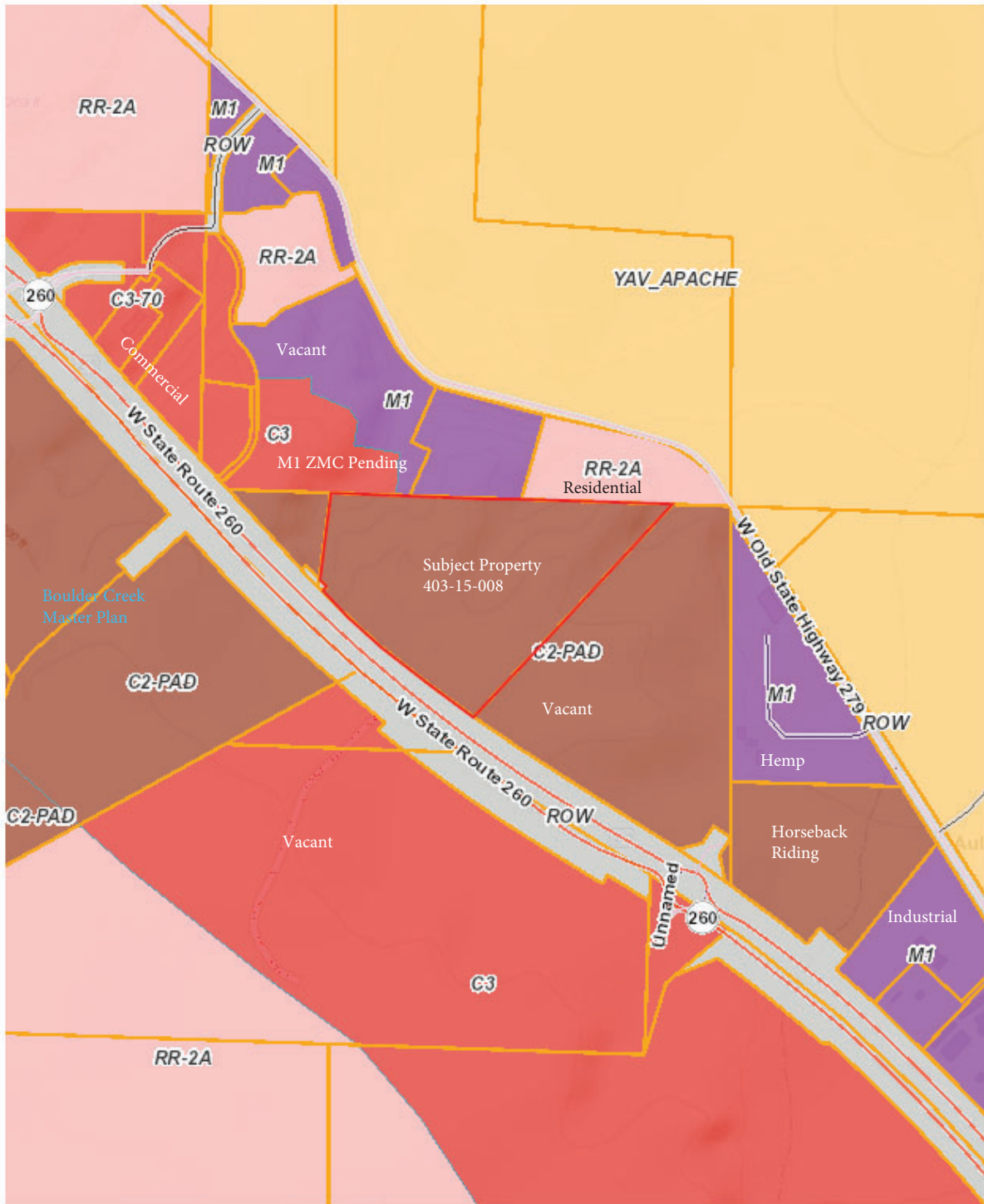
RECOMMENDED MOTION:

A MOTION TO RECOMMEND TO THE MAYOR AND COMMON COUNCIL THE APPROVAL OF AN APPLICATION SUBMITTED BY THE APPLICANT, LUKE SEFTON, ON BEHALF OF THE PROPERTY OWNER, THE OPPORTUNITY ZONE DEVELOPMENT COMPANY. THE REQUEST IS FOR A ZONING MAP CHANGE FROM C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICES, PLANNED AREA DEVELOPMENT) TO M1 (INDUSTRIAL: GENERAL), SUBJECT TO THE FOLLOWING CONDITIONS:

1. AN OBSCURING FENCE OR WALL WILL BE INSTALLED ALONG THE PROPERTY FRONTAGE ALONG STATE ROUTE 260, TO PROTECT THE VISIBILITY OF THE OCCUPANTS ON THE SITE FROM PASSING VEHICLES ALONG THE HIGHWAY.
2. THE SIGNAGE USED TO ADVERTISE THE OCCUPANTS ON THE SITE WILL BE ALLOWED TO BE MOUNTED ON THE FRONT FENCE OR WALL, USING THE SAME MATERIALS, DESIGN, AND FONT, TO MAINTAIN CONSISTENCY IN ITS PRESENTATION.

THE PROPERTY IS LOCATED ON THE NORTHEAST SIDE OF STATE ROUTE 260 BETWEEN THE AULTMAN PARKWAY AND OUT OF AFRICA PARKWAY ROUNDABOUTS, ON PARCEL 403-15-008, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

VICINITY/ZONING/LAND USE MAP
OPPORTUNITY ZONE DEVELOPMENT CO.
ZONING MAP CHANGE



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 4.14.2021



Land Use Application Form

1. Application is made for:

- | | | |
|---|--------------------------------|----------------------|
| Zoning Map Change | Use Permit | Temporary Use Permit |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PAD Final Site Plan Review | Variance | Appeal |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Administrative Review | Lot Line Adjustment | Zoning Verification |
| Development Standards Review (Commercial) | Other: <u>Comp Sign Review</u> | |

2. Project Name: Witt Zoning Map Change Request

3. Contact information: (a list of additional contacts may be attached)

Owner Name: The Opportunity Zone Development Company LLC
 Address: 830 S. Main St. Suite 2I
 City: Cottonwood State: AZ Zip: 86326
 Phone: _____
 E-mail: _____

Applicant Name: Luke Sefton
 Address: 40 Stutz Bearcat Dr.
 City: Sedona State: AZ Zip: 86336
 Phone: 928-202-3999
 E-Mail: ls@sefengco.com

4. Property Description: Parcel Number 403-15-008 Acres: 24.96

Address or Location: Adjacent to the east side of W. State Route 260 less than one mile north of the E Cherry Creek Roundabout

Existing Zoning: C2-PAD Existing Use: Vacant
 Proposed Zoning: M1 District (Industrial: General) Proposed Use: N/A

5. Purpose: (describe intent of this application in 1-2 sentences)

To establish zoning designation that would allow a primary use and outside storage as an accessroy use.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: [Signature] Date: 3/18/21

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 3/18/21



LETTER OF INTENT
OPPORTUNITY ZONE DEVELOPMENT CO.
ZONING MAP CHANGE

Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

April 9, 2021

Re: Neighborhood Meeting Notification: April 29, 2021

To Whom It May Concern:

It is the intent of the property owner to request, from the Town of Camp Verde, a Zoning Map Change, for Assessor's Parcel Number: 403-15-008. This 24.9-acre parcel is currently zoned C2-PAD: (Commercial: General Sales and Services - Planned Area Development). The request is to change the current zoning of C2-PAD to M1: (Industrial: General).



This parcel is located adjacent to the north side of W. State Route 260, in Camp Verde Arizona, Mile Post 214.06, approximated 2,000 feet west of Mile Post 215. The purpose for the Zone Change is to facility the relocation of two existing businesses, McDonald Brothers Construction, Inc., and KM Roofing.

This letter is to inform you of an upcoming meeting you can attend to find out more. Please see the location map that is included with this neighborhood meeting notification letter for more details. We look forward to meeting you to discuss this proposed zone change, or if you are unable to attend, please fill out and return the attached "Comment Sheet".

You can either meet with the Applicant, on site, or attend a virtual zoom meeting, both meetings will be held simultaneously on Thursday, April 29, 2021 at 3pm.

You can attend this zoom meeting Via Zoom Link at: <https://zoom.us/j/97078577430>

If you have any questions, please call me at (928) 202-3999.

Sincerely,

Luke A. Sefton, P.E.
President/Principle Engineer

Project No.: 190302B

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

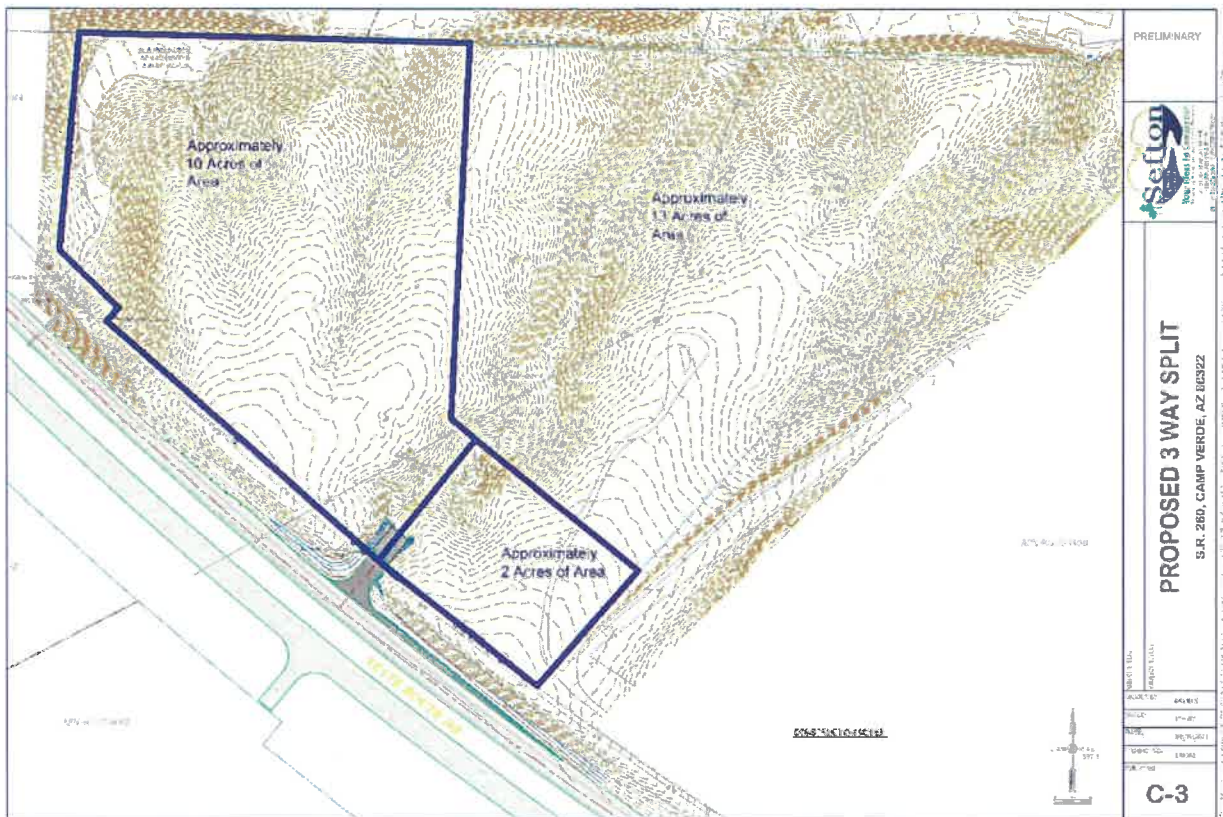
Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado



**PROPOSED LAND DIVISION
OPPORTUNITY ZONE
DEVELOPMENT CO.
ZONING MAP CHANGE**

**Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoletta, Planner
Leonard Filner, Planner**

Site Plan of the Entire 24.9-acre Parcel

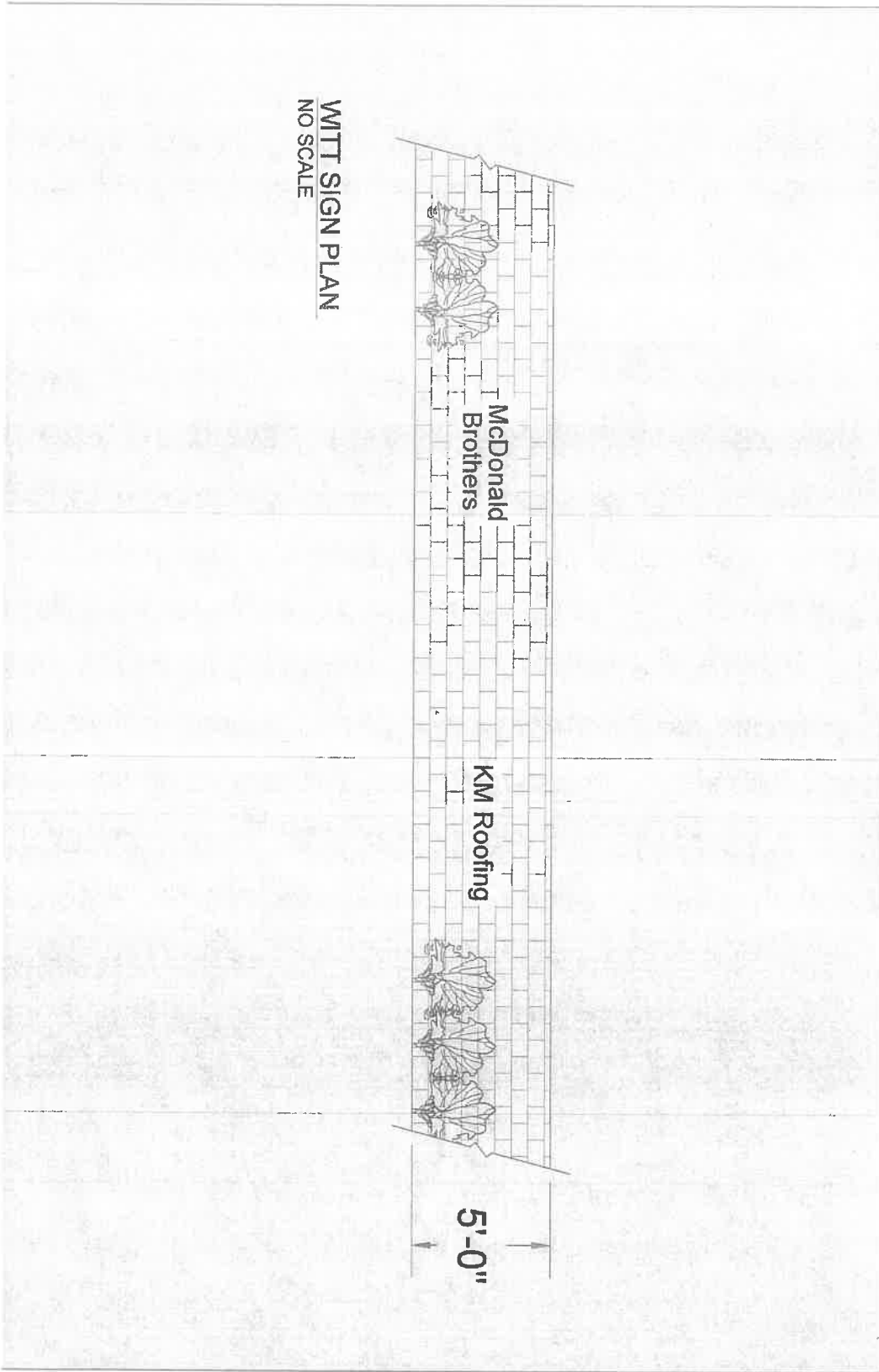


**40 Stutz Bearcat Dr. Suite 8, Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com**

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado

PROPOSED FENCE/WALL & SIGNS
OPPORTUNITY ZONE DEVELOPMENT CO.
ZONING MAP CHANGE



WITT SIGN PLAN
NO SCALE



EXHIBIT C: NEIGHBORHOOD MEETING DOCUMENTS
OPPORTUNITY ZONE DEVELOPMENT CO.
ZONING MAP CHANGE

Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoella, Planner
Leonard Filner, Planner

May 3, 2021

Bobbi Webb
Assistant Planner/Administrative Assistant
473 South Main Street, Suite 108
Camp Verde, AZ 86322

Regarding the Citizens Participation Outreach:

When: On Thursday, April 29, 2021 at 3pm.

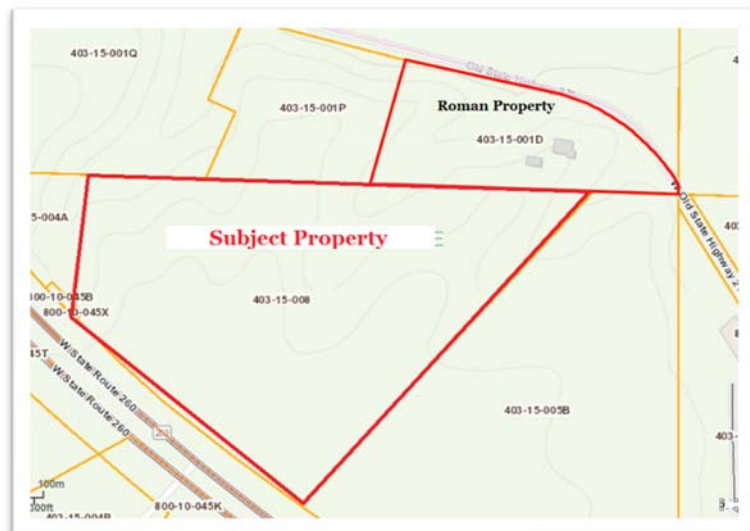
This is the summary from the two-neighborhood meeting which were held simultaneous:

1. The Applicant was on site on Thursday, April 29, 2021 at 3pm; and
2. The Applicant's agent was available Via Zoom Link at: <https://zoom.us/j/97078577430>

While the applicant was on site, one neighbor, Ron Roman, stopped by and asked the following questions:

1. What are the plans for the property?

Answer: The property is being developed for Contractors, Manufacturers, and Distributors. We plan to gate the road with a key pay access from SR 260 to help protect all of the companies that locate on the property. The first two companies to occupy the land will be McDonald Brothers Construction and KM Roofing. Both companies plan to build buildings and have construction yards at the property.



2. Are we planning on building a fence?

Answer: Yes, screening is required by the zoning code between different zonings if any outside work or storage will be done on the property. We plan to screen the front of the property with an attractive split faced fence that is five feet high. State Route 260 is lower than the property and a five-foot fence will screen the entire property from 260. We want the fence to be attractive and plan to mount the names of the companies that choose to locate on the land directly onto the split faced fence in large metal letters. The font has not been chosen and the goal will be to have all the lettering match.

3. What is the plan for the back of the property that abuts up to Ron's property?

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoella, Planner
Leonard Filner, Planner

Answer: Both McDonald Brothers and KM Roofing are moving onto the front of the property. Their construction yards will not be visible from Ron's property which is lower in elevation. The hillside backing up to Ron's property will already screen both their yards from Ron's property. When a company interested in locating on the property next to Ron's is found in the event that company does work outside or has outside storage they will be required to screen. Until we know what will be done on that portion of the property there are no plans to screen.

4. What is the plan for dealing with the ravine that goes though the property and ends up on Ron's Property?

Answer: At this time there is no specific plan. Since the water that the ravine once carried from South of the property was cut off by ADOT when they improved SR 260 it may be in the best interest of development to cut higher parts of the property and fill in lower portions like the ravine. In the event the property is cut, and the ravine is filled it will level the property and not have an impact on Ron's property.

Ron expressed support for the zoning change and mentioned that he planned to develop an RV park on a portion of his property. He asked if we would support him in developing his RV Park and I expressed support. If Ron builds an RV park it could be a great place for employees of companies that locate in the development to live. The housing shortage in the valley is significant and a lot of prospective employees have chosen to live in RV full time since the beginning of the pandemic. Having potential living space within walking distance of the property would be positive for those employees.

These were the questions and answers that were discussed at the Neighborhood meeting.

Kindest Regards,

Robert M Witt

While the applicant's agent was available Via Zoom Link until 3:30pm., no one from the public joined the zoom meeting.

Sincerely,

Luke A. Sefton, P.E.
President/Principle Engineer

Project No.: 190302B



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoella, Planner
Leonard Filner, Planner

Neighborhood Meeting
Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
RONN ROMAN	4001 OLD HWY 279	RONN.ROMAN@GMAIL

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NOTIFICATION LIST
OPPORTUNITY ZONE DEVELOPMENT CO.
ZONING MAP CHANGE

Parcel, Owner, Address, City, State, Zip

403-15-008, OPPORTUNITY ZONE DEVELOPEMENT COMPANY LLC (THE), 465 W HEREFORD DR,
CAMP VERDE, AZ, 863227336

403-15-001P, CORNVILLE AZ LLC, 10032 W BELL RD STE 100, SUN CITY, AZ, 853511292

403-15-003T, HIGH VIEW LLC , PO BOX 3270, CAMP VERDE, AZ, 863223270

403-15-004A, TULIN 2006 FAMILY TRUST, 190 OAK CREEK BLVD, SEDONA, AZ, 863365641

403-23-001S, UNITED STATES OF AMERICA, 2400 W DATSI ST, CAMP VERDE, AZ, 863228412

403-15-004B, AULTMAN LAND & CATTLE # IV LLC, PO BOX 1619, COTTONWOOD, AZ, 863261619

403-15-001Q, WESTCREEK VISIONS LLC, PO BOX 352, COTTONWOOD, AZ, 863260352

403-16-002C, CCJB HOLDINGS LLC, PO BOX 2487, SEDONA, AZ, 863392487

403-15-005B, JUMP WILLIAM S , 4020 N CHERRY RD, CAMP VERDE, AZ, 863228040

403-15-001D, ROMAN RONALD & RUTH RS, 4001 OLD STATE HIGHWAY 279, CAMP VERDE, AZ,
863228702

Melinda Lee

From: Nathan Reisner <nreisner@azdot.gov>
Sent: Thursday, April 29, 2021 12:34 PM
To: Bobbi Webb
Cc: Nathan Reisner; Vernon Dumbeck
Subject: Re: FW: Application for Zoning Map Change

Bobbi,

Thank you for sending the pending development project for your community for ADOT to review. Any project that will be accessing State's right-of-way from an existing or new access will need an ADOT encroachment permit. This includes any redevelopment of a parcel, a new development of a parcel, and a change in principal activity or function of a parcel. Also any work within the State's right-of-way requires an ADOT encroachment permit.

If the development does not directly access the State Highway but accessed indirectly off an local jurisdictional road, ADOT recommends the local jurisdiction require the development to analyze the traffic impacts at the associated State and local jurisdiction intersection and require the developer to mitigate any negative impacts per ADOT Traffic Guidelines and Processes 240. ADOT would be happy to assist the local jurisdiction in setting a scope for the traffic study document and reviewing the traffic document.

Please refer your applicants that require an ADOT encroachment permit to the ADOT Northcentral District Permit office for further assistance.

Thanks,

Nate Reisner, P.E.
Northcentral District Transportation Engineer
1959 S. Woodlands Village Boulevard, Suite B.
Flagstaff, AZ 86001
928-779-7545



On Mon, Apr 19, 2021 at 9:37 AM Bobbi Webb <Bobbi.Webb@campverde.az.gov> wrote:

Good morning,

It is the intention of the property owner to split the parcel as shown in the "Proposed 3 Way Split Map" after the Zoning Map Change process has been completed.

Feel free to contact me with any questions you might have.

Bobbi Webb

Administrative Assistant/Assistant Planner

Melinda Lee

From: Camp Verde Water System <cvwsinc@yahoo.com>
Sent: Monday, April 19, 2021 11:20 AM
To: Bobbi Webb
Subject: Re: Application for Zoning Map Change
Attachments: OPPORTUNITY ZONE REZONE TRANS.pdf; SITE PLAN 403-15-008.pdf; Proposed 3 Way Split Map no stamp.pdf; LETTER OF INTENT.pdf; App 20210222.pdf; Zoning map2.pdf

Hi Bobbi,

Camp Verde Water System has a 12" waterline running parallel 9' off the property line. We can provide fire protection and domestic services to this parcel if needed.

Justin Bullard

Camp Verde Water System, Inc.
P.O. Box 340
Camp Verde, AZ 86322
PH: (928) 567- 5281
FAX: (928) 567-5283

On Monday, April 19, 2021, 09:37:29 AM MST, Bobbi Webb wrote:

Good morning,

It is the intention of the property owner to split the parcel as shown in the "Proposed 3 Way Split Map" after the Zoning Map Change process has been completed.

Feel free to contact me with any questions you might have.

Bobbi Webb

Administrative Assistant/Assistant Planner

Community Development Department

Town of Camp Verde

928-554-0054

473 S Main St., Ste 108

Bobbi.Webb@campverde.az.gov

From: Bobbi Webb
Sent: Monday, April 19, 2021 9:29 AM
Subject: Application for Zoning Map Change

Melinda Lee

From: Paul Jungen <Paul.Jungen@yavapai.us>
Sent: Monday, April 19, 2021 10:27 AM
To: Bobbi Webb
Subject: RE: Application for Zoning Map Change

This parcel is not impacted by a FEMA Special Flood Hazard Area. The Flood Control District has no special requirement.

Please contact me if you or the applicant have any questions or concerns.

Thank you,
Paul

Paul Jungen, P.E., CFM
District Engineer



Phone: 928.771.3197

Email: Paul.Jungen@Yavapai.us

Web: www.ycflood.com

YAVAPAI COUNTY FLOOD CONTROL DISTRICT

1120 Commerce Dr., Prescott, AZ 86305



From: Bobbi Webb
Sent: Monday, April 19, 2021 9:37 AM
Subject: FW: Application for Zoning Map Change

Good morning,

It is the intention of the property owner to split the parcel as shown in the "Proposed 3 Way Split Map" after the Zoning Map Change process has been completed.

Feel free to contact me with any questions you might have.

Bobbi Webb
Administrative Assistant/Assistant Planner
Community Development Department
Town of Camp Verde

**EXHIBIT E: GENERAL PLAN REFERENCE
OPPORTUNITY ZONE DEVELOPMENT CO.
ZONING MAP CHANGE**

TABLE 3.5 – Land Use; 260 West Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 West character area is approximately 7.47 square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.</p> <p>The North and West boundary lines of the 260 West character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 West character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries for approximately 2.57 miles.</p> <p>A significant portion 41.23 % of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for 22.49 % of the land in the 260 Corridor Character Area.</p> <p>The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Rio Verde Vista • Verde Valley Business Park • Yavapai-Apache Nation Middle Verde Tribal Community <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 <ul style="list-style-type: none"> - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> • Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road • Proposed Roundabout on State Route 260 and Park Verde Road • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • Proposed Roundabout on State Route 260 near Mile Post 215 • Proposed Roundabout on State Route 260 near Mile Post 214 • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive <p>Major Trails:</p> <ul style="list-style-type: none"> • Camp Tender/Grief Hill Trail Loop • Grief Hill Trailhead • Hayfield Draw Trailhead • Historical Sheep Trail • Proposed Multi-Use Path Along State Route 260 <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • Town Boundary on State Route 260 coming east from Cottonwood • West side of I-17 at the junction of State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> • Yavapai County Justice Facility • Yavapai County Roads Department <p>General:</p> <ul style="list-style-type: none"> • Gaddis Wash • Grief Hill Wash • Peach Tree Wash <p>Historic Sites:</p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Hayfield Draw OHV Recreation Area <p>Water Resources:</p> <ul style="list-style-type: none"> • Cherry Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> • Historic Sites: - Cloverleaf Ranch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- d. Automobile repair (light).
- e. Automotive service stations.
- f. Baking and confection cooking for on-site sale only.
- g. Bars, tap rooms and nightclubs.
- h. Bed and Breakfast
- i. Bowling alleys and poolrooms.
- j. Business offices, banks and similar; including drive-through.
- k. Commercial art galleries.
- l. Commercial bath and massage.
- m. Commercial parking facilities.
- n. Community parks, playgrounds or centers.
- o. Custom service and craft shops.
- p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- q. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- s. Flood control facilities.
- t. Frozen food lockers.
- u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- w. Historical Landmarks.
- x. Home occupations (See Section 303).
- y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans
- z. Hotels and motels with five or more guest rooms.
- aa. Keeping of farm animals, limited (See Section 305).

- bb. Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- cc. Miniature golf establishment.
- dd. Mortuary
- ee. Multiple dwelling units and apartment hotels
- ff. Nursery schools; day care centers (child or adult).
- gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- hh. Open land carnival and recreation facilities (religious & educational institutions).
- p. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - ii. Personal services.
 - jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
 - kk. Private clubs and lodges operated solely for the benefit of bona fide members.
 - ll. Religious institutions (in permanent buildings).
 - mm. Restaurants and cafes, including drive-through.
 - nn. Retail sales.
 - oo. Sales (retail and wholesale) and rentals.
 - pp. Theaters, auditoriums, banquet and dance halls.
 - qq. Veterinary services.
 - rr. Water distillation and bottling for retail sales only.
 - ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
 - 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
 - 3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

- a. Government facilities and facilities required for the provision of utilities and public services
- b. Outdoor recreation or assembly facilities.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- d. Transmitter stations and towers for automatic transmitting.

c. Revival tents and similar temporary operations. (See Section 601.D)

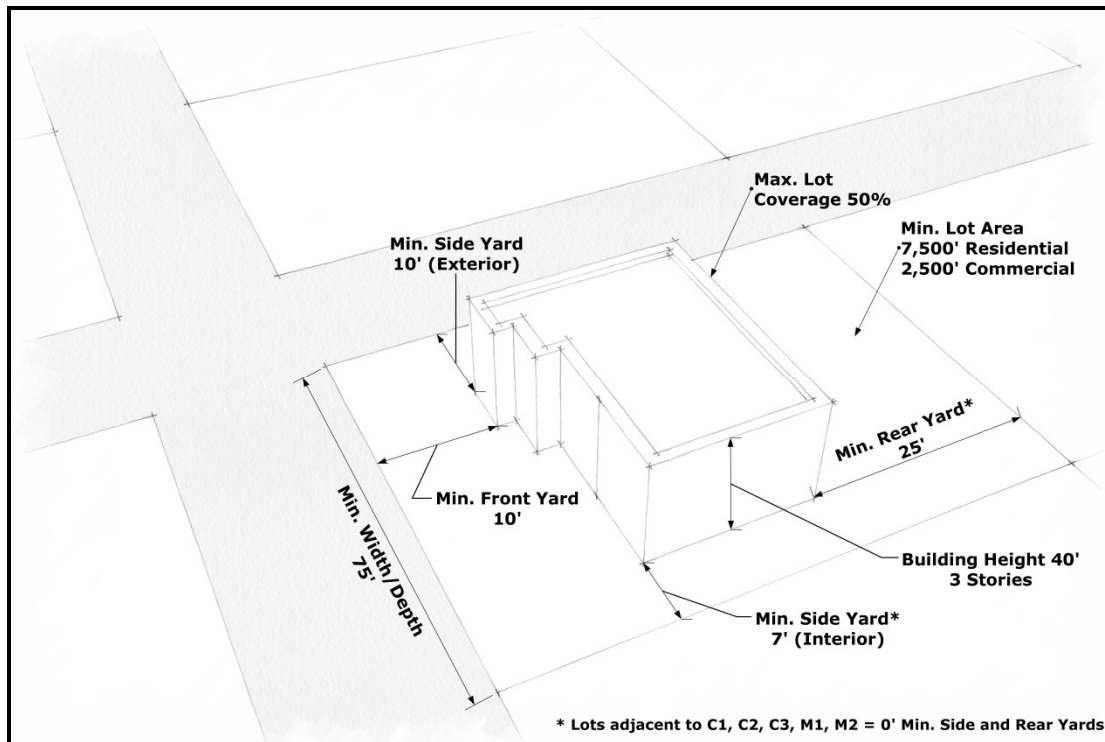
e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
- 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-7: C2 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards



J. M1 DISTRICT (Industrial: General)

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

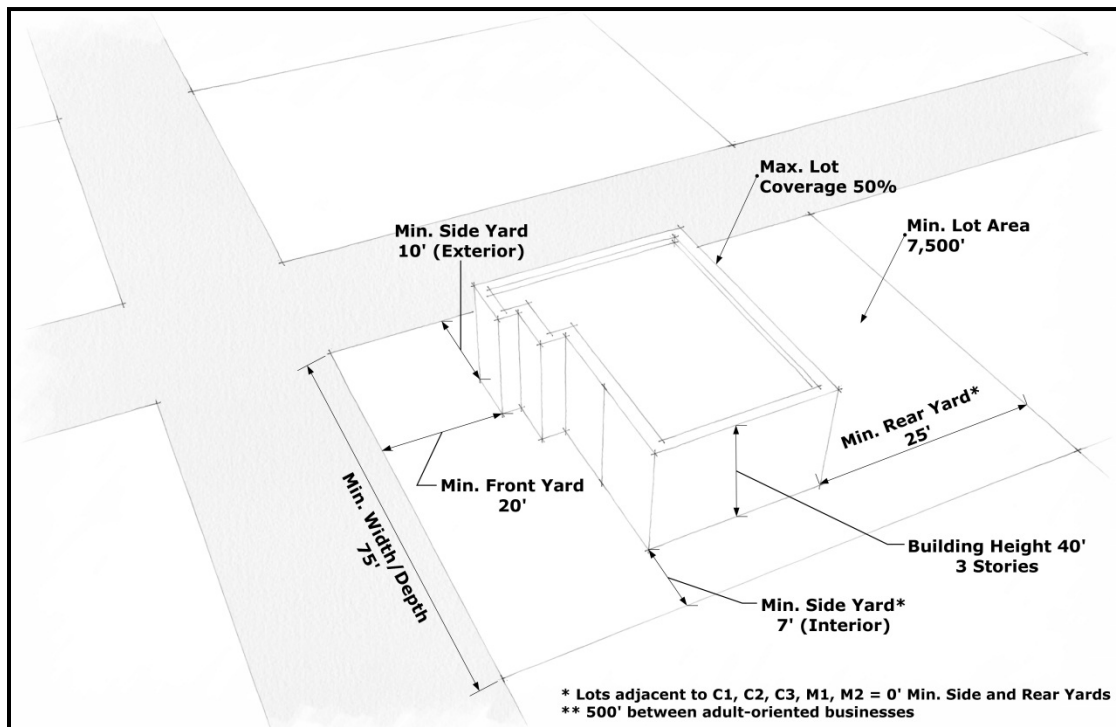
- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- d. Automobile repair (heavy) (2015-A407)
- e. Automobile repair (light).
- f. Automobile Storage Yard
- g. Body and fender shops including a paint booth within closed building.
- h. Bottling plants confined to closed building.
- i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306 B.2.c).
- j. Cemeteries for human or animal internment (See Section 308).
- k. Cleaning and dyeing plants within closed building.
- l. Commercial parking facilities.
- m. Community parks, playgrounds or centers.
- n. Custom service and craft shops.
- o. Custom tire recapping.
- p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Historical Landmarks.
- t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- u. Keeping of farm animals, limited (See Section 305).
- v. Lumber yards (prohibiting sawmill operations).
- w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
- x. Mortuary.
- y. Motion picture productions, radio and television studios.

- z. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - aa. Religious institutions (in permanent buildings).
 - bb. Retail sales.
 - cc. Storage Facility.
 - dd. Warehouses.
 - ee. Water distillation and bottling for retail sales only.
 - ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.
3. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Transmitter stations and towers for automatic transmitting.
 - c. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-10: M1 Dimensional Standards

Zoning District	"M1"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7 adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-10: M1 Dimensional Standards



L. PAD (Planned Area Development)

The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

- 1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations. The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.
2. Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
 - a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
 - b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
 - b. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
 - c. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred
3. PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:
 - 1) An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
 - 2) A change in zoning boundaries.
 - 3) Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.
4. PAD Minor Amendments:
 - 1) All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment
 - 2) A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
 - 3) The request will be routed for comment to any affected Town departments or other agencies for comment.

Table 2-12: PAD Dimensional Standards

Zoning District	"PAD"
Minimum Lot Area (sq.ft.)	Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Figure 2-12: PUD PAD Dimensional Standards

