



ORDINANCE 2021 A464

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR AN APPLICATION SUBMITTED BY TOWN OF CAMP VERDE COMMUNITY DEVELOPMENT FOR A ZONING MAP CHANGE FROM C3-70 (COMMERCIAL: HEAVY COMMERCIAL, 70,000 SQUARE FOOT MINIMUM LOT SIZE) TO C3 (COMMERCIAL: HEAVY COMMERCIAL) DISTRICT, TO REMOVE THE MINIMUM LOT SIZE DESIGNATION ON PARCELS 403-15-006 AND 403-15-002W, WHICH WERE SPLIT BY THE DEVELOPMENT OF AULTMAN PARKWAY, COMPRISING OF APPROXIMATELY 6.94 ACRES IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

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 subject properties rendered substandard in minimum lot sizes when the Town of Camp Verde developed Aultman Parkway between State Route 260 and Old Highway 279, and

WHEREAS, Town Staff agreed to process the request for a Zoning Map Change on behalf of the two affected property owners to remove the minimum lot size designation to allow the properties be reinstated into compliance with the minimum C3 District standards, and

WHEREAS, at their public hearing on June 3, 2021, the application was presented to the Commission for consideration and was given a recommendation of approval, and

WHEREAS, the Mayor and Council find that the requested change of 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 20210149** was filed by Community Development, for the change of zoning for Parcels 403-15-006 and 403-15-002W.

- B. The Planning & Zoning Commission reviewed the request on June 3, 2021, in a public hearing that was advertised and posted according to state law and a forwarded a recommendation of approval for Zoning Map Change 20210149.
- 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 Claims have been signed by the affected property owners and are attached as Exhibit "B".

Section 2. 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 TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 7TH DAY OF JULY, 2021.

Tom Jenkins
Dee Jenkins - Mayor

Date: 7/8/2021

Approved as to form:

Wally
Town Attorney

Attest: Cindy Pemberton
Cindy Pemberton, Town Clerk

EXHIBITS ON FILE IN CLERK'S OFFICE