



**REGULAR SESSION
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
473 S. MAIN STREET, SUITE 106
CAMP VERDE, AZ 86322
THURSDAY, MARCH 5, 2020 6:30 PM**

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. **Approval of Minutes:**
February 6, 2020 – Special Session
 - b. **Set Next Meeting, Date and Time:**
April 2, 2020 – Special Session
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. **Discussion and Possible Recommendation of a Final Site Plan submitted by Michele Evans, Abide Maternity Home, for RV spaces on the maternity home property, zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel, located at 2480 N. Arena Del Loma, on APN 403-19-137, 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.

Posted: mf Town Hall mf Website

Date: 2/27/2020



Town of Camp Verde

Agenda Item Submission Form

Meeting Date: March 5, 2020 Planning & Zoning Commission

Applicant: Michele Evans, Abide Maternity Home
Application: Final Site Plan for RS-PAD
Application No.: 20200043

Presentation/Action: Recommendation to Town Council

Requesting Department: Community Development
Staff Resource/Contact Person: Melinda Lee, Community Development Director

Agenda Title (be exact):

Discussion and Possible Recommendation of a Final Site Plan submitted by Michele Evans, Abide Maternity Home, for RV spaces on the maternity home property, zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel, located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona.

List Attached Documents:

- Exhibit A: Staff Report; Vicinity, Zoning & Land Use Map
- Exhibit B: Application Documents and Final Site Plan
- Exhibit C: Communications from Agencies

Estimated Presentation Time: 5 minutes
Estimated Discussion Time: 10 minutes

Reviews Completed by: N/A

Town of Camp Verde: March 5, 2020 Planning & Zoning Commission

BACKGROUND:

On September 25, 2019, the applicant received approval of a request for RS-PAD (Residential-Services, Planned Area Development) zoning on the Abide Maternity Home property. This change was adopted with Ordinance No. 2019-A446, which was effective October 25, 2019.

The RS-PAD zoning was to allow the development of four (4) recreational vehicle spaces on the site, for transitional housing for their residents. This program is known as “Abide Next Step” and was tested through a one-year temporary use permit for one (1) RV to gauge the potential effects of this use and success for their program participants. As a condition of the PAD zoning, a Final Site Plan approval is required, which demonstrates how the project will be developed.

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

- The subject property received approval of a Zoning Map Change to RS-PAD on September 25, 2019, which took effect October 25, 2019, per Ordinance 2019-A446.
- The development plan shows provision for parking for the existing maternity home staff and residents and residents of the proposed RV sites.
- Landscape areas shown as 26.07% on the site plan. Actual dimensions and percentages will be verified during the permit processes.
- The Planning & Zoning Commission agenda was posted in public places on February 27, 2020, 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:

Copper Canyon Fire & Medical Association-

Contact: Ken Krebbs, Marshal Comments Received: February 21, 2010

- Please see Exhibit C

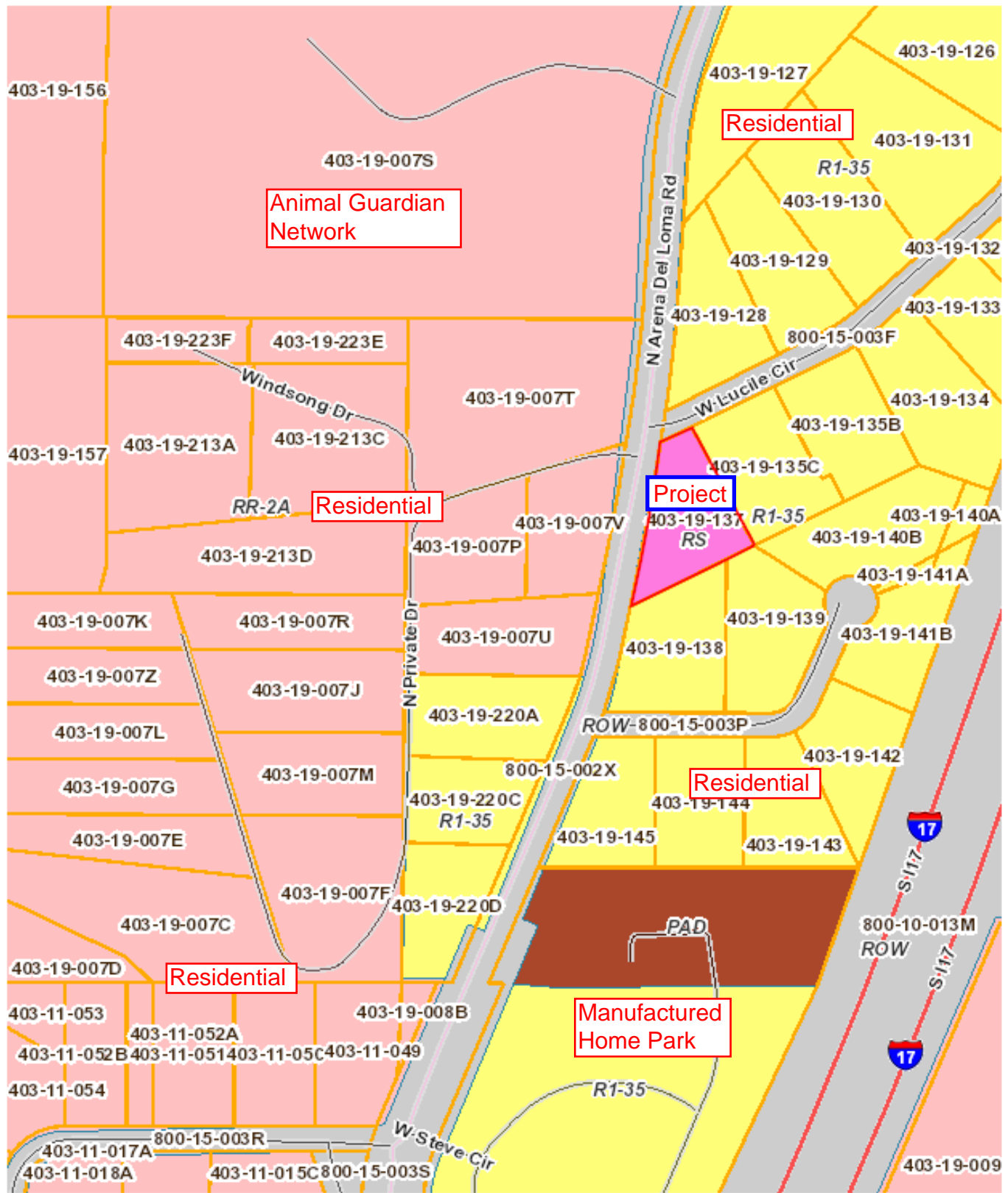
STAFF RECOMMENDATION:

Staff recommends approval of the request for a Final Site Plan, for a project in RS-PAD, which would allow the development of four (4) RV spaces.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND APPROVAL OF AN APPLICATION FOR A FINAL SITE PLAN, AS REQUESTED BY MICHELE EVANS, ABIDE MATERNITY HOME, PROPERTY OWNER, FOR A ONE-ACRE PARCEL ZONED RS-PAD, TO DEVELOP FOUR (4) RV SPACES. THE PROPERTY IS LOCATED AT 2480 N. ARENA DEL LOMA ON APN 403-19-137, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

Abide Next Step
 PAD Final Site Plan
 Vicinity, Zoning, and Land Use Map



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: 8.27.2019

Revised 09/20/19 ml

Application #: 20200043

Fee: 618.00



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: _____ | |

2. Project Name: Abide Next Step

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

Owner Name: <u>Abide Maternity Home</u>	Applicant Name: <u>Michele Evans</u>
Address: <u>Po Box 3758</u>	Address: <u>414 W Azure Place</u>
City: <u>Camp Verde</u> State: <u>AZ</u> Zip: <u>86322</u>	City: <u>Camp Verde</u> State: <u>AZ</u> Zip: <u>86322</u>
Phone: <u>928-202-9402</u>	Phone: <u>928-202-9402</u>
E-mail: <u>Michele@AbideMaternityHome.com</u>	E-Mail: <u>Michele@AbideMaternityHome.com</u>

4. Property Description: Parcel Number 403-19-137 Acres: 1

Address or Location: 2480 N Arena Del Luna

Existing Zoning: RS-PAD Existing Use: Maternity Home

Proposed Zoning: _____ Proposed Use: _____

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

We're seeking site plan approval in order to begin construction on four RV pads, retaining wall, etc.

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: Abide Maternity Home Date: 2-5-20

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: Michele Evans Date: 2-5-20

Exhibit "A"

Lot 13, FREEWAY ACRES, according to the plat of record in the office of the Yavapai County Recorder in Book 17 of Maps, page 61.

Yavapai County Print Parcel



Parcel ID	403-19-137	Check Digit	1
Owner	Abide Maternity Home Arizona Corporation		
Owner's Mailing Address	PO Box 3758 Camp Verde, AZ 86322-3758		
Secondary Owner			
Recorded Date	7/2/2015 12:00:00 AM		
Last Transfer Doc Docket	N/A	Last Transfer Doc Page	N/A
Physical Address	2480 N Arena Del Loma		
		Incorporated Area	Town of Camp Verde

Assessor Acres	1	Subdivision	Freeway Acres	Subdivision Type	M
School District	Camp Verde Unified SD #28	Fire District	Copper Canyon Fire And Medical	County Zoning Violation	No Zoning Violation

Improvements (2)	Local Zoning
Type: Rooming Houses Floor area: 3404 Constructed: 1976 Type: Mobile Home Yard Improvements Floor area: 1 Constructed: 1990	Town Of Camp Verde RS-PAD

Assessment
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2020	2019
Assessed Value(ALV)	\$27,101	\$25,810
Limited Value(LPV)	\$180,677	\$172,073
Full Cash(FCV)	\$272,797	\$219,479
Legal Class	Vacant or Other	Vacant or Other
Assessment Ratio	15%	15%
Usage Code	9050 ?	9050 ?

Taxes	
Tax Area Code	2877
2019 Taxes Billed	\$

Date	Book/Page	Type	Cost
11/15/2016	2016-0057895	Warranty Deed	\$104,150
7/2/2015	2015-0031274	Rerecordings	\$0
10/7/1981	1415-907	Unknown	\$0
10/7/1981	1415-907	Unknown	\$0

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. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

N. ARENA DEL LOMA RD.

LUCILE CIRCLE
 N63°05'58"E
 66.66'

S8°49'50"W
 100'

D = 2°47'30"
 R = 2897.79'
 L = 141.19'

S11°37'20"W
 91.09'

S11°37'20"W
 117.94'

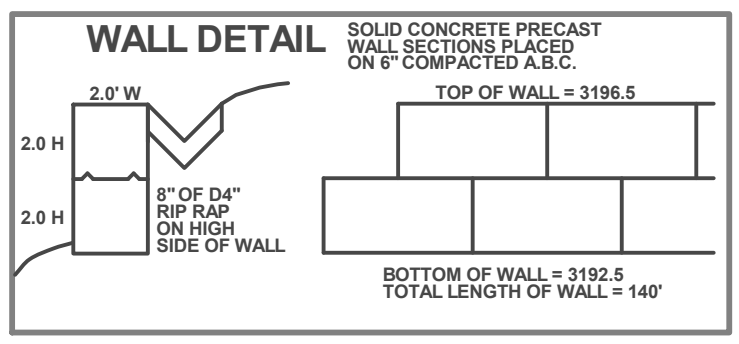
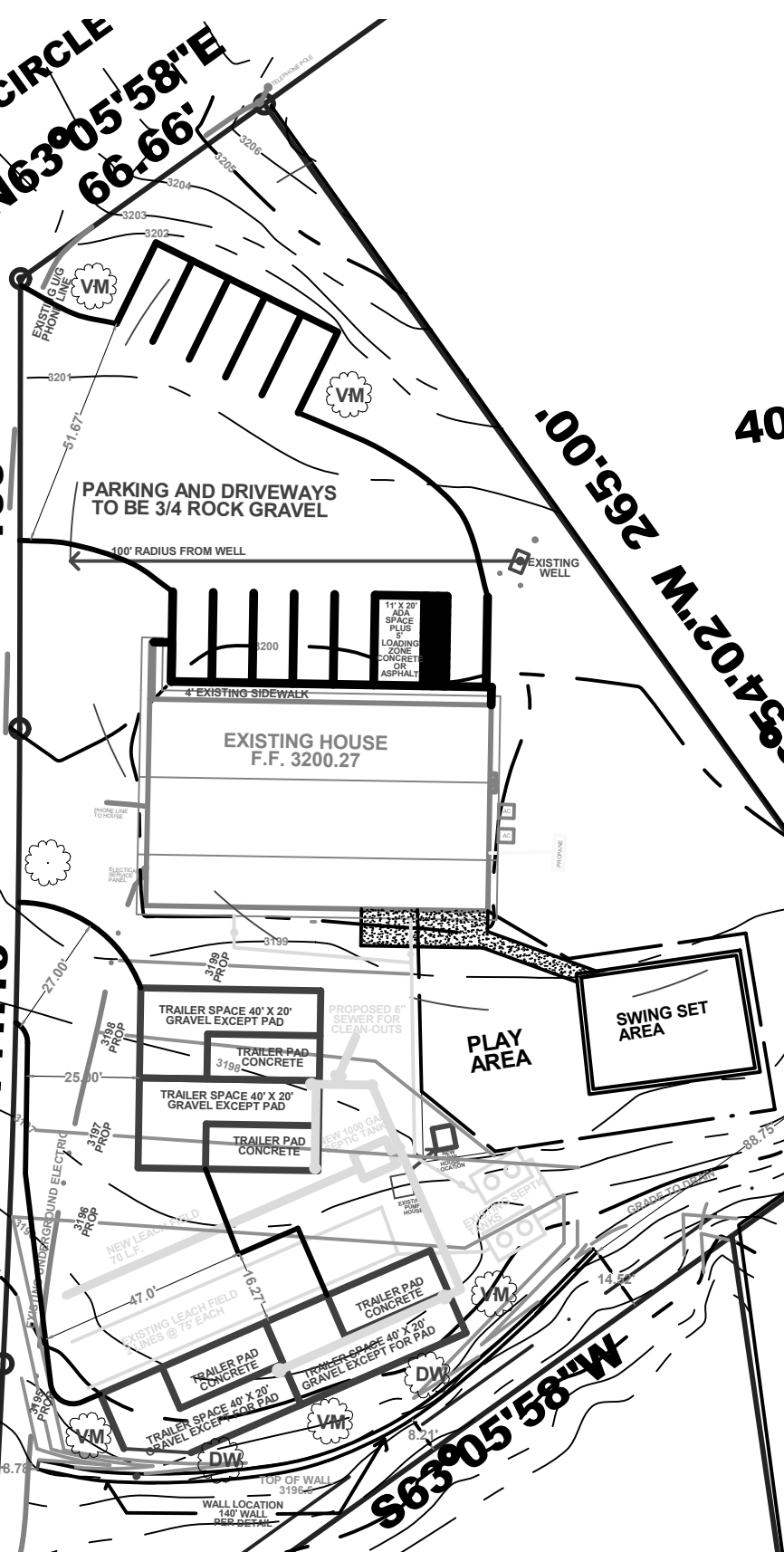
LOT 12
 403-19-135C

6.0' UTILITY EASEMENT

LOT 16
 403-19-140B

LOT 15
 403-19-139

LOT 14
 403-19-138



NOTES:

- 1) ALL DRIVEWAY AND PARING AREAS TO BE 3/4 ROCK GRAVEL.
- 2) TRAILER PARKING PADS TO BE 6" CONCRETE (3,000 PSI)
- 3) ADA SPACE TO BE HARD SURFACED AND MEET ADA SPECS.
- 4) LANDSCAPE PERCENTAGE INCLUDING PARKING GRAVEL IS 26.07%.
 TOTAL LOT SIZE = 44,142 SF. GRAVEL AREA = 11,510 SF.
- 5) A TOTAL OF 5 VELVET MESQUITE (VM) AND 3 DESERT WILLOWS (DW) TREES TO BE PLANTED AS SHOWN.

ABIDE MATERNITY HOME

2480 N. ARENA DEL LOMA RD.
 CAMP VERDE, AZ 86322

PAD/FINAL SITE PLAN

SCALE: 1" = 20'

DRAWN: MARK T. MILLAR



Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322
www.cc-fma.org Phone (928) 567-9401

February 21, 2020

Ms. Melinda Lee
Community Development Director
473 S. Main St.
Camp Verde, AZ 86322

Dear Ms. Lee:

A preliminary plan review has been completed for the project listed below.

Description: Abide Next Step
Address: 2480 N. Arena Del Loma Camp Verde, Arizona, 86322
Reference #: 20200043
APN: 403-19-137
Proposal: PAD for RV Spaces

Based on the submitted information the following fire code requirements shall be applicable.

1. Section 503: Access. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - a. Roadways shall be at least 20 feet wide.
 - b. Grades shall not exceed 6% for gravel, 12% for asphalt blacktop and 15% for concrete surfaces.
 - c. Overhead obstructions shall not be lower than 13 feet 6 inches.
 - d. The angle of approach and angle of departure shall not be greater than 8 degrees. The angle is formed between the ground and the front or rear point of ground contact of the apparatus. This prevents the front bumper or the tailboard from scrapping the ground on sharp angles.
 - e. Turning radii shall be no less than 28 feet inside, 50 outside.
 - f. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
 - g. Bridges or culverts shall be designed to carry the imposed loads, 75,000 lbs. gross vehicle weight, of fire apparatus.
 - h. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions if required by the fire official.

NOTE: Roadways for emergency access shall be made available through the site during the construction process.

2. Section 505.1: Address Identification. New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high

with a minimum stroke width of .5 inch. Larger numbers, and/or additional locations may be required by the fire code official to facilitate emergency response. Address numbers shall be maintained.

3. Section 1006.1: Emergency Lighting. Approved emergency lighting shall be provided as required. Provide proper emergency lighting units in the exit paths of travel to include the patio, breezeway and stairways as needed.
4. Section 1103.9 Carbon Monoxide Alarms: Group R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2 of the *International Building Code*, or an enclosed parking garage ventilated in accordance with Section 404 of the *International Mechanical Code* shall not be considered an attached garage.

These comments shall not be meant to exclude any applicable fire code requirements adopted by the Copper Canyon Fire and Medical District or other regulatory agencies. The adopted fire code is based on the 2018 edition of the *International Fire Code* with amendments as adopted by Copper Canyon Fire and Medical District and approved by the Arizona State Fire Marshal.

A final inspection is required. Inspections are available with 48 hours' notice from 7:00 am - 4:00 pm, Monday through Friday, excluding holidays.

If you have any questions concerning these comments please feel free to contact me at (928) 567-9401 or kkrebbs@ccfmd.az.gov.

Sincerely,

Ken Krebbs

Ken Krebbs
Fire Marshal