

ORDINANCE NO. 91A-53

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-04 FOR THE PURPOSES OF REZONING TAX PARCEL NO. 403-22-026D FROM R1L-70 TO C2-1-CU COMMERCIAL-GENERAL SALES AND SERVICES WITH SITE SPECIFIC APPROVAL REQUIRED PRIOR TO DEVELOPMENT.

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. Ray Selna, requesting approval for a Zoning Map Change (No. 91-04) from R1L-70 to C2-1 for Tax Parcel No. 403-22-026D 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. 91-4) 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 C2-1 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.

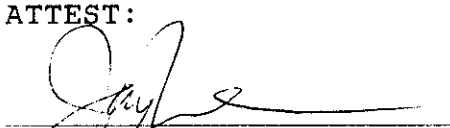
4. Prior to issuance of any development permits for this property, a final site plan approval is required. Such approval must be processed through the Planning and Zoning Commission for final recommendations to be forwarded to the Council. This process is for the purposes of reviewing site layout and 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. 91-04 for rezoning Parcel No. 403-22-026D shown in the attached exhibit A, from R1L-70 to C2-1-CU with the conditions contained in Exhibit B attached to this ordinance.

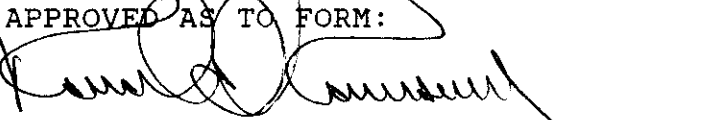
PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON FEBRUARY 27, 1991.


A. Carter Rogers, II
Mayor

ATTEST:


Jay Trewern, Town Clerk

APPROVED AS TO FORM:


Ron Ramsey
Town Attorney

dlc/91a53.ord

attachment: Exhibit A and B

Exhibit A to Ordinance 91-A53
 Zoning Change No. 91-04

Rezone from R1L-70 to C2-1-CU

REZONING FROM
 R1L-70 TO C2-1
 for shaded area only.

Rezoning Area
Subject Site

$\Delta 14^{\circ}00'34''$
 $D03^{\circ}45'24''$
 $R 1512.44'$
 $T 186.57'$
 $L 371.28'$

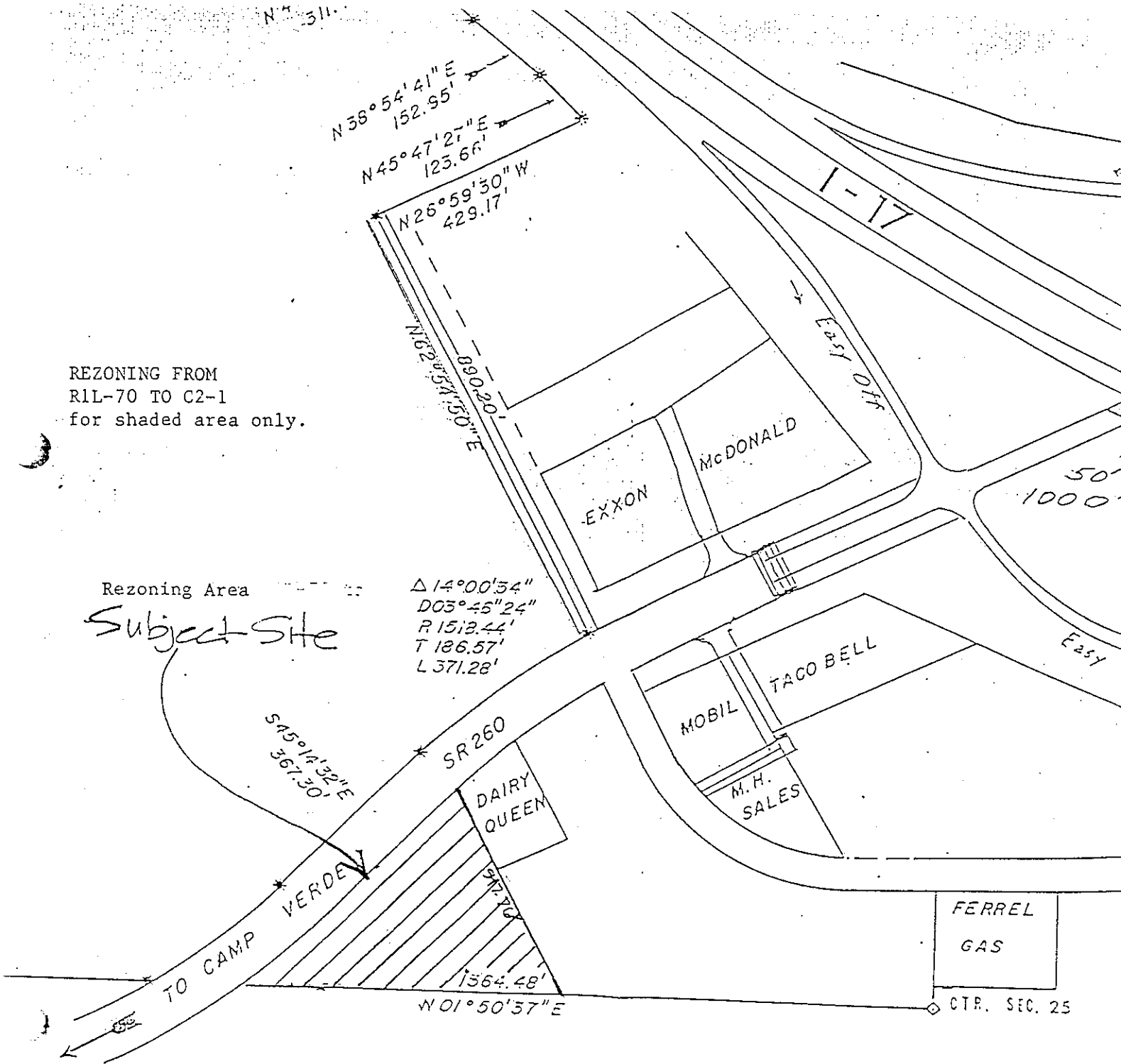


EXHIBIT B
ZONING MAP CHANGE NO. 91-04
CONDITIONS OF APPROVAL

1. Traffic/Access Control Plan - A traffic study is required prior to issuance of any development permits for this 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.
2. Fire District -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. Sewer/Sanitation - If at some time in the future a sanitary sewer system is installed in the same area as this project, the applicant is required to hook-up to the system within not more than 180 days of activation of the collection system adjacent to them.
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.
5. Freeway Signs - Portions of this site are located within the secondary freeway sign area. All signs shall be in conformance with the current requirements of the Sign Ordinance.
6. Ordinances/Agencies - The developer must meet all requirements of existing ordinances and other reviewing agencies prior to issuance of any development permits for this property.
7. Hydrology - A hydrology study must be completed to show compliance with CV701 (storm water detention) prior to the issuance of permits.
8. 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.
9. 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.
10. Site Plan Approval - Prior to issuance of any permits for development for this property a final site plan shall be processed through the Planning and Zoning Commission and approved by the Town Council. This final site plan approval is for the purposes of reviewing site design and layout including infrastructure and on site improvements necessary to ensure that such development is not detrimental to the Town and in conformance with all current requirements established by the Town.

EXHIBIT B
ZONING MAP CHANGE NO. 91-05
CONDITIONS OF APPROVAL

1. Traffic/Access Control Plan - A traffic study is required prior to issuance of any development permits for this 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.
2. Fire District -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. Sewer/Sanitation - If at some time in the future a sanitary sewer system is installed in the same area as this project, the applicant is required to hook-up to the system within not more than 180 days of activation of the collection system adjacent to them.
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5. Freeway Signs - This site is located within the secondary freeway sign area. All signs shall be in conformance with the current requirements of the Sign Ordinance.
6. Ordinances/Agencies - The developer must meet all requirements of existing ordinances and other reviewing agencies prior to issuance of any development permits for this property.
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9. 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.
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