

ORDINANCE NO. 91A-55

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-06 FOR THE PURPOSES OF REZONING TAX PARCEL NO. 403-22-026E 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. Henry Shill on behalf of the Shill Revocable Trust, requesting approval for a Zoning Map Change (No. 91-06) from R1L-70 to C2-1 for Tax Parcel No. 403-22-026E 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. 91-06) 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.
6. The Town Council has directed the Planning and Zoning Commission to prepare a Land Use Plan for the Town which would specifically address land uses at this location.
7. Based upon the location and surrounding land uses, residential zoning is not appropriate for this property.

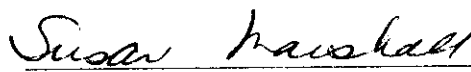
II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-06 for rezoning Parcel No. 403-22-026E as shown in the attached exhibit A, from R1L-70 to C2-1-CU with the conditions contained in Exhibit B attached to this ordinance.

PASSED AND ADOPTED AT A SPECIAL SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 6, 1991.



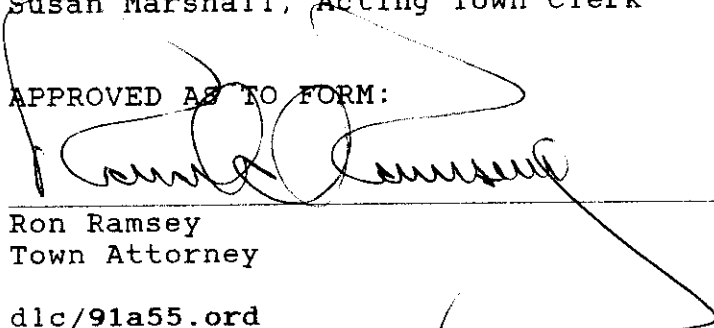
A. Carter Rogers, II
Mayor

ATTEST:



Susan Marshall, Acting Town Clerk

APPROVED AS TO FORM:

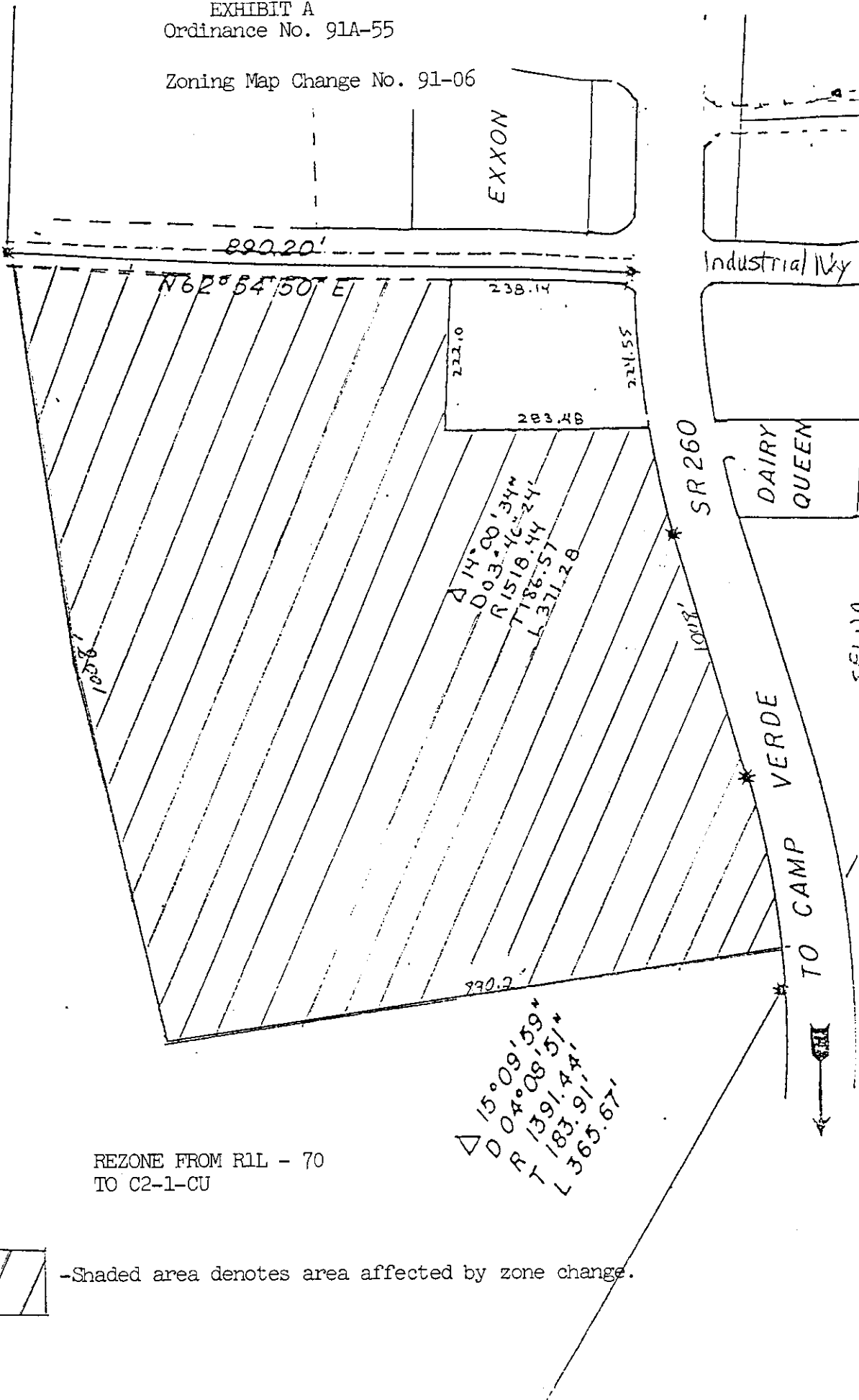


Ron Ramsey
Town Attorney

dlc/91a55.ord
attachment: Exhibit A and B

EXHIBIT A
Ordinance No. 91A-55

Zoning Map Change No. 91-06



- (4) Where an area of outside display abutts a public right of way (or a private street used as if it were a public right of way) a setback of the display area shall be maintained meeting the following minimum conditions:
 - (a) Twenty (20) feet from the nearest edge of pavement (or useable road surface); and
 - (b) Six (6) feet from the right of way line.
 - (5) No outside display shall interfere with required parking or maneuvering room for employees and customers, not with required loading areas, nor with firelanes to the building(s) nor with pedestrian ways or crosswalks, nor with safe sight distance for ingress and egress.
 - (6) Paving of display area shall meet minimum county road standards.
 - (7) Landscaping of a six foot strip around the periphery of the display area shall be maintained, except were a zero setback is permitted, such as on internal lot line adjacent to a commercial zone.
 - (8) Lighting of the display area shall be reduced (to the minimum necessary for security purposes) between hours of operation.
 - (9) No unscreened outside storage of parts, nor outside display or parking of vehicles or accessories not in operating and saleable condition shall take place on the premises (whether or not other outside display is taking place).
- p. Veterinary clinics and hospitals for the diagnosis, and treatment of household pets and other small animals (under 100 lbs.) entirely within an enclosed building not exceeding 3,000 square feet. Boarding of animals incidental to their diagnoses or treatment shall be permitted provided that:
- (1) The boarding area is entirely within the same building as the clinic or hospital and does not exceed 50% of the total floor area;
 - (2) The boarding area is either completely sound proofed or is no closer than 300 feet to any contiguous parcel of property.
- No on-site incineration shall be permitted.
- q. Pet shops within enclosed buildings not exceeding 1,500 square feet for the display and sale of household pets and other small animals (under 100 lbs.) provided that:
- (1) The pet shop is either completely sound proofed or is no closer than 300 feet to any contiguous parcel of residential property zoned or used for residential purposes.

EXHIBIT B
ZONING MAP CHANGE NO. 91-06
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 - 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.
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.