

CHAPTER 3

LAND USE

VISION STATEMENT

Camp Verde will remain a community with a rural character. Land use within the Town and study area will be patterned in such a manner as to create a sustainable community while respecting the rural setting.

INTRODUCTION

The physical characteristics in the geographic study area of the general plan largely determine land use. To remain sustainable, Camp Verde must be responsible with the use of its land, air and water resources.

The Land Use Element honors current uses with the vision expressed by the community. Within the incorporated town boundary of Camp Verde there are approximately 27,669 acres of which the National Forest Service administers approximately 41%. Retaining some lands as open space and public recreational use serves the community vision of preserving the panoramic views of the mountains.

Town of Camp Verde Land Ownership

LAND OWNERSHIP	APPROX. TOTAL ACRES*	PERCENTAGE OF TOTAL
Forest Service	11,249	40.6%
Private	13,529	49%
Public Facilities	121	.4%
State Trust Land	994	3.6%
Yavapai-Apache Nation Reservation	1,776	6.4%
Approx. Total Acres	27,669**	100%

*All figures are approximate.

** Figure provided by the 1990 Town of Camp Verde Comprehensive
Land Use & Transportation Study Final Report prepared by BRW.

The scenic beauty of the Verde Valley is unparalleled. Camp Verde also boasts more than 18 miles of the Verde River within its town limits. Its lush riparian areas serve not only the eye but also the various migrating fowl and indigenous wildlife who have established their habitats there. Tourists come year round to Camp Verde not only because of this great beauty and nostalgia, but also because of the Fort Verde Historic State Park and nearby Montezuma Castle National Monument; which in itself brings over a million visitors every year.

The topography of the Town consists of river valleys, hills and mesas that create steep sloped areas, (ten percent plus slope), of approximately 4,400 acres within the incorporated Town boundaries. These areas, including the Black Hills, White Hills and Wingfield Mesa, are therefore recommended to remain as public lands to avoid negative environmental impacts.

The panoramic view of Wingfield Mesa and beyond from the valley floor holds beauty enough to justify it as a preserved area. With the added concerns of soils, transportation, water and numerous archeological sites, Wingfield Mesa is not suitable for development.

Another magnificent view is the entry into the Verde Valley descending from the top of the pass on Interstate 17, and the southern entrance into town along General Crook Trail. Coming down the slope of General Crook Trail, looking upon the lush green of the Verde Valley and grazing livestock gives one an impression of the area.

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Much of this land is National Forest Land and State Trust Land. A new four-lane road will allow motorists to travel from Interstate 17, through the State Trust Land, to commercially zoned property at Highway 260. The increase in traffic flow would make this property suitable for higher intensity uses.

The most significant issues expressed by residents during general plan public participation meetings are the lack of job and shopping opportunities and a lack of reasonably priced housing. Historically, the largest land use for the Town has been low density residential with residential agricultural in the form of family gardens and orchards, lending to the Town's rural atmosphere. Most residents now accept higher density residential use in the Interstate 17 and Highway 260 area. Commercial is accepted by most residents along Interstate 17 and along Highway 260 west of Interstate 17.

Proposed Land Use – Town of Camp Verde

<u>LAND USE</u>	<u>APPROX. TOTAL ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Open Space	1,721	6%
Public Lands	9,046	33%
Agriculture	1,472	5%
Rural Residential	5,557	20%
Low Density Residential	1,659	6%
Medium Density Residential	891	3%
High Density Residential	498	2%
Public Facilities	288	1%
Commercial Use	2,179	8 %
Mixed Use	203	.7%
Mixed Use – Commercial/Industrial	495	2%
Industrial Use	246	.8%
Natural Resources	389	1.5%
Yavapai-Apache Nation	1,660	6%
Roadways	1,365	5%
Approx. Total Acres	27669**	100%

*All figures are approximate.

** Figure provided by the 1990 Town of Camp Verde Comprehensive Land Use & Transportation Study Final Report prepared by BRW.

While residents have expressed the need and desire for additional commercial activity and some higher density residential land designations, quality of life issues are also important. Residents expressed the desire to preserve and enhance Verde River access, assure neighborhoods are visually attractive and neat in appearance, and maintain the rural character of the Town as important for the community's future. The success of the Land Use Element will depend on the ability of the Town to maintain a balance between meeting the material needs of the community while preserving the natural qualities that make Camp Verde unique.

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STATE REQUIREMENTS

The Land Use Element of the General Plan is mandated by Arizona Revised Statutes, which stipulates that each municipality include a land use element in its General Plan. State law further states that the land use element will:

- a. Designate the proposed general distribution and location and extent of such uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.
- b. Include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
- c. Identify specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- d. Include consideration of air quality and access to incident solar energy for all general categories of land uses.
- e. Include policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

Proposed Land Use Designations

To assist in guiding growth and development consistent with the community's vision, it is important to maintain a variety of land uses. Following is a description, including target densities and the intent of the different land use districts designated on the Camp Verde Land Use Map.

The following land use categories should be used when interpreting the Land Use Map.

Open Space – This designation incorporates the types of uses defined for the Open Space Designation in the AZ Growing Smarter and Growing Smarter Plus Legislation to include: undeveloped nature preserves, natural buffer zones, sensitive riparian areas, trail corridors, agriculture use of five acres or more, limited use outdoor recreation sites, multiple use recreation sites such as community parks, playgrounds and fairgrounds. Per Arizona Revised Statutes, a land use of one dwelling per acre will be allowed on properties the land owner has not granted written permission allowing the Open Space designation.

National Forest – This designation is for National Forest Land accessible to the public for active or passive recreational uses. The Town Council will actively work with the USFS to remain informed of which public lands will be subject to exchange in the future.

Agricultural Use – This designation is for lands that are used or can be used principally for raising crops, fruits, grains, livestock, and similar farm products. This land use designation will build on Camp Verde's past and present as a farming and ranching community. It includes property five acres or more in size. Per Arizona Statutes, property designated as agricultural use will be allowed a minimum use of one dwelling per acre unless the property owner has given written permission for the agricultural use land designation.

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Rural Residential – This designation requires a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.

Low Density Residential - This designation requires a minimum of one acre, allows for one single-family residence. Livestock allowed on lots of 1/2- acre or more in size.

Medium Density Residential –This designation requires a minimum of 1/4-acre lots, allows for single-family residence.

High Density Residential – This designation requires both sewer and water system service, is for single or multi-family use with a maximum of 11 dwellings per acre. Requires a Planned Unit Development (PUD) or as part of a Town approved project.

Public Facilities – This designation may include public, semi-public, or quasi-public uses including government offices, police/fire stations and substations, schools, libraries, community centers, fairgrounds, wastewater treatment plants, etc. and can be located in any zoning district.

Commercial – This designation will encompass neighborhood commercial areas and areas that provide retail and services to meet the needs of the entire community.

Mixed Use – This designation recognizes areas for future growth and allows a mixture of uses similar to regional commercial and services, indoor manufacturing, business parks, warehousing and distribution centers, outdoor equestrian and recreation facilities, public uses and open space. Residential development is limited to a minimum of two-acres per dwelling. Density and intensity of development in this designation will depend on available infrastructure including utilities and roadways.

Mixed Use Commercial/Industrial – This designation recognizes areas for future growth and allows a mixture of uses similar to regional commercial and services, indoor manufacturing, business parks, warehousing and distribution centers, outdoor equestrian and recreation facilities, public uses and open space. Residential development is prohibited.

Industrial – This designation allows for manufacturing and processing, wholesaling, warehousing, distribution activities, indoor/outdoor storage operations. Residential use is not permitted.

Natural Resources – This designation allows for the removing and processing of natural materials, conducted in a manner that reflects the vision of the community.

Yavapai-Apache Nation – This land use designates property held in trust status for the Yavapai-Apache Nation. The Town has no jurisdiction over this property. The Yavapai-Apache Nation's Council and Economic Development Authority will determine the future land use of this property.

In addition to the above listed land use designations, the community recognizes three Special Planning Districts: Historic Town Site, Hwy. 260 Annexation, and Spur Land & Cattle Co. (Hauser Farm).

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Historic Town Site - This recognizes the economic as well as social importance of the area surrounding Main Street, including Historic Fort Verde State Park. Additional Land Use information for this designation is found in the portion of this element that addresses revitalization and in the History & Culture Element.

Hwy. 260 Annexation – This is a commercial and manufacturing area at the Town’s northwest boundary. In addition to existing commercial and manufacturing uses, the Camp Verde Water Company has a well and water storage tanks in the annexation area. The Town has filed a petition with Yavapai County stating the Town’s intent to annex this property. The proposed annexation area includes approximately 400 acres. Approximately 222 acres belongs to private individuals and the remaining 178 acres is National Forest. It is proposed to keep the National Forest property in the annexation area as Open Space.

Spur Land & Cattle Co. – This recognizes the area on Montezuma Castle Highway occupied by Hauser and Hauser Farms. The Spur Land & Cattle Company has expressed a desire to work with the Town and other entities to conserve areas of this property that are environmentally sensitive and historically important to the character of the Town.

A. GOAL: PRESERVE AND RETAIN THE RURAL ATMOSPHERE AND CHARACTER OF THE TOWN BY PROMOTING COMPATIBLE LAND USES.

Implementation Strategy:

- A. 1. Work in cooperation with all government entities to implement the General Plan as adopted by the Town of Camp Verde.
- A. 2. Encourage compatible land use in areas adjacent to public lands and existing uses.
- A. 3. Update and consistently apply the Town's development regulations.
- A. 4. Identify and develop walkways and trails, which link neighborhoods and preserve a “sense of community” and the ability to interact with neighbors.
- A. 5. Encourage neighborhood grass roots cooperative agricultural land use such as community gardens.
- A. 6. Review animal privilege ordinances to ensure compatibility with the Camp Verde lifestyle.

B. GOAL: PRESERVE, DEVELOP AND ENHANCE THE RURAL CHARACTER OF COMMERCIAL, AND NON-RESIDENTIAL, BUILDINGS AND SITES.

Implementation Strategy:

- B. 1. Future commercial expansion will be encouraged in designated growth areas.
- B. 2. Update and consistently apply the Town’s development regulations (Section 108 Nuisance and Hazards, Section 109 Zoning Districts).
- B. 3. Develop guidelines for Town staff for review of new commercial development proposals.
- B. 4. Use criteria for commercial development plans to incorporate techniques, whereby the rural nature of Camp Verde shall not be compromised.

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C. GOAL: CONSERVE NATURAL RESOURCES THROUGH COMMITMENT TO RESPONSIBLE DEVELOPMENT THAT IS SENSITIVE TO ALL NATURAL RESOURCES AND COMMUNITY NEEDS.

Implementation Strategy:

- C. 1. Encourage the use of solar, wind and other renewable resources.
- C. 2. Encourage the use of alternative building materials and energy efficient designs.
- C. 3. Enforce the use of non-polluting EPA approved heating systems in new construction.
- C. 4. Follow County Flood Control guidelines for development within the floodplain to ensure the safety of townspeople, and to avoid the economic loss caused by floods.
- C. 5. Review commercial projects for adequate open space, waste disposal methods and possible impact on surface or ground water, or soil.

REVITALIZATION

Revitalization of Camp Verde's historic downtown is a major concern not only to maintain the viability of this area, but also to give residents and visitors a sense of place. It is therefore important to implement effective long-range planning that ensures the economic success of this area and to avoid incompatible land uses by ensuring adjacent development is compatible and sensitive to the needs of the Main Street area, including the adjacent Fort Verde State Historic Park.

In the case of the Historic Town site, it is important to develop a sound economic market that supports quality residential and employment opportunities while maintaining the historic integrity of the area and providing a town center residents and visitors can identify with.

IMPLEMENTATION GUIDELINES

It is important to note that the target densities are only targets or goals. Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees. When the General Plan designates an area as High Density Residential, it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors; existing and planned adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. existing character of area, environment conditions, and land ownership patterns, among others). On the other hand, a target density does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives.

The Land Use Element does not reflect the intended zoning of individual parcels, but rather generalized desired future land use. The boundaries between use and density designations noted on the map are not precisely fixed.

AMENDMENTS TO THE LAND USE MAP

Arizona Statutes governing municipalities state that a community's general plan must be updated every 10 years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the 10-year re-adoption date. Arizona Revised Statute gives requirements for how amendments can be made to the general plan.

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State Law Requirements for Amending the Land Use Map

State Law Requirement	Major Amendment	Minor Amendment
Public Notice in Newspaper	Yes	Yes
Letter to Property Owners w/in 300'	Yes	Yes
Property is Posted	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes
Council Public Hearing	Yes	Yes
2/3 Council Vote Required	Yes	No
Simple Majority Council Vote	No	Yes
Town Council Resolution Needed	Yes	Yes
Scheduled Once A Year for All	Yes	No
Scheduled Throughout the Year	No	Yes
Subject to Referendum	Yes	Yes

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.

Because Major amendments are considered once a year during the month of September, applications for major amendments should be submitted no later than May 31st. Fees for general plan amendments shall be set by council resolution.

Major Amendments

ARS defines major amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.”

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall not be considered a major amendment.
- Request for Land Use Map changes for parcels located within designated growth areas shall not be considered a major amendment.

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- Density transfers within a designated growth area shall not be considered a major amendment.

The Community Development Director will use this checklist to determine if a Land Use Map change is a major or minor amendment. A Major Amendment is any proposal that meets **any** one of these criteria:

CRITERIA	MAJOR AMENDMENT
Significant change to the Circulation Element such as but not limited to: • A change in the functional classification of existing or planned public roadways. • The relocation or displacement of existing or planned public roadways.	X
Proposed development uses more than 15 acre-feet* of potable** water per year***	X
Any land use amendment contiguous to property previously amended through the minor amendment process.	X
Contiguous to a growth area and 100 acres or greater in size	X
Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

*Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

** Potable water – water that is safe for human consumption and many other uses such as washing and cooking.

*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

The benchmark of 15 acre-feet of potable water per year represents approximately 1.2% of the 2001-projected potable water use for Camp Verde – from *Water Use Projections, Verde Valley, Arizona* prepared in cooperation with the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation. Actual build-out for 15 acre-feet of water, based on single-family residential unit population of 2.47 people and multi-family residential unit population of 2.74 people is approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use and can be figured using an assured water supply demand calculator such as provided by the Arizona Department of Water Resources.