



RESOLUTION NO. 2020-1035

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A FINAL SITE PLAN FOR VERDE RANCH ESTATES PHASE 1B, ZONED R1-PAD, AS REQUESTED BY SEC, INC., AGENT FOR THE PROPERTY OWNER, VERDE RANCH MH, LLC. THE PROPERTY IS LOCATED NORTH OF FINNIE FLAT ROAD, EAST OF STATE ROUTE 260, OFF MONARCH LANE. IT CONSISTS OF APPROXIMATELY 36 ACRES, ON APN 403-23-432J, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

WHEREAS, the subject property was originally zoned PAD in 1999 for a 360-acre commercial and residential development called The Homestead at Camp Verde; and

WHEREAS, the PAD was amended twice in 2005 and twice more in 2006, which effectively changed the residential and commercial acreage, as well as adding new industrial zoning, land uses; and

WHEREAS, on January 3, 2018, the property was rezoned to R1-PAD to accommodate a proposed development of manufactured homes; and

WHEREAS, Verde Ranch MH, LLC completed the purchase of approximately 110 acres of the 173 originally rezoned for this project, in January 2019; and

WHEREAS, the PAD designation requires approval of a Final Site Plan for each phase by the Town Council prior to issuing building permits; and

WHEREAS, Southwestern Environmental Consultants, Inc., submitted an application for a Final Site Plan approval for Phase 1B, on behalf of the property owners, prior to the development of this phase; and,

WHEREAS, the Planning and Zoning Commission reviewed the Final Site Plan for Phase 1B, and forwarded a recommendation for approval to the Town Council at their meeting on February 6, 2020; and

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby find as follows:

- A. Final Development Plan 2019-0196 was approved by Town Council on June 26, 2019, filed by Brad Woodruff, Verde Ranch MH, LLC, for a proposed manufactured home community which includes Phase 1B, approximately 36 acres, zoned R1-PAD.**
- B. The Planning & Zoning Commission reviewed this request on February 6, 2020, and recommended approval of the Final Site Plan for Phase 1B.**
- C. The proposed Final Site Plan will not constitute a threat to the health, safety, welfare or convenience to the public, and should be approved.**
- D. The proposed Final Site Plan is in conformation with the Town of Camp Verde General Plan, and is hereby approved.**

RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON FEBRUARY 19, 2020.

Charles C. German 2-20-20
Charles C. German, Mayor Date

Attest:

Cindy Pemberton 2-20-20
Cindy Pemberton, Town Clerk Date

Approved as to form:

William J. Sims
Town Attorney