



RESOLUTION NO. 2020-1036

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A FINAL SITE PLAN SUBMITTED BY JESSE MACIAS, M3 DESIGN, AGENT FOR AUTOZONE CORPORATION, FOR A COMMERCIAL PARCEL ZONED C2-PAD. THE PROPOSED PROJECT IS LOCATED ON THE NORTHWEST CORNER OF FINNIE FLAT ROAD AND MONARCH LANE ON APPROXIMATELY .96 ACRES, APN 403-23-103X, 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 the majority of the property to R1-PAD, with this remaining parcel remaining as C2-PAD; and

WHEREAS, AutoZone Corporation is in escrow for the purchase of this commercial parcel, contingent upon entitlements; and

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

WHEREAS, M3 Design submitted an application for a Final Site Plan approval, on behalf of the property owners, prior to the development of an auto parts facility; and

WHEREAS, the Planning and Zoning Commission reviewed the Final Site Plan for AutoZone 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. The Planning & Zoning Commission reviewed this request on February 6, 2020, and recommended approval of the Final Site Plan.**
- B. The proposed Final Site Plan will not constitute a threat to the health, safety, welfare or convenience to the public, and should be approved.**
- C. 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