



RESOLUTION NO. 2020-1043

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A FINAL SITE PLAN SUBMITTED BY BRAD WOODRUFF, VERDE RANCH MH, LLC, FOR VERDE RANCH ESTATES, PHASE 2, ZONED R1-PAD (RESIDENTIAL: SINGLE FAMILY, PLANNED AREA DEVELOPMENT). THE PROPOSED PROJECT IS GENERALLY LOCATED NORTH OF FINNIE FLAT ROAD, EAST OF STATE ROUTE 260, OFF MONARCH LANE. IT CONSISTS OF APPROXIMATELY 27.5 ACRES, ON APN 403-23-432F, 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 2, 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 2, and forwarded a recommendation for approval to the Town Council at their meeting on April 15, 2020; and,

NOW THEREFORE, the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby resolve 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 2, approximately 27.5 acres, zoned R1-PAD.**
- B. Final Site Plan 2019-0196 for Phase 1A was approved by Town Council on June 26, 2019. Final Site Plan 2019-0432 for Phase 1B was approved by Town Council on February 19, 2020.**

- C. The Planning & Zoning Commission reviewed this request on April 2, 2020, and forwarded a recommendation of approval of the Final Site Plan for Phase 2.
- D. The proposed Final Site Plan will not constitute a threat to the health, safety, welfare or convenience to the public, and should be approved.
- E. The proposed Final Site Plan is in conformation with the Town of Camp Verde General Plan and Planning and Zoning Ordinance, and is hereby approved.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON APRIL 15, 2020.



Charles C. German, Mayor Date

Attest:



Cindy Pemberton, Town Clerk Date
4-20-2020

Approved as to form:



Town Attorney