



10. GROWTH AREAS ELEMENT

A. VISION AND FOCUS

The purpose of the Growth Areas element is to encourage sustainable forms of development that also acknowledge local values and sentiments. Fundamentally, this element is devoted to an examination of growth and the facilitation of an efficient pattern of land use which minimizes infrastructure costs, promotes economic development and housing needs, and encourages many of the small town qualities highlighted by the General Plan's vision. The Growth Areas element encourages a focused pattern of development in those areas of the community that are most able to support development. Focused development minimizes traffic and other impacts, and better enables opportunities to provide affordable housing, preserve the City's unique natural and historic amenities, open areas, backdrops, vistas, and trail opportunities. The Growth Areas element also sets the stage for a pedestrian oriented scale of development, which is conducive to many of the small town qualities highlighted by the General Plan. In addition to strategic planning of infrastructure needs necessary to growth and prosperity, it is the intent of this element to facilitate well defined neighborhoods and places of recreation and public interaction which can heighten public safety and community involvement.

B. RELATED LEGISLATION AND STUDIES

Under Arizona's Revised Statutes (ARS § 9-461.05.D.2) the City's General Plan is required to include:

"A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical

and provide for a rational pattern of land development.

- (b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity."

GROWTH FORECASTING

The Growth Areas Element provides growth estimates based on current demographic information and offers projections of how well the City is equipped to absorb this growth as time



passes. Two types of growth areas are identified, including "Future Growth Areas" (which are composed of the larger and relatively undeveloped parcels within or near the City). This element also addresses a series of "Focus Areas" (which are composed of the existing high traffic intersections located within the City).

These areas tend to be already developed to some degree, but due to their location and availability of existing infrastructure, may ultimately be most conducive to accommodating the densities and use mixtures which support convenience oriented services and transit nodes. These centers are also indicated on the "Proposed Land Use" map,

which accompanies this plan. Special "planned development" standards are encouraged by the land use element for further development of all growth areas and activity centers in order to provide mixed use areas which can better absorb growth as well as provide opportunities for more affordable housing types.

C. REGIONAL SETTING

Communities in the Verde Valley exist as a series of islands in the National Forest connected by state highways. To some degree, the level of growth pressure and their ability to support the development of housing and commerce, or improvements to community facilities and traffic flow is heavily affected by patterns of public land ownership established over 100 years ago. The largest blocks of undeveloped property are still held by the State Land Department and the U.S. Forest Service. Development in this region is also heavily impacted by the Arizona Department of Transportation, which has spent billions of dollars in the last decade to make Northern Arizona more accessible to the metropolitan areas and regional tourists.

The General plan's objectives toward focusing development and infrastructure are therefore heavily influenced by the activities of these regional jurisdictions and authorities. In 1998, the communities of the Verde Valley, together with representatives from Yavapai County, the Yavapai-Apache tribe, the State Land Department, U.S. Forest Service and ADOT began identifying a series of common objectives which may someday lay the foundation for a regional planning process. Among the primary objectives identified by this group is the development of a regional open space plan which also functions to help maintain separation between communities, in part by confining new development near, or within, existing corporate boundaries where the necessary infrastructure is already available.



D. LOCAL OVERVIEW

A primary strategy in controlling development costs is to encourage the consolidation of new development within areas close to existing infrastructure. The majority of development that has occurred in Cottonwood is still located north of Fir Street and West of South Main Street. Future infill development of vacant land within this area, together with continued development or redevelopment of the City's focus areas identified by the General Plan would absorb some new growth. However, additional area will be necessary to accommodate continued growth of the City. This section describes the primary opportunity areas to absorb new growth that may also enable cost effective extension of supportive infrastructure, facilities and services.

CRITERIA FOR GROWTH AREAS

Cottonwood's ability to accommodate new growth in the City is limited somewhat by the availability of undeveloped land and its enclosure by Dead Horse Ranch State Park to the north, National Forest boundaries to the south, and by the Town of Clarkdale to the west. Eastward expansion of the City is therefore a probability.

The General Plan identifies growth areas based largely on their proximity to existing infrastructure. Typically, they include the largest blocks of undeveloped private and State Trust lands located at the perimeter of the City; and opportunities for more intensive development as focus areas, but which may be under-utilized at present. The General Plan encourages the continued development of these areas as a means to make more effective use of existing infrastructure, consolidate traffic flows and to provide better opportunities for pedestrian oriented development and affordable housing.

However, the bulk of potential growth areas occur in perimeter locations annexed by the City in the last 3 years. In 1999, the City Council annexed about 5-1/2 square miles along SR 260 south of Fir Street. The annexation area proceeds south along SR 260 to within one mile of Camp Verde's corporate limits. On December 20, 2001, the Council approved the Dead Horse Ranch annexation, which added another five square miles to the north and east. Much of the area incorporated by these annexations is National Forest land, State Trust land or State Park land. The largest available land blocks are encumbered by State Trust designation.

To encourage the infrastructure necessary to accommodate the densities and use mixtures that support more cost effective growth patterns, the land use element emphasizes planned development which includes performance standards that help to accomplish community objectives, or any more specific planning which may have been accomplished for that growth area.

Generally, infrastructure is already available to the focus areas located interior to the city. Infrastructure development will be provided to the larger perimeter growth areas in tandem with the development of large scale planned developments, as required by the General Plan's land use element and the proposed land use map. The Planned Development (PLD) land use classification is associated with each of these growth areas.

AVAILABILITY OF ZONING

If Cottonwood continues to grow at its current rate of about 3% annually, it will take another 24 years to add the same number of residential units that exist now (another 4,427 units). Based on the included summary of residential build-out, the current City boundary includes enough vacant or partially developed private land to support over 6,000 residential units, in addition to the units expected as part of the Phase II development of the Verde Santa Fe project. The land development inventory also demonstrates an amount of vacant commercial and industrial properties that are closely equivalent to or greater than the amount of existing commercial and industrial facilities already developed in support of the existing population and market base. Even without zone



changes or density increases, these combined areas should accommodate the growth expected in Cottonwood for the 10-year timeline of this plan. If the growth rate increases however, there may be need to revisit this issue. The large block of State Trust land, which exists just east (and outside of) the City, will provide additional opportunities for development, as demand may warrant.

Fig 10-1: Build-Out Pattern

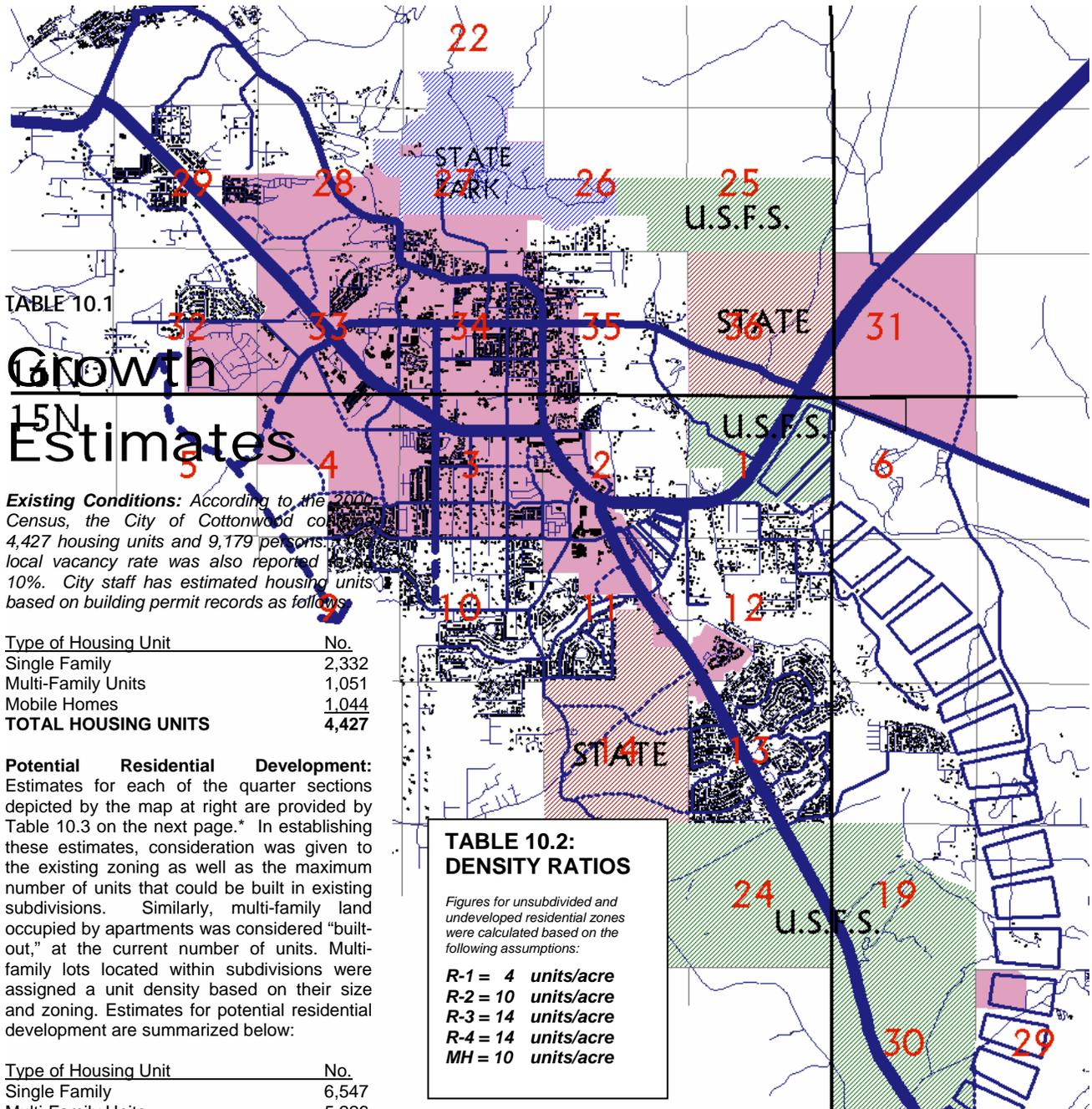


TABLE 10.1

Growth Estimates

Existing Conditions: According to the 2000 Census, the City of Cottonwood had 4,427 housing units and 9,179 persons. Local vacancy rate was also reported as 10%. City staff has estimated housing units based on building permit records as follows:

Type of Housing Unit	No.
Single Family	2,332
Multi-Family Units	1,051
Mobile Homes	1,044
TOTAL HOUSING UNITS	4,427

Potential Residential Development:

Estimates for each of the quarter sections depicted by the map at right are provided by Table 10.3 on the next page.* In establishing these estimates, consideration was given to the existing zoning as well as the maximum number of units that could be built in existing subdivisions. Similarly, multi-family land occupied by apartments was considered "built-out," at the current number of units. Multi-family lots located within subdivisions were assigned a unit density based on their size and zoning. Estimates for potential residential development are summarized below:

Type of Housing Unit	No.
Single Family	6,547
Multi-Family Units	5,226
Manufactured Homes	1,474
TOTAL HOUSING UNITS	13,247

Potential Population: Based on the most recent "persons per household" figure of 2.27, the City's population at build-out (assuming full occupancy) will be **30,070** persons.

TABLE 10.2: DENSITY RATIOS

Figures for unsubdivided and undeveloped residential zones were calculated based on the following assumptions:

- R-1 = 4 units/acre
- R-2 = 10 units/acre
- R-3 = 14 units/acre
- R-4 = 14 units/acre
- MH = 10 units/acre

Adjustments for topography were made only where ravines and 100-year flood plains posed obvious impediments. Also considered was displacement of residentially zoned areas by large public facilities (i.e., Yavapai County Building, zoned R-1). This consideration was not made for churches or other facilities that could be feasibly redeveloped for other uses or replaced by new residential development. Estimates do not include non-conventional residential facilities (such as guest homes or adult care facilities); or units within commercial zones (such as motel rooms, RV spaces or apartments).



**TABLE 10.3:
RESIDENTIAL BUILD-OUT**

T	R	SEC	¼ SEC	SFD	MFD	TOTAL
16N	4E	31	NE	480	0	480
16N	4E	31	NW	290	0	290
16N	4E	31	SE	480	0	480
16N	4E	31	SW	480	0	480
16N	3E	36	NE	100	0	100
16N	3E	36	NW	100	0	100
16N	3E	36	SE	100	0	100
16N	3E	36	SW	100	0	100
16N	3E	35	NW	46	159	205
16N	3E	35	SW	128	206	334
16N	3E	34	NE	83	961	1044
16N	3E	34	NW	84	624	708
16N	3E	34	SE	266	125	391
16N	3E	34	SW	109	586	695
16N	3E	33	NE	275	0	275
16N	3E	33	NW	145	591	736
16N	3E	33	SE	139	0	139
16N	3E	33	SW	88	0	88
16N	3E	32	SE	467	0	467
16N	3E	29	SE	200	132	332
16N	3E	28	NE	12	0	12
16N	3E	28	SE	118	567	685
16N	3E	28	SW	637	114	751
16N	3E	27	NE	0	0	0
16N	3E	27	NW	17	0	17
16N	3E	27	SE	64	0	64
16N	3E	27	SW	11	216	227
16N	3E	26	SE	0	0	0
16N	3E	26	SW	0	0	0
16N	3E	23	SE	0	0	0
16N	3E	23	SW	0	0	0
16N	3E	22	SE	0	0	0
16N	3E	22	SW	0	0	0
15N	4E	31	NE	43	0	43
15N	4E	31	SE	1	0	1
15N	4E	30	NE	0	0	0
15N	4E	30	NW	0	0	0
15N	4E	30	SE	0	0	0
15N	4E	30	SW	0	0	0
15N	4E	29	NW	38	0	38
15N	4E	19	NE	0	0	0
15N	4E	19	NW	0	0	0
15N	4E	19	SE	0	0	0
15N	4E	19	SW	0	0	0
15N	3E	24	NE	0	0	0
15N	3E	24	NW	0	0	0
15N	3E	24	SE	0	0	0
15N	3E	24	SW	0	0	0
15N	3E	23	NE	0	0	0
15N	3E	23	SE	0	0	0
15N	3E	14	NE	159	0	159
15N	3E	14	NW	159	0	159
15N	3E	14	SE	159	0	159
15N	3E	14	SW	159	0	159
15N	3E	13	NW	7	0	7
15N	3E	12	SW	37	232	269
15N	3E	11	NE	7	0	7
15N	3E	11	NW	46	0	46
15N	3E	11	SE	120	0	120
15N	4E	6	NE	206	0	206
15N	4E	6	NW	125	0	125
15N	3E	4	NE	43	0	43
15N	3E	4	NW	41	0	41
15N	3E	4	SE	290	0	290
15N	3E	3	NE	34	202	236
15N	3E	3	NW	397	74	471
15N	3E	3	SE	352	92	444
15N	3E	3	SW	321	4	325
15N	3E	2	NW	53	89	142
15N	3E	2	SE	6	0	6
15N	3E	2	SW	199	252	451
15N	3E	1	NE	0	0	0
15N	3E	1	NW	0	0	0
15N	3E	1	SE	0	0	0
15N	3E	1	SW	0	0	0
			TOTALS	8021	5226	13247

**TABLE 10.4:
ZONING DISTRICT BUILD-OUT IN ACRES**

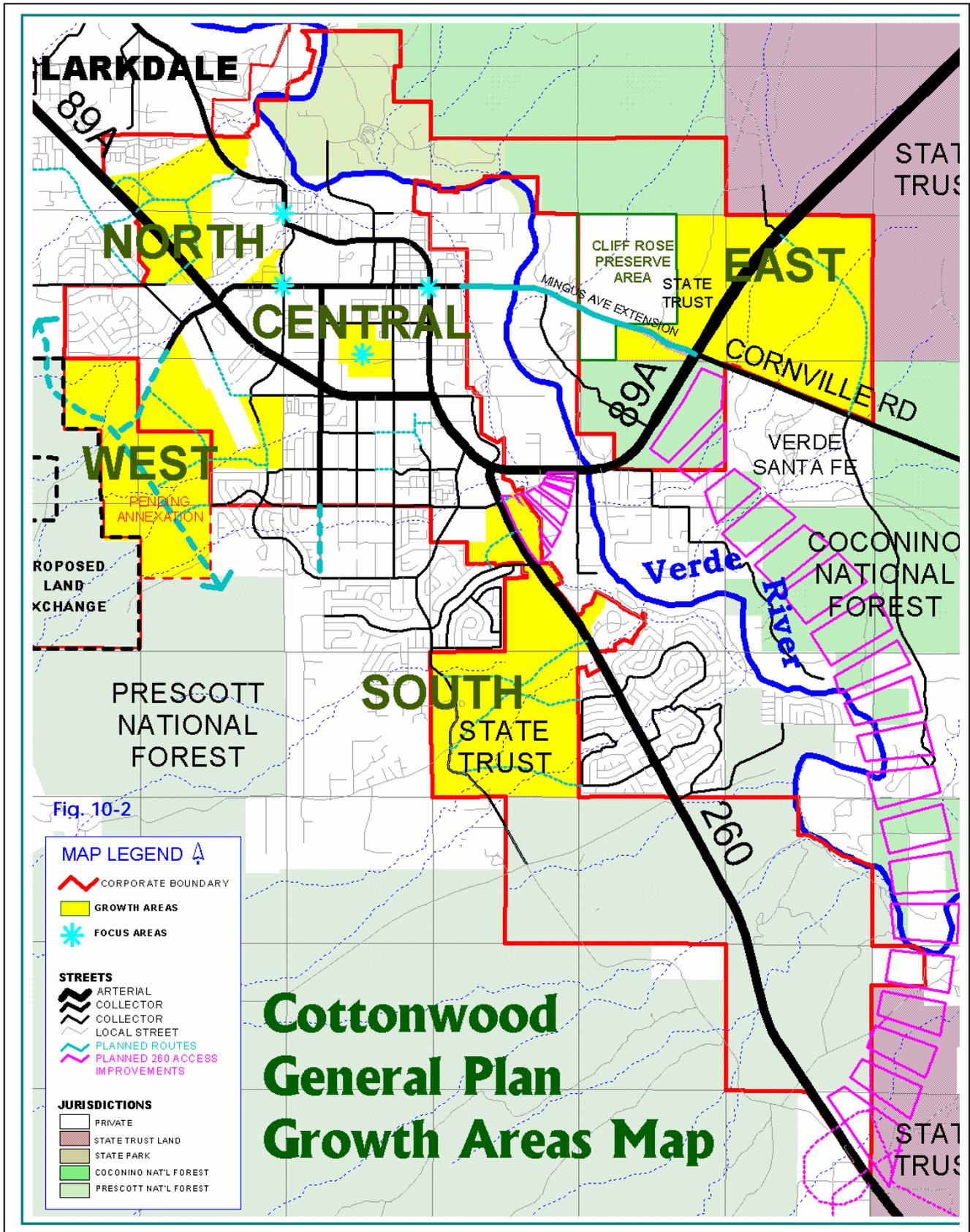
District	Built	Vacant	ROW	Total
AR-20*	136.42	654.49	11.38	790.91
AR-43	186.96	163.54	26.49	350.50
AR-70*	17.18	1551.99	17.97	1569.17
C-1	198.85	177.37	74.57	376.22
C-2	66.11	100.28	22.82	166.39
C-3	19.91	3.00	0.00	22.91
CF*	65.99	64.93	1.67	130.92
GA	52.05	49.88	33.13	101.93
I-1	9.89	18.65	0.00	28.54
I-2	144.48	371.05	24.05	515.53
MH	149.51	13.80	8.86	163.31
NF*	0.00	2954.15	84.01	2954.15
PUD*	36.79	705.97	0.00	742.76
PUD/C	42.47	19.26	1.49	61.73
PUD/R	100.69	105.03	42.82	205.72
R-1	482.43	174.18	103.76	656.61
R-2	68.27	95.37	17.12	163.64
R-3	51.55	71.67	31.15	123.22
R-4	63.42	21.58	19.79	85.00
Dead Hs ROW			114.02	
SUBTOTAL	1892.97	7316.19	635.10	9844.26
SQ. MI.				15.38

* Includes portions of RECENT Dead Horse Ranch annexation. ROW figures not broken out.

ABOVE: This table demonstrates land development in the City of Cottonwood, specific to each zoning category.

LEFT: The Residential Build-out table at left demonstrates potential residential build-out for each area of the City. Each entry pertains to a specific quarter section. The estimates suggest that current City zoning would support over 13,000 residences within the City limits, almost three times the number of existing residences.

* Figures do not consider cliff rose preserve area, which may be reserved from development.





COTTONWOOD'S PRIMARY GROWTH AREAS

NORTH BLOCK

The North block includes about 340 acres of undeveloped property, designated by the General Plan for planned development (PLD) and for high-density residential development (RHD). Much of this property occurs as part of Pine Shadows Phase II, and as part of the recently approved Groseta Ranch master plan proposal. New roads and other infrastructure within this area will be placed in association with the private development of these properties and as part of the City's intended realignment of the Black Hills Drive intersection along SR 89A. The acreage offers much highway frontage as well as scenic views attractive to residential development. Groseta Ranch Road, a potential east west connection between US 89A and North Main Street above Old Town, also exists as part of this block.

Much vacant commercially zoned property also exists further north along the north side of North Main Street. Residential development of this property may be more

feasible. In addition, a 30-acre portion of the old Clemenceau town site is located northwest of the Willard Street and Mingus Avenue intersection. The acreage backs up to Del Monte Wash and is across the street from the Clemenceau Museum and Cottonwood Elementary School. This largely vacant area is held in common ownership and may pose opportunities for infill and redevelopment. Both of these sites are designated as planned development areas.

GROSETA RANCH MASTER PLAN: The Groseta Ranch master plan (pictured below) includes about 144 acres located along the north side of US 89A between Verde Heights Drive and the Pine Shadows entry. The plan includes a proposal for a new shopping plaza at the southern intersection adjacent to Verde Heights Drive, as well as much additional commercial and multi-family development. The project was approved by the City Council as an amendment to the General Plan followed by approval of Planned Unit Development zoning.

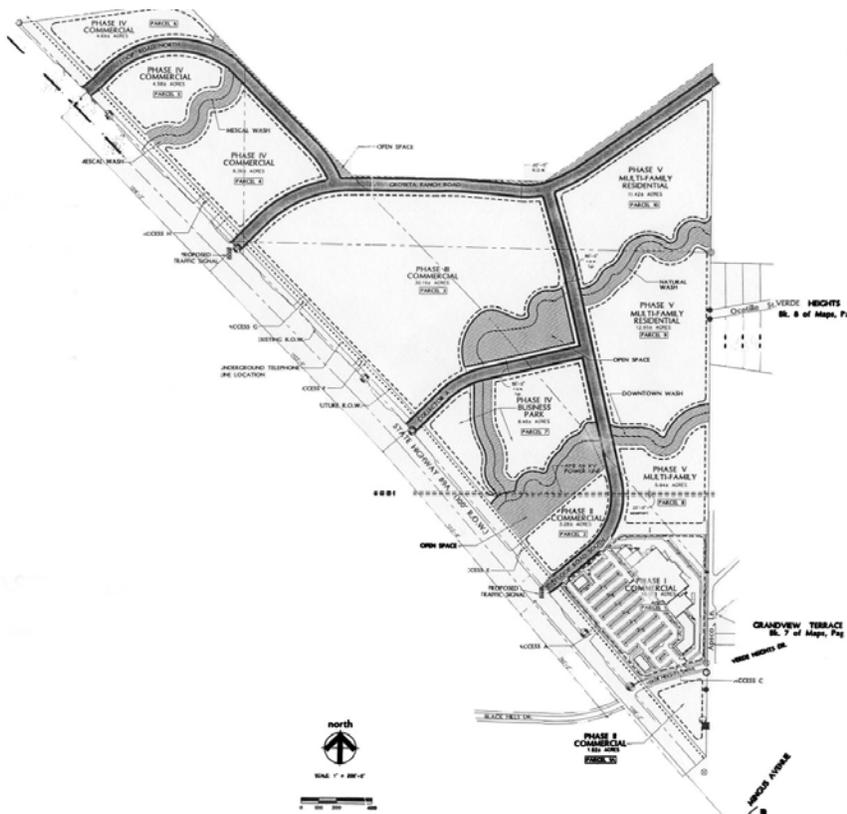


Fig. 10-3: A depiction of the Groseta Ranch Master Plan, which includes a proposal for plaza oriented commercial development, business park and multi-family areas on about 114 acres, located just north of the SR 89A / Verde Heights Drive intersection.



SOUTH BLOCK

The south block is composed of about 850 acres, including 760 acres of vacant State Trust land. The future development of this block may be integral to addressing the City's housing needs and nearby traffic circulation improvements. Cottonwood-Oak Creek School district has acquired a portion of the State Trust block (about 20 acres at the west end of Del Rio Drive) for development as a school site.

The General Plan establishes a planned development (PLD) use classification for the State Trust properties. The PLD classification will require installation of infrastructure in association with private development of large parcels.

Much potential for highway-oriented commercial development also exists in this location. The General Plan designates most of the vacant properties along this corridor for planned commercial and industrial (PCI) use. Development within this area will be required to address issues related to coordinated access, infrastructure, visibility, screening, etc.

The northernmost properties are designated as general commercial (COM) areas in recognition of their potential to support high volume retail activity, including the recently annexed Langley, Mongini and Larry Green properties. Commercial zoning was approved for the Larry Green property in 1998 adjacent to Rio Mesa Trail. A site plan proposal for a new Wal-Mart Super-center was recently approved for the site. Some additional acreage located to the west of the site was recently annexed by the City and is now designated commercial and medium density residential development. A recently approved P.U.D. for a new hotel site is located along the north side of the Verde Manor project.

EAST BLOCK

The East Block growth area was added to the City in 2001 as part of the Dead Horse Ranch annexation. The General Plan designates most of the block for planned development (PLD), requiring site planning for areas of at least 160 acres in size that address coordinated access and other improvements in association with

private development of these properties. About 65 acres are designated for community facilities (CF) development. The remaining 20 acres is designated as a commercial (COM) area.

Aside from property encumbered by Dead Horse Ranch State Park and the National Forest, the area includes over two square miles (1,348 acres), about half of which is occupied by the undeveloped second phase of the Verde Santa Fe project (zoned PUD). The remainder is largely State Trust property (currently this property is zoned AR-70 (single family / 70,000 square foot minimum lot size). About 369 acres of the trust property is subject to acquisition as a conservation area for the endangered Arizona Cliff Rose, leaving 239 acres of trust property that may be subject to development someday. The remaining 30 acres of that section was acquired by Yavapai County for the right-of-way needed to construct the Mingus Avenue extension

The East Block growth area may also experience the development of a freeway style intersection as part of a planned bypass route connecting SR 260 and US 89A. The project was recently announced by the Arizona Department of Transportation. However, development of the new link could be 30 years off.

VERDE SANTA FE PHASE II: The undeveloped (north) half of the Verde Santa Fe project, located along the east side of US 89A and north of Cornville Road, includes approximately 688 acres of private property zoned by Yavapai County in 1995 as a Planned Area Development. The project is characterized as a master planned golf course residential community to include about 1,900 homes, a 182-acre golf course, and 98 acres of commercial properties (including a hotel resort). The plan was amended in 2001 in response to ADOT's access management planning, consolidating the commercial areas and setting the stage for large-scale retail development along the highway at Bill Gray Road in a location that may be signaled when traffic warrants. In tandem with the annexation of this area, the City of Cottonwood established an agreement with the owner acknowledging their vested right to develop the property subject to the approved County plan, while also asserting sustainable development principles for



the property, which encouraged the development of a more focused land use pattern, with a balanced mix of industry, businesses, housing and densities. The agreement also encourages the developer to seek an economically feasible alternative to the golf course; as well as to consider the development of a village center, and a pedestrian oriented central street system, connective trails and open areas providing access to adjacent lands; as well as environmentally sensitive architecture, more efficient water use, and greater sensitivity to boundary areas and streetscape planning.

WEST BLOCK

The West Block growth area includes 250+ acres of undeveloped property adjacent to the Cottonwood Airport, as well as about 591 acres located outside the City boundary, owned by the Groseta family, which may ultimately be annexed by the City. The property backs up to Clarkdale's municipal boundary as well as the pending Yavapai Ranch land exchange. This block is bordered to the east and to the west by major cross-town connections including the planned West Loop corridor and its planned connections to West Mingus Avenue and the extension of South Willard Street. Located adjacent to the City Sewer plant, the site also has great views and is crossed by the Del Monte and Silver Springs washes. The General Plan designates the area for planned (PLD) development as well as for industrial (IND) and low-density residential (RLD) uses. Primary access and other infrastructure may be provided to this area in the continued private development of large private acreages and planned public streets.

CENTRAL BLOCK

The Central Block growth area represents a prime opportunity for infill and redevelopment of a "brownfield" site occupied by a very large slag pile. The property, about 74 acres in size, also includes the Verde Valley fairgrounds. The site is centrally located among a variety of development including single family, multi-family, commercial, industrial and community facilities. It is located just south of the new Public Safety building at the convergence of Cherry Street and South 12th Street. The General Plan designates the entire block as a planned development (PLD) area. As much infrastructure exists in this area, the site is a prime candidate for redevelopment as a multi-use activity center, which might include additional community facilities, affordable housing and/or recreation.

FOCUS AREAS AS GROWTH AREAS

The Growth Areas map which accompanies this element depicts four Focus Areas, which may be opportunities for accommodating the types of densities and land use mixtures to support other



General Plan objectives relating to localized services, transit and community identity. However, the "critical mass" of residential density necessary to support these focal areas and service points may not yet exist in these locations. Therefore, the Land Use element encourages additional densities subject to development guidelines and performance standards that may be associated with "planned development" of these areas (generally as a P.U.D.). Until specific area plans are developed for these locations, the degree to which these development nodes may accommodate additional residences or services is unknown. They are merely highlighted here as additional opportunities for the support of new growth. These areas are all located within reasonable distance of necessary infrastructure.

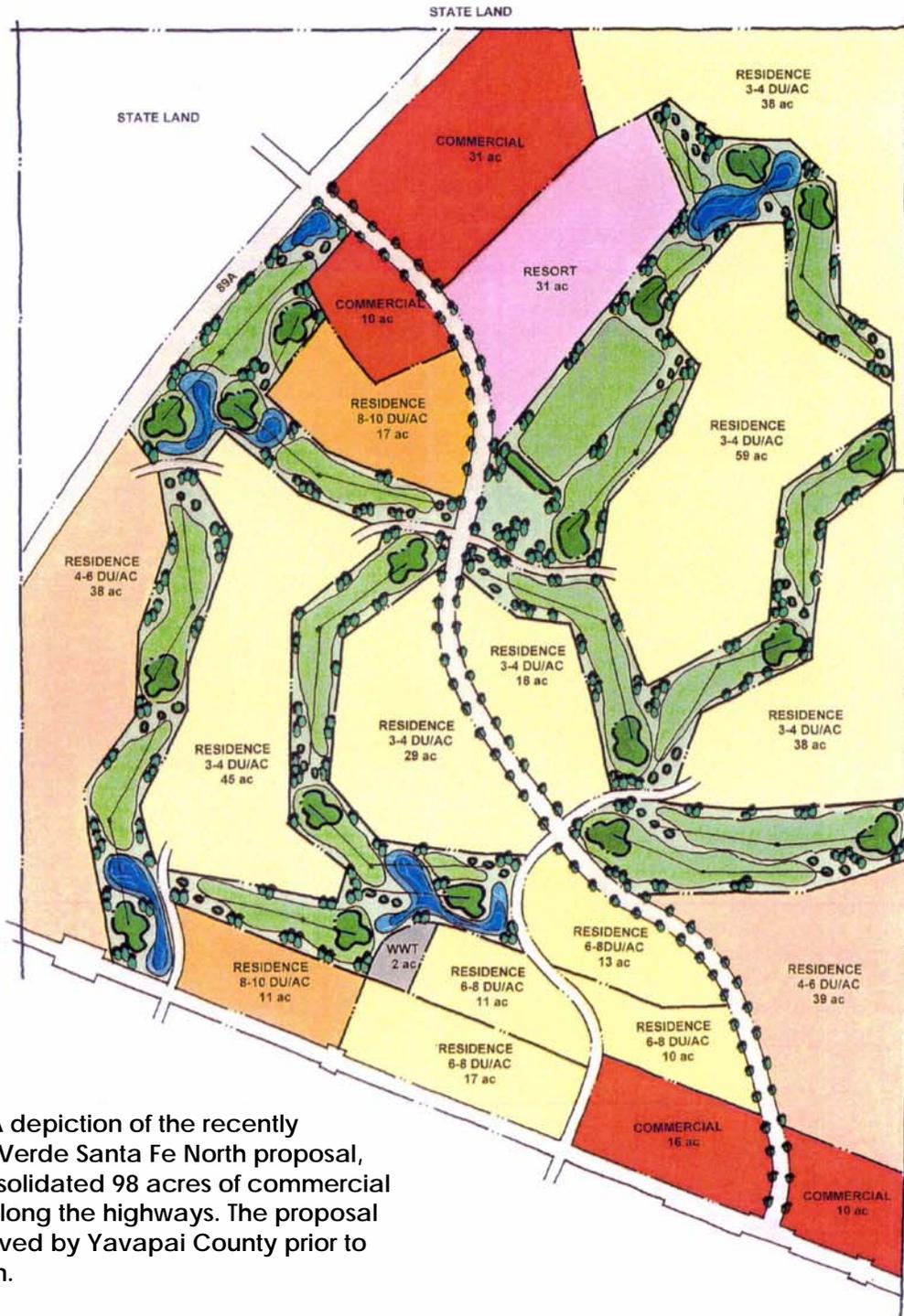


Fig. 10-4: A depiction of the recently amended Verde Santa Fe North proposal, which consolidated 98 acres of commercial use area along the highways. The proposal was approved by Yavapai County prior to annexation.



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VERDE SANTA FE

YAVAPAI COUNTY



E. KEY ISSUES

The following issues were identified in the review of Cottonwood's Growth Areas:

1. Encouraging rational development.

Statutes support "planned concentrations of development" which result in cost effective infrastructure, less automotive travel inside the City and conservation of resources and open space. Planned development of these areas is essential. The General Plan's Proposed Land Use Map supports rational development by identifying specific locations of the City that are most conducive to mixed uses and essential concentrations of residential densities; and recommends land use designations for every geographic location in the City, including growth areas, focus areas and other special areas. The Growth Areas element designates primary opportunities for the absorption of growth and for specific area planning of these locations. These areas are also designated for Planned Development. The City should develop incentives and standards for planned development that help to accomplish objectives for infill and other growth areas. Continued review of land development, land supply and demand may also be useful in order to better guide those efforts.

2. Establishing a hard edge of development.

In the interest of coordinating open space and preserving separation between communities, it may be important to establish a hard edge of development, particularly to the east and south of the City. Several variables may influence efforts to establish this hard edge. Some of these include implementation of National Forest land exchange policies, future uses and development of State Trust blocks, and potential increased perimeter development pressures caused by highway widening and the future location of freeway style bypass connections between Hwy 89A and SR 260. It is essential for the city to facilitate effective regional coordination of development that includes continued dialogue between ADOT,

the State Land Department, the U.S. Forest Service and other communities. The City should work with Yavapai County, other communities and the Verde Valley Land Preservation Institute to develop funding to purchase key State Trust lands under the Arizona Preserve Initiative (API) program. Consistency of public policies relating to open space, resource conversation, community separation, etc., should be maintained between the Growth Areas element and the Open Space / Recreation element. Should all, or portions, of the 10 square mile block of State Trust land along Hwy 89A be designated for development, this area should be annexed into the corporate boundary of the City of Cottonwood.

3. Coordination with the National Forest.

National Forest lands to the east, west and south enshroud City boundaries. Therefore, many of the issues relating to coordination of exterior open space and community separation are substantially impacted by National Forest policies. As an example, the Prescott National Forest is presently considering a land exchange to the west of Cottonwood that could open up several hundred acres to new development. As the U.S. Forest Service is also very concerned about acquiring private land on the east face of Mingus Mountain to reserve it from development, there may also be added pressure for opening up highway frontage properties along SR 260 and/or SR 89A. Changing land patterns will affect Cottonwood's potential growth areas. The City should encourage continued participation by the U.S. Forest Service in the review of City and regional planning, as well as the inclusion of the City in the review of National Forest management plans.

4. Planning of State Trust Land.

The growth area blocks identified by this element include approximately 980 acres of



State Trust land, which is managed through the Arizona State Land Department within the city limits. By Statute, the General Plan is required to be reviewed by the State Land Department. Part of the agency's mission is to raise funding for public facilities (schools, etc.) through the sale of State Trust land. Sale of the property (via auction) generally occurs in response to a development proposal. As an example, a 20-acre school site was recently leased by the Cottonwood-Oak Creek school district for the construction of a new school adjacent to Verde Village Unit 3. Larger portions of property may also be purchased for development. The General Plan's Proposed Land Use Map establishes a "Planned Development" land use designation for all of the State Trust lands included in the City, subject to specific performance standards. The designation requires that the property be planned in parcels of no less than 160 acres in size. As mentioned in the Land Use Element, the 10 square mile block of State Trust land along Hwy 89A is included in

the City's Planning Area. Should any of that area be designated for deposition and development by the State Land Department, or subsequent owner, the property should be annexed into the City of Cottonwood on a "Planned Development" basis.

5. Funding Necessary Improvements

The General Plan supports the coordination of public infrastructure in a timely fashion by encouraging special planning of growth areas; the development of mechanisms for recapturing costs associated with new development through the installation of an impact fee ordinance; the use of development agreements; and in the procurement of grant funding which may be available for extension of infrastructure. It is essential that funding of infrastructure be coordinated with the Capital Improvements Plan (as also required by State law).



F. GOALS & OBJECTIVES

GOAL GA-1 SUPPORT MANAGED AND ORDERLY GROWTH THAT CONSERVES RESOURCES, REDUCES AUTO DEPENDENCY AND PROVIDES FOR COST EFFECTIVE INFRASTRUCTURE.

OBJECTIVE 1.1 Support mixed use developments in growth areas where extension of infrastructure is practical and cost effective, including land designated for job creation.

- 1.1.A Establish specific area plans that identify development needs and help to coordinate infrastructure planning for growth areas, including potential infill sites and focus areas.
- 1.1.B Continue to monitor development demand and land availability as a means to guide special area planning.
- 1.1.C Revise the P.U.D. section of the zoning ordinance to provide development guidelines that address objectives pertaining to development densities and integration of uses, pedestrian friendly environments, etc.
- 1.1.D Coordinate planning of State Trust Lands with the State Land Department and surrounding jurisdictions.
- 1.1.E Develop incentives that encourage infill development and promote development that helps to accomplish objectives identified for special areas relating to focused development, mixed uses, infill, redevelopment and placement of infrastructure.
- 1.1.F Continue to ensure consistency between the Growth Areas, Open Space, Land Use and other general plan elements.
- 1.1.G Annex portions of the 10 square mile block of State Trust land designated for development before disposition by the State Land Department.

OBJECTIVE 1.2 Coordinate open space in growth areas and interconnection with similar areas outside the growth area's boundaries.

- 1.2.A Develop an interconnective system of interior and exterior open areas.
- 1.2.B Facilitate a process of regional planning that includes all Verde Valley land jurisdictions, ADOT, the U.S. Forest Service and the State Land Department.
- 1.2.C Participate in the planning of State Trust lands.
- 1.2.D Designate incorporated State Trust lands as Planned Development areas.
- 1.2.E Participate in the review of Prescott and Coconino National Forest management plans.



1.2.F Investigate the use of API funding for acquisition of critical open areas.

OBJECTIVE 1.3 Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

- 1.3.A Coordinate needed public improvements (including access, water, sewer and drainage) identified by special area planning with the City's Capital Improvements Plan.
- 1.3.B Develop an impact fee that addresses private fair share contributions toward infrastructure necessary to support new development.
- 1.3.C Continue to investigate grant opportunities in support of needed infrastructure.
- 1.3.D Investigate the feasibility of using Community Facilities Districts to address infrastructure needs.



G. ACTION PLAN

GROWTH AREAS ELEMENT			
	DO-ITEM	AGENCY	TIMELINE
GA-1	SUPPORT MANAGED AND ORDERLY GROWTH WHICH CONSERVES RESOURCES, REDUCES AUTO DEPENDENCY AND PROVIDES FOR COST EFFECTIVE INFRASTRUCTURE.		
1.1	Support mixed use developments in growth areas where extension of infrastructure is practical and cost effective, including land designated for job creation.		
1.1.A	Establish specific area plans which identify development needs and help to coordinate infrastructure planning for growth areas, including potential infill sites and activity focus areas.	Cottonwood Community Development	ST
1.1.B	Continue to monitor development demand and land availability as a means to guide special area planning.	Cottonwood Community Development	On-going
1.1.C	Revise the P.U.D. section of the zoning ordinance to provide development guidelines which address objectives pertaining to development densities and integration of uses, pedestrian friendly environments, etc.	Cottonwood Community Development	ST
1.1.D	Coordinate planning of State Trust Lands with the State Land Department and surrounding jurisdictions.	Cottonwood Community Development	On-going
1.1.E	Develop incentives which encourage infill development and which promote development that helps to accomplish objectives identified for special areas relating to focused development, mixed uses, infill, redevelopment and placement of infrastructure.	Cottonwood Community Development	ST
1.1.F	Continue to ensure consistency between the Growth Areas, Open Space, Land Use and other general plan elements.	Cottonwood Community Development	On-going
1.2	Coordinate open space in growth areas and interconnection with similar areas outside the growth area's boundaries.		
1.2.A	Develop an interconnective system of interior and exterior open areas.	Cottonwood Community Development	On-going
1.2.B	Facilitate a process of regional planning which includes all Verde Valley land jurisdictions, including ADOT, the U.S. Forest Service and the State Land Department.	Cottonwood Community Development	ST
1.2.C	Participate in the planning of State Trust lands.	Cottonwood Community Development	On-going
1.2.D	Designate incorporated State Trust lands as Planned Development areas.	Cottonwood Community Development	Done
1.2.E	Participate in the review of Prescott and Coconino National Forest management plans.	Cottonwood Community Development	As Needed
1.2.F	Investigate the use of API funding for acquisition of critical open areas.	Cottonwood Community Development	ST
1.3	Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.		
1.3.A	Coordinate needed public improvements (including access, water, sewer and drainage) identified by special area planning with the City's Capital Improvements Plan.	Cottonwood Community Development	Yearly
1.3.B	Develop an impact fee which addresses private fair share contributions toward infrastructure necessary to support new development.	Cottonwood Community Development	ST
1.3.C	Continue to investigate grant opportunities in support of needed infrastructure.	Cottonwood Community Development	On-going
1.3.D	Investigate the feasibility of using Community Facilities Districts to address infrastructure needs.	Cottonwood Community Development	ST

