



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COTTONWOOD COMMUNITY CLUB HOUSE**

805 N. Main St.
Cottonwood, AZ 86326

**REGULAR MEETING
DRAFT MINUTES**
Monday, August 17, 2020
6:00 p.m.

I. CALL TO ORDER

Chairman Williams called the meeting to order at 6:01PM.

A. Roll Call

Commission Members Present

Commissioner DiSisto
Commissioner Richter
Commissioner Masten
Vice Chairman Dowell
Chairman Williams

Commission Members Absent

Commissioner Hart
Commissioner Sherman

Staff Members Present

Scott Ellis, Community Development Director
Jim Padgett, Planner
Gary Davis, Planner
Ron Corbin, City Manager
Rick Contreras, Fire Marshall
Jody Makuch, Police Commander
Tricia Lewis, Economic Development Director
Cassidy Presmyk, Administrative Assistance, Recorder

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Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

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B. Approval of Minutes: July 20, 2020 Regular Meeting

Motion: *To approve minutes of the July 20, 2020 Regular Meeting.*

Made by: *Vice Chairman Dowell*

Second: *Commissioner Masten*

Vote: *unanimous*

II. INFORMATIONAL REPORTS AND UPDATES:

Director Ellis states that the Parks Master Plan will go to Council next month, Circle K is currently being worked on and that Ming House has been demolished.

III. CALL TO THE PUBLIC: NONE

IV. OLD BUSINESS:

- 1. ZO-20-006 AMENDMENT TO THE CITY OF COTTONWOOD ZONING ORDINANCE ADDING A NEW SECTION 409 (RECREATIONAL VEHICLE AND MANUFACTURED HOME PARKS), AND AMENDING SECTIONS 410 GA ZONE (GENERAL AGRICULTURE), 411 AR-43 ZONE (AGRICULTURAL RESIDENTIAL), 417 MH ZONE (MANUFACTURED HOME), 418 C-1 ZONE (LIGHT COMMERCIAL), 419 C-2 ZONE (HEAVY COMMERCIAL), 423 CF ZONE (COMMUNITY FACILITY), AND 425 AR-70 ZONE (AGRICULTURAL RESIDENTIAL) – RECREATIONAL VEHICLE PARKS -** Consideration of a Zoning Ordinance text amendment adding a new Section 409, with related text amendments to Sections 410, 411, 417, 418, 419, 423, and 425 regarding standards for Recreational Vehicle Parks, and listing Recreational Vehicle Parks as conditional uses in the C-1 and C-2 zones.

Planner Davis presented the project.

Chairman Williams asked if we put a time limit on the stays, would it apply to current parks? Director Ellis answered by saying it wouldn't affect current RV Parks unless they tried to expand.

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Mike Mongini stepped up to the podium and addressed the Commissioners by saying asphalt gets hot, and most RV'ers want no mud, no asphalt and he believes requiring asphalt wouldn't be a good idea. He also stated he thinks they should change prohibiting fire pits within each spot and only allowing them in the common areas.

Vice Chairman Dowell wanted clarification on I2/I1 Zoning. He also stated he believes campfire pits should be allowed.

Director Ellis stated that the current Paving Ordinance can be incorporated into the RV Amendment, that allows alternative paving.

Fire Marshall Contreras spoke to the Commissioners and said access, gross weight capabilities, and fire flow/fire hydrants are key.

Vice Chairman Dowell stated it should be changed to state whatever fire code requires.

Commissioner DiSisto asked for clarification on common areas and what would be required.

Fire Marshall Contreras responded by saying common areas such as decks, BBQ pits etc. and it would on depend on the code.

Motion: To table conversation until changes can be made and discussed:

Made by: Vice Chairman Dowell

Second: Commissioner Masten

Roll Call Vote: Unanimous

V. NEW BUSINESS:

- 1. CUP 19-005 MOD - VERDE VALLEY HOMELESS COALITION –**
Consideration of a request for a Conditional Use Permit Modification currently providing a day time drop-in center for homeless individuals to offer job search services and an emergency cold weather shelter. Additional hours of operation are requested to provide shelter services to local residents impacted by COVID-19. The project is in a C-1 (Light Commercial) zone located at 654 N. Main Street. APN: 406-42-045H. Owner: Friendship Missions International Inc. Applicant: Carol Quasula/Verde Valley Homeless Coalition.

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Planner Padgett presented proposed modifications.

Chairman Williams asked who decides the pandemic is over? Director Ellis responded by saying higher government officials would announce that.

Fire Marshall Contreras addressed the Commissioners and stated he cannot approve since it would go against the ordinances.

Matthew Martin, Executive Director of the Verde Valley Homeless Coalition, addressed the Commissioners and stated that the Homeless Coalition does not own the building so they cannot afford to alter the building. The Cares Act allows them to help monitor and track the transients better and keep tourists and public safety. This money would allow them to hire four individuals to operate the overnight shelter.

Commissioner DiSisto asked how the Cares Act will help homeless with COVID. Mr. Martin responded by saying the Cares Act is specific for COVID, and will help us with providing masks, bleach, better ways to wash clothes etc.

Vice Chairman Dowell asked how long can a client stay?

Mr. Martin responded saying no determination.

Vice Chairman Dowell asked is there a priority list?

Mr. Martin responded saying it is first come, first serve.

Vice Chairman Dowell asked if they have to sign in every day?

Mr. Martin responded with yes.

Vice Chairman Dowell asked if the 20 beds will comply with COVID and social distancing requirements?

Mr. Martin responded with yes.

Vice Chairman Dowell asked if they will have money for maintenance in order to maintain with the increased hours?

Mr. Martin responded saying yes, the space is great with low maintenance, downfall is there is only one bathroom. They have funds set aside for emergencies if need be.

Vice Chairman Dowell asked if the bathroom had a shower?

Mr. Martin stated no, just a bathroom.

Vice Chairman Dowell asked if they require them to be there at 6PM and then they are on lockdown?

Mr. Martin responded with its 8PM to 8AM. They are free to come and go from 8PM to 10PM, but after 10PM they cannot re-enter. If they smell of liquor, they cannot be allowed back in.

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Vice Chairman Dowell asked when is lights out?

Mr. Martin stated 10PM.

Vice Chairman Dowell asked if there will be a fire watch log?

Mr. Martin responded with yes they will keep a cleaning and fire watch log.

Vice Chairman Dowell asked where bedding and clothes get washed? Is it onsite?

Mr. Martin responded with onsite, we have 2 washers and 2 dryers.

Commissioner Richter asked Mr. Martin how many people try signing up daily?

Mr. Martin responded saying that if they could take everyone it would be 35-40 people a night.

Commissioner Richter asked if the applicants had tried talking to the building owner in regards to the upgrades needed.

Mr. Martin stated the owner just passed and the sons that inherited it, just want to sell. The Homeless Coalition is trying to raise the money to buy the building and then they would be able to do the fire sprinklers needed.

Commissioner Richter asked if Mr. Martin will be able to spend all the Cares Act money?

Mr. Martin stated quite easily he will be able to.

Commissioner Richter asked if the owners would want to upgrade before selling?

Mr. Martin replied with no, they do not want to.

Director Ellis addressed the Commissioners and stated that during this meeting, they would be approving the overnights, and the City Council would need to approve the fire waiver needed.

Planner Padgett addressed the Commissioners and stated the owners have been extremely helpful and gone above and beyond for the Homeless Coalition.

Chairman Williams closed the floor to the public.

Commissioner Masten stated she would strongly encourage the City Council to waive fire requirements.

Commander Makuch addressed the board by stating he wants safety to remain number one.

Chairman Williams asked if the Commissioners would want to put a time limit on it?

All Commissioners respond and state December 31st would be a good time to review again.

Director Ellis addressed the Commissioners by reminding them that stipulation number 2 said this isn't permanent. Chairman Williams stated he would like a January Meeting to review.

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Vice Chairman Dowell showed concern about interrupting services if a meeting is not held in December prior to December 31st. Chairman Williams responded and said service would continue and operations would not be hindered until another meeting was held to review.

Director Ellis looked up the January Planning and Zoning Commissioner Meeting and stated it was January 25th 2021. The Commissioners agreed to meet then, to review.

Director Ellis also stated that this approval is contingent on City Council waiving the fire sprinkler requirements.

***Motion: To approve 19-005 MOD – Verde Valley Homeless Coalition’s requested use modification
If approved, staff recommends the following stipulations:***

- 1. That the project is developed in conformance with the development plans as approved at the Planning and Zoning Commission at the January 27, 2020 meeting.***
- 2. That the project complies with the request of the Letter of Intent for the modification to allow services related to COVID-19.***
- 3. That the project conforms to the Code Review Board comments dated November 21, 2019 and July 29, 2020.***
- 4. That the project complies with all Building, Health, Fire and Police Department requirements for current operations and any expansion of services and hours of operation.***
- 5. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.***
- 6. That the applicant provides email and phone contact information to all property tenants and owners within a 300’ radius.***
- 7. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.***
- 8. The CUP would expire January 25th 2021, and the applicant would need to re-apply.***
- 9. Approval is contingent on City Council waiving the fire sprinkler requirement.***

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Made by: Vice Chairman Dowell

Second: Commissioner Richter

Roll Call Vote: Unanimous

VI. DISCUSSION ITEMS: NONE.

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS: NONE

VIII. ADJOURNMENT: 7:26PM

Notice is hereby given that pursuant to A.R.S. subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. have been waived.

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REGULAR MEETING
Monday, September 21, 2020
6:00 p.m.

I. CALL TO ORDER

- A. Roll Call**
- B. Approval of Minutes:** August 17, 2020 Regular Meeting

II. INFORMATIONAL REPORTS AND UPDATES:

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

III. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

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IV. OLD BUSINESS:

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V. NEW BUSINESS:

- 1. PP 20-001 THE VINEYARDS AT COTTONWOOD PHASE II –** Preliminary Plat for a 21-lot single family residential subdivision to be known as The Vineyards at Cottonwood Phase II. The site is located on approximately 34.27 acres on the south side of Groseta Ranch Rd, approximately 600 feet east of State Route 89A, currently zoned PAD (Planned Area Development). APN 406-23-174C and 406-23-174D. Owner: Yavapai Title Agency Trust #400, KJ Kasun as Member. Agent: Krishan Ginige, SEC, Inc.

VI. DISCUSSION ITEMS:

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS:

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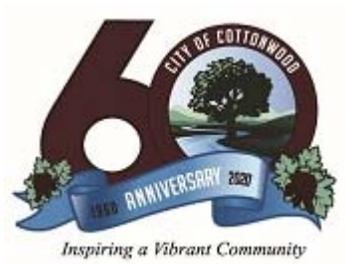
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STAFF REPORT

TO: Planning and Zoning Commission

FROM: Gary Davis, Community Development Planner

MEETING: September 21, 2020

SUBJECT: **ZO-20-006 AMENDMENT TO THE CITY OF COTTONWOOD ZONING ORDINANCE ADDING A NEW SECTION 409 (RECREATIONAL VEHICLE AND MANUFACTURED HOME PARKS), AND AMENDING SECTIONS 410 GA ZONE (GENERAL AGRICULTURE), 411 AR-43 ZONE (AGRICULTURAL RESIDENTIAL), 417 MH ZONE (MANUFACTURED HOME), 418 C-1 ZONE (LIGHT COMMERCIAL), 419 C-2 ZONE (HEAVY COMMERCIAL), 423 CF ZONE (COMMUNITY FACILITY), AND 425 AR-70 ZONE (AGRICULTURAL RESIDENTIAL) – RECREATIONAL VEHICLE PARKS** - Consideration of a Zoning Ordinance text amendment adding a new Section 409, with related text amendments to Sections 410, 411, 417, 418, 419, 423, and 425 regarding standards for Recreational Vehicle Parks, and listing Recreational Vehicle Parks as conditional uses in the C-1 and C-2 zones.

REVISION

At its August 17, 2020 meeting the Planning and Zoning Commission asked staff to revise the proposed RV and Manufactured Home Park standards regarding surfacing and firepits. The revised draft (attached) requires driveway surfacing in accordance with the surfacing standards of Section 406 Parking and Loading Requirements, which allows for alternative surfacing materials. The revised draft also eliminates the prohibition of firepits at individual RV sites, requiring only that they be built to current fire code. These revisions of proposed Section 409.A.1.c and 409.A.13, respectively, are highlighted in the attached draft.

RECOMMENDATION

Consider the revised proposed amendment to the Zoning Ordinance to provide a recommendation to the City Council to:

1. Add to the Zoning Ordinance a new Section 409 and amend Sections 410, 411, 417, 418, 419, 423, and 425, regarding the requirements for RV parks.

If the Commission desires to recommend approval of this item, the suggested motion is:

I move to recommend approval to the City Council amendments to the Zoning Ordinance adding a new Section 409 and amending Sections 410, 411, 417, 418, 419, 423, and 425, regarding requirements for RV parks.

Attachments:

Draft Zoning Ordinance Text Amendments (revision dated August 21, 2020)

Table 1. Zones Permitting RV Parks in Yavapai County Jurisdictions

Table 2. Existing RV Parks in the Verde Valley

Public Comment – John Stoumbis

SECTION 409. RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME PARKS.

A. GENERAL REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME PARKS.

131. Driveways, Interior Streets and Access-Ways:

- a. ~~Manufactured home p~~Parks shall be located on or have direct access to a public street that the City classifies as a highway, arterial, or collector street, except that no individual ~~manufactured home~~ space within the ~~manufactured home~~ park may have direct access to a public street. A minimum of two (2) vehicular ingress/egress points shall be provided for each park, one (1) of which may be kept closed to the general public if provision is made for emergency access per Fire Department requirements.
- b. A two-way interior street or access-way shall have a minimum width of twenty four (24) feet, ~~except when an interior street or access way is located between manufactured home parking spaces, it shall have a minimum width of thirty (30) feet~~ and a one-way interior street or access-way shall have a minimum width of twenty (20) feet. All interior streets or access-ways shall have a minimum vertical clearance of thirteen feet six inches (13'-6"). Fire lanes shall be signed to prohibit parking per Fire Department requirements.
- c. All driveways and interior streets shall be ~~paved with asphalt, concrete, paving stone, masonry or similar permanent, hard surface material~~ surfaced in accordance with the surfacing standards of Section 406 Parking and Loading Requirements.
- d. All plans and traffic engineering shall be subject to approval of the City Engineer, ~~and shall be based upon the spacing and maneuverability requirements for sixty (60) foot long manufactured homes.~~
- e. Parking requirements of Section 406 shall apply. Tandem parking is allowed for required parking located within individual spaces.
- f. Street lighting shall be provided along park streets for the safety of pedestrians and shall comply with the outdoor lighting provisions of Section 408.

102. Maximum Building Height: 2 stories, but not to exceed 25 Ft.

113. Recreation Area:

- a. 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided for each space.
- b. Where a centralized recreation area as approved by the Development Review Board is provided, the "Usable Open Space" may be reduced up to 400 Sq. Ft. per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) Sq. Ft. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.

~~124.~~ -Screening: All manufactured home parks shall be screened from any adjacent non-manufactured home development lot by a solid masonry screen wall six (6) Ft. feet in height, subject also to the fence height regulations established in Section 404 of this Ordinance.

~~Refer to Article V, Section 501, for specific screening requirements.~~

~~145.~~ -Certificate of Occupancy and Business License: No certificate of occupancy or business license shall be issued until thirty percent (30%) of the manufactured home spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.

6. Parks may include permanent buildings for office, recreational, laundry, shower, and restroom facilities constructed to currently adopted building and fire codes. Spaces in Manufactured Home Parks shall not be occupied by Recreational Vehicles, and spaces in Recreational Vehicle Parks shall not be occupied by Mobile Homes or Manufactured Homes.

7. All spaces shall be connected to electricity, water, and an approved sewage disposal facility.

8. All utility lines, cable TV, and electric transmission lines under twelve thousand (12,000) volts shall be placed underground within a park. An approved fire protection system shall be installed per Fire Department requirements.

9. Landscaping provisions of Section 407 shall apply.

10. Sign provisions of Section 405 shall apply.

11. Recreational Vehicle storage areas, if provided, shall not exceed twenty-five percent (25%) of the area of the park and shall not be located within fifty (50) feet of any street frontage. Storage areas shall be subject to Fire Department requirements and shall be screened by solid screen wall or fence six (6) feet in height.

12. Hydrants with sufficient fire flow shall be provided in accordance with currently adopted fire code.

13. Open fire pits and barbecues shall be limited to common areas and be constructed according to currently adopted fire code.

B. REQUIREMENTS FOR MANUFACTURED HOME PARKS.

1. Minimum Manufactured Home Park Size: 5 acres.
2. Minimum Area per Manufactured Home Park Space: 3,000 Sq. Ft
3. Minimum Average Width of Space: 40 Ft.
4. Minimum Depth of Space: 60 Ft.
5. Minimum Rear Yard: 10 Ft.
6. Minimum Front Yard:
 - a. 20 Ft. from garage or carport.
 - b. 10 Ft. from home, including covered porch or deck.
7. Minimum Side Yard:
 - a. 7 Ft. measured to lot line.
 - b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 15 Ft.
8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.
9. Minimum Manufactured Home Size: 320 Sq. Ft.

C. REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS.

1. Maximum Length of Stay: 180 days. The Planning and Zoning Commission may waive or amend the maximum length of stay as part of the required Conditional Use Permit.
2. Minimum Recreational Vehicle Park Size: 3 acres.
3. Minimum Area per Recreational Vehicle Park Space: 1,800 Sq. Ft

4. Minimum Average Width of Space: 30 Ft.

5. Minimum Spacing Between Recreational Vehicles (including attached structures): 10 Ft.

6. Minimum Rear Yard: 5 Ft.

7. Minimum Front Yard:

a. 10 Ft. from garage or carport.

b. 5 Ft. from recreational vehicle, including covered porch or deck.

8. Minimum Side Yard:

a. 5 Ft. measured to lot line.

b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 10 Ft.

8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.

.....

SECTION 410. "GA" ZONE, GENERAL AGRICULTURE.

.....

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.

2. Campgrounds.

3. ~~RV~~Recreational Vehicle Parks, subject to the provisions of Section 409.

.....

SECTION 411. "AR-43" ZONE, AGRICULTURAL RESIDENTIAL.

.....

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.
2. Cemeteries.
3. Public utility buildings, structures or appurtenances thereto for public service use.
Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Campgrounds.
5. ~~RV~~ Recreational Vehicle Parks, subject to the provisions of Section 409.

.....

SECTION 417. "MH" ZONE, MANUFACTURED HOME

.....

B. PERMITTED USES

1. Manufactured Home Subdivisions, subject to the provisions of Section 417.D.
2. One (1) manufactured home per lot in a manufactured home subdivision.
3. Manufactured Home Parks, subject to the provisions of Section 409.

.....

E. PROPERTY DEVELOPMENT STANDARDS FOR MANUFACTURED HOME PARKS.

The provisions of Section 409 shall apply.

~~1. Minimum Manufactured Home Park Size: 5 acres.~~

~~1. Minimum Area per Manufactured
Home Park Space: 3,000 Sq. Ft~~

~~2. Minimum Average Width of Space: 40 Ft.~~

~~3. Minimum Depth of Space: 60 Ft.~~

~~4. Minimum Rear Yard: 10 Ft.~~

~~5. Minimum Front Yard: a. 20 Ft. from garage or carport.
b. 10 Ft. from home, including covered porch
or deck.~~

~~6. Minimum Side Yard: a. 7 Ft. measured to lot line:~~

~~_____ b. Where a side lot line abuts a street or access-
way, _____ there shall be a side yard of not less than 15 Ft. _____~~

~~8. Attached canopies, awnings, covered porches, covered patios, carport roofs and
similar attached building projections shall be measured the same as the main structure
for setbacks. _____~~

~~9. Minimum Manufactured Home Size: 320 Sq. Ft.~~

~~_____ 10. Maximum Building Height: _____ 2 stories, but not to exceed 25 Ft.~~

~~_____ 11. Recreation Area:~~

~~_____ a. 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided
for each manufactured home space.~~

~~_____ b. Where a centralized recreation area as approved by the Development Review Board
is provided, the "Usable Open Space" may be reduced up to 400 Sq. Ft. per
manufactured home at the following ratio: For each square foot of recreational
area, open space requirements may be reduced by three (3) Sq. Ft. Recreational
areas may include community use facilities, indoor recreational areas, swimming
pools, hobby shops, etc.~~

~~_____ 12. Screening: All manufactured home parks shall be screened from any adjacent non-
manufactured home development by a solid masonry screen wall six (6) Ft. in height,
subject also to the fence height regulations established in Section 404 of this Ordinance.~~

~~_____ Refer to Article V, Section 501, for specific screening requirements.~~

~~_____ 13. Driveways, Interior Streets and Access Ways:~~

~~_____ a. Manufactured home parks shall be located on or have direct access to a public
street, except that no individual manufactured home space within the manufactured
home park may have direct access to a public street.~~

~~_____ b. A two-way interior street or access way shall have a minimum width of twenty four
(24) feet, except when an interior street or access way is located between
manufactured home parking spaces, it shall have a minimum width of thirty (30)
feet.~~

~~c. All driveways and interior streets shall be paved with asphalt, concrete, paving
stone, masonry or similar permanent, hard surface material.~~

- ~~d. All plans and traffic engineering shall be subject to approval of the City Engineer and shall be based upon the spacing and maneuverability requirements for sixty (60) foot long manufactured homes.~~
- ~~e. Tandem parking is allowed for required parking located within individual spaces.~~
- ~~14. Certificate of Occupancy and Business License: No certificate of occupancy or business license shall be issued until thirty percent (30%) of the manufactured home spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.~~

F. LOCATIONS OUTSIDE OF PARKS AND SUBDIVISIONS:

- ~~1. Manufactured homes that are not located in an MH (Manufactured Home) Zone shall be subject to the development standards of the zoning district in which they are located.~~
- ~~2.1. Manufactured homes that are located in the MH (Manufactured Home) Zone but are not in a Manufactured Home Park or Subdivision shall be subject to the development standards of the R-1 (Single Family Residential) Zone.~~
- ~~3. A manufactured home may be allowed as a construction field office or temporary quarters for security personnel during construction, as per Section 404. M .2., provided no person other than the caretaker or night watchman occupies the unit.~~

.....

SECTION 418. "C-1" ZONE, LIGHT COMMERCIAL.

.....

C. CONDITIONAL USES.

- 1. Residences as allowed in the "R-3" Zone, subject to the property development standards of the "R 3" Zone.
- 2. Manufactured Home Parks, subject to the ~~property development standards of the "MH" Zone~~provisions of Section 409.
- 3. Recreational Vehicle Parks, subject to the provisions of Section 409.
- ~~3~~4. Outdoor entertainment.
- ~~4~~5. Wholesale establishments, provided such activity shall be conducted within a completely enclosed building.

56. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

.....

SECTION 419. "C-2" ZONE, HEAVY COMMERCIAL.

.....

C. CONDITIONAL USES.

1. Residences as allowed in the "R-3" Zone, subject to the property development standards of the "R-3" Zone.
2. Manufactured Home Parks, subject to the ~~property development standards of the "MH" Zone~~provisions of Section 409.
3. Recreational Vehicle Parks, subject to the provisions of Section 409.
34. Outdoor commercial recreation establishments.
45. Drive-in theatres.
56. Construction Yard and Equipment, except heavy construction equipment.
67. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

.....

SECTION 423. "CF" ZONE, COMMUNITY FACILITY.

.....

C. CONDITIONAL USES.

1. ~~RV~~Recreational Vehicle Parks, subject to the provisions of Section 409.
2. Any use determined by the Zoning Administrator to be similar to those listed above and not detrimental to the public health, safety and general welfare.
3. Any existing use in a Community Facility Zoning District shall not be converted to another permitted use, except by Conditional Use Permit.

.....

SECTION 425. "AR-70" ZONE, AGRICULTURAL RESIDENTIAL.

.....

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.
2. Cemeteries.
3. Public utility buildings, structures or appurtenances thereto for public service use.
Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Campgrounds.
5. ~~RV~~Recreational Vehicle Parks, subject to the provisions of Section 409.

.....

Table 1. Zones Permitting RV Parks in Yavapai County Jurisdictions

Commercial Zones in Bold

Cottonwood

- GA* (General Agriculture, 410.C.3)
- CF* (Community Facility, 423.C.1)
- AR-70* (Agricultural Residential, 425.C.5)
- AR-43* (Agricultural Residential, 411.C.5)

Clarkdale

- R4 (MH Residential, Sec 3-060.A.3)
- **C* (Commercial, Sec 3-0100.C.4)**
- **NC* (Neighborhood Commercial, Sec 3-0110.C.4)**
- **HC* (Highway Commercial, Sec 3-120.D.3)**

Camp Verde

- R1* (Residential: single-family, 203.B.3.e)
- R2* (Residential: Duplex & Other Multi-Family Uses, 203.C.3.c)
- RR* (Residential-Rural, 203.D.3.c)
- RS* (Residential and Services, 203.E.3.e)
- **C1* (Commercial: Neighborhood sales and services, 203.F.3.d)**
- **C2* (Commercial: General sales and services, 203.G.2.c)**
- **C3* (Commercial: heavy commercial, 203.H.3.c)**

Sedona

- **L* (Lodging, Use Table)**
- CF* (Community Facilities, Use Table)

Prescott Valley

- **C1* (Commercial; Neighborhood Sales and Services, 13-13-020.C.3)**
- **C2* (Commercial; General Sales and Services, 13-14-020.C.5)**

Prescott

- RS* (Recreational Space, Sec 2.3 Use Table)
- **BG* (Business General, Sec 2.3 Use Table)**
- **BR* (Business Regional, Sec 2.3 Use Table)**
- **IT (Industrial Transition, Sec 2.3 Use Table)**
- **IL (Industrial Light, Sec 2.3 Use Table)**
- RE-2** (Rural Estate 2 Acres, Sec 2.3 Use Table)

Chino Valley

- **CL* (Light Commercial, 3.15.C.7) 25 units or less**
- **CH (Commercial Heavy, 3.16.B.13) 26 units or more**

Yavapai County

- **C1*** (Commercial; Neighborhood Sales and Services, 420.B)**
- **C2*** (Commercial; General Sales and Services, 421.A)**

* Conditional use permit approval required

** Special use approval required

*** Under "mobile home court" - Administrative Review with Comment Period required – waived in C2 if not adjacent to residential

Table 2. Existing RV Parks in the Verde Valley

Cottonwood

- Camelot RV Park, 651 N. Main St. (**C-1 Zone**)
- Stoneybrook Mobile Home and RV Park, 29 S. Main St. (AR-20, **C-1 Zones**)
- Old Town Cottonwood RV Park, 427 N. 15th St. (R-4 Zone)
- Rio Verde RV Park, 3420 E. State Route 89A (AR-20, **C-2 Zones**)
- Clarkdale RV, 1160 N. Old Clarkdale Hwy (**C-1 Zone**)

Clarkdale

- Rain Spirit RV Resort, 551 S. Broadway St. (**C Zone**)

Camp Verde

- Cloverleaf RV Village, 3380 W. Cloverleaf Ranch Rd. (RR-2A Zone)
- Verde Ranch RV Resort, 1105 N. Dreamcatcher Dr. (**C2-PAD Zone**)
- Verde River RV Resort and Cottages, 1472 W. Horseshoe Bend Dr. (RR-2A Zone)
- Rancho Verde RV Park, 1488 W. Horseshoe Bend Dr. (RR-2A Zone)
- Distant Drums RV Resort, 583 W. Middle Verde Rd. (PAD Zone)
- Krazy K RV Park, 2075 N. Arena Del Loma (RR-2A Zone)
- Trails End RV Park, 983 W. Finnie Flat Rd. (**C2 Zone**)
- Clear Creek RV Park, 4483 E. State Route 260 (**C1**, RR-2A Zones)
- Zane Grey RV Village, 4500 E. State Route 260 (RR-2A Zone)

Sedona

- Rancho Sedona RV Park, 135 Bear Wallow Ln. (RS-10 Zone)
- Oak Creek Mobilodge, 1156 State Route 179 (RS-10 Zone)

Yavapai County

- Turquoise Triangle RV Park, 2501 E. State Route 89A, Cottonwood (**C2-3 Zone**)
- Thousand Trails, 6400 E. Thousand Trails Rd., Cottonwood (RCU-2A Zone)
- Sedona View RV Resort, 4900 S. Genesis Dr., Cottonwood (PAD Zone)
- Mountain Vu RV Park, 11295 E. Cornville Rd., Cornville (**C1-3 Zone**)
- Lo-Lo-Mai Springs Campground, 11505 E. Lolo Mai Rd., Page Springs (PAD Zone)
- Sunrise Resorts of Arizona, 1951 N. Page Springs Rd., Page Springs (RCU-2A Zone)

From: john stoumbis paintedfish@cox.net [mailto:elgolforocks@gmail.com]

Sent: Tuesday, September 01, 2020 8:48 AM

To: Gary Davis <gdavis@cottonwoodaz.gov>

Subject: Re: City of Cottonwood RV Park Zoning Standards - Proposed Amendments

Good morning Gary,

I am John Stoumbis, Rebecca's husband and partner in the rv park. We have had a lot going on ,so were unable to attend meeting,sorry. I always find being an outsider attending public hearings / meetings is a learning experience in many ways.

Anyway our park " old town cottonwood RV " meets most of your new requirements, and it did when built back in the 90's I generally agree with the proposed changes. First off our park is small with less than 10 spaces, but it fills a spot in the housing market that is in shortage.Most of the tennants are on lower income levels, so having a park with a clean, organized, environment, for their Rv is a blessing. I try at all times to keep the park clean and beautiful. I have the before pictures when we bought the park 6 plus years ago. We also have many comments from people that live in the area, that appreciate our pride. (the fine homes on Kerly, Vanderhoff and Vaquero drive access past us daily). The new rules I am sure are needed to keep quality of life, and safety priorties for C.O.C.I would like to help if possible in the future, if you have a citizens board Thank you John and Rebecca OLD TOWN COTTONWOOD RV PARK



STAFF MEMO

TO: Planning and Zoning Commission

FROM: Gary Davis, Community Development Planner

HEARING DATE: September 21, 2020

PROJECT NUMBER: **PP 20-001 Preliminary Plat for The Vineyards at Cottonwood Phase II.**

The applicant requests consideration of a Preliminary Plat for a 21-lot single family residential subdivision to be known as The Vineyards at Cottonwood Phase II. The site is located on the south side of Groseta Ranch Rd, approximately 600 feet east of State Route 89A, currently zoned PAD (Planned Area Development). APN 406-23-174E.

BACKGROUND

Owner: Yavapai Title Agency Trust #400 – KJ Kasun as Member
Agent/Applicant: SEC, Inc., Krishan Ginege, PE, President

The City Council approved the PAD rezoning proposal for The Vineyards at Cottonwood on November 15, 2016. The Planning and Zoning Commission approved the 41-lot Phase I Preliminary Plat in November of 2016 and the City Council approved it on January 17, 2017. The City Council approved the Final Plat for Phase I on May 16, 2017.

STAFF ANALYSIS

The site of Phase II is directly southeast of Phase I across Groseta Ranch Road. The Phase would consist of 21 single-family residential lots accessed from Anna's Avenue, a through street running north and south within The Vineyards development. The application states the site is on two parcels but they have recently been combined into one, APN 406-23-174E. The acreage given on the application, 34.27, is the size of the overall parcel. The area of the Phase II plat is a 4.2-acre portion of that parcel.

Design of houses, trails, and landscaping will be similar to those approved by the Planning and Zoning Commission for Phase I in November of 2016. Therefore, a new Design Review application is not needed for Phase II.

SUBDIVISION PROCESS

The Planning and Zoning Commission considers the Preliminary Plat at a Public Hearing and makes its recommendation. The Preliminary Plat is forwarded to the City Council with the Commission's recommendation. Upon approval of the Preliminary Plat by the City Council, the Final Plat may be submitted to staff for technical review. The Final Plat includes detailed final engineering plans, related technical documents and submittal of financial assurances for completion of proposed public dedications. Once the technical review is completed, the Final Plat goes directly to the City Council for consideration of approval.

- 1. Master Plan/Sketch Plan:** Staff preliminary meeting.

- 2. Preliminary Plat:**
 - A. Staff Review: Complete plans submitted.
 - B. Agency Review: 20 working days minimum from submittal (approx. 1 month)
Can take longer if technical issues need to be resolved.
 - C. P&Z Commission: Ensure plans are in compliance with requirements.
 - D. City Council: Preliminary Plat approval valid for 24 months.

- 3. Final Plat:**
 - A. Staff Review: Review time as needed to ensure all requirements are met.
Can take longer if technical issues still need to be resolved.
 - B. City Council: Ensure plans are in compliance with requirements.
Can take longer if issues still need to be resolved.
 - C. Recordation: Recorded after Council approval.

REQUESTED ACTION

Review and provide recommendation to City Council regarding the Preliminary Plat submittal for Phase II of The Vineyards at Cottonwood.

If the Commission desires to approve this item, the suggested motion is:

I move to recommend approval of the Preliminary Plat for The Vineyards at Cottonwood Phase II, subject to the following stipulations:

1. Developer will provide the City of Cottonwood with an acceptable assurance that all required improvements will be completed as indicated by the City and outlined within Section 302.04, 500.01, and 500.03 of the City of Cottonwood Subdivision Ordinance, prior to approval and recording of a Final Plat.

2. Developer adheres to all Code Review Board comments dated June 19, 2020, and as may be provided during subsequent reviews.
3. The Final Plat must include all required information of submittal found in Article 4 of the city's Subdivision Ordinance.
4. Any comments generated from review of future submittals, including the Final Plat are adhered to prior to approval and recording of the Final Plat.
5. All road/street heights, widths, cul-de-sac and hammerhead turn around distance(s) shall meet the requirements in the 2018 International Fire Code Appendix D and the City of Cottonwood conditions.
6. Corner lots shall be at least ten percent wider than typical interior lots, per Subdivision Ordinance Section 603.03.
7. If Groseta Ranch Road is not yet under construction at the time that Phase II begins construction the Anna's Avenue-Groseta Ranch Road intersection shall be constructed in its entirety with the Phase II improvements.
8. Dedicate trail easement located per Master Development Plan Appendix Q and construct trail west to SR 89A/Groseta Ranch Road roundabout and east to connecting trail per standards approved with The Vineyards at Cottonwood Phase I.

The Planning & Zoning Commission may add any other stipulations it deems necessary.

Attachments:

Preliminary Plat

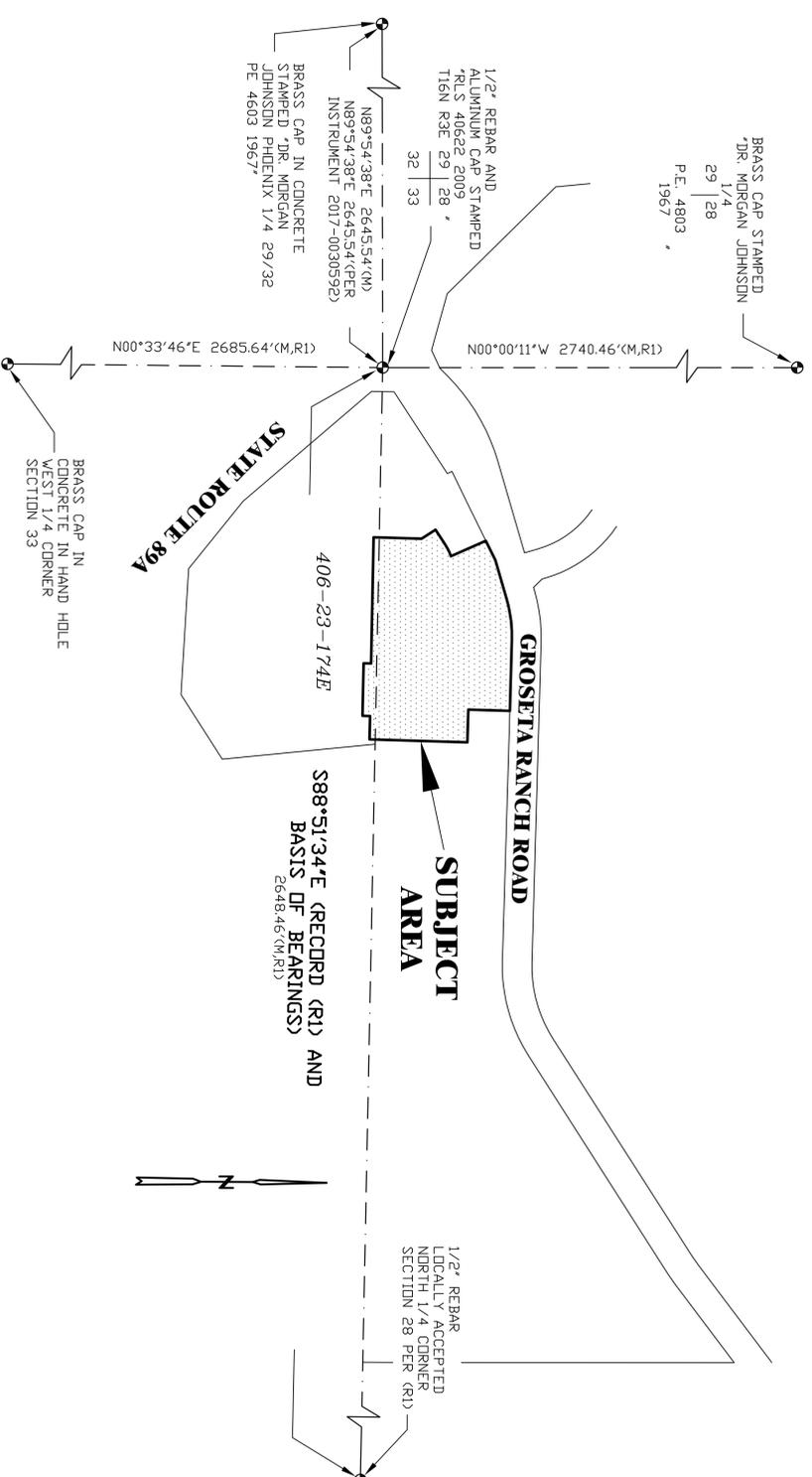
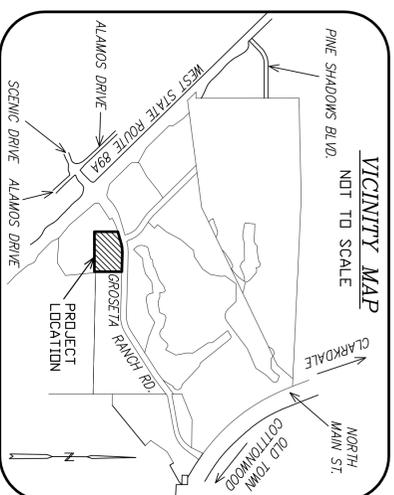
Application, Letter of Intent with Master Plan and Landscape Plan

Location Map with Surrounding Zoning

Photographs

PRELIMINARY PLAT THE VINEYARDS AT COTTONWOOD – PHASE 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28 AND
THE NORTHWEST 1/4 OF SECTION 33,
T.16N., R.3E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCEL 406-23-174E
CITY OF COTTONWOOD



OWNER:
YAVAPAI TITLE AGENCY TRUST #400
7765 N. WILLIAMSON VALLEY ROAD
PRESCOTT, AZ 86305
(817) 602-6365

DEVELOPER:
GRANITE MOUNTAIN ASSET MANAGEMENT, L.L.C.
SWATZE MCGRANE
CLARK PETTIT
KU KASUN
7765 N. WILLIAMSON VALLEY ROAD
PRESCOTT, AZ 86305
(817) 602-6365

CIVIL ENGINEER / LAND SURVEYOR:
SEC, INC.
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889 FAX
REGISTRATION NUMBERS: RLS 40829, P.E. 49109

ZONING:
CURRENT ZONING: PLANNED AREA DEVELOPMENT (P.A.D.)

UTILITY PROVIDERS:
ELECTRICITY: ARIZONA PUBLIC SERVICE
NATURAL GAS: UNISOURCE ENERGY SERVICE
TELEPHONE: CENTURY LINK
SOLID WASTE: PATRIOT DISPOSAL
POLICE: CITY OF COTTONWOOD
EMERGENCY SERVICES: CITY OF COTTONWOOD
WATER: CITY OF COTTONWOOD
SEWER: CITY OF COTTONWOOD

PROJECT BENCHMARK:
DESIGNATION: PANORAMA
PID: DH5792
PROJECT BENCHMARK LIES N56°27'W
APPROXIMATELY 9235' FROM THE SOUTHWEST
CORNER OF SECTION 28.

DATUM: NAVD-88
ELEVATION USED: 3936.52'

TOPOGRAPHY:
SOURCE: AEROTECH MAPPING
FLIGHT DATE: DECEMBER 08, 2015
CONTOUR INTERVAL: 1'

FLOOD ZONE DESIGNATION:
PER FRM MAP NUMBER 04025C17566, REVISED
SEPTEMBER 3, 2010, THE SUBJECT AREA LIES
WITHIN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE
UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISED 09/09/20 TO
ADDRESS CITY COMMENTS.

MARK J. PARR
R.L.S. #40829



THE VINEYARDS AT COTTONWOOD PHASE II		
SECTION 28 AND SECTION 33 T16N., R3E.		
DATE 08/17/20	DRAWN B.L.S.	SHEET 1 OF 4
SCALE 1" = 50'	CHECKED M.J.F.	19-0709CE The Vineyards Pldt. Preliminary.dwg
825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landngl.com		

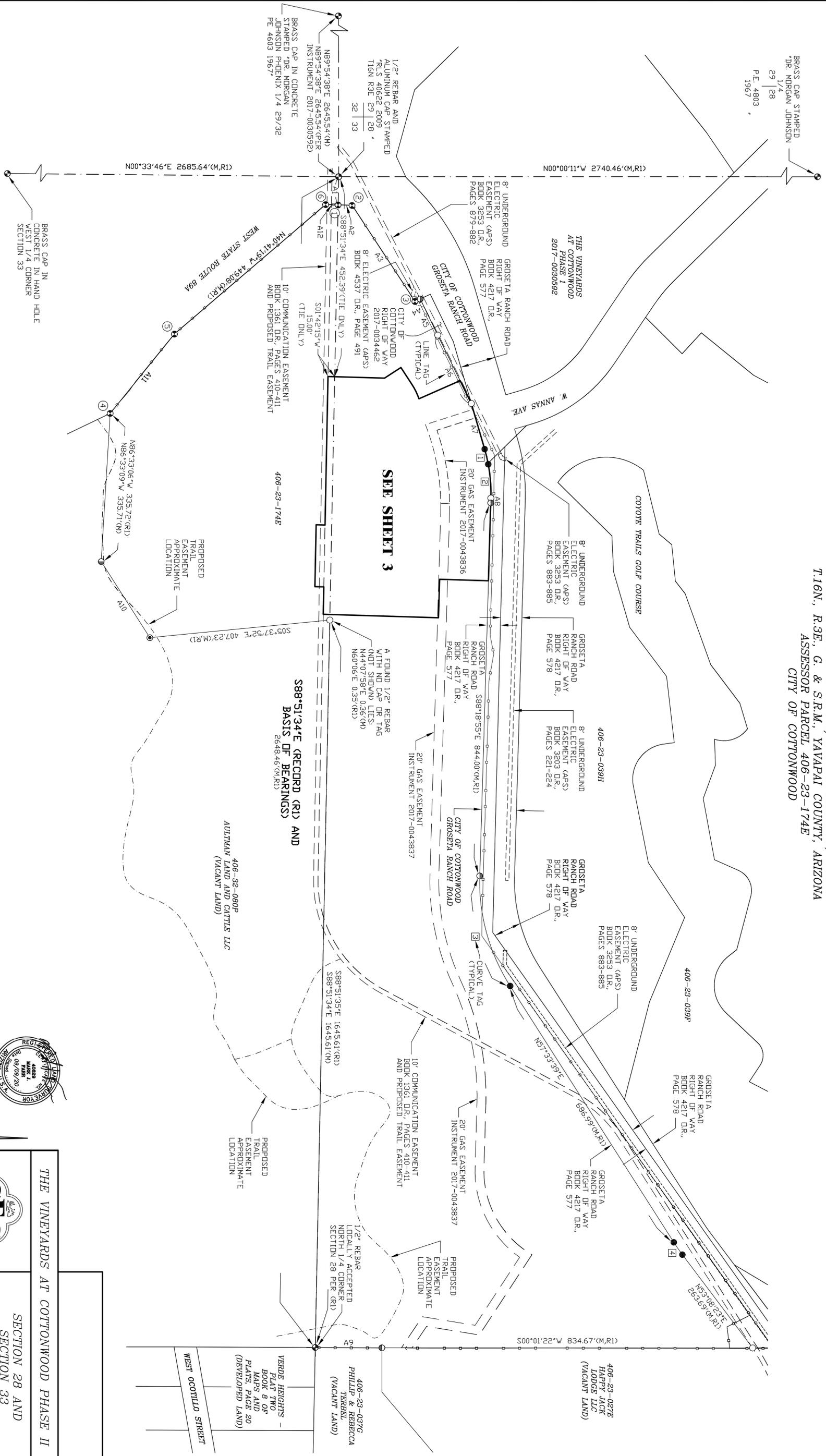
THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

DISCLAIMER: These plats/documents have been prepared using technical knowledge and skills that would be applied by other qualified registrants in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plats/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plats/documents should understand that it is highly probable that errors and omissions will occur in any plat/document preparation process.

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PRELIMINARY PLAT THE VINEYARDS AT COTTONWOOD – PHASE 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28 AND
THE NORTHWEST 1/4 OF SECTION 33,
T.16N., R.3E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCEL 406-23-174E
CITY OF COTTONWOOD



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SEE SHEET 4 FOR LEGEND
AND LINE AND CURVE DATA
TABLES.



SCALE: 1" = 100'
0' 50' 100' 200'

THE VINEYARDS AT COTTONWOOD PHASE II	
SECTION 28 AND SECTION 33 T16N., R3E.	
DATE 08/17/20	DRAWN B.L.S.
SCALE 1" = 100'	CHECKED M.J.F.
825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landngl.com	SHEET 2 OF 4 19-0709CE The Vineyards Prelim Plat

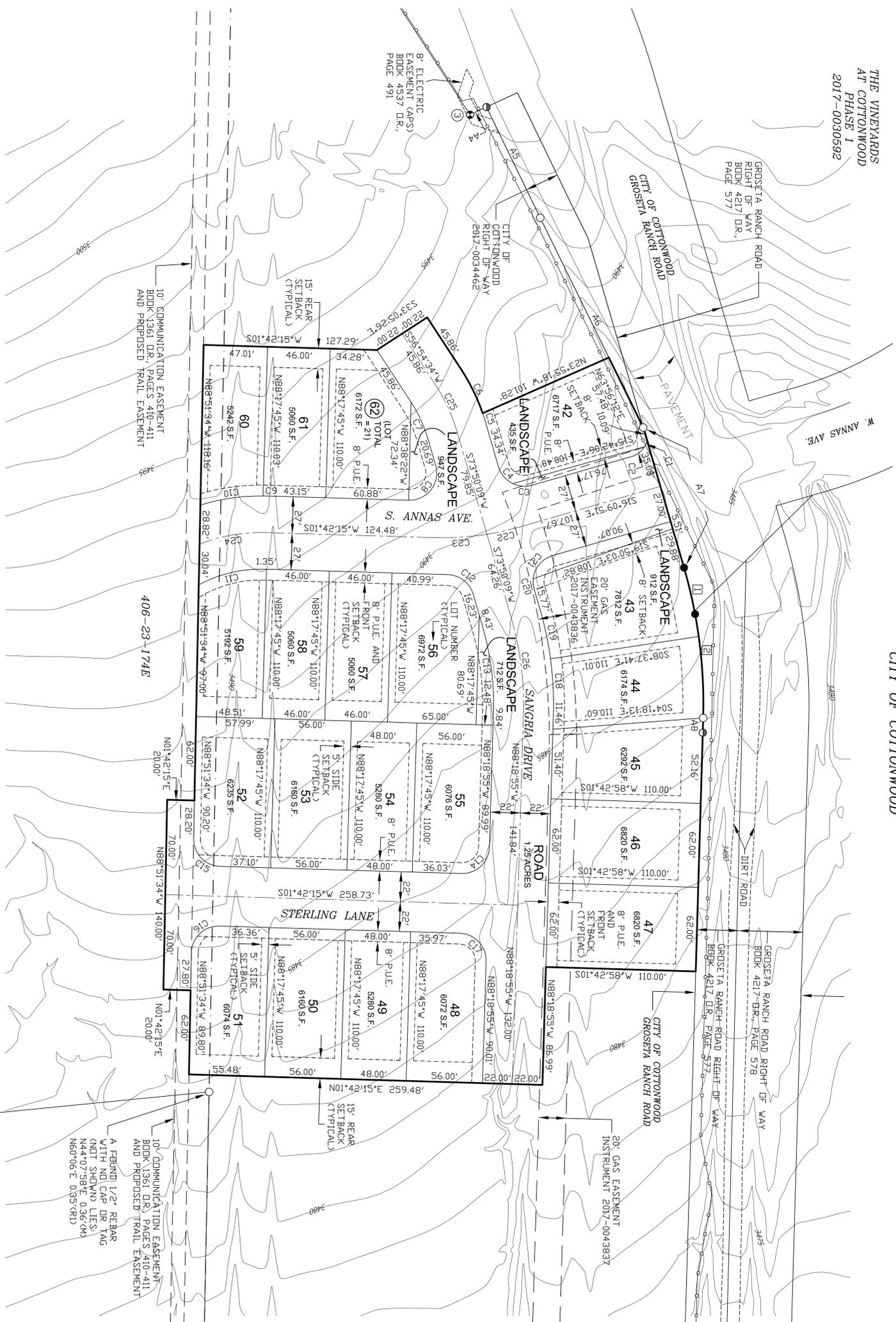
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THE NORTHWEST 1/4 OF SECTION 33,
T.16N., R.3E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCEL 406-23-174E
CITY OF COTTONWOOD

THE VINEYARDS
AT COTTONWOOD
PHASE 1
2017-0030592



**SEE SHEET 4 FOR LEGEND
AND LINE AND CURVE DATA
TABLES.**

THE VINEYARDS AT COTTONWOOD PHASE II



SCALE: 1" = 40'
0' 20' 40' 80'

SEC INC.		825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landngl.com	
DATE	DRAWN	CHECKED	SHEET
08/17/20	B.L.S.	M.J.F.	3 OF 4
SCALE	CHECKED		
1" = 40'	M.J.F.		
			19-0709CE The Vineyards Preliminary

THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

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T.16N., R.3E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCEL 406-23-174E
CITY OF COTTONWOOD

LEGEND

- ④ INDICATES FOUND MONUMENT AS NOTED
- ③ INDICATES FOUND 3" ALUMINUM A.D.O.T. CAP STAMPED AS NOTED.
- ① 1486 S-366-722 2009 RLS 40622'
- ② 1460 S-366-722 2009 RLS 40622'
- ③ 1459 S-366-722 2009 RLS 40622'
- ④ 1463 S-366-722 2009 RLS 40622'
- ⑤ 1462 S-366-722 2009 RLS 40622'
- ⑥ 1461 S-366-722 2009 RLS 40622'
- INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "KVE LS 48100"
- INDICATES FOUND BENT 1/2" REBAR WITH NO CAP OR TAG
- ① INDICATES FOUND 1/2" REBAR WITH DBLITERATED PLASTIC CAP
- INDICATES FOUND 1/2" REBAR WITH NO CAP OR TAG
- INDICATES FOUND 5/8" REBAR WITH BRASS TAG STAMPED "FOUND MON PLS 32224"
- INDICATES SET 5/8" REBAR WITH CAP STAMPED "SEC INC LS 40829"
- (C) INDICATES CALCULATED DIMENSIONS
- (M) INDICATES MEASURED DIMENSIONS
- DR INDICATES OFFICIAL RECORDS
- (RD) INDICATES DIMENSIONS PER INSTRUMENT 2018-0020740
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- INDICATES BARBED WIRE FENCE
- INDICATES CHAIN LINK FENCE

NOTES:

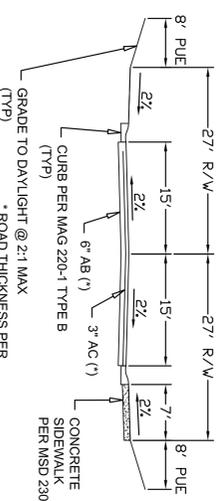
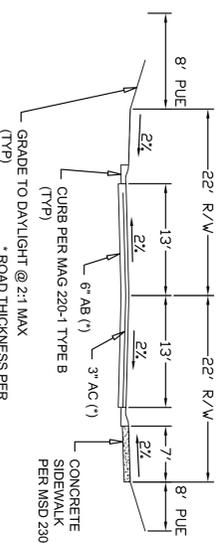
1. A BRASS TAG STAMPED "SEC INC LS 40829" HAS BEEN ATTACHED TO ALL FOUND MONUMENTS ACCEPTED AS BEING ON SUBJECT PROPERTY LINES, THAT DID NOT HAVE AN IDENTIFYING CAP OR TAG.

LINE DATA

A1	S88°51'34"E 63.96'(M)	(M,R)	Delta = 05°36'22"
A2	S88°50'56"E 63.96'(R)	Radius = 360.00'	Length = 352.23'
A3	N01°47'45"E 31.33'(M)	Chd. Brng. = N76°38'20"E	Chd. Dist. = 352.21'
A4	N56°54'34"E 259.24'(M,R)	(M,R)	Delta = 12°14'34"
A5	N25°08'18"W 13.31'(M,R)	Radius = 360.00'	Length = 360.92'
A6	N64°15'46"E 90.68'(M,R)	Chd. Brng. = N85°33'48"E	Chd. Dist. = 76.78'
A7	N63°56'12"E 172.15'(M,R)	(M,R)	Delta = 34°07'26"
A8	N73°50'09"E 107.56'(M,R)	Radius = 440.00'	Length = 262.05'
A9	S88°18'55"E 10.84'(M)	Chd. Brng. = N74°37'22"E	Chd. Dist. = 238.20'
A10	S00°17'19"W 230.49'(M,R)	(M,R)	Delta = 04°25'16"
A11	S57°33'17"W 204.00'(M,R)	Radius = 440.00'	Length = 333.95'
A12	N51°07'57"W 230.49'(M,R)	Chd. Brng. = N55°21'01"E	Chd. Dist. = 333.94'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD. DIR.	CHD. DIST.
C1	17°24'52"	16.00'	4.86'	2.45'	N67°47'08"W	4.84'
C2	42°54'51"	16.00'	11.98'	6.29'	N97°37'16"W	11.71'
C3	41°48'33"	20.00'	14.59'	7.64'	N04°44'25"E	14.27'
C4	48°11'27"	20.00'	16.82'	8.94'	N49°44'25"E	16.33'
C5	02°41'27"	144.50'	6.79'	3.39'	S72°29'25"W	6.79'
C6	14°14'08"	144.50'	35.90'	18.04'	S64°01'38"W	35.81'
C7	16°55'35"	100.50'	29.69'	14.95'	S65°22'21"W	29.58'
C8	107°52'06"	20.00'	37.65'	27.46'	N52°13'48"W	32.33'
C9	01°05'32"	149.50'	2.85'	1.42'	S01°09'29"W	2.85'
C10	17°54'59"	149.50'	46.75'	23.57'	S08°20'46"E	46.56'
C11	30°15'10"	95.50'	50.43'	25.82'	S13°25'21"E	49.84'
C12	72°07'54"	20.00'	23.18'	14.57'	S37°46'12"W	23.55'
C13	17°50'56"	205.00'	63.86'	32.19'	S82°45'37"W	63.60'
C14	90°01'10"	20.00'	31.42'	20.01'	N43°18'20"W	28.229'
C15	89°26'11"	20.00'	31.22'	19.80'	N46°25'20"E	28.14'
C16	90°33'49"	20.00'	31.61'	20.20'	S43°34'40"E	28.42'
C17	89°58'50"	20.00'	31.41'	19.99'	S46°41'40"W	28.28'
C18	09°19'33"	249.00'	40.93'	20.31'	S87°01'18"W	40.48'
C19	08°31'23"	249.00'	37.04'	18.55'	S78°05'50"W	37.01'
C20	22°06'42"	20.00'	23.70'	13.46'	S50°06'30"E	22.34'
C21	67°53'18"	20.00'	23.70'	13.46'	N12°39'35"W	24.45'
C22	07°00'32"	200.00'	24.47'	12.25'	N83°43'32"W	37.85'
C23	10°51'34"	200.00'	37.91'	19.01'	N09°56'05"E	49.143'
C24	23°16'39"	122.50'	49.177'	25.23'	S65°22'21"W	36.06'
C25	16°55'35"	122.50'	36.19'	18.23'	S82°45'37"W	70.43'
C26	17°50'56"	227.00'	70.72'	35.65'		



THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

DISCLAIMER: These plats/documents have been prepared using technical knowledge and skills that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plat documents could contain unintentional technical inaccuracies, typographical errors or omissions. Use of these plat documents should understand that it is highly probable that errors and omissions will occur in any plat/document preparation process.

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COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landngl.com

THE VINEYARDS AT COTTONWOOD PHASE II

SECTION 28 AND
SECTION 33
T16N., R3E.

DATE: 08/17/20

SCALE: NONE

CHECKED: M.J.F.

SHEET: 4 OF 4

19-0709CE
The Vineyards
Pldt. Preliminary.dwg



PRELIMINARY PLAT APPLICATION

CDD Development Application
#206

PROPERTY OWNER Name: <u>Yavapai Title Agency Trust #400- KJ Kasun as Member</u> Address: <u>7765 N Williamson Valley Rd</u> City: <u>Prescott</u> State: <u>AZ</u> Zip: <u>86305</u> Phone: _____ Cell: <u>(817) 602-6365</u> Fax: _____ E-Mail <u>kjkccc@yahoo.com</u>	APPLICATION NUMBER: <u>PP 20-001</u>
AGENT/REPRESENTATIVE <small>IDENTIFY THE PERSON WHO WILL COMMUNICATE WITH CITY STAFF, AND RECEIVE CORRESPONDENCE DURING THE HEARING PROCESS. CITY STAFF WILL NOT ACCEPT RESPONSIBILITY FOR COMMUNICATING WITH OTHER PROJECT PERSONNEL</small> Name: <u>SEC, Inc.- Krishan Ginige, PE, President</u> Address: <u>825 Cove Parkway</u> City: <u>Cottonwood</u> State: <u>AZ</u> Zip: <u>86326</u> Phone: <u>(928) 634-5889</u> Cell: _____ Fax: _____ E-Mail <u>kginige@sec-landmgt.com</u>	ZONING: <u>PAD</u>
REQUEST: <u>Preliminary Plat Submittal- Vineyards at Cottonwood Phase II</u> _____ _____ IDENTIFY ANY NECESSARY CODE EXCEPTIONS: _____	APPLICATION DATE: <u>8/19/20</u> FEES: <u>\$2,025</u> RECEIPT #: <u>9474</u> DATE: <u>9/9/20</u> TAKEN BY: <u>GARY DAUIS</u>

ASSESSOR'S PARCEL NUMBER(S) 406-23-174C & 406-23-174D **ACRES** 34.27

SITUS ADDRESS (if applicable) N/A

SUBDIVISION: _____ **LOT(S):** _____ **BLOCK:** _____ **UNIT:** _____

Legal description attached (for Metes & Bounds Parcel or for Subdivision Lot Split)

I hereby certify that the information in this application is complete and accurate; and that I am the applicant of the bona fide agent of same as state above.

Signature: Date: 8/19/20

Please Print Name: Krishan Ginige

RECEIVED AUG 19 2020



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

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www.sec-landmgt.com

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COTTONWOOD, ARIZONA 86326
(928) 634-5889
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August 19, 2020

Scott Ellis
Community Development Director
City of Cottonwood
111 North Main Street
Cottonwood, AZ 86326

Re: Letter of Intent for Preliminary Plat Submittal and Planning and Zoning Commission Approval for Vineyards at Cottonwood Phase II- Yavapai County APN 406-23-174C & 406-23-174D

Dear Scott:

This submittal for Preliminary Plat and Planning and Zoning Commission approval covers Phase II of the Vineyards at Cottonwood, as previously reviewed under a Multi-Phased Master Development Plan submitted in May of 2016 and revised in June and August of 2016.

The management and development of the property remains with Granite Mountain Asset Management LLC as described in the Master Development Plan. Phase II will be located just South of Groseta Ranch Road and East of its intersection with Annas Avenue (see attached Phase II Site Plan).

Single family homes are to be built on 21 lots ranging in size from 5,060 sf to 7,918 sf. Individual homes will range in size from 1,200 sf to 1,500 sf and will offer similar architecture and style as the patio homes built in Phase I (refer to Vineyards at Cottonwood Phase II Site Plan). Utilities for the new homes will be provided through permitted main extensions to existing public utilities that are either adjacent to (power, water and phone) or already exist on the property (sewer).

Roads will be built to the modified residential street standards utilized in Phase I. Streets will be designed in a manner to allow extension into future phases where applicable. Permanent and temporary vehicle turnarounds will be built to Fire District standards and will be surfaced with AB. Groseta Ranch Road improvements under Phase II will be limited to its intersection with the Phase II entrance road.

Annas Avenue will act as a modified collector road. It will have two (2) 15' lanes, 2' curb and gutter with a 7' sidewalk and a right-of-way width of 54'. Sangria Drive and Sterling Lane will follow a residential road standard with 13' lanes, curb and gutter, sidewalk and a 44' right-of-way. See Phase II Site Plan road access cross sections for additional details.

The new lots will not be impacted by the washes that cross the parcels further to the South. Stormwater hydraulic design will be to the City of Cottonwood standards. The general flow pattern of the area is from the Northwest to Southeast. Drainage from the proposed development will flow into an unnamed wash to the Southeast. In consideration of its closeness to the existing wash, the time of concentration of the proposed Phase II drainage will be significantly different to the major wash to the West. Therefore, we propose no new peak flow control for this phase of the Vineyards at Cottonwood.

Landscaped areas will be provided along both sides of Annas Avenue at the entrance and in other available areas as identified on the Landscape Plan.

An updated Master Site Plan for the entire project is also attached for reference. Based on the available information at the current time, the Master Plan shows the possible improvements based on residential development. It is difficult to anticipate the market conditions and what future needs are to be satisfied. Therefore, the project reserves the right to the different types of uses proposed in the Multiphase Development Plan and Development Agreement. All future developments will go through land planning and approval processes, at which time additional details will be provided.

Thank you for your consideration. Please feel free to contact me at kginige@sec-landmgt.com or 928-634-5889 if you need additional information or can be of further assistance.

Sincerely



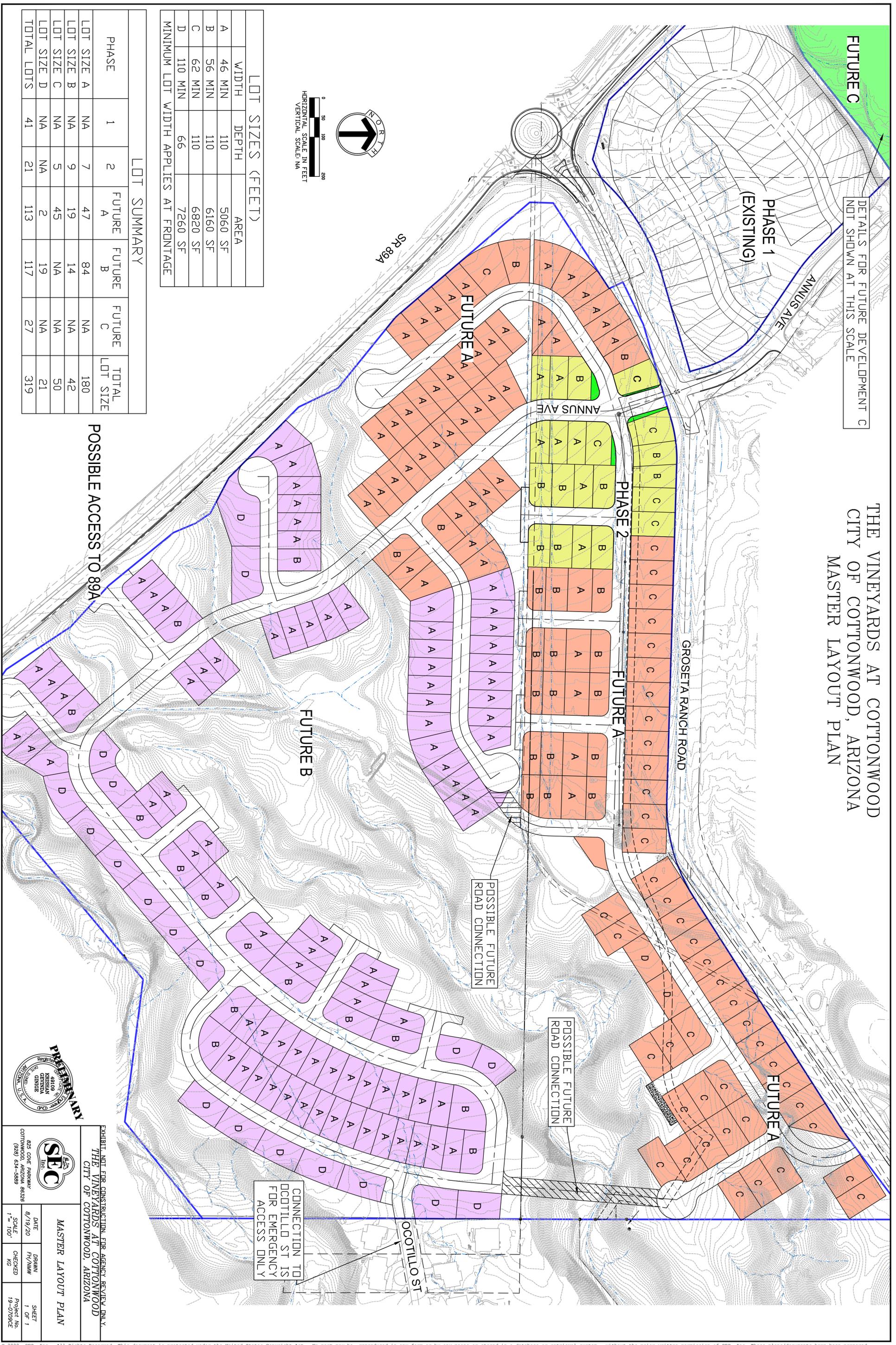
Krishan Ginige, P.E., MS, CFM



Growth is inevitable...it's planning that makes the difference.

DETAILS FOR FUTURE DEVELOPMENT C
NOT SHOWN AT THIS SCALE

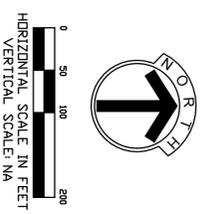
THE VINEYARDS AT COTTONWOOD
CITY OF COTTONWOOD, ARIZONA
MASTER LAYOUT PLAN



LOT SIZES (FEET)

WIDTH	DEPTH	AREA	
A	46 MIN	110	5060 SF
B	56 MIN	110	6160 SF
C	62 MIN	110	6820 SF
D	110 MIN	66	7260 SF

MINIMUM LOT WIDTH APPLIES AT FRONTAGE



LOT SUMMARY

PHASE	1	2	FUTURE A	FUTURE B	FUTURE C	TOTAL LOT SIZE
LOT SIZE A	NA	7	47	84	NA	180
LOT SIZE B	NA	9	19	14	NA	42
LOT SIZE C	NA	5	45	NA	NA	50
LOT SIZE D	NA	NA	2	19	NA	21
TOTAL LOTS	41	21	113	117	27	319

POSSIBLE ACCESS TO 89A

POSSIBLE FUTURE ROAD CONNECTION

POSSIBLE FUTURE ROAD CONNECTION

CONNECTION TO OCOTILLO ST IS FOR EMERGENCY ACCESS ONLY

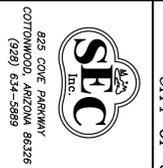


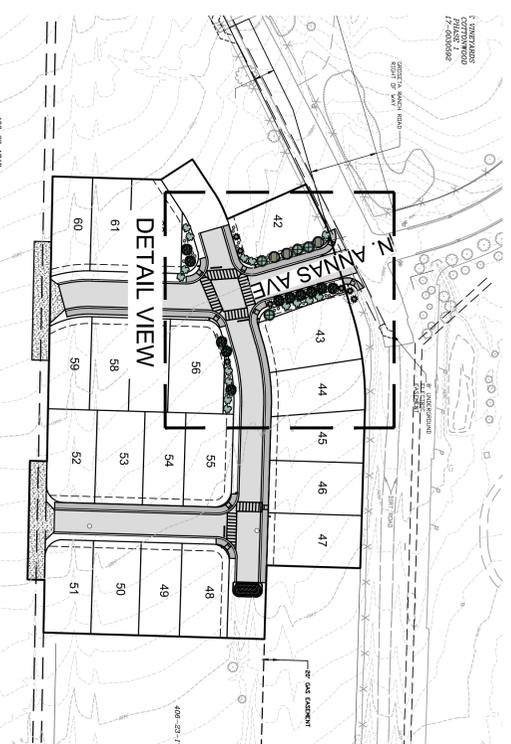
EXHIBIT NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY.
THE VINEYARDS AT COTTONWOOD
CITY OF COTTONWOOD, ARIZONA

MASTER LAYOUT PLAN			
DATE	DRAWN	SHEET	
8/19/20	FH/NMW	1 OF 1	
SCALE	CHECKED	Project No.	
1"=100'	NO	19-07090C	

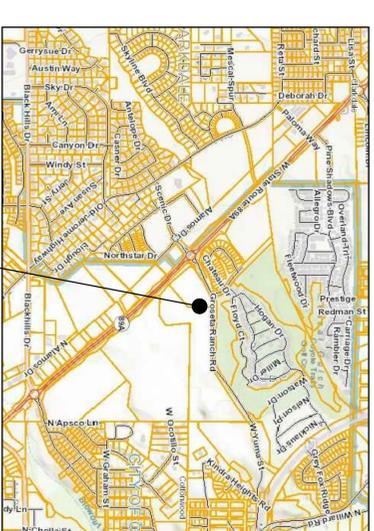
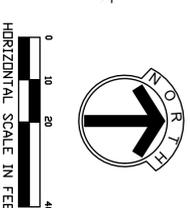
THE VINEYARDS AT COTTONWOOD, PHASE II

LANDSCAPE PLAN

LOCATED IN SECTIONS 28 AND 33,
T16N, R3E, G1LA & SALT RIVER PRINCIPAL MERIDIAN
CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA
APN 406-23-174C & 406-23-174D (4.22 ACRES +/-)



DETAIL VIEW
1"=20'



PROJECT LOCATION
NO SCALE

LANDSCAPE LEGEND

SYMBOL	NAME
TREES	<ul style="list-style-type: none"> Quercus emoryi EMORY RED OAK Tree / SHRUB
SHRUBS	<ul style="list-style-type: none"> Prosopis glandulosa TEXAS HONEY MESQUITE
ACCENTS	<ul style="list-style-type: none"> Eremophila hydropathica 'Blue Balls' BLUE BELL EMU BUSH Juniperus x pfliegeriana 'Sea Green' SEA GREEN JUNIPER
GROUNDCOVER	<ul style="list-style-type: none"> Dalea greggii TRAILING DALEA

EXHIBIT FOR AGENCY REVIEW ONLY
THE VINEYARDS AT COTTONWOOD PHASE II
CITY OF COTTONWOOD, ARIZONA



LANDSCAPE PLAN			
DATE	DRAWN	SHEET	
8/18/20	RKH	1 OF 1	
SCALE	CHECKED	PROJECT NO.	
AS SHOWN	KG	19-07090CE	

NOTE: LANDSCAPING MATERIALS IN THE ENTRY AREA ARE
SELECTED TO REMAIN WITHIN SITE VISIBILITY CONSTRAINTS

Looking south on Anna's Avenue at Groseta Ranch Road



Looking north on Anna's Avenue at Groseta Ranch Road



Looking east from Anna's Avenue alignment

