



**REVIEW OF
“THE VINEYARDS AT COTTONWOOD”
PLANNED AREA DEVELOPMENT (PAD) REZONING**

**City of Cottonwood City Council Work Session
September 13, 2016 Work Session**

Staff Review: Charles Scully, Planner

BACKGROUND

The Planning and Zoning Commission considered the proposed PAD rezoning at their July 18, 2016 meeting and recommended approval (5-0) subject to 23 conditions. A neighborhood meeting conducted by the applicants and attended by over 50 people was held at the nearby On the Greens clubhouse on May 25, 2016. At the meeting no major concerns were raised. A full media release for the neighborhood meeting was sent out in advance of the meeting. A 32-square foot public hearing notice sign for the rezoning has been installed on the property facing SR 89A. Notification letters were sent to all property owners within 300 feet of the project boundary, as required. One letter of concern was received by a nearby property owner from the Verde Heights subdivision on N. Ocotillo Street. Concerns included potential trespassing on their property, littering, noise and crime associated with residents of the new development.

PROPERTY HISTORY: In 2001, the 144 acre property was rezoned PAD (Ordinance 408) for the *Groseta Ranch Master Plan* to allow almost 65 acres of commercial, retail and business park uses along the state highway corridor. In addition, over 35 acres of multi-unit residential was approved. That project did not move forward and no development activity took place.

PROJECT SUMMARY: The 555-unit Vineyards at Cottonwood proposal is located on 100.83 acres and includes approximately 65 acres of mixed-residential development, with 3 acres of community center/commercial, and 30 acres of open space preservation.

MASTER DEVELOPMENT PLAN: Planned Area Development (PAD), Section 424 of the Zoning Ordinance, requires submittal of a Master Development Plan (MDP) in a format described in the ordinance. The MDP is intended to lay out the overall proposal and include any proposed unique features. The MDP is approved through the rezoning ordinance and serves as the guide for development of the project.

GENERAL PLAN CONFORMANCE: The proposed development is in conformance with the *Cottonwood General Plan 2025* Land Use Classification, which is indicated as Planned Development (PLD). In addition, the Growth Area Element specifically indicates this property as suitable for efficient, infill development, as per the description of a “growth area,” as defined by Arizona Revised Statutes.

HOUSING MIX: There are 4 types of housing proposed: 1) “single-family residential” on larger lots; 2) “patio homes” comprised of mid-sized, detached single-family residential in 4-unit groupings around a shared driveway access; 3) 8-plex, multi-unit condominiums; and 4) “town homes” condominium. The total number of dwelling units will be limited to no more than 555 residential units.

DESIGN CHARACTER: The design theme for the development is influenced by the Craftsman architectural style, which became a popular style of housing over a century ago. Craftsman style focused on practical design elements while recognizing the quality of handcrafted workmanship. The design style is adaptable to different types of buildings and can be applied to contemporary materials and construction techniques.

Craftsman style structures historically had low-pitched roof lines with gabled or hipped roofs, deeply projecting overhanging eaves, open front porches beneath extensions of the main roof, exposed rafters or decorative brackets under the eaves, tapered, square columns supporting the porch roof, multi-pane double-hung windows, hand-crafted stone, woodwork and metal details, and mixed materials throughout the structure. Roof details often have decorative “knee brace” features or long exposed “rafter tails.” Exterior walls often were finished with wood shingles and exposed horizontal lap siding. Craftsman style may have exposed natural material details, such as wood or stone, in a natural state. Craftsman homes may include a range of colors, such as green, yellow and blue, but with a more “earthy” tone and hue. Accent colors also provide a strong part of the composition and may range from muted neutrals to warm bright colors.

ACCESS AND CIRCULATION: The roundabout at Groseta Ranch Road will be the primary access to the development for the initial phase. As per code, a second means of access will be provided at the time the project reaches 100 dwelling units by connecting Groseta Ranch Road to N. Main Street. Neighborhood interconnection is generally a key transportation goal as this provides greater overall system efficiency on a city-wide basis.

WATER AND SEWER: Water connection will be to City utility lines which have adequate capacity to serve the proposed development. In 2009, the City obtained a Certificate of Water Adequacy for Cottonwood from the Arizona Department of Water Resources (ADWR) based on required studies and analysis. A separate hydrological study is therefore not required for new subdivisions at this time. Water conservation will be promoted through low water and drought tolerant landscaping. Waste water facilities will require extension of lines and will be designed and constructed by the developer according to City requirements.

PHASED DEVELOPMENT: There are nine (9) phases of development indicated over a 10 year period. The proposal is designed to allow flexibility with the mix of housing types for future phases of development while keeping within a defined framework with the overall number of units. PAD Zoning specifically allows consideration of such amendments provide the overall gross density for the development is maintained as approved with the initial MDP. There are four types of housing; however, the exact mix of housing types may be adjusted in future phases so as to respond to market demand. Phase 1 is proposed as 41 single family residential units located directly northeast of the roundabout intersection at SR 89A and Groseta Ranch Road. Subsequent Phases may have a mix of housing types, including condominium apartments, town homes and patio homes; however, the total number of units for the entire project will remain at 555 dwelling units.

DESIGN REVIEW: As per Section 424 (PAD Zone) G.7. regarding Design Review requirements, the following is applicable:

“7. The preliminary review and recommendations by the DRB (*Design Review Board merged with Planning and Zoning Commission, 3-17-2009; Ord. 544*) regarding the design theme and guidelines for the proposed PAD shall not take the place of the formal review and approval for individual buildings, structures and related features which is otherwise required through a separate application process subsequent to the approval of the PAD, unless such future development is specifically approved as part of the MDP or unless such development is otherwise exempt from the Design Review process.”

Design Review Procedures: The developer has requested to defer the Design Review requirements for the project until the time future phases are proposed, as permitted by the PAD Zoning procedures. Prior to development approval the developer will be required to submit for Design Review to the Planning and Zoning Commission for approval, including complete site plan, landscape plan as per Section 407, building design plans, and other standard items for Design Review.

MDP Design Guidelines: PAD Zoning requires preliminary design guidelines to be included as part of the MDP. Design Review, including architecture, site layout, landscaping and open space details, applies to the entire PAD project. In this case, the design review requirements will be deferred to the time the future phases are proposed. The overall design theme based on the Craftsman style has been well documented in the MDP. Future phases will be expected to be of compatible quality and style to the design theme shown.

OPEN SPACE AND TRAILS:

Washes: The site is bisected generally west to east by a series of natural drainage features, including a portion of Mescal Gulch, a mapped FEMA floodplain located to the north of Groseta Ranch Road. Mescal Gulch drains a relatively large watershed reaching towards the upper areas on Mingus Mountain and continuing to the Verde River. The other drainage washes accommodate mostly local runoff from the hillsides and developed areas to the west of SR 89A, which can also carry substantial runoff in flash flood conditions. The layout for the development preserves the main drainage channels as open spaces with homes backing up to these areas.

Trails: A conceptual trails map was provided with the draft Master Development Plan with a layout that primarily follows the wash corridors. Details of trails locations in relation to the open space tracts will need to be provided with phased development of the subdivision plats.

DEVELOPMENT AGREEMENT: As part of the Subdivision Platting process, a Development Agreement will be established to provide a clear understanding of roles and responsibilities for both the City and the developer. The DA is intended to help identify responsibilities and guide actions by each party. The Development Agreement and Zoning Ordinance will be compatible in terms of stipulations.

ATTACHMENTS

- Draft Master Development Plan – *revised August 2016*
- Master Site Plan – *revised August 2016*
- Planning and Zoning Commission Minutes of July 18, 2016
- Comments: Code Review Board (Planning); Fire Department; and Engineering
- Section 424. PAD Zone (Zoning Ordinance)

