

## **VINEYARDS AT COTTONWOOD**

### **RECOMMENDED STIPULATIONS:**

Approved as per P&Z 7-18-16:

1. That the project conforms to the comments from the Code Review Board meeting of March 15, 2016.
2. That the project conforms to the Master Development Plan (MDP) as submitted. There shall be no more than 555 residential dwelling units provided for the complete project.
3. That the project conforms to comments received from the Fire & Medical Department dated June 28, 2016.
4. That the project conforms to the comments from Engineering Department dated July 8, 2016.
5. That the project conforms to the requirements of the Utility Department regarding installation of water and sewer improvements, including timelines, scheduling, standards and fees.
6. That the project conforms to the requirements of the Public Works Department regarding grading and drainage plans, stormwater management and street engineering.
7. A Traffic Impact Study (TIS) shall be submitted with Phase 2 plans, to be approved by staff and ADOT. All streets shall be built to City standards.
8. Indicate one (1) foot vehicular non-access easements for detached single-unit residential parcels abutting designated collector streets.
9. All site grading activity shall be subject to City requirements for dust control, including use of treated effluent for dust suppression.
10. For trails that are located along drainage washes, locate the trail tread along the top of slope and not within the floodway or drainage bottom. Indicate that trails shall be located within open space tracts or designated public access easements; and that the homeowners association shall maintain all park, open space and trail improvements.
11. The developer shall be required to submit all required future plans to the Planning and Zoning Commission for Design Review for all areas and features not included as part of the Master Development Plan, including any condominium development, multi-unit residential, town homes, commercial uses, community facilities, parks and trails, and project signs, as well as any additional or modified site features or building designs.
12. Provide landscape plans, as per Zoning Ordinance Section 407, for areas and uses subject to design review. Indicate that the homeowners association shall be responsible for maintaining the landscaping in public right-of-ways and other areas as proposed.

13. All public infrastructure (streets, water, sanitary sewer, storm drainage, reclaimed water, etc.) shall be constructed in accordance with the current edition of the Maricopa Association of Governments, Uniform Standard Details for Public Works Construction, Maricopa Association of Governments, Uniform Standard Specifications for Public Works Construction, Article 6 of the City of Cottonwood Subdivision Ordinance (06/07/OS) and generally accepted engineering principles. Additional requirements may be required at the discretion of the City of Cottonwood Engineer.
14. Drainage improvements shall be designed in accordance with the Drainage Design Manual for Yavapai County and City Ordinances 172 & 615. Additional requirements may be required at the discretion of the City of Cottonwood, Engineer.
15. Public roads shall be a minimum of 30' wide back of curb to back of curb. Streets with a width less than 30' back of curb to back of curb shall be considered to be private streets and will not be publically maintained. If a street width of less than 30' back of curb to back of curb is desired, the minimum width shall be dictated by the requirements set forth by the City of Cottonwood Fire Department.
16. No parking will be allowed on any streets (private) that are 20' wide. Parking on one side of the road will be allowed on streets that are 26' wide, except where Fire Hydrants are located.
17. All road/street heights, widths, cul-de-sac and hammerhead turn around distances shall meet the requirements in the 2012 International Fire Code appendix D and the City of Cottonwood conditions.
18. A secondary approved temporary access road shall be installed before phase II construction is started. A permanent approved collector street accessing North Main Street shall be installed and fully accepted by the City of Cottonwood before phase II is 25% completed.
19. Time is of the essence for the construction of Groseta Ranch Road north to Main Street. Construction of the roadway extension shall be started as soon as practicable ensuring that the road is completely constructed and accepted by the City of Cottonwood no later than March 1, 2020.
20. At the gated entrance to the On the Greens subdivision, from Anna's Ave., the Cottonwood Fire and Medical Department has an emergency vehicle preemption signal device on the coded gate system that requires a clear visible path from Groseta Ranch Road in order to operate correctly. Please coordinate any future placement of trees and shrubs within this corridor that may prevent this device from working correctly.
21. The Developer shall dedicate an Aviation Easement to the City of Cottonwood due to subject property's proximity to the Cottonwood Airport. This easement shall be identified on the subdivision plat.
22. A Certificate of Zoning Compliance documenting the completion of conditions of approval as specified by the Master Development Plan shall be issued prior to approval of any Certificate of Occupancy for the project. A Certificate of Zoning Compliance may be issued for individual Phases, as defined in the MDP.

23. The change of zoning shall remain in effect for three (3) years from the effective date of approval of the Ordinance by City Council. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the City Council, after notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take action to extend the approval period or cause the property to revert to its former zoning classification. The City Council may consider extending the rezoning for up to two (2) additional years where the applicant provides sufficient information to the City prior to the hearing to allow the City Council to make a determination that the applicant intends to proceed with the project within the approved timeframe.