

Docket MDP-11-01 / Z-11-03

A 1,240 Acre Master Development Plan Proposal,
West of Willcox, AZ.

Cochise County Board of Supervisors
September 27, 2011



Docket MDP-11-01 / Z-11-03 (Madison 1240)

- 1,240-Acre Master Development Plan (MDP) proposal;
- Rezoning proposal to Planned Development District (PDD) for the proposed MDP;
- Four-phase development plan, with densities ranging from 12 dwellings per acre to one dwelling per four acres, including a commercial mixed use area;



Madison 1240

- The subject property is located west of incorporated Willcox, Arizona, along the north side of Airport Road (between Mileposts 10 and 11). The Parcels subject to the Application are: 202-35-002A, 002B, 005, 202-01-009C, 009D, 009E, 202-23-004.
- The Applicant, James Lee, is represented by David Bohn of Kinetix Engineering.

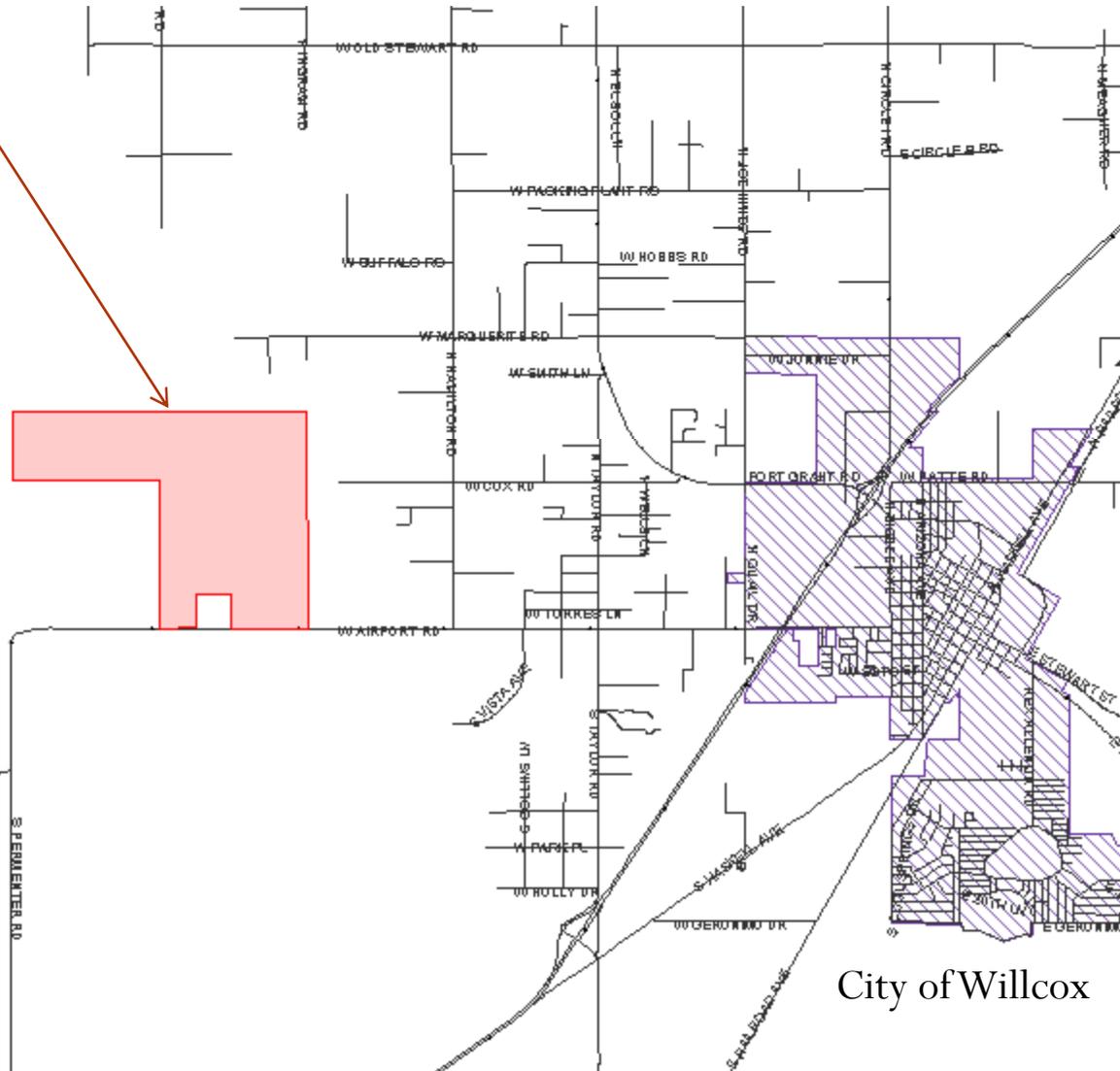


Background

- On July 13, 2011, the Planning and Zoning Commission voted unanimously (5 – 0) to recommend approval of these Dockets to the Board of Supervisors.
- On August 23, the Board tabled this item;
- On September 13, the Board held a work session to discuss issues related to adequate provision of infrastructure to support the development.

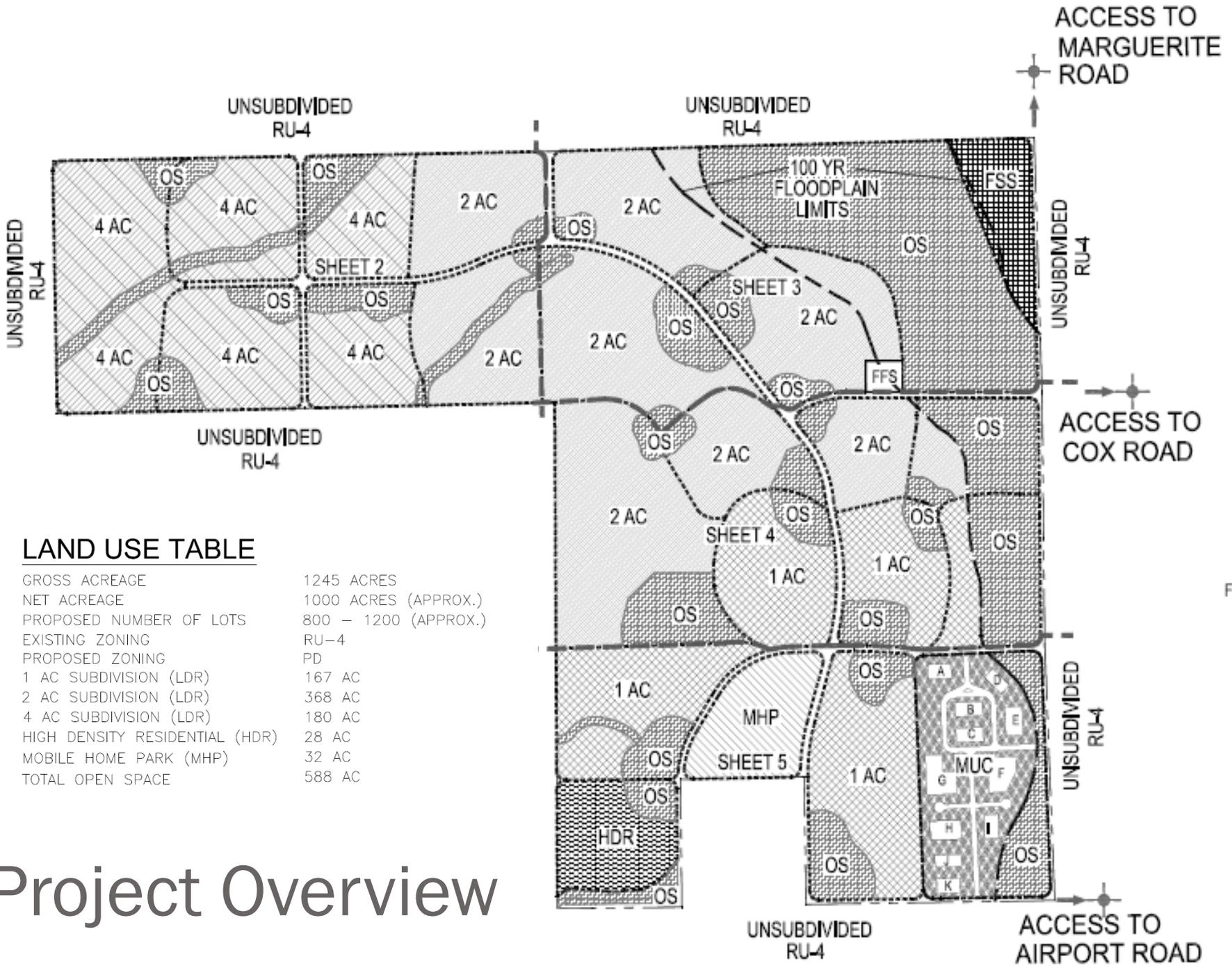
Location

The project area is 1,240 acres in size, and is approximately 3 miles West of incorporated Willcox.



City of Willcox

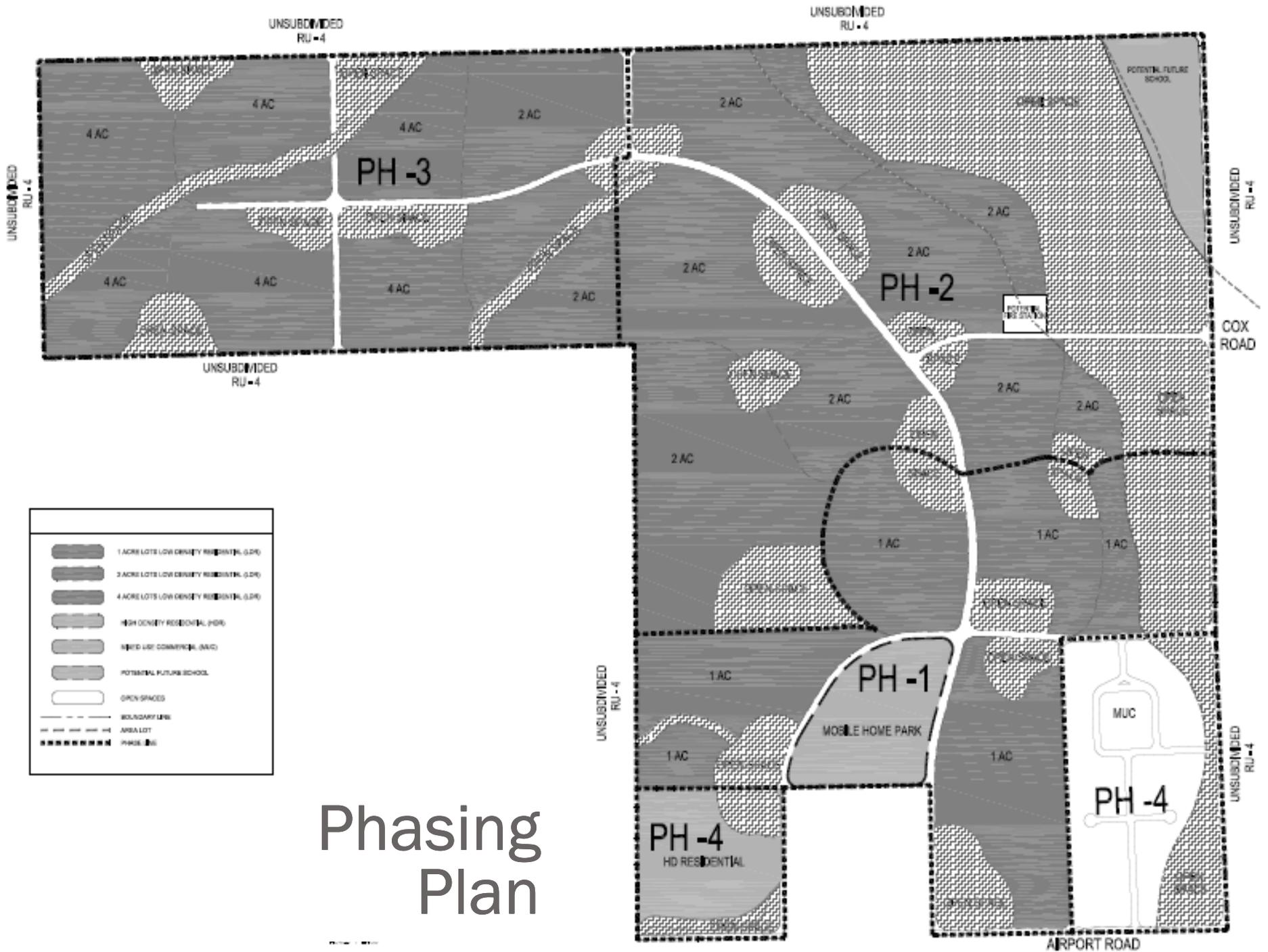




LAND USE TABLE

GROSS ACREAGE	1245 ACRES
NET ACREAGE	1000 ACRES (APPROX.)
PROPOSED NUMBER OF LOTS	800 - 1200 (APPROX.)
EXISTING ZONING	RU-4
PROPOSED ZONING	PD
1 AC SUBDIVISION (LDR)	167 AC
2 AC SUBDIVISION (LDR)	368 AC
4 AC SUBDIVISION (LDR)	180 AC
HIGH DENSITY RESIDENTIAL (HDR)	28 AC
MOBILE HOME PARK (MHP)	32 AC
TOTAL OPEN SPACE	588 AC

Project Overview



Phasing Plan

Work Session - Road Exaction

- The Board has instead asked for a contribution of \$109,016 to ongoing Airport Road improvements;
- Condition #1 (new) requires the exaction prior to any Phase 1 development.

Work Session - Right of Way

- Previously, staff recommended a dedication of right-of-Way along Airport Road prior to development of Phase 1;
- Condition #4 now requires dedication within 90 days of Board approval.

Water Conservation

- Condition #10 (new) would require water conservation measures per the Zoning and Subdivision Regulations.

Recommendation

Based on the factors in favor of approval, staff recommends **Conditional Approval** of Dockets Z-11-03 and MDP-11-01. Staff submits the following approval conditions for Board consideration:

1. Prior to issuance of any permit, the Developer shall provide the County with an exaction towards improvement costs along Airport Road, in the amount of \$109,016.00. The remaining recommendations of the August 23, 2011 traffic study, as prepared by Task Engineering, shall be binding on the project; future traffic study recommendations shall also be adhered to as the project develops;
2. Upon Board of Supervisors approval of the Madison 1240 Master Development Plan, the tract shall be re-designated as a Category B Growth Area, with a “Developing” Plan Designation.



Recommendation (Continued)

3. All development within the MDP area shall conform to the architectural guidelines, development standards, and other policies and regulations set forth in the MDP Report, Plan Map, Site Plans and other exhibits provided as part of the Madison 1240 MDP. Where there is any conflict between the MDP regulations or policies and those of the Cochise County Zoning Regulations, the MDP regulations shall take precedent. In the event that a development standard or other regulation is found to be missing from the MDP, such circumstance shall be resolved through the closest applicable Section of the County Zoning or Subdivision Regulations, subject to reasonable interpretation by the County Planning Director.



Recommendation (Continued)

4. Within 90 days of Board approval, the Developer shall provide dedicated Right-of-Way along Airport Road for the entire MDP area frontage along this road;
5. Prior to the issuance of any building permits, the Applicant will provide a letter of intent to serve from a fire/emergency services provider;



Recommendation (Continued)

6. Prior to the issuance of any land clearing permits, the Applicant will provide a Drainage Report that meets the standards and requirements of the County Highway and Floodplain Department and other applicable State and Federal Laws;
7. The developers shall be required to obtain all other necessary permits and licenses prior to the construction or operation of any use described in the MDP pursuant to local, state, and federal laws and regulations. Any proposed development plan, rezoning or land use that is not deemed to be in substantial conformance with the Madison MDP shall be subject to review by the Planning Department and may require an MDP amendment process;



Recommendation (Continued)

8. In accordance with Section 1503.05, at least 50% of the gross area of any residential portion of the development shall be retained as open space; at least 10% of the gross area of any non-residential portion of the development shall be retained as open space;
9. Unless allowed by Board of Supervisors action, the Developer shall submit a development plan or subdivision tentative plat for Phase 1 within three years of Board approval, otherwise the Planned Development rezoning may be brought before the Board of Supervisors for revocation;
10. Unless allowed by Board of Supervisors action, the Madison MDP must be fully developed prior to January 1, 2020, otherwise the MDP may be brought before the Board of Supervisors for revocation.



Recommendation (Continued)

11. All residential and commercial water uses will be required to comply with Section 1820 of the Cochise County Zoning Regulations and Section 412 of the Cochise County Subdivision Regulations; and
12. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the Madison MDP parcels within thirty (30) days of approval from the Board of Supervisors.