

**MASTER DEVELOPMENT PLAN AND PLANNED DEVELOPMENT
DISTRICT
FOR "MADISON 1240"**

Located in the Cochise County, Arizona.

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Madison 1240 Master Development Plan and Planned Development District

I. EXISTING CONDITIONS

A. Summary

In 2005, Madison Diversified purchased the subject property which is approximately 1240 acres and has been used as agricultural grazing land for many years, as well as it has been subject to grazing lease agreements.

The preliminary concept of the Madison Master Development Plan is derived by the vision statement "Old West Fun in a 21st Century Style" and by an in depth marketing due diligence analysis of the site. The location of the Madison Master Development Plan (MDP) in the context of Cochise County is shown as Exhibit-B and a regional location map in relationship to other master-planned communities is included as Exhibit-A.

Envisioned as a development featuring a range of housing, the subject property will offer low residential lot sizes ranging from approximately 1 acre to about 4 acre estates along with high density product with a 2500 SF minimum lot size. Residential densities will be greater at the southern end of the property than at the northern and northeastern end. The property will also contain commercial space both for the community and the town of Wilcox and natural open space interconnected through pedestrian/equestrian greenways. The core residential areas of Madison will be accessible through two main access points. The northern access will be through an extension of Marguerite Road and the southern access through Airport Road.

The community by design will be inclusive. Everyone will be welcome to live and enjoy the natural beauty of the Winchester Mountains with the conveniences that Wilcox and Cochise County has to offer. It is expected that a percentage of the community will be composed of active adults moving in from different parts of the country, as well as housing for employers and employees of local business and organizations that have recently expanded or intends to expand in the future. Anyone in the Wilcox area will be welcome to establish in Madison a residence or a vacation house. Buildings, building materials, building orientations, landscape design and open space layout will follow principles of environmental consciousness and sustainability.

This Master Development Plan document intends to address, Master Development Plan requirements for a Master Development Plan (MDP) as set forth in Article 4 (Section 406.06) of the Cochise County Zoning Code and present the foundation for a community of mixed uses, containing of a range of residential types and densities, commercial, recreational and open space areas.

B. Project location and legal description

The Madison Master Development Plan is located approximately two miles west of the incorporated limits of the City of Wilcox in Cochise County along the north and of Airport Road. It contains five parcels with a total of 1240 acres and an access easement described as follows:

Parcel I: 202-01-009A 801.73 acres

Lots 3 and 4,

The Southeast quarter, and

The East half of the Southwest quarter of Section 30;

The North half, and

The North Half of the South Half of Section 32

All in Township 13 south, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT as to the South half of the Southeast quarter of Section 30, all the oil and mineral rights as reserved in Deed recorded in Book 131, Deeds of Real Estate, Page 293, records of Cochise County, Arizona.

Parcel II: 202-32-0040 320.00 acres

The Southeast quarter; and the Southeast quarter of Section 29, Township 13 South, Range 24 East of the Gila and Salt River Base and meridian, Cochise County, Arizona; except as to the Southeast quarter, 51% of all oil, gas and mineral rights as reserved in Deed recorded in Book 134, Deeds of Real Estate, page 467, records of Cochise County Arizona.

Parcel III: 202-35-002B 40.80 acres

The Southwest quarter of the Southeast quarter of Section 32, Township 13 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

Parcel IV: 202-35-0052 40.69 acres

The Southwest quarter of the Southeast quarter of Section 32, Township 13 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

Parcel V: 202-35-002 40.93 acres

The Southwest quarter of the Southeast quarter of Section 32, Township 13 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

Parcel VI: 202-35-0049

Easement for ingress, egress and utilities over the East 60 feet of the Northwest quarter of Section 29, Township 13 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

1. Existing Uses/Zoning/Comprehensive Plan Designation

Existing Zone: RU-4

The site is currently vacant and undeveloped. Grazing is the only current use of some areas within the site. There is an old well that is no longer in use.

The site is outside Growth Category A, B, and C Boundaries, as presented on the Cochise County Comprehensive Plan Designation Map of November, 2001.

The Comprehensive Plan designated the entire Madison Area as Growth Category D (rural area designation).

2. Surrounding Land Uses/Surrounding Zoning

Most of the surrounding is rural housing and ranches. Cochise County Regional Airport is about two miles from the site.

3. Tax Assessor Parcel Number

The tax parcel numbers for the subject property are 202-01-0095, 202-32-0040, 202-35-002A, 202-35-002B, and 202-35-0052.

C. Soils

Western Technologies Inc., prepared a complete geotechnical evaluation in March 2004. A copy of this report is included in Appendix A. A summary of the findings could be expressed as follows:

Surface soils consist of medium to very dense clayey and silky sand and firm to hard sandy clay. Near surface soils are of low to medium plasticity. Zones of light carbonate cementation were encountered in test borings. On-site sub soils near

shallow foundation level exhibit low compressibility at existing water contents. Low to medium additional compression occurs when the water content is increased. Near surface soils are of low to medium plasticity. These clayey soils exhibit low to high expansion potential when re-compacted confined by loads approximating floor loads and saturated. Slabs-on grade supported on re-compacted on-site soils have a low potential for heaving if the water content of the soil increases. On-site sub soils near shallow foundation level exhibited low to medium resistance to penetration using the standard penetration (ASTMD 1586) and ring-lined barrel (ASTM D 3550).

D. Surface water hydrology

The 1240 acre project site is located along the western margin of the Wilcox Basin immediately east of the eastern flanks of the Winchester Mountains. The project property is currently undeveloped. Surface elevations range from about 4,190 feet above mean sea level (msl) in the lower southeast corner of the property to a high of about 4,300 feet above msl along the higher western border of Section 30. Drainage across the property is primarily by sheet flow with essentially no significant defined drainages. The overall direction of surface drainage is easterly, with a northeasterly component in the western half of the property and a more southeasterly component in the eastern half of the property.

The site contains the following FEMA zone designations;

Zone X (areas of minimal Flooding) covering most of the site which represents the bulk of the developable areas,

Zone AO (areas of 100- year shallow flooding where depths are between 1 and 3 feet). Most of these areas are designed to be left as natural open spaces.

A detailed drainage report or hydrology and hydraulic report will be produced to support the site development plans that will safely and efficiently convey storm water through the subject property. This report will be prepared in accordance with the requirements of the Cochise County Floodplain Regulations and will be submitted with the first tentative plat for a residential parcel.

E. Vegetation

The existing vegetation is the result of the site being grazed for many years. Vegetation at the site consists of sporadic mesquite trees and creosote on most of the site, with the exception of the lower eastern half of the property where the areas associated with the drainage contains sparse desert grasses. The density of mesquite trees increases in the higher western half of the site. Minimal desert cacti occur on the property.

F. Wildlife

Given the nature of onsite vegetation and the history of uses of the site, the majority of the property provides only medium value wildlife habitat. This property does not contain any known threatened or endangered species. Rabbits, Javelina, Deer and a variety of birds and reptiles, all indigenous to the area, are wild animal species observed or known to occur on the property.

G. Existing infrastructure

1. Water

Existing Water Facilities

The Madison project does not have any existing water facilities or directly adjacent to its boundaries.

Existing Wells

An abandoned well exists on the property. This well was referred to as WT4199 and it is shown on Figure 1 of the preliminary evaluation of groundwater conditions report contained in Appendix B.

The Hydrogeological Evaluation and Water Supply Development Study for the Madison Project calculates the water needs for the project to be two supply wells with potentially 720,000 gallons of on-site above ground storage. One of the required wells was dug in October 2004.

There are approximately 70 registered private wells located within about one mile of the project property. The approximate locations of these wells are shown on Figure 2 of the hydrological report presented by Chuck Dickens' hydrogeology evaluations. Information for each of these wells is summarized and the report included in "Appendix B", Approximately ten wells with reported pump capacities of 200 gpm or greater were historically operated / located within about one mile of the project property. The approximate locations of those wells located within 1/2 mile of the property and with legal descriptions to the nearest 10 acres are shown on Figure 2 of the preliminary evaluation of Groundwater conditions report also contained in Appendix B.

Groundwater Rights

There are no known irrigation, non-irrigation or surface water rights associated with this property.

2. Wastewater

The closest City of Wilcox sewer main is located approximately 3 miles east of the proposed project.

Residential units greater than or equal to one acre will utilize onsite septic systems. An alternative method of waste water treatment for the high density, mobile home park, and commercial sections of the development, which may include a septic treatment system or a form of centralized wastewater treatment system, will be proposed at time of Phase 1 improvements and tentative platting.

3. Roads

Existing access to the Madison property is via Marguerite Road through a 60-foot easement to the north and direct access from Airport Road to the south. The primary access will be concentrated on Airport Road.

4. Other

Electricity

The property lies within the services area of Sulfur Springs Valley Electric Cooperative, Inc., There are power lines in the immediate area sufficient to serve the property.

Communications - Communications lines will be provided by Qwest.

II. MASTER DEVELOPMENT PLAN.

A. General provisions

Master planned communities in the southwest offer numerous benefits not only to their residents, but to the surrounding areas that broaden the urban and rural community. Getting back to the basics of strolling around the neighborhood after mealtime, horseback riding to all the gorgeous natural open spaces, walking to the local park or the corner store, enjoying evening barbecues and block parties are common occurrences. Quality social interactions and knowing neighbors not only enhance the quality of living and the psychological well-being of the residents, but also create a safer neighborhood for all. Various important amenities are commonplace within master planned communities such as a variety of housing opportunities, parks, trails, bikeways and roads, shopping close to home, community services, and neighbors that genuinely feel connected. Because these communities offer their own infrastructure by planning for roads, water, police and fire protection, existing resources aren't over stressed. Both the infrastructure and amenities tend to greatly exceed what one may expect from large developments that are not part of a community with a Master Plan.

Some additional benefits include:

- Regulated use of existing transportation systems
- Regulated uses of land
- Regulated use of groundwater resources
- Trail provisions, access, and connectivity
- Quality Open space provisions
- Environmental sensitivity and protection
- Adequate provisions of infrastructure and services due to contributions above existing tax bases
- Efficient use and regulated development of infrastructure (i.e., road and utilities)
- Social, political and economic analysis that results in a mix of land uses promoting the highest and best economic benefit, such as widening of the tax base and employment opportunities.

Master Development Plan policies and regulations regarding screening and buffering, design elements, recreation areas, scenic features, pedestrian circulation, equestrian circulation, bicycle circulation, and provisions for amenities/phasing can all be found in section IV-E of this report.

B. Proposed land use

The Madison Master Development Plan will contain between 800-1200 dwelling units. With an expected population at build out of 1920-2880 permanent and temporary residents (calculated at 2.4 per household), the development of the property including critical infrastructure will be in carefully designed and planned phases. Based on our research and promoted by strategic marketing, it is the hope that the community will be populated at a much faster rate than the most optimistic current housing absorption rates would predict.

C. Screening and buffering

This proposed community consists of several different residential areas with varying degrees of density. The majority of the property surrounding the subject property is currently non-residential land mostly used for grazing and agriculture. It is intended that any proposed development documents shall provide buffering between major land uses, which include low density residential and high density residential, residential and commercial etc. Along the boundary of the property, landscape buffering consisting of native and indigenous plants will be provided to screen the community from adjacent existing properties.

Therefore, it is intended that all surrounding properties of the Madison Master Planned development will be buffered and insulated by natural and functional landscaped buffer areas or methods. In addition, detailed landscaped plans for the areas between different densities and land uses can be provided at the time of the submittal of independent plats during the phasing of the development.

D. Design elements, recreation area, and scenic features

It is the developer's intent to coordinate active recreation planning with Cochise County and City of Wilcox Parks and Recreations Departments to identify opportunities for collaboration and the development and implementation of a park and recreation plan to serve the passive and active recreation needs of the future family, youth and active adult residents of the project. Recreation amenities will be conceptually addressed in the project phasing plans submitted prior to final determination of the MDP application.

1. Open Space Allocation and Accounting

Madison Master Development Plan will establish the guidelines for all open space areas to be provided by each subsequent subdivision plats and development plans. Development areas and open space shall be defined at the time of development of individual subdivisions. Cochise County open space requirement is 50% per current County regulations. The Madison MDP proposes a 45% open space

minimum with the assumption that approximately 20 acres will be provided for a public school and approximately 5 acres will be dedicated for a future County fire station.

The Madison Community will provide residents with areas of functional open space that will be available to residents and non-residents of the community. These areas will include community parks, equestrian trails or paths, and intermingling walkways. The allocation of space for these recreation facilities shall be zoned and accounted for in each phase and/or subdivision, and per this MDP Report. Each area will be designed and presented for approval at the time of development through the development process to Cochise County Planning Department.

The proposed open space areas may be coordinated and overseen by the neighborhood associations in Madison and could be delegated to appropriate and professionally run private organizations to manage the day-to-day operations.

2. Open Space Definition

The meaning of open space as presented in this Madison Master Development Plan refers to the following:

- Natural open space: undisturbed natural areas
- Public and private common areas
- Community and neighborhood parks
- Well areas
- Trails and pathways
- Retention/detention basins
- Areas restricted to disturbance and preservation of native landscape

3. Natural Open Space and Passive and Active Recreation Areas

Madison Master Development Plan proposes an open space system that focuses on an interconnected network of green space pathways, easily accessible to all communities in each lot within the community of the development independent of its density. The green area may consist of landscaping, pedestrian, equestrian and/or bicycle paths, sitting areas, and community gathering areas that will respect the natural integrity of the existing landscape and designated corridors. These paths will serve as open space links throughout the community, providing non-vehicular connections between the open spaces, residential, recreational and commercial components of the community. Natural areas will be connected by natural corridors

through the site to protect the movement of wildlife and to take advantage, in particular, of the natural hydrology of the site.

The pathways will also connect to the various communities, neighborhood and other proposed parks within each of the community neighborhoods. Passive and active recreational opportunities including sitting areas, walking paths exploration and recreation trails as well as equestrian paths and service areas.

Madison does not contain steep terrain or areas with slopes exceeding 15 percent. Areas of floodplain located along the east part of the development, their sandy soils and associated vegetation will be utilized as natural open space. This will allow for the continued natural conveyance and recharge of water in the site preserving this natural feature which is so important in desert regions.

E. Pedestrian, Equestrian and Bicycle Circulation

Madison presents a community concept that values the movement of people by walking or by any other of non-motorized method of transportation. The provision of pedestrian, equestrian and bicycle paths interconnecting the community is a desired component of the design of Madison. These trails and paths are designated in the Master Development Plan and will be presented with more detail with the platted phases for the overall development. This is to ensure that the integrity of all proposed non-motorized circulation is available for use from day one of the development process throughout the community.

Potential trail paths offer the opportunity to connect open space areas to a future public trail on lands west of the community that connect with the Winchester Mountains. Trails will also be used as equestrian paths that would allow for the opportunity to connect to public lands abutting the property.

Other trail concepts promote the opportunity to move nature enthusiasts who prefer to walk in a native landscape setting throughout the Madison community. These trails will also connect the residential, commercial, parks and other open space amenities in the community.

All trails within the community are planned such that they will be easily accessible directly from all the residential lots and neighborhoods of the project. Also, potential trail interface nodes are envisioned in areas where different trails converge. These areas will be treated with landscape design elements that reinforce the importance of the Madison community commitment to its lifestyle. The pedestrian, equestrian and bicycle circulation will follow guidelines set forth in Section IV – E of this MDP Report. See Sheet 7 – Pedestrian Circulation Exhibit of the Madison 1240 MDP Plan set.

F. Provision of amenities/phasing

The Madison Master Development Plan documents will establish the guidelines and space allocation of the open space and open space amenities, although the provision of complementary amenities, including but not limited in scope to sidewalks, open space, parks, recreational facilities, lighting and landscaping, will occur in phases as the community is developed, as required by market demand and County requisite. The provision of amenities within each individual neighborhood will be allocated and phased within the platting process of each neighborhood.

Public streets will be constructed in accordance with Cochise County Standards Road Design and Construction Standards for Public Improvements and all right-of-ways will be dedicated to the public. Upon acceptance of such improvements, Cochise County, will be responsible for the maintenance of all rights of way. Private streets will be constructed in accordance with design guidelines established by Cochise County this MDP document, and individual phases and/or subdivision plats, and will be maintained by the Madison Homeowner Associations (HOAs), sub-associations, or designees of such associations.

Parks and other recreational areas within the MDP shall be maintained by the Madison HOAs, sub-associations, or designers of such associations unless other agreements are reached with Cochise County or the City of Wilcox.

G. Design guidelines

1. Purpose

In order to maintain the integrity of the community concept, the Madison Planned Development District includes a set of design guidelines to be implemented throughout the entire project area. These design guidelines express and guide all development activities in order to preserve the desired community character. Each development within the Madison Community should follow these design guidelines when dealing with issues of circulation, open space, landscapes, architecture and signage. The community will be planned to respond to market trends and needs, aesthetics, form and function as well as to promote community goals. Each neighborhood, planning area and land use should follow the concept idea of the Madison community ruled by the design guidelines.

The Master Development Plan will record a set of CC&Rs for which each individual development shall be governed. Prior to the submittal of subdivision plats to

Cochise County for review, a finalized version of the CC&Rs should be completed and submitted.

The desired effect of the design guidelines will be:

- Provide Cochise County with the necessary assurance that the MDP area will develop in accordance with the quality and character proposed herein;
- Provide guidance to the County staff, the Planning and Zoning Commission and the Board of Supervisors in the review of future development projects in the MDP area;
- Include cost considerations and marketability effects to design guideline application;
- Provide homebuilders with a feel for how their homes must blend with the character envisioned for the community; and
- Provide homeowner and future residents with assurances that the entire project will be built with the same vision that was present during the construction of their homes and surrounding neighborhood.

Commercial Areas and Parking Zones

As required, commercial areas and parking zones will be screened by the provision of landscape buffer yards that may contain hardscapes like walls and berms. The commercial structures, as set forth in these MDP policies and County code standards, will have varied height limits, broken façade or façade treatments, roof line variations and a diverse palette of color, trims and decorations in order to avoid continuous flats wall massive buildings. All commercial buildings will have a building envelope established by the required setbacks, landscape and parking allocations, set forth in County code standards.

2. Circulation System

Designed to intertwine residential, functional and commercial areas, the Madison circulation system was envisioned by reading the natural enclave of the community. The traffic layout follows urban planning and urban design principles to maximize safety, functionality, efficiency and aesthetics.

The major internal collectors within the project area will contain wide landscaped areas that also allows for pedestrian and non-motorized pathways. All plant materials to be used will be selected from low water use desert plants naturally and indigenous occurring in the region.

3. Landscape Design Guidelines

The natural enclave of Madison defines the natural character of the community. The landscape design will emphasize the importance of protecting this character. The use of native plants to the maximum extent that is practical will be encouraged.

During the site plan review process, a landscape plan shall be required for each planning area to assure its compliance with Cochise County design guidelines. Each individual landscape plan must take into account the following guidelines:

- The use of native plants. The use of salvaged plants from the site is highly encouraged.
- All areas disturbed by development will be re-vegetated with plants and densities similar to those occurring prior to development.
- The terrain in all landscaped areas should be graded or shaped in a way that takes advantage of water collection and retention.
- Permanent or temporary irrigation systems should be efficient and/or use reclaimed water.
- Parking areas and paved hard surfaces should incorporate planters or means to provide shade.
- Non-native vegetation or water intensive plants should be allowed only in small oasis areas where the cooling benefits to the residents of the community is greater.
- Water features should be encouraged. All water features should be water efficient and located areas where it's cooling and relaxation effect will benefit the residents of the community.

The maintenance and supervision of all landscape and open space areas should be assigned to an entity created by the CC&Rs. This entity should have the authority to preserve, enhance, or modify the landscape design guidelines.

Plant Materials

The incorporation of a plant material palette (see recommended plant lists) into the Madison Development Plan should be used as a guideline for plantings. There is a recommended plant list and a desert plant list that in conjunction is to be used in commercial areas, oasis grounds, and enclosed patios within private residences. All other landscaped areas throughout the community requiring landscape treatment should use the desert plant list exclusively.

The “recommended plant list”, which includes native and non-native plants, is selected for performance under the climatic conditions existing within the MDP area. This list provides sample opportunities for landscaping parcels within those limits. Additional information regarding many of the plant species listed below can be found by contacting the University of Arizona Extension Service’s Water Wise Program.

The “desert plant list” includes a list of plants found naturally in the Sonoran Desert and is intended to be used on revegetated areas and in areas where the predevelopment character of the site is desired.

The recommended plant list shall incorporate the Cochise County drought tolerant plant list.

4. Architectural Design Guidelines

The intention of the following architectural design guidelines is to define a theme under which the residential, and commercial, structures should be designed. The Madison theme could be defined as the new old West. Arizona, Cochise County, and in particular, the Wilcox area have a very distinct sense of place which has been imprinted in the land and its people by its rich and diverse history. The people, culture and traditions of Native Americans, Spaniards, Mexicans and the new American frontier pioneers along with the recent North to Sunbelt migration have helped shape what we call the new Old West.

The architectural style and vision within Madison should be able to express this richness of culture and traditions by using forms, materials and colors that reflects all the influences of the new Old West. In addition to protecting the character of the place, architectural guidelines will provide uniformity, continuity and building quality standards within the Madison residential and commercial facilities.

Residential Design Guidelines

Horizontal lines defined by flat or low pitch roofs, porches, columnades and large window will be preferred. Rock, stone, adobe, brick, stucco, rough metal and unfinished wood will be the materials of choice.

- Large windows, patios, porches, and transitional elements that reinforce the indoor-outdoor relationship will be encouraged.
- All mechanical equipment shall be hidden, screened or camouflaged from view of major streets, pedestrian areas and neighboring residence.

- Satellite “Dish” antennas shall be limited to 18 inches in diameter. Larger antennae will be permitted only if they can be hidden from the street of adjacent parcels.
- All trash containers shall be enclosed and screened from street view.
- Structures should follow a combination of forms and styles with a common theme, but avoiding repetition or cookie-cutting effect by not allowing the same or very similar housing models to be located adjacent to each other.
- When same or similar model houses are to be located adjacent to each other, the orientation of the structure, façade treatment or building setback will be modified to avoid repetition. Same or similar structures could be also modified with variations of projecting balconies, recessed porches, entries, and enclosure to avoid repetition.
- All community features and buildings should reflect the new Old West theme by the use materials, details, decoration and colors that look old and weathered out,
- Wilcox area and site-specific climatic conditions should be an important design consideration. Building location and orientation should take into consideration sun inclination and prevalent winds.
- The use of large porches, roof overhangs and balconies should be used to provide shade and take advantage of the cooling effect.
- Insulating materials, windows and skylights should be of high R-values. Efficient air conditioners, furnaces and house appliances should be required. Low water usage fixtures should be encouraged.

Commercial Design Guidelines

Commercial as well as residential architecture should appear as an integrated part of the overall site design concept and theme. Design for individual project will be submitted at the time of the development plan review process to Cochise County.

The architectural styles and elements to be used in the commercial areas will follow the new Old West Style. Some of the elements could be gathered by studying historic buildings located in City of Wilcox Historic District. New building design features should be incorporated to assure economic feasibility, aesthetics, function ability and flexibility of uses. The qualities and design elements for commercial buildings that are most actively encouraged are:

- Incorporation of thematic (new Old West) elements.
- Character and diversity in treatment of surface and texture.

- Enclave and orientation to maximize view-scapes, light, shapes, shadows, contrast and colors.
- Broken mass by using voids and protuberances
- Façade treatments to break building mass and reflect interior uses
- Variation in wall articulation and decoration
- Wall surface that mimic the textures, patterns of the Old West
- Graphics and signs that use the colors, letter styles, clarity of the Old West

Building Materials

- Modular or Pre-manufactured buildings may be allowed in certain areas
- Wood and Metal
- Stone, rock and adobe variations
- Masonry (concrete, glass, or brick)
- Stucco
- Textured or exposed aggregate
- Pre-cast or tilt-up concrete

Building Facade Treatments

Encourage:

- Porches and openings
- Recessed or projected entries
- Large windows
- Arcades and columnades
- Passages and overhangs
- Facades with diversified front setbacks

Discourage:

- Unarticulated building facades
- Utility lines and boxes
- Flat single colored walls

Colors

- Earth tones and sepias
- Glass, dark with standard tints (not spandrel)
- Aged graphics, signage, address, directions
- Company names/logos

Layout

- The development of building sites should be coordinated and organized. Shared access, parking and service areas should be encouraged. Areas between buildings should be converted into public or semipublic spaces like plazas, paseos with benches, rest areas, etc
- Minimize the visual impact of exterior components like electrical, plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling, and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc)
- Service areas and storage areas outside or within the buildings should be hidden, buffered or screened.
- All building should be sited in a manner that related to the adjacent building, landscape, parking and transitional areas,
- Service utilities will be located underground within the MDP areas, except for major power sources and connections with possible future substation facilities.

Design

- Easy access to public areas
- Handicap accessible pedestrian spaces and amenities
- Parking in the back of buildings

Signs

- Cochise County Code, Article 19
- Graphics and signs will use the colors, letter styles and clarity of the Old West (Madison's theme)

Lighting

- Lighting shall comply with the Cochise County Light Pollution Code

H. Adequacy and provision of water supply and community impacts

Since the property is not within the CC&N area of an existing water company, water will be provided through the creation of a private water company or domestic water district. However, the property will be required to comply with all Section 4 policies. The provision of potable water to the community is to be specifically addressed prior to issuance of any building permit or tentative plat approval of the Madison development.

Efforts will also be made to ensure that individual wells located to serve the project will not result in unreasonable declines in water levels of existing wells owned by others. Procedures used by ADWR to evaluate individual well impacts within Active Management Areas were employed to evaluate existing and proposed well sites.

Water System Infrastructure

The primary components of the water system will include project supply wells, on-site storage (above ground tanks), and below – grade conveyance piping. The project supply wells will have the estimated combined capacity to provide approximately 450,000 gallons per day (gpd) on a long-term basis and upwards of 30,000 gallons per hour (gph) for short durations during peak demand periods. The project supply wells will be capable of meeting both the long-term average and short-term peak day demands of the project. Fire flow requirements and peak hour project demand will be satisfied utilizing on-site water storage. All demands and requirements for storage and capacity shall be determined at the time of planning and platting of the initial phase of the Madison project.

Community / Regional Impacts

Some of the positive impacts of the development of a potable water provision system at the Madison community include:

- Development of a system that is compatible with and provides redundancy to the water supply system used by the City of Wilcox.
- Provides for the establishment of a water system that has the potential to expand to the west and serve existing and future residences.
- Provides an emergency water storage supply

I. Traffic and circulation issues and community impacts

Transportation efforts as they relate to the community are to be specifically addressed at the time of planning and platting of each individual phase. It is the developer's intent to address any and all potential circulation issues and community impacts that could effect the existing community(ies).

Proposed Internal Circulation

Internal circulation for the Madison MDP is to be provided by a series of collector roads and local streets that will be constructed on a phased basis in coordination with the phased development of the project. Details such as right-of-way widths and number of lanes both at key intersections and otherwise are to be provided in phased construction documents. The Traffic Impact Analysis (TIA) been included as a part of Appendix "E".

J. Other infrastructure improvements and services and community impacts

1. Wastewater

Wastewater Service Provider

Should the developer determine to pursue wastewater treatment via a localized wastewater treatment plant (WWTP), a specified entity will provide the treatment of wastewater through the creation of a private utility company or wastewater improvement district. The wastewater treatment plan constructed on-site will have adequate capacity to serve up to 1,200 home sites.

The developer's representative is actively pursuing and is in design mode for an alternate wastewater treatment system that shall utilize smaller wastewater treatment nodes. Each individual node will act in a similar fashion in treating the sewer effluent which will also incorporate gravity flow to service each residence or building that is conveyed to the node.

Both wastewater treatment system may require an industrial use permit from Cochise County, prior to construction, in addition to the Southeastern Arizona Governments Organization (SEAGO) 208 Water Quantity plan Amendment Process, ADEQ approval, and the Arizona Pollution Discharge Elimination System Permit (ADPDES).

Wastewater Flow Conveyance

The overall onsite wastewater gravity flows from northwest to southeast within the project area and concentrates in the northeast portion of the project. The gravity sewer mains will terminate at a proposed wastewater reclamation facility that will be located in the southeast corner of the project, or at a wastewater treatment node which shall be strategically placed at the low end of the individual phase or subdivision. The wastewater reclamation facility or treatment node will treat the incoming wastewater to a minimum class B reclaimed water standards. A significant portion of the reclaimed water will be used onsite for recharge and various needs, thereby reducing the possibility of negative impacts to existing and future water users in the region. A higher reclaimed water discharge class shall be sought after once localized testing is conducted and more precise design can be applied.

On-site Wastewater Treatment Node Facility

Currently, there are no existing wastewater facilities within or near the project site. It is understood that the closest possible facility is several miles away and would not make feasible sense to pursue at this time. There are several options that the development would implement and each would potentially play a role in the development Madison 1240 project. However, the utilization of each option can be affected by not only the market conditions, but also financing. Each option is explained below in further detail:

- Option 1: Centralized Wastewater Treatment Facility (CWTF). The benefit of the CWTF would include not only the ability to service the entire site, but also the possibility for the City of Willcox to eventually take over maintenance and oversight of such a facility. This would allow Willcox to expand its area and provides waste water service for future developments in the area. A system of this caliber cost many millions of dollars and considering the uncertainty of the economic circumstances that not only the local Willcox market is experiencing, but the real estate market as a whole, it does not make financial sense for the developer to accommodate such a massive expenditure without a joint venture agreement with the City of Willcox or another utility company. No agreements have been pursued by any parties at this time.
- Option 2: For all areas with residential density greater than 1 unit per acre, and all commercial areas, the developer would prefer to pursue on-site

wastewater treatment node facilities, which is to utilize septic treatment systems that will be strategically located at the lowest point of the corresponding site, accepting flows via gravity wherever possible. It will be constructed using materials and landscape treatments that will make it visually appealing. It will also employ setbacks required by the Arizona Department of Environmental Quality that will permit it to perform its function without negative influence on the surrounding residential, commercial and other community elements. There will be no open storage of solid waste material. An onsite reclamation facility will be sized to provide treatment for the average day wastewater flows. Construction of the treatment facilities will be phased to match the anticipated population growth using sequential treatment facilities. The system will require an Aquifer Protection Permit as part of ADEQ's unified permit system. Two possible reclaimed water disposal options:

- Onsite usage for irrigation of landscaping and turf use, and
- Groundwater recharge
- Option 3: For all residential lots that are 1 acre or larger, it is proposed that wastewater treatment be provided by individual septic systems.

Community / Regional Impacts

Some of the positive impacts of the development of an onsite wastewater treatment facility at the Madison community include:

- Reduction in the amount of potable water used for landscape irrigation purposes
- Reintroduction of water into the regional aquifer (recharge)

2. Police and Fire Protection

The Cochise County Sheriff currently provides police protection for the site. The closest Sheriff's office is located at 450 South Haskell Avenue in Willcox. As Madison develops and as the County as a whole grows, the number of service calls requested of the Sheriff's department will increase. As homes develop from zero to several hundred, it is understood that current sheriff staff can support the potential increase of service. As the community continues growing up to a possible total of 1200 homes, there may be a demand for some officers to serve the expanded community. It is anticipated by the developer that as demand increases that the local Sheriff's office will request the County to accommodate for such a demand and expand its personnel. The funding for this expansion of services will be provided via the property tax dollars generated by the residential development of Madison.

The closest Willcox Fire Department station is Station One located at 501 W. Maley Avenue, which is approximately 4 miles to the east of the site. Currently, the Madison is outside of the Willcox Fire Department boundary limits and would need to annex in order to receive fire protection. Eventually, as the community develops and expands, a separate fire district may need to be formed or an existing provider may be contracted. The developer has set aside a portion of the property for such an expansion.

Community/ Regional Impacts

- Some of the positive impacts of the Madison development will produce increase in property taxes collected by the County, thereby providing funding for the establishment of a sheriff substation.
- The project will be built to the standards of the County, thereby allowing for emergency vehicles to reach their destinations with ease and efficiency.

3. Medical Facilities

The closest hospital to the property is Northern Cochise County Hospital, located on Rex Allen Drive in Wilcox, Arizona. The hospital has a relationship with Tucson Medical Centre and has a helipad for the airlifting of patients to TMC for acute care. Most major healthcare plans include the hospital in its network of service providers. The Madison property can be located within the San Pedro Valley Hospital District (SPVHD), one of two hospital districts located within Cochise County. The District is a special taxation district that receives a percentage of the property tax leveled by Cochise County and the Madison property will need to be annexed.

Community/ Regional Impacts

Some of the positive impacts of the Madison development as it relates to medical facilities include the following:

- Property owners in the community will financially contribute to the SPVHD.

4. Education

The subject property lies within the district boundary of the Wilcox Unified School District, which provides for kindergarten through grade 12. Capacity data for each of the schools was not available at this time.

As this planned housing development will include significant retired occupants the tax base of the school district would increase and broaden without a corresponding increase in student enrollment. However it is anticipated that many families that would include children will potentially impact the existing school district. This will

necessitate a concise plan so that the districts needs are fully met. It is the developer's intent to coordinate any such plan with the Wilcox Unified School District and its representatives. As part of this plan, the developer is willing to dedicate approximately 20 acres to the school district as the demand for a school in the area requires it. It is currently proposed on the Site Plan that the dedicated school area will be located at the northeast corner and will be incorporated into the development at a date and time as decided upon by the School District and County. The developer's representative has been in contact with Richard Rundhaug, the Willcox School Superintendent. Preliminary discussions have begun concerning the potential of financial impacts to the school district and how the developer can work with the school district to help mitigate such impacts.

5. Other

The various other public utilities and their respective provider are listed below:

Electric – Sulfur Springs Valleys Electric Cooperative, Inc.,

Gas – AmeriGas

Telephone – Qwest Communications.

The developer has worked and will continue to work with the applicable companies in order to provide the required public services to the future residents of the community during the subdivision platting stage.

K. Water conservation

The water conservation effort for Madison will set forth the recommended programs for education of homebuyers, direct recharge of effluent to strategically maximize benefit to the aquifer, use of non-potable water in common areas, and strategies for minimizing the use of potable water. Such strategies may include, but are not limited to: low flow faucets, reduced flow toilets, water timers and automatic shutoff mechanisms. In consideration of the desert climate experienced throughout the Willcox area, it is the goal to recognize the importance of water conservation and implement all prospective water preservation measures recommended above. All water conservation efforts shall comply with Section 4.E.3 of this report.

As part of the water conservation effort, the developer intends to maintain the existing washes as open space. The purpose of this is to sustain the current aquifer recharge that will replenish the water distribution and storage system for the entire community. The developer also intends to incorporate the effluent from the wastewater treatment facilities within the higher density and commercial area as potential recharge and/or reclaimed water for landscaping purposes.

L. Soils

There are no geological or geotechnical conditions that would prevent the development of the property. There is a possibility of near surface loose or moderately expansive soils that may exist in portions of the site. Mitigation procedures for these conditions will be identified in geotechnical reports produced at the time of the platting phase. At this time, mitigation measures, if required, are expected to be typical for the area, and will likely consist of earthwork or foundation recommendations that account for the existing soil conditions. No unusual or atypical geologic or geotechnical conditions have been observed or identified for the subject property.

M. Timing of development and phasing

At this time it is proposed that there will be four phases for the build-out of the Madison community. The phasing of the community is based on the absorption of development parcels and will respond to housing market demand, retail market demand, job growth for employment space, regional transportation facilities, and sound infrastructure development strategies.

Estimated Implementation schedules based on residential absorptions are projected as follows:

- Phase 1 – 2012-2013
- Phase 2 – 2013-2015
- Phase 3 – 2014-2018
- Phase 4 – 2016-2025

It is understood by the developer that County Regulations require that the development complete construction within 5 years of MDP approval. It is also understood that the abovementioned estimated phasing plan or implementation schedule may change while still complying with County standards and processes.

Commercial and employment land use phasing will respond to demand created by housing growth and/or regional transportation improvements which generate an increase in regional transportations trips within the vicinity to the non-residential development parcels. A projection for the completion of the absorption of commercial and employment land use not been provided due to the many variables, which influence the outcome.

It is estimated that the total Madison Planned Development residential build-out will require approximately ten or more years. This estimate, of course, depends on the

health of the economy and housing market demand. A formal waiver of the County Standards shall be provided for approval of this MDP.

The Master Development Plan may propose a single master block plat in conjunction with the formation and recordation of a comprehensive development agreement. Inclusive in the block plat and /or development agreement will be detailed "assurance" directives, with exhibits established by "district" or "region" to coordinate the overall implementation of crucial infrastructure inherent to this community, including recreation areas. The assurance package will allow for sufficient flexibility within the framework or implementation of the infrastructure to adjust for market condition changes, as determined by the Master developer or subsequent assignable entries. The Master developer or other said parties are responsible for coordinating and completing the master block plat and /or development agreement and identified infrastructure improvements through community build-out. A single rezoning or planned development reflects a commitment toward the construction and installation of necessary infrastructure without placing undue burden on the government agencies during the life cycle of the development. A Madison Development Agreement and specific plat notes on the block plat will provide assurances for the construction of critical infrastructure prior to or concurrent with development.

In accordance with Cochise County regulation, it is anticipated that the development of the project will be complete within five years of approval by the Board of Supervisors, unless otherwise approved by the same Board.

III. CONFORMANCE WITH COMPREHENSIVE AND GENERAL PLANS AND COMMUNITY IMPACTS

A. Project conformance with Cochise County Comprehensive Plan

Currently the Madison 1240 site falls within Growth Area Category D (Rural Residential) of the Cochise County Comprehensive Plan. As mentioned in the Comprehensive Plan, referring to Category D Rural Areas, "These sparsely populated rural lands also have the potential for future master-planned communities that will provide the infrastructure to support any proposed increases in residential density or non-residential activities." The project will provide adequate infrastructure to support any and all residential and non-residential activities that it incurs.

Since the initial Madison conception, during its design, and up until today Madison Diversified has been in direct contact with and requested the involvement of key Cochise County stakeholders, including County officials, business leaders, and active citizens. Madison is therefore shaped by the influences of Cochise's current goals and future aspirations all in conjunction with the developer's vision and the opportunities and constraints of the site.

B. Impacts, benefits and advantages for Cochise County

The community planned for the subject property will meet the need for new housing within Cochise County as the County's population continues to grow. The growth within the Tucson metropolitan area and Pima County shall continue to influence housing and economic development of Cochise County.

To summarize, the benefits to Cochise County include six broad provisions:

1. The subject property will provide housing and employment opportunities for the current and future residents of Cochise County.
2. The development will increase the property and sales tax base, providing an increased revenue stream, without creating large infrastructure costs for Cochise County.
3. The subject property will provide a master planned development with a variety of residential and commercial uses.

This will allow Cochise County to continue to grow in a manner compatible with the Cochise County Comprehensive Plan.

4. The subject property is located near a major transportation corridor. This will set an example for a partnership between ADOT, Cochise County, City of Wilcox, and future developers for improvements and expansion of the existing transportation infrastructure.
5. The project will be built in phases with full build out anticipated to occur in approximately ten to fifteen years. This will allow the project to grow in a manner consistent with the Cochise County Comprehensive Plan and in harmony with infrastructure improvements.
6. The project will expand opportunities for job creation and increased economic vitality to the northern Cochise County and Wilcox area.

C. Economic benefit analysis

It is our belief that the Madison development will have a positive effect on homebuilding for the local economy, including income, jobs and revenue for local governments, and will capture the effects of the construction activity itself, the expenditure of income earned from the construction activity, and the ongoing impact resulting from the new homes being occupied and the new residents paying taxes and otherwise participating in the local economy.

The economic benefit will likely increase over the course of the development project based on such factors as the rate of inflation, increase in the cost and value of homes, wage increase, changes in the prices of permit fees, etc.

Most of the impact will likely benefit Wilcox and those areas closest to the Madison area, providing that those areas can supply the goods, services, and labor necessary for the construction of the homes, as well as those goods and services demanded by new residents once they occupy the new homes. While the supply of these goods and services in the local area may not currently exist at the appropriate levels, it is reasonable to expect that, over time, an unmet demand for them will draw such commercial establishments to the area as are necessary to meet the levels of demand.

IV. DEVELOPMENT REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICT

A. Purpose and intent

In order to provide residents with a progressively planned and high quality of living environment consisting of a variety of land uses, this planned market rate affordable housing community is targeting housing prices from the low \$100,000s to the mid \$100,000s. Currently, there is a growing demand and the supply of this segment of housing is low; thus Madison will help to fill this gap. The primary mechanism in the implementation of property land uses will be development regulations established herein. In addition, in anticipation of future needs and compatibility between land uses, an appropriate amount of flexibility has been incorporated into the regulations. Thus, for the purpose of this PD, the following land use districts are hereby established (and further detailed in Section IV, C-E of this document):

Residential Districts:

- Low density Residential District (LDR)
- High Density Residential District (HDR)
- Mobile Home Park (MHP)

Mixed Use District:

- Mixed Use District (MUD)
 - High Density Residential District (HDR)
 - Commercial
 - Industrial

B. General provisions

1. All construction and development within the MDP area shall comply with applicable provisions of the Cochise County Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code, and the subdivision codes as adopted by Cochise County and the State of Arizona, or as approved by the County Engineer.
2. This MDP may be amended by the procedures outlined in Article 4 of the Zoning Regulations.
3. Any persons, firm, or corporation, whether a principal, agent, employee, or otherwise, violating any provisions of these regulations shall be made to comply with the Cochise County Zoning Code pertaining to zoning misdemeanors.

4. Exceptions to height limitations contained in the development apply only to antennas, chimneys, evaporative coolers, or other architectural appurtenances required for the screening of rooftop equipment.
5. Non-conforming uses of land and non-conforming structures shall comply with Article 20, Section 2003 of the Cochise County Zoning Code.
6. At the time of site plan review, all commercial developments shall submit a plan detailing fencing, walls, landscaping, building placement, and other details, which must be in conformance with the PD design guidelines, Section 1503.09, for commercial structures.
7. Land Use Plan Provisions – Land use designations have been assigned to each parcel identified in the MDP, Land use provisions for the parcels designated for development include planning area letter, land use designation, proposed underlying zoning and gross acres.
8. Landscaping for common areas, open spaces and parks will be provided and maintained by the HOAs or designees as applicable throughout the MDP, subject to the Planned Development Landscape standards set forth in Section 1503.10 of the Zoning Regulations.

To ensure the orderly growth of the community, it is understood that minor modifications in the boundaries and acreage of parcels or adjustments because of final road alignments utilities or grading/hydrology hazards specified by the County will occur during technical refinements in the tentative map process and shall not require an amendment to MDP Maximum dwelling units per cumulative parcel counts will not be thereby affected. The MDP residential dwelling unit maximum shall be 1,200 dwelling units.

A transfer of residential dwelling units from one residential parcel to another parcel may be permitted in the MDP area in accordance with the following provisions;

In no case shall transfers of dwelling units result in:

- a. Exceeding the overall plan capacity of 1,200 dwelling units;
- b. An increase in the density classification of the overall MDP.
- c. Exceeding the capacity of the circulation system or any other public infrastructure system as established for the PD area.
- d. Exceeding prescribed development parcel target density by more than 10 percent (but staying within the plan capacity).

A revised MDP Map and Planning Area Summary shall be submitted with the respective tentative plats for review by the Community Development Department.

Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the overall plan capacity of 1,200 units. Said map and table shall be updated accordingly.

1. Drill-sites-Drilling, mining, or exploration for any minerals, oil, gas, or other hydrocarbon substances shall be prohibited in the MDP area. Drilling/drill-sites for groundwater are allowed within the MDP area.
2. Agricultural, ranching, and grazing uses shall be permitted on the property until such time that a specific parcel is platted, the plat is recorded, and improvements are constructed on a portion of the development land that real estate and all parcels without improvements thereon shall be and remain as an agricultural use.
3. Land for public service facilities may be provided within the Mixed Use District.
4. All site development standards specifically applicable to a Category B Growth Area, now and in the future, shall be incorporated in all districts, unless superseded by a more stringent development standard in this MDP.
5. Screening: in a Category B Community Growth Area, whenever a non-residential use abuts a residential zoning district or is separated from such by an alley, the developed area of the non-residential site shall be screened with a six (6) foot high screen (see section 1805.02 of the Cochise County Zoning Code for definition). The Zoning inspector may defer the screening if the abutting residentially zoned property is not developed.
6. Livestock for private use may be kept in all zoning districts provided that the requirements of Article 18, Section 1815 of the Cochise County Zoning Code are met.

C. Residential development standards

DEVELOPMENT REQUIREMENTS				
ZONING DISTRICT	MIN. LOT AREA(S.F)	YARD REQUIREMENT (FRONT/SIDE/REAR)	MAX. BLDG HEIGHT (PRINCIPAL/ACCESSORY)	DET.ACC.BLDG. (FRONT/SIDE/REAR SETBACK)
Low Density Residential (LDR)	36,000	20'/20'/20'	30'/20'	20'/20'/20'
High Density Residential (HDR)	2,500 / 0*	10'/3'/5' 0'/0'/0'*	40'
Mixed Use (MUD)	40% coverage

*Provision for non-detached (attached) residential development.

There must be a minimum 18' between the back of the sidewalk and the front of the garage to allow a vehicle to park in the driveway without protruding into the sidewalk, unless otherwise agreed upon.

Mobile Home Park requirements shall follow Cochise County Regulations, Section 1812, for that specific zoning type.

Low Density Residential District (LDR)

Provided that they conform to the applicable site development standards set forth below and meet any other requirements such uses, the following uses shall be permitted in this district, and can be found in the Cochise County Zoning Regulations, such as off-site road and drainage improvements.

Permitted Uses

- All single household dwellings, excluding mobile and manufactured homes.
- Public or private park, public, private, or parochial school.
- Utility installations not otherwise exempted by section 2002 of the Cochise County Zoning Code, other than electric generation plants, regional sewage treatment plants, solid waste landfills, or incinerators
- Churches or places of religious worship
- Residential care homes

Site Development Standards

All uses permitted in this district shall conform to the following minimum site development standards:

- Minimum lot area: 36,000 square feet
- Maximum density: one dwelling unit per 36,000 square feet
- Maximum Height :
 - Principal structure : 30 feet above finished grade
 - Accessory structure : 20 feet above finished grade
 - Fence or walls: 6 feet above finished grade
- Setbacks, Principal, and Accessory Structures/Uses: the minimum setback shall be measured from the closest point on the property line or road to the structure/use. The minimum required setbacks for permitted uses are 20 feet (front, rear, total for both sides). The minimum required setbacks for Special Uses shall be double.
- Distance between structures: except as otherwise provided in these regulations, a minimum distance between principal structures shall be 15 feet or 10 feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.
- Maximum lot coverage is 65%

Permitted Accessory Uses

Accessory uses are permitted in this district provided they are secondary to any established permitted principal use. For residential uses, the following additional accessory uses and buildings shall be permitted:

- Rooms in the principal dwelling for boarders, not exceeding two (2) such persons per dwelling unit (no permit is required)
- One accessory living quarter subject to the definition in Article 2 and the procedures in Section 1717 of the Cochise County Zoning Code.
- Family cemeteries on a minimum lot of one acre (informational permit is required)
- Home occupations

Special Uses

The following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in Section 1716 of the Cochise County Zoning Regulations:

- Welfare and charitable services
- Childcare facilities and establishments
- Personal and professional services
- Health Clinics
- Residential care institutions
- Indoor and outdoor recreational facilities
- Cultural, historic, and nature exhibits
- Resorts

High Density Residential District (HDR)

This zone is established to achieve the following purposes:

- To provide high-density residential development in locations with adequate infrastructure;
- To allow only those additional uses which are complimentary to higher density residential uses; and
- To stabilize and protect residential development

The following uses shall be permitted in this zone, provided that they conform to the applicable site development standards set forth below and meet any other requirements for such uses found in the Cochise County Zoning Regulations, such as off-site road and drainage improvements.

Permitted Uses

- Any use permitted in the High Density Residential District as described herein.
- All single household dwellings, including mobile and manufactured homes and attached single family dwellings such as townhome, condos, apartment.
- Public or private park, public, private, or parochial school
- Group quarters.
- Utility installations not otherwise exempted by Section 2002 of the Cochise County Zoning Code, other than electric generation plants, regional sewage treatment plants, solid waste landfills, incinerators, wastewater pump stations, water storage tanks associated with pumping systems

- Churches or places of religious worship
- Personal and professional services
- Residential care homes
- Health clinics.

Site Development Standards

All uses permitted in this district shall conform to the following minimum site development standards:

- Minimum lot area: 2,500 square feet or 0 SF
- Maximum density: 12 units per acre
- Maximum height:
 - Principal structure: 30 feet above finished grade
 - Accessory structure: 20 feet above finished grade
 - Fence or walls: 8 feet above finished grade
- Setbacks, Principal, and Accessory Structures/Uses: the minimum setback shall be measured from the closest point on the property line or road to the structure/use. The minimum required setbacks for permitted uses are 10 feet for front and rear yards and 0 feet for side yards. The minimum required setbacks for accessory structure/uses are 0 feet (front, rear and total for both sides).
- Distance between structures: except as otherwise provided in these regulations, a minimum distance between principal structures shall be 6 feet or 10 feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.
- Maximum lot coverage is 70% (Total acreage)

Special Uses

The following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in Section 1716 of the Cochise County Zoning Regulations:

- Welfare and charitable services
- Hospitals
- Bed and breakfast lodgings
- Personal and professional services
- Indoor and outdoor recreational facilities
- Cultural, historic, and nature exhibits
- Resorts

D. Commercial and industrial development standards

Mixed Use District – Commercial (MUD)

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The mixed Use District is intended to serve the needs of the immediate residential community. This zone is established to achieve the following purpose:

- To provide areas for small shops, businesses, and services establishments in convenient locations to meet the needs of households in surrounding residential areas;
- Provide the essential neighborhood character of the district by preventing encroachment by more intensive commercial uses having market areas extending beyond nearby neighborhoods;
- Maintain compatibility between neighborhood – oriented commercial areas and adjacent residential areas; and
- Avoid any undue concentration of vehicular traffic on local districts.

Permitted Principal Uses

The following uses, which in this district shall be conducted wholly within a completely enclosed building, unless otherwise specified, and use operated as a store, shop, or business shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

- Any use permitted in the High Density Residential District as described herein.
- All single household dwellings
- Group quarters
- Childcare facilities
- Childcare establishments
- Educational services
- All utility installations not otherwise exempted by Section 2002 of the Cochise County Zoning Code, other than electric generation plants, regional sewage treatment plants, solids waste landfills, incinerators, wastewater pump stations, water storage tanks associated with pumping systems.
- Churches or places of religious worship
- Civil, Social, fraternal, and business associations
- Personal and professional services
- Indoor and outdoor recreational facilities
- Retail sales of merchandise
- Restaurants, bars, taverns, and nightclubs
- Residential care homes
- Emergency vehicle stations not otherwise exempted by Section 2002 of the Cochise County Zoning Code

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- Bed and breakfast lodgings
- Health clinics
- Municipal Uses
- Recreational vehicle parks
- Motel / Hotel guest lodging
- Customer care services such as: auto repair, electronic repair, consultancy services, etc.
- Welfare and charitable services
- Convenience stores
- Residential care institutions
- Retail Sales
- All Light Industrial Uses as provided in Article 13 of the zoning regulations

Site Development Standards

All uses permitted in this district shall conform to the following minimum site development standards in addition to the provisions of Article 18 of the Cochise County Zoning Code:

- Minimum lot area: none
- Maximum density: none
- Maximum height:
 - Principal structure : 50 feet above finished grade
 - Accessory structure (residential): 50 feet above finished grade
 - Fence or walls: 8 feet above finished grade, typical
- Outdoor storage areas: non-residential outdoor storage shall be fully screened.
- Setbacks, Principal, and Accessory Structures/Uses: the minimum setback shall be measured from the closet point on the property line or road to the structure/use. The minimum required setbacks for principal uses are 20 feet (front, rear and total for both sides). The minimum required setbacks for Special Uses shall double.
- Distance between structures: except as otherwise provided in these regulations, a minimum distance between principal structures shall be 15 feet or 10 feet for multiple-household structure. Nothing herein shall prevent permanent attachment of principal structures.
- Max lot coverage is 75%

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Special Uses

Special uses are permitted in this district provided they are secondary to an established permitted principal use:

Special Uses

- Hospitals
- Restaurants
- Indoor and outdoor recreational facilities
- Resort

E. Implementation

1. Purpose and intent

The development of the Madison MDP will be implemented in conformance with the PD District Standards (Article 15) and as set forth in Article 18 of the zoning regulations. When any site development standard in article 18 conflicts with these regulations, the MDP standards shall override default county standards; where development standards are not mentioned in the MDP standards, the applicable County regulations shall apply, subject to reasonable interpretation by the Planning Director as needed. In this section are outlines of the procedures for administration of the provisions contained herein and the phasing plan for the development of the proposed planning area. Other information covered in this chapter concerns the general administration, subdivision, administration procedures, and the linkage between these elements. In addition to the MDP site plan review, the Madison Planned Development District shall be implemented through the subdivision process. Concurrent with site plan processing will be submittal of tentative plats where properties are to be separately financed, sold, leased, or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative plats which will allow for implementation of the project phasing.

2. Phasing program

The main purpose of the phasing program is to relate infrastructure requirements to site development and market demand.

The MDP allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including site plan modifications due to final engineering or changes in the economic market, and housing market. Please see the phasing schedule found in Section II.M of this report.

3. General administration, permit processing, and amendments

The MDP shall be administered and enforced by Cochise County Planning Department, in accordance with the provisions of the Cochise County Zoning Code. Certain changes to explicit provisions in the MDP may be made subject to Section 1505 of the Cochise County Zoning Code. The following items are in addition to Section 1505:

- Adjustments of modifications in the phasing order – as long as infrastructure development is precedent or concurrent.
- Changes in configurations of individual development parcel to include modifications of boundaries, division of larger parcels, or combination of parcels, as long as there is no net loss in overall MDP open space and no net increase in the total number of units allowable within the MDP.
- Changes or modifications in lot sizes and /or lot configuration which encourages diversity of housing types, as long as within the allowable density and density transfers.
- Changes in lot coverage ratios which encourage diversity in housing type by up to 10%, as long as within the allowable density and density transfers.
- Changes in front, rear, or side yard residential setbacks of up to 10% which encourage diversity of housing type, as long as within the allowable density transfers.
- Creation of gated neighborhoods, private streets, or other modifications in common area assets to be voluntarily maintained by a group or resident homeowners, as long as the integrity of the interior circulation plan is maintained.
- Placement and/or construction of identity or character features such as community art, entry monuments, mailboxes, neighborhood signage, etc.
- Addition of a school site or modification of a park site, which enhances the opportunity to create a sense of neighborhood and community, better centralizes the school and / or park sites based on actual development densities, or serves to implement the desires of the School District or County as to the most appropriate location for the school and / or parks site, as long as the maximum number of units within the PD does not increase.
- Terminology, reference, glossary, designation, or nomenclature changes that do not impact the vision of the MDP.

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- A transfer of commercial/mixed-use square footage from one mixed-use parcel to another of up to 10%.
- Changes in front, rear, and side yard commercial setbacks of up to 10% when modifications will increase the diversity of employment opportunities or enhance the integration of neighborhoods and mixed-use developments.
- Modifications in the design and construction of infrastructure based upon technological advances when a proposed modification is accepted by the County Highway and Floodplain Department, the County Health Department, the Arizona Department of Transportation, or the Arizona Department of Environmental Quality. Infrastructure capacity based upon planned target densities and intensities of use and phasing of infrastructure precedent or concurrent with development will remain unchanged.
- Modifications in set-asides, encroachments, easements, rights-of-way, open space, so long as the modifications fall within the general overall range and target for the community and are based upon County-accepted technical design and engineering and no net reduction in overall open space results.
- Any analogous interpretations of the list of permitted or conditional uses of the property set forth in the MDP, as determined by the County Planning Director.
- Other changes not identified above as deemed appropriate by the County Planning Director, as long as the changes do not impact the general health, safety, and welfare of the residents of Cochise County.
- The addition of new information to the MDP maps or text that does not change the effect of any regulations or guidelines.
- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- Except as explicitly modified herein, the MDP area shall be subject to the applicable policies of the Comprehensive Plan, related to Master Development Plans, Water Conservation and Transportation. The Water Conservation standards in Section 1820 of the Zoning Regulations shall also apply to all new construction.
- Prior to tentative plat approval for any phase of development, the Applicant shall provide a draft charter for a property maintenance district which will be responsible for HOAs within the Plan area. The draft CC&Rs shall include provisions which obligate the association to maintain all open space, trail system, common areas parks, landscaping in common areas and medians,

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entry features, and etc within the development. The CC&Rs shall also include deed restrictions enforcing the site development standards proposed within the MDP Area.

- A general note shall be included on all future plats indicating compliance with the MDP standards, policies, development standards, water conservation and architectural guidelines.
- All roads, sidewalks, curb and gutters where applicable, on-site and off-site improvements shall be constructed to County standards as set forth in the *Cochise County Standards Road Design & Construction Standards for Public Improvements*. The vehicular circulation system shall be designed and implemented in accordance with the standards for Planned Development District Access, Circulation and Street Improvements as provided in Section 1503.08.A of the Zoning Regulations and as set forth in an approved Traffic Impact Analysis (TIA) report;
- A detailed pedestrian and equestrian circulation plan shall accompany any tentative plat submittal within the Plan area, which generally conforms to the "Pedestrian Circulation Exhibit" accompanying the MDP proposal. The pedestrian circulation system will comply with the standards for Planned Development District Pedestrian Circulation Systems as provided in Section 1503.08.D of the Zoning Regulations;
- A water improvement district, water company, or state-approved equivalent will be formed prior to any final plat approval. All water services to all phases will be provided by this special district. All waste systems within the MDP area shall be subject to the standards set forth in Section 1503.07 of the Zoning Regulations.;
- That a wastewater improvement district or state-approved equivalent will be formed prior to any final plat approval. All wastewater water services to all phases will be provided by this special district. All wastewater systems within the MDP area shall be subject to the standards set forth in Section 1503.07 of the Zoning Regulations.
- Prior to tentative plat approval, or development of any High-Density Residential or Mixed-Use Commercial phase, a finalized Traffic Impact Analysis shall be approved by the County, which accurately analyzes traffic impacts associated with the proposed development. Subsequent development shall adopt and implement all mitigation strategies recommended in such analyses;
- Prior to the first phase of development, the County will be provided with Intent to Serve letters from the applicable Fire District and all applicable utilities, which

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demonstrate that commitment to provide such services has been secured. Included within this provision is the requirement that a Memorandum or Letter of Understanding be submitted to the County, which adequately addresses impacts and recommendations of the Willcox School District. This policy will satisfy the requirements of Section 406.06.B.4 of the Zoning Regulations.

- All future development within the MDP area shall be subject to the recommendations of the Hydrology Analysis Report for "Madison 1240," as prepared by Kinetix Engineering and Consultation, dated December 2010;
- All future development within the MDP area shall be subject to the recommendations of the Geotechnical Evaluation, as prepared by Western Technologies, Incorporated and dated March 15, 2004.

The MDP shall be implemented through a method of site plan review by the staff of the Cochise County Planning Department. A site plan review shall be required for all development within the MDP area requiring permit. Tentative parcel and plats may be processed independently of the site plan review procedures, in accordance with the Cochise County Subdivision Regulations. Site plan review would apply to commercial, industrial, and multi-family attached.

All proposed projects with the MDP area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivision, special use permits, or any other permits for the property. The site plan review procedure is necessary for the following reasons:

- To ensure consistency with the MDP, the County Comprehensive Plan, zoning regulations, building code, and all implementing ordinances
- To promote the highest contemporary standards of site design
- To adapt to specific or special development conditions that occurs from time to time while continuing to implement the MDP and confirm development to the County Comprehensive Plan and implementing ordinances.
- To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto
- To adapt to changes that may occur with respect to the circumstances under which the project is undertaken
- Site plan review would apply to all residential, commercial, and industrial building permits

Exemptions

The activities, listed below, are exempt from the site plan review process; however, a building permit may be required. This list is not all-inclusive. Other special activities not covered by the example listing below may be exempt by The Planning Director as well.

- All interior changes, alternations, construction
- Repainting
- Re-glazing, new mullions
- Re-landscaping of existing structure
- Re-roofing with similar-style roofing materials
 - Minor exterior repairs
 - Exterior mechanical (heating, air conditioning , water heater etc)

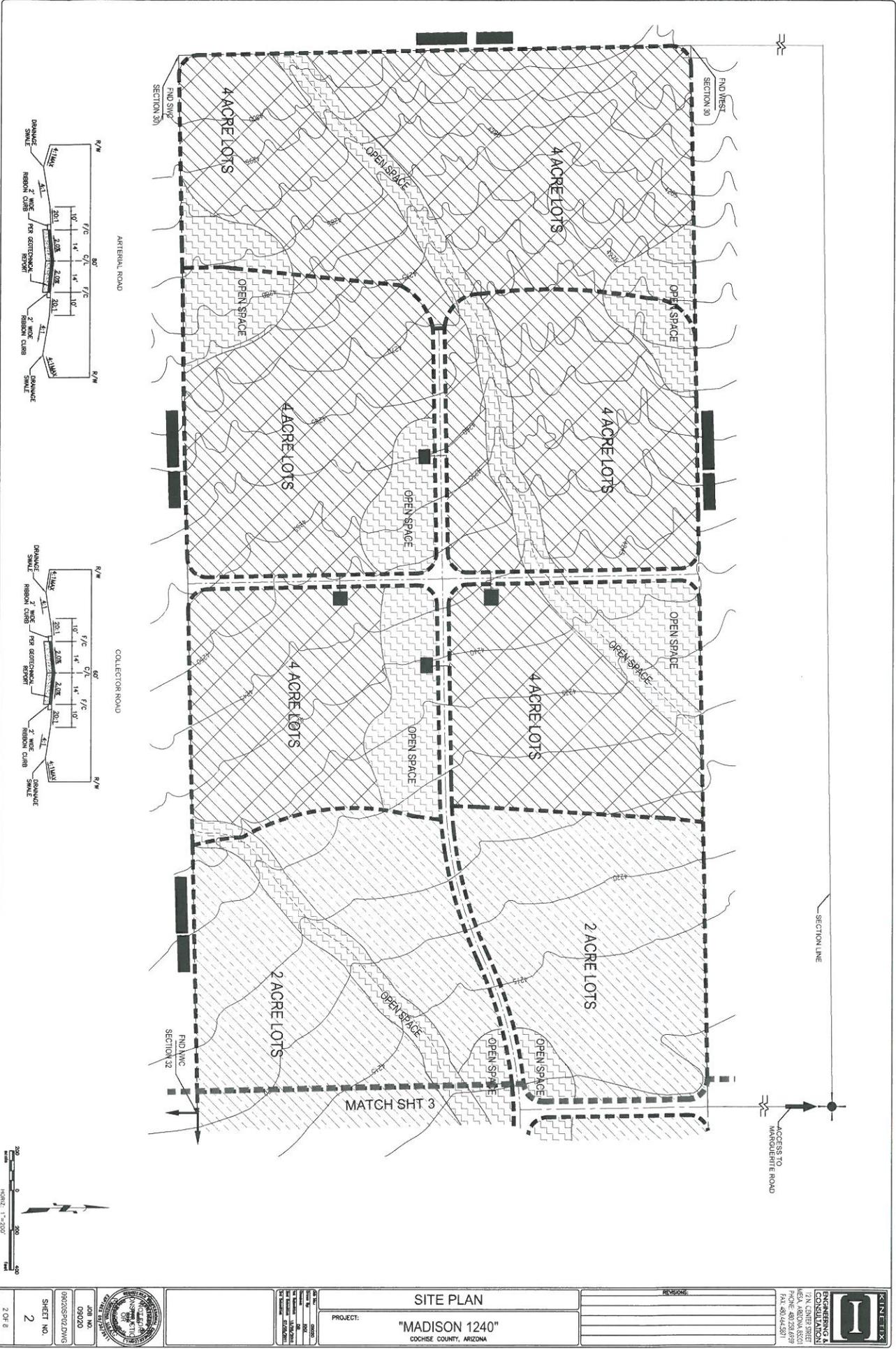
Procedures

According to Cochise County procedures, site plans that contain plans, drawings, illustrations, designs, reports, and other detailed information as required herein shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a site plan. The staff shall seek comment from other County Department and service agencies prior to preparing a site plan.

The staff shall seek comment from other County Department and service agencies prior to preparing a recommendation on the finalized MDP site plan.

Applicants should ensure that they have obtained a copy of the design guidelines contained within the MDP. This will assist the developer in achieving consistency with the MDP and generally facilitate a quality project.

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2 OF 2	SHEET NO. 2	980728-PZ-DWG	JOB NO. 090200	DATE 07/09/2011
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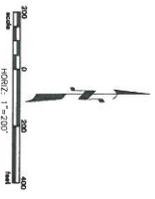
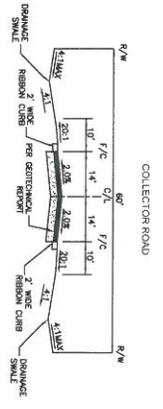
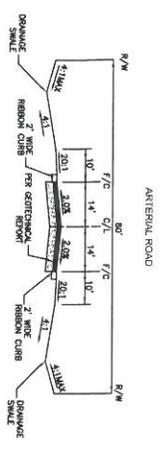
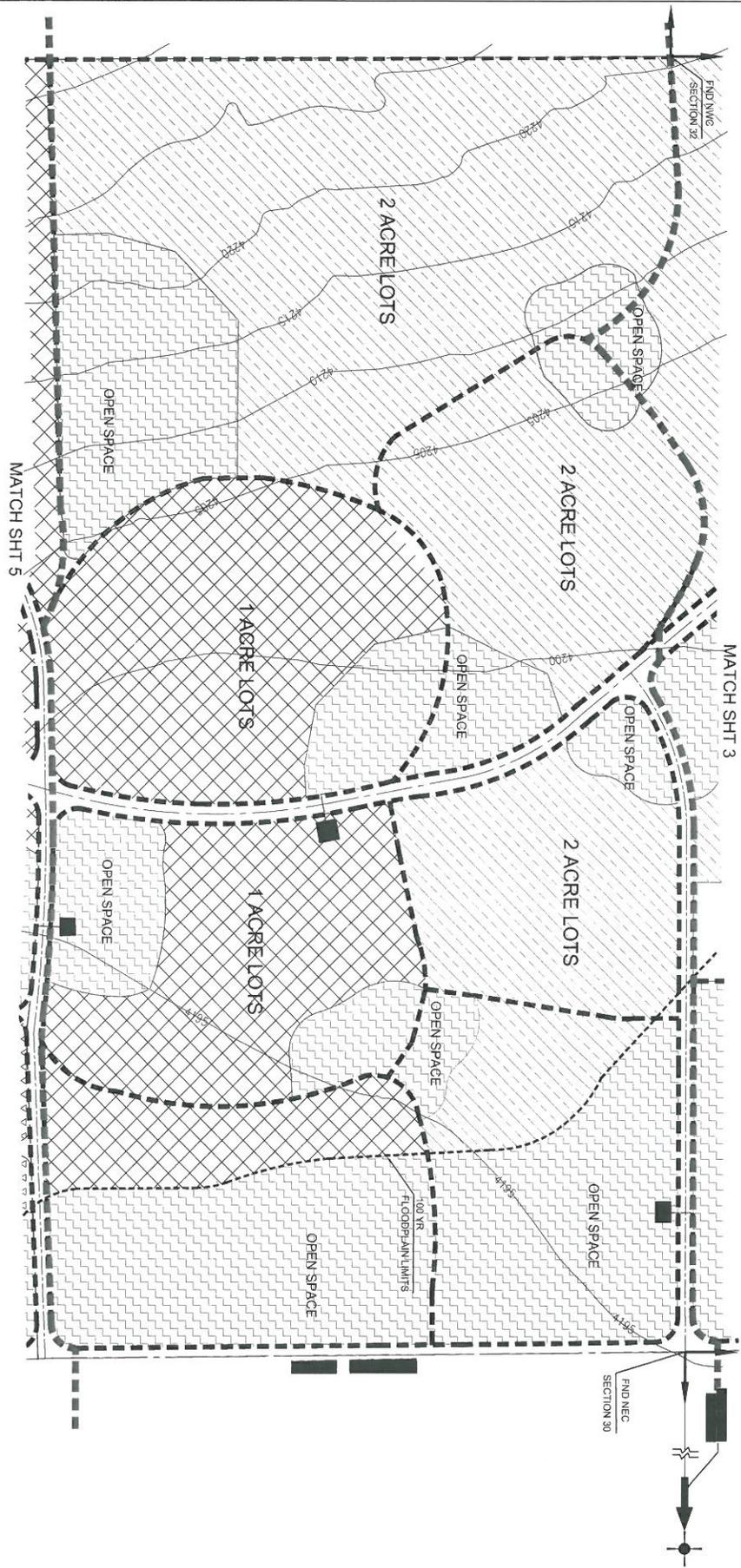
SITE PLAN

PROJECT: "MADISON 1240"
COCHISE COUNTY, ARIZONA

REVISIONS:	

K&N EITX
REGISTERED PROFESSIONAL ENGINEERING CONSULTANTS
172N. CENTER STREET
MESA, ARIZONA 85201
PHONE: 480.238.8599
FAX: 480.238.2511

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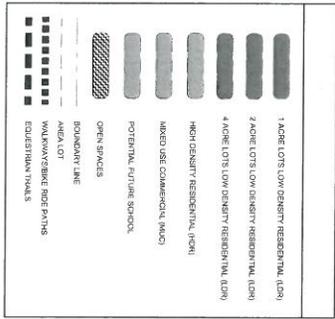
	KENETIX ENGINEERING & ARCHITECTURE 5714 N. CENTRAL MESA, ARIZONA 85207 PHONE: 480.236.6599 FAX: 480.444.5571	PROJECT:	"MADISON 1240" COCHISE COUNTY, ARIZONA	REVISIONS:
		JOB NO. 090230	SHEET NO. 4	SHEET NO. 4 OF 8

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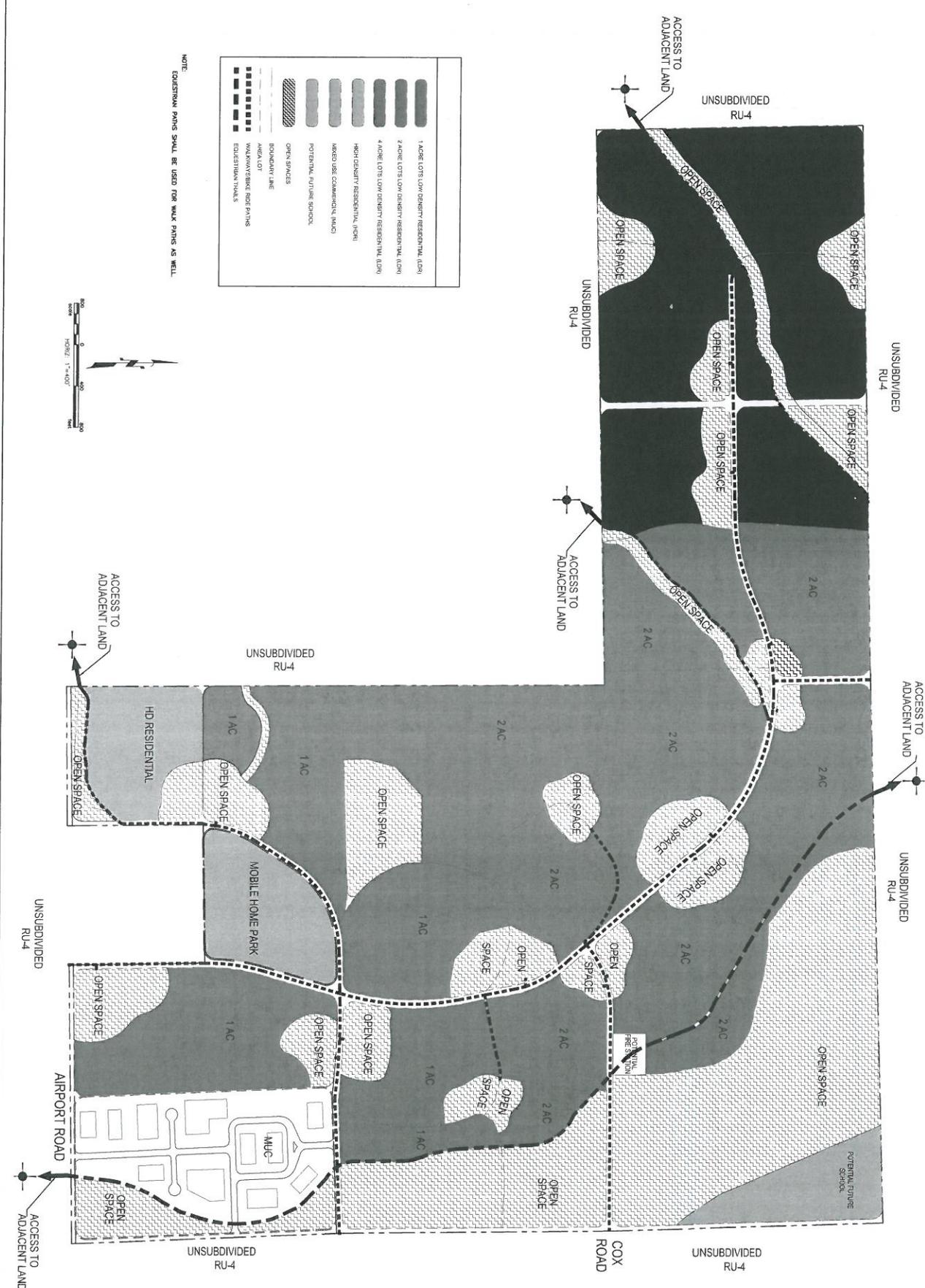
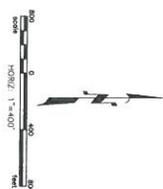


	JOB NO. 090700	PROJECT: "MADISON 1240" COCHISE COUNTY, ARIZONA	SCALE: AS SHOWN	DATE: 07/26/2011
	SHEET NO. 5			

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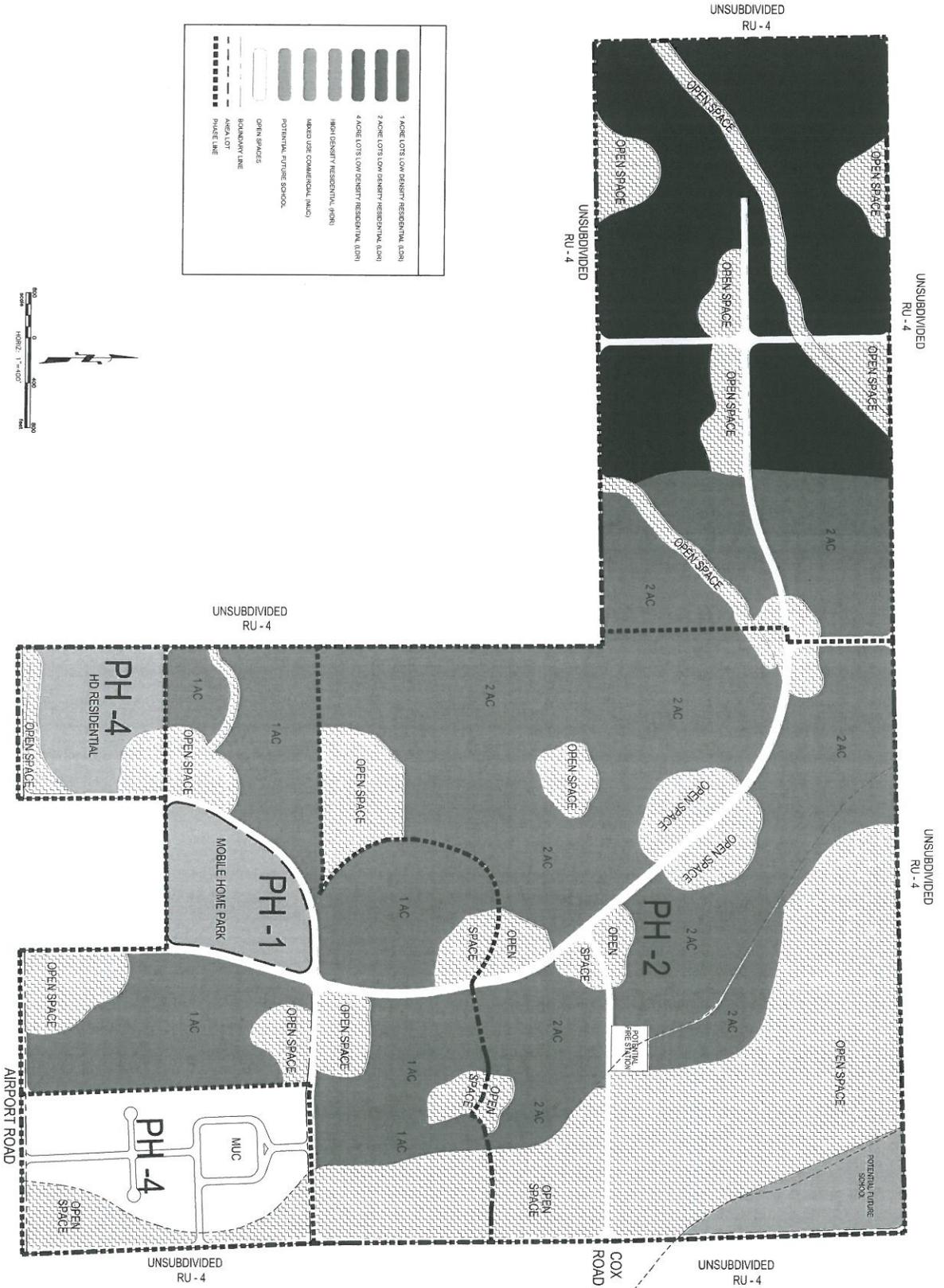


NOTE:
EXISTENTIAL PATHS SHALL BE USED FOR WALK PATHS AS WELL.



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	PROJECT: "MADISON 1240" COCHISE COUNTY, ARIZONA	ENGINEERING & CONSULTANTS 1214 CENTER STREET TUCSON, ARIZONA 85719 PHONE: 520.733.6597 FAX: 520.733.6571
	SHEET NO. 7 OF 8	JOB NO. 09020 DRAWING DATE 07/05/2011



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	JOB NO. 08070	PROJECT: "MADISON 1240" COCHISE COUNTY, ARIZONA	REVISIONS:
	SHEET NO. 8		DATE: 07/26/2011

3. General administration, permit processing, and amendments

The MDP shall be administered and enforced by Cochise County Planning Department, in accordance with the provisions of the Cochise County Zoning Code. Certain changes to explicit provisions in the MDP may be made subject to Section 1505 of the Cochise County Zoning Code. The following items are in addition to Section 1505:

- Adjustments of modifications in the phasing order – as long as infrastructure development is precedent or concurrent.
- Changes in configurations of individual development parcel to include modifications of boundaries, division of larger parcels, or combination of parcels, as long as there is no net loss in overall MDP open space and no net increase in the total number of units allowable within the MDP.
- Changes or modifications in lot sizes and /or lot configuration which encourages diversity of housing types, as long as within the allowable density and density transfers.
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- Placement and/or construction of identity or character features such as community art, entry monuments, mailboxes, neighborhood signage, etc.
- Addition of a school site or modification of a park site, which enhances the opportunity to create a sense of neighborhood and community, better centralizes the school and / or park sites based on actual development densities, or serves to implement the desires of the School District or County as to the most appropriate location for the school and / or parks site, as long as the maximum number of units within the PD does not increase.
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- Any analogous interpretations of the list of permitted or conditional uses of the property set forth in the MDP, as determined by the County Planning Director.
- Other changes not identified above as deemed appropriate by the County Planning Director, as long as the changes do not impact the general health, safety, and welfare of the residents of Cochise County.
- The additional of new information to the MDP maps or text that does not change the effect of any regulations or guidelines.
- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- Except as explicitly modified herein, the MDP area shall be subject to the applicable policies of the Comprehensive Plan, related to Master Development Plans, Water Conservation and Transportation. The Water Conservation standards in Section 1820 of the Zoning Regulations shall also apply to all new construction.
- Prior to tentative plat approval for any phase of development, the Applicant shall provide a draft charter for a property maintenance district which will be responsible for HOAs within the Plan area. The draft CC&Rs shall include provisions which obligate the association to maintain all open space, trail system, common areas parks, landscaping in common areas and medians,

entry features, and etc within the development. The CC&Rs shall also include deed restrictions enforcing the site development standards proposed within the MDP Area.

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- Prior to the first phase of development, the County will be provided with Intent to Serve letters from the applicable Fire District and all applicable utilities, which

demonstrate that commitment to provide such services has been secured. Included within this provision is the requirement that a Memorandum or Letter of Understanding be submitted to the County, which adequately addresses impacts and recommendations of the Willcox School District. This policy will satisfy the requirements of Section 406.06.B.4 of the Zoning Regulations.

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- To promote the highest contemporary standards of site design
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- To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto
- To adapt to changes that may occur with respect to the circumstances under which the project is undertaken
- Site plan review would apply to all residential, commercial, and industrial building permits

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The activities, listed below, are exempt from the site plan review process; however, a building permit may be required. This list is not all-inclusive. Other special activities not covered by the example listing below may be exempt by The Planning Director as well.

- All interior changes, alternations, construction
- Repainting
- Re-glazing, new mullions
- Re-landscaping of existing structure
- Re-roofing with similar-style roofing materials
 - Minor exterior repairs
 - Exterior mechanical (heating, air conditioning , water heater etc)

Procedures

According to Cochise County procedures, site plans that contain plans, drawings, illustrations, designs, reports, and other detailed information as required herein shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a site plan. The staff shall seek comment from other County Department and service agencies prior to preparing a site plan.

The staff shall seek comment from other County Department and service agencies prior to preparing a recommendation on the finalized MDP site plan.

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COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

Carlos De La Torre, P.E., Community Development Director

MEMORANDUM

TO: Keith Dennis, Planner II

FROM: Karen L. Lamberton, AICP, County Transportation Planner

SUBJECT: **Madison 1240 Master Development Plan/MDP 11-01/Z-11-03**

DATE: August 16, 2011

The applicant, Madison Diversified, is proposing a Master Development Plan (MDP) with a mix of residential and commercial uses on a 1,240 acre site located west of the City of Willcox. Access is taken from Airport Rd., currently a two-lane, native surfaced, 20-foot wide cross-section, county-maintained rural minor collector. Average traffic on this corridor is about 148 trips per day (October 2009 counts). Currently there is no posted speed limits along the native-surfaced roadway. There are no current County plans to improve this roadway.

The Master Development Plan anticipates up to 918 housing units and approximately 500,000 square feet of commercial uses. The Madison 1240 proposed residential development is anticipated to generate an estimated 8,785 daily trips per the ITE Manual, 8th ed. The commercial development has the potential of generating close to 25,000 daily trips at full-build out. Factors influencing average daily trips include seasonal use, persons per household, income levels and proximity of services and shopping. Commercial uses also have large ranges of potential trips depending on the mix and interdependency of available services and retail. Internal circulation and access to the roadway network will need to be considered in more detail as the MDP builds out over time.

Avenue Consultants prepared a Traffic Impact Analysis Report (TIA), dated December 10, 2010, for the proposed MDP. A supplemental report was provided by TASK Engineering on August 5, 2011. The combined reports are in substantive conformance with the requirements for a TIA and provide a set of recommendations for phasing needed off-site improvements for this proposed development.

Right-of-Way acquisition poses an substantive challenge in providing an adequate roadway infrastructure to meet the needs of the Madison 1240 development. The applicants are advised to anticipate these needs and look to opportunities to acquire needed roadway alignments.

Recommendation

Transportation related mitigation for development impacts will be phased in over time as the MDP builds out. Off-site mitigation as the development builds out over time is anticipated to include:

- ✚ Right-of-Way acquisition and surface improvement of Airport Rd. prior to and during the development of Phase 1;

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- ✚ Extension and upgrades to Airport Rd. prior to and during development of Phases 1 and 2;
- ✚ Preservation of Right-of-Way alignments and possible future land acquisition for connectivity to Cox Rd. and Marguerite Rd. prior to and during the development of Phase 2 and/or Phase 3;
- ✚ An updated and revised TIA prior to the development of commercial sites as part of Phase 3 and/or Phase 4;
- ✚ A signal warrant study and left turn movement analysis completed as part of the revised TIA prior to Phase 4;
- ✚ Commercial scaled (wide turning radii) access aprons with left-turn bays for access roads onto Airport Rd.;
- ✚ Right-of-Way widths for major collector and access roads within the MDP should plan for a minimum of 100 to 80 feet to accommodate the concurrent or future development of bike lanes and multi-use pathways;
- ✚ Internal roadways to meet or exceed County Design Standards and Specifications;
- ✚ Pedestrian facilities, including bus pull-outs, should be included in design features at the subdivision and commercial development stage.

The applicants will need to obtain Right-of-Way permits as well as Encroachments permits for the construction of proposed new access points and improvements to county-maintained roadways through the County's Highway and Floodplain Department. Off-site improvements will be guided by the TIA and supplemental report. The ultimate configuration of Airport Rd. will be a rural major collector roadway. Improvements will be phased in over time as appropriate for submitted subdivision plats and commercial plans. The first phase (329 residential units) is anticipated in the year 2013 with future phases building out over a ten to fifteen year period.

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

From: Richard B. Obenshain [rbobenshain@azwater.gov]
Sent: Monday, April 18, 2011 1:22 PM
To: Dennis, Keith
Cc: Doug W. Dunham
Subject: Madison 1240 Master Plan

Attachments: 234015510000_AAWS.pdf

Dear Mr. Dennis,

The Arizona Dept. of Water Resources examined this particular property in 2005, when it was known as the "Winchester, AZ" master plan development. The owner at that time, Vanguard Development, LLC, applied to the Department for an Analysis of Adequate Water Supply. The Department found that 343.4 acre-feet/year of groundwater was physically available to meet the demand of the development as then proposed. A copy of the Department's 2005 determination is attached. The new owner of the property may rely on the physical availability proven in 2005. However, if the demand of the current master plan exceeds this amount, an additional hydrological study may be required. As you are aware, Cochise County adopted the mandatory adequacy provisions of SB 1575, effective April 18, 2008. Consequently, the developer must apply to the Department for a Water Report and meet all Adequate Water Supply criteria before a subdivision plat can be recorded. Please do not hesitate to contact me if you have any questions.

Rick Obenshain, Water Resource Specialist
Recharge, Assured & Adequate Water Supply Programs
Arizona Department of Water Resources
3550 N. Central Ave., 2nd Floor
Phoenix, AZ 85012
Phone: (602)771-8622
Fax: (602)771-8689

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ARIZONA DEPARTMENT OF WATER RESOURCES

Office of Assured and Adequate Water Supply

500 North Third Street, Phoenix, Arizona 85004

Telephone (602) 417-2465

Fax (602) 417-2467



JANET NAPOLITANO
Governor

HERB GUENTHER
Director

ANALYSIS OF ADEQUATE WATER SUPPLY

April 19, 2005

File Number: 23-401551.0000
Development: Winchester AZ
Location: Township 13 South, Range 24 East, Sections 29, 30, 32
Cochise County, Arizona
Land Owner: Vanguard Development LLC

The Arizona Department of Water Resources has evaluated the application for an Analysis of Adequate Water Supply for Winchester AZ pursuant to A.A.C. R12-15-723. The proposed development includes 1,200 single-family residential lots. Conclusions of the review are indicated below based on the adequate water supply criteria referenced in A.R.S. § 45-108 and A.A.C. R12-15-701, 715, 723 *et seq.*

- **Physical, Continuous, and Legal Availability of Water for 100 Years**
On the basis of the Department's review, the Department has determined that 343.4 acre-feet per year of groundwater will be **physically available**, which is equivalent to the applicant's projected build out demands for the development, including system losses, of 343.4 acre-feet per year. No provider currently exists for this area; a central water provider will be formed at a future date. Therefore, neither **legal availability** nor **continuous availability** of the water has been proven at this time. Applications for Water Adequacy Reports that follow this Analysis of Adequate Water Supply will need to demonstrate that the water provider has been formed and has met all legal requirements. Individual Notices of Intent to Serve will be required for each application for a Water Adequacy Report.
- **Adequate Water Quality**
Because there is no existing system, compliance with Arizona Department of Environmental Quality drinking water quality standards cannot be demonstrated at this time. Water from the current project well exceeds standards for fluoride. Each application for a Water Adequacy Report that follows this Analysis of Adequate Water Supply must demonstrate the existence of a central water provider with a treatment system approved by the Arizona Department of Environmental Quality for treatment of fluoride and any other contaminants which exceed drinking water standards.

The term of this Analysis of Adequate Water Supply is ten years from the date of this letter and may be renewed upon request, subject to approval by the Department. Throughout the term of this determination, the projected demand of this development will be considered when reviewing other requests for assured water supply in the area.

Prior to obtaining plat approval by the local platting authority and approval of the public report by the Department of Real Estate, a Water Adequacy Report must be obtained for each subdivision plat. The findings of this Analysis of Adequate Water Supply may be used to demonstrate that certain requirements for a Water Adequacy Report have been met. This determination may be invalidated if the development plan or other conditions change prior to filing for a Water Adequacy Report.

Questions may be directed to the Office of Assured/Adequate Water Supply at (602) 417-2465.



Mark Frank, Acting Assistant Director
Water Management Division

cc: Vanguard Development, LLC
Alan R. Dulaney, Office of Assured/Adequate Water Supply
Nicole Swindle, Legal Division

Dennis, Keith

From: Tim Bolton [tbolton@land.az.gov]
Sent: Wednesday, June 08, 2011 2:36 PM
To: Dennis, Keith
Subject: Madison 1240

Hi Keith - I reviewed the above-mentioned proposal for potential impact to surrounding State Land and have no comments. Once submitted, the Department would appreciate the opportunity to review the tentative plat, detailed drainage report and traffic impact analysis. Please contact me with any questions, thank you

~~~~~  
Tim Bolton  
Principal Planner  
Arizona State Land Department  
Southern Arizona Real Estate Office  
177 N Church, Suite 1104  
Tucson, AZ 85701  
(P) 520-209-4263  
(f) 520-209-4251  
<http://www.land.state.az.us/>



June 9, 2011

COCHISE COUNTY PLANNING AND ZONING DEPARTMENT  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
Ph: 520-432-9240  
Fax: 520-432-9278

**Attn: Keith Dennis**

Re: Waiver Request to Extend Construction Period for Madison 1240 Development.

To whom it may concern,

This letter is written on behalf of Madison Diversified, owner of the proposed abovementioned subdivision, Madison 1240, as a formal request to allow variance to the stipulated 5 year time limit per Cochise County development standards.

The reason for this request is due to sheer size of this project, which is 1240 acres total, or approximately 2 square miles. When considering the current market conditions and the historical growth for both Cochise County and the City of Willcox, it is anticipated that this development will need more than 5 years to complete construction based on the projected demands. This request will not adversely affect the development of this property as well as the properties that are adjacent to it. It anticipated that a more realistic timeframe for development completion would be closer to 12-15 years.

It is the request of the owner/developer, Madison Diversified, that the County allow this waiver so that the development of this property can follow a more pragmatic schedule.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "D. Bohn", with a long horizontal flourish extending to the right.

David Matthew Bohn, PE  
Kinetix Engineering & Consultation  
12 N. Center Street  
Mesa, AZ 85201



July 5, 2011

COCHISE COUNTY PLANNING AND ZONING DEPARTMENT

1415 Melody Lane, Building E

Bisbee, Arizona 85603

Ph: 520-432-9240

Fax: 520-432-9278

**Attn: Keith Dennis**

Re: Waiver Request to Reduce Open Space Minimum Requirement to 45% for Madison 1240 Development.

To whom it may concern,

This letter is written on behalf of Madison Diversified, owner of the proposed abovementioned subdivision, Madison 1240, as a formal request to allow variance to the 50% minimum open space requirement per Cochise County development standards.

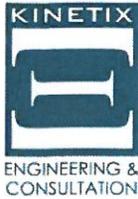
The reason for this request is to allow the developer more flexibility to utilize the developable land within the Madison 1240 area. Currently, the developer has proposed to dedicate approximately 23 acres to the Wilcox Unified School District along with an additional 3 acres in support of a new fire / police station. Given these prospective parcels, it is the hope of the developer that the County will allow for a minor reduction in the open space criteria so that the developer is granted slightly more flexibility to improve his property.

It is the request of the owner/developer, Madison Diversified, that the County allow this waiver to provide the developer with more flexibility in the development of his property.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "DM Bohn", written over a horizontal line.

David Matthew Bohn, PE  
Kinetix Engineering & Consultation  
12 N. Center Street  
Mesa, AZ 85201



12 N. Center Street, Mesa, AZ 85201

Ph: 480-258-6959

Fax: 480-452-1786

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**Madison Diversified**

#115-988 Beach Avenue

Vancouver, B.C., Canada

Fax: 604-685-2533

Attn: James Lee

RE: Madison 1240, generally described as the South half of Section 29, the South half of Section 30, all of Section 32 except for the southeast quarter of the southwest quarter (approx. 40 acre exception), T13S, R24E of the Gila and Salt River Base and Meridian, Cochise County, Arizona; owned by Madison Diversified.

Requested Rezone as follows: RU to Master Development Plan (MDP)

Dear Property Owner:

We, Madison Diversified, have applied for a Master Development for the above captioned property. The Cochise County Zoning Ordinance requires all property owners within 1000' of the subject property be notified of this request. The enclosed Vicinity Map and Site Map is included for your reference of the property's location and potential development.

You are being notified because your property could be affected by the proposed request.

Project Description: A Master Planned Development which will mostly include residential lots ranging from 1-4 acres in size, along with a Mixed Use Commercial component and High Density as well. Traffic will enter and exit along Airport Road. We would be happy to meet so please let us know if that is something that you would like to do. Your input is very important to us. We look forward to hearing from you.

Please direct written comments to the Cochise County Planning and Zoning Office at the following address:

Cochise County Planning and Zoning  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603

As the agent for Madison Diversified, you may direct your questions or comments to Kinetix Engineering & Consultation per the contact information above, or Cochise County Planning and Zoning Office.

Thank you,

A handwritten signature in black ink, appearing to read "DM Bohn", written over a horizontal line.

David Matthew Bohn, PE  
Kinetix Engineering & Consultation

(Madison Notification Letter)

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# CIAL USE: Docket Z-11-03 / MDP-11-01 (Madison 1240)

YES, I SUPPORT THIS REQUEST

Please state your reasons: \_\_\_\_\_

BETTERMENT OF THE COMMUNITY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): OTIS G. BROGDON Wanda Brogdon

SIGNATURE(S): Otis G. Brogdon Wanda Brogdon

YOUR TAX PARCEL NUMBER: 202-31-002A (the eight-digit identification number found on the tax statement from the Assessor's Office) Prop. add: 4971 W. Marguerite Rd. Willcox, AZ 85643

YOUR ADDRESS 10 CR. 3693, AZTEC, NM 87410

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on May 30, 2010 if you wish the Commission to consider them before the meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603  
Email: kdennis@cochise.az.gov  
Fax: (520) 432-9278

COCHISE COUNTY

MAY 24 2011

PLANNING

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# SPECIAL USE: Docket Z-11-03 / MDP-11-01 (Madison 1240)

       YES, I SUPPORT THIS REQUEST

Please state your reasons: \_\_\_\_\_

COCHISE COUNTY

MAY 17 2011

PLANNING

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: What happens if our water level in wells;

High density housing would severely impact our wells. Is a  
sewer treatment planned, if it dose would the County be  
responsible to maintain this plant? The city of Willcox  
does not need competition in stores and product sales.  
Would all the roads paved? Keep Willcox as is.

(Attach additional sheets, if necessary)

High density housing is wrong for the Area,

PRINT NAME(S): Jack C. Harris

Shelby J. Harris

SIGNATURE(S): Jack C. Harris

Shelby J. Harris

YOUR TAX PARCEL NUMBER: 202-32-0020-6 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 5500 W. Marquette Rd. Willcox AZ 85643 384-3519

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on May 30, 2010 if you wish the Commission to consider them before the meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: kdennis@cochise.az.gov

Fax: (520) 432-9278

Why not have these meetings  
in the Area that will be impacted  
Having meeting would reduce attendance  
to the meetings (Gasoline and the drive in)  
direct

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