



Support your local merchants

**AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION**

**473 S. MAIN STREET, SUITE 106
THURSDAY, March 3, 2022 at 6:30 P.M.**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/82132413205?pwd=a0VoVENKUEVSeXVJZEVoYWpJbGFEZz09>

Phone: 669 900 9128 US (San Jose) or 253 215 8782 US (Tacoma)

Meeting ID: 821 3241 3205: Passcode: 364773

Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing. All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.

1. **Call to Order**
2. **Roll Call.** Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Greg Blue, Robert Foreman, William Tippet, Michael Hough, Ingrid Osses
3. **Pledge of Allegiance**
4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.
 - a. **Approval of Minutes:** February 3, 2022 and February 10, 2022
 - b. **Set Meeting Dates:** March 3, 2022 at 6:30pm (Regular Session)
March 10, 2022 - Joint session with Town Council
March 17, 2022 at 3pm New Commissioner Training
March 24, 2022 at 3pm Commissioner Field Trip
April 7, 2022 at 6:30pm (Regular Session)
5. **Call to the Public for items not on the agenda** - Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.
6. **Discussion, Consideration and Possible Recommendation of Site Plan Approval to the Mayor and Council for Partial Development of Verde Commercial property zoned C2-PAD (Commercial: General Sales and Service - Planned Area Development).** The request includes a modification to the height of the Marriot Hotel building to allow a maximum of 55' and 4 stores. Site plan includes Tractor Supply on parcel 403-22-035A and a Marriott Hotel, Self-Storage and Public Safety Building, on parcel 403-22-035J at 300 North Goswick Way, Camp Verde, Yavapai County, Arizona. Staff Resource: B J Rattlief

7. **Presentation by John Bradshaw regarding upcoming rezone of Alcantara Vineyards to R-R/PAD on parcel 407-21-015H, 3445 S Grapevine Way, Camp Verde, Yavapai County, Arizona.** Staff Resource: Cory Mulcaire
8. **After Action Report** – Report by staff and discussion by Commission on possible improvements or changes to public testimony and meeting procedures. Staff Resource: John Knight
9. **Current Events** - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
10. **Staff Comments**
11. **Adjournment**

The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on

_____ (date) at _____ (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

(signed), _____, _____ (print name and title)

Camp Verde Chambers is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Commission, Regular Session

Time: Mar 3, 2022 06:30 PM Arizona

Every month on the First Thursday of the Month

Mar 3, 2022 06:30 PM

Apr 7, 2022 06:30 PM

May 5, 2022 06:30 PM

Jun 2, 2022 06:30 PM

Jul 7, 2022 06:30 PM

Aug 4, 2022 06:30 PM

Sep 1, 2022 06:30 PM

Oct 6, 2022 06:30 PM

Nov 3, 2022 06:30 PM

Dec 1, 2022 06:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82132413205?pwd=a0VoVENKUEVSeXVJZEVoYWpJbGFEZz09>

Meeting ID: 821 3241 3205

Passcode: 364773

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

**REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, FEBRUARY 3, 2022
6:30 PM**

All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman Faiella called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioners Greg Blue, Bill Tippet, Michael Hough, Ingrid Osses, and Robert Foreman were present.

Also Present

Community Development Director John Knight, Planner B J Ratlief and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Hough led the Pledge.

Chairman Faiella introduced newly appointed Commissioners; Mike Hough, Robert Foreman, and Ingrid Osses. Each Commissioner was able to give an introduction.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

A. Approval of Minutes:

January 6, 2022 – Regular Session

B. Set Meeting Dates:

February 10, 2022 at 6:30pm – Regular Session

March 3, 2022 at 6:30pm – Regular Session

March 10, 2022 – Joint Session with Town Council

New Commissioner Training (date to be set by Town Clerk)

Motion was made by Commissioner Blue to accept the consent agenda as presented. Second was made by Vice Chairman Scantlebury. **Motion** passed unanimously.

Community Development Director John Knight explained he would like to schedule the New Commissioner Training around the end of March. Commissioners will be able to attend via Zoom if necessary.

5. Call to the Public for Items Not on the Agenda

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No public comments.

6. Action Items:

Public Hearing followed by discussion, consideration, and possible approval of a Use Permit Application for Automated Library for Verde Lakes Area (Recommendation to Council). Staff Resource: John Knight

Staff Comments:

Community Development John Knight explained this item was tabled at the last meeting to give staff more time to consider different locations for the Automated Library. Staff's recommendation is to table this item again to give staff additional time to explore other sites.

Library Director Kathy Hellman reviewed the site options along with the pros and cons of each site. The five sites being considered are:

1. Parcel 404-15-016 - South Aspen Way
2. Parcel 404-13-451H – South Verde Lakes Drive
3. Parcel 404-15-267C – Hilltop and Aspen
4. Parcel 404-13-102 – Cactus Blossom and Verde Lakes Drive
5. Parcel 404-13-467 – Dollar General

The two biggest possibilities are: The site at Dollar General and the Verde Ponds Area.

Commissioner Hough asked Ms. Hellman why is Verde Lakes being considered for this and not other areas like Horseshoe Bend or etc.? Ms. Helman said Verde Lakes was top of the list due to the struggle getting information to the residents during the Backbone Fire. Most residents cannot afford WFI. Mr. Hough asked if this area qualifies for a grant that other areas would not qualify for? Ms. Hellman explained broadband infrastructure is being worked on. Her goal is to get internet out to that area. Mr. Hough is confused about spending tax dollars in one area and not others.

Commissioners discussed each location stating with concerns with flood zones and WIFI signal strength..

Public Hearing Open: 6:47pm

Public Comment:

Gary Thompson- PO box 2686 Camp Verde, he stated everyone is in favor of the library. He has over 500 signatures against the original site. Information will still be hard to get to the residents. He mentioned there is a library van that will deliver and pick up books to that area. He reiterated he would love the library but not at original site.

Close Public Hearing: 6:49pm

Staff Rebuttal: None

Commission Discussion: None

Motion was made by Commissioner Blue to postpone this item until the next regularly scheduled meeting. Second was made by Vice Chair Scantlebury. **Motion** passed unanimously.

7. Update and presentation by Economic Development possible future development opportunities for Town of Camp Verde for 2022 and beyond. Staff Resource: Sean Brooks/John Knight

Community Development Director John Knight stated he invited the Economic Development Department to tonight's meeting to give a presentation of upcoming projects. Economic Specialist Sean Brooks gave the presentation, "2021 Economic Development Department Update" which includes goals, strategies and projects. (See attached presentation)

Commissioner Forman asked if they had connected with SRP about charging stations. They have expressed interest in getting charging stations to town. Mr. Foreman gave Mr. Brooks his SRP contact's information.

Commissioner Hough asked if we are supporting the retirement sector? Mr. Brooks stated yes, they are the target market.

8. Current Events

Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

None

9. Staff Comments

- Encouraged Commissioners to get a town email address to protect them and the town. He will get everyone set up with an email address.
- There is a Joint Meeting scheduled with Council on March 10th. It is scheduled on regular meeting night. The agenda is still being put together.
- He would like to schedule a Field Trip in April to look at local projects and possibly go to Flagstaff to see some of their projects.

- Commissioner can add items to the agenda. If you think of something please let Mr. Knight know.

10. Adjournment

Motion made by Commissioner Foreman to adjourn the meeting. Second was made by Commissioner Blue.
Motion passed unanimously.

Meeting was adjourned at 7:22 p.m.

Chairman Drew Faiella

Community Development Director John Knight

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 3rd day of February 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of February 2022.

Jennifer Reed

Jennifer Reed, Recording Secretary

**SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, FEBRUARY 10, 2022
6:30 PM**

All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman Faiella called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Commissioners Greg Blue, Bill Tippet, Michael Hough, Ingrid Osses, and Robert Foreman were present.

Also Present

Community Development Director John Knight, Administrative Assistant/Assistant Planner BJ Ratlief and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Chairman Andrew Faiella led the Pledge.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

A. Set Meeting Dates:

March 3, 2022 at 6:30pm – Regular Session

March 10, 2022 – Joint Session with Town Council **at 6:30pm**

New Commissioner Training **now set for March 17th at 3:00pm**

Motion was made by Commissioner Blue to accept the consent agenda as presented. Second was made by Commissioner Foreman. **Motion** passed unanimously.

5. Call to the Public for Items Not on the Agenda

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No public comments.

6. Continued Public Hearing followed by discussion, consideration, and possible approval of a Use Permit Application for Automated Library for Verde Lakes Area (Recommendation to table). Staff Resource: John Knight

Staff Comments:

Community Development John Knight explained this item was continued from last meeting and staff recommends tabling indefinitely. They are continuing to research alternate sites.

Public Hearing Open: 6:33pm

Public Comment: None

Close Public Hearing: 6:34pm

Staff Rebuttal: None

Commission Discussion: None

Motion was made by Commissioner Foreman to table this item indefinitely. Second was made by Vice Chair Scantlebury.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippet: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye

Motion passed unanimously.

7. Public Hearing, discussion, and possible recommendation to the Council for a Zoning map change from R1-PAD (Residential: Single Family-Planned Area Development) to R2 (Residential: Duplex & other multi-family) by Atlantic Development on parcel 403-23-104X, Homestead Parkway, Camp Verde, Yavapai County, Arizona. Staff Resource: John Knight

Staff Comments:

Community Development Director John Knight explained the applicant would like to give a presentation. They are requesting a Zoning Map Change from R1-PAD (Residential: Single-family – Planned Area Development) to R2 (Residential: Duplex and Other Multi-Family Uses) for the purpose of developing multifamily housing which will include a mix of affordable housing and market rate homes. The applicant has submitted conceptual plans. The plans will later be sent through administrative process called the Development Review Standards. The applicant anticipates developing between 300-400 housing units on the parcel which would be developed in 3-4 phases over the next 1 to 5 years.

Public Hearing Open: 6:42pm

Applicant Mark Breen of 10040 E. Happy Valley Rd, Scottsdale, AZ 85255 said he feels this community is very receptive to what they want to do. They are a developer that uses programs to control some of the costs that would normally pass on to renter/owner. They are also their own bank and rental management company. They handle all aspects of the development and future management internally which creates cost savings which is passed along to renters. They are making a long-term commitment to the community to own everything on the site for 10 years. They look for projects in the “opportunity zones”.

Mr. Breen stated this project is 26 acres and they are designing it as workforce housing. Units would comprise a mixture of Townhomes, Stacked Flats, Two-story Walk up Apartments as well as Single-Family Homes (single story). As a Tax-Credit and Opportunity Zone development, the applicant anticipates building and managing most of these units as rental properties for at least 10 years.

Applicant is anticipating starting construction on Area-2 (~80 units) later this calendar year and is working closely with Community Development on preliminary review processes in order to submit building permits at their earliest opportunity. Area-2 and Area-1 (also ~80 units, anticipated for CY 2023 construction) are planned to be developed under the LIHTC (Low-Income Housing Tax Credit) program. As such, these will be managed as rental properties. Area-3 and Area-4 are still in the planning process. Area-3 may be developed as a mixture of LIHTC and market value homes. Area-4 is being considered for a future subdivision of smaller single-family homes such as Town Homes or Patio Homes which may be developed and sold. Therefore, the applicant may, in the next few years, apply to re-zone this area to a PAD in order to develop and subdivide this area.

Atlantic Development & Investments Inc. has been operating since the 1970s. The company focuses on developing affordable housing communities and has been a leader in the development of approximately 3,000 LIHTC (Low-Income Housing Tax Credit) units in Arizona. They will be submitting an application to AZ Affordable Housing on April 1st. He feels very confident they will be successful.

Mr. Breen showed some projects he has developed in Arizona. Mr. Breen stated they really care about what they do and have the financial strength to get through it.

Architect Paul Massy was introduced and is available for questions.

Public Comment:

Laura Kessler, who lives in Flagstaff, but has recently purchased a property adjacent to this property on Homestead Parkway. They are planning to put in a warehouse; they are working with a local builder. She is

worried about having too much of a good thing. She asked if the project is going to be HUD or Section 8 Housing. She is concerned if the property would be only for renters or will someone be able to own a piece of this property? She thinks that might hurt the property values. Does Camp Verde really need this much workforce housing? Shouldn't surrounding towns supply some of the workforce housing? She is in favor of less people there in that area. This sounds like something that would fit better in Flagstaff.

Rob Witt 465 W. Hereferd Dr., Camp Verde, stated the average cost of home in Camp Verde is \$529,000; he is concerned that workforce will not be able to afford owning their own home at this rate. He said there is a critical need for workforce housing. He is excited about this project.

Commissioner Blue asked Mr. Breen if the homes will not be for sale? Mr. Breen stated at this time they are set for rentals. It is possible down the road he would consider selling parcels. He wants to get through the 10 year period first because he will be using Capital Gains to do the project.

Commissioner Foreman asked if the housing would be based on area median income? Mr. Breen answered that a portion would be. Not a great portion. Workforce Housing is 80% of the median income for the area. Affordable housing is based on 60% of the median income. He can use 8-11 certificates to help with the rent.

Commissioner Foreman asked about the traffic study, what formula will be used for volume of vehicles. Mr. Breen said the Traffic Study will be done as they normally do them and would be done by a professional company.

Commissioner Foreman wanted to confirm that the homes will be stick built homes vs manufactured homes. Mr. Breen said they will be stick built.

Commissioner Hough asked if these site plans would be submitted to the Planning and Zoning Commission for review if the parcel is rezoned to R2? (R2 not requiring a site plan) And, if they we are turning sites 1 and 2 over to staff to design road widths and sidewalks? And then bring 3 & 4 back at a later date. Mr. Knight said once it is rezoned it will go through the Administrative Review Process with staff. It would not come back to the Commission unless the "phases" changed; for instance, if area 4 became available as a for sale product.

Commissioner Hough asked if the rentals in phase 1 & 2 come up for sale after 30 years, would each have their own parcel number? Mr. Knight said the intention right now is to separate them into 3 separate lots. They would have to sell the whole complex. If they want to sell more than 3 lots they would have to come back to the Commission for subdivision. Mr. Hough would like to see individuals own their own lot eventually.

Commissioner Blue asked the density of an R2 zone. Mr. Knight stated our R2 zones in the General Plan do not have a specific density. They are proposing a relatively low scale, typically a two story structure.

Commissioner Osses wanted to confirm that if we approve this rezone, this plan could possibly not happen then someone else comes in with a different plan. Mr. Knight said that is correct, once the zoning is changed then someone else could come in and develop something different. This is not a conditional zoning like a PAD. Ms. Osses asked if they could put a condition on this rezoning. Mr. Knight said we could do that through the PAD process. Mr. Breen said he has never bought a property that he hasn't developed himself.

Commissioner Blue asked if the Commission could add a condition as presented at this meeting. Mr. Knight said he has seen it done on previous ordinances but would like to consult with counsel. There is a process in state law that it converts back to original zone, which is manufactured home park. Additional restrictions could be added.

Commissioner Hough stated this is the first opportunity we have had to do what is called hard zoning with this existing committee of 7 people. He further stated if this is going to be a precedent that every time someone comes into us to hard zone a property that we put stipulations on it, then we are going to be tying this Town up in knots. I am going to vote for it, but totally disagree with putting stipulations on the first hard zone case you have sat on.

Close Public Hearing: 7:45pm

Staff Rebuttal: None

Commission Discussion:

Vice Chairman Scantlebury thanked Mr. Breen for his passion, he thinks this is a valuable effort and vision for the Verde Valley. He wanted to clarify that Mr. Breen could write a Letter of Intention stating how many units he intends on putting into the project. Mr. Knight stated yes.

Motion was made by Commissioner Blue to recommend to the Council for a Zoning Map Change from R1-PAD (Residential: Single Family-Planned Area Development) to R2 (Residential: Duplex & Other Multi-family) by Atlantic Development on parcel 403-23-104X, Homestead Parkway, Camp Verde, Yavapai County, Arizona. A letter of intent will come from the developer to Council stating intent; specifically, the number of units the general design as drawn here, knowing there will be changes, appended to this motion. Second was made by Commissioner Osses.

Roll Call:

Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Bill Tippet: aye
Commissioner Michael Hough: aye
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye

Motion passed unanimously. Recommendation will go to Council March 2, 2022 at 6:30pm.

8. Current Events

Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

None

9. Staff Comments

- Please put all meeting dates on your calendar.
- Would like all commissioners attend the Commissioner Training on March 17, 2022 at 3pm.
- Would like to do a field trip on March 24, 2022 at 3pm which follows the Joint Session with Council on March 10th.

10. Adjournment

Motion made by Commissioner Foreman to adjourn the meeting. Second was made by Commissioner Blue.

Motion passed unanimously.

Meeting was adjourned at 8:02 p.m.

Chairman Drew Faiella

Community Development Director John Knight

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 10th day of February 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of February 2022.

Jennifer Reed

Jennifer Reed, Recording Secretary



Agenda Report Form – Section I

Meeting Date: Planning and Zoning Commission; Thursday, March 3rd, 2022

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Action/Presentation
- Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: B J Ratlief, Planner

Agenda Title (be exact): Discussion, Consideration and Possible Recommendation of Site Plan Approval to the Mayor and Council for Partial Development of Verde Commercial property zoned C2-PAD (Commercial: General Sales and Service -Planned Area Development). The request includes a modification to the height of the Marriot Hotel building to allow a maximum of 55’ and 4 stores. Site plan includes Tractor Supply on parcel 403-22-035A and a Marriott Hotel, Self-Storage and Public Safety Building, on parcel 403-22-035J at 300 North Goswick Way, Camp Verde, Yavapai County, Arizona. Staff Resource, B J Ratlief

List Attached Documents:

- A. Ordinance 2018-A437
- B. Overall Site Plan
- C. Tractor Supply Preliminary Site Plan
- D. Marriott Hotel Preliminary Site Plan
- E. Public Safety Building Preliminary Site Plan
- F. Self-Storage Building Preliminary Site Plan
- G. C2 Zoning Criteria
- H. PAD (Planned Area Development) Criteria
- I. GIS Data
- J. Zoning Map
- K. Letter of Intent
- L. Application for Site Plan Approval, 20220134

Estimated Presentation Time: 10

Estimated Discussion Time: 20

Reviews and comments Completed by:

Department Head: John Knight

Background Information: In September 2018, the Town Council Approved a Zoning Map Change for then parcels 403-22-035H (R1L) and 403-22-035A (C2) to **C2-PAD**.

Ordinance, 2018-A437 (Exhibit A), conditioned the Zoning Map Change by requiring final site plan review by the Planning and Zoning Commission and Town Council. Specifically, the Ordinance states:

“Approval by the Town Council of a Final Development Site Plan to be reviewed by the Planning and Zoning Commission and approved by the Town of Camp Verde Council as required by the Town of Camp Verde Planning and Zoning Ordinance and Subdivision Regulations Section 203 L.2. PAD Planned Area Development), Scope, Site Plan requirements, Section 400 D.1. prior to issuance of any building permits;”

At this time, the applicant is submitting a site plan for only the above referenced buildings (Exhibit B). The applicant will be required to provide separate submittals for future uses on the property (see discussion below).

Note: The original parcel of 403-22-035H was split in order to develop the RV Storage. This land split resulted in new parcel numbers of 403-22-035J and 403-22-035K. The Verde Ranch RV Storage complex was built upon 403-22-035K leaving 403-22-035J yet to be developed.

Plans are being prepared for four (4) projects. These will be reviewed and approved by staff through both the Development Standards Review process and Building Permit process.

- A. Tractor Supply, Exhibit C
- B. Marriott Hotel, Exhibit D
- C. Verde Valley Public Safety Building, Exhibit E
- D. Self-Storage, Exhibit F

Parcel 403-22-035A is currently under contract to be sold and developed by STNL Development who will be building a Tractor Supply retail store. STNL has been working closely with the Community Development Department on preliminary development discussions and criteria to be able to submit for building permits within the next 30-60 days. They have already started the Development Review Process which is the pre-building application administrative review of their development plans. The site plan, as submitted by STNL and the applicant, will be required to meet the C2 and PAD zoning requirements.

The Marriott Hotel and Verde Valley Public Safety Building is proposed to be developed in tandem by Verde Commercial.

The Public Safety Building is proposed to serve Camp Verde Marshal's Office and other state and county public safety agencies who serve Camp Verde and the Verde Valley. Discussions are on-going between the applicant, Town Manager, Mayor and Council regarding possible funding and development options.

Both the Public Safety Building and the Self-Storage will be built to C2 Criteria. The Self-Storage will be built and managed by Verde Commercial in conjunction with Verde Ranch RV Storage.

The Marriott Hotel will also be built to C2 Zoning Criteria with two exceptions: building height and number of stories. The Town's C2 Zoning Criteria limit building height at 40 feet and three (3) stories. The applicant requests, under the PAD zoning flexibility, approval of these exceptions. Specifically, the applicant has requested a building height limit of 55 feet and a story limit of four (4) stories. Staff believes this increase in height is appropriate given the building's location near the Highway 260/I-17 Interchange. The applicant has stated that these two criteria are hallmarks of the Marriott Franchise and are essential to this project moving forward.

“Future Development” areas of this Site Plan: The applicant acknowledges this request to approve this/these Site Plan(s) is for only a portion of the entire parcel. These four projects are in final stages of pre-development to be able to submit for building permits. It is anticipated that applications for Development Review and Building Permits on these four (4) projects will be ready for submission within the next 30-90 days.

There are several more projects also in development, but not yet in the same stage of readiness as the four projects of this submittal. The applicant will submit updated Site Plans for review and approval of these future projects in the coming months.

Staff Comments: The Community Development Department and applicant recognize this is a partial submittal and does not cover the entire property. As noted above, these subsequent site plans will be submitted separately and applicant will return to the Planning Commission for review. The Department recommends approval of this Partial Development Site Plan for these four (4) projects. The Department is working closely with the applicant on the future development plans for this PAD.

Recommended Action (Motion): Motion for Site Plan Approval to the Mayor and Council for Partial Development of Verde Commercial property zoned C2-PAD (Commercial: General Sales and Service - Planned Area Development). The request includes a modification to the height of the Marriot Hotel building to allow a maximum of 55' and 4 stores. Site plan includes Tractor Supply on parcel 403-22-035A and a Marriott Hotel, Self-Storage and Public Safety Building, on parcel 403-22-035J at 300 North Goswick Way, Camp Verde, Yavapai County, Arizona.

This page intentionally blank



ORDINANCE 2018 A437

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA FOR A ZONING MAP CHANGE FROM R1L-70 (RESIDENTIAL: SINGLE FAMILY RESIDENTIAL LIMITED, 70,000 SQUARE-FOOT MINIMUM LOT SIZE) AND C2 (COMMERCIAL: GENERAL SALES AND SERVICE) TO C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICE, PLANNED AREA DEVELOPMENT) FOR A PROPOSED MIXED-USE PROJECT. THE PROPERTY IS APPROXIMATELY 81 ACRES AND IS LOCATED AT HOMESTEAD PARKWAY AND STATE ROUTE 260, PARCEL NOS. 403-22-035A AND 403-22-035H, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600(C)(1) of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

WHEREAS, the Mayor and Council find that the requested re-zoning will be beneficial to the community and is in conformity with the Camp Verde General Plan, and

WHEREAS, the Mayor and Council find that the procedures required by ARS §9-462.03 and 9-462.04 have been complied with in connection with this zoning action, and

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE AS FOLLOWS:

Section 1. The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2018-0278** was filed by Krishan Ginige, Agent for the property owners, to rezone the subject parcels R1L-70 (RESIDENTIAL: SINGLE FAMILY RESIDENTIAL LIMITED, 70,000 SQUARE-FOOT MINIMUM LOT SIZE) AND C2 (COMMERCIAL: GENERAL SALES AND SERVICE) TO C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICE, PLANNED AREA DEVELOPMENT) FOR the following described real property: The legal description is attached as exhibit "A". The above described parcel contains an area of approximately 81 acres.

- B. The Planning & Zoning Commission reviewed the request on August 9, 2018 in a public hearing that was advertised and posted according to state law and recommended approval of Zoning Map Change 2018-0278.
- C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- D. The Waiver of Diminution of Value Claim has been signed by the property owners and is attached as exhibit "B".

Section 2. That this ordinance be hereby expressly conditioned as follows:

- 1. Approval by the Town Council of a Final Development Site Plan to be reviewed by the Planning and Zoning Commission, and approved by the Town of Camp Verde Town Council as required by the Town of Camp Verde Planning and Zoning Ordinance and Subdivision Regulations Section 203 L.2. PAD (Planned Area Development), Scope, Site Plan requirements, Section 400 D.1. prior to issuance of any building permits;


In the event of non-compliance with any of the above conditions, the zoning designation for the described properties may revert from C2-PAD (COMMERCIAL: GENERAL SALES & SERVICES, PLANNED AREA DEVELOPMENT) back to the original designation of R1L-70 (RESIDENTIAL: SINGLE FAMILY LIMITED, 70,000 SQUARE-FOOT MINIMUM LOT SIZE) AND C2, COMMERCIAL: GENERAL SALES & SERVICES in accordance with the procedures set forth in ARS §9-462.01(E).

Section 3. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

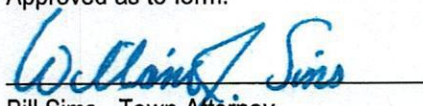
Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 5TH DAY OF SEPTEMBER, 2018.


 Charles German - Mayor

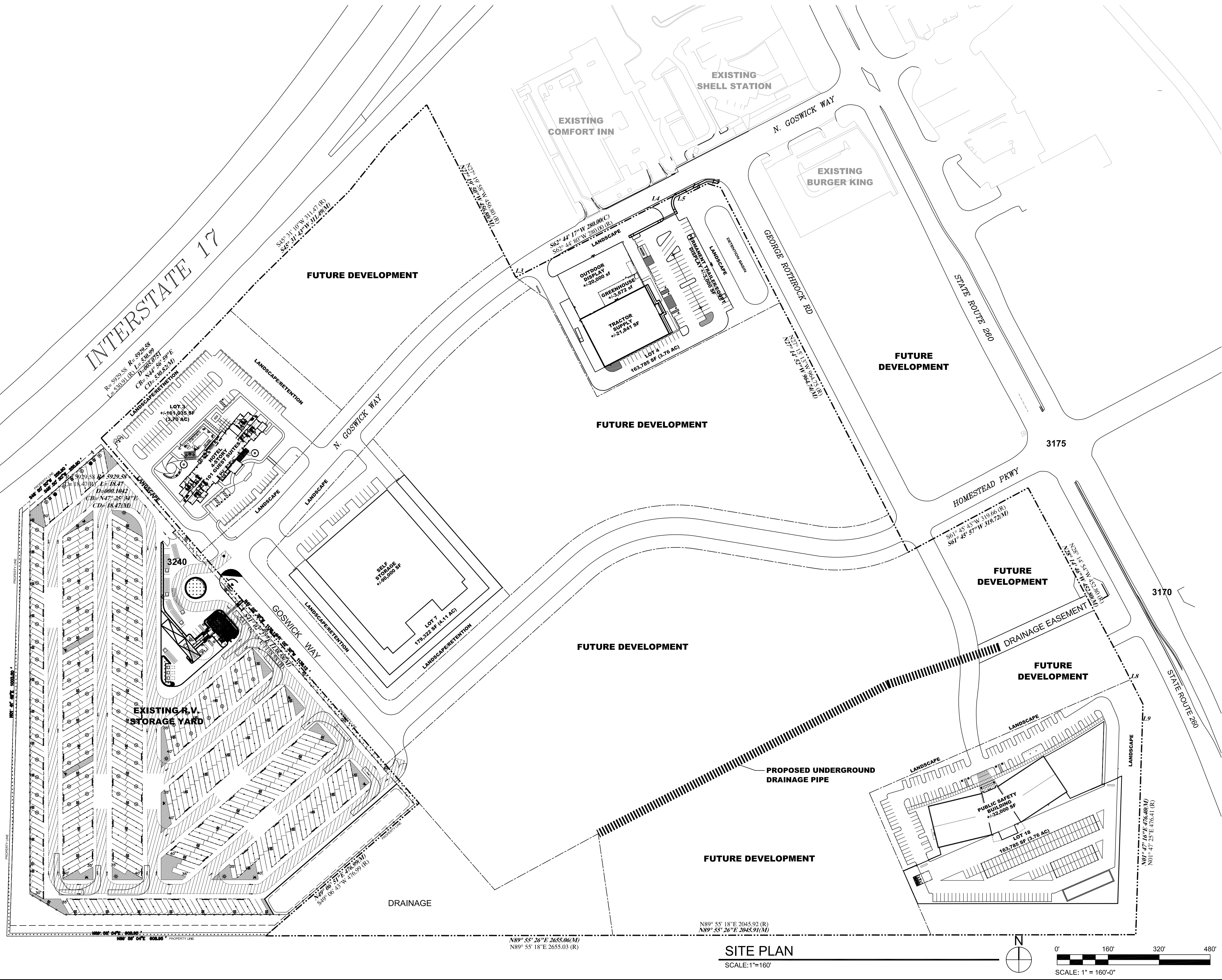
Date: 9.6.2018

Approved as to form:

 Bill Sims - Town Attorney

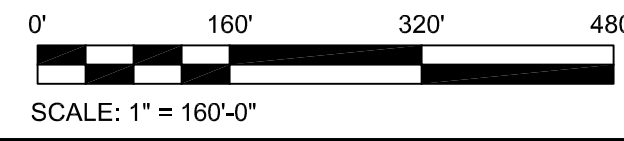
Attest: 
 Judith Morgan, Town Clerk

Exhibits on file in Clerk's Office

Exhibit B



SITE PLAN
SCALE: 1"=160'



SITE DATA

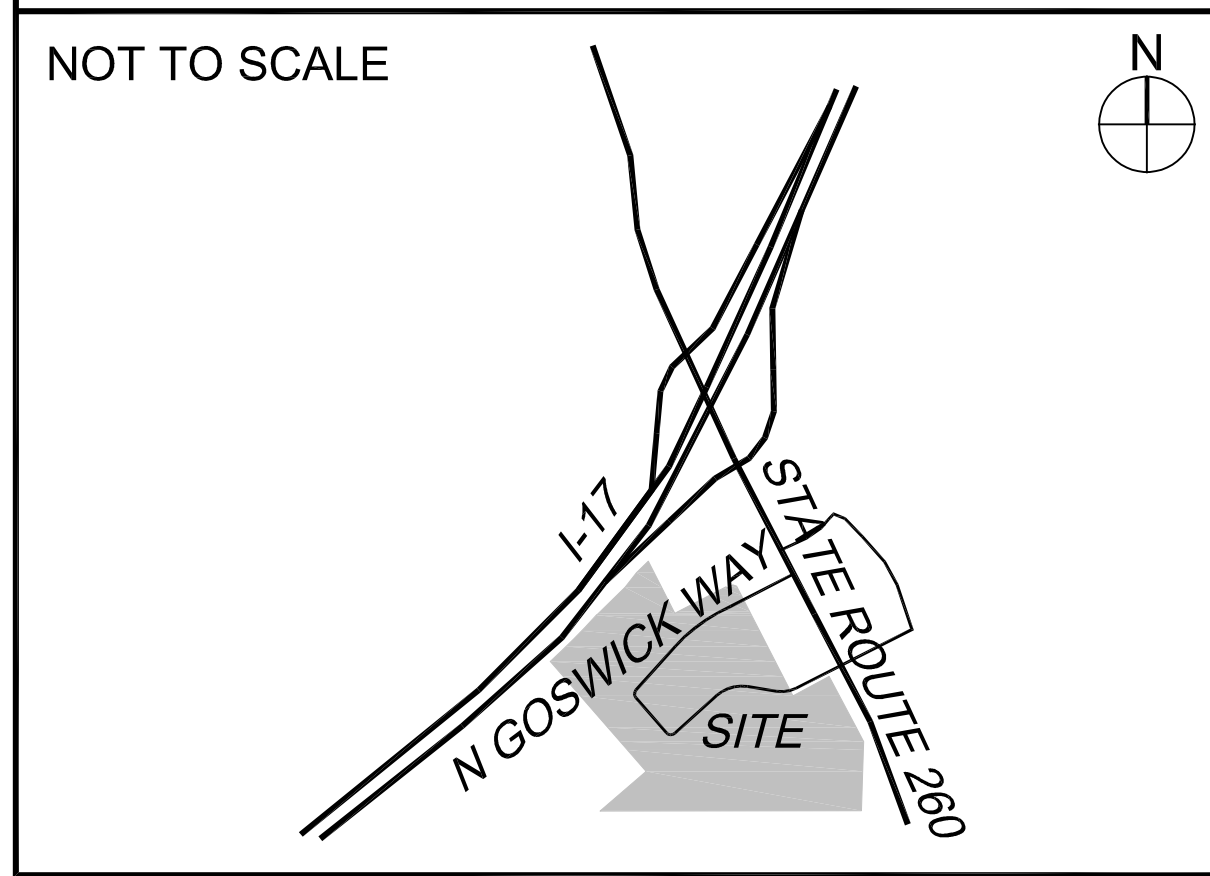
APN :	403-22-035J
ZONING :	C2-PAD
USE :	RETAIL, STORAGE, HOTEL, GOVERNMENTAL
SITE AREA (GROSS) :	2,936,448 S.F. (67.41 AC)
LOT 3 :	161,035 SF (3.70 AC)
LOT 4 :	163,785 SF (3.76 AC)
LOT 7 :	179,322 SF (4.11 AC)
LOT 18 :	163,785 SF (3.76 AC)
BUILDING DATA:	
LOT 3 - 4-STORY HOTEL (101 ROOMS):	64,040 SF
LOT 4 - RETAIL (TRACTOR SUPPLY COMPANY):	21,841 SF
LOT 7 - SELF STORAGE:	90,000 SF
LOT 18 - PUBLIC SAFETY BUILDING	32,000 SF
MAX LOT COVERAGE:	50%
LOT COVERAGE PROPOSED:	
LOT 3:	10%
LOT 4:	13.3%
LOT 7:	50.1%
LOT 18:	19.5%
BUILDING HEIGHT (STORIES):	3 STORIES (4 STORIES PROPOSED)
BUILDING HEIGHT (FEET):	40' (55' PROPOSED)
SETBACKS (BUILDING):	
FRONT :	10' REQUIRED
SIDE (EXTERIOR) :	10' REQUIRED
SIDE (INTERIOR) :	0' REQUIRED
REAR :	0' REQUIRED
PARKING REQUIRED:	
HOTEL 1/GUESTROOM + 1/2 EMPLOYEES:	111 SPACES
RETAIL 1/200 SF:	110 SPACES
SELF STORAGE 1/500 SF:	180 SPACES
GOVERNMENTAL 1/200 SF:	160 SPACES
PARKING PROVIDED :	
HOTEL:	125 SPACES
RETAIL:	72 SPACES
SELF STORAGE:	26 SPACES
GOVERNMENTAL:	230 SPACES

NOTE: SITE IMPROVEMENTS SHALL BE DESIGNED IN COMPLIANCE WITH THE TOWN OF CAMP VERDE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PROJECT TEAM

ARCHITECT	OWNER
UPWARD ARCHITECTS 1155 W RIO SALADO PKWY, 101 TEMPE, AZ 85257 PHONE: (602) 753-5222 FAX: E-MAIL: justin@upwardarchitects.com CONTACT: Justin Gregonis	PROVIDENT REAL ESTATE VENTURES 3131 E CAMELBACK RD, SUITE 110 PHOENIX, AZ 85016 PHONE: (602) 317-6170 FAX: E-MAIL: bcarroll@providentrev.com CONTACT: Blake Carroll

VICINITY MAP



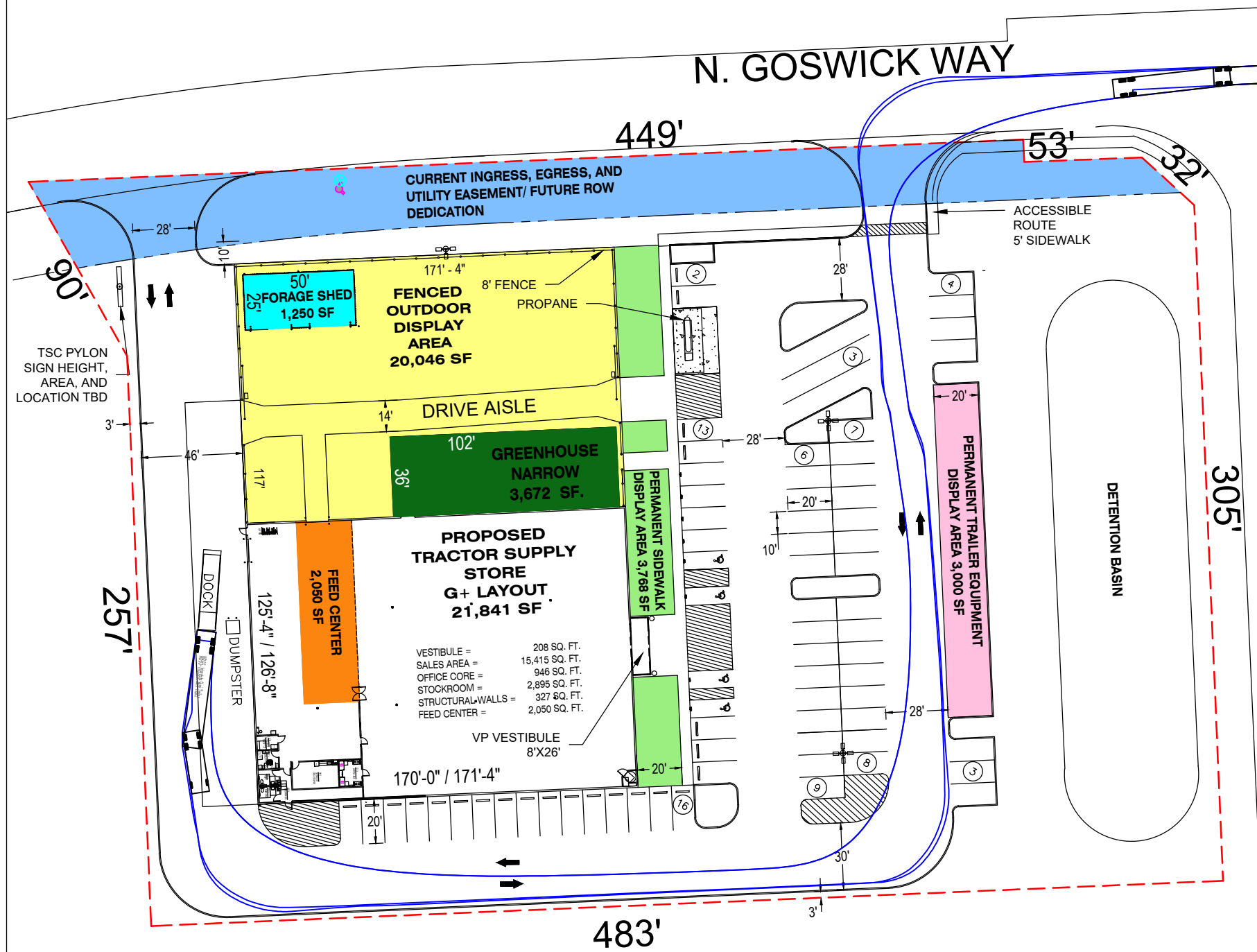
VERDE VALLEY SITE PLAN
162 NORTH GOSWICK WAY
CAMP VERDE, AZ
2.18.2022
PROJECT NO.: 21090



This page intentionally blank

PRELIMINARY SITE PLAN
(EGRESS AUTOTURN)

Exhibit C



COLOR LEGEND

- BOUNDARY OF DEMISED PREMISES
- PYLON SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- GREENHOUSE
- FEED STORAGE
- FORAGE SHED
- WELLNESS CENTER
- EASEMENT AREA

TENANT SIGNATURE

NAME & TITLE/COMPANY (PRINTED)

DATE

LANDLORD SIGNATURE

NAME & TITLE/COMPANY (PRINTED)

DATE

PROJECT INFORMATION

SITE AREA		
LOT	±3.77 AC	
TOTAL	± 3.77 AC	
PARKING COUNT SUMMARY		
TSC	21,841 SF	71 SP
PERM DISPLAY		15 SP
TOTAL PROVIDED		86 SP
REQUIRED BY CITY		
TSC		89 SP
1/200 SF USEABLE PUBLIC SPACE		
TOTAL REQUIRED		89 SP
ZONING CLASSIFICATION		
EXISTING		C2
PROPOSED		C2
REQUIRED SETBACKS		
FRONT		10'
SIDE		0'
REAR		0'

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
 - ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

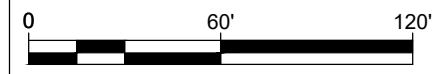
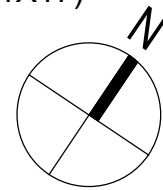
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
05/21/21	INITIAL RELEASE	SE3
08/24/21	REVISED LAYOUT	SE3
10/08/21	REVISED LAYOUT	SE3
10/12/21	REVISED LAYOUT	SE3
10/20/21	REVISED LAYOUT	SE3
10/27/21	REVISED WIDE VIEW	SE3
12/20/21	REVISED LAYOUT	SE3
12/28/21	REVISED LAYOUT	SE3
01/17/22	REVISED SITE	SE3

STNL
TRACTOR SUPPLY
CAMP VERDE_AZ

102

SCALE: 1"= 60'
(11X17)



This page intentionally blank



GUESTROOM MATRIX:

ACCESSIBLE ROOMS: (7) REQUIRED:
 ((5) UNITS WITH ACCESSIBLE TUBS + (2) UNIT WITH ROLL-IN SHOWER)

HEARING IMPAIRED ROOMS: 12 REQUIRED

((11) PROVIDED + (1) AS PART OF ACCESSIBLE ROOMS
 (NOT MORE THAN 10% PER SECTION 224.5 ADA) = (11) HEARING IMPAIRED ROOMS)

TYPE DESCRIPTION	1st:	2nd:	3rd:	4th:	TOTAL:
A1 STUDIO KING	0	6	6	6	18
A2 STUDIO X KING	4	0	0	0	4
B1 STUDIO DOUBLE QUEEN - END C	4	4	4	4	16
B2 STUDIO DOUBLE QUEEN - CTR A	2	14	14	14	44
B3 STUDIO DOUBLE QUEEN	0	1	1	1	3
C1 ONE BEDROOM SUITE	4	4	4	4	16
TOTALS:	14	29	29	29	101

NOTE: 22% OF GUESTROOMS ARE KING UNITS. 62% OF GUESTROOMS ARE DOUBLE QUEEN UNITS. 16% OF GUESTROOMS ARE ONE BEDROOM SUITES.

SITE DATA:

PROPERTY ADDRESS: I-17 AND HIGHWAY 260
 SITE AREA: 5.30 ACRES (231,294 S.F.)

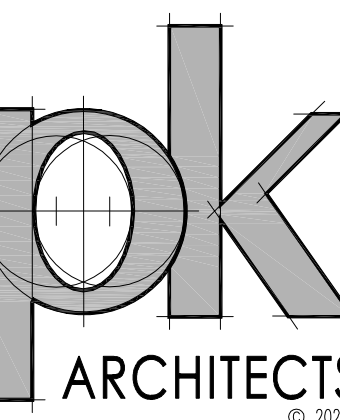
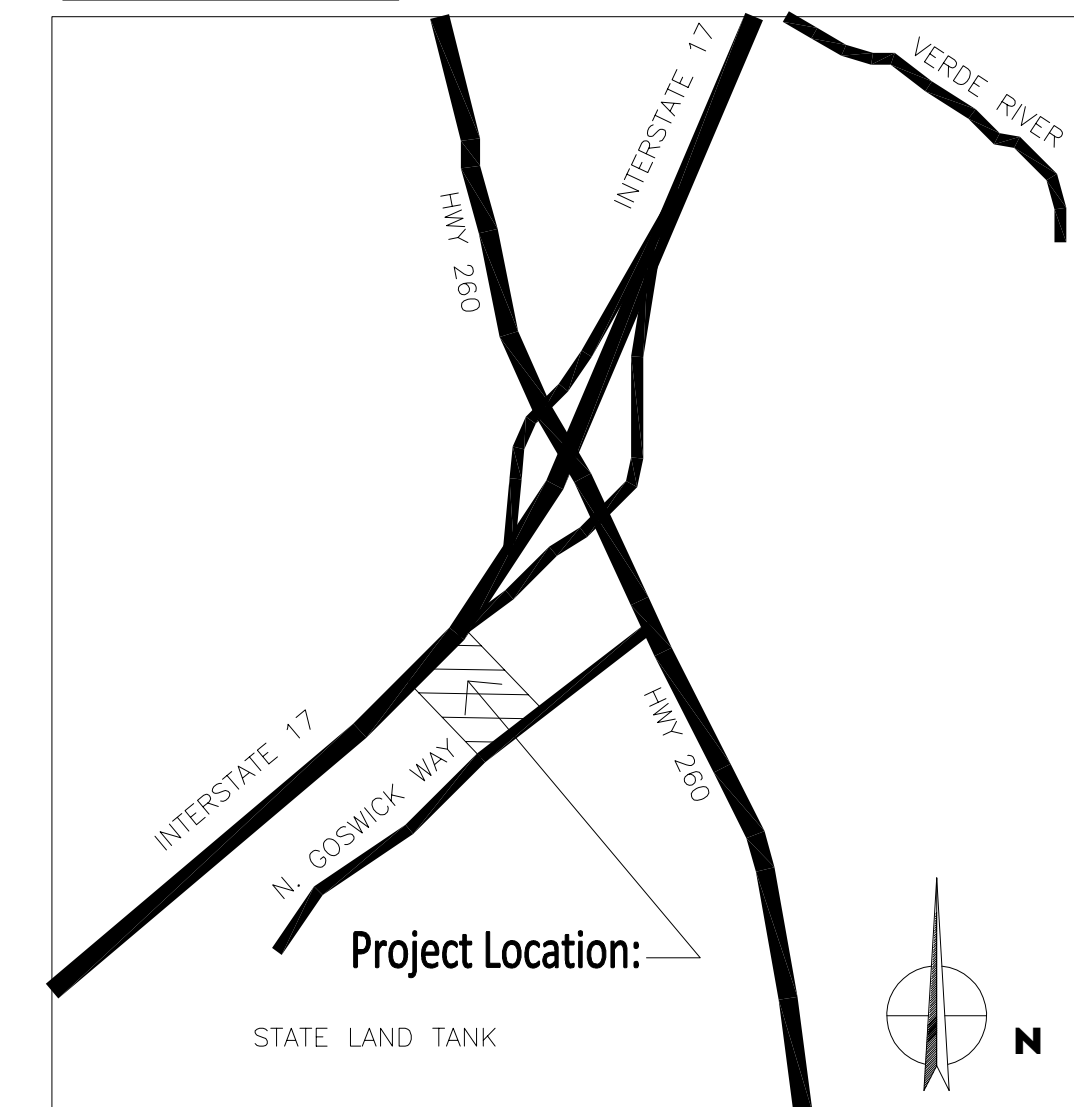
PARKING ANALYSIS:

H2S GUESTROOMS: 101
 HOTEL PARKING REQUIRED: 101 ROOMS X 1 PER ROOM 101
 EMPLOYEE PARKING REQUIRED: 1 PER 2 EMPLOYEES (4 EMPLOYEES) 8
 TOTAL PARKING REQUIRED: 109
 HOTEL PARKING PROVIDED: 121
 STANDARD 121
 HANDICAPPED ACCESSIBLE 5
 TOTAL PARKING SPACES PROVIDED: 126

BUILDING DATA:

OCCUPANCY TYPE: MIXED OCCUPANCY (R-1 PRIMARY)
 CONSTRUCTION TYPE: VA CONSTRUCTION TYPE
 HOTEL SQUARE FOOTAGE:
 1ST FLOOR 15,506 S.F.
 2ND FLOOR 15,506 S.F.
 3RD FLOOR 15,506 S.F.
 4TH FLOOR 15,506 S.F.
 TOTAL ENCLOSED AREA: 62,024 S.F.

VICINITY MAP:



PK ARCHITECTS, PC
 4515 S. MACINTOCK DRIVE, #206
 TEMPE, ARIZONA 85282
 PHONE: (602) 283-1620
 FAX: (602) 283-1621

TOWNEPLACE SUITES[®]
 BY HARRIOTT

CAMP VERDE, AZ

REVISION: DATE: COMMENTS:

PROJECT NO:
 DATE: 02/24/2022
 DRAWN BY:
 CHECKED BY: SK

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.1

BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING REVIEW PURPOSES ONLY. AT THIS TIME, THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL AGENCIES HAVING JURISDICTION. THIS SET OF PLANS SHALL BE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE DESIGNED PROJECT AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN PERMISSIONS ON THESE DRAWINGS OR OTHER INFORMATION ON THESE DRAWINGS SHALL BE THE PROPERTY OF PK ARCHITECTS, P.C. NO PART OF THESE DRAWINGS OR OTHER INFORMATION ON THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PK ARCHITECTS, P.C. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES HAVING JURISDICTION AS WELL AS INTERNAL REVIEW. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE DESIGNED PROJECT AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN PERMISSIONS ON THESE DRAWINGS OR OTHER INFORMATION ON THESE DRAWINGS SHALL BE THE PROPERTY OF PK ARCHITECTS, P.C. NO PART OF THESE DRAWINGS OR OTHER INFORMATION ON THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PK ARCHITECTS, P.C. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES HAVING JURISDICTION AS WELL AS INTERNAL REVIEW.

This page intentionally blank

Exhibit E

SITE DATA

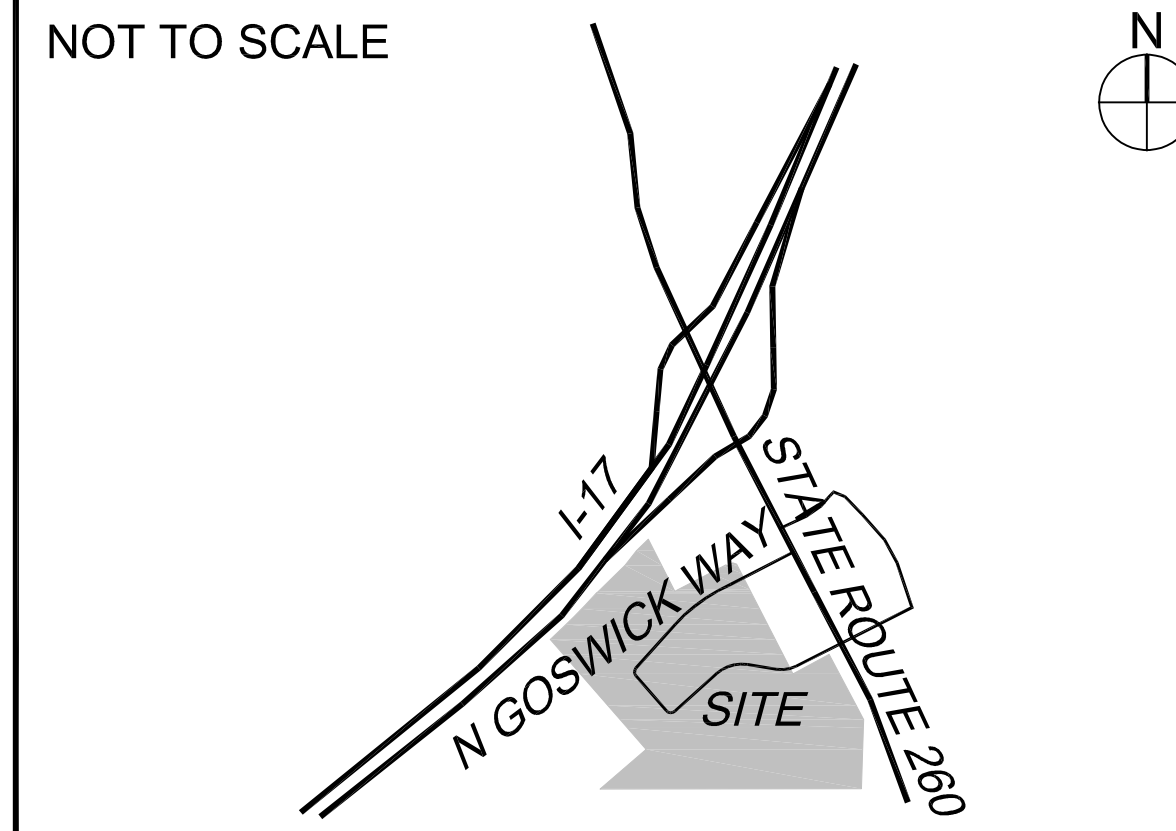
APN :	403-22-035J
ZONING :	C2-PAD
USE :	RETAIL, STORAGE, HOTEL, GOVERNMENTAL
SITE AREA (GROSS) :	2,936,448 S.F. (67.41 AC)
LOT 3	161,035 SF (3.70 AC)
LOT 4	163,785 SF (3.76 AC)
LOT 7	179,322 SF (4.11 AC)
LOT 18	163,785 SF (3.76 AC)
BUILDING DATA:	
LOT 3 - 4-STORY HOTEL (101 ROOMS):	64,040 SF
LOT 4 - RETAIL (TRACTOR SUPPLY COMPANY):	21,841 SF
LOT 7 - SELF STORAGE:	90,000 SF
LOT 18 - PUBLIC SAFETY BUILDING	32,000 SF
MAX LOT COVERAGE:	50%
LOT COVERAGE PROPOSED:	
LOT 3:	10%
LOT 4:	13.3%
LOT 7:	50.1%
LOT 18:	19.5%
BUILDING HEIGHT (STORIES):	3 STORIES (4 STORIES PROPOSED)
BUILDING HEIGHT (FEET):	40' (55' PROPOSED)
SETBACKS (BUILDING):	
FRONT :	10' REQUIRED
SIDE (EXTERIOR) :	10' REQUIRED
SIDE (INTERIOR) :	0' REQUIRED
REAR :	0' REQUIRED
PARKING REQUIRED:	
HOTEL 1/GUESTROOM + 1/2 EMPLOYEES:	111 SPACES
RETAIL 1/200 SF:	110 SPACES
SELF STORAGE 1/500 SF:	180 SPACES
GOVERNMENTAL 1/200 SF:	160 SPACES
PARKING PROVIDED :	
HOTEL:	125 SPACES
RETAIL:	72 SPACES
SELF STORAGE:	26 SPACES
GOVERNMENTAL:	230 SPACES

NOTE: SITE IMPROVEMENTS SHALL BE DESIGNED IN COMPLIANCE WITH THE TOWN OF CAMP VERDE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PROJECT TEAM

ARCHITECT	OWNER
UPWARD ARCHITECTS 1155 W RIO SALADO PKWY, 101 TEMPE, AZ 85257 PHONE: (602) 753-5222 FAX: E-MAIL: justin@upwardarchitects.com CONTACT: Justin Gregonis	PROVIDENT REAL ESTATE VENTURES 3131 E CAMELBACK RD, SUITE 110 PHOENIX, AZ 85016 PHONE: (602) 317-6170 FAX: E-MAIL: bcarroll@providentrev.com CONTACT: Blake Carroll

VICINITY MAP

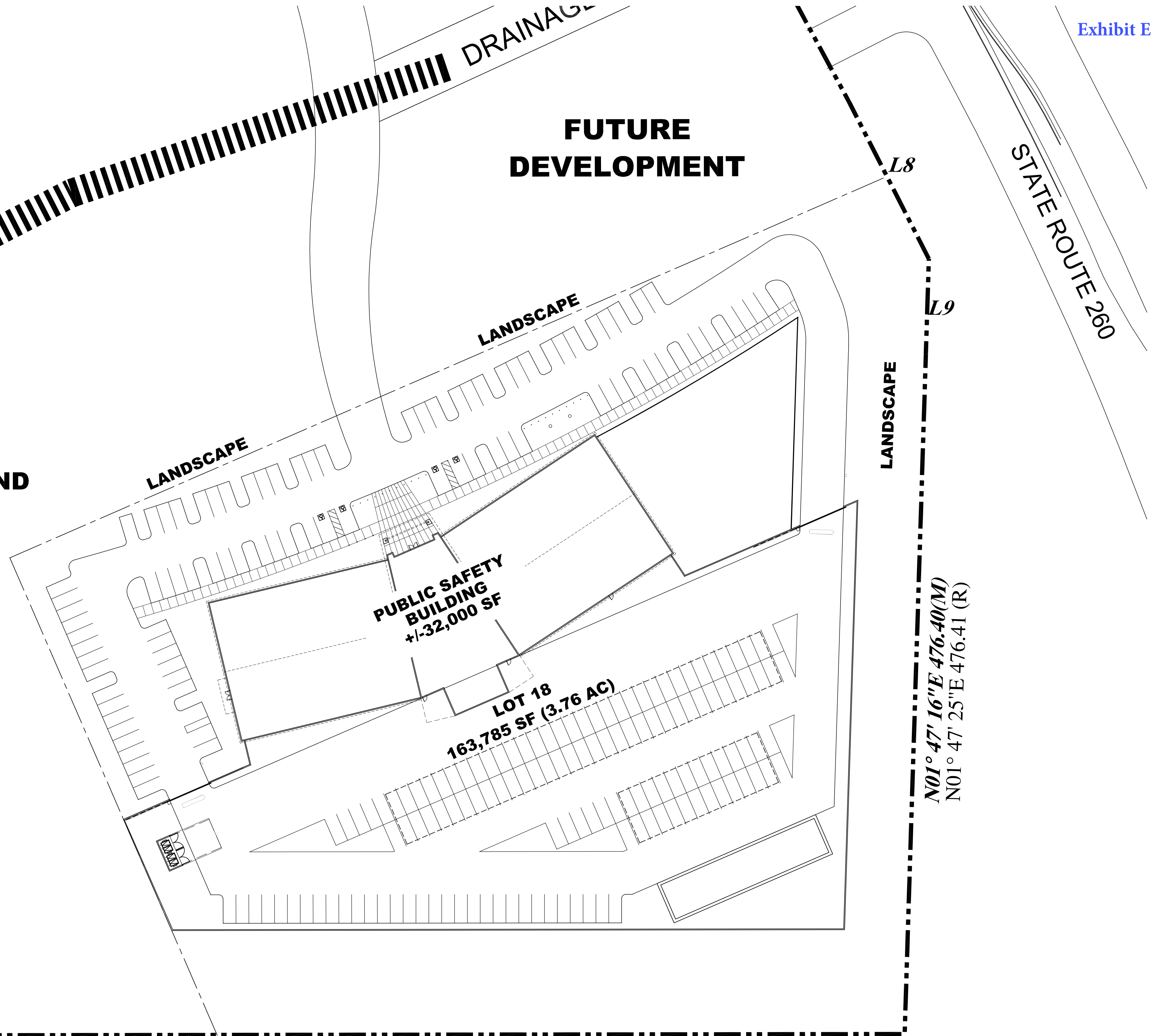


PROPOSED UNDERGROUND DRAINAGE PIPE

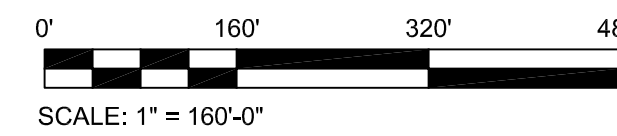
RE DEVELOPMENT

'E 2045.92 (R)
'E 2045.91(M)

FUTURE DEVELOPMENT



SITE PLAN
SCALE: NTS

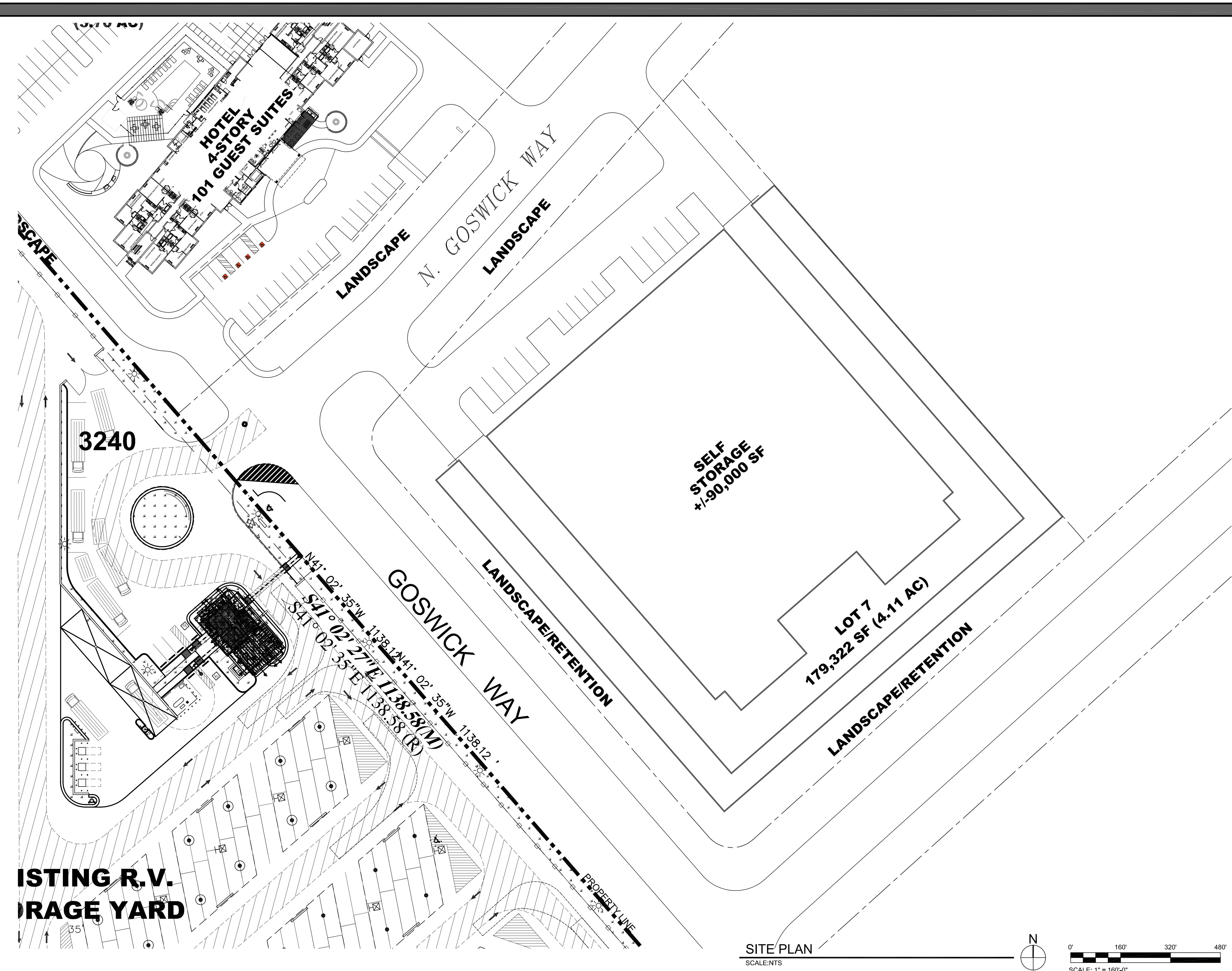


VERDE VALLEY SITE PLAN
 162 NORTH GOSWICK WAY
 CAMP VERDE, AZ
 2.18.2022
 PROJECT NO.: 21090



This page intentionally blank

Exhibit F



SITE DATA

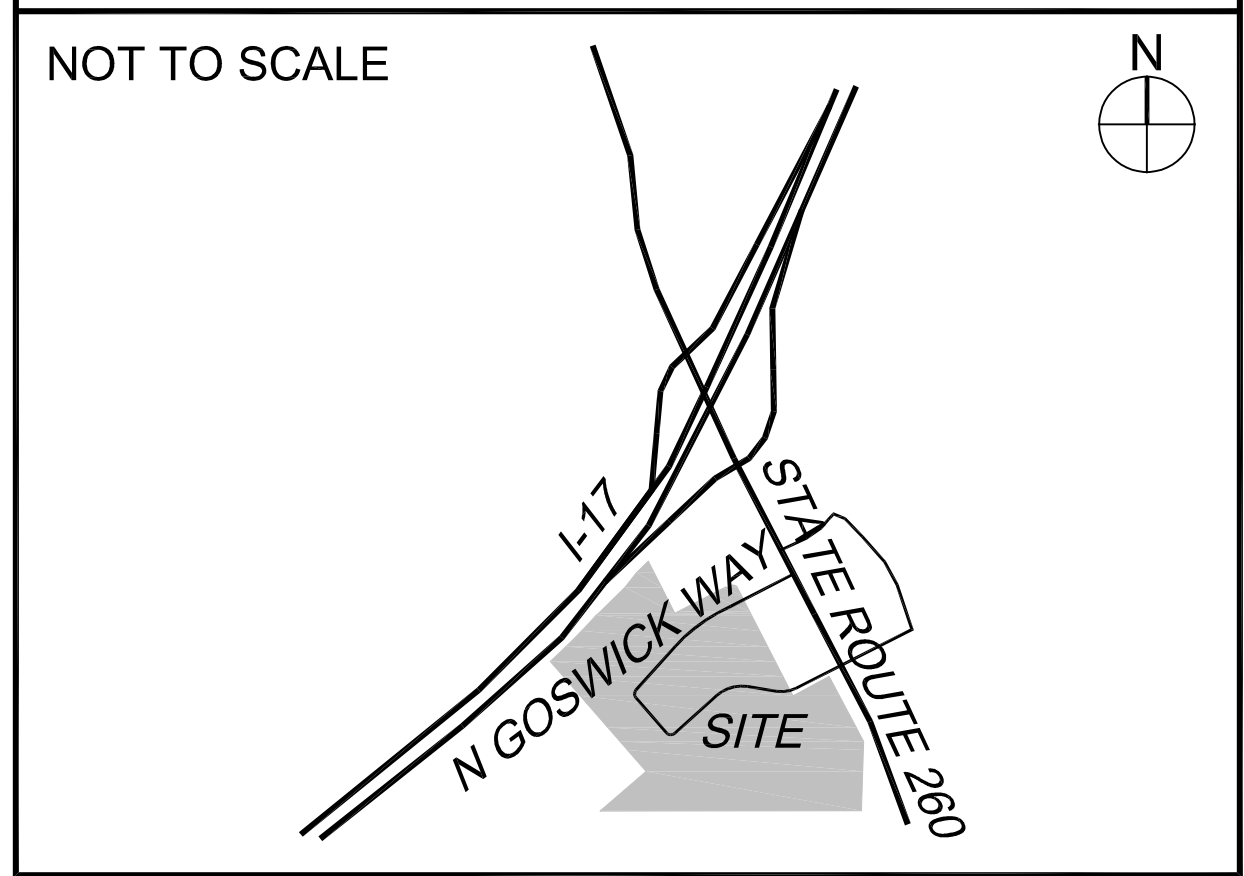
APN :	403-22-035J
ZONING :	C2-PAD
USE :	RETAIL, STORAGE, HOTEL, GOVERNMENTAL
SITE AREA (GROSS) :	2,936,448 S.F. (67.41 AC)
LOT 3 :	161,035 SF (3.70 AC)
LOT 4 :	163,785 SF (3.76 AC)
LOT 7 :	179,322 SF (4.11 AC)
LOT 18 :	163,785 SF (3.76 AC)
BUILDING DATA:	
LOT 3 - 4-STORY HOTEL (101 ROOMS):	64,040 SF
LOT 4 - RETAIL (TRACTOR SUPPLY COMPANY):	21,841 SF
LOT 7 - SELF STORAGE:	90,000 SF
LOT 18 - PUBLIC SAFETY BUILDING	32,000 SF
MAX LOT COVERAGE:	50%
LOT COVERAGE PROPOSED:	
LOT 3:	10%
LOT 4:	13.3%
LOT 7:	50.1%
LOT 18:	19.5%
BUILDING HEIGHT (STORIES):	3 STORIES (4 STORIES PROPOSED)
BUILDING HEIGHT (FEET):	40' (56' PROPOSED)
SETBACKS (BUILDING):	
FRONT :	10' REQUIRED
SIDE (EXTERIOR) :	10' REQUIRED
SIDE (INTERIOR) :	0' REQUIRED
REAR :	0' REQUIRED
PARKING REQUIRED:	
HOTEL 1/GUESTROOM + 1/2 EMPLOYEES:	111 SPACES
RETAIL 1/200 SF:	110 SPACES
SELF STORAGE 1/500 SF:	180 SPACES
GOVERNMENTAL 1/200 SF:	160 SPACES
PARKING PROVIDED :	
HOTEL:	125 SPACES
RETAIL:	72 SPACES
SELF STORAGE:	26 SPACES
GOVERNMENTAL:	230 SPACES

NOTE: SITE IMPROVEMENTS SHALL BE DESIGNED IN COMPLIANCE WITH THE TOWN OF CAMP VERDE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PROJECT TEAM

ARCHITECT	OWNER
UPWARD ARCHITECTS 1155 W RIO SALADO PKWY, 101 TEMPE, AZ 85257 PHONE: (602) 753-5222 FAX: E-MAIL: justin@upwardarchitects.com CONTACT: Justin Gregonis	PROVIDENT REAL ESTATE VENTURES 3131 E CAMELBACK RD, SUITE 110 PHOENIX, AZ 85016 PHONE: (602) 317-6170 FAX: E-MAIL: bcarroll@providentrev.com CONTACT: Blake Carroll

VICINITY MAP



SITE PLAN
SCALE: 1" = 160'-0"



VERDE VALLEY SITE PLAN
162 NORTH GOSWICK WAY
CAMP VERDE, AZ
2.18.2022
PROJECT NO.: 21090



This page intentionally blank

G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales (See Section 309 for outside display requirements).
- d. Automobile repair (light).
- e. Automotive service stations.
- f. Baking and confection cooking for on-site sale only.
- g. Bars, tap rooms and nightclubs.
- h. Bed and Breakfast.
- i. Bowling alleys and poolrooms.
- j. Business offices, banks and similar; including drive-through.
- k. Commercial art galleries.
- l. Commercial bath and massage.
- m. Commercial parking facilities.
- n. Community parks, playgrounds or centers.
- o. Custom service and craft shops.
- p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- q. Dwelling unit for one family on any one lot (Manufactured, Modular or Site Built). Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
- r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- s. Flood control facilities.
- t. Frozen food lockers.
- u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- w. Historical Landmarks.

- x. Home occupations (See Section 303).
- y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- z. Hotels and motels with five or more guest rooms.
- aa. Keeping of farm animals, limited (See Section 305).
- bb. Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- cc. Miniature golf establishment.
- dd. Mortuary.
- ee. Multiple dwelling units and apartment hotels.
- ff. Nursery schools; day care centers (child or adult).
- gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- hh. Open land carnival and recreation facilities (religious & educational institutions).
- p. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
- ii. Personal services.
- jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.
- kk. Private clubs and lodges operated solely for the benefit of bona fide members.
- ll. Religious institutions (in permanent buildings).
- mm. Restaurants and cafes, including drive-through.
- nn. Retail sales.
- oo. Sales (retail and wholesale) and rentals.
- pp. Theaters, auditoriums, banquet and dance halls.
- qq. Veterinary services.
- rr. Water distillation and bottling for retail sales only.
- ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
 2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.

3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

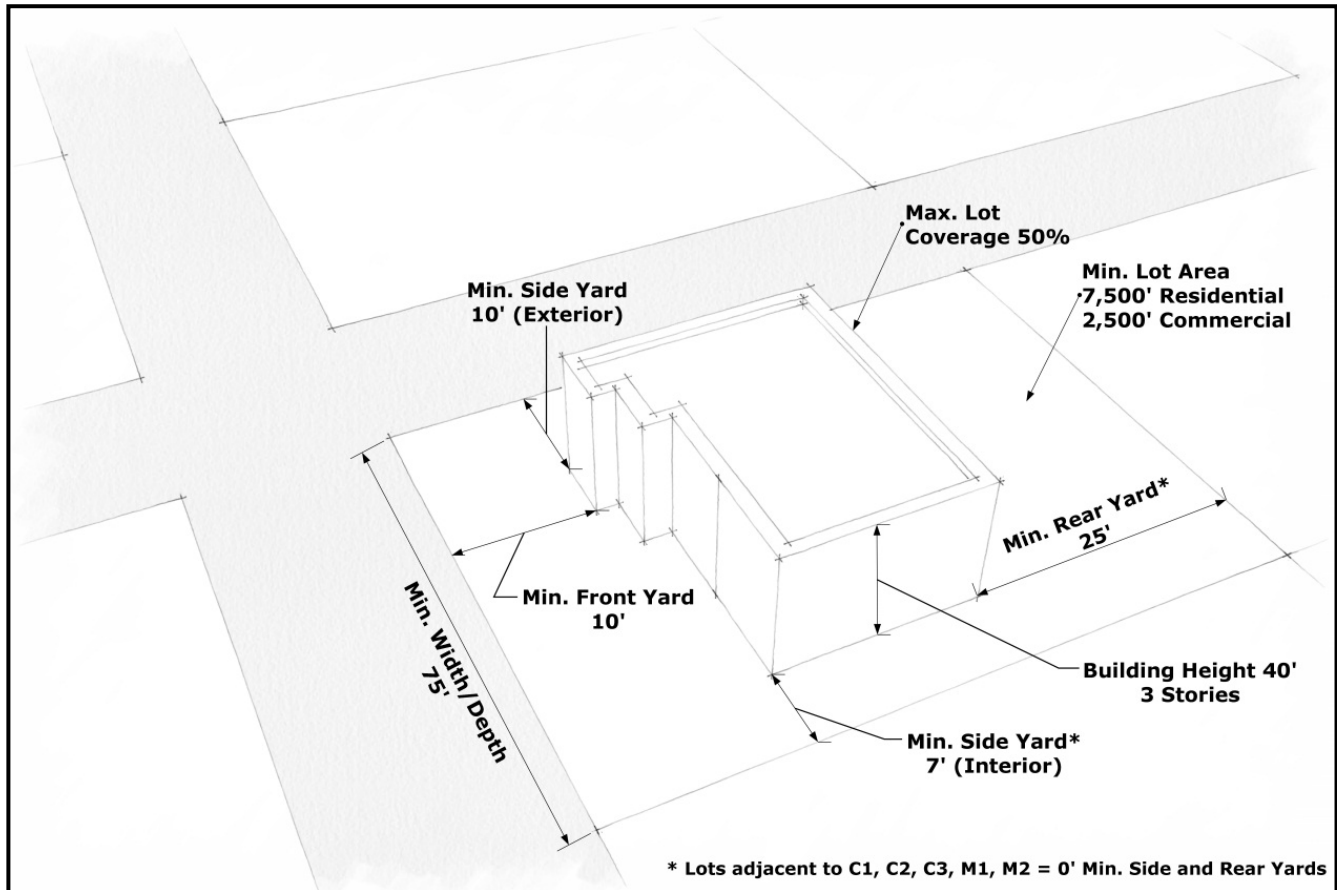
2. Uses and Structures Subject to Use Permit:

- a. Government facilities and facilities required for the provision of utilities and public services
- b. Outdoor recreation or assembly facilities.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- d. Transmitter stations and towers for automatic transmitting.
- c. Revival tents and similar temporary operations (See Section 601.D).
- e. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-7: C2 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards



L. PAD (Planned Area Development)

The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

- 1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations). The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.
- 2) Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
 - a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
 - b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
 - c. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
 - d. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred
- 3) PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves

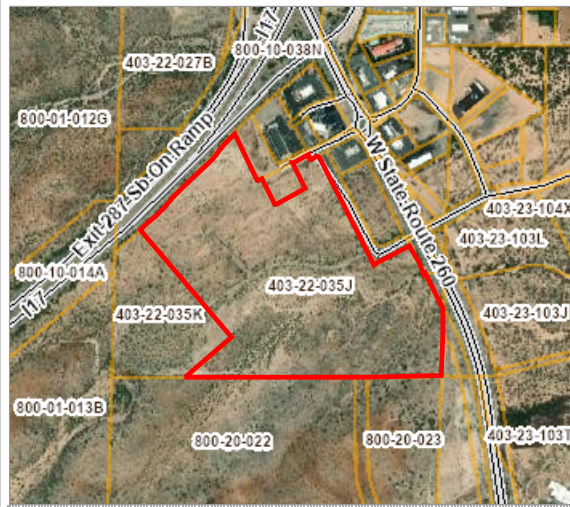
any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:

- a. An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
 - b. A change in zoning boundaries.
 - c. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.
- 4) PAD Minor Amendments:
- a. All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment.
 - b. A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
 - c. The request will be routed for comment to any affected Town departments or other agencies for comment.

Table 2-12: PAD Dimensional Standards

Zoning District	"PAD"
Minimum Lot Area (sq.ft.)	Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Yavapai County Print Parcel



Parcel ID	403-22-035J	Check Digit	3	
Owner	Verde Commercial LLC			
Owner's Mailing Address	2800 Niagara Ln N Minneapolis, MN 55447-4850			
Secondary Owner				
Recorded Date	N/A			
Last Transfer Doc Docket	N/A	Last Transfer Doc Page	N/A	
Physical Address	300 N Goswick Way		Incorporated Area	Town of Camp Verde

Assessor Acres	65.92	Subdivision	N/A	Subdivision Type	N/A
-----------------------	-------	--------------------	-----	-------------------------	-----

School District	Camp Verde Unified SD #28	Fire District	Copper Canyon Fire And Medical
------------------------	---------------------------	----------------------	--------------------------------

Improvements (0)	No Improvements found.	Local Zoning	Town Of Camp Verde C2-4 R1L-70 ROW C2-PAD
-------------------------	------------------------	---------------------	---

Assessment
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2023	2022
Assessed Value(ALV)	\$132,754	\$126,433
Limited Value(LPV)	\$885,030	\$842,885
Full Cash(FCV)	\$3,348,306	\$1,185,943
Legal Class	Vacant or Other	Vacant or Other
Assessment Ratio	15%	15%
Usage Code	0021 ?	0021 ?

Tax Area Code	2021 Taxes Billed
2872	\$51,384

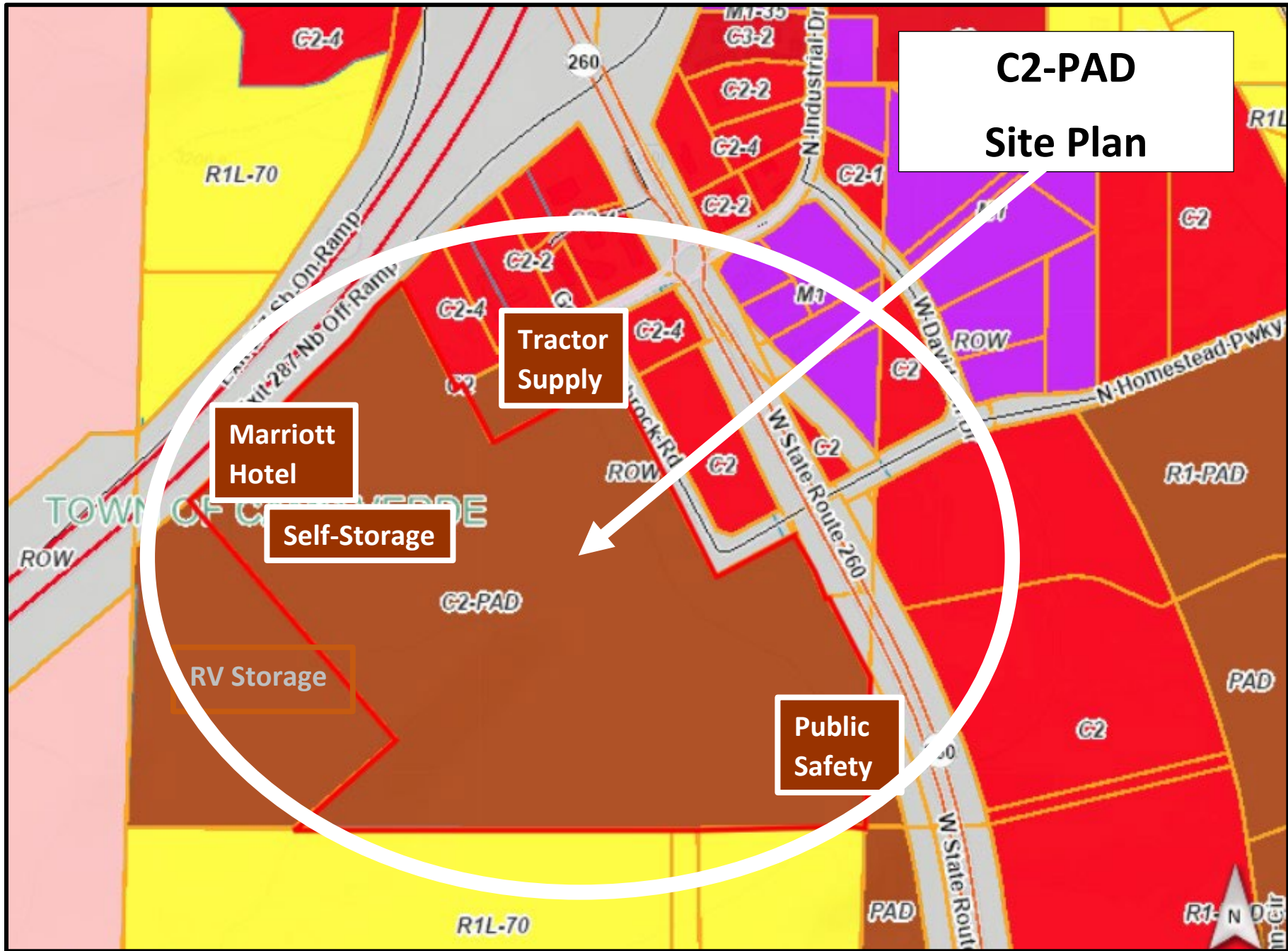
Recorded Documents & Sales (1)			
Date	Book/Page	Type	Cost
11/20/2020	2020-0072254	Quit Claim	\$0

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

This page intentionally blank

Current Zoning: C2-PAD Site Plan Review



This page intentionally blank

Town of Camp Verde Community Development Department

02/18/2022

To Whom It May Concern

We are proposing to process a Land Use Application for Site Plan Approval on our project. Our current zoning is C2 PAD and that will not change.

Our project will consist of the development of a new Tractor Supply Company retail destination, new 101 Room Marriott Hotel (TownePlace Suites), new Self-Storage Facility and a new Verde Valley Public Safety Building.

The Tractor Supply Company store will consist of 21,841 SF Building, with a 3,672 SF Greenhouse and 20,046 SF Fenced Outdoor Display Area.

The TownePlace Suites Marriott Hotel will be 4 stories and 101 Rooms with an outdoor pool, fire pits and bbq areas. We will also have over 1,100 SF indoor meeting space that opens up to an outdoor gathering area. We are an exception from our C2 Zoning standards for our 55' height for the hotel.

The Self-Storage Facility will be a mix of interior conditioned storage and exterior drive-up units. The main conditioned building will include a sales office with restrooms.

The Verde Valley Public Safety Building will comprise of 32,000 SF and include Town of Camp Verde Marshall's Office and other government agencies.

Site Lighting and Landscape detail will be submitted as a part of each individual projects construction documents to be reviewed by staff during the development standards review.

Feel free to submit written comments to me regarding the project.

Sincerely,

This page intentionally blank



C2 PAD

Land Use Application Form

1. Application is made for:

- | | | |
|---|---------------------|----------------------|
| Zoning Map Change | Use Permit | Temporary Use Permit |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PAD Final Site Plan Review | Variance | Appeal |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Administrative Review | Lot Line Adjustment | Zoning Verification |
| Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: Verde Commercial

3. Contact information: (a list of additional contacts may be attached)

Owner Name: <u>Verde Commercial LLC</u>	Applicant Name: <u>Blake Carroll</u>
Address: <u>2800 Niagara Ln., N.</u>	Address: <u>3131 E. Camelback Rd., Suite 110</u>
City: <u>Plymouth</u> State: <u>MN</u> Zip: <u>55447</u>	City: <u>Phoenix</u> State: <u>AZ</u> Zip: <u>85016</u>
Phone: <u>602-317-6170</u>	Phone: <u>602-317-6170</u>
E-mail: <u>bcarroll@providentrev.com</u>	E-Mail: <u>bcarroll@providentrev.com</u>

4. Property Description: Parcel Number 403-22-035J ± 035A Acres: 65.92
 Address or Location: Goswick Way & George Rothrock Rd.
 Existing Zoning: C2 PAD Existing Use: Vacant Land
 Proposed Zoning: C2 PAD Proposed Use: Commercial Development

5. Purpose: (describe intent of this application in 1-2 sentences)

Develop a new Tractor Supply Company, Marriott Hotel, Verde Valley Public Safety Building and Self-Storage Project

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: Irvin Kessler Date: 02/18/2022

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 02/21/2022

This page intentionally blank



Agenda Report Form – Section I

Meeting: Planning and Zoning Commission, Thursday, March 3, 2022

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Community Development

Agenda Title: Presentation by John Bradshaw regarding upcoming rezone of Alcantara Vineyards to R-R/PAD on parcel 407-21-015H, 3445 S Grapevine Way, Camp Verde, Yavapai County, Arizona.

List Attached Documents: Power Point Presentation

Estimated Presentation Time: 20 Minutes

Estimated Discussion Time: 10 Minutes

Reviews and comments Completed by:

- Town Manager: _____
- Department Head: John Knight, CDD

Background Information: The owners of Alcantara Winery will be giving a presentation to the Planning and Zoning Commission and insight into the future development and expansion plans of the property.

The property was annexed into the Town of Camp Verde in July of 2020. At that time, the Town of Camp Verde adopted the zoning that Yavapai County had assigned to the property, PAD (Planned Area Development). The applicants are in the process of submitting for a rezone to R-R/PAD (Residential – Rural/Planned Area Development). This is anticipated to come before the Commission at their regular meeting in April.

Since 2004, Alcantara has offered wine tasting, tours, and a wedding and event venue. Their current expansion plans are to develop 200 lodging units, that include hotel rooms, condominiums, and glamping units. In addition, there will be upgrades to the wedding venues, tasting facilities and vineyards. The applicants will be providing additional detail during their presentation.

This page intentionally blank

ALCANTARA WINERY & RESORT EXPANSION



87 ACRE PLANNED AREA DEVELOPMENT IN CAMP VERDE, ARIZONA



ALCANTARA



INTRODUCTION

The Alcantara Vineyards and Winery is located on approximately 87 acres at 3445 South Grapevine Road in Camp Verde, Arizona. Camp Verde and Yavapai County are part of northern Arizona which is a popular destination for tourists from around the world. The area features a growing winery industry, Sedona and its famous red rock formations, along with world class biking, hiking, and art communities. Furthermore, it is a jumping off point for Flagstaff and the Grand Canyon which are an easy day-trip from Camp Verde.



The Alcantara site currently consists of 15 acres of planted vineyards, an outdoor wedding chapel which can accommodate from 25-150 guests for ceremony and reception, and a tasting room and patio with a small kitchen area which seats approximately 150 on the outside patio. In addition, there are two winery and storage buildings for the production and storage of wine, plus two activity leases: one a popular kayaking operation and the other a horseback riding stable. Rainbow Adventures, an affiliate company conducts Jeep tours on the property as well. The site is bordered on two sides by the Oak Creek and Verde River which converge at the east end of the site.

As one enters the site from SR-260, there are a number of elevation changes with scenic views of the national forest and ancient Indian cave dwellings to the east. The site flattens out as it approaches the confluence of the Oak Creek and Verde rivers. The site continues across from the joining of the rivers with approximately 6 acres to the east.

The grade changes create opportunities for unique settings for the chapel and wedding venue(s), future hotel, condominium and glamping units, as well as the food and beverage outlets.



PROJECT OVERVIEW

The property at Alcantara is zoned as a Planned Area Development. The relatively new owners, John Bradshaw and Cyril Chiosa, are ready to move forward with the improvements on the property.

Throughout the process of annexing the property into the Town of Camp Verde, we had a lot of positive communication with our neighbors. We attempted to put as many ideas from our neighborhood into our plans as possible. While we listened to the neighborhood concerns, we realized we had to keep the activities and construction to the southeast side of the property, use multiple yet smaller speakers for entertainment to contain the sound, and try to hide the parking of over 300 cars. This dramatically increased the cost of the expansion, making it necessary to make changes in the density of our project.



ALCANTARA VINEYARD & WINERY

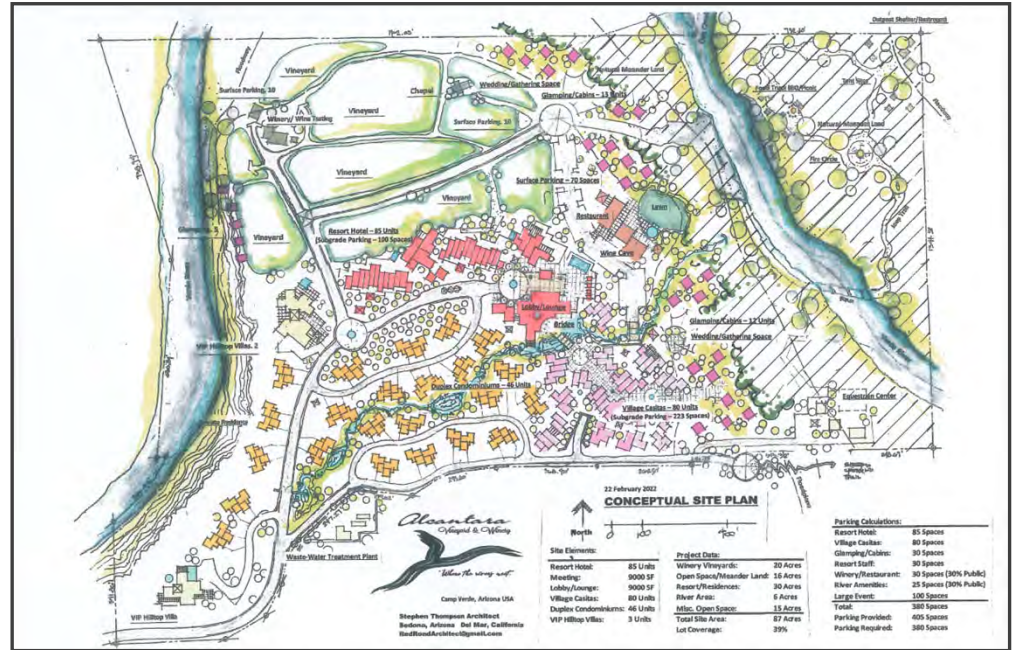
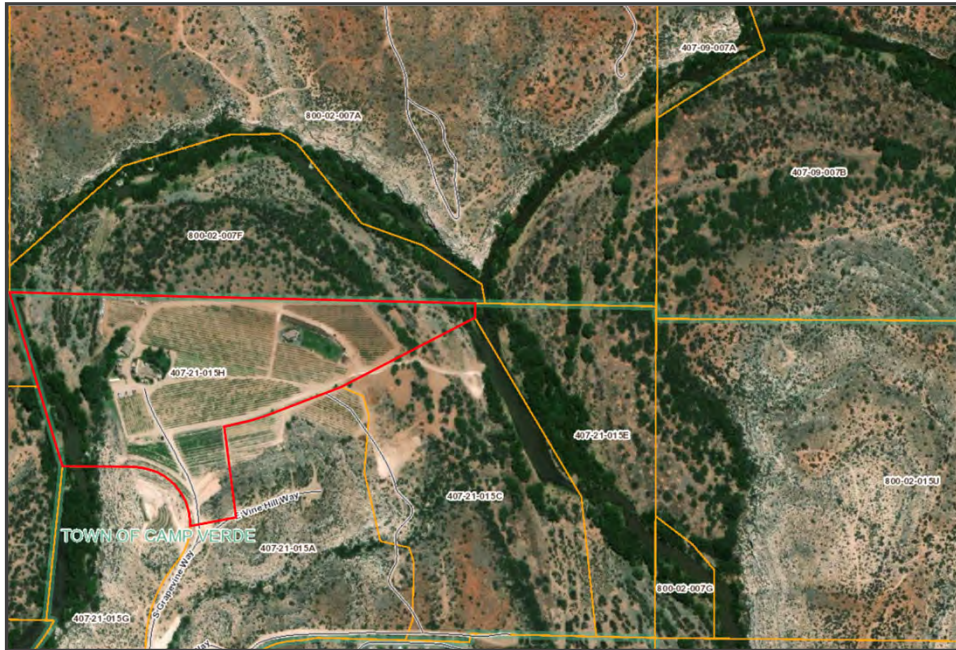
Additionally, we will be making a Wine Club Membership Calendar available that gives our neighbors a schedule of all activities and upcoming events at Alcantara. We'll also be keeping them up to date on the Wine Club Website and mailers as to the progress made during this process.

The proposed development is intended to expand on the existing successful wine tasting and production operation, vineyards, and wedding venue. No other resort outside of Sedona in the Verde Valley has all of the physical attributes that visitors are seeking. Most hotels are limited-service motels and inns. The more upscale hotels are smaller and often full. Alcantara has the ability and potential to become a National and International destination winery and resort complete with the amenities in Camp Verde that many tourists and local residents are looking for.





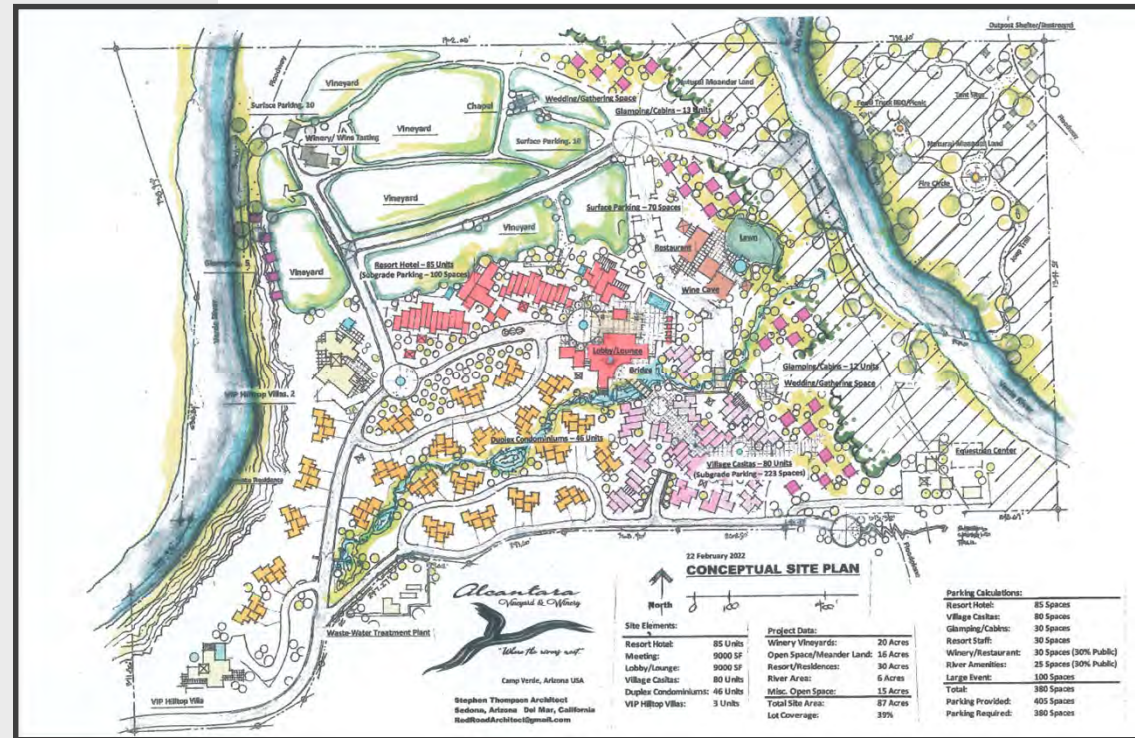
87 ACRE PLANNED AREA DEVELOPMENT



PROJECT FEATURES

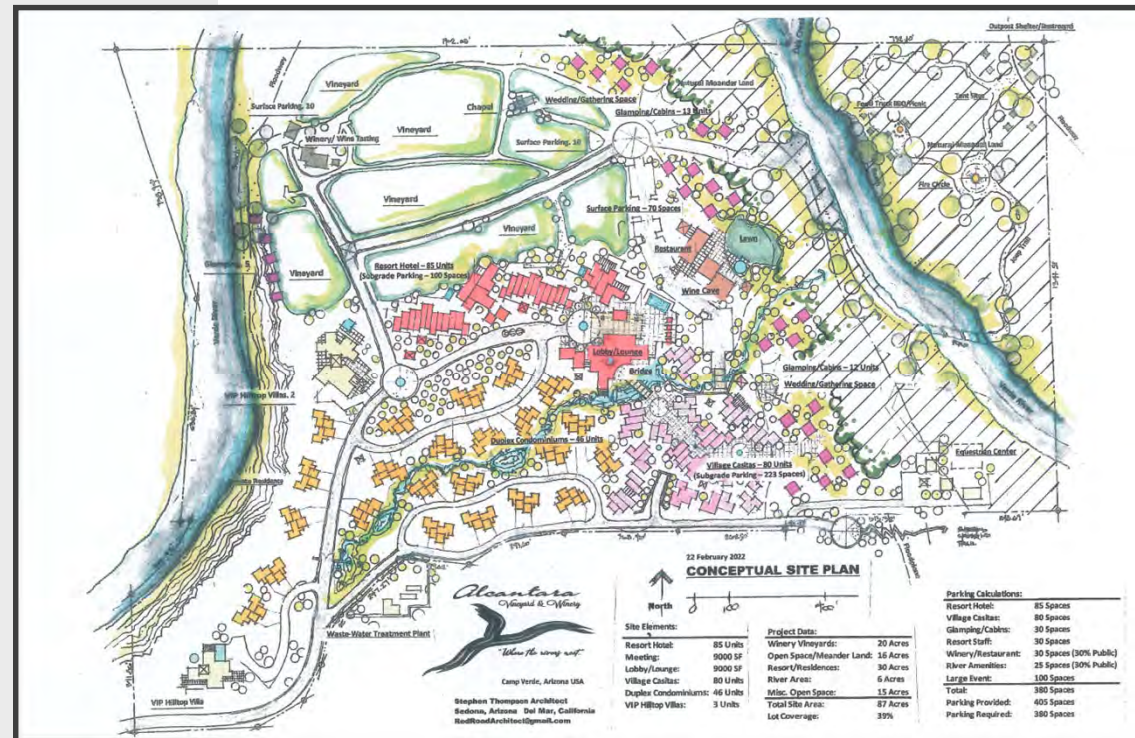
The expansion project will include the following:

- 200 lodging units, comprised of 150 hotel guest rooms, 30 for-sale house/condominium units (which will be placed in a rental pool), and 20 glamping units in the form of tree houses
- Two 2-bedroom condominiums specially furnished to accommodate wedding parties and their guests
- Construction of a new wine tasting room, with an inside capacity for up to 200 guests and a patio/deck with room for an additional 200 guests
- A full service kitchen capable of servicing the wine tasting room capacity
- The wine tasting room and deck will serve as an additional wedding venue during evenings after the tasting room closes
- Expansion of the winery to have the capacity to supply the continued increase in demand of Alcantara produced wines



MASTER PLAN

- A three meal restaurant and bar to service the resort guests and visitors
- Expansion of the existing wedding chapel venue to accommodate 200 guests with the associated supporting infrastructure
- A beach wedding venue
- A conference center with 10,000 square feet of indoor space (including back of house facilities)
- An equestrian/trail ride facility
- An amphitheater for outdoor concerts and events
- A wine cave
- Resort amenities including three (3) additional beaches along the rivers, and a man-made lake with a pedestrian bridge accessing on-site hiking and biking trails



In addition to the uses listed above and shown on the Masterplan, additional resort ancillary support and interactive uses may be added as the project is developed. Any additions will be within the general spirit of the overall resort design. Our goal is to allow for a flexible concept plan while accommodating an expansion of uses.

The following is a list of proposed and future possibilities for resort-use elements:

- Horseback riding & Campfires
- Dancing
- BBQ areas
- Beach and river related activities
- Portable cabanas
- Portable river and beach equipment rentals including but not limited to fishing gear, canoes, kayaks, inner tubes, and snorkeling gear





OAK CREEK & VERDE RIVER CONFLUENCE





OAK CREEK & VERDE RIVER KAYAKING



RESORT HOTEL AMENITIES

- Farm to table restaurant/café (local)
- Lobby Bar (indoor/outdoor)
- Therapeutic Spa, Yoga, and physical therapy treatment kiosks
- Business and communications center for guests
- Administrative offices and guest services
- Full service valet and bell desk
- Satellite wine-tasting bar
- Dark Sky celestial viewing area
- Rainwater harvesting and monitoring element (guest interactive)



ALCANTARA VINEYARD & WINERY

- Solar energy production and monitoring element (guest interactive)
- Verde Valley connectivity center: Events, transportation, amenities and natural features along with a gift shop with many locally produced items.
- Condominium sales office and resort rental information center
- Subgrade parking with electrical vehicle charging stations
- Bicycle and electric scooter rentals
- Verde Valley Historical and Ancient Culture information and tours
- Visiting artists and local farmers will have kiosks throughout the resort





PARKING, PEDESTRIAN AND VEHICLE CIRCULATION

The proposed winery and resort will have a significant number of visitors, especially on weekends and during special events. The resort will provide strategically placed parking lots which are not adjacent to the vineyards or in front of view corridors. Subgrade parking structures will provide the majority of the parking for guests and employees. Walking paths, bike paths and electric cart paths will be incorporated in the design plans. If needed, the property owners have another property nearby that can be used for overflow parking. Guests would be shuttled to and from the offsite location in vehicles owned and operated by a company affiliated with Alcantara.

LANDSCAPING

The winery property is blessed with several wells and aquifers with sufficient quantities of available water to not only create a lake on the property but to irrigate extensive landscaping to assure plant and tree health throughout the growing season. Providing extensive landscaping throughout the property along with the ample walking paths, and the appropriate screening between event sites will make the proposed Alcantara Winery and Resort unique in the Verde Valley.

The landscaping will factor in the many elevation/grade changes and utilize the uniqueness of the property to be as beautiful as possible, while maintaining the considerations of the natural beauty of Arizona, the need for open space, and the very important commitment to be water conscious.





RELATIONSHIP TO ADJACENT PROPERTIES

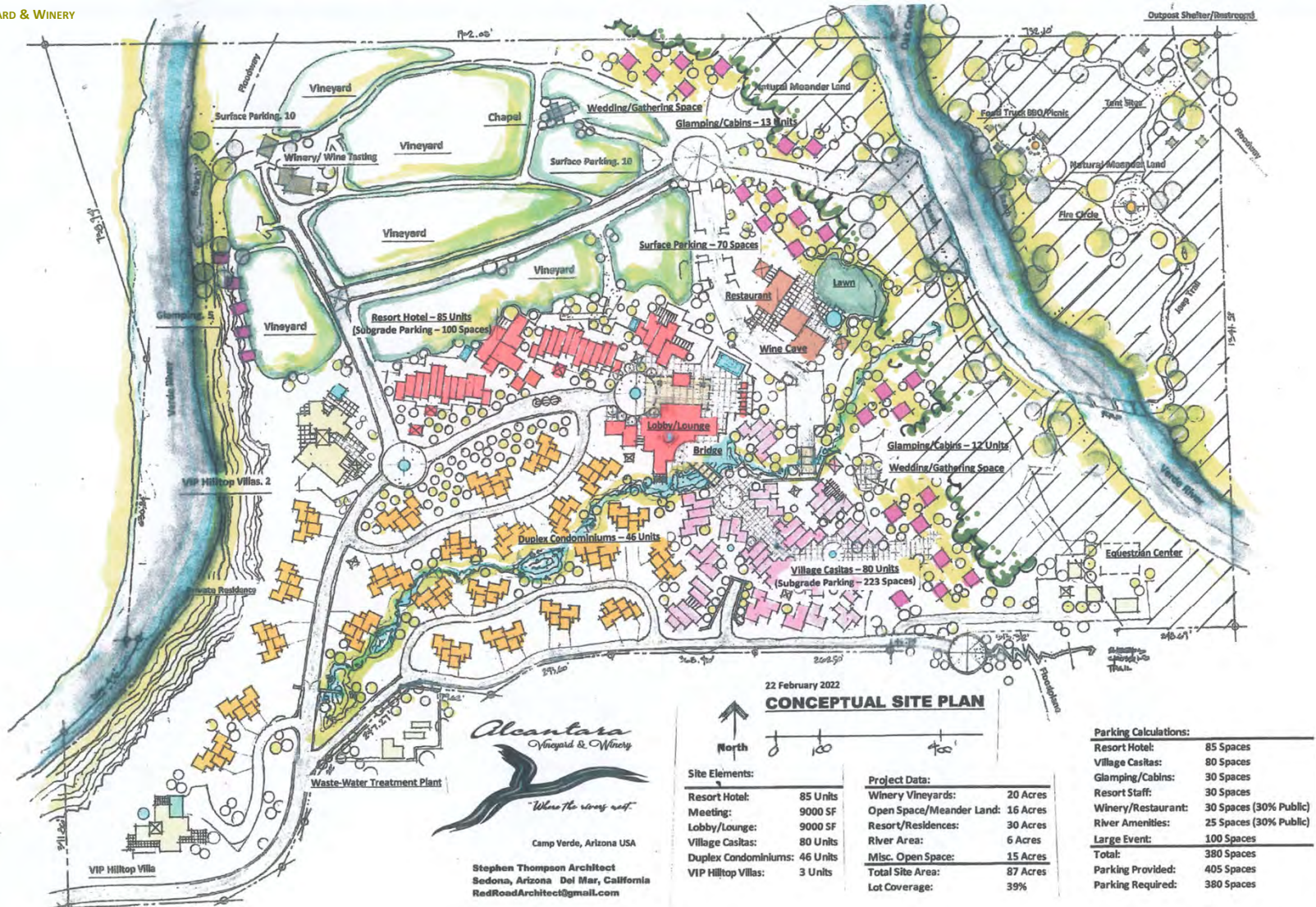
The Alcantara property is bordered to the north and east by primarily open land and the Verde River. Thousand Trails RV resort is located to the south of the property, while there are a scattering of residents living to the north and west. The guests at Thousand Trails are frequent visitors to the Alcantara property and enjoy the expansive grounds to walk, bike, and run. Many of the visitors have expressed a desire to have more activities available for enjoyment while they are in residence at the RV park. The Alcantara expansion project will provide many opportunities for these guests.

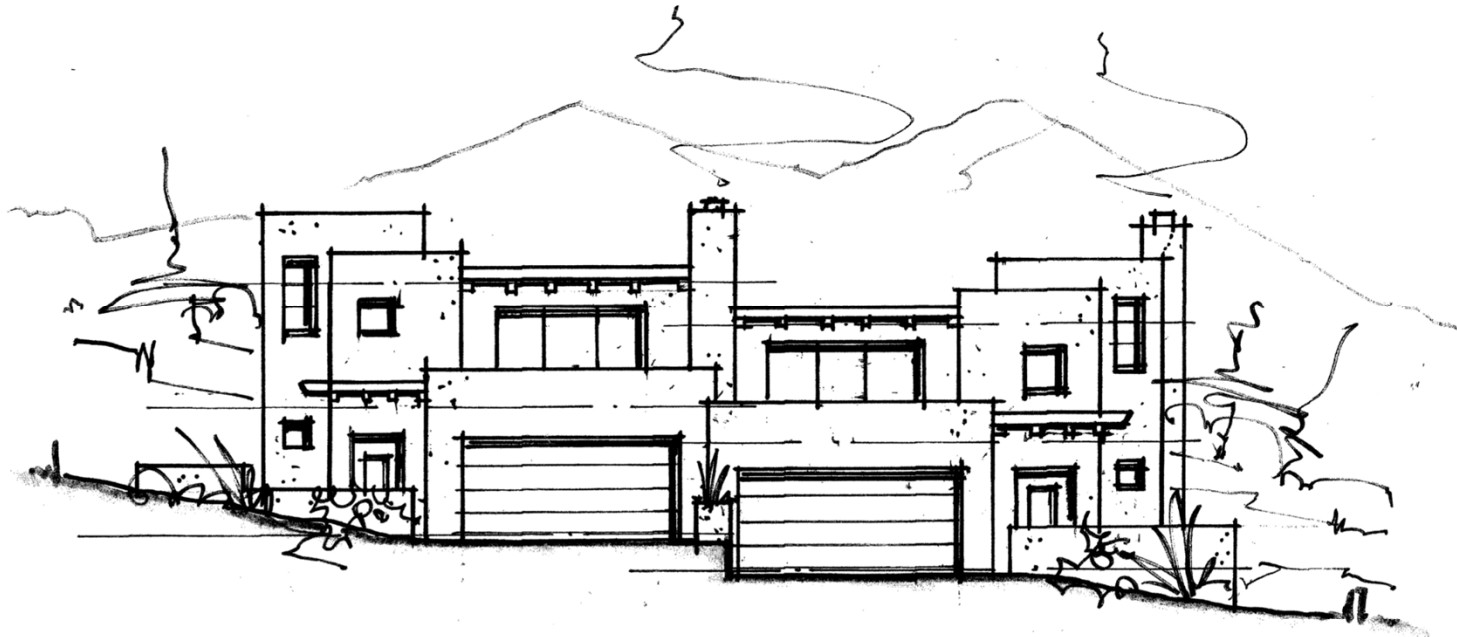
Alcantara and its development team will continue to meet with the neighbors and discuss the project as it moves forward. We will assign one of our team members to be the point of contact for the neighbors when questions arise.

PURPOSE OF THIS REQUEST

We are considering the underlying zoning to be rural-residential. We are requesting a PAD overlay to accommodate the mix of proposed uses, including, agricultural (vineyards), production (winery), subgrade parking, river recreation elements, restaurant, resort-hotel, village casitas and duplex condominiums for sale. There will be open-space amenities, glamping and cabins.

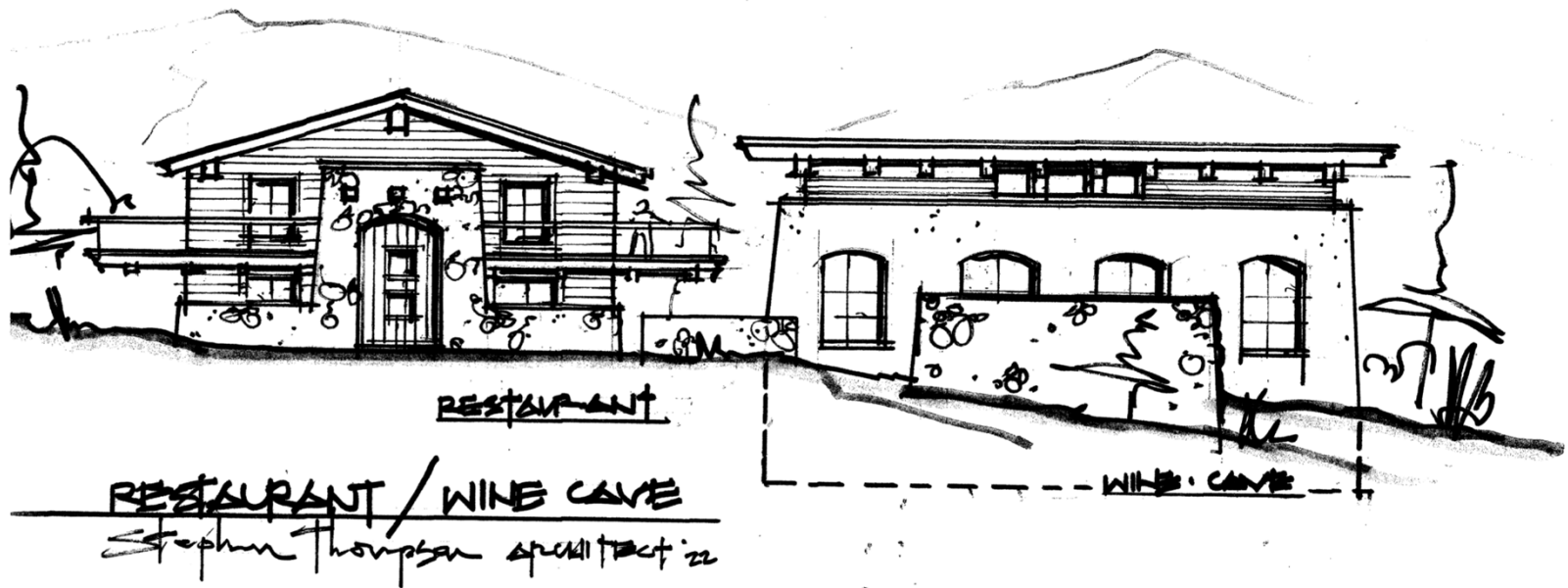


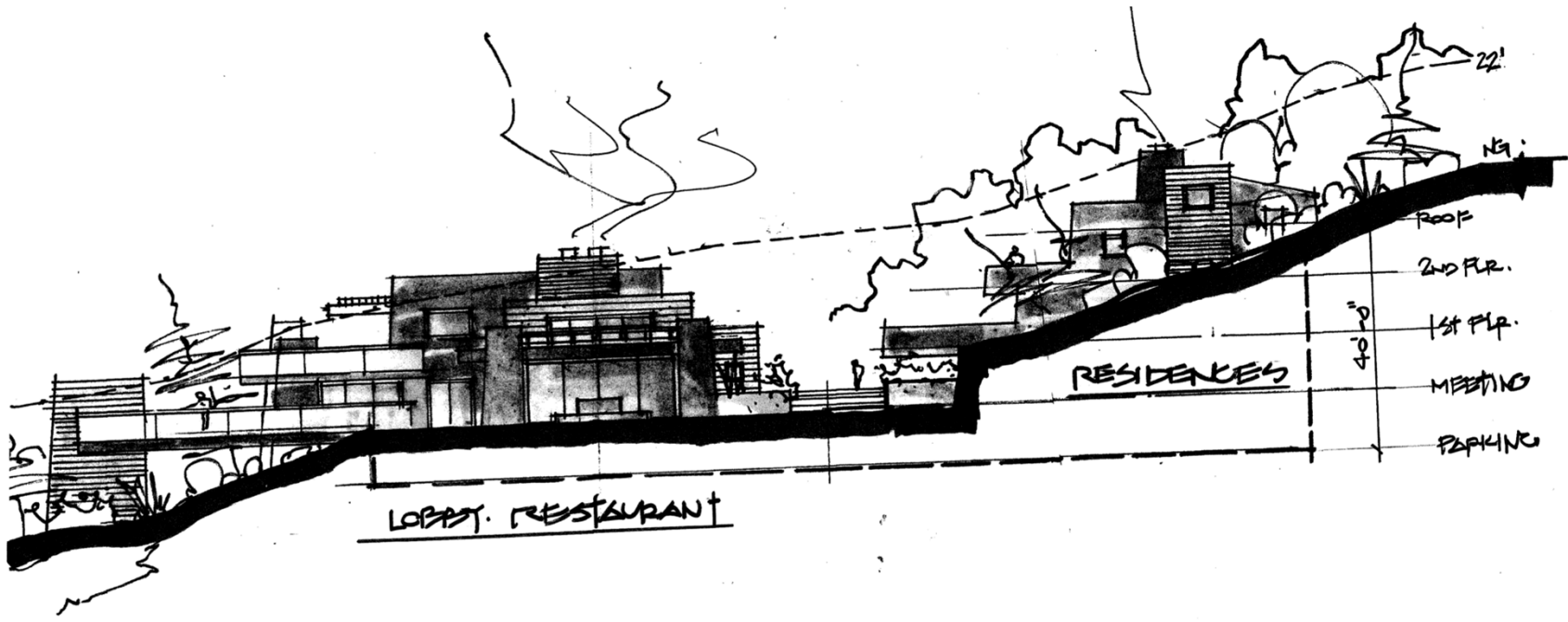


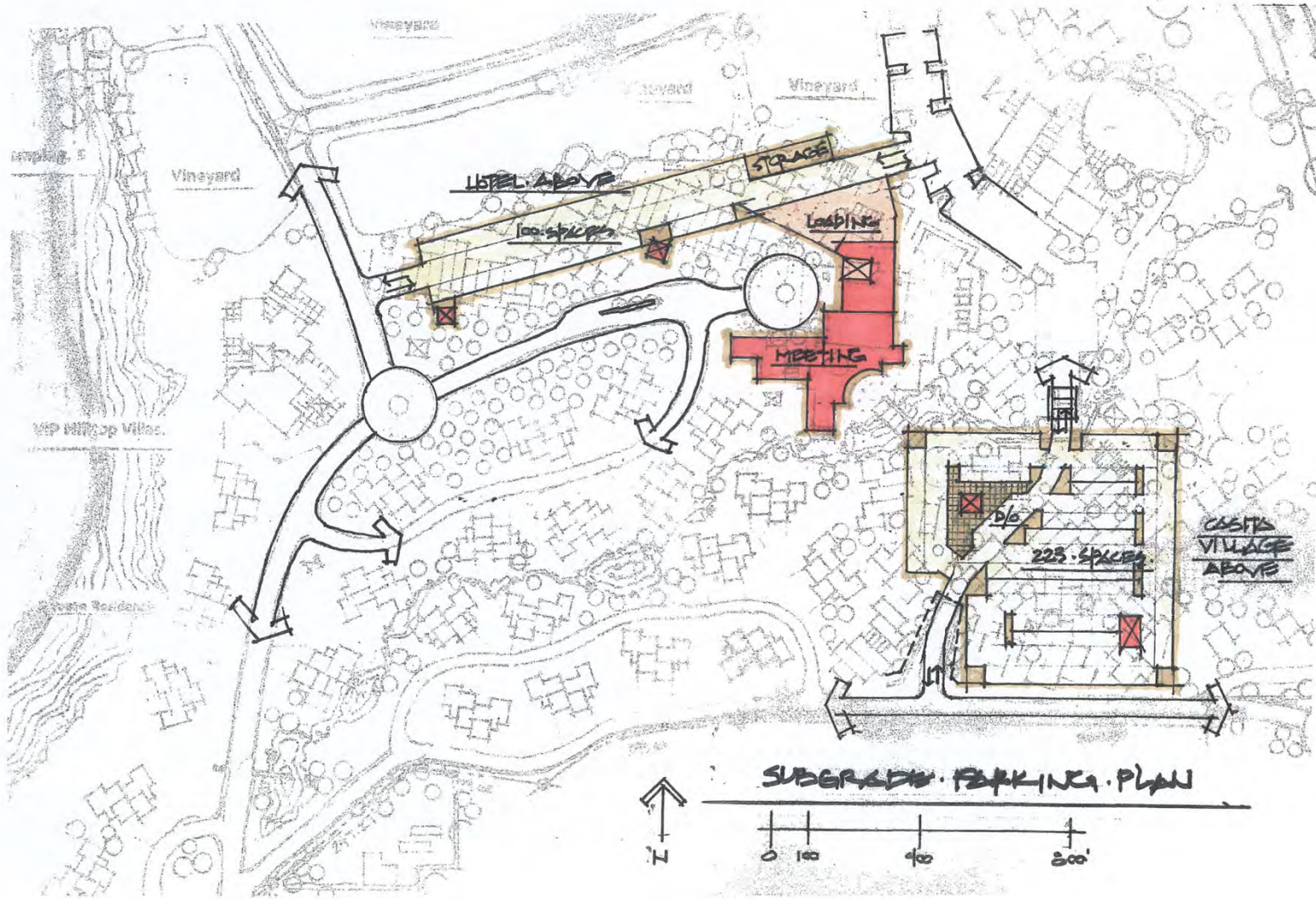


DUPLEX . ELEVATION

0 5 10 20 40'
Stephen Thompson ARCHITECT 22









Inspiration





Inspiration



Inspiration



THANK YOU



DEVELOPMENT TEAM

Cyril Chiosa

cchiosa@orchardrei.com

John Bradshaw

j.bradshaw@rasedona.com

Luke Sefton

ls@sefengco.com

Sharie Benson

s.benson@rasedona.com