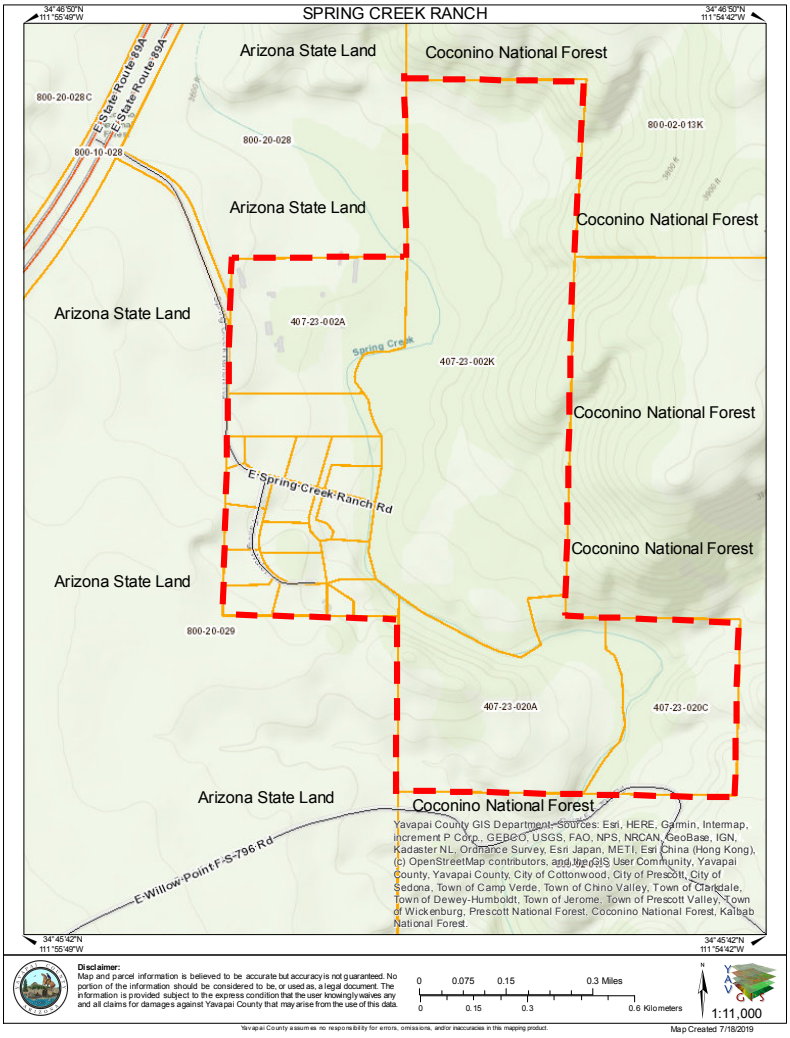
SPRING CREEK RANCH

LETTER OF INTENT-PROJECT NARRATIVE

Request for Zone Change/Zoning Map Modification (From RCU to PAD)

Spring Creek Ranch includes approximately 282 acres located southwest of Sedona, on the east side of SR 89A, in an unincorporated area of Yavapai County.
(APNs 407-23-002K 407-23-002C, 407-23-020A, 407-23-020C, 407-23-002A, 407-23-021 through 036 and 038)

LOCATION MAP



Application#:_____

Date Submitted: September 23, 2019

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INTRODUCTION AND HISTORY

On behalf of longtime property owners, Applicant, SCR Manager, LLC, proposes the Spring Creek Ranch project ("SCR"), a mixed use, residential home community, comprised of Manufactured Homes, Recreational Vehicle spaces, rental units, extended care facility, storage facilities, and other community amenities servicing the development's residents and visitors. The property includes approximately 282 acres and is located in an unincorporated area of Yavapai County on the east side of State Route 89A, nine miles southwest of Sedona.

Spring Creek is one of the largest plots of undeveloped, privately owned land in the Sedona/ Cottonwood area. Surrounded on all sides by Federal and State land, this hidden retreat is uniquely secluded from other development and traffic. It is accessed through a private, gated road just off of State Route 89A. On the site flows "Spring Creek" which is a lush, natural spring fed stream that originates on, and flows for a mile through, the center of the property, producing approximately six million gallons of natural spring water per day. Prior improvements have been made on the site, including a water system owned by the City of Cottonwood, underground electrical (APS) and fiber optic cable/telephone (Century Link). Future utilities include television/satellite dish and propane gas is available.

The property owners are longtime neighbors and partners in the proposed project, SCR 1-4, LLC (Borowsky family) and Dr. and Mrs. Sterling Ryerson. The Ryerson family has occupied the property since 1963 and will continue to do so. Applicant proposes the development of a residential community that will offer much needed moderately priced housing. Additionally, a luxury RV Park will be developed to meet the ever growing need for visitor accommodations in the area. A wide array of high end amenities will be offered on site including clubhouse(s), pools, pickle ball courts, restaurant(s), fitness facilities, storage facility, park/picnic areas, a general store, and others.

PURPOSE OF REQUEST

The purpose of this request is to re-zone the SCR site and establish a Planned Area Development ("PAD"), in order to provide for the uses, development standards, and other criteria proposed at SCR through this Application.

PROJECT DESCRIPTION

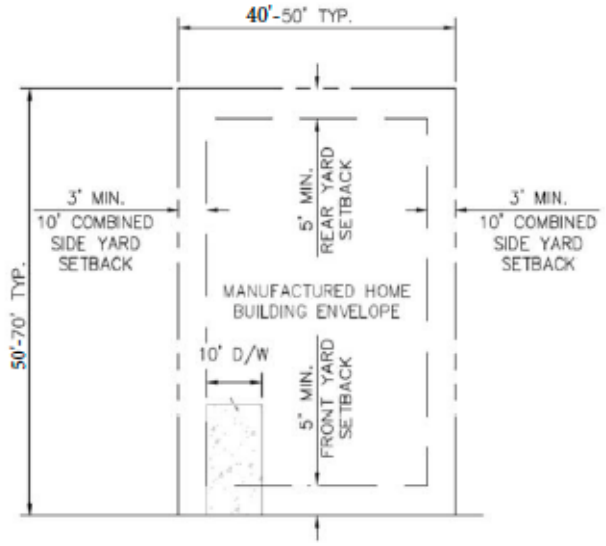
SCR is proposed as a 282 acre master-planned community which will include approximately 1900 Manufactured Home ("MH") lots, 600 Recreational Vehicle ("RV") pads, 400 Rental Units, and a 200 Unit Assisted Living facility. MH lots and RV pads will be similar in size and will be

utilized interchangeably. Significant open space will be preserved and maintained for the benefit of residents and visitors, including an expansive central park area surrounding the Creek and hillsides. View corridors, walking paths, hiking trails, and park areas will allow residents and visitors to enjoy the natural beauty of the site and the surrounding area. No age limitations will be imposed. Short term, transient, rentals will be prohibited, except as to RV park visitors. Homesites will be clustered in "Village" areas dictated by the natural landscape and existing topography. Open space will be expansive and provide a natural, open feel within the community. Current property owners will retain ownership of all SCR land and shall lease homesites to residents desiring to purchase a home and/or guests visiting RV area. The property and amenities will be owned and maintained by Applicant.

Residential sites will vary from 40 to 50 feet wide and 50 to 70 feet deep. Several model homes to be displayed at Sales Center for prospective residents. Aesthetic design of models will be carefully selected in order to maintain a look and feel compatible with the natural beauty of the site and surrounding area. Careful standards related to condition/type/design of homes will be imposed to establish and uphold the community's value and appearance. Only new homes purchased at Model Home Sales Center to be available for residents at SCR. MHs shall be compliant with HUD's MH Construction and Safety Standards.

Park Models and/or conventional Apartments will be offered as rental units.

MH space configuration and setbacks will be prepared as follows:



RV pads shall be approximately 30 feet wide and 50 feet deep with specifications similar to MH sites. Restrictions imposed upon RVs shall be imposed to maintain the value and appearance of the community. No minimum or maximum stay restrictions are anticipated.

ZONE CHANGE / ZONING MAP CHANGE

The site, composed of twenty-two parcels, is presently zoned RCU-2A as indicated on the Yavapai County Zoning Map.

Applicant requests a change to the zoning map relative to the subject site from existing RCU-2A zoning designation to a PAD Overlay District, Section 440, Yavapai County Planning and Zoning Ordinance, which will encompass multiple base zoning classifications, including C-1, RMM, RCD, and others, in order to accommodate the proposed Master Planned Residential Community.

A PAD designation is to be used where various combinations of land uses are contemplated. The underlying zoning classifications will be set forth in the development plan which, upon adoption, shall establish and control the development plan of the PAD, allowing some flexibility at the time of permitting relative to design and placement of buildings and other structures, open space, community amenities, etc. A PAD District is used to promote efficient land use, creative design, and an elevated level of amenities. PAD Districts may be established where tracts suitable in location, area, and character for the uses and structures proposed will be planned and developed on a unified basis. The PAD designation is ideal for the uses contemplated at SCR.

Other than the PAD Overlay District, the Yavapai County Planning and Zoning Ordinance does not provide comparable zoning districts applicable to the proposed project. This Letter of Intent and Project Narrative, together with the attached Land Use Plan, attached hereto as Exhibit A, shall serve to guide the proposed uses and standards at SCR in accordance with the PAD guidelines set forth in the Yavapai County Planning and Zoning Ordinance.

CONCEPTUAL SITE PLAN

A Conceptual Land Use Plan is included with this Application which outlines the prospective locations of the Village Center/Clubhouse, MH sites, RV spaces, major amenities, storage facilities, wastewater reclamation plant, open space, and related uses. A Final Site Plan, generally consistent with the Conceptual Land Use Plan, will be provided at the time of submittal for development permits.

DEVELOPMENT STANDARDS

The Yavapai County Planning and Zoning Ordinance prescribes a number of development standards that all PADs must adhere to, including the following which will be maintained or exceeded at the proposed project:

- Maximum lot coverage (building coverage) of 50%;

- A minimum of 25% open space. Open space will be preserved in naturally occurring corridors, waterways, hillsides, and creekside.

In addition, the SCR project, consistent with PAD zoning district provisions, will reflect the following development standards:

- A minimum of two (2) off street parking spaces will be provided for each Manufactured Home in a tandem design.
- Guest parking will be provided at a minimum ratio of one (1) parking space for each five (5) home spaces, conveniently spaced throughout the community.
- No perimeter walls or site screens are proposed. Existing fencing adjacent to the Coconino National Forest and State land will remain, as well as the decorative gate and fountain entry off State Route 89A.
- In order to maintain the "Dark Sky" natural beauty of the area, no street lights are proposed except pedestrian down lighting.
- Detached signs are proposed throughout the community and will conform with Yavapai County requirements and be consistent with the Comprehensive Plan. Additional sign details will be provided as the project progresses.

PROPOSED USES

The proposed residential community described herein will be supplemented by various structures offering community amenities, including state of the art clubhouses, general store, fitness center, restaurants, storage facilities, etc. Initially, three or four model Manufactured Homes will be situated in Phase One as a Model Home Sales Center for prospective residents and provide office space for sales staff.

SITE CONDITIONS

SCR is surrounded on all sides by publicly owned land. The property sits in a valley with active natural springs, forming "Spring Creek", running through the center of the property. From the hillsides, beautiful Red Rock views can be seen. The terrain is populated with lush vegetation which will form the basis of the landscape plan; existing trees to be repurposed where appropriate.

Applicant has performed significant infrastructure improvements throughout Phase 1, including underground water, electrical, telephone lines, and fire hydrants.

ACCESS AND CIRCULATION

SCR is conveniently located adjacent to SR 89A, south of Page Springs Road, and is accessed through Spring Creek Ranch Road. Entry is gained by way of the half mile paved road (perpetual easement previously obtained from State). Prior improvements by Applicant include a deceleration lane in the northbound lane of 89A and a two car holding space in the center lane for southbound travelers. Applicant shall defer to ADOT for guidance as to traffic improvements. Primary access will be provided through the existing front gate located at the entrance. An emergency access entrance will be located along the south property border adjacent to east Willow Point Road. There will be numerous interior streets constructed as provided in the

conceptual site plan; these will remain private and shall be maintained by property owner(s). Two bridges are contemplated which will provide access to property on the east side of Spring Creek.

Applicants intend to construct a Verde Lynx stop at SCR. Upon adequate demand, community shuttle service will be available on site in order to reduce the need for individual vehicle trips to/ from surrounding municipalities.

CONFORMANCE WITH YAVAPAI COUNTY COMPREHENSIVE PLAN

Applicant recognizes the values and goals set forth in the Comprehensive Plan ("Plan"), together with community needs, and incorporates those accordingly. Specific Plan guidelines are recognized, and satisfied, by the proposed project as follows:

- Applicant intends to develop a "small town" feel, fully contained community. There will be "abundant natural open spaces…and scenic vistas", with the goal of serving the area's "diverse population".

- SCR will "preserve and promote stable, safe, attractive, rural communities where residents share a sense of pride, avoid incompatible land uses, coordinate strategies for economic development, transportation and affordable housing…[and] protect unique natural resources, ecosystems and habitats."

- Once zoned as a PAD, "complete infrastructure" will be installed together with "coordinated roadway networks", and a "minimum of 25% open space" will be maintained.

- Land will be dedicated for use by the local fire department.

- "Sustainable building practices" will be implemented, including solar panel installation throughout the residential housing portion of the community.

- Community amenities will be constructed and available to residents, including a central park area, a Recreation Center which will offer meeting space, dining, fitness center, pool, view deck, and more, Pickle Ball courts, walking/hiking trails, scenic viewing areas, general store, on site storage facilities, and numerous other features.

- The site is currently identified in the Rural Community Area (RC) but is perfectly suited as a Transitional Growth Area (TG). Appropriateness as a TG includes: Central location between Sedona and Cottonwood, just off 89A; the lack of neighboring property owners; the "hidden" character of the community which will reduce impact upon surrounding views; the natural topography which lends itself to "cluster" development of residential lots.

- The community will have a shuttle and/or a Verde Lynx stop.

RELATIONSHIP TO SURROUNDING PROPERTIES

SCR is surrounded on all sides by publicly held land. The Coconino National Forest Service owns a portion of the land to the north and south, and the land bordering the east side of SCR. The State of Arizona owns a portion of the land to the north and south as well as the land bordering the west side. There will be no impact to neighboring property owners in terms of obstruction of views, noise, activity, etc. Due to the natural topography of the property, very little development will be seen by travelers on SR 89A.

DEVELOPMENT SCHEDULE

Once the zone map change is approved, Applicants will begin individual lot construction in Phase One. The first lots completed will be situated near the front entrance gate and will be used as the Model Home Sales Center. Development will progress based upon market demand and sales. Given the needs of the surrounding areas for homes priced in the range anticipated at SCR, sales are expected to progress rapidly. Build out of the entire project is anticipated to range from four to six years but will ultimately depend upon market conditions.

COMMUNITY FACILITIES AND SERVICES

The community will be "self contained" and offer amenities and services in an effort reduce the need for trips to surrounding municipalities. Applicants will offer one and one half acres for use by to the Verde Valley Fire District as a new fire station. A Verde Lynx stop will be constructed and maintained by Applicant at SCR for convenience of residents and visitors.

As outlined above, a community Recreation Center will be a central gathering place for residents and their guests. Walking trails will be improved and maintained for use throughout the community with a main trail along the Creek. There will be restaurant(s), pickle ball courts, parks, a general store, storage facilities, a clubhouse, and many other features and activities.

PUBLIC UTILITIES AND SERVICES

Applicant previously improved SCR with a well and water system which is now owned by the City of Cottonwood. Additionally, new underground APS three phase electrical lines, AT&T/ Century link fiber optic cables and underground potable water lines (now owned by City of Cottonwood) were installed in 2007, as were paved roads. A wastewater reclamation facility will be constructed on site.

Thank you for your consideration of this Application.