City of Benson
City Council Communication

Regular Meeting **April 13, 2015**

To: Mayor and Council Agenda Item # 7

From: Bradley J. Hamilton, P.E. Director of Public Works/City Engineer

Subject:

Discussion and possible action regarding Resolution 13-2015 of the Mayor and Council of the City of Benson, Arizona, approving the Preliminary Community Master Plan entitled "The Villages at Vigneto", dated March, 2015

Discussion:

El Dorado Holdings purchased Whetstone Ranch in mid-2014 under the name El Dorado Benson LLC, a subsidiary owned by 10 members. Since late 2014, El Dorado Benson representatives, specifically Mike Reinbold and Dennis Krahn, have been working to create a theme and plan as the basis of their master-planned community. They eventually settled on an Italian theme, selecting the name Vigneto, which means vineyard in Italian, as the name of the property.

El Dorado Benson LLC has also been working on-site to map the physical features of the property, such as:
topography,
existing infrastructure (El Paso gas line, RR, electric easements),
washes (especially those recognized by the existing Army Corps of Engineer 404 Permit), and
access points from Highway 90 in conjunction with ADOT.

In early 2015, El Dorado Benson began creating a master plan document, incorporating the Italian theme with the necessary and aesthetic elements desired within a community. In accordance with Section 3A of the City of Benson Zoning Regulations, El Dorado Benson LLC has submitted a preliminary community master plan (CMP) document that addresses the general layout, design and function of the property, including land use plans, major roadways, open space and recreation, and proposed public facilities. Additional and more detailed information will be presented in the Final CMP document, but the preliminary CMP document establishes the baseline expectations and framework, in accordance with the General Development Plan, that will guide the Final CMP as well as the specific future developments (subdivision plats, commercial plats, facility siting, etc.).

On March 31, 2015 a Citizen Review Session was held, during which El Dorado Benson representatives Mike Reinbold and Dennis Krahn did a presentation explaining the community master plan process and how the steps align with their plan and intentions. A summary of the Citizen Review Session is attached.

In addition to the required Citizen Review Session, El Dorado Benson took it upon themselves to hold three additional open houses where representatives were available to answer questions. All three open houses were held at the Benson Community Center from 7-9pm on March 19, March 25 and April 6, 2015.

On April 7, 2015 the Planning and Zoning Commission held a public hearing on the proposed preliminary community master plan. A copy of the draft minutes are attached. On April 7, 2015 the Planning and Zoning Commission voted unanimously to recommend approval of the preliminary CMP, as presented, to City Council.

Attachments:

Resolution 13-2015
Villages at Vigneto Preliminary Community Master Plan document
Section 3A of the City of Benson Zoning Regulations "Community Master Plan Approval"
Citizen Review Session sign in and notes
Planning and Zoning Commission Public Hearing sign in and draft minutes

Staff Recommendation:

Council pleasure

RESOLUTION 13-2015

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA, APPROVING THE PRELIMINARY COMMUNITY MASTER PLAN ENTITLED "THE VILLAGES AT VIGNETO", DATED MARCH 2015

WHEREAS, El Dorado Benson LLC, acting in its capacity as the applicant and owner, has submitted to the City of Benson, Arizona a Preliminary Community Master Plan entitled "The Villages at Vigneto" dated March 2015, and the City and applicant have completed all steps necessary for the City's formal consideration of this preliminary plan; and,

WHEREAS, on April 7, 2015, the Benson Planning and Zoning Commission considered the merits of the Villages at Vigneto Preliminary Community Master Plan, including comments provided during a public hearing held on the same date, and the Commission recommended approval of the plan; and,

WHEREAS, on the 13th of April, 2015, the Benson City Council held a public hearing to receive comments from the Public on the submitted Preliminary Community Master Plan; and,

WHEREAS, the submitted Preliminary Community Master Plan is intended to establish the basic framework of the proposed development to insure that the development will meet or exceed the goals of the City's General Development Plan; and,

WHEREAS, approval of the Preliminary Community Master Plan will control the basic land uses, maximum lot counts and overall density for the community and the overall circulation system of "The Villages at Vigneto"; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Benson, Arizona, as follows:

1. The Mayor and Council find that the proposed Villages at Vigneto Preliminary Community Master Plan is in general conformance with the adopted goals of the City of Benson General Development Plan; and

2. The Mayor and Council hereby approve the Preliminary Community Master Plan entitled "The Villages at Vigneto" dated March 2015.

Adoption of this Resolution shall in no way effectuate or guarantee Council approval of the Final Community Master Plan which will provide for the engineering and infrastructure details for the development, and the Mayor and Council's approval of the Preliminary Community Master Plan shall not be construed as amending the property's underlying zoning.

PASSED AND ADOPTED by the Mayor and Council of the City of Benson, Arizona, this 13th day of April, 2015.

_____
TONEY D. KING, SR., Mayor

ATTEST:

_____
VICKI L. VIVIAN, CMC, City Clerk

APPROVED AS TO FORM:

_____
GARY J. COHEN
MESCH, CLARK & ROTHSCHILD, P.C.
City Attorney

El Dorado
Benson LLC

Benson Arizona Founded in 1880
Gateway to the San Pedro Valley

The Villages at Vigneto

Preliminary Community Master Plan

WestLand Resources, Inc.
Tucson • Phoenix • Flagstaff
4001 E. Paradise Falls Drive
Tucson, Arizona 85712 (520) 206-9585

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

COLLABORATIVE DESIGN STUDIO

March, 2015

City of Benson Zoning Regulations "Section Three A" Revised 8/28/06 - Community Master Plans (CMP) are intended to accommodate, encourage and promote large developments with innovative mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. The planned development, if so specified at the time of CMP approval, may include standards, regulations, or criteria that differ from those regulations pertaining to other districts in the City's Zoning Ordinance. The CMP is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are not inconsistent with the adopted General Development Plan. A CMP approval shall be submitted to the Zoning Administrator in the form of a preliminary CMP application consisting of a graphic layout with accompanying narrative and sufficient description and documentation to identify the nature, mix and general arrangement, density, open space, and quality of the project, which may be approved upon review by the Planning and Zoning Commission and City Council.

The Villages at Vigneto

Preliminary Community Master Plan

City of Benson
March 2015

Applicant
El Dorado Benson LLC

Property Owner
El Dorado Benson LLC

Development Team
Collaborative V Design Studio
WestLand Resources, Inc.
HilgartWilson, LLC
United Civil Group

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PRELIMINARY COMMUNITY MASTER PLAN

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PRELIMINARY COMMUNITY MASTER PLAN

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The Villages at Vigneto

1 - INTRODUCTION

El Dorado is proud to introduce its newest community, inspired by the hill country of Northern Italy, "The Villages at Vigneto." Residents of The Villages at Vigneto will delight in living in a quality master planned community that is inspired by its unique location, impressive array of cultural, social and recreational amenities, and natural landscape. The Villages at Vigneto will offer an environmentally sensitive community designed around this unique location.

The Villages at Vigneto will facilitate a lifestyle that promotes human interaction as its objective. The community will establish a heartbeat and pulse by creating a sense of daily activity and lifestyle that stimulates a desire for participation. Without this energy, the best developments in the world are disconnected and lifeless. Our goal is to design and build The Villages at Vigneto in such a manner that everyone a feels they are an integral component of the community,

The Villages at Vigneto developmental direction places equal emphasis on lifestyle activities, , and community participation goals as it does on the physical characteristics of the land and the development itself. The objective is to establish a sense of place, purpose and the engagement for all residents.

The City of Benson serves as the gateway and central hub to the high desert country of southeastern Arizona. This region of Arizona offers a landscape, climate, and life-style distinctly different from the rest of Arizona. Braided washes, high forested mountains and open grasslands offer the ability to live, work and enjoy an environment that recalls memories of home town living, with an active and social lifestyle. At approximately 4,500 feet in elevation, the climate offers moderation from the summer heat with 4 distinct seasons..

Nestled between the Whetstone Mountains and the San Pedro River Valley, The Villages at Vigneto development is situated on a gentle slope descending eastward from the Whetstone Mountains, with views of the San Pedro River Valley and the Dragoon Mountains. The Villages at Vigneto offers a generous amount of natural open space through the community boundaries, including native corridors that encourage habitats for indigenous vegetation and wildlife.

PRELIMINARY COMMUNITY MASTER PLAN

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The Villages at Vigneto will include a mix of 28,000 age-targeted-lifestyle and traditional family dwelling units on approximately 12,324 acres. The project will develop over a nearly twenty-year time frame that will likely include several economic cycles. The heart of The Villages at Vigneto will include a range of homebuyer demographics; a range of amenities including: golf courses, parks, small community lakes and streams (intended to manage the effluent generated from the project), open space, entertainment (gathering places for the public); and business activities including small neighborhood commercial enterprises, agribusiness and mixed use development. The Villages at Vigneto will provide a variety of housing opportunities, abundant parks, multiple recreation and open space amenities, all planned and developed with sensitivity to the environment (both natural and social) to meet the goals of the City's General Plan.

The Villages at Vigneto will include a diverse package of amenities to enhance the City of Benson . A golf course, a core Town Center, and social gathering facilities are proposed with future opportunities for commercial office, retail, resort/hotel and mixed-use spaces. The plan also includes recreational parks with regional based sports fields, neighborhood and local parks, modern schools, an extensive trail system and many passive and active recreational opportunities.

The Villages at Vigneto is planned to meet and exceed the standards set forth in the City's General Plan, with amenities for all residents. As a result of this extensive work and planning effort, El Dorado is pleased to submit this application, the Preliminary Community Master Plan for The Villages at Vigneto, to the City of Benson for its review.

PRELIMINARY COMMUNITY MASTER PLAN

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2 - GOALS AND OBJECTIVES

THE CMP PROCESS

Per Section 3A of the City of Benson's Zoning Ordinance, a Community Master Plan (CMP) is intended to accommodate, encourage, and promote large developments with innovative, mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit within the community. Approval of CMPs is divided into two distinct phases (Preliminary and Final) in order to allow the City to accurately review a large, detailed and complex proposal in a logical manner.

The intent of this Preliminary CMP is to establish and receive approval of the basic framework (land uses, overall community goals, circulation system, and basic infrastructure) of the proposed development and provide assurance that the proposed development will meet or exceed the goals of the City's General Plan. Approval of this Preliminary CMP will grant approval of basic land uses, , while creating flexibility to dynamically modify the details over time as circumstances warrant. Master Planning The Villages at Vigneto will not only allow El Dorado to maintain consistency of various elements of the project over the expected 20 year duration of the project (including but not limited to: Water, Sewer, Drainage, Traffic Circulation, Open Space Planning, Land preservation) but also preserves the ability to realistically plan how the project will create a lifestyle that encourages community integration and resident participation. The long-term guidance provided by the Master Planning process and the Final Master Plan document ensures consistency from start up to complete build-out of the project.

Upon approval of the Preliminary CMP, El Dorado will begin the preparation of a Final CMP document that builds upon the approvals granted in this document, provides detailed engineering studies outlining necessary infrastructure improvements, and delivers specific details on the development of the overall project that will be used to guide the development from start to finish.

The combination of the Preliminary CMP (which approves the overall concept, and land uses)and the Final CMP (which provides the engineering and infrastructure details of the development) allow the City to review and approve a development of this size and complexity in a logical manner, while making sure the overall goals of the City's General Plan (and other development codes) are met or exceeded.

PRELIMINARY COMMUNITY MASTER PLAN

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COMMUNITY GOALS AND OBJECTIVES

To create a quality community and meet the goals of the City's General Plan, careful consideration must be given to the overall goals of the development. The goals, under which The Villages at Vigneto has been planned and designed, are as follows:

- Provide housing opportunities in the City of Benson and Southern Arizona through a carefully designed master planned community that will serve the needs of those who currently live in the area and those wishing to relocate to a regional hub destination.
- Provide housing and business opportunities to the City of Benson and Southern Arizona where such opportunities are currently under-supplied.
- Create a locational destination in the Southwestern United States that is unparalleled to any other major master plan of this size in the Western United States.
- Create a distinctive, lifestyle community that enhances and defines the character of the region.
- Design features which reflect the unique geography and recreational opportunities of its location.
- Plant vegetation that will be consistent with the natural environment, utilizing a broad palette of materials compatible with the intention of the City General Plan.
- Preserve mountain and valley views, and existing natural desert corridors.
- Maintain sensitivity to water usage within the design emphasizing:
    - The ability to utilize reuse water and irrigation holding ponds within the entry design and other landscape design elements to serve infrastructure needs with aesthetic appeal;
    - Using non-potable (quality treated effluent) water for landscaping and water features;
    - Designing water features to appear as natural washes and springs; and
    - Focusing on water efficient hardware in homes and commercial structures.
- Design lighting to preserve dark skies at night and buffer recreational lighting.
- Work with local organizations to integrate natural elements of the high desert and wash corridors to support local and regional natural wildlife.

PRELIMINARY COMMUNITY MASTER PLAN

3 - REGIONAL SETTINGS

The Villages at Vigneto encompasses approximately 12,324 acres and is located three (3) miles south of Interstate-10, on both sides of State Route 90. The Coronado National Forest, Kartchner Caverns and the Whetstone Mountains are located just west and south of the proposed development. The San Pedro River is approximately four (4) miles east of the property with the Dragoon Mountain Range, further east, acting as a backdrop (See Regional Context Exhibit).

The Villages at Vigneto's convenient proximity to Kartchner Caverns, Tombstone National Historic Landmark, Bisbee, Tucson, Mission San Xavier del Bac, the Amerind Foundation Museum, Tubac, and the Coronado National Memorial make it a natural geographic, cultural and recreational hub for Southern Central Arizona Nature's diversity and abundance can be appreciated within Ramsey Canyon, the San Pedro River National Conservation Area, Mt. Graham, Patagonia/Sonoita, Madera Canyon, Canelo Hills, Cienega Reserve, Holy Trinity Monastery and Bird Sanctuary, and Coronado National Memorial. Aviation and military history can be explored at Sierra Vista/Ft. Huachuca and the Pima Air Museum.

Benson's central business district is located four (4) miles north and east of the CMP property. State Trust Lands dot the region to the north, south, east and west. Further south of the CMP property are the communities of Huachuca City and Sierra Vista. Downtown Tucson is located approximately half an hour west, by car, from The Villages at Vigneto.

Much of the property that surrounds The Villages at Vigneto has been evaluated and included in The Villages at Vigneto planning area. While the immediate surrounding area is characterized as rural in nature, urban and suburban development is occurring in close proximity to the property (See Adjacent Property Ownership Exhibit).

PRELIMINARY COMMUNITY MASTER PLAN

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El Dorado
Benson LLC

Disclaimer: Property ownership is approximate and for informational purposes only.

NOT TO SCALE

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DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
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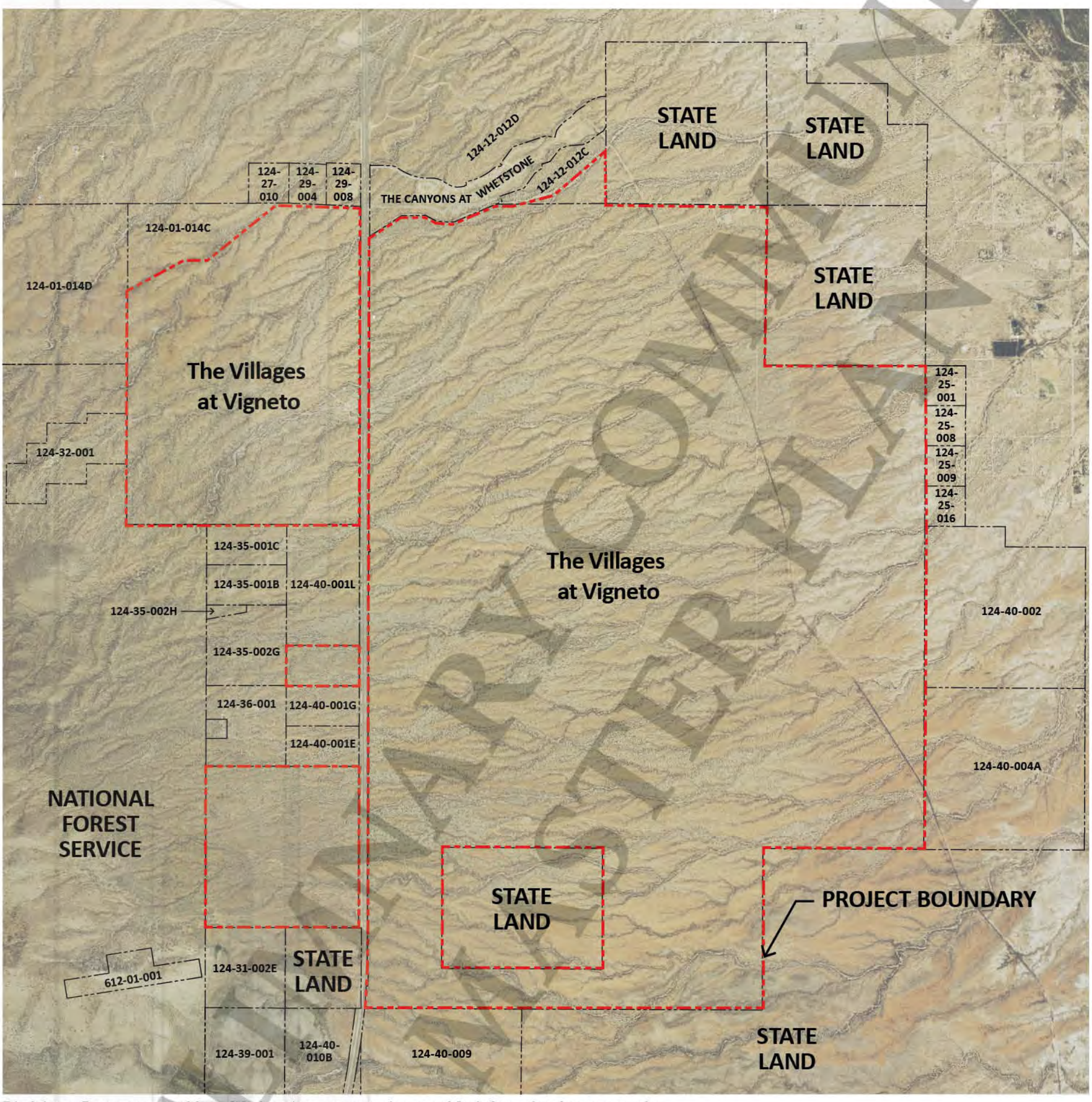
OFFICE: 480-347-0590
FAX: 480-656-6012

City of Benson Zoning Regulations "Section Three A' Revised 8/28/06 - Community Master Plans (CMP) are intended to accommodate, encourage and promote large developments with innovative mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. The planned development, if so specified at the time of CMP approval, may include standards, regulations, or criteria that differ from those regulations pertaining to other districts in the City's Zoning Ordinance. The CMP is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are not inconsistent with the adopted General Development Plan. A CMP approval shall be submitted to the Zoning Administrator in the form of a preliminary CMP application consisting of a graphic layout with accompanying narrative and sufficient description and documentation to identify the nature, mix and general arrangement, density, open space, and quality of the project, which may be approved upon review by the Planning and Zoning Commission and City Council.

The Villages at Vigneto
REGIONAL CONTEXT MAP



Disclaimer: Property ownership and designations are approximate and for informational purposes only.

PRELIMINARY CONCEPTUAL MASTER PLAN

NOT TO SCALE

NORTH

El Dorado
Benson LLC

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COLLABORATIVE DESIGN STUDIO

The Villages at Vigneto
ADJACENT PROPERTY OWNER EXHIBIT

4 - PHYSICAL SETTINGS

In the shadow the Whetstone Mountains, with views across the San Pedro River Valley toward the Dragoon Mountains, The Villages at Vigneto lies in the heart of southeastern Arizona. A geographical region defined by multiple landforms including mountains rising up to the sky from the desert floor, Southeastern Arizona offers a diverse treasure of scenery, wildlife and history. Here, mountain ranges meet river valleys, grasslands, riparian areas, and desert. A geologic phenomenon, Kartchner Caverns, reveals the majestic forces of nature at work beneath the ground. Rivers run from south to north, flowing with waters from the mountains of Mexico through desert valleys toward the Gila River.

The property on which The Villages at Vigneto sits generally slopes eastward at about 3% from the Whetstone Mountains toward the San Pedro River Valley, and is crossed with numerous natural preserved washes (under the jurisdiction of the Army Corp of Engineers.) These washes will continue to be utilized to transport flowing water from the Whetstone Mountains to the San Pedro River and to will also serve as potential locations for trails, open space, and natural habitat.

The dominant plant-life consists of rugged mesquite trees and yuccas, mixed with the wild grasses that have provided attractive range for cattle over the last centuries. Scattered on the site are natural washes supporting trees and plants (such as the oak, cottonwood, sedge, and other woody wetland plants.)

Several man-made utility infrastructure features exist on the site. A Kinder Morgan Gas Line easement runs through the site from east to west. An existing water/wastewater treatment plant resides in the northeastern corner of the site. The eastern border of the site is home to an abandoned railway corridor, which may be reused as a future transmission line and/or multi-use trail corridor.

PRELIMINARY COMMUNITY MASTER PLAN

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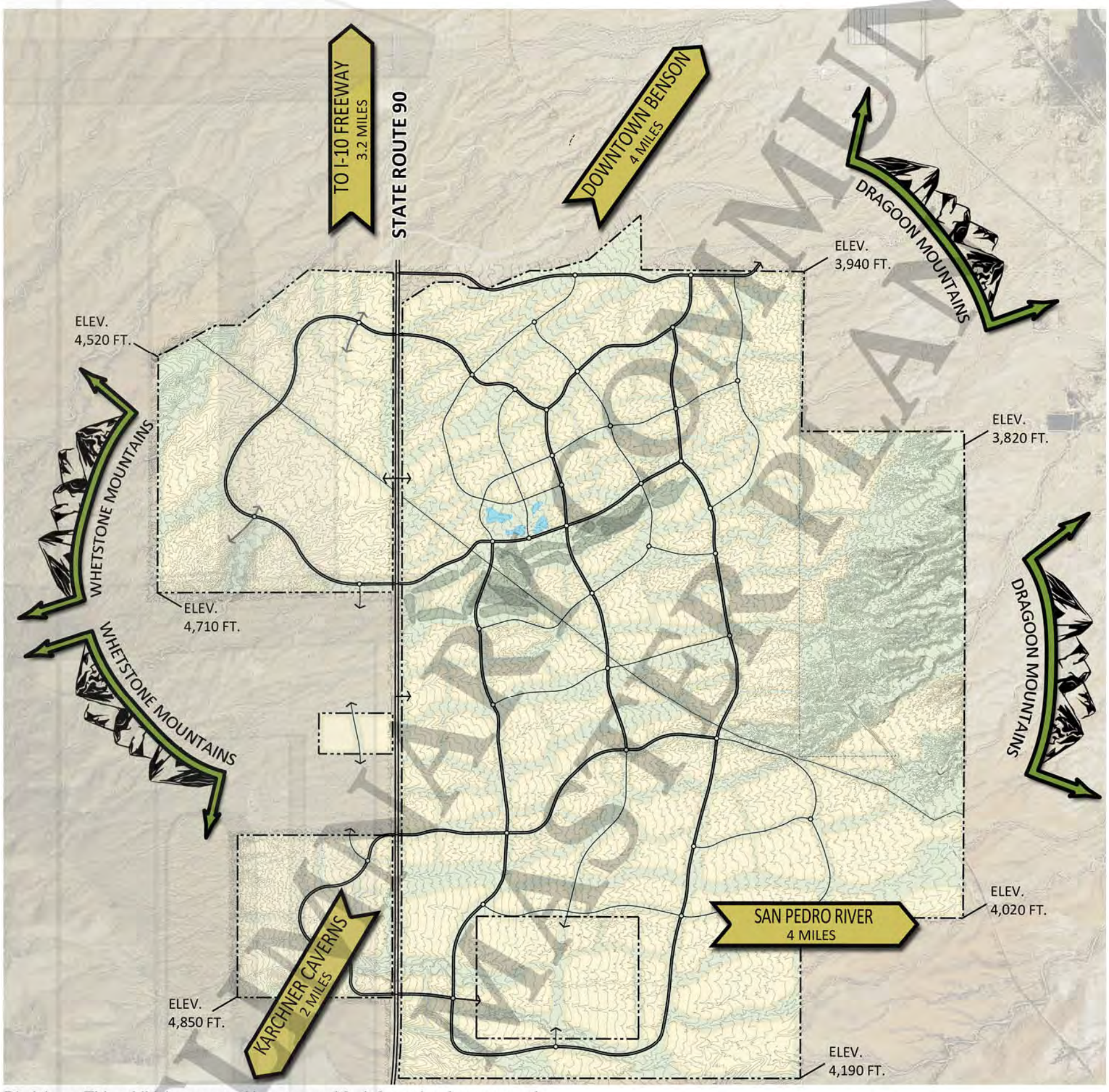

Disclaimer: This exhibit is conceptual in nature and for informational purposes only.

PRELIMINARY MASTER PLAN COMMUNITY

NOT TO SCALE

NORTH

El Dorado
Benson LLC

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COLLABORATIVE DESIGN STUDIO

The Villages at Vigneto

REGIONAL PHYSICAL SETTINGS EXHIBIT

5 - CONFORMANCE WITH THE BENSON GENERAL PLAN

The City of Benson's General Plan represents the goals, objectives, and aspirations of the community. It is, therefore, inherently the responsibility of any developer to carefully consider the General Plan and the desires of the community, in order to help ensure the compatibility of their proposed development with the community's interests. The development of this area, as a high-quality master planned community, is a key component of the City's General Plan.

El Dorado has considered the City of Benson's General Plan in developing the overall concept for The Villages at Vigneto. As such, the proposed development is in agreement with the City's Future Land Use Maps and the City's General Plan, Goals, and Objectives.

LAND USE

The City of Benson General Plan Land Use Plan designates the vast majority of this site as MXU, (Mixed Use). A portion of the mid-section on the eastern boundary is designated as OS (Open Space). This CMP shall meet all applicable City of Benson General Plan land uses. If any City standards and policies are modified as part of the submitted CMP, no separate variances to City Zoning standards or policies will be necessary for those changes requested and approved as part of this CMP process.

HOUSING

Section Ill, Housing Goals and Objectives, Goal 1, Objective 1.1 of the City of Benson General Development Plan states **"Ensure that new housing development provide additional residential quality features including open space, recreational amenities, and attractive landscaping."** This objective forms the backbone for The Villages at Vigneto, which includes golf, natural wash preservation, trails, numerous parks, and a blend of recreational, and nature opportunities. This mix will result in a community with generous open space, recreational amenities, and both man-made and natural landscaping.

The Villages at Vigneto intends to blend development with existing natural features and landscaping and thereby meets Goal 1, Objective 1 .4, **"Promote site-sensitive designs for new residential developments that work with the existing features of the landscape."**

PRELIMINARY COMMUNITY MASTER PLAN

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GROWTH AREAS

The Villages at Vigneto is a major part or the City's General Plan. In Section I under "Growth Areas", the Plan states, **"Vision for growth is in place. Master Planning is well underway at The Villages at Vigneto. Suitability for development has been demonstrated."**

The Village at Vignetos' adjacency to State Route 90 meets Objective 3.2 of "Growth Areas" which states, **"Encourage and promote the development of Master Planned areas along the State Route 90 corridor."**

Furthermore, the area encompassing the proposed Villages at Vigneto development is specifically identified within the General Development Plan, "Growth Areas", Section Ill, as a location to accommodate a substantial portion of City's expected development.

OPEN SPACE

The Villages at Vigneto will incorporate community parks, neighborhood parks, numerous trails and golf. These amenities meet Goal 1, Objective 1.1, **"Identify sites suitable for new open-space, park, and recreational development,"** as well as Goal 2, Objective 2.2, **"Develop multi-use, pedestrian, cycling and equestrian trail networks that effectively links parks, recreation areas and open spaces."**

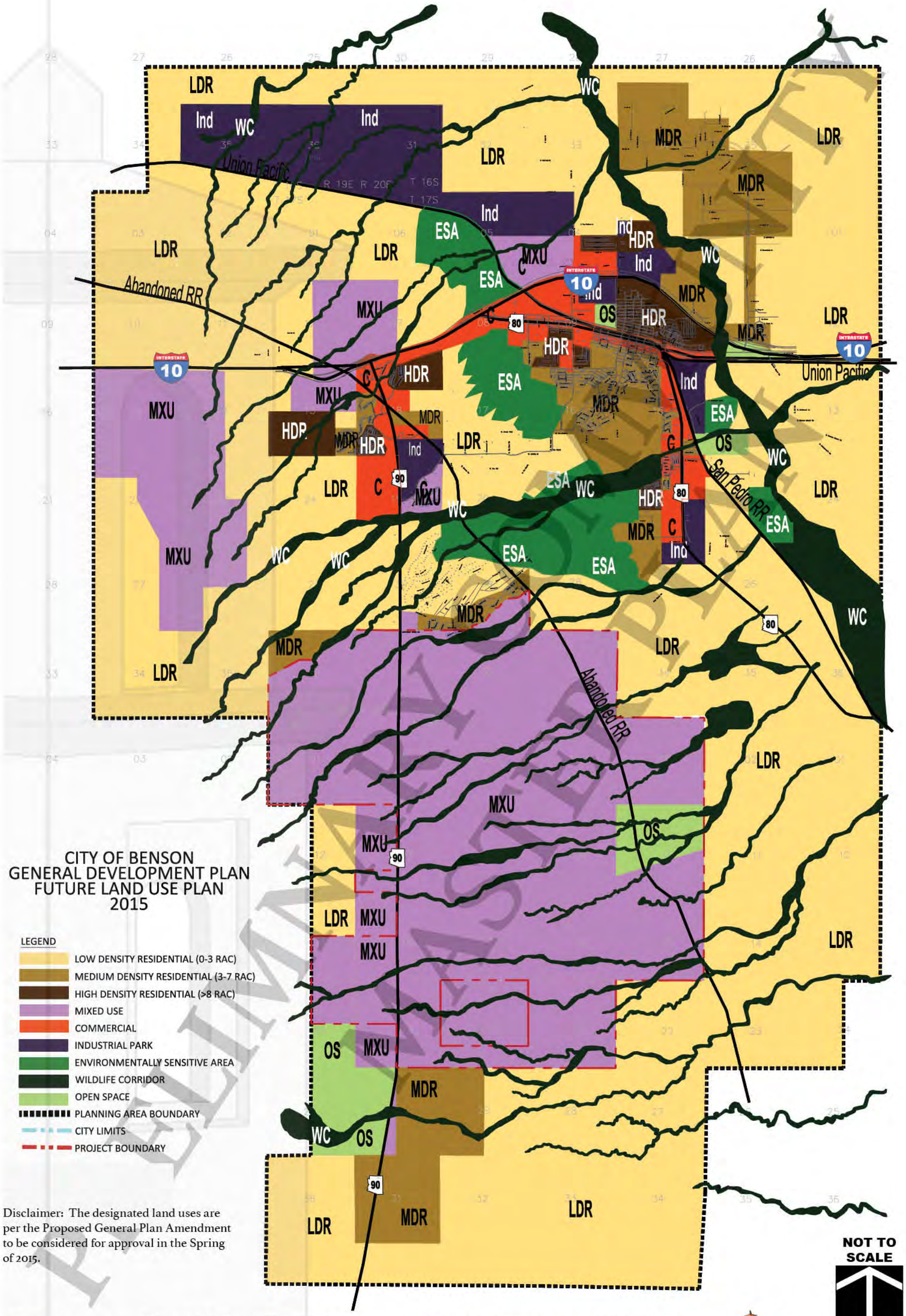
The design of The Villages at Vigneto will promote wildlife migration and preservation of natural corridors. This design will allow users to enjoy hiking, bird watching, and other outdoor activities while meeting Objective 3.2, **"Plan and promote appropriate outdoor recreations activities, such as hiking, bird watching, with sensitivity to the environment."**

Along with meeting the open space goals and objectives of the Benson General Plan, The Villages at Vigneto will also exceed the 15% open space CMP requirement. At full build-out, the Villages at Vigneto will have approximately 2500 acres of natural and manicured open space exceeding the required 1,849 acres.

ENVIRONMENTAL PLANNING

The Villages at Vigneto provides more than a dozen opportunities for natural migration of wildlife and preservation of natural corridors that cross the project from its east boundary to the west boundary. State Route 90 was designed and built to accommodate wildlife crossings at specific locations, and these crossing points will be preserved. Thus meeting Goal 2, Objective 2.1 of the General Development Plan, which states, **"Encourage the creation of open-space areas that emphasize the natural amenities of the San Pedro riparian corridor and protect its wildlife."**

PRELIMINARY COMMUNITY MASTER PLAN



Disclaimer: The designated land uses are per the Proposed General Plan Amendment to be considered for approval in the Spring of 2015.

NOT TO SCALE

NORTH

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The Villages at Vigneto

FUTURE CITY OF BENSON GENERAL PLAN LAND USE PLAN

6 - OVERALL CONCEPT

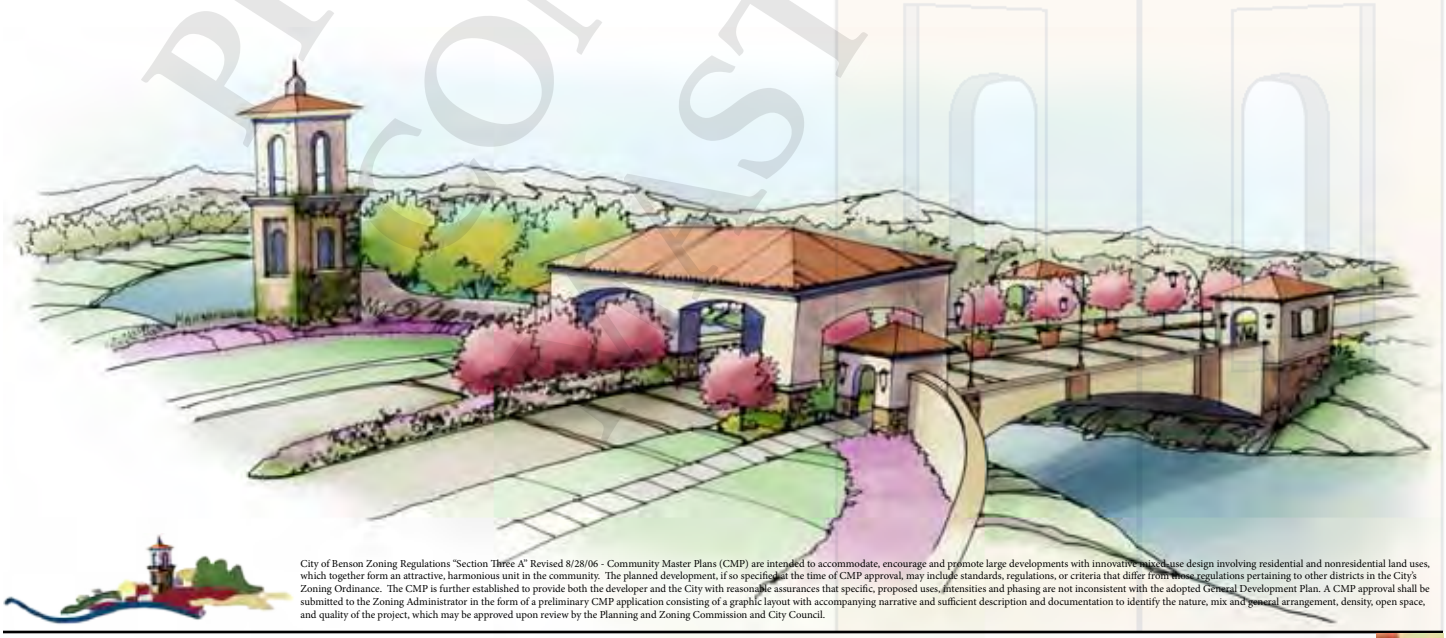
Designed around the natural environment and incorporating classical design elements of Central Italy's Tuscany Region, including vineyards and orchards, The Villages at Vigneto will provide a mix of residential, commercial, office, hospitality, medical care, mixed-use, agribusiness, recreation, and educational opportunities for residents. With a maximum of 28,000 residential units spread out over 12,324 acres (approximately 2.3 dwelling units/acre), The Villages at Vigneto will blend into the environment with densities well below those traditionally found in master planned communities.

The project will include an age targeted lifestyle community with at least one golf course, multiple recreation centers, and commercial development. The remaining portion of the site will include traditional housing, a recreation center, commercial office development, and numerous neighborhood parks.

The community will be developed around a "Town Center" which will be located on a series of community lakes and contain a mix of commercial and office uses. , A a community park will be located adjacent to the Town Center. Additional commercial/office opportunities will exist within the master plan along State Route 90.

The main entry to the community is located and crafted to take advantage of all the natural attributes of the surrounding San Pedro River Valley including the rolling hillsides and the panoramic vistas of the Dragoon Mountains. Residents and visitors will be greeted with a grandiose Tuscan style architectural vernacular complete with iconic towers that will act as beacons throughout the valley and will signal the decompression from the busy highway. The entry driving experience will continue with a classic bridge arched over calming waters. The main entry route will then meander its way down the hillside through adjacent orchards and vineyards, escorting community members and visitors to the town center and community lakes.

In keeping with the goal of maintaining natural watercourses, most washes that cross the property will be maintained in their natural condition, further adding to the careful blending of natural and built environments.



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PRELIMINARY COMMUNITY MASTER PLAN

7 - LAND USE PLAN

RESIDENTIAL

A diverse choice of residential housing opportunities will be provided within The Villages at Vigneto. As shown on the Land Use Plan, an approximate 20 year build-out is projected due to the uncertainty of the final economics of a large project such as this. Therefore, the final configuration and mix of age targeted residents versus traditional buyers will be determined by market conditions as the project moves toward build-out.

While the CMP permits the developer to construct age targeted and traditional communities, either scattered or consolidated throughout the community, without amending the CMP, in no case will the total number of 28,000 units or the overall gross density of the project 2.3 du/ac be exceeded.

In order to achieve a diversity of housing opportunities, as well as provide the necessary amenities and social opportunities required to develop a truly sustainable community, the permitted uses will be in conformance with the City of Benson General Plan as follows.

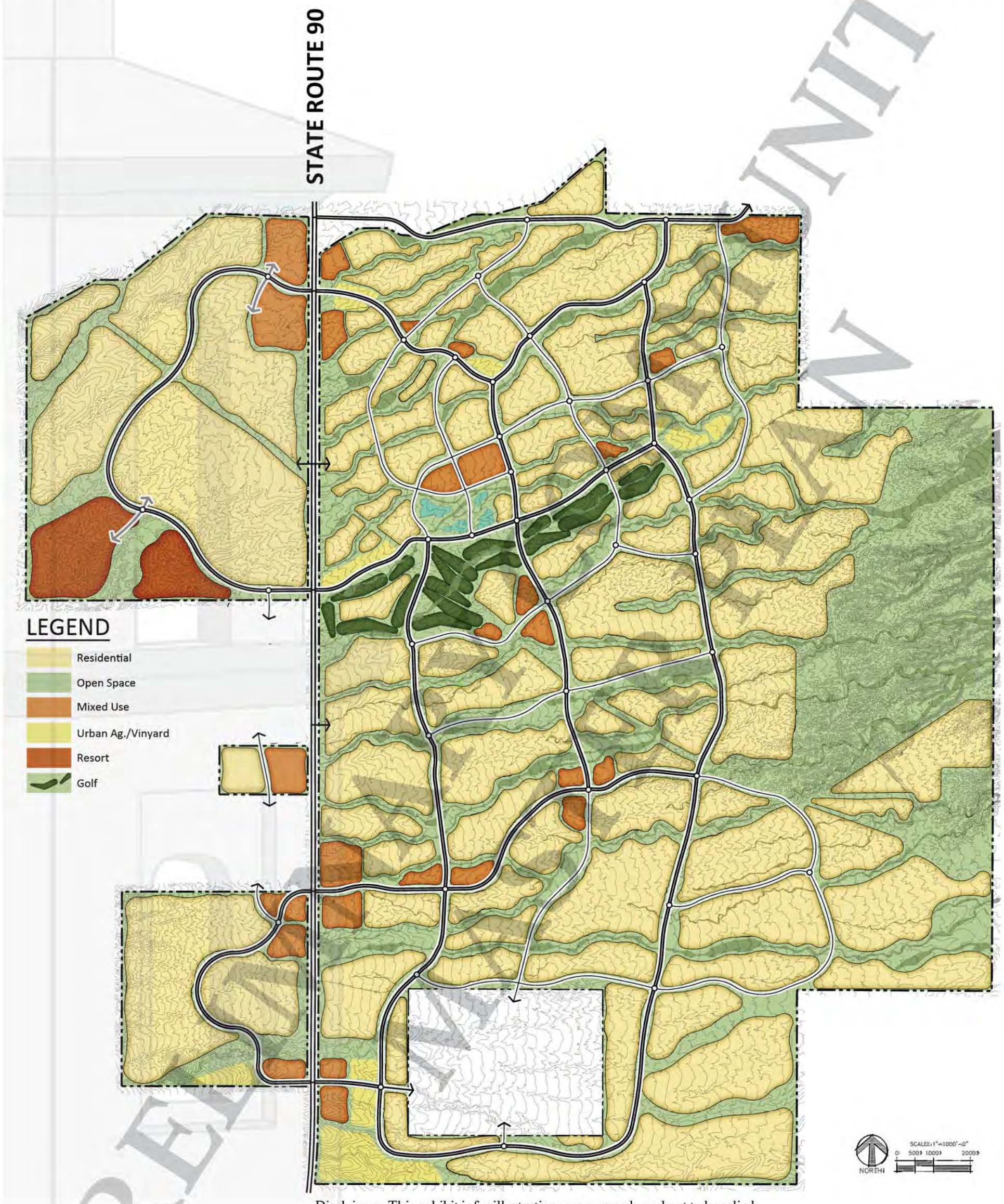
Allowable (permitted) uses within all residential areas will include:

- single-family residential units
- public/private schools
- public/private day care/preschool
- public/private golf courses and related facilities:
    - Clubhouses/restaurants
    - locker rooms
    - pro shops
    - cart storage facilities
    - driving ranges
    - tennis courts
    - health clubs/spas

- recreational complexes/community centers, not associated with a golf course
- churches and other houses of worship
- other uses as reviewed and approved by the City of Benson Planning Commission and City Council at a future time

Additionally, in order to provide a variety of housing options for residents, on a limited number of lots, the minimum lot size may be reduced to 2,240 sf as long as the total number of lots in the development does not exceed 28,000 du, the gross density does not exceed 2.3 du/ac, and the acreage saved by reducing the minimum lot size is incorporated into larger recreational areas/open space.

PRELIMINARY COMMUNITY MASTER PLAN



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COLLABORATIVE DESIGN STUDIO

The Villages at Vigneto
LAND USE ILLUSTRATION

COMMERCIAL/MIXED USE

The Villages at Vigneto proposes both commercial and mixed-use land uses internal to the project. This layout creates a more complete, sustainable community by providing opportunities for residents to live/work/play/shop within their neighborhood, and keeps a majority of the traffic generated by the development internal to the project, thereby minimizing the development's impact on the surrounding region. The following are possible uses within The Villages at Vigneto Master Plan.

Allowed (permitted) uses in The Villages at Vigneto commercial areas include:

- retail sales
- bars and restaurants
- resort/hotel
- banks and financial institutions
- day care facilities
- business or professional office
- pharmacy with drive-through
- grocery stores
- barber or beauty salon
- dry cleaner
- furniture and appliance repair
- health club
- entertainment establishments including electronic game centers, arcades, ice rink, pool halls, performing art centers and theaters
- automobile service stations
- convenience stores
- car wash (hand or automatic)
- mini-storage facilities
- other uses as reviewed and approved by the City of Benson Planning Commission and City Council at a future time

Maximum building height in the commercial areas shall not exceed 80 feet without City approval. This maximum height parameter would not apply to feature architectural elements and community icons that are intended to stand much taller.

Allowed (permitted) uses in The Villages at Vigneto mixed-use areas include:

- retail sales
- bars and restaurants
- resort/hotel
- banks and financial institutions
- day care facilities
- business or professional office

PRELIMINARY COMMUNITY MASTER PLAN

- medical centers/hospitals
- residential when on the second floor or higher
- pharmacy with drive-through
- grocery stores
- barber or beauty salon
- dry cleaner
- furniture and appliance repair
- health club
- entertainment establishments including electronic game centers, arcades, ice rink, pool halls, performing art centers, and theaters
- automobile service stations
- convenience stores
- car wash (hand or automatic)
- mini-storage facilities
- other uses as reviewed and approved by the City of Benson Planning Commission and City Council at a future time

Maximum building height in the mixed-use areas shall not exceed 80 feet without City approval. This maximum height parameter would not apply to feature architectural elements and community icons that are intended to stand much taller.

RECREATION/OPEN SPACES

The Villages at Vigneto is designed around numerous parks, golf course(s), trails, recreation centers, vineyards, orchards and open spaces. These community areas are situated to provide easy access for its residents. Due to the important nature of these land use elements, they are described in detail in Section 8 RECREATION/ OPEN SPACE.

SCHOOLS

Schools form an important part of any community. El Dorado is working with the St. David School District and the Benson School District on future planning. Any elementary school site constructed on the property will be between 10 to 17 acres and if needed, middle school sites will be constructed between 25 to 30 acres. Additional information on schools is included in the Section 10 PROPOSED PUBLIC FACILITIES.

PRELIMINARY COMMUNITY MASTER PLAN

8 - RECREATION/ OPEN SPACE

Recreation and open space form a key element in the overall amenity package of The Villages at Vigneto. Approximately 20% of the total project site will be dedicated to parks, trails, open space, orchards, vineyards, and the golf course. See the exhibit in this section, Parks, Trails and Open Space.

TRAIL SYSTEM

The Villages at Vigneto is a lifestyle community, offering a myriad of recreational opportunities. The community-wide trail system is the "recreational spine." Multi-purpose trails as wide as 14 to 18 feet are being proposed along portions of the Kinder Morgan Gas Line and adjacent to many arterial roadways. These wide multipurpose trails create ease of access for modes of transportation other than traditional automobiles. This multi-purpose trail system will encourage residents to get out of their cars as they travel from their homes to the various recreational destinations within the property.

The multi-purpose trail system will encourage allow for multiple "traveling" recreational activities . For example, the multi-purpose trail system along the Kinder Morgan Gas Line includes a minimum 14 foot wide hard surface area plus adjacent soft trails for activities such as equestrian, mountain biking and jogging.

The trail system will connect all areas of The Villages at Vigneto. Pedestrian trails in neighborhoods are connected to the community system through natural wash corridors. Residents will enjoy trail connections to parks, ramadas, picnic areas, overlooks, as well as all retail and residential areas. Trails will be designed for use by: golf carts, walkers, hikers, cyclists, and equestrians.

The community trail system and parks will also serve the engineering function of regulating surface drainage water flow within and through the subject property. The hard surface trails with engineered culverts will divert flows to retention basins designed in the parks and golf courses. Engineers will strive to minimize flows and quickly disperse the water from the trail system into the basins.

PRELIMINARY COMMUNITY MASTER PLAN

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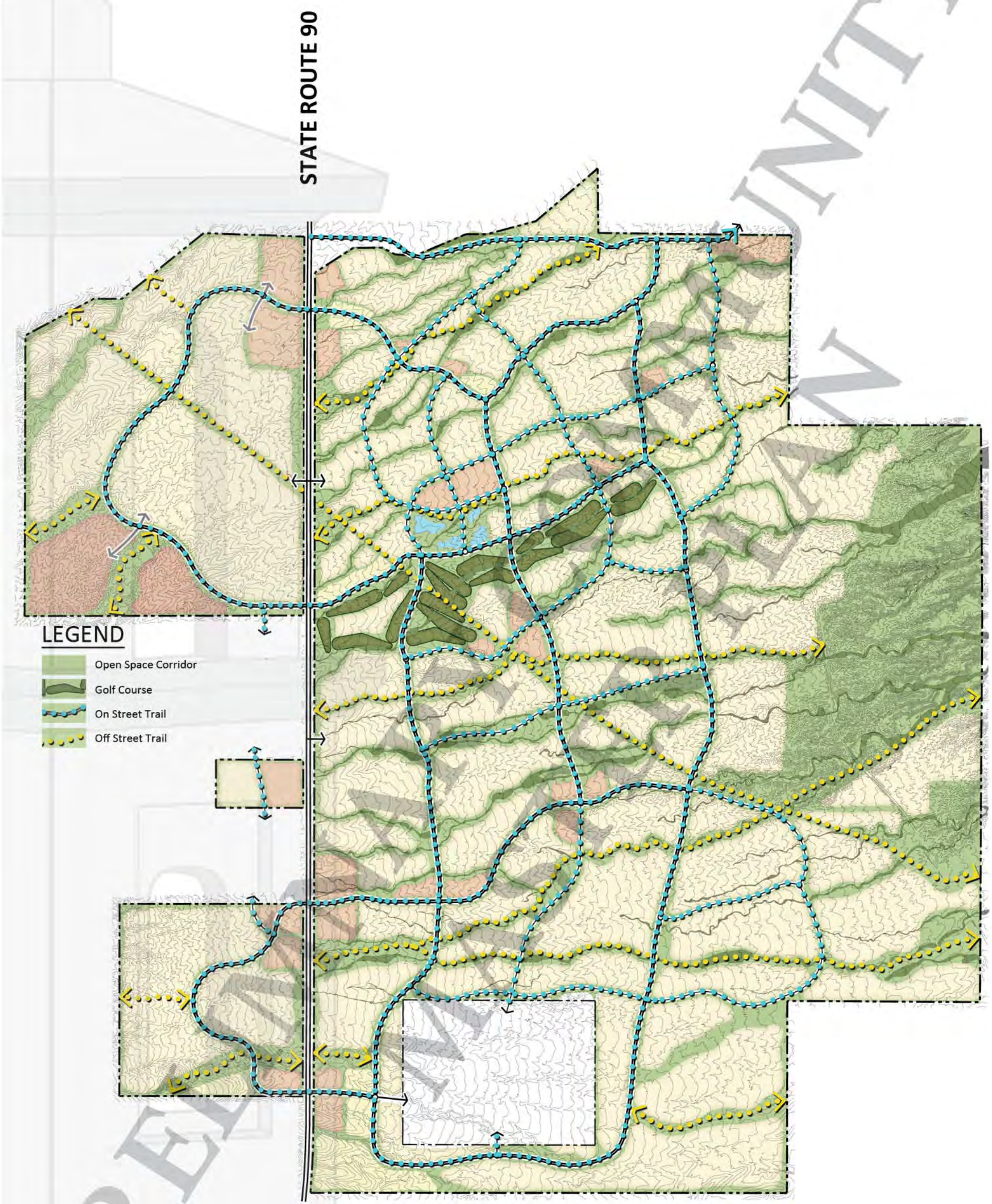
COMMUNITY PARKS

At least one central community park will be located within The Villages at Vigneto development. Serving the entire community, this park will feature active recreational spaces for people of all ages. Some of the proposed active recreation components include a splash pad, multi-use fields, basketball and tennis courts, softball fields, tot lots, ramadas, pickle ball, lawn bowling and many other court games, and picnic areas along with passive recreational activities. The community park(s) will be readily accessible via the extensive trail system proposed for the community.

NEIGHBORHOOD PARKS

Dispersed throughout the community will be a series of neighborhood parks. Smaller in size than a community park, neighborhood parks will offer many of the same amenities. The parks will be designed with great care to ensure each park is in close proximity to the various neighborhoods and are interconnected through the safety and convenience of the community trail system.

PRELIMINARY COMMUNITY MASTER PLAN



Disclaimer: This exhibit is for illustrative purposes only and not to be relied upon for actual dimensions. Final location of trails to be determined at time of final development plans

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The Villages at Vigneto

PARKS, TRAILS, AND OPEN SPACE EXHIBIT

PRELIMINARY

POCKET PARKS

Within each neighborhood, there will also be open space that will lend itself to small, intimate pocket park opportunities. These recreational spaces will be comprised primarily of small turf pockets and trees to provide shade and scenic beauty. The neighborhood pocket parks will be places "just down-the-street" for residents to bring their families and socialize with their neighbors. There will be small shade structures with BBQ amenities and picnic tables along with open play areas. In certain locations, pocket parks may be combined with adjacent trail corridors. The Villages at Vigneto HOA will provide maintenance of the parks, trails, and open space.

GOLF COURSE

There will be at least one 18-hole golf course located within The Villages at Vigneto development. The golf course landscape and water features will provide important habitat for birds and wildlife in the area.

The presence of natural washes throughout the course will allow The Villages at Vigneto to complement other regional riparian areas. As non-potable water is generated within the community, it will be used to irrigate the golf course and surrounding facilities.

PRELIMINARY COMMUNITY MASTER PLAN

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9 - ACCESS/CIRCULATION

The lifestyle of the residents within The Villages at Vigneto development depends largely on the degree of mobility and access that the roadways, multi-purpose trails, and sidewalks provide. Transportation infrastructure within this master-planned community will provide connectivity to regional roadways, address traffic control needs, and create well-coordinated circulation throughout the development. This section outlines the proposed transportation network and illustrates the backbone circulation and connectivity within the community.

EXISTING INFRASTRUCTURE

Existing roadway features within the development are limited. State Route 90 (SR-90), which is adjacent to the project, is the only paved roadway in the vicinity of the development. SR-90 is currently a four-lane divided roadway with a wide landscaped median and provides north-south access between Interstate-10, Fort Huachuca and the City of Sierra Vista.

PROPOSED ACCESS

Access to and from The Villages at Vigneto will be provided by seven full access intersections along SR-90. These access points are located at or near the existing median breaks and are anticipated to be controlled by roundabouts, traffic signals or a combination of both. The idea of using roundabouts from SR-90 to access the Vigneto development will be explored in great detail in the Traffic Circulation Element which will be submitted with the Final CMP.

El Dorado proposes to realign Post Road from its current location to the northern boundary of the property. Post Road will be improved to a 4 lane arterial from SR-90 to the eastern boundary of the development. The proposed relocation will allow a viable tie into the existing Post Road location at the eastern property boundary. These proposed improvements to Post Road allow for future connectivity to SR-80 and downtown Benson, promote integration between the downtown area along SR-80 and new developments on SR-90, and reduce local trip traffic on Interstate 10.

PROPOSED ON-SITE CIRCULATION

A traditional network of project arterial, collector, and local roadways will provide internal circulation within the development. The arterial roadways will facilitate the major movement of vehicles within the community, leaving collector roadways to provide direct access to parcel specific developments and move traffic from arterial roadways to local streets. The local streets within the development will provide access to residences within the community. For planning purposes, a macroscopic transportation model will be developed for Vigneto, incorporating proposed land uses, to generate and forecast traffic volumes on the arterial and collector roadways which will assist in developing roadway cross-sections that adequately address the expected needs within the community.

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This development embraces a unique vision and concept in terms of traffic and mobility. A network of multi-use paths will be developed from the onset and incorporated into the traditional network. These multi-use paths will be constructed to link residences to trip generators such as the parks, golf course, the Town Center and recreation areas. The multi-use paths will support short duration trips through the use of golf carts, electric auxiliary vehicles, cyclists and pedestrians. By its design and nature, the proposed multi-use path is expected reduce automobile trips within the community.

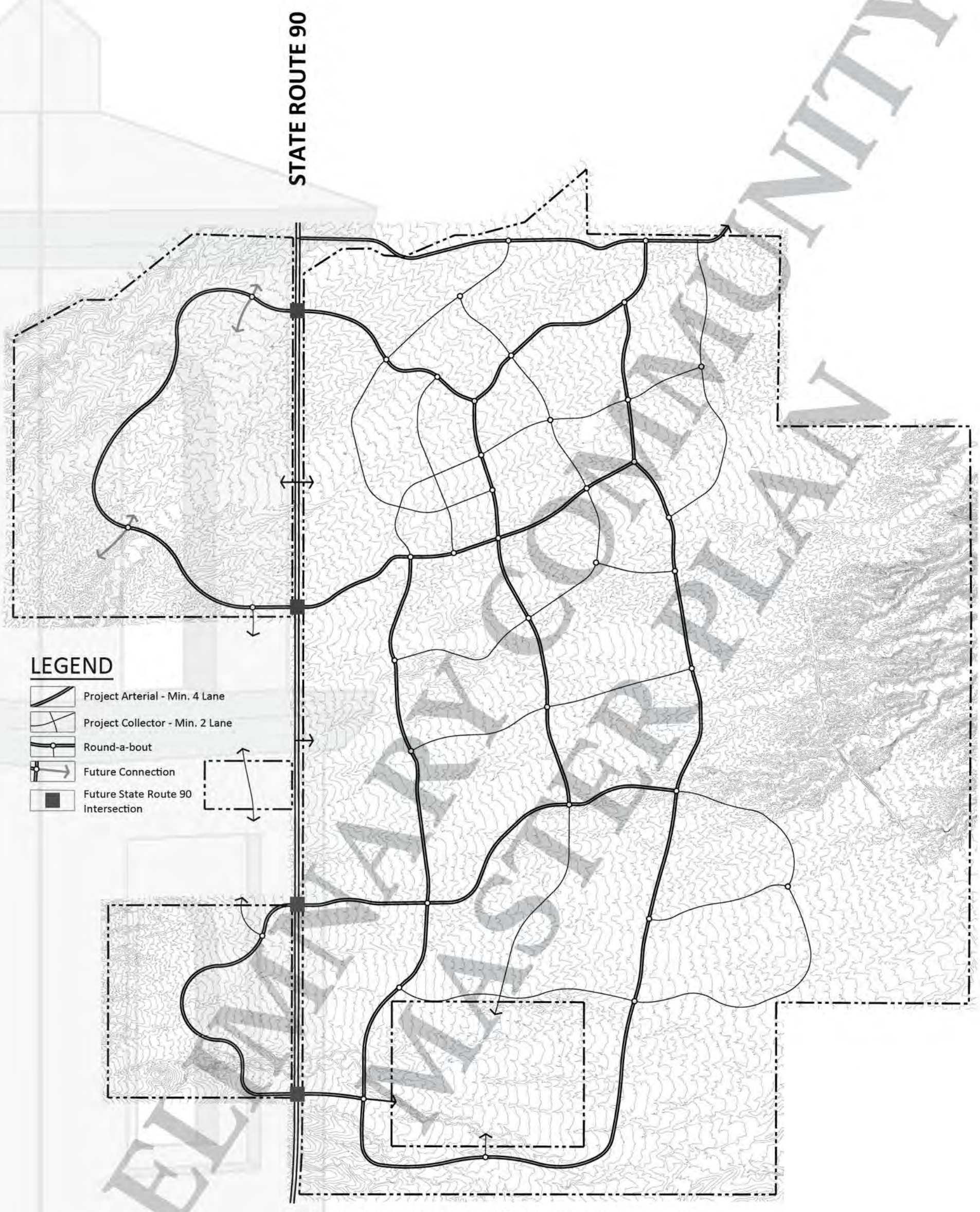
Similar to traditional automobile transportation networks, the multi-use paths within the community will be designed and grouped into classes according to the character of mobility that they are intended to provide. Along the arterial roadways, the multi-use paths would be separated by a landscape buffer and designed at a minimum 8 foot width. For collector roadways, the multi-use path would be adjacent to the roadway yet separated with a roadway white stripe similar to a bike lane.

The concept is that most arterial/arterial and arterial/collector intersections internal to the Vigneto development will be designed as roundabouts. The roundabouts will be designed to accommodate the multi-use path network and the individual multi-use paths will cross arterial roadways prior to roundabout entry points. The Traffic Circulation Element will include concise exhibits on the integration of the multi-use paths with the traditional roadway network.

The conceptual circulation exhibit illustrates the proposed roadway network within the Vigneto development coupled with the relationship to SR-90. The system design is balanced and organized to accommodate the proposed land uses, giving residents and visitors the ability to move freely around the community without delay. By placing emphasis on the multi-use path rather than the automobile, the community will encourage greater neighborhood interaction and a more attractive environment.

The proposed roadway cross sections are shown as an exhibit in this section. Arterial roadways within the development are shown as divided two lane arterials with limited full access points and predetermined, calculated locations. When necessary, multi-use paths along arterial corridors will be separated by a 25 foot landscaped buffer. Collector roadways within the development will consist of two 16 foot travel lanes and a 7 foot multi-use path adjacent to the roadway. Local roadways will be designed as 22 foot sections with landscaping and a sidewalk.

PRELIMINARY COMMUNITY MASTER PLAN



Disclaimer: Roadway placements are for illustration purposes only. Final configuration and dimensions to be determined at time of final development plans.

PRELIMINARY COMMUNITY MASTER PLAN

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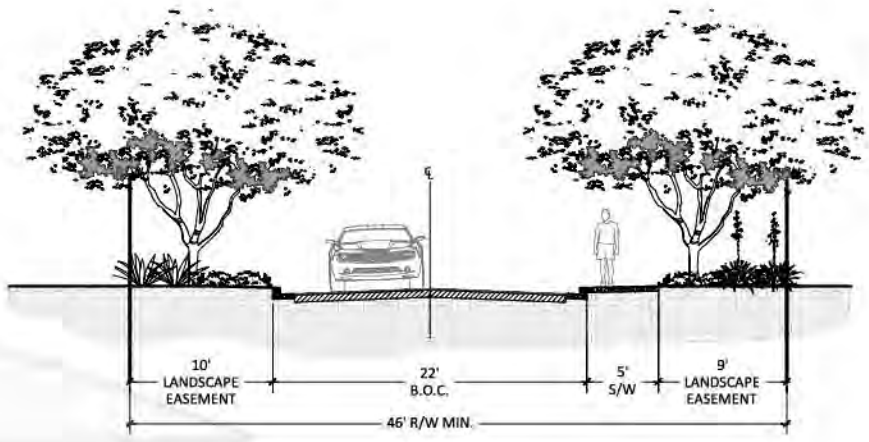
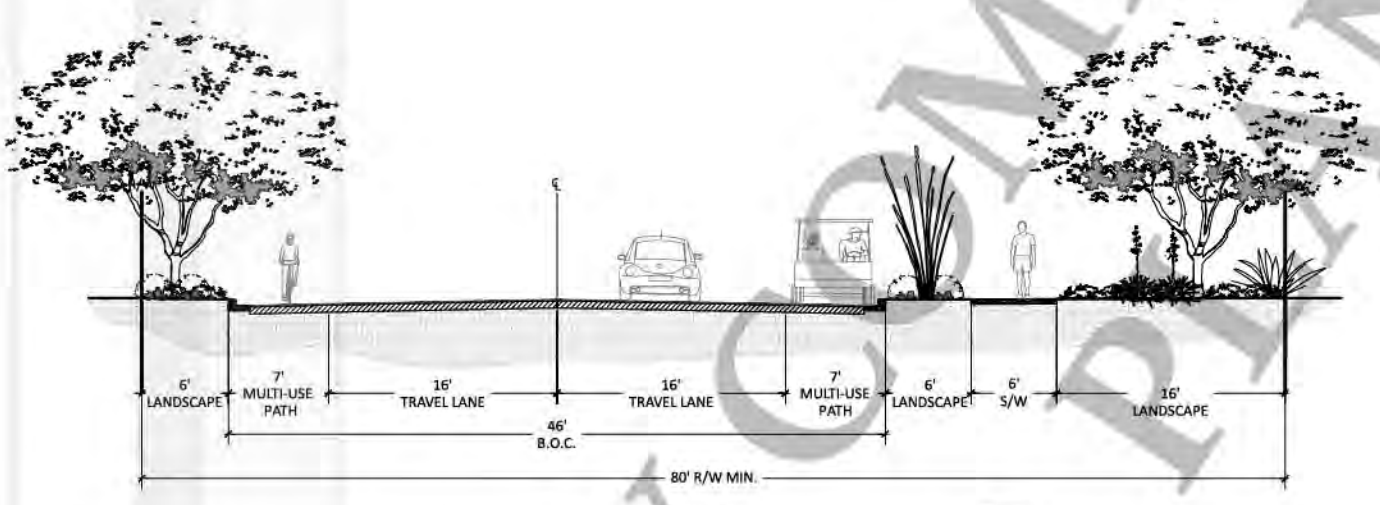
The Villages at Vigneto
CONCEPTUAL CIRCULATION PLAN



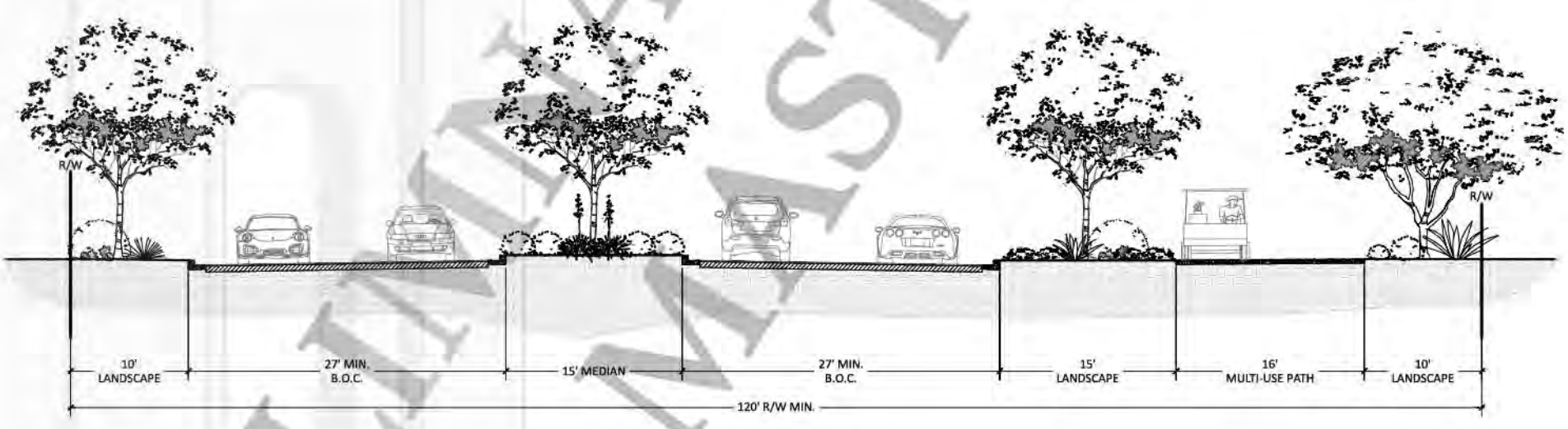
DETAIL 1
LOCAL STREET (TWO-LANE)

NOTE: ANY VARIATIONS WOULD REQUIRE APPROVAL FROM THE ZONING ADMINISTRATOR.



DETAIL 2
COLLECTOR STREET (TWO-LANE)

NOTE: ANY VARIATIONS WOULD REQUIRE APPROVAL FROM THE ZONING ADMINISTRATOR.



DETAIL 3
ARTERIAL STREET (FOUR-LANE)

NOTE: ANY VARIATIONS WOULD REQUIRE APPROVAL FROM THE ZONING ADMINISTRATOR.

Disclaimer: Roadway sections are for illustration purposes only. Final configuration and dimensions to be determined at time of final development plans.

PRELIMINARY COMMUNITY MASTER PLAN

El Dorado
Benson LLC

City of Benson Zoning Regulations "Section Three A" Revised 8/28/06 - Community Master Plans (CMP) are intended to accommodate, encourage and promote large developments with innovative mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. The planned development, if so specified at the time of CMP approval, may include standards, regulations, or criteria that differ from those regulations pertaining to other districts in the City's Zoning Ordinance. The CMP is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are not inconsistent with the adopted General Development Plan. A CMP approval shall be submitted to the Zoning Administrator in the form of a preliminary CMP application consisting of a graphic layout with accompanying narrative and sufficient description and documentation to identify the nature, mix and general arrangement, density, open space, and quality of the project, which may be approved upon review by the Planning and Zoning Commission and City Council.

NOT TO SCALE

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COLLABORATIVE DESIGN STUDIO

The Villages at Vigneto
PROPOSED ROADWAY CROSS-SECTIONS

10 - PROPOSED PUBLIC FACILITIES

SCHOOLS

Currently two school districts service The Villages at Vigneto. St. David Unified School covers approximately 95% of the property and Benson Unified School District covers the remainder. Schools are places where students (and their parents) can come together to learn, play, and enjoy various recreational opportunities. Within The Villages at Vigneto, school locations will be carefully considered to help form these gathering points.

El Dorado is working with the St. David Unified School District and Benson Unified School District to ensure that the educational needs of the residents will be met. The plan currently proposes an elementary school(s) and/or combination elementary/middle school. Proposed school siting allows for any school to be located in areas of mixed-use designation and residential designation. All school sites will be located to afford safe and efficient vehicular access as well as pedestrian accessibility through sidewalks and trails. Where possible, schools will be located adjacent to parks to further expand the opportunities for learning and recreation, and to allow the schools to help become the center of neighborhood gathering areas. Open enrollment laws in Arizona allow for private schools to be located anywhere in Arizona. In keeping with the laws of the state, if there is a demand and interest for a private school to be constructed within the boundary of the CMP, it would be welcomed.

PRELIMINARY COMMUNITY MASTER PLAN

DRAINAGE PLAN

The offsite watershed for The Villages at Vigneto originates in the Whetstone Mountains, which rise above the western boundary of the project. Runoff from this offsite watershed is concentrated into a series of natural washes or drainage ways that move easterly. This runoff is conveyed beneath SR-90 through a system of culvert crossings. East of SR-90, these drainage ways pass through The Villages at Vigneto toward the regional outfall of the San Pedro River. Most of these washes are considered jurisdictional Waters of the United States by the Corps of Engineers and are thus protected under Section 404 of the Clean Water Act. The intended development approach will leave most of these washes intact and continue allowing off-site runoff to pass through the site.

An analysis of the locations and effects of offsite storm water impacts will be performed at a later date. This analysis will use a combination of hydrologic and hydraulic modeling to determine design discharges and water surface elevations in the drainage ways. These analyses will not only yield a characterization of the existing drainage patterns, but will also provide a foundation upon which safe horizontal and vertical development limits shall be determined.

In addition, appropriate storm water controls will be determined to manage runoff through and within the site. This system will complement the existing drainage patterns and natural drainage ways. Storm water storage facilities will be designed and constructed to maintain post development discharges at pre-development levels along the downstream limits of the project. The attached Conceptual Drainage Plan shows the extent of the offsite watershed, which affects The Villages at Vigneto as well as the drainage patterns in the project's vicinity.

PRELIMINARY COMMUNITY MASTER PLAN

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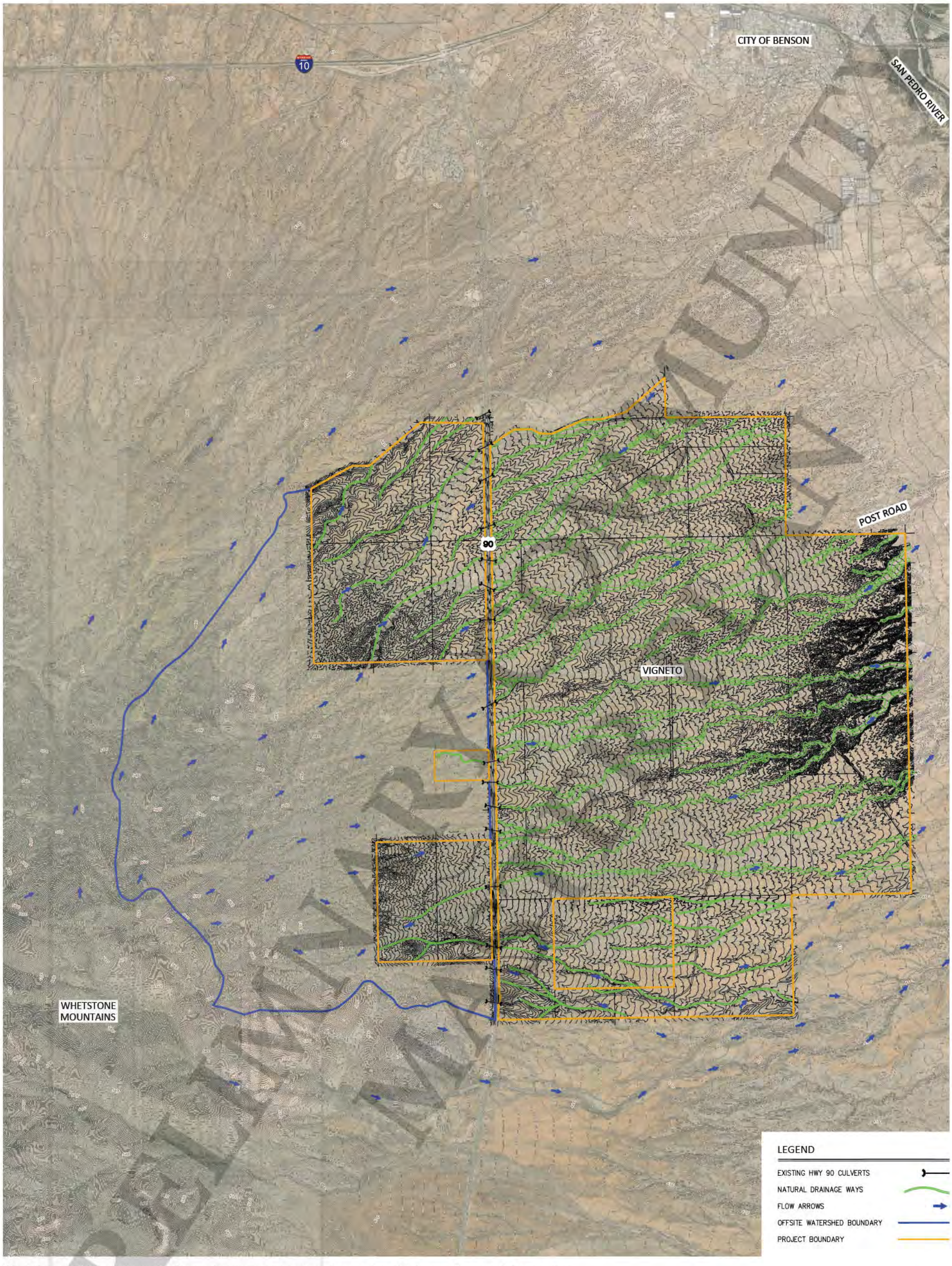

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Final locations to be determined at time of final development plans.

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

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NORTH

El Dorado
Benson LLC

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COLLABORATIVE DESIGN STUDIO

The Villages at Vigneto
CONCEPTUAL DRAINAGE PLAN

POTABLE WATER PLAN

The Villages at Vigneto is located within the City of Benson municipal water service area. The proposed water service facilities will be operated by agreement between the developer and the City of Benson.

The goal of the Master Plan is to develop the overall system layout using floating storage wherever possible. The highest zone may be an exception, as an appropriate reservoir location may not be available. The water surface of the reservoir is set at the high water elevation for the zone, which is generally about 100 feet above the highest home in the zone. This allows the homes within the zone boundary to be served directly from the reservoir by gravity and have the system pressure regulated by the reservoir water surface elevation. This method provides a highly reliable system with low pressure fluctuations. The system will continue to operate during power outages using the remaining water in the reservoir system. Electrical power backup would be needed at wells and booster stations that directly serve areas without floating storage. Five 150-foot water system pressure zones have been developed to provide service to the Villages at Vigneto. Four are served by floating reservoirs and the highest zone is served by pressure.

This Master Plan provides a distribution system layout that consists of the mains required to serve each zone and provide transport between wells, booster stations, and reservoirs. The water mains are only shown along major arterials and collectors and where needed to provide looping in the system. The water pipe sizing is not discussed in this report since the land use plan is conceptual and subject to modifications.

PRELIMINARY COMMUNITY MASTER PLAN

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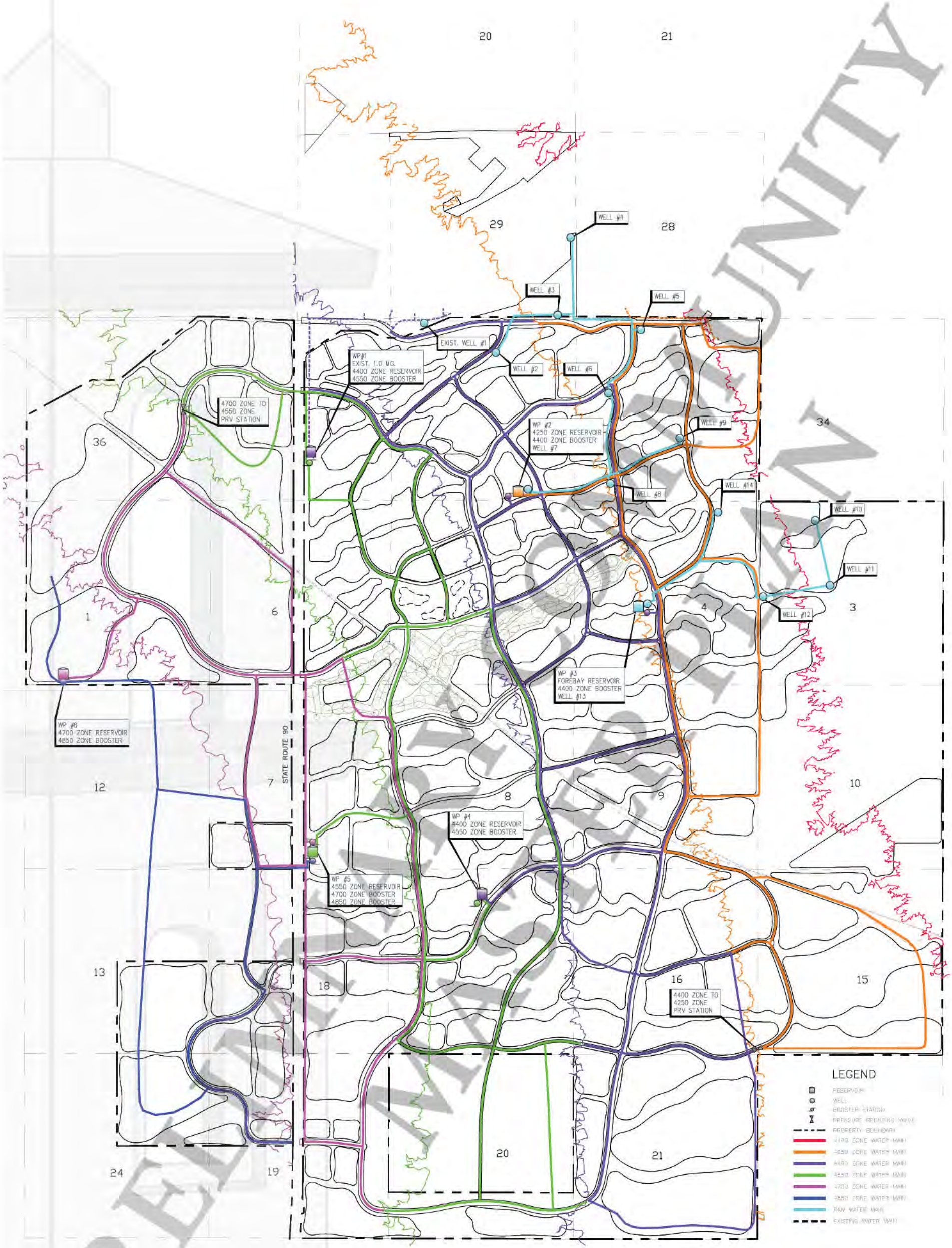

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COLLABORATIVE DESIGN STUDIO

The Villages at Vigneto
CONCEPT WATER MASTER PLAN

PRELIMINARY

WASTEWATER PLAN

The Villages at Vigneto will be served by an existing wastewater treatment plant located northeast of the overall project. The overall site area topography allows for gravity flow in a northeasterly direction. The master plan call for gravity sewer for a large portion of the project, with wastewater going directly to the wastewater treatment plant. Due to topography in the eastern portion of the Villages at Vigneto development, lift stations may be required, to pump wastewater flows uphill to a proposed gravity sewer spine main. (See Concept Sewer Master Plan Exhibit)

The existing wastewater treatment plant is currently capable of treating 250,000 gallons per day. The treatment plant capacity will be expanded in phases as The Villages at Vigneto is built-out. Wastewater treatment facilities are required to be designed to treat the Average Dry Weather Flow (ADWF). At build-out, the estimated ADWF is approximately 5.0 million gallons per day (MGD).

The treatment facility is a modern enclosed Sequencing Batch Reactor (SBR) system with a compact footprint. The wastewater treatment plant will treat to A+ effluent quality, allowing the effluent to be used for reclaimed water purposes. Both the wastewater treatment plant and lift station facilities will be equipped with odor and noise controls.

Preliminary sewer mains have been located based on the general slope of the existing topography. A preliminary profile of the north-south sewer line located on the east end of the property was evaluated to verify gravity flow and an acceptable depth of the sewer line. The desired maximum depth of the sewer line is 25-30 feet. The profile showed that the general location of the sewer will work for gravity service at an acceptable depth. The remaining sewer profiles will need to be evaluated as planning progresses to verify acceptable slopes and depths for gravity sewer service.

PRELIMINARY COMMUNITY MASTER PLAN

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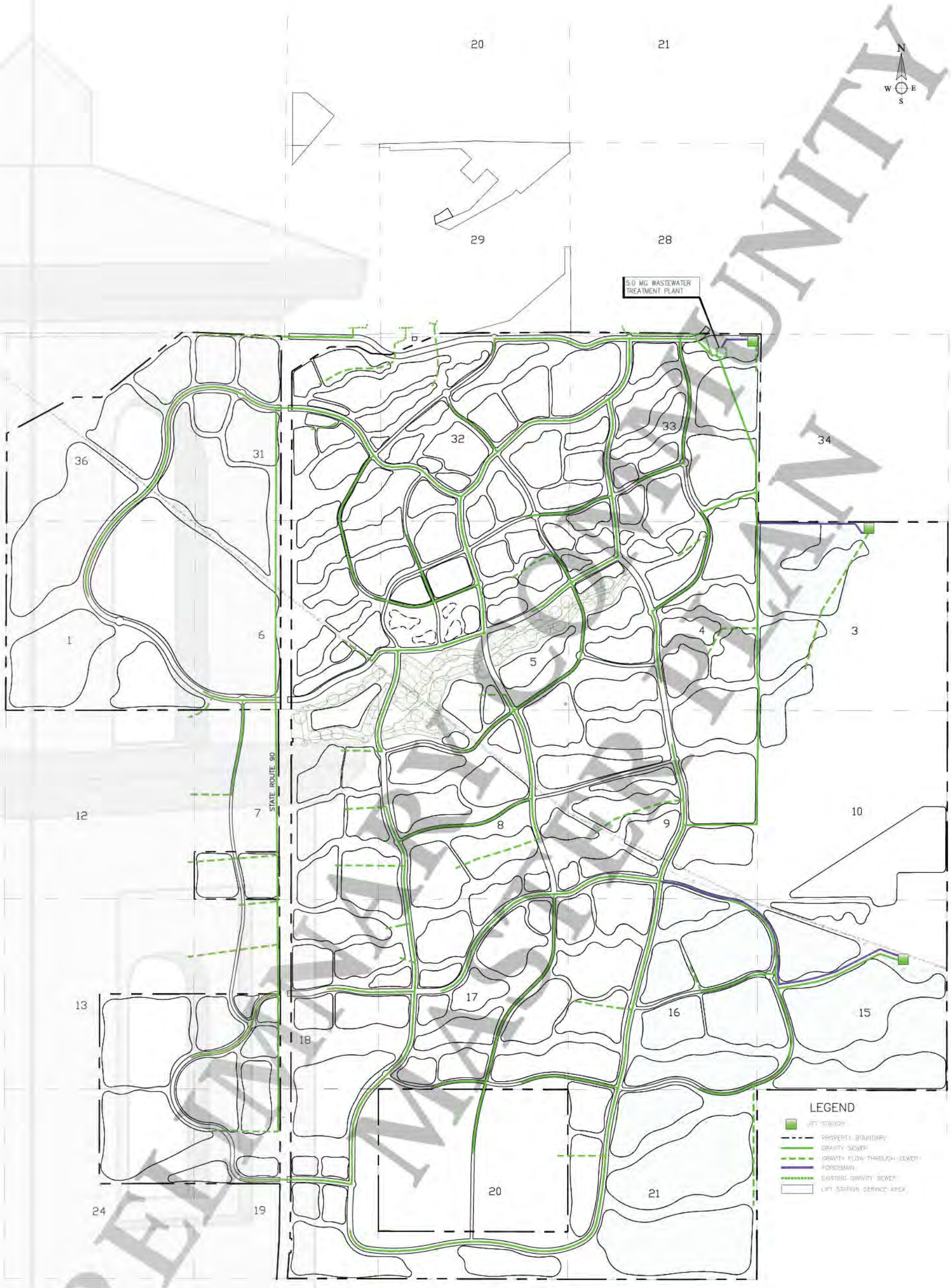

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The Villages at Vigneto
CONCEPT SEWER MASTER PLAN

PRELIMINARY

RECLAIMED WATER PLAN

The Villages at Vigneto plans to use the effluent generated by the wastewater treatment plant for on-site irrigation needs. The Villages at Vigneto has planned at least one golf course and various turf facilities such as parks and schools. Reclaimed water is contemplated for use on the vineyards within the development.

Reclaimed water infrastructure will consist of pipelines, storage facilities, booster stations, and recharge facilities. The preliminary reclaimed water system consists of two water pressure zones. Fewer zones are required for the reclaimed system than the potable system because reclaimed systems can operate at much higher pressures than potable systems.

A storage reservoir and booster station will be located at the wastewater treatment plant as the source of reclaimed water to the system. The storage reservoir will provide a consistent supply to the booster station by balancing out the daily fluctuations of effluent generation. The total daily estimated effluent generation from the plant is 90% of the treated Average Dry Weather Flow.

Reclaimed water will be pumped from the wastewater treatment plant to reclaimed water storage facilities including golf course lakes and a reclaimed reservoir site. Reclaimed water storage facilities will fill during the day when wastewater generation and treatment occur and drain at night when irrigation cycles take place. The lakes will be used to irrigate the golf courses.

During the winter months when reclaimed water usage is low, excess reclaimed water will need to be disposed of through recharge basins. The general location of the recharge basins will be in the lower/lowest zone(s) and geographic center of the project. The specific location, size, and number of recharge basins will be determined in a later study.

Reclaimed water transmission mains will be sized to transport reclaimed water from the treatment plant to the storage facilities and to supply reclaimed water to the various turf facilities and/or recharge basins.

PRELIMINARY COMMUNITY MASTER PLAN

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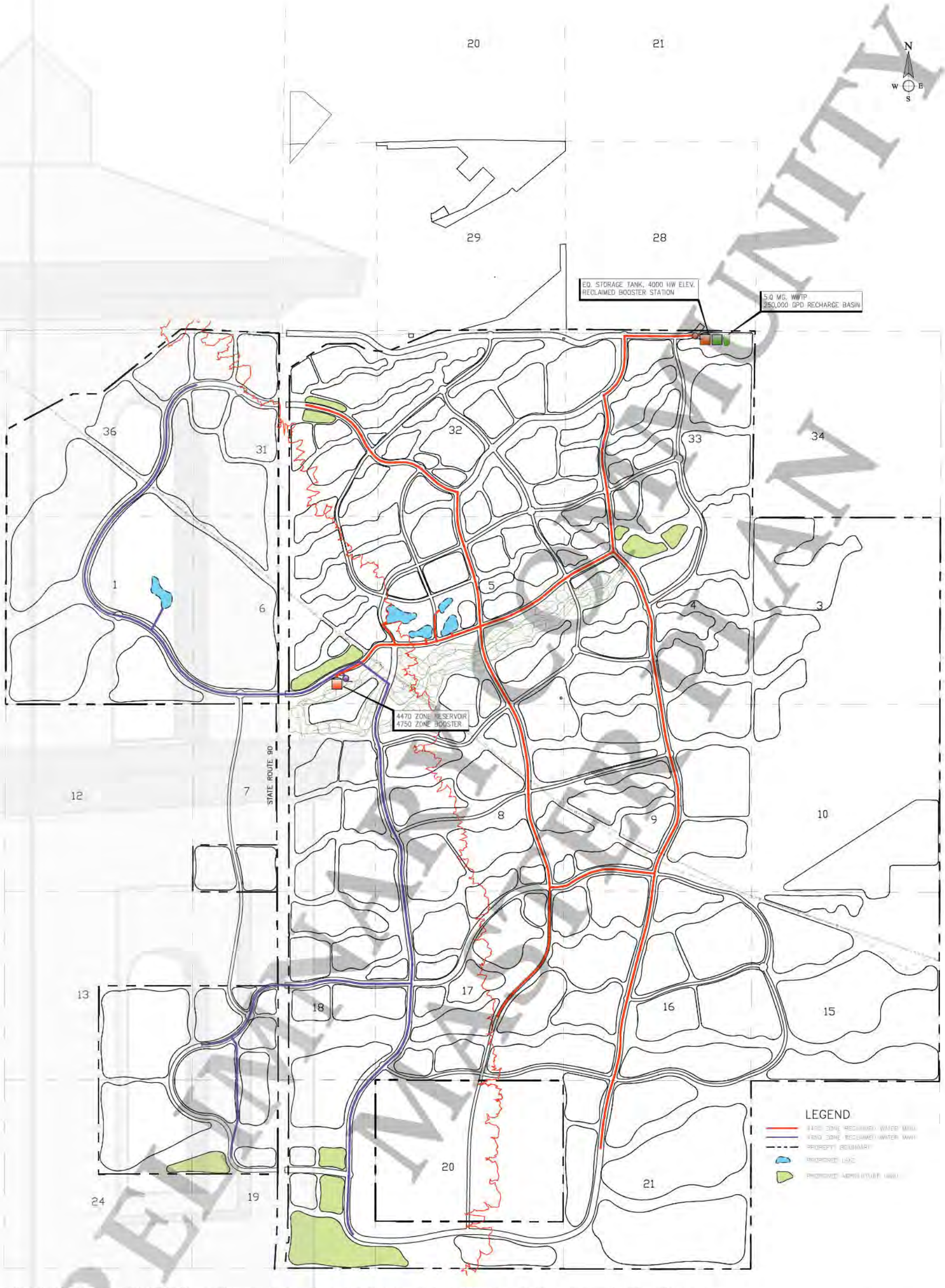

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The Villages at Vigneto

CONCEPT RECLAIMED WATER MASTER PLAN

PRELIMINARY

11 SUMMARY

The Villages at Vigneto is a Community Master Plan that targets active lifestyle buyers from all segments of the population. All demographics will enjoy a lifestyle that establishes a strong sense of place, purpose, and identity while delivering connectivity with a heavy emphasis on reducing both automobile reliance and electronic communications. The Villages at Vigneto encourages its residents to get out, interact, participate, be entertained, , and enjoy the year round climate and culture of the City of Benson.

El Dorado has worked diligently to create a community that will blend with the natural features of the region and gently weave the timeless architectural and landscape design elements of the rolling hills of the Tuscany region in Central Italy. In creating this community, El Dorado relied on both its history of successes throughout the country in creating well respected, livable communities, as well as delving into the history and environment in which The Villages at Vigneto will be built. This project will provide the opportunity to demonstrate how a great livable community can be integrated into the region and establish an identity and destination hub for the Benson area.

The Villages at Vigneto presents an opportunity to create a relatively lower-density, mid-level scale residential community that will reflect the character and vision of the City, integrate itself into and celebrate the natural environment of the area and demonstrate compliance with the General Plan as approved by the City Council.

Throughout the planning and design process, El Dorado has met or exceeded the requirements laid out in the City of Benson General Plan for a high-quality master planned community El Dorado has also carefully followed the City's guidelines for the creation of a Preliminary CMP application. As a result of this extensive work, El Dorado is pleased to submit this application for Preliminary CMP approval to the City of Benson for its review and approval.

PRELIMINARY COMMUNITY MASTER PLAN

SECTION THREE A - COMMUNITY MASTER PLAN APPROVAL
(APPROVED BY Ordinance No. 490 on May 16, 2005)

Intent

Community Master Plans (CMP) are intended to accommodate, encourage and promote large developments with innovative mixed-use design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. The planned development, if so specified at the time of CMP approval, may include standards, regulations, or criteria that differ from those regulations pertaining to other districts in the City's Zoning Ordinance.

The CMP is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are not inconsistent with the adopted General Development Plan.

COMMUNITY MASTER PLAN APPLICABILITY

The provisions of this Section shall apply to all CMP documents, and any additional or supplemental information that is deemed necessary by the Zoning Administrator, or their designee, to meet the following objectives:

a. To accommodate variations in building design, lot arrangements and land uses for a maximum choice in the types of environment for residential and commercial facilities;

b. To provide for a coordinated and compatibly arranged variety of land uses, with efficient and safe traffic circulation, including the separation of pedestrian from vehicular traffic, through innovative site planning;

c. To maintain quality of living excellence with the provision of usable open space standards to minimize adverse environmental impact on surrounding areas; and,

d. To assist in fulfilling the goals, objectives and policies of the City of Benson General Development Plan and amendments thereto. In the event that the submitted CMP does not conform with the current General Development Plan, the applicant shall be required to apply for a modification of the General Development Plan.

MINIMUM REQUIREMENTS FOR SUBMISSION OF A CMP

A CMP will only be allowed under the following conditions:

a. The project for which the CMP is developed must be at least 640 acres in size;

b. The property in question is already annexed into the City of Benson;

c. The property must have an existing Development Agreement with the City of Benson or the developer must be in the process of finalizing a Development Agreement at the time of submission of the preliminary CMP application; and,

d. The property has underlying zoning at least equal to the R-2 district under the City's Zoning Ordinance.

Permitted Uses

All uses permitted within the CMP are to be determined by the underlying zoning district, or by an approved development plan for the site. Residential neighborhoods shall include a range of housing types, lot styles and designs. In the development of a balanced community, a variety of housing within one project shall be deemed most in keeping with the objectives of this Section. All other uses shall be determined by the compatibility of such uses with each other as well as with surrounding land uses and shall conform to policies as established in the City of Benson General Development Plan.

General Development Plan Conformance

Densities and intensities permitted in the CMP shall conform with the City of Benson's General Development Plan. Modification of General Development Plan land uses within the CMP boundaries are permitted without a General Plan amendment if the overall acreage of the more intense category remains unchanged or decreases and said modification provides for a balanced mixture of land uses. Increases in the more intense General Development Plan classifications require a General Development Plan amendment. Upon adoption of the Preliminary CMP, the City will process a minor General Development Plan amendment to show the changes resulting from the Preliminary CMP approval on the City's General Plan and all costs for said amendment shall be borne by the applicant.

COMMUNITY MASTER PLAN DEVELOPMENT PROCEDURES

A CMP approval shall be submitted to the Zoning Administrator in the form of a preliminary CMP application consisting of a graphic layout with accompanying narrative and sufficient description and documentation to identify the nature, mix and general arrangement, density, open space, and quality of the project, which may be approved upon review by the Planning and Zoning Commission and City Council.

A pre-application meeting shall be held between the owner or owner's representative(s) and the City. A formal application shall then be submitted for public hearing, before the Planning and Zoning Commission and City Council. Within two (2) years of Preliminary CMP approval, the applicant shall submit the Final CMP to the Planning and Zoning Commission. In the event the Final CMP is not submitted for approval to the Planning

and Zoning Commission within two (2) years of Preliminary CMP approval, all development rights will lapse. The Commission's recommendations on the Final CMP shall be referred to the City Council for review and action.

A. PRELIMINARY CMP APPLICATION:

A preliminary development plan (showing general land use concepts, but not requiring lotting plans at this stage) shall be submitted to and accepted by the Zoning Administrator or designee, for consistency with Benson codes, policies and plans, and shall indicate the following:

1. Locational information including an area map showing adjacent property ownership and existing uses within three hundred feet (300') of the parcel, and a legal description of the metes and bounds of the parcel.

2. Physical constraints to the site's development; existing topographical features, including any portions of the site that are subject to flooding (indicating the extent and frequency, retention areas, calculations and maintenance responsibility); proposed roadway or major utility line extensions which may impact development; and such other impediments to the property's use and improvement as may be present or planned for the future.

3. A Preliminary Development Plan addressing:

a. The location and nature of the various uses and their areas in acres (summarizing land use areas), maximum number of dwelling units and approximate percentage allocation by dwelling type, calculation of the residential density in dwelling units per gross acre;

b. The proposed arterial and collector circulation system, including any improvements (public or private) needed to accommodate additional traffic;

c. The open space system (including a general statement regarding ownership and maintenance) with indication of responsiveness to General Development Plan recreation, open space and perimeter treatments;

d. Surrounding land uses and zoning; and,

e. Shall submit evidence of consistency with the goals of the General Development Plan of the proposed land use compatibility and projected community requirements.

4. Project narrative, including a descriptive summary of the overall project and any proposed deviations from the existing development standards in the City subdivision and zoning regulations.

B. PRELIMINARY DEVELOPMENT PLAN REVIEW:

The Zoning Administrator, or their designee, in writing, may waive any of the above required information which is not applicable; or require additional information when necessary to clarify any aspect of the project or its potential impacts on the community.

1. The preliminary development plan shall be reviewed by the City of Benson Community Development Department and any other agencies deemed appropriate by the department. The department shall compile and return written comments within forty-five (45) days.

2. Thereafter, the Planning and Zoning Commission shall conduct a public hearing on the preliminary development plan and transmit their recommendations to the City Council for Council action.

3. The City Council may adopt the recommendations of Planning and Zoning Commission without holding a second public hearing if there is no objection, request for an additional public hearing, or protest at the Planning and Zoning Commission's public hearing. The Council shall be required to hold an additional public hearing if requested by the applicant, if any person appears in opposition at the Commission hearing, if any person has filed a written protest regarding the Commission hearing, or if requested by any member of the City Council.

a. The City Council may approve a Preliminary CMP, only upon finding that that the proposal is in general conformance with the goals of the City of Benson General Development Plan.

b. The Council may, as necessary, attach conditions to CMP approval, which may include but are not limited to the following considerations: intensities and densities; use limitations; landscaping; screen planting; setback and height of building; paving, location of drives and parking areas; storm drainage and storm water retention; public and/or private open space; shape and size of lots; fences and walls; adequacy of vehicle and pedestrian circulation and access; timing and phasing; elevations and architectural theme; or any other reasonable considerations the Council finds germane to maintain community character and neighborhood quality.

C. FINAL COMMUNITY MASTER PLAN APPROVAL:

The Final CMP review and approval is intended to be a review of the technical issues necessary to demonstrate that the approved land uses and densities approved in the Preliminary CMP approval can be adequately serviced, and to set design specifications to be utilized in the development and platting of the project. Unless the technical review shows that the approved land uses and/or densities cannot be adequately serviced, or unless the applicant requests changes in the approved land uses and/or densities, approvals granted in the Preliminary CMP approval may not be modified as part of this review and approval. Final CMP review and approval (either for the entire property covered by the Preliminary CMP approval or for a portion of the property) may be processed simultaneously with subdivision review. The plans required under this section may be submitted in a form which satisfies the requirements of the subdivision regulations for final plat approval if submitted at the same time. Portions of the CMP which are intended for development at later stages, one year or more from the date of sought approval, shall not be required to show precise lot or siting dimensions but shall be individually processed prior to the issuance of development permits. The applicant shall submit twenty-five (25) copies of the final development plan, 11" X 17" in dimension, to the Community Development Department containing the following information, unless specifically provided otherwise:

1. All information required on the preliminary development plans revised in response to preliminary plan approval, with plans showing location and type of all improvements including schematic grading plans with proposed treatment of sloped retention areas and the following explanatory, supporting details:

a. A statement of intended design philosophy and environmental quality (text, graphics, or photographic examples);

b. Specific design standards to be utilized throughout the project, including but not limited to, sidewalks, roadways, trails, signage, walls, fencing and other urban design elements;

c. Traffic analysis, including interior roadways, typical development envelopes for residential uses and building arrangements for recreational, employment, commercial or institutional uses;

d. Standards including demand and capacity analyses for municipal systems such as transportation, water supply sewage disposal, and other community facilities, such as schools, public safety, cultural and social services such as libraries or multi-generational activity centers; and,

e. If the development is to be phased, a general indication, with chronology of the intended total project's staging; and, if applicable, a list of development standards from which departure is requested stating justifications for each in terms of increased environmental quality.

2. Plans and elevations indicating a variety of building types, materials, colors, and the number of dwelling units by type to be constructed pursuant to this review; and, for subsequent phases, the timing of development in numerical order, if applicable;

3. The CMP shall meet all applicable City Building Codes and City Zoning standards. If any City standards and policies are modified as part of the submitted CMP, no separate variances to City Building and Zoning standards or policies will be necessary for those changes requested and approved as part of the CMP process. The developer shall submit and the Zoning Administrator shall make a part of the case file record all statements regarding any and all approved deviations from the provisions of the Zoning Ordinance.

4. All portions of the CMP, whether under development or reserved for future phases shall be maintained free and clear of debris with posted signs prohibiting dumping of waste, scrap of fill material of any type.

5. Upon City Council approval, the CMP status of the site shall be, by Ordinance, reflected on the City zoning map.

6. The City Engineer's approval of conceptual water, sewer, and drainage master plans shall be obtained as a condition of development.

Development Standards

The development plan shall respond to the following requirements:

A. FLEXIBLE DEVELOPMENT:

Quality land improvement is required of developers in exchange for the applicant's alternative proposals for meeting or exceeding the standards of the underlying zoning district or comparable district; as such, alternative development methods may be expressly stipulated in the final development plan.

1. Density/Intensity. Specific dwelling unit yields may be proposed for individual parcels and development units, notwithstanding otherwise applicable standards, so long as they are consistent with the principles of the General Plan.

2. Minimum Lot Area. Single-family residential developments may propose lotting arrangements with a portion of the site in parcels with less than the otherwise applicable minimum lot area in consideration of the following criteria as well as other justifications which the applicant may provide:

a. Mixed housing types including multi-family units with attention to affordability;

b. Additional useable open space being provided;

c. Compact residential lots that are proximate to employment or a major transportation corridor interchange or create a desirable housing market, such as attracting active retirees;

d. Lots with areas less than applicable minimum lot areas are internal to the development or are adjacent to non single-family residential uses; and/or

e. Proposed neighborhood streets where garages are not dominating, porches are provided, or the like.

3. Property Improvement Specifications. Unless otherwise requested, approved and specified on the final development plan, improvements to individual lots or sites shall conform with the standards set forth in the Zoning District tables for the district most nearly approximating proposed uses and intensities of use.

a. Parking. Joint use parking facilities, including appropriately-buffered and screened recreational vehicle, automotive maintenance and washing areas, may be proposed.

1. Parking spaces shall be designated for parks and recreation areas.

2. Separate, designated spaces shall be provided for temporary model home sales or rental offices.

b. Signage. Comprehensive signage packages shall be proposed to identify and provide entry monumentation, street signs and common area information; including, monument signs for free-standing non-residential uses and directory signage for retail, office or industrial park centers.

c. Other improvements. Off-site installation of municipal system extensions, including streets, sidewalks, pathways, drainage facilities, water, sewer and private-provider utility trenching and sub-station facilities necessary to serve the development may be masterplanned in compliance with City engineering specifications or with attenuation methods and materials approved by the Public Works Director, or his designee.

B. OPEN SPACE:

Allotments of improved and preserved usable open space shall be required to be maintained and shall be specified in the final development plan for residential portions of CMP applications. Usable open space is defined as a locale where the average slope of all areas intended for designation as open space is not more than five percent (5%) and can be used for passive or active recreation. Open space for residential areas shall be required, based on the following:

1. A subdivision with an average lot size of less than ten thousand (10,000) square feet shall require a minimum of fifteen percent (15%) usable open space;

2. A subdivision with an average lot size of more than ten thousand (10,000) square feet shall require a minimum of ten percent (10%) usable open space;

3. The average lot size shall be determined by dividing the sum total of the total lot area by the number of units for the entire CMP. (Average lot size = Total lot area/units for entire CMP.); and,

4. Open Space percentages shall be distributed throughout CMP residential or open space parcels.

Each open space proposal will be evaluated individually, with consideration given to the specific use of the open space and the number of dwellings in the subdivision being served by the open space. Natural desert preserves, natural washes, storm water retention areas, golf courses, parks, and lineal pathway/trail corridors may be accepted as open space if determined to be appropriate to the development. All open space shall be within the subdivision it is intended to serve.

<u>Amenity Expectations</u>

Development plans shall specifically address and provide positive response in terms of land improvement enrichments for the benefit of residents, or business users, their visitors and the entire Benson community, including, but not limited to, the following:

A. RESIDENTIAL NEIGHBORHOODS:

Safety, spaciousness, attractive appearance, streetscape, recreation, outdoor enjoyment, residential privacy and compatibility among land uses and housing types are among considerations to which development plans shall respond.

1. Design. Planned neighborhoods' visual appearance shall be enhanced by a creative, masterplanned Design Standards.

2. Facilities. Housing areas are expected to provide and maintain amenities to enhance neighborhood livability and sustainability for residents of all ages.

a. Recreational facilities. Each dwelling should be located within three thousand (3000) feet of the nearest common open space or within five hundred (500) feet of a pathway linkage (sidewalk/bikepath) to such facilities.

b. Drainage structures. Open, flow-conducting swales, retention or detention basins, which may be coordinated with areas credited toward open space requirements, should be engineered to prevent safety hazard or creation of attractive nuisance.

3. Community Integration. Neighborhood design contributes to City-wide enhancements as well as features which provide residential diversity and linkages among neighborhoods.

a. Pathways. Bicycle and pedestrian connections to schools, parks, shopping and other neighborhood activity centers should be conveniently accessible from all dwellings.

b. Neighborhood identity. Entry monumentation, banners, public art, variations in lighting fixtures or street furniture help to distinguish neighborhood units.

c. Residential safety. Pedestrian and security lighting, non-access landscaping varieties, traffic visibility, elimination of lurking areas and public safety/emergency accessibility should be addressed.

B. COMMERCIAL, EMPLOYMENT OR INSTITUTIONAL AMENITY LAND USES:

Among the considerations to which development plans shall respond, to include but not limited to, safety, reduction of traffic congestion, architectural excellence, compatible

signage, landscaping/street furniture treatments in peripheral tracts and parking lots, and the integration of impacts on other properties in the vicinity.

1. Design. Planned neighborhoods' visual appearance shall be enhanced by creative, masterplanned themes.

2. Facilities. Community-benefiting spaces, fixtures and conveniences should be installed and maintained in accessible, secure locations.

a. Activity centers. Gathering places, including performance sites, outdoor dining, recreation or relaxation areas, may be provided for customers, business invitees, employees and residential neighbors' use at appropriate times.

b. Joint use facilities. Parking, playing fields, restrooms, drinking fountains, plazas, walkways and other facilities shall be installed and maintained for community use.

c. Transportation amenities. Bicycle and pedestrian convenience is stressed with consideration of bus stop improvements, park-and-ride lots, employee shuttle services or comparable transportation amenities.

3. Community integration. Non-residential development should seek to relate, both visually and functionally, with its surrounding neighborhood.

a. Open space connection. Recreation space and multi-purpose pathways are employed as means to allow employees or customers from the adjacent neighborhood to access shopping or jobs and interact with business people.

b. Transitional buffering. Separation distance, landscaping, walls or joint-use areas are provided to protect residential privacy and soften the impacts and edges between non-residential and housing areas.

a. Impact mitigation. Noise, glare, dust, and industrial emissions should be abated to acceptable residential levels at residential property lines. Exposure to hazardous materials of any type is prohibited outside of enclosed, controlled-environment structures.

AMENDMENT PROCEDURES FOR A CMP

A. An amendment to a CMP may be initiated by the property owner or the owner's agent upon submittal of a written application.

B. Amendment Application:

1. The application shall be accompanied by a statement documenting the need for the amendment;

2. The Community Development Director shall determine if the amendment would result in a substantial change to the CMP.

A substantial change is one which:

a. Increases the number of total dwelling units;

b. Provides arterial street intersections at locations other than presented in the CMP;

c. Changes permitted land uses;

d. Provides densities and intensities not included in the originally proposed land use concept and configuration;

e. Changes designated open space, buffers or perimeter landscaping which was required in the preliminary application to mitigate development impacts on the site and surrounding areas;

f. As a consequence of more than one (1) non-substantial change submitted concurrently, the cumulative results significantly change the objectives or goals of the CMP; or,

g. Results in a significant change in pedestrian or traffic circulation within the CMP or surrounding area.

C. If the request is determined to be a substantial change, the Community Development Director shall refer the request to the Planning and Zoning Commission for public hearing and recommendation to the Mayor and Council for review and action.

D. The Community Development Director may administratively approve non-substantial changes. A non-substantial change is one which:

1. Transfers of density or lots from one development unit to another; or

2. Changes development standards, so long as said changes(s) does not alter the impacted development standard or development unit by
greater than 15%;

CITIZEN REVIEW REGARDING: Villages at Vigneto Preliminary Community Master Plan
March 31, 2015
7:00 P.M.
BENSON CITY HALL, 120 WEST SIXTH STREET, BENSON, AZ 85602

NAME	ADDRESS	PHONE
BOB DAHLQUIST	114 S BUFFALO TRL	520.221.0557
Bill Holmquist	1030 S Barnel Cactus Rdg #57	520 586-7186
KEVIN OBERG	5025 E. S. Iver ST.	520-977-6629
Bill Vail Ashurlo	P.O. Box 26927 Tucson Az	520-909-4766
LORENE WHALEY	1641 S. WHALEY Rd 85607	221-0125
Mark Goodman	PO Box 794 St. David 85630	520-720-8242
Bill WHALEY	1641 S. WHALEY RD 85607	221-0124
Tricia Gerrodette	3327 Eagle Ridge Dr Sierra Vista AZ 85650	378-4937
Julie Robinson	3369 W Mohawk Pl Benson 85602	586-0099
E Kathy Snagee	PO Bx 1074 Benson	586-9153
Deb Brooks	600 E Saguaro Drive	608-385-7759
Randy Robichaud	503 W Dawe St	266 2000
David Lambert	651 E. Post Rd Benson 85602	520-904-1120
JEFF Cook	PO BOX 168 BENSON 85602	520-360-4856

Citizen Review for The Villages at Vigneto

March 31, 2015 7pm

El Dorado Benson, LLC President Mike Reinbold introduced himself, explaining that they have been moving through the planning process and recently submitted the Preliminary Community Master Plan document. He noted that the land now called Vigneto was the area formerly known as Whetstone Ranch, approximately 3 miles south on SR 90, covering both sides of SR 90. Vigneto covers approximately 20 sq. miles, which is just over 12,000 acres. He stated that the company purchased the land in June 2014, after 1 year of due diligence research.

Mr. Reinbold explained the community master plan process, noting that the entire process is composed of two parts, the preliminary and the final stages, each of which goes through staff, the Planning and Zoning Commission and City Council as well as has public input and comment periods. He explained that this preliminary phase sets the general concepts for macro scale land planning, design, utilities, drainage, open space, circulation and General Plan compliance while the final community master plan document will provide specific details on roads, engineering, design standards and facility siting.

Mr. Reinbold stated that a development will have a Tuscan vineyard theme and the preliminary document establishes general land uses and general criteria that will carry through the entire project, even though the final design has not yet been created. Further, Mr. Reinbold acknowledged that additional regulatory processes will take place after the Final Community Master Plan has been approved, some of which are public and some of which are internal processes. He noted block plats, subdivision plats, engineering reports, site plans, infrastructure, and drainage plans all have additional layers of activity.

Mr. Reinbold briefly touched on multiple land planning aspects that El Dorado Benson LLC is acknowledging in the Preliminary Community Master Plan document, specifically:

- The attempt to maintain an open feel by limiting the number and placement of walls within the community
- The many international influences on “Tuscan” architecture, such as Greek and Spanish
- The desire to encourage modes of transportation other than cars, with specific attention to golf carts and cycling, in hopes of getting individuals in the community to interact
- The proposed density of 2.3 dwelling units per acre, well below the allowable density limit, which increases the amount of open space (have already allocated approximately 2000 acres to open space)
- Limiting street lighting to major intersections to preserve dark skies
- Developing signage standards that will be consistent through the community in regard to style, size, design, etc.
- Creating standards that will be implemented across all subdivision developments within the property, including landscape standards
- The legally recognized waterways that are under the control of the US Army Corps of Engineers under an existing 404 permit, which sets aside approximately 470 acres that will be undisturbed and are factored in the 2000 acre open space calculation

- The integration of SR90 as it bisects the property from north to south
- Acknowledging and considering the existing neighbors and attempting to integrate them into the community such as through utility extensions
- Considering and planning for traffic within the property, such as street widths, as well as how increased traffic will affect the surrounding roadways, such as SR 90 intersections
- Creating agreements and relationships with utility companies, including city water and wastewater and the private utilities that provide gas, electric, trash hauling, and communications to determine if those existing companies can provide services or if a private community-based utility company may be necessary
- Determining the criteria to determine who will be responsible for maintaining public grounds such as streets, parks, open space, and agriculture land, including the likelihood of establishing one or more Homeowners Associations
- The legal requirements and process of using public debt for infrastructure to ensure the development's residents pay for said infrastructure costs over time

Regarding the Open Space component, Mr. Reinbold mentioned several design steps that will be implemented, including:

- Trails throughout the property- often along wash corridors that must be preserved as part of the 404 Permit and also under SR 90 through seven existing box culverts that also serve as wildlife crossings;
- Reclaiming water to A+ status and storing it in retention "lakes" to provide irrigation with hopes of eventually producing more recycled water than pumping of ground water;
- Using the gas pipeline corridor as a cross-property trail
- Encouraging cycling across the property

Mr. Reinbold specifically mentioned that his property was classified as Mixed Use in the General Development Plan, as adopted by the City Council in February 2015, and that the preliminary submittal will be in compliance with the adopted Plan. Mr. Reinbold briefly explained the water recycling process, noting that Vigneto will be drawing from a 3rd level aquifer and recycling the water to an A+ standard. He mentioned that any water over and above irrigation needs would be recharged.

Mr. Reinbold closed his presentation by stating that he wants to add pride to the community and make this development authentic and pleasing, both to the future residents as well to the existing community.

Question and Answer Session

Total Number of Homes and Expected Parcel Sizes: Mr. Reinbold responded that the overall density calculates to 2.3 dwelling units per acre, which is approximately 28,000 homes, ranging from 2500 sq. ft. to parcels over 1 acre in size.

Gated Communities: Mr. Reinbold responded that communities would not be gated in the sense of walls and gates or gatekeeper, but would be controlled by an "arm" across the road where residents would swipe a passkey to raise the arm and guests would enter a code and would also likely have a photo taken of their license plate. This method is meant to restrict general traffic without building additional walls.

School District Considerations: Mr. Reinbold stated that the majority of the property is in St. David School District and that schools will be a priority as residential neighborhoods are built. He stated that El Dorado Benson is in discussions with St. David and will be better able to determine school needs, such as number of school, their location and grades served, as residential plans are created.

Water Usage: Mr. Reinbold confirmed that the state requires 100 year supply, which has already been granted, but he expects the development to use less than the amount allotted. He also reiterated the expectation of water recycling with the eventual goal of water recharge. Mr. Reinbold further stated that drainage flows would not change from the point of entry on the property to the point to exit off the property.

Location and Acreage of Vineyards: Mr. Reinbold responded that 50-100 acres total would be planted, including the entryway. He stated that vineyards would be planted as the property was developed and that orchards were also under consideration. He explained that they would like to hold a wine festival with the 30 area wineries and were also considering an amphitheater.

Home Owners Associations with the Property: Mr. Reinbold confirmed that there would be one overriding HOA for the entire property and likely subdivision-specific HOAs that would be tailored to the age and lifestyle the residents of that specific subdivision.

Up Coming Timeline: Mr. Reinbold explained that he hopes to have the Community Master Plan process completed by the end of summer, stating that engineering elements are being designed concurrently with hopes of completing engineering by the end of 2015. He explained that construction will hopefully start in early 2016, including entry features, a village center, a recreation center and possibly golf course features.

Housing Timeline and Builders: Mr. Reinbold confirmed that housing would not begin until at least 18 months after initial infrastructure construction, placing housing construction in late 2017 or early 2018. He stated that it was still undecided if El Dorado would be the home builder or if another homebuilder would be brought in.

General Development Plan Category: Mr. Reinbold stated the current category is Mixed Use. Michelle Johnson explained that the land was previously categorized as Commercial, Industrial, Medium Density Residential, and Open Space, which still exists.

Where to see El Dorado's other developments: Mr. Reinbold suggested visiting the city of Maricopa.

Marketing the development: Mr. Reinbold replied that the market will be international, both the US and Canada. He agreed that some of the new residents will commute to Tucson for employment, acknowledging that interstate repairs/improvements often follow development, but still lag for a good 10 years.

Medical Facilities: Mr. Reinbold confirmed that El Dorado has been in contact with the Benson Hospital. He further stated that the hospital is in the Request for Proposal process for a consultant to design a campus-style hospital complex on the Vigneto property, which they hope to have operational in 5 years.

Purchased Land from Whom: Mr. Reinbold replied that the land was purchased from two owners, Whetstone Development and National Bank of Arizona.

Interaction and Cooperation with the City: Mr. Reinbold agreed that El Dorado has received support and cooperation from the city and that El Dorado is also trying to help the city where needed.

Housing Cost: Mr. Reinbold estimate that individual housing will range from the upper 100s to the 500s. He explained that he desires a high quality of work on the construction aspect.

Water for 28,000 homes: Mr. Reinbold responded that multiple hydrologic studies have been performed on water quantity and quality to guarantee enough water to the property. He reiterated that recycling water will be a priority with the goal of eventually producing enough recycled water to recharge.

Vigneto means: Vineyard in Italian

Comparison to The Villages, Florida: Mr. Reinbold confirmed that several key people had visited The Villages and his opinion was The Villages had done everything right to develop a community that attracted residents. He admitted he was hoping to turn Vigneto into the West Coast Villages, using many of their ideas such as a golf cart routes and multiple recreation centers. He stated that Vigneto will only have 1-2 golf courses compared to The Villages, FL as well as other outdoor sports and that a resort area is also planned. Mr. Reinbold gave his opinion that the west coast offers benefits over Florida such as lower humidity and no bugs and he hopes to create a “Sedona of the South” to promote the San Pedro Valley and Southern Arizona.

The Citizen Review Session closed at 8:15pm.

PUBLIC HEARING REGARDING: Villages at Vigneto Preliminary Community Master Plan
April 7, 2015
7:00 P.M.
BENSON CITY HALL, 120 WEST SIXTH STREET, BENSON, AZ 85602

NAME	ADDRESS	PHONE
George Scott	168 E 4th St (SAEDG)	265-6058
Peter Moran	PO Box 661 St. David	586-4456
Anna Lands	6520 Cascabel Road	
Elna Otter	5819 N. Cascabel Rd	212-9736
Tricia Gerrodette	3327 Eagle Ridge Dr	378-4937
Pass BOB DAHLQUIST	114 S BUFFALO TRL BENSON	221-0557
Hope U. Diaz	992 S. Post Rd Benson	686-0490
E Kelly Sunagee	374 W Duane St Benson	586-9153
ANDREW ABERNATHY	621 S MESQUITE ST BENSON	586 3862
Matt Walton / Brad Fulk	AZGFD	520-628-5376
BARBARA Nunn	237 E. La Cuesta Dr	586 2287
DAVE THOMPSON	" "	586-2287

PUBLIC HEARING REGARDING: Villages at Vigneto Preliminary Community Master Plan
April 7, 2015
7:00 P.M.
BENSON CITY HALL, 120 WEST SIXTH STREET, BENSON, AZ 85602

NAME	ADDRESS	PHONE
JEFF Cook	147 N HUACHUCA BENSON	520-360-4856

PLANNING AND ZONING MINUTES
MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION
APRIL 7, 2015

1. CALL TO ORDER- Chair Cliff Deane called the meeting to order at 7:03pm.

2. PLEDGE- Chair Cliff Deane led the pledge.

3. ROLL CALL- Cliff Deane, Bob Baden, Randy Robichaud, Terry LaDuke, Jim Thelander and Debbie Braatz were present. A quorum was present.

4. CALL TO PUBLIC-There was no answer to the call.

5. APPROVAL OF MINUTES-
March 3, 2015
Commissioner Randy Robichaud motioned to approve the minutes. Commissioner Jim Thelander seconded. Motion passed 6-0.

6. OLD BUSINESS- There was no old business.

7. PUBLIC HEARING- The Villages at Vigneto Preliminary Community Master Plan
Chairman Cliff Deane opened the Public Hearing at 7:05pm

George Scott introduced himself, stating that he supports the El Dorado project. He mentioned that additional homes and new businesses that will bring economic benefit to the entire community. He stated that all presentations and renderings he has seen have been of high quality and show the amount of work El Dorado has put into the project. He encouraged the Commission to recommend approval to the City Council.

Peter Moran introduced himself as a resident located downslope from the proposed development. He stated his concerns that additional hardscape due to development would increase the runoff in the direction of his property. He suggested the City hire an independent consultant/engineer to review drainage plans, paid for by the developer. He further questioned if an environmental impact study had been performed and asked for assurances that staff will monitor plan implementation. Mr. Moran concluded by asking the Commission to delay their recommendation until issues could be studied further.

Anna Lands introduced herself as a member of the Cascabel Conservation Association and read a letter on behalf of the chairman Norm (Mick) Meader. The CCA is a stewardship organization for the Middle San Pedro Watershed. The letter addressed the concerns of the Cascabel community regarding the development's effect on downstream water and future water availability. It was suggested that additional hydrological studies be performed. Specific concerns included: the rate of water table subsidence, a request for a water model to estimate effects along the San Pedro River including a deep water drawdown and aquifer connection through the clay layers, protection of the riparian areas

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along the river and Bureau of Reclamation status of the River and how the development may impact Bureau needs.

Elna Otter introduced herself as a Cascabel resident with concerns about water usage and future water availability. She cited several points from Hopkins et al (2014) including: the four types of aquifers in the Benson area and the current use of each type, the movement of water between aquifer types, and the age of the water in each aquifer type. Ms. Otter also referenced several water models of the area, one by Hopkins et al (2014) and a prior MODFLOW model by Goode and Maddock (2000). Ms. Otter's conclusions included that water replenishment rates are slow, if ever, so withdrawal must be significantly regulated.

Tricia Gerrodette introduced herself, stating she had read the Preliminary Community Master Plan document and had concerns about multiple aspects that were not addressed in the document. She noted that the document does not reference Fort Huachuca and she questioned if Fort Huachuca had been informed of the proposal, particularly in reference to their test range limits. She further questioned the water impacts on Kartcher Caverns and the St. David Cienga, which is part of the San Pedro River National Conservation Area (SPRNCA). Ms. Gerrodette then asked if and how St. David school district had been consulted as the vast majority of the property lies in their district. She suggested that it would be courtesy of the city to contact the school district rather than impose a large development on them. She questioned if Game and Fish had been involved with the project. Ms. Gerrodette further questioned why a town with western and railroad history would approve an Italian themed development rather than building on the heritage of the area. Lastly, she reminded the Commission that increasing the number of homes could always occur in the future, incrementally as development occurs, but allowing a set number of homes from the get-go does not allow the city to reduce the number in the future.

Mr. Bob Dalquist passed.

Mr. Lupe Diaz introduced himself as a local pastor as well as the Chamber President. He stated that he has spoken with the developers and they were able to answer questions for him that were similar to the questions that were raised tonight. He stated his hopes that the development will bring people to the area to enjoy the lifestyle and sights that are offered in Benson. He noted the decreasing population of Cochise County (per Dr. Carreira of Cochise College Center for Economic Research) and the need for economic growth to keep and attract residents to the area. Mr. Diaz agreed that water usage and availability is of concern but that it is the residents' responsibility to make sure water issues are being addressed in order to support the project. Mr. Diaz suggested that the community try to appreciate the efforts of those who are trying to bring a new prosperity to Benson. He encouraged the Commission to recommend approval to City Council, noting that it should not be a flash decision and that questions will continue to be answered as the project moves through other levels.

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Kathy Suagee introduced herself, noting that an informal meeting had been held at Denny's on Thursday, April 2, 2015 to discuss the proposal. She addressed several points that were discussed at that meeting, specifically: concern about drainage/runoff on the eastern side of the property and the lack of assurance for any eastern slope property owners; significantly increased traffic on SR 90 and I-10, potential road deterioration and the need to improve Post Road for an 80/90 thoroughfare; maintaining dark skies with so many new homes; providing amenities for children and integration with the schools; and lastly questioning if true economic benefits would come to "Old Benson" if the new development provides the goods and services needed by the new residents are all provided within the development. Ms. Suagee also expressed her concern that the document had not been made available to the public.

Mr. Andrew Abernathy introduced himself as a professional urban planner who initially had concerns about the proposal, particularly in light of the property's history. He stressed that while the concerns he has heard are grounded and of value, the preliminary phase of a community master plan does not answer to the level of detail that is often requested. He noted that questions will continue to be answered as the proposal moves through the process and that as a professional, he applauds the work that El Dorado has performed. Mr. Abernathy encouraged the Commission to recommend approval of the project to City Council.

Mr. Matt Walton and Brad Fulk from Arizona Game and Fish introduced themselves, noting they were not in attendance to impose their department's will over the project. Mr. Walton acknowledged they had recently received the preliminary community master plan document and were in the process of reviewing it for habitat and wildlife concerns, especially in light of intermingled agriculture areas, and for wildlife corridors. He stated that the Department would like to offer their assistance to the City to discuss potential issues and offer suggestions. He offered the example of Easter Mountain Ranch (located in the J-6 area), stating that he has been working with both the County and the property owners on that project. Mr. Walton stated that the El Dorado property could offer significant access to the National Forest and state land and he would like to help maintain or increase access as development occurs because so few access points exist now. He noted that economic benefits can come from access to public lands, often in the form of sportsmen. Mr. Walton closed by reiterating the offer to assist and advise the City.

Ms. Barbara Nunn introduced herself, stating she was the meeting referenced earlier by Kathy Suagee, though her participation was as a private citizen and not as a representative of the Economic Development Committee. She expressed her opinion that the proposal is an opportunity to help the town and that Benson needs this project. She asked the Commission to support the project and vote to recommend the project to Council.

Mr. Dave Thompson introduced himself as a resident and business owner who is in favor of the development, stating it will bring people, goods and services to the area as it provides a basis for Benson to grow. He stated that additional amenities for kids will be provided, such as a theater. Mr. Thompson stated that both experts and so-called experts

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had spoken and that many people do not have the facts. He noted that El Dorado Benson held several open houses to provide information and will even take individuals on tours of the property if requested. Mr. Thompson acknowledged that while he is not a geologist or hydrologist, El Dorado representatives had answered his questions about water. He concluded by stating that may of the statements made had been incorrect.

Mr. Jeff Cook introduced himself, stating that water was his initial concern when he heard about the proposed development so he began his own research into aquifers. He stated he found an AZ Department of Water Resources water availability report which discussed the alluvial deposits and water basins. He stated that while Benson is on the same water as Kartchner Caverns, a clay layer separates that water from the water feeding the San Pedro River. Mr. Cook commented that Vigneto already has a water adequacy permit and will be using an aquifer separate from the San Pedro River as well as separate from Sierra Vista and Fort Huachuca. He expressed his opinion that the Vigneto proposal is preferable to the prior Whetstone Ranch proposal. He lastly suggested that the City and developer should avoid direct waste water injection

The Public Hearing closed at 7:49 pm.

8. NEW BUSINESS- <u>The Villages at Vigneto Preliminary Community Master Plan</u>
Chairman Cliff Deane invited the representatives of El Dorado Benson to speak.

Mr. Mike Reinbold, President of El Dorado Benson, LLC introduced himself, noting that he would attempt to respond to some of the issues raised during the public hearing, noting that such public involvement is part of the process. Regarding the sentiment that the development process has been rushed, he explained that that property has been within city limits for some 23 years and has had city zoning for those 23 yrs that would allow significantly more housing, upwards of 60,000 units, which is much greater than what is proposed. He explained that the Community Master Plan is a process, not a zoning instrument, to act as a guide to implement zoning and development rights over the course of time. He noted the preliminary plan establishes concepts and is in compliance with the recently adopted General Development Plan. He further explained that El Dorado already has 1.5 – 2 years involvement with the property.

Mr. Reinbold noted that he wants the development to be conducive to the neighborhood and Benson as something that will add value. He stated that his prior experience in small towns shows that development often brings up the value in the community, allowing money to be reinvested into the original community. Mr. Reinbold acknowledged that he grew up on a town that deteriorated and he believes that the development's economic impacts will only help Benson.

In response to concerns about jobs, Mr. Reinbold stated that jobs come in many forms, from the construction jobs to the need for more professionals and non-professionals as the population grows. He used the hospital as an example, stating that the hospital hopes to develop a campus-style health center which will reduce to need to travel to Tucson for services.

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Regarding wildlife and habitat concerns, Mr. Reinbold confirmed that the 404 permit issued several years ago took the same issues into consideration as preserved washes were being delineated. In regard to access to National Forest and state lands, Mr. Reinbold stated that unimproved roads constitute a liability so the goal is to have full service roads leading to those locations.

In response to concerns about drainage, Mr. Reinbold stated that law prevents them from increasing the amount of discharge- that post-development discharge to the east side cannot exceed the current pre-development discharge rates. He noted that there will be various control methods, but total discharge cannot increase. In relation to water usage, Mr. Reinbold confirmed that the City is the official water provider, stating that the Arizona Department of Water Resources has already issued the entire City an allocation of approximately 13,000 acre feet, of which 9200 acre feet is allocated to the Vigneto property. With 28,000 housing units, reduced from the possible 60,000, Mr. Reinbold stated that expected water usage is only 62% of those 9200 acre feet. He noted that El Dorado Benson is reducing both density and water usage by choice and that they also want to implement water recharge methods, such as lakes and marshes for natural filtration. Mr. Reinbold stated that waste water would be treated to A+ quality, which is both swim-able and drinkable if people could psychologically accept it. He further stated that the lakes within the development are actually recharge holding basins whose water will be used for irrigation purposes, therefore functioning as both a landscape feature and serving a water treatment purpose. Mr. Reinbold noted his expectation that eventually the development will produce more effluent than is used by irrigation so the excess will be leached into the soil for recharge.

Regarding the involvement of the school districts, Mr. Reinbold confirmed that El Dorado Benson has been in contact with both districts and expects the development to have multiple schools, commensurate with the number of families living there. He stated that the Benson district is in need of another school site and will use land within the Benson School District boundary on the Vigneto boundary. Mr. Reinbold stated that discussions are continuing with St. David School District as final plans are established. Mr. Reinbold also acknowledged that discussions are also occurring with the Fire and Police Departments to determine their needs as the development proceeds.

Regarding the community master plan process, Mr. Reinbold stated that it is an elective process that El Dorado Benson chose to undergo. He stated that the process is not required and El Dorado could have simply submitted multiple subdivision plats. He commented that the CMP document provides continuity for both the city and the developers over the long term regarding infrastructure and housing so that individual subdivisions and areas do not become incompatible.

Mr. Reinbold acknowledged that he likes the existing dark skies on the property and expects to keep lighting minimal, with lighting concentrated at major intersections for safety. The remainder of the property will be relatively low level lighting that is shielded.

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In response to concerns about travel between SR 80 and SR 90, Mr. Reinbold confirmed that Post Road will be realigned and built, though cooperation with other agencies and owners will be needed for full connectivity.

Acknowledging the many concerns about water, Mr. Reinbold stated that the comments will be taken under advisement and that he will have their hydrology experts look into the concerns brought forth.

Mr. Reinbold stated that his goals for the development include making sure the amenities that make a community, such as schools, shopping, and play aread, are present because those are the things that make people want to live there. He stated his desire to have people want to visit Southern Arizona because there is so much to do, commenting that Benson could be the Sedona of the South without the red rocks.

Regarding the Tuscan theme, Mr. Reinbold noted that while Benson does have a Western and railroad heritage, the landscape is similar to Tuscany and the growing wine industry in the region lends itself to the Tuscan theme. Mr. Reinbold explained the details of the village core, which is expected to contain an entertainment complex, restaurants, coffee shops and boutiques. He stated that the development does not want a strip mall feel with parking lots, but rather a pleasant view of a lake.

Mr. Reinbold explained that the travel within the development will include a "golf cart highway" for carts, bikes, walking or running as well as multiple trails along the permitted 404 washes. He noted that their plan exceeds the City's open space requirements with approximately 2500 total acres left open throughout the development. To encourage views, enjoy the open space and encourage interaction between people, Mr. Reinbold stated that El Dorado will minimize walls.

Mr. Reinbold concluded by reiterating that the community master plan process is elective and creates a roadmap for the future benefit of the City and El Dorado. He noted that the process could be terminated and subdivision plats submitted without a long term, overall plan for the entire area. Mr. Reinbold finished by stating he desires a sustainable number of units to create a community.

Commissioner Terry LaDuke asked how many people are expected per housing unit, noting his concerns about water consumption. Mr. Reinbold responded that with a mix of traditional housing and active adult, the number of people per unit averages to 2.5, each of whom is assumed to use 80 gallons of water per day. He stated that 325,000 gallons is one acre foot, the development has 9200 acre feet and they expect to use only 62% of that allocation. Commissioner Terry LaDuke commented that he has had personal experience with private well levels dropping so he remains concerned about the amount of water being pumped out of the aquifer.

Commissioner Debbie Braatz stated that she was also concerned about water and had initially been planning to motion to table to the item due to the many questions and concerns. However, she explained that this is only a preliminary plan so some questions

could not yet be answered. She encouraged citizens to stay involved, not complaining, but doing their own reading, research and asking questions. She commented that the developers are open to questions and that she personally expects to continue to ask them questions as the process continues.

Commissioner Jim Thelander stated that many people did not seem to be aware of the entire process of a community master plan. He stated that water allocations had been approved by the state years ago, but the new issues are the developers and the fact that they expect to use a smaller proportion of their allocation. He acknowledged that he was unaware of the ADWR process to allocate water and that it was out of Benson's hands because the developers already knew how much water they could expect to receive and still chose to reduce density and water usage.

Chairman Cliff Deane noted that Mike Reinbold had stated he would be willing to answer questions, particularly about water usage, so Chairman Deane suggested that the public submit questions to Planner Michelle Johnson who would pass them along to El Dorado Benson.

Commissioner Bob Baden acknowledged that he took a tour of the property because as a property owner off SR 80, he was also concerned about drainage issues, especially in light of flooding of the past summer. As the wash designations have already been determined and as state law prohibits increased run off, Commissioner Baden suggested that perhaps some research and contact with the US Army Corps of Engineers was warranted to help understand the process and the conclusion. He commented that the area does have great views and he appreciates the no-wall concept to maintain the views. He further commented that he would like to see Benson grow, especially as so many businesses are closing. Commissioner Baden stated his opinion that the developers have been honest and open, providing him a very detailed explanation of washes and drainage and setbacks, and that overall he believes the development would be good for Benson.

Vice Chair Randy Robichaud voiced a list of comments about the project including: the fact that water allocations had designated years ago when a development by Pulte Homes was being considered; the fact that El Dorado Benson was communicating with the schools and hospitals and the hospital in particular needs growth to help maintain itself; his opinion that El Dorado would likely want to keep runoff on their own property since it could be used for their lakes, so they are unlikely to increase runoff toward St. David and state law makes it a moot point anyway; the expectation that the development will bring additional funds to the city through taxes, building permits and new resident spending; the support of professional planner Andrew Abernathy; the ability of Game and Fish to provide assistance for the benefit of the city and the developers; and lastly the nearly equal support / opposition of the audience. Commissioner Robichaud did request that the developers consider turning the old railroad bed into a trail under the Rails to Trails program.

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Chairman Cliff Deane asked if anyone had any more comments. Commissioners Debbie Braatz and Terry LaDuke did not have additional comments. Commissioner Jim Thelander commented that in his 50 years in Benson, he has seen many developers and subdivisions come and go and this proposal is the first time it's not just a proposal for a bunch of lots. Commissioner Thelander stated this is the best proposal that's come to town in his 50 years. Commissioner Bob Baden noted there used to be more access to the Whetstone Mountain and suggested the developers provide additional access to the forest and state lands. Vice Chair Randy Robichaud suggested that people wanting more information about El Dorado view the El Dorado website to see what they have built in the past.

Vice Chair Randy Robichaud motioned to recommend approval of the Preliminary Community Master Plan, as presented, to City Council. Commissioner Jim Thelander seconded. There was no further discussion and motion passed 6-0.

Vice Chair Randy Robichaud motioned to table the work session. Commissioner Bob Baden seconded. Motion passed 6-0.

Vice Chair Randy Robichaud motioned to adjourn. Commissioner Jim Thelander seconded. Motion passed 6-0 and the meeting adjourned at 8:33pm.

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