

# TOWN OF TUSAYAN

P.O. BOX 709~~TUSAYAN, AZ 86023~~PHONE: (928) 638-9909

## ZONE CHANGE APPLICATION

### APPLICANT

Name Stilo Development Group USA, LP

**Mailing** Address 7610 East McDonald Drive, Suite L;  
Scottsdale, AZ 85250

Contact Person Tom De Paolo / Manjula M. Vaz  
(480) 991-7930 /  
Phone (602) 256-4461 Fax (602) 256-4475

Email tdmedallion@qwestoffice.net / mvaz@gblaw.com

### PROPERTY INFORMATION

Assessor's Parcel # 502-17-001-P, 502-17-002-K and 502-17-005

Subdivision HES 401

Unit # NA Lot # 1P, 2K and 5

Address/Location Southeast corner of Coyote Lane and  
Highway 64

Existing Zoning RM/10A and CG-10,000

Existing Land Use Recreational vehicle park and commercial

Parcel Size Approximately 19.3 acres

### ZONE CHANGE REQUEST

Proposed Zoning Planned Community

Please provide a brief description of the request.

Zone change to allow a mixed-use development  
with hospitality, retail, restaurant, residential,  
entertainment attractions, educational, public  
amenities and community park/open space uses

### SUBMITTAL CHECKLIST

Pre-application meeting with a staff planner of the Town of Tusayan.

A citizen participation plan. (*See reverse*)

A non-refundable filing fee. (*See reverse*)

A *typewritten* narrative describing the request and conformance to the findings for a zone change. (*See reverse*)

A *typewritten* list of names and addresses of all property owners within 300 feet of subject property.

Fifteen copies of the proposed site plan--*scaled and dimensioned*--detailing property boundaries; existing improvements and uses; and proposed improvements and uses.

All materials must be folded to fit in a legal-size file (8"x13") and labeled so that the applicant's name and project location are visible.

### CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Town of Tusayan staff access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

#### Signature of Applicant

See enclosed property owner  
authorization letter \_\_\_\_\_ Date 08/01/2011

#### Signature of Property Owner (if not the applicant)

See enclosed property owner  
authorization letter \_\_\_\_\_ Date 08/01/2011

### OFFICE USE ONLY

Received By \_\_\_\_\_ Date \_\_\_\_\_

Receipt # \_\_\_\_\_ Fee \_\_\_\_\_

Case # \_\_\_\_\_

Related Cases \_\_\_\_\_

### COMMISSION ACTION

Approved with Conditions (*see attachments*)  Denied

Resolution # \_\_\_\_\_ Date \_\_\_\_\_

### COUNCIL ACTION

Approved with Conditions (*see attachments*)  Denied

Ordinance # \_\_\_\_\_ Date \_\_\_\_\_

# **CAMPER VILLAGE**

## **APPLICANT'S NARRATIVE REPORT**

### **PLANNED COMMUNITY DISTRICT ZONING SUBMITTAL**

**TOWN OF TUSAYAN, ARIZONA  
ORIGINAL SUBMITTAL: AUGUST 1, 2011**

Prepared By:  
GAMMAGE & BURNHAM P.L.C.  
TWO NORTH CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, ARIZONA 85004  
TELEPHONE: 602.256.0566  
FAX: 602.256.4475

And

DESIGN WORKSHOP  
120 MAIN STREET  
ASPEN, COLORADO 81611  
TELEPHONE: 970.925.8354

Prepared For:  
STILO DEVELOPMENT GROUP USA, LP  
7610 EAST MCDONALD DRIVE, SUITE L  
SCOTTSDALE, ARIZONA 85250

## TABLE OF CONTENTS

### PART ONE

A. Introduction.....	1
1. Stilo’s Development Proposal.....	1
2. Camper Village Zoning Application.....	2
B. Ownership and Legal Description .....	3
C. Applicant and Development Team .....	3
D. Location Context.....	4
E. Vision Statement.....	4
F. Planned Community Plan Goals .....	4
G. Tusayan Area Plan & Design Review Overlay Conformance Analysis.....	4
H. Existing Site Conditions .....	10
1. Existing Zoning .....	10
2. Existing Land Use and Adjacent Uses.....	10
3. Existing Utilities (water, sewer, electric).....	10
4. Schools.....	10
5. Other Community Services.....	11
6. Inventory of Existing Vegetation.....	11
7. Wildlife .....	11
8. Topography .....	11
9. Regional Drainage .....	11
10. Hydrology and Groundwater .....	12
11. Soils .....	12
12. Regional and Local Access / Circulation.....	12
13. Airport.....	12

### PART TWO – PLANNED COMMUNITY DISTRICT

I. Framework for the Planned Community District.....	13
A. Planning Framework for the Planned Community District .....	13
1. Purpose and Applicability of Adopted Planned Community District .....	13
2. PCD’s Relationship to the Tusayan Zoning Ordinance .....	13
3. PCD’s Relationship to the Tusayan Area Plan & Design Review Overlay.....	13

4. PCD’s Relationship to the Zoning / Land Use District Map .....	13
B. Administrative Framework for the Planned Community District .....	14
1. Definitions.....	14
2. Exhibits and Appendices.....	18
3. Amendments .....	18
II. Community Land Use Plan.....	19
A. Community Description.....	19
B. Proposed Land Use District & Zoning Overlay.....	20
C. Permitted Uses .....	20
D. Development Standards .....	24
E. Town of Tusayan Zoning Ordinance Development Standards.....	25
F. Design Guidelines .....	26
G. Landscape Architecture .....	26
H. Access and Circulation .....	27
I. Drainage / Stormwater Management .....	28
III. Water and Wastewater .....	28
A. Water .....	28
B. Wastewater.....	28
IV. Law Enforcement and Fire Protection.....	28
A. Law Enforcement.....	28
B. Fire Protection.....	29
V. Phasing .....	29
VI. Citizen Participation Plan .....	29
VII. Conclusion.....	29

**EXHIBITS**

- EXHIBIT 1: Property Owner Authorization Letter
- EXHIBIT 2: Regional Vicinity Map

- EXHIBIT 3: Local Vicinity Map
- EXHIBIT 4: Conceptual Temporary Housing Site Plan
- EXHIBIT 5: Aerial Photograph of Site and Property Ownership Map
- EXHIBIT 6: Conceptual Land Use Plan and Land Use Data Table
- EXHIBIT 7: Conceptual Open Space Plan
- EXHIBIT 8: Conceptual Development Reference Images
- EXHIBIT 9: Citizen Participation Plan
- EXHIBIT 10: Preliminary Citizen Participation Report
- EXHIBIT 11: Site Analysis

## **TABLES**

- TABLE 1: Camper Village PCD Development Standards

Note: Plans are conceptual illustrations reflecting the intent of the development plan rather than the final design.

## PART ONE

### **A. Introduction**

#### **1. Stilo's Development Proposal**

**Stilo Development Group USA, LP (the "Applicant")** currently owns or is a partner in the ownership of three properties within and around the Town of Tusayan. Each of these properties has unique characteristics and a distinct land plan which when viewed together complement and complete the area's vision as a world-class gateway community to the Grand Canyon National Park. The Town is surrounded by the public lands of the Kaibab National Forest and has very limited available property within its 143-acre "developed" border. The Tusayan Area Plan stresses the need for the acquisition of additional private lands to help the community realize its goals and objectives

The development proposals for the three properties contain necessary resident services including for-sale or rental residential housing, multi family apartments, condominiums, townhouses, neighborhood and village retail facilities and services. In addition, the proposal includes exceptional visitor amenities that will help grow and sustain the Town of Tusayan with a strong retail tax base by extending the length of stay and helping to offset the seasonality of visitation patterns. Amenities include a Native American Cultural Center and interpretative campus, a broader range of overnight accommodations, dude ranch, spa, conference center, neighborhood and visitor retail shops and services and office space for both medical and administrative uses. While each property within this development proposal has its own unique uses and characteristics, the intent of these applications is that the properties taken together form a complete master development plan with uses that are intended to complement and serve each other.

The three properties which form this master plan of development are:

- Camper Village – located within the Town's municipal boundaries, approximately 19.3 acres located at the southeast corner of Coyote Lane and Highway 64;
- Kotzin Ranch – located within the Town's municipal boundaries, approximately 160 acres located approximately one-tenth of a mile from Tusayan's developed western boundary; and,
- TenX Ranch – located in Coconino County, outside of the Town's municipal boundaries, approximately 194.6 acres located approximately 2.8 miles from Tusayan's developed eastern boundary

Camper Village, located in the heart of Tusayan, will be a mixed-use, convenient and active world class destination development that strengthens the image of Tusayan as a gateway to Grand Canyon National Park. It is envisioned as a lively, dynamic and interesting place to live, work, stay, shop, eat and play that will meet the needs of both area residents and visitors coming to the Grand Canyon for shorter duration stays. In essence, it is the downtown district of Tusayan. Proposed uses for Camper Village include, among others, lodging, professional and administrative offices, apartments, condominiums, live-work units, timeshares, grocery and drug

stores, an assortment of food, beverage and entertainment options, postal services and salons Camper Village will serve as a location for some of the Town's public and community services, such as a potential town hall, police station, library and other public services.

Integral to the design of Camper Village, will be a pedestrian based layout developed around a strong central core of functions which seeks to create linkages to existing community entities. The proposed architectural design will include a mix of local vernacular architectural styles, the incorporation of native materials and landscaping, and the use of reclaimed water as an organizing element of the development plan. Cues and traces of natural, historical, and cultural indigenous elements and symbols will serve to inform, educate and enhance the experience at Camper Village. While an architectural theme for Camper Village has not yet been selected, the following themes are being considered: Grand Canyon architecture; Arizona's early mining history; frontier architecture; and, combinations or variations of the noted themes.

Kotzin Ranch is envisioned as a mixed-use development consisting of commercial, cultural, entertainment and residential uses intended to appeal to both local residents and visitors. The property is ideally located for facilities intended to attract and extend the length of stay for the millions of visitors who come to Grand Canyon National Park each year. Uses envisioned for Kotzin Ranch include a Native American cultural campus and cultural park, a unique and pedestrian-oriented retail village, a broad mix of lodging units, a neighborhood commercial shopping center and an expansive range of housing choices, including detached houses, townhouses, apartments and condominiums, within walking distance of nearby employment uses, shops, restaurants and the surrounding Kaibab National Forest.

The educational campus will interpret the natural sciences of the area and will be an innovative and thoughtful venue utilizing modern technologies to introduce and immerse the visitor to the regions unique geology, hydrology, flora, fauna, night sky and other natural sciences of the Plateau.

TenX Ranch ("TenX") is envisioned primarily as a residential community offering a range of ownership and rental housing opportunities. Ten X is a peaceful and rustic mountain environment ideal for a primary residence, place of retirement or vacation home. Home sites at TenX will be designed to maintain privacy and to showcase nature's own natural splendor with bold views of the surrounding mountains, forest and meadows. TenX will provide the perfect environment for endless afternoons of hiking, hunting and exploration. Commercial services oriented towards residents and limited lodging opportunities for visitors desiring a secluded resort environment are also envisioned for TenX.

## **2. Camper Village Zoning Application**

The Applicant is proposing to develop approximately 19.3 acres located is located in central Tusayan, just east of Highway 64. The Applicant is submitting this zoning application as part of the Applicant's application for the development of the Site (the "Application"). Specifically, this zoning amendment request is to rezone the Site from the RM/10A and CG-10,000 zoning districts to the Planned Community zoning district ("PCD"). The PCD allows

multiple land uses through a coordinated and comprehensive planning effort that offers flexibility for creating unique and high-quality developments.

The project, known as Camper Village, is a mixed use development with hospitality, retail, restaurant, residential, entertainment attractions, educational, public amenities and community park/open space uses that will serve the needs of Tusayan residents and park visitors. The intent of the development proposal is to create a vibrant downtown district for Tusayan. Subject to further discussions with the Town, some of the proposed retail space at Camper Village may be used to accommodate future Town uses that may include a community library, a potential town community center, a police substation, a town hall space or other public uses deemed to be consistent with a downtown district environment.

Camper Village will be designed to address the vision established by the planning efforts that have preceded it. These planning efforts include the Tusayan Area Plan, Tusayan Design Review Overlay, the Grand Canyon National Park General Management Plan and the U.S. Forest Service's Kaibab National Forest Plan. As detailed in this document, the Camper Village development plan is in conformance with both the Tusayan Area Plan and Tusayan Design Review Overlay.

As a high-quality mixed use development, Camper Village will emphasize aesthetic quality, environmental sustainability and site design requirements. For Tusayan, Camper Village represents an opportunity to provide needed commercial, hospitality and retail uses along with an opportunity for additional temporary housing. For Tusayan, Camper Village represents a unique opportunity to create a high-quality downtown district that will foster a greater sense of community and enhance quality of life.

#### **B. Ownership and Legal Description**

Logan-Luca and Tusayan Ventures LLC are the respective owners of the parcels comprising the Site. See **Exhibit 1** for a letter authorizing the processing of this zoning application and a legal description of the property.

#### **C. Applicant and Development Team**

The applicant for the Camper Village development proposal and zoning application is Stilo Development Group USA. Stilo's legal representative is Gammage & Burnham P.L.C., including but not limited to the following individuals: Grady Gammage, Jr., Manjula M. Vaz and Rob Lane. Design Workshop, including but not limited to the following individuals, is providing site and landscape architectural design services for Kotzin Ranch: Kurt Culbertson and Suzanne Richman. Vantage Resources, including but not limited to the following individuals: Troy Peterson and Shawn Whitmer, has provided preliminary costs and alternatives for the installation of water, wastewater, roadway and dry utility infrastructure to serve Kotzin Ranch. Montgomery Associates, including, but not limited to the following individuals: Errol Montgomery and William Victor, provided hydro-geological services; and Garry Hayes, Esq. provided legal advice related to water law and infrastructure.

#### **D. Location Context**

The Grand Canyon is a spectacular and unique natural treasure. In recognition of the Canyon's value to humanity, the Grand Canyon (the "Canyon") has been formally proclaimed by the United Nations as a World Heritage site. As the crown jewel of the U.S. National Park System, Grand Canyon National Park ("GCNP") attracts millions of visitors on an annual basis. Located just south of the South Entrance Station to the Canyon's South Rim, Tusayan is the principal gateway to the Canyon. As the principal gateway to the Canyon, Tusayan serves a vital role in providing goods, services and information to tourists and visitors. The Camper Village site is approximately 19 acres in size and is located in central Tusayan, just east of Highway 64. See **Exhibits 2** and **3** for regional and local vicinity maps.

#### **E. Vision Statement**

To provide a high-quality mixed-use development consisting of hospitality, retail, restaurant, residential, entertainment attraction, educational, public and community park/open space uses that will foster the development of a vibrant downtown district for Tusayan.

#### **F. Planned Community District Goals**

In general, the primary goal for Camper Village is to provide hospitality, retail, restaurant, entertainment attraction, educational, public and community park/open space uses within a vibrant downtown district environment that will serve the needs of Tusayan residents and employees, as well as the needs of Grand Canyon visitors and Kaibab National Forest users. Specifically, the goals for Camper Village are:

- To provide a high-quality downtown district for Tusayan that will foster a stronger sense of community and place;
- To provide quality and needed hospitality, retail, restaurant, entertainment attraction, educational, public and community park/open space uses;
- To provide an aesthetically pleasing development that will fit the surrounding natural environment through the use of appropriate architectural styles and native landscaping; and,
- To create a model mixed-use development that will protect existing natural resources by encouraging the use of responsible technology to manage water, wastewater and solid waste and by encouraging the use of active and passive solar power.

#### **G. Tusayan Area Plan & Design Review Overlay Conformance Analysis**

The Camper Village development proposal has been prepared in careful consideration of the Tusayan Area Plan (the "TAP").

The TAP establishes goals and policies pertaining to infrastructure, housing, community, public safety, transportation, tourism, natural resources and environmental quality, land use, and

regional planning / intergovernmental cooperation. The TAP also includes a Design Review Overlay (the “DRO”) to ensure that the Town’s desired aesthetic quality is achieved.

The Camper Village development proposal embraces the vision and goals of the TAP. The conformance of the development proposal with each TAP section and the DRO is addressed below.

### **Infrastructure Section**

The TAP infrastructure section establishes goals and polices related to water, wastewater, utilities and solid waste. As discussed below, the development proposal is in conformance with the goals and policies of the infrastructure section.

#### Water

To ensure an adequate water supply at Camper Village:

- Camper Village is currently served by Tusayan Water Development Association (the “TWDA”). This Application envisions that TWDA will continue to serve the Site.
- Alternatively, if, TWDA ceases to be an option, water will be obtained from existing distribution sources in Tusayan. Water resources will be deployed in a manner that ensures sufficient supply is available for domestic use and fire protection at all times; and,
- Water conservation measures, such as the use of reclaimed water for non-potable uses, low flow plumbing fixtures and drought-tolerant landscaping, will be incorporated into the development, minimally, in accordance with the requirements of the Tusayan Area Plan.

#### Wastewater

To ensure Camper Village has access to adequate wastewater facilities:

- Camper Village is within the South Grand Canyon Sanitary District (SGCSD).
- Where practicable all land uses will utilize reclaimed wastewater for non-potable uses, such as toilet flushing, landscape irrigation and fire protection minimally, in accordance with the requirements of the Tusayan Area Plan;
- Pursuant to the Tusayan Area Plan (“TAP”), developer(s) will pay their fair share for reclaimed water storage and distribution system facilities and,
- All applicable local, state and federal policies, rules and regulations will be satisfied.

#### Utilities

Infrastructure improvements required to accommodate utility services (e.g. electric, telephone,) at Camper Village will be developed in a manner that does not cause a significant adverse impact either the environment or the existing utility services. The use of energy conservation measures will be encouraged throughout the development.

### Solid Waste

While solid waste policies specified by the TAP are not generally applicable to individual development proposals, recycling will be strongly encouraged at Camper Village to reduce the flow of solid waste into regional landfills.

### **Housing Section**

Housing is a priority for the Town and for this Application. The TAP housing section prioritizes the provision of adequate and affordable housing opportunities for existing and future employees in Tusayan. This section encourages new development to provide employee housing in proximity to employment uses. This development proposal is in conformance with the priorities and policies set forth by the housing section.

With a variety of primarily retail and commercial opportunities, as well as public amenities, Camper Village is envisioned as a retail/commercial/downtown destination for Tusayan. It is envisioned that up to a combined total of 100 apartments, condominiums and live-work units may also be provided at Camper Village. In addition, until an equivalent amount of residential housing becomes available at either TenX Ranch or Kotzin Ranch, this Application proposes to temporarily allow up to a combined total of 15 manufactured, mobile, modular and park model homes at Camper Village. Subsequent to the approval of this Application, the Applicant intends to provide temporary housing at Camper Village in an expedient manner. It is envisioned that the temporary housing will remain at the Site for a period of two to three years. The placement of temporary housing at Camper Village will generally conform to the locations of the proposed modular home sites shown on the enclosed conceptual site plan titled "Grand Canyon Camper Village" and dated May 7, 2009. See **Exhibit 4** for the conceptual temporary housing site plan.

All buildings at Camper Village will be designed to reflect the unique character and natural setting of the surrounding area.

### **Community Section**

The TAP community section establishes goals for retaining a sense of community, setting aside land for future community uses, and encouraging a sense of community between the Town and new development. The development proposal is in conformance with all goals of the community section. The intent of the development proposal is to provide a high-quality downtown district for the Town that will foster both a stronger sense of community and place. To serve the community, the Applicant will provide space within one of the retail buildings at the Site for community/public uses. The community space may accommodate a community library, a town community center, a police substation, a town hall space or other public uses deemed to be consistent with a downtown district environment.

In addition, the Site will include a community park/open space area with recreational amenities, such as playing fields, picnic structures and trails.

## **Public Safety Section**

The development proposal is designed with the protection of the public health, safety and welfare strongly in mind. For example, multiple access routes are provided to Camper Village. On-site and off-site streets will be designed to accommodate emergency vehicle access. All buildings on the Site will be sprinklered for fire protection. As we proceed through the site plan process, the Applicant intends to incorporate Crime Prevention through Environmental Design (CPTED) principles into the project's design to ensure that a safe environment will be provided.

## **Transportation Section**

The development proposal's transportation system will be designed with safety, efficiency and convenience in mind. The multi-modal transportation system will be designed to promote reduced energy consumption.

The development proposal includes the improvement of existing access easements extending to Camper Village from Highway 64. These improvements will be constructed at the developer's expense. The Camper Village access improvements will be coordinated with the Arizona Department of Transportation (ADOT) improvements for Highway 64.

Prior to the first phase of development, the Applicant will give the Town a traffic impact study which will = determine the vehicular traffic impact of the proposed new Camper Village development on existing and planned roadways and, recommend measures for mitigating traffic impacts. ,

To promote multi-modal transportation, the development of the Site will include improvements, such as designated pedestrian crossings, sidewalks and walking trails, to allow safe pedestrian movements. A shuttle drop off location and parking spaces for buses will be provided on the Site.

To ensure ample parking, multiple parking structures and on-street spaces will be provided at Camper Village. Seasonal surface parking spaces and an area staging lot may also be provided within the community park/open space area planned for the Site at times when the water level in the Coconino Wash is low. The parking infrastructure will be designed to provide accessible spaces and, where practical, provide environmentally appropriate landscaping.

To attract and direct vehicular traffic from Highway 64 to the Site, the Applicant intends to install monument signage identifying Camper Village and install landscaping improvements along Highway 64.

## **Tourism Section**

Because of the proximity of GCNP and Kaibab National Forest ("Forest"), both Tusayan businesses and residents are heavily reliant on tourism. For this reason, the tourism section establishes goals and policies for providing high-level support services and educational related facilities for tourists.

This development proposal is designed to help promote a healthy tourist economy in Tusayan by providing high-level support services to accommodate both GCNP and Forest visitors. These services include hotels, retail and restaurants that will provide additional employment opportunities for Tusayan residents, while, at the same time, significantly enhancing the Town's tax revenues.

The limited amount of private property and present built environment limits the interactive opportunities and interactive experiences for visitors to the area. The overall layout for Camper Village will be pedestrian based and developed around a strong central core function that will create linkages between the Site's buildings and community amenities.

### **Natural Resources and Environmental Quality Section**

The TAP specifies goals and policies related to the preservation of natural resources and environmental quality. These goals and policies generally pertain to water and air quality, vegetation and wildlife, GCNP, Forest, aesthetics, noise and lighting issues.

The preservation of the unique natural setting and quality of the environment in the Tusayan area is essential for both the Town's economic future and the development proposal's future success. To ensure that the unique natural environment is preserved, the proposed development will be designed to:

- use indigenous plants and trees and/or low-water consuming plants in landscaped areas;
- reduce water usage by using runoff water for reuse;
- reduce vehicular trips and preserve air quality by providing multi-modal transportation infrastructure and a walkable mix of uses;
- reduce impacts on natural environment aesthetics by placing electric and utility lines underground where feasible; and,
- preserve dark skies by utilizing downward facing lighting fixtures throughout the Site.

### **Land Use Section**

As discussed below, the development proposal is in conformance with the goals and policies of this section.

One of the goals of the land use section is to provide diverse housing opportunities. The Application includes the potential development of apartments, condominiums, live-work units and timeshares at Camper Villages. These residential units will help create the urban downtown atmosphere envisioned for Camper Village. Prior to the development of any permanent retail or commercial development at Camper Village, the Applicant intends to provide temporary residential housing at Camper Village while the residential communities at Kotzin Ranch and Ten X Ranch are being developed.

The land use section establishes a goal of providing new commercial uses to serve the needs of tourists and/or local residents. The proposed commercial uses for Camper Village are specifically intended to serve local residents and Town visitors. In contrast to strip commercial development, which is strongly discouraged by the TAP, Camper Village proposes the development of a destination center that will include both local and visitor oriented commercial uses.

The TAP land use section also encourages the provision of open space and recreational amenities. As shown by the conceptual land use plan, Camper Village will include a significant amount of open space, especially in the Coconino Wash. Recreational amenities, such as pedestrian plazas, playing fields and trails, will be provided within the open space area.

### **Regional Planning / Intergovernmental Cooperation**

The goals and polices of the regional planning / intergovernmental cooperation section are generally not applicable to individual development proposals. As part of the Applicant's community outreach efforts, the Applicant intends to notify the following agencies about its development proposal:

- Town of Tusayan Planning Department
- Grand Canyon School District
- South Grand Canyon Sanitary District
- Grand Canyon Chamber of Commerce
- Arizona Department of Transportation
- Arizona Public Service
- National Park Service – Grand Canyon National Park
- Kaibab National Forest – Tusayan Ranger District
- Tusayan Fire Department
- Coconino County Sheriff's Office DPS
- Tusayan Water Development Association

### **Tusayan Design Review Overlay**

In order to achieve desired aesthetic quality, the TAP DRO establishes architectural, building material and color, site layout, signage, lighting, and environmentally sensitive design guidelines for new development. The development proposal, which has been prepared in careful consideration of these guidelines, will comply with the TAP DRO.

In general, the design for Camper Village will strive to create a vibrant downtown district that will incorporate design standards developed by the Park Service for the South Rim area in effort to promote a harmonious aesthetic transition between the Town and GCNP. The design of the building form and building mass will be sensitive to the unique natural setting of the Tusayan area and will respect indigenous cultures.

Specifically, the DRO discusses the Town's characteristics of an environmentally sensitive development. The DRO expresses the need to integrate energy efficient designs, such

as solar power applications. The DRO suggests the application of water harvesting, water reuse and material recycling. As stated above, the development of Camper Village will comply with the TAP DRO.

## **H. Existing Site Conditions**

### **1. Existing Zoning**

The Site is currently located in the RM/10A and CG – 10,000 zoning districts. Specifically, approximately 17.5 of acres of the Site are located in the RM/10A zoning district and approximately 1.8 acres of the Site located along Highway 64 are located in the CG – 10,000 zoning district.

The RM/10A zoning district is a multiple-family land use category that is intended for the development of apartments, condominiums, townhomes or other group dwelling units. Because the RM/10A zoning district does not permit additional hospitality, office and commercial uses typically associated with vibrant downtown districts, this district is no longer appropriate for Camper Village.

The CG – 10,000 zoning district is a commercial land use category that is intended for the development of general retail and wholesale commercial activities. The CG – 10,000 zoning district requires a minimum building site area of 10,000 square feet.

### **2. Existing Land Use and Adjacent uses**

As shown by the aerial photograph and property ownership map provided in **Exhibit 5**, the Site currently accommodates an existing recreational vehicle park and is adjoined by existing commercial development to the west, the Kaibab National Forest to the east and an undeveloped parcel to the south. An existing mobile home park is located immediately to the north across Coyote Lane. The Site is located approximately less than one-tenth of a mile from Tusayan's developed western boundary.

### **3. Existing Utilities**

Arizona Public Service is the provider of electricity for the Camper Village site.

Water and wastewater services on the Site are currently provided by TWDA and the South Grand Canyon Sanitary District, respectively. The provision of water and wastewater services at Camper Village is discussed in Part Two of this narrative report.

### **4. Schools**

Tusayan is located in the Grand Canyon Unified School District. Tusayan residents attend the elementary, middle and high school at the Grand Canyon Schools located at Grand Canyon Village. The Town and the Grand Canyon Unified School District are currently planning an 80 acre community park/school site. The School Site is located in near the airport.

Based on the Grand Canyon School District Master Plan the site will incorporate a high school, an aquatics facility, the Unified School District Offices, an athletic complex and dorm facilities.

## **5. Other Community Services (Law Enforcement, Fire Protection, Emergency Services)**

The following agencies currently provide law enforcement, fire protection, and emergency services in the Tusayan area:

- Arizona Department of Public Safety, whose primary responsibility is Highway 64;
- National Park Service, whose primary responsibility lies within GCNP;
- Coconino County Sheriff's Office; and,
- Tusayan Fire District, who provides fire protection and emergency services in the Tusayan area.

## **6. Inventory of Existing Vegetation**

Tusayan is located in a transitional zone between Great Basin conifer woodland and Rocky Mountain montane conifer woodland. Vegetation types in the this transition zone include pinon-juniper woodland, grassland, sagebrush flats, occasional homogenous stands of ponderosa pine, and mixtures of the above with other vegetation, such as Gambel Oak and rabbit bush. While a significant amount of vegetation was removed from the Site to accommodate the development of the existing recreational vehicle park, some mature trees do remain on portions of the Site.

## **7. Wildlife**

Wildlife species that use U.S. Forest Service land or undeveloped private land in the Tusayan area include mule deer, elk, pronghorn antelope, turkey and a variety of non-game species. The lack of a sustained water source significantly reduces the carry capacity of wildlife. Neither ephemeral stock tanks nor permanent surface water exists on or near the Site. Development of the Site will include detention ponds that may result in wildlife enhancement.

One sensitive wildlife species (Northern Goshawk) is known to occur in the Tusayan area. Two other sensitive wildlife species (Flammulated Owl and Navajo Mountain Mexican Vole) may occur occasionally or seasonally in the area.

## **8. Topography**

In general, the Site gently slopes from the northeast to the southwest.

## **9. Regional Drainage**

Tusayan is located within the Colorado River Basin. This means that all surface runoff ultimately runs into the Colorado River. The Coconino Wash, which bisects Tusayan in an east-west direction and generally runs through the southeast corner of the Site, is the major drainage

affecting the Tusayan area and the Site. Coconino Wash is designated as Zone A floodplain. The Federal Emergency Management Agency defines Zone A floodplains as “areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.”

## **10. Hydrology and Groundwater**

The Tusayan area has historically relied on groundwater supplies from the Redwall-Muav aquifer and hauled water from Williams, Belmont and the Grand Canyon. The Redwall-Muav formation is an aerially extensive formation of heavily saturated limestone rock extending across Utah, Colorado and Arizona. The yield of groundwater to wells is strongly dependent on the amount of fracturing of the source rocks by geologic studies, such as folds. A structural graben (a downthrown block of rock between two high-angle faults) is located at Camper Village. Grabens provide excellent drilling targets as the downthrown rock is highly fractured at depth providing abundant pathways and permeability for groundwater movement, storage and withdrawal. It is anticipated that water sourcing for Camper Village will be provided by existing Tusayan distribution sources.

## **11. Soils**

In general, soils in the Tusayan area are primarily derived from surface strata, including Kaibab and Toroweap limestone and Coconino sandstone. The Camper Village development proposal does not contemplate the removal of any other soils. However, existing soils may be supplemented with composted organic matter composted at the Site. Prior to the first phase of development, the Applicant will provide a geotechnical plan for the Site.. .

## **12. Regional and Local Access / Circulation**

Primary access to the Tusayan area is provided by Arizona State Highway 64 (also designated as U.S. Highway 180). Highway 64 serves as the major transportation corridor between Williams and I-40 to the south and GCNP to the north. In Tusayan, between Shimmy and Coyote Lanes, Highway 64 is generally 64 feet in width with curb, gutter, and sidewalks along both sides of the roadway and is configured to provide two lanes in each direction and a two-way left turn lane. The roadway tapers down to a two-lane cross section south of Shimmy Land and north of Coyote Lane.

## **13. Airport**

The Grand Canyon Airport (“GCA”) in Tusayan is the nearest airport to the Grand Canyon. GCA is serviced by multiple carriers and offers daily service to a Las Vegas area Airport. Shuttle buses provide regular service between GCA and Grand Canyon Village. Camper Village is located approximately 0.92 miles northeast of the north end of GCA’s runway.

## **PART TWO – PLANNED COMMUNITY DISTRICT**

### **I. Framework for the Planned Community District**

#### **A. Planning Framework for the Planned Community District**

##### **1. Purpose and Applicability of Adopted Planned Community District**

The general purpose of the PCD is to allow a mix of uses and establish site specific and unique development standards that will foster the development of high-quality and vibrant downtown district for Tusayan. The development proposal includes high-quality commercial, office, retail, restaurant, hospitality, entertainment attractions, education, and public use space opportunities that will provide needed services for Tusayan residents and employees, as well as GCNP visitors. In addition, Camper Village and will create new employment opportunities. Once adopted, the regulations and provisions of this PCD shall apply to development at the Camper Village site.

##### **2. Planned Community District’s Relationship to the Tusayan Zoning Ordinance**

Unless noted otherwise by the PCD, the regulations and provisions for land use and property development standards set forth by the PCD take precedence over regulations covering land use and property development standards in the Zoning Ordinance. Regulations and provisions for land use and property development standards, as well as administrative procedures contained in the Zoning Ordinance not covered by the PCD remain applicable to development within Camper Village. In the event of a conflict between the provisions of the PCD and the Zoning Ordinance, the provisions of the PCD shall prevail.

##### **3. Planned Community District’s Relationship to the Tusayan Area Plan & Design Review Overlay**

The Tusayan Area Plan (“TAP”) & Design Review Overlay (“DRO”) is a policy document that specifies goals and policies pertaining to infrastructure, housing, community, public safety, transportation, tourism, natural resources and environmental quality, land use, regional planning / intergovernmental cooperation, and design. The PCD has been prepared in careful consideration of this policy document. The development of Camper Village will comply with the TAP DRO. As outlined in Part One of this document, the Camper Village development proposal is in conformance with the goals and polices specified by the TAP and DRO.

##### **4. Planned Community District’s Relationship to the Zoning / Land Use District Map**

The PCD’s Conceptual Land Use Plan and Data Table takes precedence over the Town’s Zoning / Land Use District Map. See **Exhibit 6** for the Conceptual Land Use Plan and Data Table.

## **B. Administrative Framework for the Planned Community District**

### **1. Definitions**

Definitions provided in the Zoning Ordinance shall be utilized when interpreting the PCD unless an alternative definition is provided below or elsewhere in the PCD, in which case the definitions contained in the PCD shall apply. In the event of a conflict between the definitions provided in the PCD and those provided in the Zoning Ordinance, the definitions in the PCD shall prevail.

Administrative Office means a place where functions, such as consulting, record keeping or clerical work are performed.

Animal Boarding means an establishment in which household pets or animals are kept for a limited time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. Does not include breeding or raising of household pets or animals.

Bar / Cocktail Lounge means an establishment where the main use is to serve spirituous liquors to be consumed on the premises. Food may or may not be served.

Beauty Shop means an establishment that provides a variety of beauty and personal care services such as hair cutting, styling and treatment, manicures, pedicures, facials, body waxing, nail sculpturing, body wraps, eyebrow and eyelash tinting, makeup application, massage, permanent hair removal, other similar services and retail sales of hair and beauty products.

Bed and Breakfast means a residential development which provides food service and rooms for rent to guests on an overnight basis.

Bedroom means a room that can be used for sleeping, has closets and adjacent access to bath facilities.

Building Height means the vertical distance from the average line of the highest and lowest points of the finished grade of that portion of the lot covered by the building to the level of the roof surface of flat roofs or to the mean height between the eaves and the ridge of peaked roofs, including but not limited to gable, gambrel, or hip roofs.

Building Permit means a permit required for the erection, construction, modification, addition to or moving of any building, structure or use.

Building Site means a legally created parcel or contiguous parcels of land in single or joint ownership, which provides the area required by this Planned Community Ordinance on which construction can occur.

Character means the density, height, coverage, setback, massing, fenestration, materials, and scale of materials.

Conference Center means specialized hotel designed and built primarily to host conferences, exhibitions, meetings, seminars, training sessions, etc. Conference centers emphasize: focus flexibility, specialized conference room design, conference and business services, flexible food and beverage, modern conference technology, guest rooms with works space and all inclusive complete meeting packages.

Daycare means any child care arrangement that provides care and/or supervision for children for compensation.

Density means the total number of permitted dwelling units divided by the net area.

Developer means any person or entity, including a governmental agency, undertaking any development.

Dwelling, Multi-Family means a building or buildings attached to each other and containing two or more residential dwelling units. The term “Multi-Family Dwelling” is intended to only apply to the following dwelling product types: apartments, condominiums, condominium conversions and live-work units. For purposes of the Camper Village PCD, live-work unit shall mean the following:

Live-Work Unit means a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident.

Dwelling Unit means one or more rooms within a building arranged, designed or used for residential purposes for one family and containing independent sanitary and cooking facilities. The intent for use for residential purposes is established by the presence of cooking facilities.

Financial Institution means a State or Federally chartered bank, credit union, mortgage lender, savings and loans association, or automated teller machine.

Floodplain means the channel and the area adjoining the channel or a natural stream or river that is susceptible to being inundated by floodwater from a 100 year frequency storm.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floor Area means the sum of the horizontal area of each floor of a building or structure, measured from the exterior face of an exterior wall of a freestanding structure or from the center of common walls of attached buildings, exclusive of attics, basements, carports, interior courtyards, parking garages, elevator shafts, and stairwells.

Floor Area Ratio means the ratio of the total floor area on a site to the net area of the site.

Grade, Finished means the average level of the ground adjoining an erected structure or building.

Grade, Natural means the elevation through any undisturbed or disturbed portion of the Site at the time of adoption of this PCD Ordinance by Town Council.

Hostel means a building or group of buildings containing shared or private rooming units designed for occupancy by an individual or group of individuals for compensation for periods of 90 days or less. Hostels provide sociable accommodations where guests can rent a bed and share a bathroom, lounge and kitchen.

Hotel means a building or group of buildings containing rooming units designed for occupancy by any one individual or group of individuals for compensation for periods of 180 days or less. A hotel shall contain rooming units and shall customarily provide housekeeping, bellhop, laundry, and on-site recreation services. Restaurant, bar, sundry retail, entertainment and meeting facilities may also be available.

Lodge means the same as hotel.

Lot Coverage means that portion of a lot, building site or specified area which is occupied by any building or structure, excepting paved areas, uncovered parking areas, driveways, walks, lanais, terraces, swimming pools and landscaped areas.

Motel means a building or group of buildings containing rooming units designed for occupancy by any one individual or group of individuals for compensation for periods of 180 days or less and in which each rooming unit maintains a separate outside entrance.

Net Area means the total area of a site, inclusive of private streets, vehicular access ways and surface easements but not inclusive of any dedicated rights-of-way.

Office means a use where administrative, business, professional, or governmental services are made available to the public.

Open Space means land within or related to a development that is designated and intended for the common use or enjoyment of residents, visitors and/or employees and may include complementary structures and improvements as are necessary and appropriate. Open space includes:

- Tracts of land which include active recreational facilities, such as play equipment, ball fields, game courts and picnic tables;
- Tracts of land which include passive elements, such as gardens, benches, fountains or the preservation of natural vegetation;
- Perimeter landscape setbacks;

- Easements not exceeding 20 feet in width which include a trail that is a minimum of six feet in width and that is surfaced with quarter minus size decomposed granite or other material deemed appropriate for a trail by the Town Manager or his/her designee;
- Retention basins finished with turf where a minimum 1,000 square foot level bottom is provided; and,
- Pedestrian amenity areas, including plazas, courtyards and walkways.

Pedestrian Plaza means a square, plaza, or similar open area featuring walkways, trees and shrubs, and places to sit that is reserved for pedestrian use only. The Pedestrian plaza is a public square reserved for pedestrians. Within the public square, the plaza may contain retail, a town square, outdoor dining space or other similar uses associated with a public space reserved for pedestrians. All automobile traffic is prohibited.

Professional Office means a place where the rendering of service of a professional nature occurs, such as offices for the following: architects, engineers and surveyor; doctors of medicine, osteopathy, dentistry and optometry; lawyers; accountants; consultants and practitioners who are recognized by licensed professions; chiropractors, chiropractors, and naturopaths; and, dispensing opticians.

Restaurant means an establishment which serves food or beverages only to persons within a building or associated outdoor seating area, including cafes, coffee shops and ice cream shops.

Retail Sales means a business which sells goods available for immediate purchase and removal from the premises to the consumer or other businesses at retail prices.

Retention Basin means a facility for the permanent storage of stormwater runoff.

Spa, Destination, also referred to Health and Wellness Spas, means facilities where the prime draw is the spa and the focus on wellness, the art of well-being and the promotion of activities and educational sessions design to help development skills for a healthy lifestyle. Primary amenities include spa facilities, workshops and fitness facilities.

Temporary Housing means manufactured, mobile, modular and park model homes to be provided on the Camper Village site until the time that a combined equivalent number of residential dwelling units become available at Kotzin Ranch or TenX Ranch. Manufactured, mobile and park model homes means housing which is titled as a vehicle by the State, built in a factory on a non-removable steel chassis, and contains only one residential dwelling unit that is separated by open space from dwelling units and buildings on adjoining home spaces. Modular home means housing which is built to conform to all state, local or regional building codes and contains only one residential dwelling unit that is separated by open space from dwelling units and buildings on adjoining home spaces.

Timeshare means the right, shared with others, to occupy an accommodation within an

organized system for a period of time on a regular or irregular basis for a number of years. Timeshares also include Vacation Ownership, Holiday Ownership and Group Ownership.

Wireless Communication Tower or Antenna means a facility that sends and/or receives wireless communication signals, including, but not limited to antennas, microwave dishes, antenna structures, towers and equipment enclosures. Such facilities may be concealed, disguised or visible.

## **2. Exhibits and Appendices**

Each exhibit or appendix referenced in the PCD is incorporated by this reference as if fully set forth herein.

## **3. Amendments**

Amendments to the PCD may be necessary from time to time to reflect changes in market conditions and development financing, and/or to meet new requirements of one or more potential users or builders. As changes or adjustments become necessary, such changes shall, unless otherwise required by applicable law, be effectuated as a minor change to the PCD through the administrative approval of the Town Manager or his/her designee. Any administrative approval shall be attached to the PCD and become a part hereof. Minor changes shall not require notice or public hearings. Major changes shall be reviewed by the Planning Commission and shall require the approval of the Town Council, subject to applicable notice and hearing requirements.

The following shall be considered major changes:

- Substantial alterations to the list of permitted uses for Kotzin Ranch set forth in this PCD, as deemed to be substantial by the Town Manager or his/her designee;
- Alterations to the boundaries of the land use districts within the Site, where the area of land within the land use district is increased or decreased by more than 10 percent; and,
- An increase in the floor area ratio, or the addition of non-residential uses not contemplated by the Camper Village development plan.

The following are examples of minor changes:

- A change in the type of residential uses provided that the maximum dwelling unit density does not increase; and
- Alterations to the land use districts within the site which are increased or decreased by less than 10 percent; and
- Minor alterations to the list of permitted uses for Camper Village set forth in this PCD, as deemed to be minor by the Town Manager or his/her designee.

## II. Community Land Use Plan

### A. Community Description

Camper Village will be a high-quality development consisting of a mix of uses and site specific and unique development standards intended to foster the creation of a vibrant downtown district for Tusayan. Specifically, the development proposal consists of hospitality, retail, restaurant, entertainment attractions, educational, public and open space uses. The proposal also includes the development of public open space and a community park. As shown by the Conceptual Land Use Plan, the Camper Village development proposal consists of a maximum of floor area of 740,000 square feet, a pedestrian friendly street that will also serve as a pedestrian mall/plaza for special events, a community park / open space area (includes pedestrian plaza, playing fields, picnic facilities and trails), ample parking which may include parking structures, surface parking lots and on-street parking. See **Exhibit 6** for the Conceptual Land Use Plan. All elements of the development proposal are critical to fulfilling Camper Village's goal of creating a vibrant downtown district that will provide needed services, amenities and housing opportunities for residents of Tusayan and serve as an orientation and destination center for GCNP visitors and Kaibab National Forest users.

All buildings at Camper Village will be designed to accommodate a mix of uses associated with an active downtown district. The ground level throughout the development is primarily intended to accommodate retail shops, restaurants and bars, offices, a grocery store, entertainment attraction uses, educational uses, conference facilities, hotel lobbies and public uses. Up to 200,000 square feet of Camper Village's total gross floor area is designated for the noted uses. Floors two through four throughout Camper Village are primarily intended to accommodate hospitality uses (i.e. hotel guest rooms and associated guest services facilities, such as destination spas). To provide housing opportunities within walking distance of employment and destination uses, a maximum of 100,000 square feet of the floor area may be used to accommodate the development of apartments, condominiums, live-work units and/or timeshares. The noted mix of uses will foster the development of an active and walkable downtown district that will become a destination center for Tusayan residents and employees, as well as GCNP. Public uses are located on the first two floors to help create an active street environment.

To ensure that ample parking is provided for Camper Village's entertainment attraction, hospitality, office, public, residential, retail and restaurant uses, multiple parking structures will be distributed throughout the Site. The structures will be designed to provide up to four levels of above grade parking. All parking structures will be designed to screen, to the extent practicable, the exterior of the parking structures from public view and complement the the architectural design nearby buildings. .

To encourage employees, visitors and residents to enjoy the outdoors and to provide recreational and social interaction opportunities that will foster a community environment, a significant portion of the Site along the Coconino Wash will be developed as a community park/open space. Active, but environmentally appropriate recreational amenities, such as playing fields, picnic facility and trails, will be provided to encourage use of the community park. See **Exhibit 7** for the conceptual open space plan for Camper Village.

## **B. Proposed Land Use District & Existing Zoning Overlay**

The requested PCD will serve as the zoning district for the Site. The PCD zoning district allows for the development of a coordinated and comprehensive project in order to:

- take advantage of the superior environment that can result from large-scale community planning;
- allow diversification of land uses as they relate to each other in a physical and environmental arrangement, while ensuring substantial compliance with provisions of the Tusayan Zoning Ordinance; and,
- provide a zone encompassing various types of commercial, hospitality, residential, public and open space uses or combination of uses through adoption of a development plan and text materials that set forth land use relationships and development standards.

As a mixed-use development intended to foster the creation of vibrant downtown district for Tusayan, the Camper Village PCD allows a mix of uses, including but not limited to entertainment attraction, educational, hospitality, office, open space, public, residential, restaurant and retail uses. General uses permitted within the Camper Village PCD are provided in Section II.C of this narrative report. General development standards for the Camper Village PCD are provided in Section II.D of this narrative report.

The Tusayan Floodplain Management (FPM) zoning overlay district applies to designated special flood hazard zones within the Town. The intent of the FPM is to protect the public from health and safety hazards associated with major flood events. The FPM is generally applicable to Camper Village where the Coconino Wash runs through the Site. All regulations specified by the FPM are applicable to designated flood hazard zones on the Site.

## **C. Permitted Uses**

The following uses are permitted in the Camper Village PCD:

1. Accessory buildings
2. Accessory uses
3. Administrative and professional offices
4. Animal boarding - conditional use permit approval required
5. Ancillary food and beverage and retail service associated with entertainment attraction and leisure attraction uses
6. Antique shops
7. Appliance and hardware stores – see note C1
8. Art galleries and studios
9. Art supplies, retail sales
10. Automotive service stations – conditional use permit approval required
11. Bakery, retail sales
12. Barber and beauty shops
13. Bed and breakfasts

14. Bicycle shops, new and used, retail sales and repairs
15. Bookstores
16. Camera shops
17. Candy stores
18. Cigar stores
19. Clothing, retail sales
20. Coffee shops
21. Comedy clubs
22. Community halls and meeting rooms
23. Community park (public or private), which may include:
  - a. Recreational amenities, such as playing fields and trails
  - b. Paved roadways for motorized vehicle and emergency access
  - c. Flood protection structures
  - d. Picnic structures and shelters
  - e. Other uses and structures deemed analogous with the intent of the community park by the Tusayan Town Manager or his/her designee
24. Conference centers
25. Construction staging – see note C2
26. Convenience markets
27. Craft studios, retail sales and handcrafting of textiles, pottery, glass blowing, jewelry, wood and leather
28. Customary food and beverage service and sundry retail associated with bed and breakfasts, hostels, hotels or motels
29. Destination spas associated with a hotel
30. Dry cleaners
31. Educational and interpretive exhibits, including but not limited to libraries, museums and archives, theatres, auditoriums, interactive exhibits and arboretums or botanical gardens
32. Entertainment or leisure attractions
33. Exercise studios
34. Financial institutions – see note C3
35. Fine art instruction
36. Florist, retail sales
37. Furniture, retail sales
38. Grocery stores
39. Hobby and craft products, retail sales
40. Hospitals and helipad facilities – conditional use permit approval required
41. Hostels, hotels or motels, including hotels with conference centers
42. Ice cream shops
43. Jeweler, retail sales and repairs
44. Multi-family dwellings, limited to apartments, condominiums, condominium conversions and live-work units - See note C4
45. Martial arts instruction studios
46. Model homes or subdivision sales offices – See note C5
47. Music instruction studios, including musical instrument repair and retail sales
48. Outdoor amphitheaters – see note C6

49. Parking garages – see note C7
50. Pet stores – see note C8
51. Pharmacies
52. Photographic developing and printing and retail sales of photographic equipment and supplies
53. Pre-school and day care facilities
54. Private parks
55. Public or community utility building, facility or infrastructure necessary for the provision of electric, gas, water, wastewater, cable or telecommunication service
56. Public buildings or grounds, including but not limited to town library, town community center, town hall or park
57. Public or private schools or colleges – conditional use permit approval required
58. Religious institutions
59. Restaurants, bars and cocktail lounges – see note C9
60. Temporary housing – see note C10
61. Wireless telecommunications towers or antennas – conditional use permit approval required
62. Other uses deemed analogous to permitted uses at Camper Village by the Tusayan Town Manager or his/her designee

NOTES:

C# (e.g. C1) = Permitted use, subject to conditions noted below.

C1

- Not to exceed 10,000 square feet of gross floor area.

C2

- Construction staging areas shall be identified at the time of site plan submittal and shall be subject to site plan approval.
- Construction staging areas shall be removed with 10 days of the completion of the associated construction.
- If applicable, construction staging areas shall be re-vegetated within 30 days of the completion of the associated construction with landscape materials listed on the plant palette to be submitted prior to the site plan submittal for the first development phase.

C3

- Drive-up or drive through facilities associated with financial institutions are allowed in a free-standing or “kiosk” type service building of no more than 250 feet in size.

C4

- Residential use is not permitted on ground level floor of live-work units.

C5

- Subject to site plan approval.

C6

- Activity hours within amphitheatre shall generally be limited to the hours of 10:00 a.m. to 10:00 p.m. Activity hours may be extended to 12:30 a.m. up to four times per calendar year.

C7

- Parking garage shall not exceed 40 feet in height.

- For any parking garage exceeding 20 feet in height and located within 50 feet of an adjoining property, any elevation oriented towards the adjoining property shall provide architectural detailing and/or “greenscape” for the purpose of providing visual interest.
- Lighting located within and on top of the parking garage shall be oriented to ensure that light sources are not visible from adjoining properties.

C8

- Not to exceed 7,500 square feet in gross floor area.

C9

- Outdoor dining, outdoor alcoholic beverage consumption and associated lighting shall be permitted as an accessory use. Such accessory use within 250 feet of the adjoining General Zone zoning district to the north shall be subject to the approval a conditional use permit.
- Music, entertainment and patron dancing are restricted to indoor areas. The dance floor shall close at the time alcohol is no longer served or sold for the evening.
- For restaurants, bars and cocktail lounges located entirely or partially within 250 feet of the adjoining General Zone zoning district to the north, music, entertainment and patron dancing shall be limited to recorded music or one entertainer unless a conditional use permit is obtained.
- Restaurant drive-through facilities are prohibited.
- Entrance to and exit from a restaurant, bar or cocktail lounge that is located within 250 feet of the adjoining General Zone zoning district to the north and that is oriented towards the noted zoning district shall require a conditional use permit.
- Any bar or cocktail lounge exceeding 5,000 square feet in gross floor area located within 250 feet of the adjoining General Zone zoning district to the north shall be permitted only upon securing a conditional use permit.

C10

- Temporarily allowed until a combined equivalent of housing becomes available at Kotzin Ranch or TenX Ranch.

**D. Development Standards**

The development standards specified below apply to the Camper Village PCD.

**TABLE 1: Camper Village PCD Development Standards**

<b>Camper Village - Planned Community District Development Standards</b>	
Maximum floor area ratio	0.88
Maximum building height	50 feet
Maximum parking garage height	40 feet
Building setbacks	
Adjacent to Highway 64	Avg. 25 ft.; min. 20 ft. for up to 50% of structure, including projections
Adjacent to interior street or accessway	Min. 10 feet
North perimeter property line	Min. 20 ft. setback for bldg. 35 ft. or less in height; addtl. one foot setback required for each one additional foot over 35 ft.
East perimeter property line	Min. 10 feet
South and west perimeter property lines	Min. 20 feet
Interior property line	Min. 5 feet*
Parking garage setbacks	Consistent w/ required bldg. setback
Landscaping requirements	
Streetscape	Consistent w/ required bldg. setback
North, south and west perimeter property lines	Min. 10 feet
Interior property lines	Consistent w/ required bldg. setback
East perimeter property line	None

\*Front yard setback of 0 feet allowed provided building site fronts onto street with detached sidewalks and landscaping.

Notes:

1. The following development standards shall apply to non-flood protection structures in the community park:
  - a. Minimum required setback from community park boundary for structures 10 feet or less in height – 10 feet
  - b. Minimum required setback from community park boundary for structures exceeding 10 feet in height – 20 feet
  - c. Maximum lot coverage (applies to entire community park / open space area) – 5 percent
  - d. Maximum building height – 20 feet

2. The following development standards regarding accessory structures shall apply to the Camper Village PCD:
  - a. Detached accessory structures and swimming pools shall comply with building setback standards specified for property lines adjacent to Highway 64, property lines adjacent to interior streets or accessways, and interior property lines.
  - b. Detached accessory structures and swimming pools located within the required building setback for north, east, south or west perimeter property lines are to maintain a minimum setback of three feet from perimeter property lines.
  - c. Detached accessory structures not located within a required building setback are not to exceed 20 feet in building height. Detached accessory structures exceeding 20 feet in building height shall require the approval of a conditional use permit.
  - d. Detached accessory structures located within a required building setback are not to exceed 10 feet in height. Detached accessory structures exceeding 10 feet in building height shall require the approval of a conditional use permit.
3. Temporary housing shall comply with the following provisions of Section 13.1 of the Tusayan Zoning Ordinance:
  - a. Section 13.1-5: General Requirements - With modification to the minimum required home space size. The minimum required home space size is 3,000 square feet
  - b. Section 13.1-6: Interior Site Development Standards – Provision A with modification to the required minimum home space size (3,000 square feet) and provisions B, H, J and L only
  - c. Section 13.1-7: Performance Standards - Provisions A, D, and E only
  - d. Section 13.1-8: Accessory Structures
4. The number of temporary housing units allowed shall not exceed 15 units. The placement of temporary housing units shall generally conform to the location of proposed modular homes shown on the temporary housing site plan provided in **Exhibit 4**.

**E. Town of Tusayan Zoning Ordinance Development Standards**

Unless applicable development standards are noted otherwise within this PCD, the regulations and provisions of the development of Camper Village will comply with the following Town of Tusayan Zoning Ordinance sections:

Section 11.3: Performance Standards: Commercial Zones  
Section 13.6: Floodplain Management Overlay Zone for applicable portions of the community park/open space area  
Section 13.10: Design Review Overlay (Tusayan)  
Section 15: Off-Street Parking  
Section 16: Signs  
Section 17: Lighting  
Section 18: Landscaping

In the event of a conflict between the provisions of the PCD and the Zoning Ordinance Sections noted above, the provisions of the PCD shall prevail. Off-street parking, signage and/or

landscaping requirements may be modified prior to the first phase of development at Kotzin Ranch. Modifications of these sections are subject to the Town Council's approval..

## **F. Design Guidelines**

The general intent of the design for Camper Village will be to develop a destination district whose buildings and masses will be sensitive to the unique natural setting of the Tusayan area, respect indigenous cultures, create visual interest, foster pedestrian activity at the street-level, and provide a safe and secure environment. See **Exhibit 8** for conceptual development reference images for Camper Village. In order to accomplish this, the project will incorporate design standards developed by the Park Service for the South Rim area in effort to promote a harmonious aesthetic transition between the Town and Grand Canyon National Park.

To create a vibrant and pedestrian friendly downtown district environment, as well as a destination center, buildings at Camper Village will front onto and engage the streetscape. Pedestrian friendly sidewalks with shade structures and/or trees will be provided along the main street. Buildings will be designed to provide large display windows for retail shops and outdoor dining patios along the streetscape and/or pedestrian street plaza will be encouraged.

As noted elsewhere in this narrative report, the Design Review Overlay (the "DRO") of the Tusayan Area Plan establishes architectural, building material and color, site layout, signage, lighting, and environmentally sensitive design guidelines for new development. The DRO also recommends that the Grand Canyon National Park's Architectural Guidelines of 1994 serve as the basis for the design of structures in Tusayan. The design guidelines for Camper Village will fully comply with the DRO.

In order to ensure that the design guidelines of the DRO are fully embraced, architectural standards and guidelines for Camper Village will be provided prior to the first phase of permanent development occurring at Camper Village.

## **G. Landscape Architecture**

Camper Village's landscape architectural ethic will be premised on carefully establishing landscaping for all structures prior to construction, a reliance on native plants for vegetation, and minimal irrigation of landscaping. At this time, it is not practical to provide a landscape plan for a phased development, such as Camper Village. A detailed master landscape plan for the Site will be provided prior to the first phase of permanent development at Camper Village. The intent of the below information is to provide further detail regarding the landscape ethic of Camper Village.

Landscaping standards for Camper Village will emphasize the integration and re-vegetation of native vegetation and materials throughout the Site. All landscaping will include a mix of landscape materials, including deciduous and evergreen trees and shrubs, of varying sizes. Although cut and fill activities are not contemplated to a significant degree for Camper Village, any substantial construction scars will be re-vegetated.

Site impacts to existing vegetation will be minimized where practical. The removal of the trees remaining on the Site will be reduced to the greatest extent feasible and, where practical, mature trees will be relocated on the Site. Re-vegetation will include the planting of one tree per one thousand square feet of impermeable surface, to the extent that such planting can be accomplished in a manner that is consistent with fire management plans. Based on preliminary estimates, the Applicant anticipates approximately 60 trees being added to the Site.

The plant palette to be provided in conjunction with the master landscape plan submittal for Camper Village will ensure that landscapes within the Site are consistent with natural landscapes on adjoining public lands. Native plants, such as ponderosa pine, woods rose, pinion, juniper and other species native to the Colorado Plateau, that occur on the adjoining National Forest lands will be used. New landscape will include plants known for drought tolerance, cold hardiness and overall compatibility with the high altitude desert environment. There will be a mix of landscape materials including deciduous and evergreen plant materials, succulents, cacti, rocks and various decorative types of groundcovers.

To conserve water, a drip irrigation system with emitters located only where water is required to irrigate plants and trees will be used. Following an establishment period of up to five years, landscape material will not be irrigated. Additional water conservation measures, such as the use of treated wastewater for irrigation purposes will also be considered.

#### **H. Access and Circulation**

As previously noted, primary access to the Tusayan area is provided by Arizona State Highway 64 (also designated as U.S. Highway 180). Access to the Site will be provided via two access easements extending from Highway 64 to the Site. A third access easement at the southwest corner of Camper Village may be considered in conjunction with Logan-Luca's development of Lot 2B. All easements will be improved to accommodate one lane of traffic in each direction.

On-site circulation at Camper Village will be accommodated by two streets. A single half loop street is designed to provide two points of access to Highway 64 and direct access to several buildings and multiple parking structures on the Site primarily intended to accommodate hospitality and commercial uses. The half-loop street is also designed to provide on-street parking spaces. Pedestrian friendly sidewalks with ample landscaping lining will be provided on both sides of this street. A street located along the south perimeter of the Site to be considered in conjunction with Logan-Luca's development of Lot 2B, will provide direct access to the building on the east side of Coconino Wash. In addition, a pedestrian street plaza will be located near the center of the Site. The street plaza and open space areas will be designed to accommodate special events, as well as encourage informal gatherings and interactions amongst pedestrians.

Both off-site and on-site circulation improvements are intended to promote the use of multiple modes of transportation and reduce energy consumption. The single half loop street improvements extending to and located within the Camper Village site will include the provision of sidewalks. The development of the Site will also include other improvements (e.g. designated pedestrian crossings and walking trails) to allow safe pedestrian movements. In addition, a tour

bus and NPS shuttle bus pick up and drop off location will be provided.

### **I. Drainage / Storm Water Management**

Prior to any construction occurring at Camper Village, a drainage report will be prepared to determine estimated peak flows for existing and post development site conditions. To manage run-off resulting from storm events, detention basins will be constructed on areas of the Site that have historically handled stormwater. Where practical, the basins will be constructed and sited in a manner that does not detract from the natural beauty of adjoining public lands. In addition, a stormwater harvesting system may be constructed to collect water from rooftops during storm events. This system would collect run-off through a system of gutters, downspouts and cisterns. The collected run-off would then be pumped into a raw water storage tank to be used as reclaimed water for landscaping and non-potable uses. A grading and drainage plan for the Site will be provided prior to the first phase of permanent development at Camper Village.

### **III. Water and Wastewater**

#### **A. Water**

As previously mentioned, the Tusayan area has historically relied on groundwater supplies from the Redwall-Muav aquifer and hauled water from Williams, Belmont and the Grand Canyon. While changes to the historical water supply and delivery systems in Tusayan are anticipated and the Applicant is open to participating in any reasonable collaborative effort that ensures a reliable water supply for the area, it is not clear how and when these changes will manifest themselves at this time.

Camper Village will use existing Tusayan water distribution sources. Camper Village is currently serviced by TWDA.

#### **B. Wastewater**

Camper Village is located in the South Grand Canyon Sanitary District (the "SGCSD"). The Applicant anticipates Camper Village being served by the SGCSD. The developer(s) will be responsible for costs associated with all wastewater infrastructure improvements required to serve the Project.

### **IV. Law Enforcement and Fire Protection**

#### **A. Law Enforcement**

As previously mentioned in this narrative report, the Department of Public Safety, the National Park Service and the Coconino County's Sheriff's Office provide law enforcement services to the Tusayan area. At this time, the Applicant anticipates the Coconino County Sheriff's Office will provide law enforcement services to Kotzin Ranch. If the Town decides to

form its own law enforcement agency, the Applicant anticipates that Camper Village will be served by whatever law enforcement service is available in the Town.

## **B. Fire Protection**

The Site is located within the Tusayan Fire District's (the "District") service boundary. The Applicant anticipates Camper Village being served by the Tusayan Fire District (the "District"). Prior to the issuance of building permits, all construction at Camper Village shall demonstrate compliance with the Uniform Building Code and the Uniform Fire Code. In addition, all on-site and off-site roadways will be designed to accommodate emergency vehicle access and fire equipment maneuvering. Non-residential buildings will also be sprinklered for fire protection.

Because the Site accommodates existing development, Camper Village will not increase the interface between the natural and built environments. Still the planning for and development of the Site will provide an opportunity to coordinate fire management efforts with GCNP, Kaibab National Forest and the Tusayan Fire District. Every effort will be made to use a team based approach for managing both the Site and adjoining forest lands.

## **V. Phasing**

To facilitate a phased development program, the Site will be subdivided into individual building sites. The construction of phases will ultimately depend on market conditions and absorption rates.

## **VI. Citizen Participation Plan**

A citizen participation plan and a preliminary citizen participation report are included as part of this Application. See **Exhibits 9** and **10** for the noted plan and report.

## **VII. Conclusion**

Camper Village will be a high-quality development that will allow a mix of uses and site specific and unique development standards designed to foster the development of a vibrant downtown district for Tusayan. The Project will provide substantial benefits to Tusayan residents and employees, as well as Grand Canyon National Park visitors and Kaibab Forest uses. Specifically, the development proposal will provide hospitality, retail, restaurant, residential, entertainment attraction and public uses. The intent of the design for Camper Village will be to develop a destination district whose buildings and masses are sensitive to the unique natural setting of the Tusayan area, respect indigenous cultures, create visual interest, foster pedestrian activity at the street-level, and provide a safe and secure environment. The Camper Village development proposal is consistent with the goals and policies of the Tusayan Area Plan and Design Review Overlay. The Applicant is very excited about Camper Village and the

opportunities that the development proposal offers to the Town of Tusayan. We look forward to working with the Town and the community to develop Camper Village.

# **EXHIBIT 1**

June 30, 2011

Town of Tusayan  
c/o LVA Urban Design Studio  
attn: Mark Reddie, Planning Team Leader  
120 South Ash Avenue  
Tempe, Arizona 85281-2801

RE: Camper Village Authorization – Coconino County Parcel Numbers 502-17-002-K (Lot 2K),  
502-17-001-P (Lot 1P) and 502-17-005 (Lot 5)

Mr. Reddie:

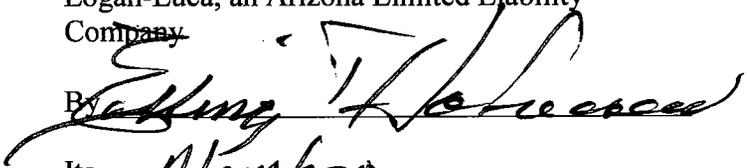
The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications, including but not limited to: a conditional use permit for model homes / community outreach office at Camper Village and a zone change application, that may be related to securing the entitlements for a mixed-use development on behalf of the property owner of the above referenced parcels.

- Stilo Development Group USA, an Arizona Limited Liability Company, including but not limited to its representatives, Vittorio Bianchi, Federico Pelliccioli and Thomas De Paolo:
- The law firm of Gammage & Burnham P.L.C., including but not limited to its representatives, Grady Gammage, Manjula Vas and Rob Lane:
- The site and landscape design firm of Design Workshop, including but not limited to its representatives, Kurt Culbertson and Suzanne Richman: and,
- The public works, water resources, site development and cost estimating firm of Vantage Resources.

Logan-Luca, LLC has the development rights for Lots 1P and 2K and Tusayan Ventures, LLC has the development rights for Lot 5. All referenced parcels are fully described in Exhibit A enclosed with this authorization.

Sincerely,

Logan-Luca, an Arizona Limited Liability  
Company

By 

Its Member

Tusayan Ventures, an Arizona Limited Liability  
Company

By Federico Pelliccioli

Its MEMBER

**EXHIBIT A**  
**Camper Village Legal Description**

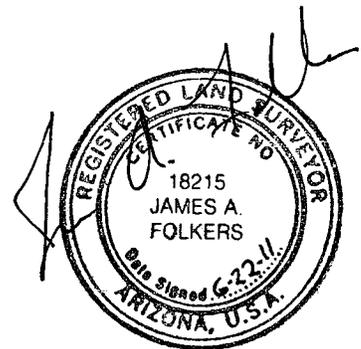
A parcel of land situated in Homestead Entry Survey 401, Section 24, Township 30 North, Range 2 East, Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Those parcels of land described as Parcel 1, Parcel 2 and Parcel 3 in Instrument No. 3194896, Records of Coconino County, Arizona (RCC);

AND that parcel of land described as Parcel 5 in Instrument No. 3194906, RCC.

Prepared by:

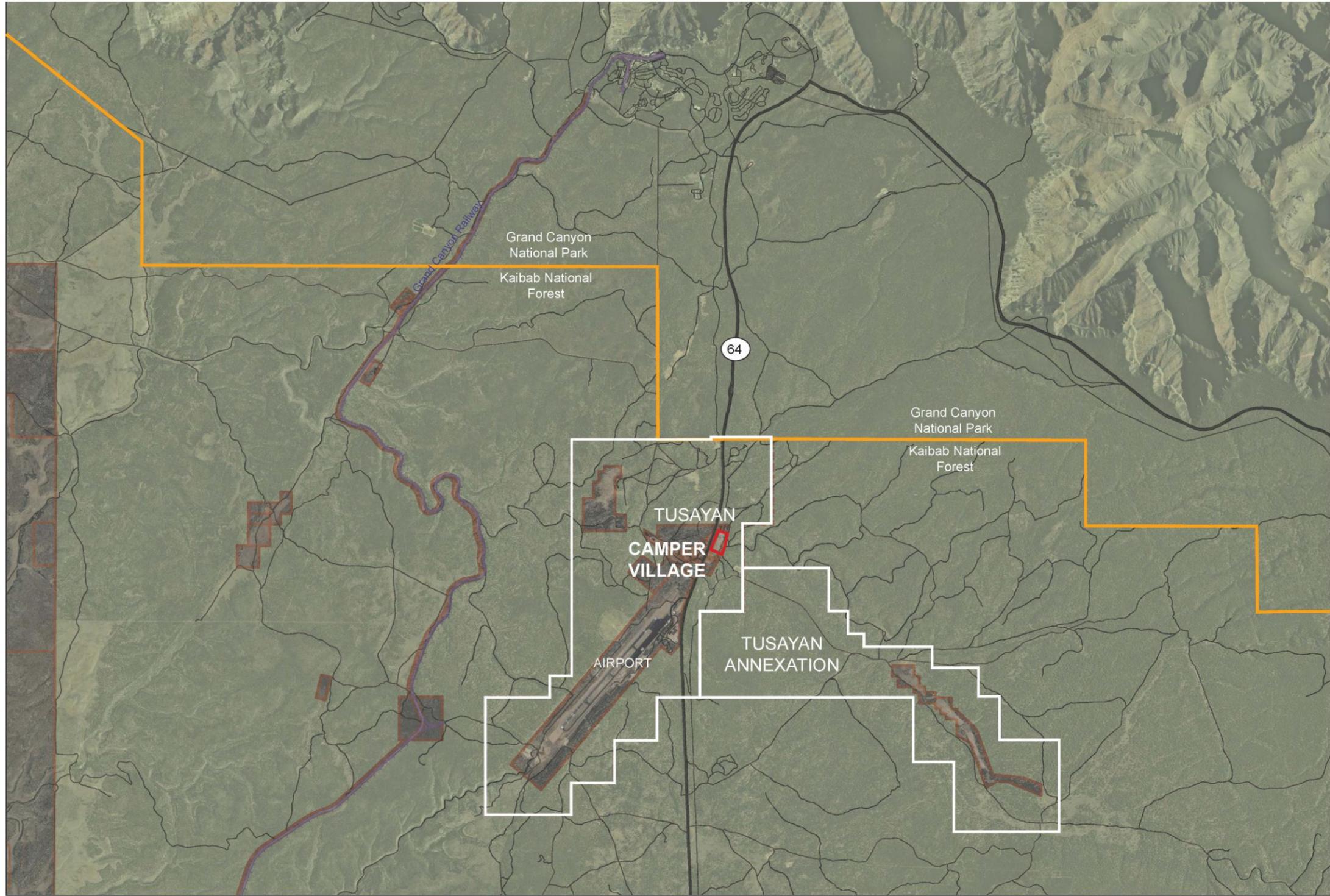
James A. Folkers, RLS  
Woodson Engineering and Surveying, Inc.  
124 N. Elden Street  
Flagstaff, AZ 86001  
Job No. 109651



EXPIRES 12-31-2011



# **EXHIBIT 2**



# Camper Village Regional Vicinity Map

Land Use Application Revised  
Coconino County, AZ

May 27, 2011



# **EXHIBIT 3**

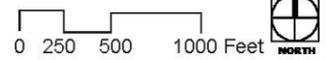


# Camper Village Local Vicinity Map

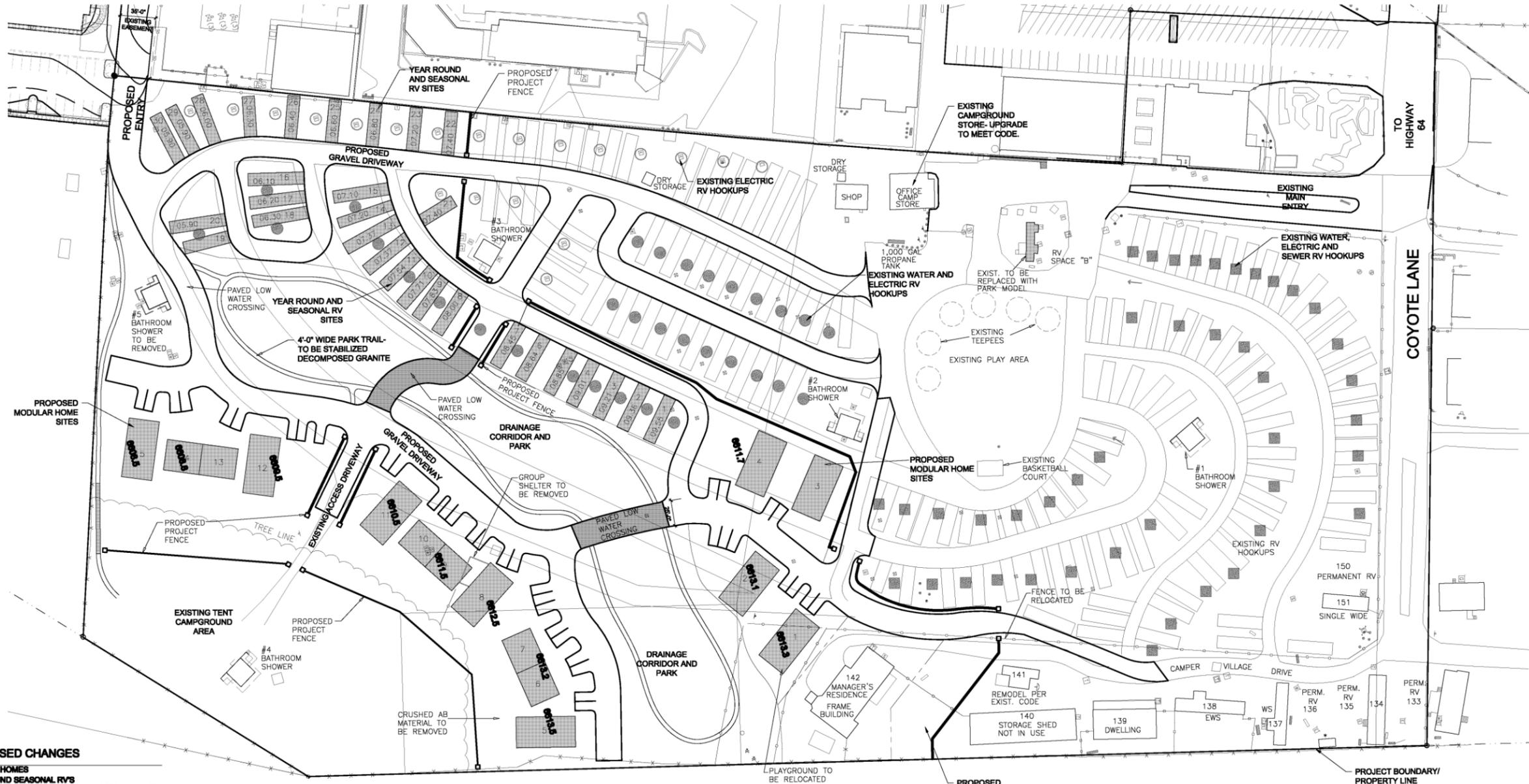
Land Use Application Revised  
Coconino County, AZ

Source: Google Maps

May 27, 2011



# **EXHIBIT 4**



**PROPOSED CHANGES**

USE	ACRES	UNITS
MODULAR HOMES		
YEAR ROUND SEASONAL RV'S	1.88	15
DRAINAGE CORRIDOR AND PARK	1.10	30
BUILDING SCHEDULE	2.18	NA

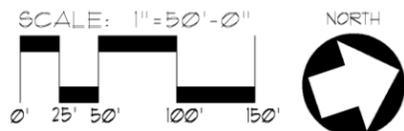
- NO. 133 - MANUFACTURED HOME - EXISTING UNIT HAS BEEN REMOVED, SPACE VACANT.
- NO. 134 - MANUFACTURED HOME - EXISTING SINGLE WIDE TO REMAIN.
- NO. 135 - MANUFACTURED HOME - EXISTING SPACE VACANT.
- NO. 136 - MANUFACTURED HOME - EXISTING SPACE VACANT.
- NO. 137 - MANUFACTURED HOME - EXISTING SINGLE WIDE TO REMAIN.
- NO. 138 - MANUFACTURED HOME - EXISTING SINGLE WIDE TO REMAIN.
- NO. 139 - MANUFACTURED HOME - EXISTING DOUBLE WIDE TO REMAIN.
- NO. 140 - VACANT, TO BE UPGRADED FOR DRY STORAGE USE, PERMITS PENDING.
- NO. 141 - VACANT FORMER RESTROOM/RESIDENCE TO BE UPGRADED FOR RESIDENCE.
- NO. 142 - MANAGER'S RESIDENCE, FRAME BUILDING.
- NO. 150 - EXISTING RV HAS BEEN REMOVED - PERMANENT RV SPACE.
- NO. 151 - MANUFACTURED HOME - EXISTING SINGLE WIDE TO REMAIN.
- OFFICE/CAMP STORE: VIOLATIONS - TO BE UPGRADED TO COUNTY CODES. PERMITS APPLIED FOR.
- RV SPACE "B" - EX. PERMANENT RV - REPLACED WITH PARK MODEL FOR CAMPGROUND HOST.
- EXISTING SHOP BY OFFICE AND TWO STORAGE SHEDS TO REMAIN.
- EXISTING PERMANENT RV - SPACE VACANT (LOCATED NEXT TO NO. 150).
- NO. 1 BATHROOM/SHOWER TO REMAIN.
- NO. 2 BATHROOM/SHOWER TO REMAIN.
- NO. 3 BATHROOM/SHOWER TO REMAIN.
- NO. 4 BATHROOM/SHOWER TO REMAIN. (TENT AREA)
- NO. 5 BATHROOM/SHOWER TO BE REMOVED.
- GROUP SHELTER TO BE REMOVED.

**PROPOSED UNITS**

- 12 MODULAR HOME SITES (INCLUDES 3 POTENTIAL DUPLEX STRUCTURES) FOR A TOTAL OF 15 UNITS
- 30 PARKING SPACES FOR RESIDENTS AND 8 FOR GUESTS
- 30 YEAR-ROUND/SEASONAL RV UNITS TO BE INSTALLED - UNITS 1 TO 30.
- EXISTING CONDITIONS/CONDITIONAL USE PERMIT OCTOBER 28, 2003
- 120 RV SPACES REMAIN AS IS 3 SEASONAL TRAVEL TRAILERS (PERM. RV EMP.)
- 40 TENT CAMPING SPACES 8 MANUFACTURED HOMES

**CURRENT VIOLATION CORRECTIONS**

- OFFICE/CAMP STORE: VIOLATIONS - TO BE UPGRADED TO COUNTY CODES. PERMITS APPLIED FOR.
- CAMPGROUND ITEMS: VIOLATIONS - ELECTRICAL AND OTHER MINOR ITEMS. WORK COMPLETED.
- PROPANE DISPENSING TANK: VIOLATION - SEPARATE COUNTY PERMIT APPLIED FOR. STATE FIRE MARSHALL PERMIT APPLIED FOR AND APPROVED.
- NO. 141 - VACANT FORMER RESTROOM/RESIDENCE TO BE UPGRADED FOR RESIDENCE. PERMITS APPLIED FOR.



**SITE PLAN**

**SODEN**  
 Planning + Design pllc  
 LAND PLANNING  
 URBAN DESIGN  
 LANDSCAPE ARCHITECTURE  
 8641 East Clydesdale Trail  
 Scottsdale, AZ 85258  
 telephone: 480.516.6857  
 e-mail: msoden@sodenpllc.com  
 www.sodenpllc.com

**WOODSON**  
 ENGINEERING AND SURVEYING, INC.  
 124 N. ELDEN ST.  
 FLAGSTAFF, AZ 86001  
 PHONE: (928) 774-4636 FAX: (928) 774-4646

**GRAND CANYON CAMPER VILLAGE**  
 TUSAYAN, ARIZONA  
**LOGAN LUCA LLC**  
 12515 Willows Rd., Suite 200, Kirkland, WA 98034  
 SECOND SUBMITTAL

These drawings, as legal instruments of professional services are, and shall remain the property of Soden Planning + Design.

These drawings shall not be used on other projects or for additions to this project except by written agreement from Soden Planning + Design.

JOB NO. 109651  
 DATE: 05-07-09

REVISIONS:


SHEET NO.

# **EXHIBIT 5**

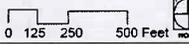


## Camper Village Aerial

Land Use Application  
Coconino County, AZ

Source: Google Maps

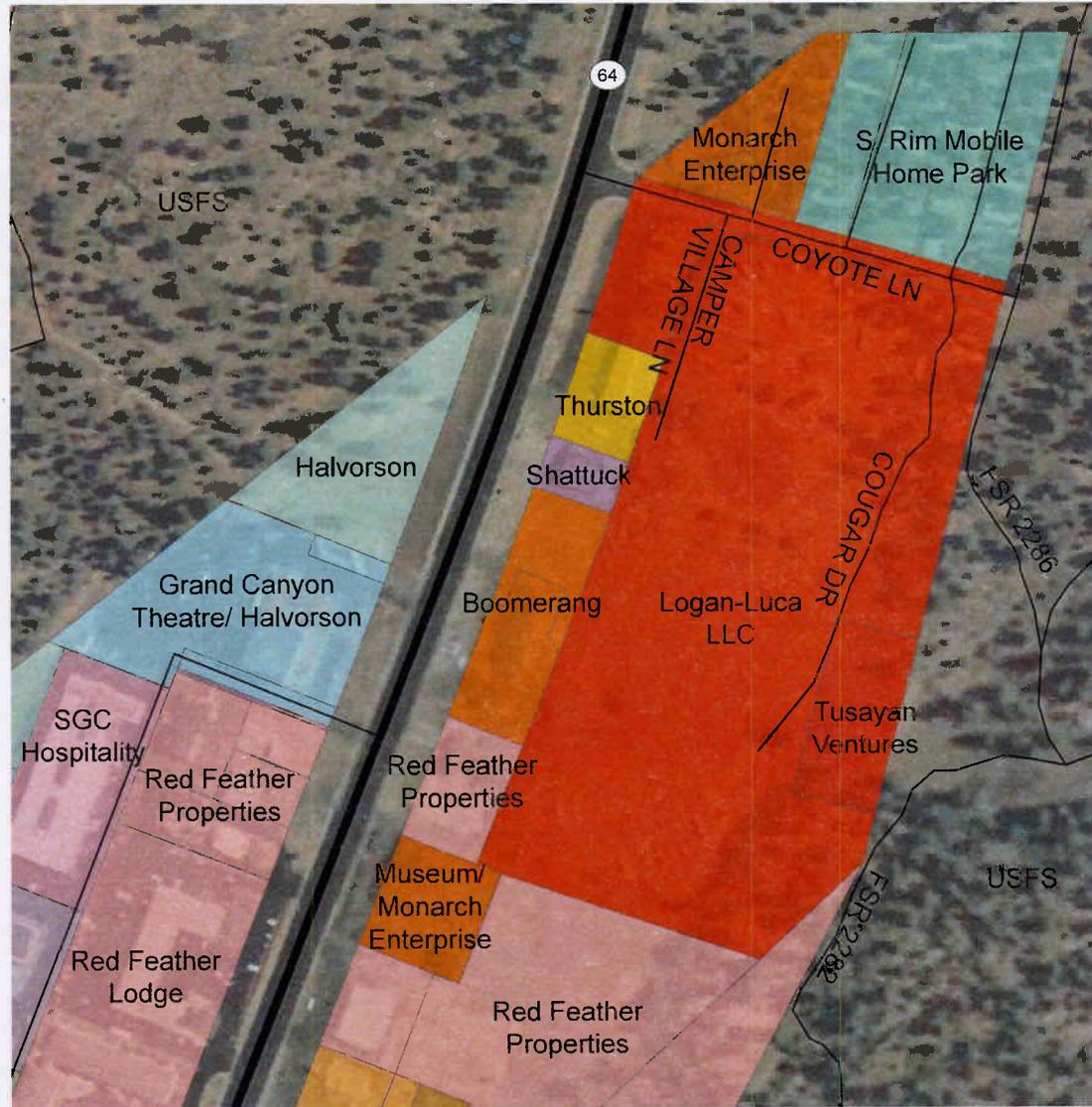
April 8, 2011



0 125 250 500 Feet

**DESIGNWORKSHOP**

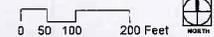
120 East Main Street  
Aspen, CO 81611  
(970) 925-8364



# Camper Village Property Ownership

Land Use Application  
Coconino County, AZ

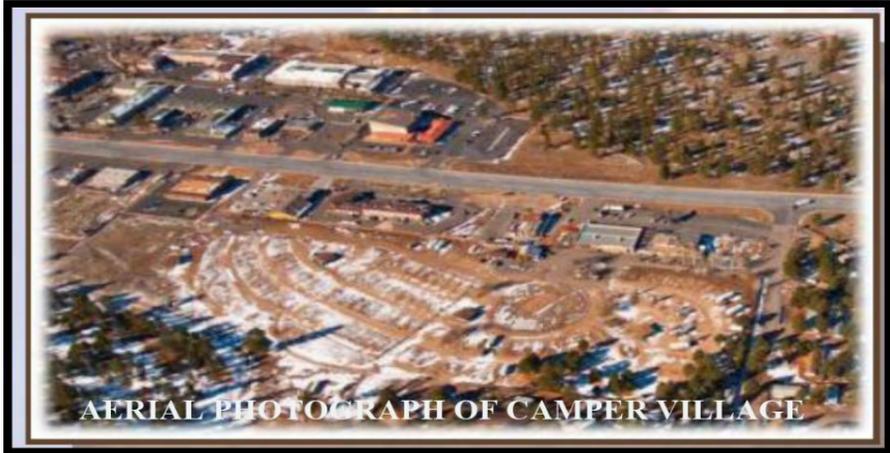
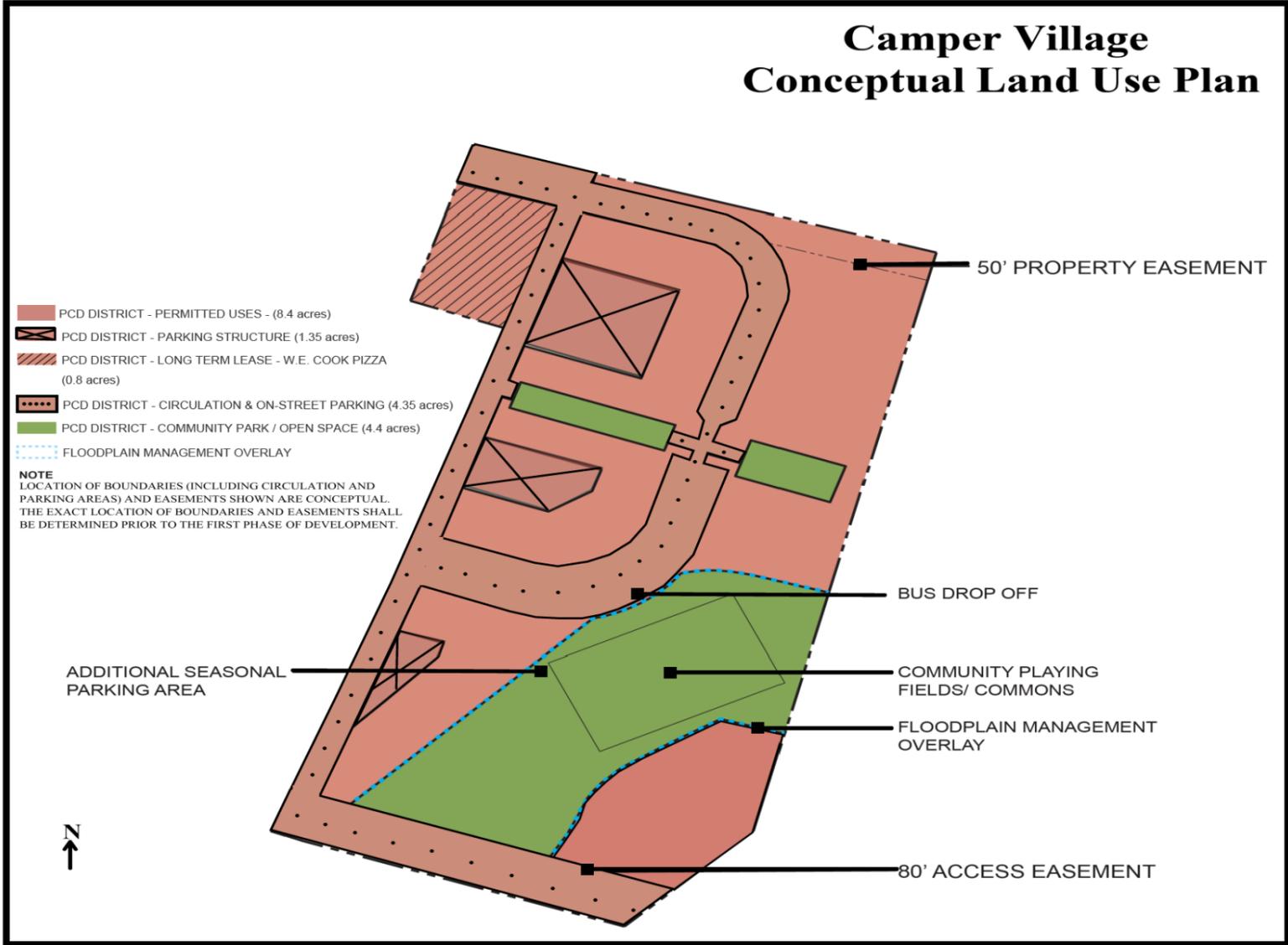
April 8, 2011



**DESIGNWORKSHOP** 120 East Main Street  
Aspen, CO 81611  
(970) 925-6354

# **EXHIBIT 6**

# CAMPER VILLAGE LAND USE PLAN & DATA TABLE



Camper Village - Conceptual Land Use Data Table									
Land Use District	Total Acres	MF Residential Units			Max. Dwelling Unit Count	Dwelling Units Per Net Acre	Maximum Floor Area Ratio	Open Space	
		Low	Med.	High				Acres	Min %
PCD	19.3	0	50	100	100	5.18	0.88	4.4	22.8%
<b>Total</b>	<b>19.3</b>	<b>0</b>	<b>50</b>	<b>100</b>	<b>100</b>	<b>5.18</b>	<b>0.88</b>	<b>4.4</b>	<b>22.8%</b>

- NOTES**
- Multi-family units include apartments, condominiums and live-work units
  - Net acreage accounts for land within Camper Village, including on-site circulation and parking areas
  - Maximum floor area ratio based on net site area
  - Open space includes landscape easements, retention areas, common area tracts and pedestrian amenities (e.g. plazas, courtyards and walkways)

# **EXHIBIT 7**



OPEN SPACE AREA

**NOTE**  
EXACT LOCATION OF EASEMENTS,  
BOUNDARIES, AND LAND USES TO BE  
DETERMINED AT SITE PLAN.

# Camper Village - Conceptual Open Space

Land Use Application Revised  
Coconino County, AZ

May 27, 2011



# **EXHIBIT 8**



YEAR ROUND UTILIZATION



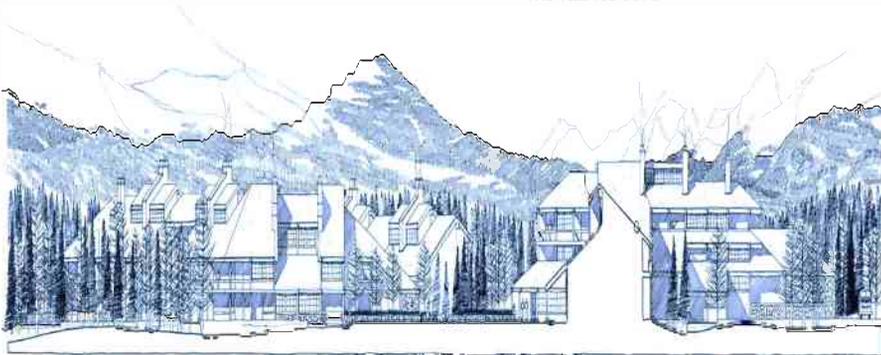
COCONINO WASH OPEN SPACE



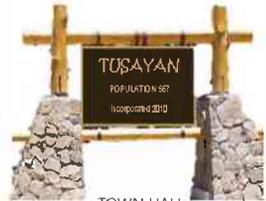
THE VILLAGE CORE



COCONINO WASH ELK HABITAT



MIXED-USE PEDESTRIAN PLACES



TOWN HALL



TOWN SERVICES

# Camper Village Development Reference Images

Tusayan, AZ May 27, 2011

# **EXHIBIT 9**

**APPLICANT**                      **STILO DEVELOPMENT GROUP USA, LP**

**OWNER**                              **TUSAYAN VENTURES & LOGAN LUCA**

**CITIZEN PARTICIPATION PLAN**

**PROJECT NAME**                      Camper Village Planned Community District Zoning Application

**REQUEST**                              Stilo Development Group, the Applicant, on behalf of the Owners, intend to submit a zoning application request to rezone the Camper Village Property from RM-10 and CG-10,000 to Planned Community (PC) to allow a mixed use development including civic, retail, lodging, and commercial facilities. The requested application is part of a larger master plan of development which includes the proposed TenX Ranch and Kotzin Ranch developments.

**LOCATION**                              The 19.3 acre property is located within the Town of Tusayan near Highway 64 and is called Camper Village. The property is more commonly referred to as Coconino County Assessor Parcel Numbers 502-17-001 (Lot 1P) 502-17-002-K (Lot 2K) and 502-17-005 (Lot 5).

**DESCRIPTION OF COMMUNITY INVOLVEMENT AREA**

All Property Owners within 300 ft of the Property. In addition, notification letters were mailed to all Property Owners in the Town of Tusayan.

**1. Residents, property owners, interested parties and public and private agencies that may be affected by the Application**

- Town of Tusayan Planning Department
- All Tusayan property owners
- Grand Canyon School District
- South Grand Canyon Sanitary District
- Grand Canyon Chamber of Commerce
- Arizona Department of Transportation
- Arizona Public Service
- National Park Service – Grand Canyon National Park
- Kaibab National Forest – Tusayan Ranger District
- Tusayan Fire Department
- Coconino County Sheriff’s Office DPS
- Tusayan Water Development Association

Prior to the Application submittal, the Applicant will host a community meeting on Thursday, July 21, 2011 at 6:00 p.m. to show the community our plans and seek comments from the public. The community meeting will take place at the Ponderosa Room located next to Sophie's Mexican Kitchen in Tusayan. On July 12, 2001, the Applicant sent letters to stakeholders inviting them to the community meeting.

**2. How those interested in and potentially affected by the Application will be notified that an application has been made**

The Applicant sent a letter, via first class mail, to Tusayan property owners inviting them to attend a community meeting in which the proposed Application will be discussed in more detail. A copy of the letter was submitted to the Town of Tusayan.

The Applicant previously held two other community meetings (on March 3<sup>rd</sup> and March 31<sup>st</sup>) for interested property owners and affected stakeholders to review the overall development proposals for Kotzin Ranch, TenX Ranch and Camper Village.

The March community meetings were held in the Ponderosa Room next to Sophie's Mexican Kitchen. The July 21<sup>st</sup> community meeting will be held at the same location in Tusayan.

The Applicant intends to file the Application with the Town of Tusayan on July 27, 2011. Subsequent to the filing of the Application, the Applicant will send a letter via first class mail, to all Tusayan property owners advising of the filing.

**3. How interested and potentially affected parties will be informed of the substance of the zone change and development proposed by the Application**

At the July 21<sup>st</sup> community meeting, the Applicant will present and discuss the development proposal with the community. The Applicant will provide opportunity for community members and/or interested parties to provide input and ask questions regarding the development proposal during the community meeting.

**4. How interested and affected parties will be provided an opportunity to discuss the Applicant's proposal with the Applicant and express any concerns, issues, or problems they may have with the proposal in advance of the public hearing**

The Applicant will provide comment cards and invite stakeholders to ask questions or make comments about the proposed application during the community meeting. After the meeting, the Applicant intends to submit a Citizen Participation Plan that will provide the Town with a list of questions and comments received at the community meeting and describe how the Applicant will respond to the feedback received during the meeting.

All stakeholder feedback and recommendations, along with the Applicant's response, will be summarized in the Citizen Participation Report.

**5. Applicant's schedule for completion of the citizen participation plan**

The required Citizen Participation Report will be submitted to Town documenting the participation process at the time the Applicant submits the Camper Village zoning application to the Town.

The Applicant's proposed citizen participation process is as follows:

- On July 21<sup>st</sup>, the Applicant mailed Citizen Review Process Notification Letters all interested parties identified by this plan.
- Two open house/community meetings to present the concept plans were held in March and a third open/house meeting is planned for July 21, 2011 to discuss in greater detail the proposed application. The Applicant may hold additional open house/community meetings depending on community feedback. A Citizen Participation Report will be submitted with the submittal of the Application.
- Any stakeholder contact following the submittal of the Citizen Participation Report will be submitted to Planning staff as an addendum to the report prior to public hearings.

**6. How the Applicant will keep the Town of Tusayan Planning and Development Department informed on the status of citizen participation efforts**

The Applicant mailed the Town a copy of the initial letter sent to the affected stakeholders. The initial letter notified the Town of the time, date and location of the July 21<sup>st</sup> community meeting. The Applicant will notify the Town of any future community meetings. Any other informal and formal contacts with stakeholders will be summarized in the Citizen Participation Report.

July 20, 2011  
Manjula M. Vaz  
Gammage & Burnham  
2 N. Central Avenue, 15th Floor  
Phoenix, AZ 85004  
602-256-4461  
mvaz@gblaw.com

# **EXHIBIT 10**

**PRELIMINARY CITIZEN PARTICIPATION REPORT**

**APPLICATION NAME: CAMPER VILLAGE ZONING APPLICATION**

**APPLICANT: STILO DEVELOPMENT GROUP USA, LP**

**DETAILS OF THE TECHNIQUES THE APPLICANT USED TO INVOLVE THE PUBLIC, INCLUDING:**

**DATES AND LOCATIONS OF ALL MEETINGS WHERE CITIZENS WERE INVITED TO DISCUSS APPLICANT’S PROPOSAL**

The Applicant held an open house meeting on July 21, 2011 at 6:00 p.m. to discuss the proposed Camper Village Zoning Application (the “Application”). The open house was held at the Ponderosa Room in Tusayan, Arizona.

**CONTENT, DATES MAILED AND NUMBER OF MAILINGS, INCLUDING LETTERS, MEETING NOTICES, NEWSLETTERS AND OTHER PUBLICATIONS**

On July 12, 2011, the Applicant sent letters by first class mail to all Property Owners within 300 feet of the Camper Village property (the “Property”). In addition, notification letters were mailed to all Property Owners in the Town of Tusayan and all interested parties who may be affected by the Application.

**WHERE RESIDENTS, PROPERTY OWNERS, AND INTERESTED PARTIES RECEIVING NOTICES, NEWSLETTERS OR OTHER WRITTEN MATERIALS ARE LOCATED**

As noted above, all Property Owners within the Town of Tusayan were notified by first class mail of the July 21, 2011 open house meeting to discuss the Application. Other interested parties notified of the noted meeting were the Town of Tusayan Planning Department, Grand Canyon School District, South Grand Canyon Sanitary District, Grand Canyon Chamber of Commerce, Arizona Department of Transportation, Arizona Public Service, National Park Service – Grand Canyon National Park, Kaibab National Forest – Tusayan Ranger District, Tusayan Fire Department, Coconino County Sheriff’s Office and the Tusayan Water Development Association.

**THE NUMBER OF PEOPLE WHO PARTICIPATED AT THE JULY 21, 2011 OPEN HOUSE MEETING**

Twenty-two people signed the Applicant’s sign in sheet at the July 21, 2011 open house meeting. A copy of the sign in sheet is attached. The noted sign-in sheet is included as part of this report. There were several people in attendance who did not want to sign in. The Applicant estimates that approximately 30 people attended the meeting.

## **THE PERCENTAGE OF THOSE NOTIFIED THAT PARTICIPATED AT THE JULY 21, 2011 OPEN HOUSE MEETING**

Approximately five (5) percent of those notified of the July 21, 2011 open house meeting attended the meeting.

## **SUMMARY OF COMMENTS, CONCERNS, ISSUES, AND PROBLEMS EXPRESSED DURING THE JULY 21, 2011 OPEN HOUSE MEETING**

### **SUMMARY OF THE JULY 21, 2011 OPEN HOUSE MEETING**

The Applicant's representatives opened the meeting with an introduction of the team and explained the upcoming process. The Applicant explained that the purpose of this meeting was to describe the proposed Zoning Application for Camper Village. The Applicant noted that the submittal of the Application was anticipated to occur during the week of July 25, 2011. Kurt Culbertson, the Applicant's land planning representative from Design Workshop, reviewed the proposed Camper Village land use plan, explained how the uses interacted with each other and outlined the vision for the Property. Then the Applicant's representative invited those in attendance to view exhibits that were on display around the room. Exhibits included the Camper Village conceptual land use plan, a board which showed examples of potential development products at Camper Village and a board which showed examples of the proposed Camper Village environment.

The Applicant's representative informed meeting attendees that there were comment cards at the back of the room for people to submit questions or comments. A sample comment card is included as part of this report. The Applicant's representative also invited people to take comment cards and submit questions or comments at a future date.

### **THE SUBSTANCE OF QUESTIONS, COMMENTS, CONCERNS, ISSUES, AND PROBLEMS EXPRESSED DURING THE JULY 21, 2011 OPEN HOUSE MEETING**

There were no specific questions asked in regard to the Application during the July 21, 2011 open house meeting. There were also no specific concerns, issues or problems expressed in regard to the Application during the noted meeting. However, several people did express interest in the interim housing proposed for the Property.

### **HOW THE APPLICANT ADDRESSED QUESTIONS, CONCERNS, ISSUES AND PROBLEMS EXPRESSED DURING THE JULY 21, 2011 OPEN HOUSE MEETING**

As mentioned above, there were no specific questions asked or concerns, issues or problems expressed in regard to the Application during the July 21, 2011 open house meeting for the Applicant to respond to.

**CONCERNS, ISSUES AND PROBLEMS THE APPICANT IS NOT ABLE OR WILING TO ADDRESS**

There are no issues or concerns that the Applicant is unable or unwilling to address.

COMMUNITY MEETING

Stilo Development Group USA, LP  
 Camper Village, Kotzin Ranch and TenX Ranch Developments

Ponderosa Room (next to Sophie's Mexican Kitchen)  
 Tusayan, AZ 86023

On Thursday, July 21, 2011 at 6:00 p.m.

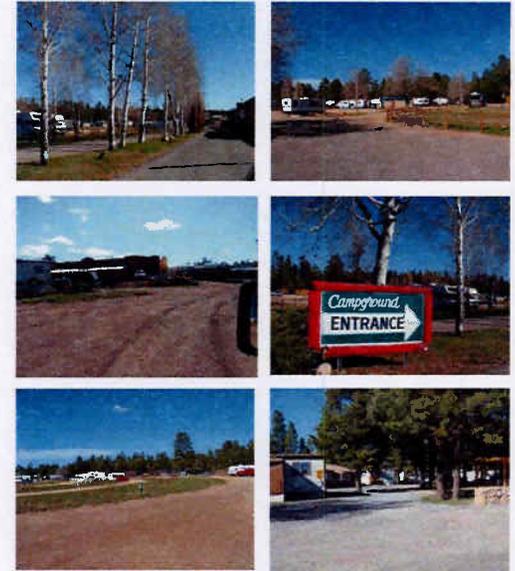
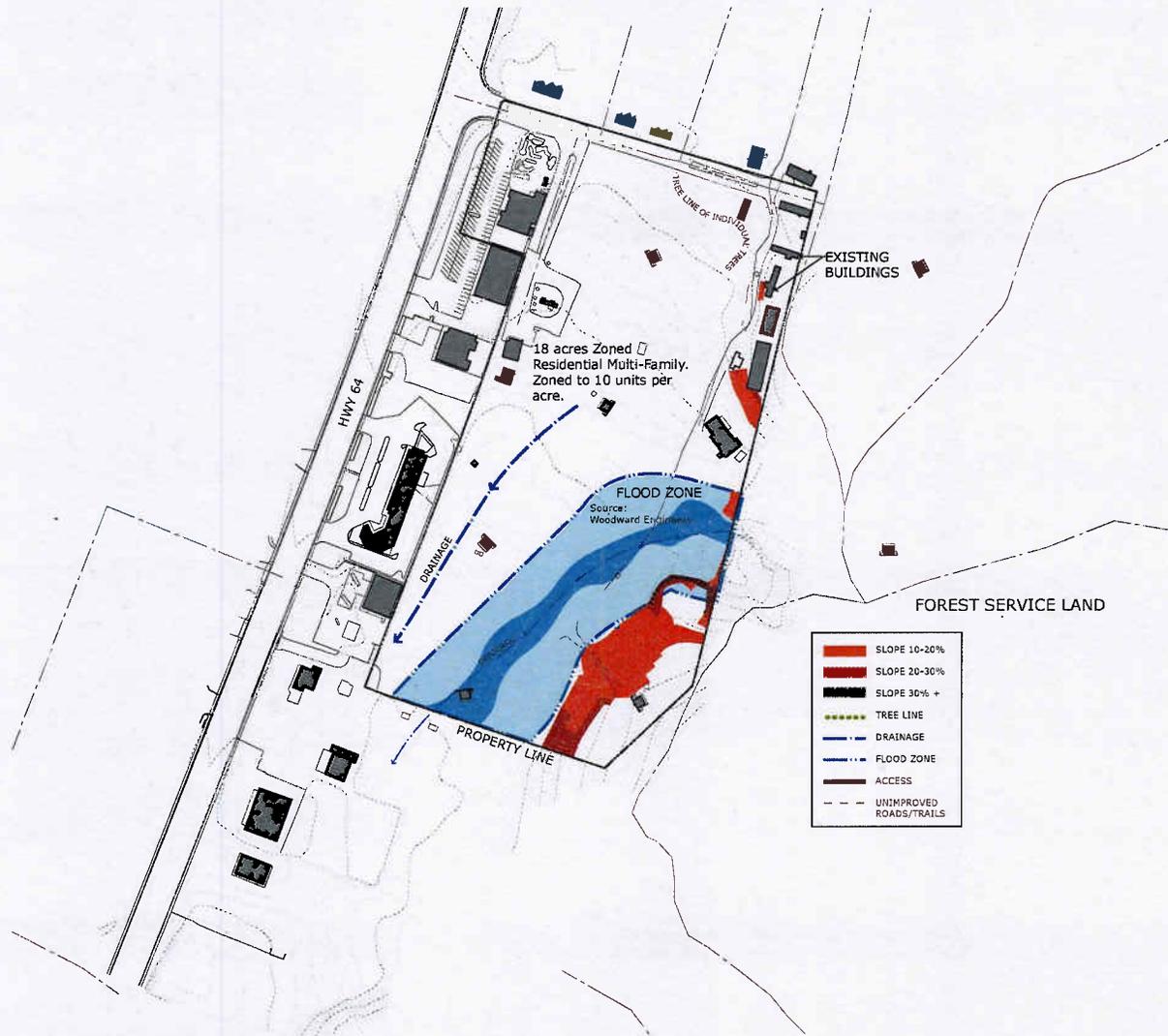
PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Sandra Angat	PO Box 3305	702 205 5106	sandraangat@gmail.com
Clayann Cook	PO Box 3114 978-1006-0522		Clayann@CanyonFlightTrading.com
Terri Attridge	P.O. BOX 1565		Tattridge@gmail.com
Aaron Hall	Reaves 702 N. Flagstaff Street	(928) 779-1950	aaronhall@simbathereps.com
Monty Parsons	PO Box 3393		
Norm Hainich	Po Box 3007	480 797/2043	NHANNAN + Grandcanyonchamber.com
* George Prehn	P.O. Box 3157 G.P.		Geopolie2002@yahoo.com
Richard Richards	801 S State Route 64 spc 111 Williams AZ 86046	908 380-5146	
Jeresa Weigel	PO Box 3655		
Talia Bugnowe	PO BOX 3151		
Dave Jordan	PO BOX 1795	928 593 0580	

NAME	ADDRESS	TELEPHONE	EMAIL
PETE SHEARER	208 HWY 64 TUSAYAN	928 606 6334	PSTUSAYAN@HOTMAIL.COM
Nancy Booth	P.O. Box 158 GC, AZ	928 380-9275	Nancy.Booth@ CanyonFlightTrading.COM
Mike Serbo	6 road Lampin hatched	602 615 7517	msce-boogymd.ca
Greg Paulick	#10 CV	304 767 0669	
Drew Kal		801-389-1281	
Patty Skay	#24A Canyon Pines	928- 606-2217	Pskay@Hotmail.com
Kevin Hartman	42 COCONINO	602 603 7194	Kevin.Hartman@aps.com
Victor GARD	SQUARE HOUSING	817-403-8680	
JOHN DILLON	BLDG 469, S.R. # 64	-	-



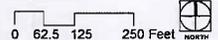
# **EXHIBIT 11**



# Camper Village Site Analysis

Land Use Application  
Coconino County, AZ

April 8, 2011



**DESIGNWORKSHOP** 120 East Main Street  
Aspen, CO 81611  
(970) 925-8354