

## Planning and Zoning Commission Report

**Project Title:** East Gateway Phase 2 Subdivision S-127-06

**Council Meeting Date:** July 27, 2006

**Description:**

Location: 1200 E. Frontier Street

Site size: 2.8 acres

Current Zoning: R1-10-MH

Lot sizes: Six 17,000 ± square foot lots.

No. of homes: Six single family homes.

Estimated cost of homes: Unknown at this time.

**Action Requested:** Approve Preliminary Plat

**Neighborhood Involvement**

A Citizens Participation Meeting was held on June 6, 2006 with the attendees listed below:

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Assoc w/ Developer</u>
Lee Matson	1301 E. Bolivar St.	595-1164	Unknown
Bud Matson	1301 E. Bolivar St.	468-9112	Unknown
John Clyde	1301 E. Frontier St.	595-0995	Unknown
LaVonne Francisco	907 S. Pinecone St.	474-4265	Unknown
John Kelly	901 S. Pinecone St.	472-6334	Unknown
Sue Hinton	903 S. Pinecone St.	468-8087	Unknown
John Wakelin	903 S. Ridgeway St.	602-212-3284	Unknown
Pete Skehan	807 S. Ridgeway St.	468-1028	Unknown
Jim Idoine	904 S. Hermosillo Dr.	474-5075	Unknown
1. Looks good, nice size lots.			
Linda Idione	904 S. Hermosillo Dr.	474-5075	Unknown
Ralph Bossert	431 S. Beeline Hwy	474-4636	Project Engineer
Michael Hughes	605 W. Jung	978-4485	Realtor
Dexter DeWitt	706 S. Hermosillo Dr.	970-0235	Unknown
Jeannie Langham	602 S. Continental Dr.	474-6610	Unknown

1. Concerned that Mud Springs needs to go through to 260 to handle traffic.

General comments included the following:

1. Why this project was done in two phases given the small size of Phase 2?
2. Desire to see Mud Springs Rd. extended to Hwy 260 to alleviate future traffic congestion in the area.
3. Would like to see E. Frontier St. widened along Frontier Elementary School frontage to avoid bottleneck at FES property line.
4. Above or below ground utilities?
5. Would manufactured homes be considered for this project?

6. Where will the water for this project come from?

### **Community Benefits**

Affordable Housing - None noted.

Recreation – Each home will pay the \$647 parks impact fee with issuance of the building permit.

Streets – A new street (South Ridgeway Lane) will serve the six lots. One-half street improvements including curb, gutter and sidewalk will be installed from South Pinecone Street to the west boundary of the site.

### **Planning & Zoning Action**

Recommendation: Approval with conditions listed below (6-0 Vote).

#### Conditions:

1. The final plat shall be in substantial compliance with this preliminary plat.
2. The existing “Access and Public Utility Easement” shall be dedicated to the public as part of S. Ridgeway Lane with the East Gateway Phase 2 Final Plat.
3. A Hillside Lot Analysis shall be submitted for this project. It appears that at least lots 20, 21 & 24 are Hillside Lots.
4. Applications for grading permits on individual lots shall comply with Unified Development Code provisions to minimize loss of vegetation outside the building footprint.

### **Community Development & Engineering Assessment**

Compatibility with adjacent zoning districts: Compatible.

Drainage: Meets requirements.

#### General Plan Conformance:

1. Natural landscaping preservation - Addressed with each building permit.
2. Trail Access - None Noted.

Fire Safety: Meets requirements.

#### Water:

1. Source - New water source equivalent residential units.
2. Estimated Usage - Less than 1 ERU per residence.

### **Suggested Motion to Disapprove:**

“I move the Town Council deny S-127-06, a request for a Preliminary Plat for the proposed East Gateway Phase 2 Subdivision.”

### **Suggested Motion to Approve:**

“I move the Town Council approve S-127-06, a Preliminary Plat for the proposed East Gateway Phase 2 Subdivision; consisting of a portion of Tax Parcel # 304-01-004G, currently addressed as 1200 E. Frontier Street, with the four (4) listed conditions.”

# PRELIMINARY PLAT FOR EAST GATEWAY PHASE 2

## SITE DATA

EXISTING ZONING	R1-10-MH
TOTAL NO. OF LOTS	6
AREA IN STREETS (DEDICATED)	0.39 AC.
AREA IN LOTS	2.41 AC.
TOTAL AREA	2.8 AC.
D/U PER ACRE	2.48

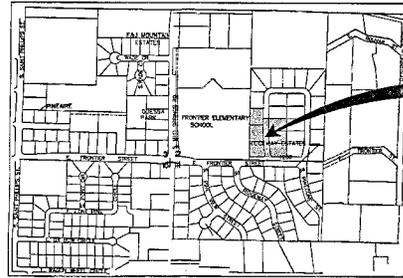
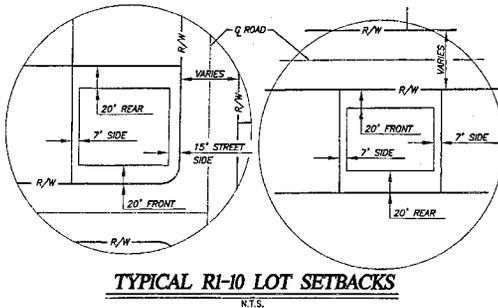
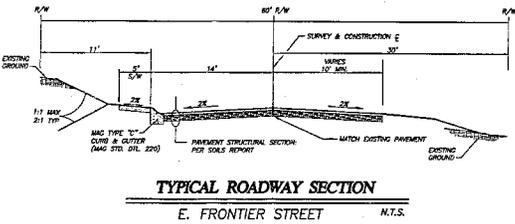
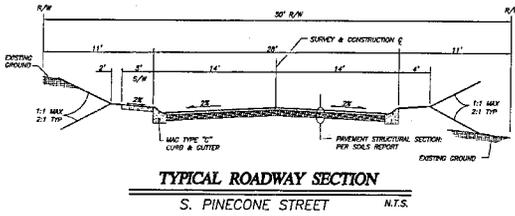
A SUBDIVISION, BEING A PORTION OF THE SOUTHWEST 1/4, OF SECTION 2,  
TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PAYSON, ARIZONA.

## SHEET INDEX

	DESCRIPTION
1-2	COVER SHEET
2-2	PRELIMINARY PLAT

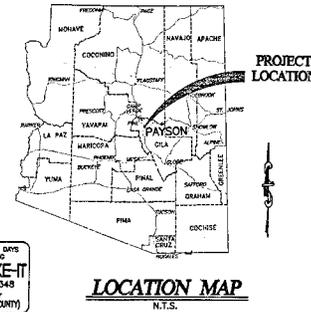
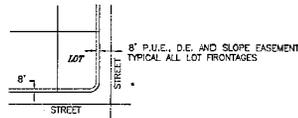
## GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2000 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- THE ENGINEER FOR THE PROJECT IS:  
TETRA TECH INC.  
431 S. BEELINE HIGHWAY  
PAYSON, AZ 85541  
PHONE: (928) 474-4636  
FAX: (928) 474-4887
- ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.C. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAST GATEWAY (PHASE 2) WILL BE PROVIDED BY THE DEVELOPER ALONG WITH THE FORMATION OF THE COTTAGE CREEK COMMUNITY ASSOCIATION.
- ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESS RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER.
- ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
- THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- ALL INFRASTRUCTURE IMPROVEMENTS ARE BEING CONSTRUCTED WITH PHASE 1.



## OWNERS/SUBDIVIDERS

JEFF and DEBRA VAUGHN    CHRIS and GINA PERKES  
P.O. BOX 618                      P.O. BOX 3L  
PAYSON, ARIZONA 85541      PAYSON, ARIZONA 85541  
(928) 472-6556                      (928) 472-6556



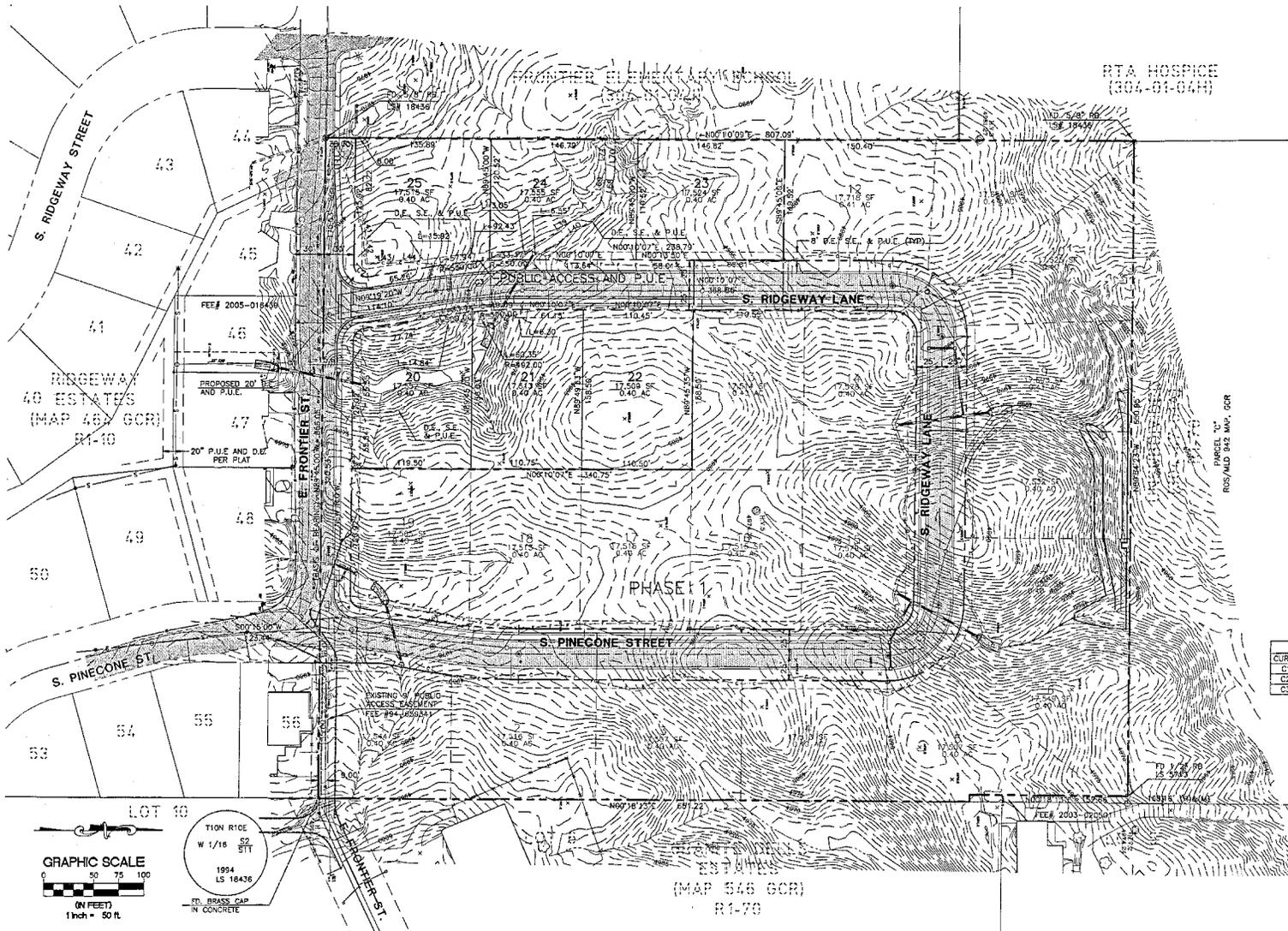
Prepared by



Project No. 6149.0007



EAST Gateway Phase 2



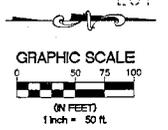
RTA HOSPICE  
(304-01-04H)

RIDGEWAY  
40 ESTATES  
(MAP 48 GCR)  
R1-10

EAST GATEWAY  
ESTATES  
(MAP 546 GCR)  
R1-70

LINE TABLE		
LINE	LENGTH	BEARING
L39	89.14	S33°36'51"E
L40	78.42	S33°53'24"E
L41	9.85	N74°14'09"E
L42	32.76	N85°57'19"E
L43	36.30	N05°19'38"W
L44	12.15	N09°35'44"E
L68	36.77	N81°55'58"W
L69	31.70	N81°55'58"W
L70	31.19	S89°29'20"W
L71	30.50	S89°29'20"W

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT
C1	12.00'	80°25'40"	16.84'
C2	12.00'	89°34'20"	20.85'
C3	525.00'	87°29'27"	86.87'



TION RIDE  
W 1/16 52  
SFT  
1994  
LS 18436  
RD. BRASS CAP  
IN CONCRETE

FD 1/2" IP  
W/ TAG# 18436

LOT 1  
LOT 2  
E. BOLIVAR ST.

NO.	REVISIONS	DATE	BY	CHK

**TETRA TECH, INC.**  
431 S. Buffalo Highway  
Payson, AZ 85541-4888  
T: (928) 474-4836 FAX: (928) 474-4887

**EAST GATEWAY  
PHASE 2  
PAYSON, ARIZONA**

JOB NO. 61490007  
DESIGNED BY: ROB  
DRAWN BY: JAB  
CHECKED BY: ROB  
APPROVED BY: ROB  
DATE: 06/09/06

**PRELIMINARY PLAT**

SCALE: HORIZ: 1" = 50'  
CONT. INTERVAL = 2'  
DRAWING NO.  
**PP**  
SHEET NO. 2 OF 2

