

# COUNCIL DECISION REQUEST

SUBJECT: PRELIMINARY PLAT – "BOULDER RIDGE" SUBDIVISION S-129-06

MEETING DATE: 1-04-07

CSP ITEM: Yes No **XX** KRA#

ITEM NO.: I-3

TENTATIVE SCHEDULE: N/A

SUBMITTED BY:   
Community Development Director

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N/A

CONT. FUNDING REQUIRED: N/A

  
EXHIBITS (If Applicable, To Be Attached):

P & Z Commission recommendation and staff report.

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## RECOMMENDED MOTION

The Planning and Zoning Commission recommends approval of the preliminary plat for the Boulder Ridge Subdivision. The supporting motion would be: "I move to APPROVE the Preliminary Plat for the Boulder Ridge Subdivision as submitted subject to the twelve (12) conditions recommended by the Planning and Zoning Commission."

## SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

**PROS:** (Not Applicable)

**CONS:** (Not Applicable)

**PUBLIC INPUT (if any):** See staff report.

## BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):

The Planning & Zoning Commission reviewed the Preliminary Plat for the Boulder Ridge at their December 11, 2006, meeting in the Town Council Chambers, and recommended the Town Council approve S-129-06, with twelve conditions, on a 6-0 vote.

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S-129-06 – Conditions of Preliminary Plat – Boulder Ridge

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, stamped 12-06-06, with the potential addition of an access road to the south.
2. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
3. The developer shall construct an 8' wide asphalt fitness path along the North Tyler Parkway, equal to the length of his property.
4. The developer shall provide adequate sanitary facilities, depicted on the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, prior to Final Plat approval.
5. A recorded agreement for the voluntary donation of workforce housing (lots 21 & 22) shall be formalized with the applicant and Town staff prior to submittal of the Final Plat.
6. Prior to submittal of the final plat, the applicant shall designate the streets as public or private. If private, any gates installed on the private roads shall be equipped with an Opticom opener.
7. All lot lines shall be properly dimensioned on the Final Plat.
8. Applications for grading permits on individual lots shall comply with Unified Development Code provisions to minimize loss of vegetation outside the building footprint.
9. Final improvement plans shall indicate how the common open space (Tracts A, B, C & D) will be designated for efficient, aesthetic and desirable usage.
10. The pathway detail should be amended to reflect construction within Tyler Parkway right of way respective to existing sidewalk and shoulder slope.
11. Adequate domestic water pressure and adequate fire flow shall be provided to the frontage of each lot.
12. Note five (5) on the preliminary plat shall be amended to correct misspelling of possess and to include the HOA as a responsible party.



## Staff Report Planning and Zoning Commission

**Project Title:** Boulder Ridge – Preliminary Plat

**S-129-06**

**Planning & Zoning Commission Meeting Date:** December 11, 2006

**Description:**

Location: 400 N. Tyler Parkway, APN 302-23-036V  
Site size: 16.7 acres  
Current Zoning: R1-6 PAD  
Lot sizes: 4,175± sq. ft. Townhome lots to 28,547± sq. ft. Single Family home sites  
No. of homes: 28 Townhomes and 21 Single Family Detached Residences  
Estimated cost of homes: Unknown at this time.

**Action Requested:** Preliminary Plat Recommendation

**Neighborhood Involvement**

A Citizens Participation Meeting was held in conjunction with the Zone Change for this property on February 21, 2006. According to the Citizens Participation Report, 14 citizens attended the meeting.

General comments/inquiries included the following:

1. Proposed density of the subdivision.
2. Concern over Zero lot lines.
3. Dislike over idea of residing next to town-homes, especially affordable ones.
4. Tree Removal, preservation of existing trees.
5. Wall/Buffer between town-homes and adjoining single-family properties.
6. Request for larger lots along perimeter of development. (Lots already reduced from 51 to 49.)
7. What is the source of water for the proposed subdivision?
8. Notification of Public Hearings.

**Community Benefits**

Affordable Housing - Developer has voluntarily offered to contribute to workforce housing in conjunction with the Town of Payson Community Development Department.

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

Streets - The streets within the subdivision will be privately owned and maintained by the Homeowners Association.

**Community Development & Engineering Assessment**

Compatibility with adjacent zoning districts: Compatible.

Drainage: Meets requirements.

General Plan Conformance:

1. Natural landscaping preservation - The proposed 3.33 acres to remain as common open space in Tracts A, B, C & D meets the 20% Unified Development Code (UDC) requirement. Individual lot landscaping preservation shall be addressed with each building permit. Area between the building envelope and lot lines on individual lots shall be maintained as private Natural Area Open Space.
2. Trail Access - Developer shall construct an 8' wide asphalt pathway along this projects frontage on N. Tyler Parkway as part of the planned pedestrian way.

Fire Safety: All hydrant supply lines shall be 8" minimum. Hydrant lines may be looped provided there is only 200' distance between taps. Pipe sizes may be reduced to 6" if looped.

Water:

1. Source - 4 ERU's from Town of Payson Supply, Developer to provide new water source for remaining 45 lots.
2. Estimated Usage - 1 ERU per residence.

**Analysis**

The applicant is requesting recommendation of approval of the Preliminary Plat for the proposed development of a 49 residential lot subdivision on 16.7 acres to be called Boulder Ridge. The Hillside Analysis provided shows that 43 of these lots have areas of slope greater than 15% and shall be subject to the hillside provisions of the UDC.

The Land Use Element (Chapter 3) of the Town of Payson General Plan, shows that this property is planned for High Density residential development. As the net density proposed is 2.9 dwelling units per acre, the proposed Subdivision actually falls within the Medium Density category.

Public sanitary facilities would be required for R1-6 PAD zoning. The property is currently within the Northern Gila County Sanitary District. The Sanitary District has reviewed the Preliminary Plat.

Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.

**Staff Recommendation**

Recommendation: Approval with conditions listed below.

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, stamped 12-03-06.
2. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
3. The developer shall construct an 8' wide asphalt walking/jogging path along the N. Tyler Parkway frontage.
4. The developer shall provide adequate sanitary facilities, depicted on the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, prior to Final Plat approval.
5. A recorded agreement for the voluntary donation of workforce housing (lots 21 & 22) shall be formalized with the applicant and Town staff prior to submittal of the Final Plat.
6. Any gates installed on the private roads shall be equipped with an Opticom opener.
7. All lot lines shall be properly dimensioned on the Final Plat.
8. Applications for grading permits on individual lots shall comply with Unified Development Code provisions to minimize loss of vegetation outside the building footprint.
9. Final improvement plans shall indicate how the common open space (Tracts A, B, C & D) will be designated for efficient, aesthetic and desirable usage.
10. The pathway detail should be amended to reflect construction within Tyler Parkway right of way respective to existing sidewalk and shoulder slope.
11. A water booster station is required to provide adequate supply to all lots.
12. Any other condition the Commission deems necessary.

**Suggested Motion to recommend Approval:**

"I move the Planning & Zoning Commission recommend to the Town Council approval of S-129-06, a request for Preliminary Plat approval of a 16.7 acre property located at 400 N. Tyler Parkway for the purpose of a 49 lot single family development – Boulder Ridge."

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION or  
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

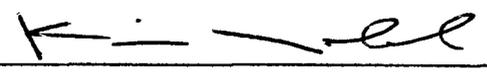
- |  |  |
|--|--|
| <input type="checkbox"/> Abandonment Request         | <input type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal       | <input type="checkbox"/> Minor Land Division                     |
| <input type="checkbox"/> Code Amendment              | <input type="checkbox"/> P & Z Commission Appeals                |
| <input type="checkbox"/> Conditional Use Permit      | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> Development Master Plan     | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Final Subdivision Plat      | <input type="checkbox"/> Zone Change                             |

<b>Project Address</b> <u>400 N. Tyler Parkway</u>	<b>Tax Parcel Number:</b> <u>302-23-36V</u>
<b>Subdivision:</b> <u>N/A</u>	<b>Lot Number:</b> <u>N/A</u>
<b>Name of Applicant(s):</b> <u>Southridge Homes</u>	<b>Phone #:</b> <u>(928) 978-2262</u>
<b>Mailing Address:</b> <u>620 E. Hwy 260</u>	<b>Town:</b> <u>Payson</u> <b>St:</b> <u>AZ</u> <b>Zip:</b> <u>85541</u>
<b>Name of Property Owner(s):</b> <u>Southridge Homes</u>	
<b>Mailing Address:</b> <u>620 E. Hwy 260</u>	<b>Town:</b> <u>Payson</u> <b>St:</b> <u>AZ</u> <b>Zip:</b> <u>85541</u>
<b>Contact Person:</b> <u>Ralph O. Bossert, PE, RLS</u>	<b>Phone #:</b> <u>(928) 474-4636</u> <b>Fax #:</b> <u>(928) 474-4867</u>
<b>Payson Business License #</b> <u>N/A</u>	<b>Sales Tax #</b> _____

Detailed Description of Request: Preliminary Plat approval for a <sup>49</sup>~~3~~-lot subdivision to be known as "Boulder Ridge".

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

<u>Kevin Sokol</u>		<u>7-25-06</u>
Print Name	Signature	Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ 12EL. SUBDIVISION PLAT - 250 <sup>00</sup> + 25 <sup>00</sup> PER LOT, TRACT, PLOT Pd (RS) 1600 <sup>00</sup> CHECK NUMBER: <u>6158</u> DATE: <u>8-31-06</u>
DATE FILED	<u>8-31-06</u>	<u>(RS)</u>	
COMPLETED APPLICATION	<u>12-6-06</u>	<u>(RS)</u>	
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____



