

COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat – 500 S. Rim Club Parkway Subdivision S-137-07

MEETING DATE: 6-7-07

PAYSON GOAL: NEW: n/a EXISTING: n/a

ITEM NO.:

TENTATIVE SCHEDULE: n/a

SUBMITTED BY: Jerry Owen
Comm. 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):
Staff reports, as well as other supporting information

POSSIBLE MOTION

“I move to approve the Preliminary Plat for the 500 S. Rim Club Parkway Subdivision subject to the conditions recommended by the Planning and Zoning Commission.”

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

PROS: This preliminary plat is in accordance with the rezoning site plan presented and approved by Town Council recently.

CONS:

PUBLIC INPUT (if any):

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

The Planning & Zoning Commission reviewed the preliminary plat for the 500 S. Rim Club Parkway Subdivision at their May 21, 2007 meeting and recommended the Town Council approve the preliminary plat with 9 conditions.

JUN 07 2007 *J-2*

S-137-07 – Conditions for Preliminary Plat – 500 South Rim Club Parkway

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. That the applicant comply with all standard Town of Payson development requirements.
3. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
4. That the improvement plans indicate the number and location of water valves and fire hydrants necessary to meet Water and Fire Department requirements.
5. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
6. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
7. The pathway along South Rim Club Parkway shall be detached from the roadway improvement by at least eight feet.
8. The slopes along South Rim Club Parkway shall be a maximum of 2:1.
9. That all other provisions of the Unified Development Code be met.



MEMO

TO: Planning and Zoning Commission Members
FROM:  Jerry Owen, Community Development Director
DATE: May 14, 2007
SUBJECT: Request from Chris & Gina Perkes for Preliminary Plat Approval of a 20 lot subdivision located on 11.01 acres at 500 S. Rim Club Parkway, Assessor Parcel Number 304-01-331B. (S-137-07)

Background

The Planning and Zoning Commission reviewed and recommended approval of the rezoning request for this site from R1-175 to R1-18 on December 11, 2006. On February 1, 2007, the Town Council approved the rezoning request. The Citizen's Participation Meeting for this preliminary plat request was held in conjunction with that rezoning request on August 31, 2006.

Analysis

This preliminary plat request is for approval of 20 single-family, detached residential lots on 11.01 acres (1.8 dwelling units per acre). Public Sanitary facilities are required. The site is not currently within the Northern Gila County Sanitary District Boundaries and must be annexed into the district prior to final plat approval. The preliminary plat depicts a typical roadway section consisting of a 24 foot wide roadway with a 4 foot shoulder on each side. The developer will construct a fitness path/trail (in a location and according to specifications of the Town of Payson Trails Plan) along South Rim Club Parkway to eventually connect with the proposed Tyler Parkway pathway. This path should be separated from the roadway by eight feet. Staff notes that the plat creates a pedestrian easement between lots 8 and 9 to provide a future pedestrian connection to the Tonto National Forest administrative site to the west. All lots are hillside lots and will require an individual grading and drainage plan. Areas outside the designated building envelopes will be undisturbed except for defensible space thinning. The storm water detention basins appear to be undersized. Staff notes that the Town's drainage requirements are being revised by Town Council. The project must meet the requirements in effect at the time of final plat approval. The slope along Rim Club Parkway must meet Town standards (maximum 2:1 unless supported by geotechnical evidence).

Staff Recommendation:

Staff recommends approval of this preliminary plat subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. That the applicant comply with all standard Town of Payson development requirements.

3. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
4. That the improvement plans indicate the number and location of water valves and fire hydrants necessary to meet Water and Fire Department requirements.
5. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
6. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
7. The pathway along S. Rim Club Parkway shall be detached from the roadway improvements by at least eight feet.
8. The slopes along S. Rim Club Parkway shall be a maximum of 2:1.
9. That all other provisions of the Unified Development Code be met.

Any other conditions the Commission deems necessary.

PRELIMINARY PLAT FOR 500 S. RIM CLUB PARKWAY

A PORTION OF THE SE 1/4 OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING	RI-1B
TOTAL NO. OF LOTS	20
AREA IN STREETS (DEDICATED)	1.36 AC.
AREA IN LOTS	9.85 AC.
TOTAL AREA	11.01 AC.
D/U PER ACRE	.55

UTILITY SERVICES

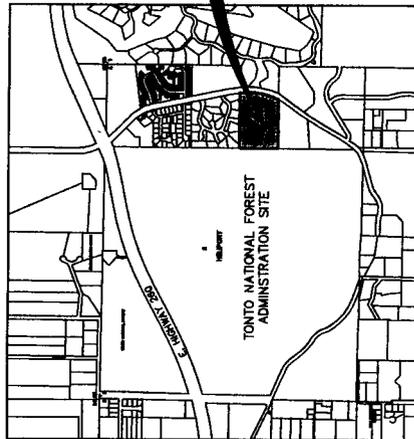
WATER	PAYSON WATER DEPARTMENT
SEWER	M.A.C.S.D.
TELEPHONE	QWEST
POWER	ARIZONA PUBLIC SERVICE
CITY	INGO CABLE
TRASH COLLECTION	WASTE MATTERS
TRASH DISPOSAL	BURDHEAD MENA LANDFILL, GILA COUNTY
POLICE	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	PAYSON FIRE DEPARTMENT
SCHOOLS	PAYSON UNIFIED SCHOOL DISTRICT
GAS	ENERGY WEST

OWNERS/SUBDIVIDERS

JEFF and DEBRA VAUGHN CHRIS and GINA PERKES
 P.O. BOX 818 HCA BOX 3
 PAYSON, ARIZONA 85541 PAYSON, ARIZONA 85541
 (928) 472-8656 (928) 472-8656

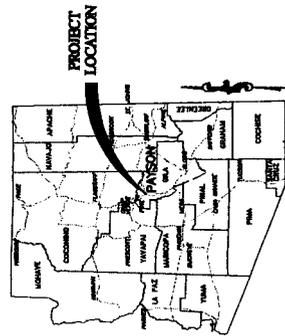
GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF ENGINEERS AND ARCHITECTS, UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION THROUGH 2000 (M.A.C.S.D. 1998), INCLUDING REVISIONS THROUGH 2000 (M.A.C.S.D. UNIFORM STANDARD SPECIFICATIONS, OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- THE ENGINEER FOR THE PROJECT IS:
 TETRA TECH INC. HIGHWAY
 PAYSON, AZ 85541
 PHONE: (928) 474-4838
 FAX: (928) 474-4867
- ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT THE TOWN OF PAYSON, GILA COUNTY SANITARY DISTRICT STANDARD 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.
- ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITHOUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA. THE TOWN OF PAYSON WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON DOES NOT HAVE JURISDICTION OVER THE FACILITIES. ACCESS RIGHT OF ACCESS FOR CLEARING, CLEANING OR REPAIRING SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HOA. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER OR HOA.
- 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.
- EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED TO MEET THE STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.
- ALL LOTS WITHIN THIS SUBDIVISION ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISIONS IN SECTION 10 OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL DRAINAGE PLAN PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THE LOTS SHALL BE OBTAINED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT.
- AREAS OUTSIDE PLATTED BUILDING ENVELOPES SHALL NOT BE CONSIDERED AS PART OF THE BUILDING ENVELOPE. PLATTED BUILDING ENVELOPES SHALL BE LOCATED WITHIN THE PLATTED BUILDING ENVELOPE WIDTHS OUTSIDE THE BUILDING ENVELOPE ON ALL LOTS SHALL BE LIMITED TO A MAXIMUM OF 14 FEET WIDE UNLESS A GREATER WIDTH IS NEEDED TO MEET FIRE DEPARTMENT REQUIREMENTS.

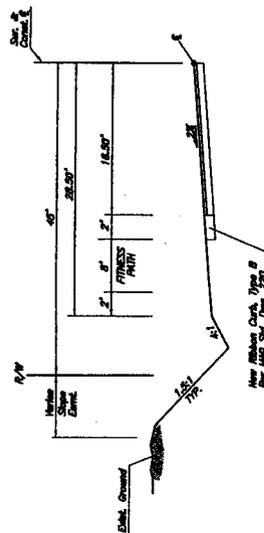


PROJECT SITE

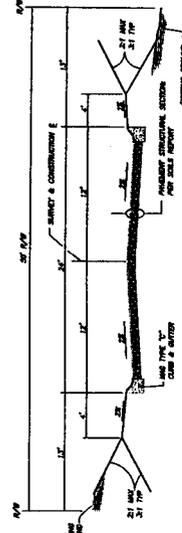
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



TYPICAL ROADWAY SECTION
SOUTH TYLER PARKWAY N.T.S.



TYPICAL ROADWAY SECTION
CUL-DE-SAC (RI-1B) N.T.S.

Prepared by



TETRA TECH, INC.
 421 S. TULSA, TULSA, OKLA.
 TEL: 918-438-7000 FAX: 918-438-7001

Project No. 6149.0012



J-HOD-GRACE-IT
 1-800-678-3346
 (PHOENIX OFFICE: 602-955-1000)

8' PUBLIC UTILITY EASEMENT,
 12' PLATTED BUILDING ENVELOPE EASEMENT
 TYPICAL ALL LOT FRONTAGES



TYPICAL PUBLIC UTILITY, DRAINAGE,
 AND SLOPE EASEMENT
N.T.S.



**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 |

Project Address: 500 S. Rim Club Parkway **Tax Parcel Number:** 304-01-331B
Subdivision: N/A **Lot Number:** N/A
Name of Applicant(s): Chris and Gina Perkes **Phone #:** (928) 474-6556
Mailing Address: HC4 Box 3L **Town:** Payson **St:** AZ **Zip:** 85541
Name of Property Owner(s): Chris and Gina Perkes
Mailing Address: HC4 Box 3L **Town:** Payson **St:** AZ **Zip:** 85541
Contact Person: Ralph O. Bossert, PE, RLS **Phone #:** (928) 474-4636 **Fax #:** (928) 474-4867
Payson Business License # _____ **Sales Tax #** _____

Detailed Description of Request: Preliminary Plat approval for a 20-parcel subdivision located at 500 S. Rim Club Parkway.

(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.

Chris Perkes Chris Perkes _____ [Signature] _____ 3/22/07
 Print Name Signature Date

Gina Perkes [Signature]

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ Prel. Subd. Plat = \$250 ⁰⁰ + 25 ⁰⁰ per lot, Taxes, Permit 25 ⁰⁰ x 20 lots = 500 ⁰⁰ Total \$750 ⁰⁰ Pd PE CHECK NUMBER: 4846 DATE: 4-4-07
DATE FILED	4-4-07	PE	
COMPLETED APPLICATION	4/25/07	sld	
NEWSPAPER PUBLICATION	4/27/07	sld	
300' NOTIFICATION MAILOUT	N/A	sld	
POSTING DATE	N/A	sld	

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



Gila County Assessor Parcel Search

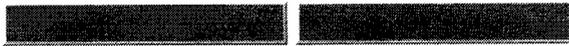
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Data updated Yesterday

Enter parcel number in the format xxx-xx-xxx and press Submit.

Don't know your Parcel Number?



Parcel 304-01-331B

Tax Year: 2006

Parcel Information

Tax Year:	2007
Parcel: (Click for Improvement Info)	304-01-331B
Site Address:	500 S RIM CLUB PKWY
Owner:	PERKES CHRIS & GINA
Owner 2:	
Mailing Address:	1007 ROCK SPRINGS CIR
City:	PAYSON
State:	AZ
Zip:	85541
Full Cash Value:	\$147,108
Assessed Full Cash Value:	\$23,537
Limited Value:	\$147,108
Assessed Limited Value:	\$23,537
Value Method:	Land Market Model
Exempt Amount:	0
Exemption Type:	
Use Code:	0002
Property Use:	VACANT LAND
Class Code:	

AG/VACANT LAND/NON-PROFIT-REAL PROPERTY A

Assessment Ratio: 16.00%

Last Sale Information

Sale Price: (Click for sale info) \$897,000

Sale Date: 7/28/2006

Recorded Instrument Type: WARRANTY DEED

Book: 12837

Page: 6

Legal Description Information

Parcel Size: 12

Unit Type: ACRES

Legal Description:

TH S2 N2 N2 S2 SE NE; THE S2 N2 S2 SE
NE & S2 S2 SE NE SECTION 2
T10N R10E; EXCEPTING BEGINNING AT E4
COR SEC 2; TH S89-47-47W



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