COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Flowing Wells Subdivision at 2009 N. McLane Road & 215 W. Houston Mesa Road S-143-07

MEETING DATE: April 17, 2008

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):
Plat drawing, staff report and supporting information

POSSIBLE MOTION

"I move to approve the Preliminary Plat for the Flowing Wells subdivision at 2009 N. McLane Road & 215 W. Houston Mesa Road subject to the conditions recommended by the Planning and Zoning Commission."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

PROS:

CONS:

PUBLIC INPUT (if any):

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

The Town Council approved the rezoning of this property from R1-175 to R1-6 and R3 on March 6, 2008. The Planning & Zoning Commission reviewed the Flowing Wells preliminary plat at their March 10, 2008 meeting and recommended the Town Council approve the preliminary plat with conditions as attached. The staff report to the P&Z Commission is also attached.

FUNDING:

Account Number: Title: Amount: $
Account Number: Title: Amount: $
Account Number: Title: Amount: $
Account Number: Title: Amount: $
Total Cost: $

CFO: _____ Date: _____

APR 17 2008

14. That the final plat be submitted within 12 months of Council approval of the preliminary plat.

15. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.

16. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.

17. The applicant shall submit CC&R's and final plat improvement plans that address the use and maintenance of the open space and detention areas.

18. That all other provisions of the Unified Development Code be met.

19. That the residential property be protected by a 6' wall or fence, above final grade, along the east side of the property adjacent to the Home Depot.

Conditions for S-147-08 (Flowing Wells)

1. That the final plat shall be in substantial conformance with the preliminary plat as submitted.

2. The water line is to be installed outside of the paved area wherever possible.

3. Lots 42-47 as shown on the preliminary plat will be required an engineered grading and drainage plan meeting the requirements of the Preliminary Drainage Report.

4. A maintenance plan and schedule for all the detention basins shall be approved by the Town Engineer prior to final improvement plan and final plat approval.

5. The standard note pertaining to storm drain detention basins shall be added to the final plat.

6. The developer shall contribute $200,000 toward the implementation of the area drainage plan prior to issuance of any on site construction permits.

7. The street name W. Christopher Drive needs to be changed to another name to avoid confusion with a similar named street.

8. The developer shall construct the following improvements to comply with the Payson Area Trails Systems (PATS): (1) In lieu of constructing the PATS pathway meandering through the development as per the approved PATS Construction Manual, the developer shall install six hundred (600) linear feet of eight foot wide granite pathway per the PATS standard on the west side of McLane Road immediately south of this development. (2) An eight (8) foot detached compacted granite path on the north side of Houston Mesa Road starting at the North/South Street alignment and ending at a point twenty-five feet (25) east of the Payson Pines Subdivision.

9. Offsite improvements on McLane Road shall include pavement, curb, and gutter on both sides of the road and sidewalk on the west side from the south side of Lot 1 north to the existing improvements.

10. The existing easement for the power line traversing the property shall be abandoned and the power line removed prior to final construction approval and issuance of individual building permits.

11. All future utilities shall be constructed underground.

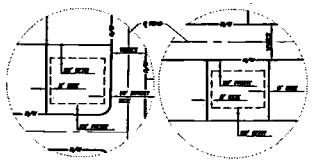
12. All improvement plans and construction shall be in accordance with the Town of Payson Codes and Requirements.

13. All units will be constructed with two car garages.

FLOWING WELLS

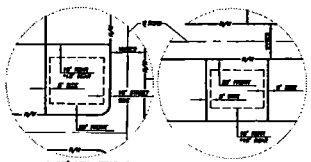
PRELIMINARY PLAT

A PORTION OF PARCEL 1 OF GOVERNMENT LOT 1 OF SECTION 27,
AS SHOWN ON MAP 2680 GILA COUNTY RECORDS, AND A PORTION OF GOVERNMENT LOT 5 OF SECTION 28,
ALL IN TOWNSHIP 11 N., RANGE 10 E. OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF PAYSON, GILA COUNTY, ARIZONA



TYPICAL R1-6 LOT SETBACKS

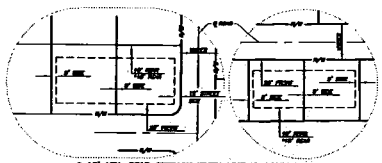
N.T.S.



* 18' MIN. REAR SETBACK WHEN LINE IS COMMON WITH SINGLE FAMILY RESIDENTIAL DISTRICT

TYPICAL R3 SINGLE FAMILY LOT SETBACKS

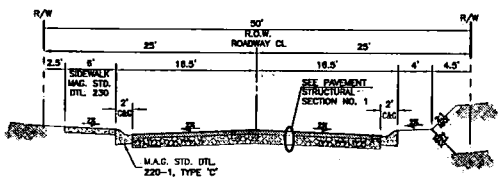
N.T.S.



* 18' MIN. REAR SETBACK WHEN LINE IS COMMON WITH SINGLE FAMILY RESIDENTIAL DISTRICT

TYPICAL R3 MUILTI FAMILY LOT SETBACKS

N.T.S.

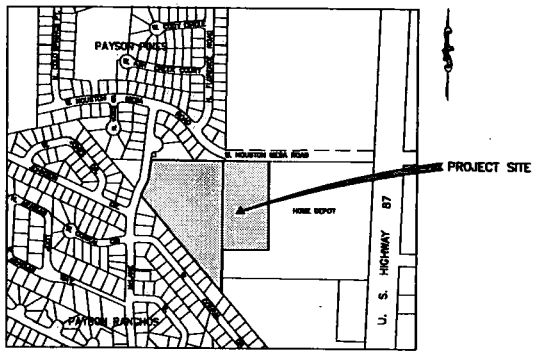


TYPICAL RESIDENTIAL STREET SECTION R1-6 & R3

N.T.S.

WORKFORCE HOUSING COALITION, L.L.C.

P.O. BOX 279
PAYSON, AZ 85547
(928) 474-2554



LOCATION MAP

N.T.S.

BENCH MARK

BRASS CAP IN HANDHOLE AT THE
SW CORNER OF HWY. 87 AND
AIRPORT ROAD
ELEVATION = 4989.12
(NOT SHOWN)

BASIS OF BEARINGS

SOUTH LINE OF PAYSON PINES
(MAP 703 GCR)
BEARING BEING S 89°18'02" E
(SHOWN)

Prepared by

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4883
TEL:(928)474-4638 FAX:(928)474-4887

Project No. 6378.0003

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT

GENERAL NOTES

1. ALL ROADS WILL BE PUBLIC.
2. ALL UNITS WILL BE CONSTRUCTED WITH 2 CAR GARAGES.
3. LOTS 17 AND 30 ARE HILLSIDE LOTS AND REQUIRE AN ENGINEERED HILLSIDE GRADING AND DRAINAGE PLAN IN ACCORDANCE WITH TOWN OF PAYSON HILLSIDE ORDINANCE IN THE UNIFIED DEVELOPMENT CODE.

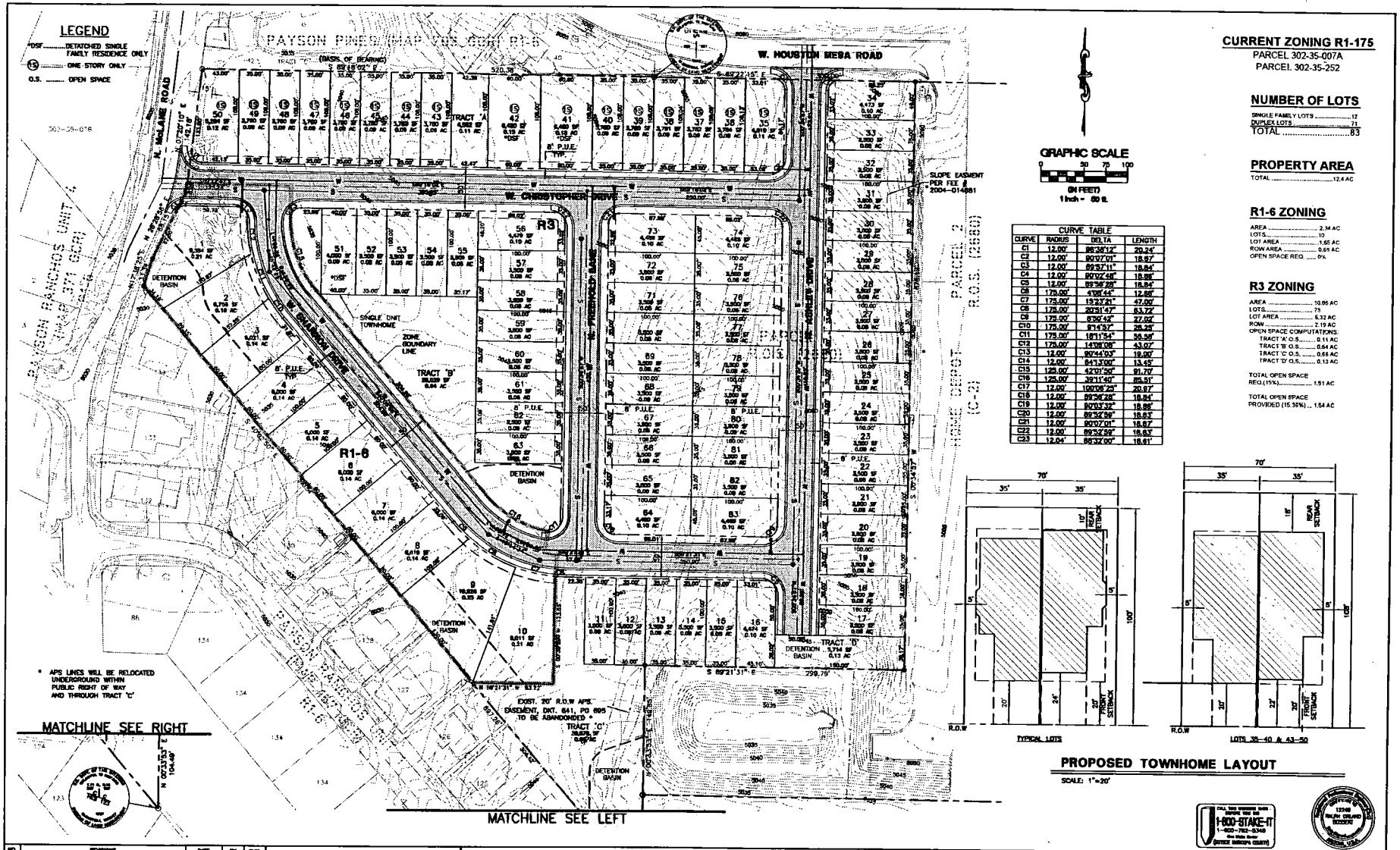
UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	N.G.C.S.D.
TELEPHONE	QWEST
POWER	ARIZONA PUBLIC SERVICE
CoTV	CABLEVISION
TRASH COLLECTION	WASTE MANAGEMENT
TRASH DISPOSAL	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	PAYSON FIRE DEPARTMENT
SCHOOLS	PAYSON UNIFIED SCHOOL DISTRICT
GAS	SEMSTREAM

DISCLAIMER

These documents have been prepared for a specific project and shall neither be altered nor reused for any other purpose. Also, these documents do not represent as-built conditions. If these documents are altered intentionally or unintentionally, or reused without the design engineer's written approval, it will be at the sole risk and responsibility of the user. The act of altering or reusing is construed as indemnifying and holding the design engineering firm and its employees harmless from all claims, damages, and expenses, including attorney fees, arising out of such act.

PFR_PRELIM-PLAT-CVR.DWG



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	12.00'	95°38'12"	20.24'
C2	12.00'	90°07'01"	18.87'
C3	12.00'	89°52'11"	18.84'
C4	12.00'	89°02'48"	18.66'
C5	12.00'	89°56'28"	18.84'
C6	175.00'	4°08'44"	12.66'
C7	175.00'	15°23'21"	47.00'
C8	175.00'	20°31'47"	63.72'
C9	175.00'	6°50'42"	27.02'
C10	175.00'	9°14'57"	28.25'
C11	175.00'	18°11'54"	55.58'
C12	175.00'	14°08'08"	43.07'
C13	12.00'	90°44'03"	19.00'
C14	12.00'	84°37'00"	13.45'
C15	125.00'	42°01'50"	91.70'
C16	125.00'	39°11'40"	85.51'
C17	12.00'	100°08'25"	20.97'
C18	12.00'	89°36'28"	18.84'
C19	12.00'	90°03'32"	18.86'
C20	12.00'	89°52'59"	18.83'
C21	12.00'	90°07'01"	18.87'
C22	12.00'	89°52'59"	18.83'
C23	12.04'	88°32'00"	18.61'

CURRENT ZONING R1-175
PARCEL 302-35-007A
PARCEL 302-35-252

NUMBER OF LOTS
SINGLE FAMILY LOTS 12
DUPLEX LOTS 71
TOTAL 83

PROPERTY AREA
TOTAL ..... 12.4 AC

R1-6 ZONING
AREA ..... 2.34 AC
LOTS 10
LOT AREA ..... 1.65 AC
ROW AREA ..... 0.69 AC
OPEN SPACE REQ. 0%

R3 ZONING
AREA ..... 10.05 AC
LOTS 73
LOT AREA ..... 6.32 AC
ROW ..... 2.19 AC
OPEN SPACE COMPUTATIONS:
TRACT 'A' O.S. ..... 0.11 AC
TRACT 'B' O.S. ..... 0.84 AC
TRACT 'C' O.S. ..... 0.65 AC
TRACT 'D' O.S. ..... 0.13 AC
TOTAL OPEN SPACE REQ.(15%) ..... 1.51 AC
TOTAL OPEN SPACE PROVIDED (15.39%) ... 1.54 AC

PROPOSED TOWNHOME LAYOUT
SCALE: 1"=20'

NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.
431 S. Stuntes Highway
Payson, AZ 85541-4668
TEL:(928)474-4636 FAX:(928)474-4667

FLOWING WELLS
PAYSON, ARIZONA

JOB NO.	6378.0003
DESIGNED BY:	LMDB
DRAWN BY:	LMDB
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	03/26/08

PRELIMINARY PLAT

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

Payson

MEMO

TO: Planning and Zoning Commission Members **AMENDED: 3-7-08**

FROM: Ray Erlandsen, Zoning Administrator

THROUGH: Jerry Owen, Community Development Director

DATE: March 10, 2008

SUBJECT: **S-147-08 Preliminary Plat Request – Flowing Wells**
Request from Workforce Housing Coalition, LLC for preliminary plat approval of Flowing Wells, an 83 lot single family residential subdivision, consisting of 12 single family detached homes and 70 attached townhomes and 1 detached townhome located on 12.40 acres at 2009 N. McLane Rd. and 215 W. Houston Mesa Rd. The tax parcel numbers are 302-35-007A and 302-35-252.

Background
This proposed development is located on property bounded by Payson Pines Subdivision (R1-6-MH-PAD) to the north, Payson Ranchos Subdivision (R1-6-MH) to the southwest and Home Depot (C-2) to the east. The second Town Council reading of the zone change from R1-175 to R1-6 and R3 is scheduled for March 6, 2008.

Analysis
This preliminary plat request is for approval of a total of 83 single family residential lots as depicted in the attached submittal, date stamped "Received Feb 27, 2008 Community Development Department." The R1-6 portion would allow for 10 single family homes (Lots #1-10) on 6000 square foot minimum lots, similar to contiguous lots existing in Payson Ranchos. The R3 portion would accommodate 70 attached townhouse lots (Lots #11-40, 42-50 and 52-83), 1 detached townhouse lot (Lot #51) and 2 single family detached residential lots (Lots #41-42). Lots #35–50 are designated as one story structures to be in keeping with the existing residences to the north in Payson Pines subdivision. Lots # 41 and 42 are designated as detached single family residences similar to the existing single family residence directly north of these properties. All units will have two car garages. Tracts "A-D" are designated Open Space for the R3 portion of this project and meet the UDC requirements. The applicant's CC&R's and final plat improvement plans shall address the use and maintenance of the open space and detention areas.

The Preliminary Drainage Report submitted has been reviewed and approved by the Town Engineer with the following comments. Lots 42-47 as shown on the preliminary plat will require an engineered grading and drainage plan meeting the requirements of the Preliminary Drainage Report. A maintenance plan and schedule for all the detention basins shall be approved by the Town Engineer prior to final improvement plan and final plat approval. The developer shall contribute

$200,000 ~~for downstream storm drain improvements prior to final improvement plan and final plat approval~~ ***toward the implementation of the area drainage plan prior to issuance of any on site construction permits.***

~~The developer shall construct the following improvements to comply with the Payson Area Trails Systems (PATS): (1) A sidewalk on the west side of North McLane Road from the south side of Lot 1 north to the existing improvements; (2) A detached sidewalk on the north side of the east/west street (currently W. Christopher Dr.) connecting to McLane Road; (3) A detached sidewalk on the west side of the proposed Ashley Drive connecting to Houston Mesa Road between Houston Mesa Road and the east/west Street; and (4) An eight (8) foot detached compacted granite path on the north side of Houston Mesa Road starting at the Ashley Drive alignment and ending at a point twenty five (25) east of the Payson Pines Subdivision. A future north-south firebreak to be located on the east side of Payson Pines Subdivision will connect to the PATS trail at that point.~~

Required offsite improvements on McLane Road shall include pavement, curb, gutter on both sides of the road with sidewalk on the west side of the road from the south side of Lot 1 north to the existing improvements. Offsite improvements on Houston Mesa currently exist, however, the PATS trail shall be constructed on the north side of the road as indicated above.

The final plat shall be submitted within 12 months of Council approval of the preliminary plat. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements. The developer has submitted a written proposal to the Town Council outlining their contribution to workforce housing.

Staff Recommendation:

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

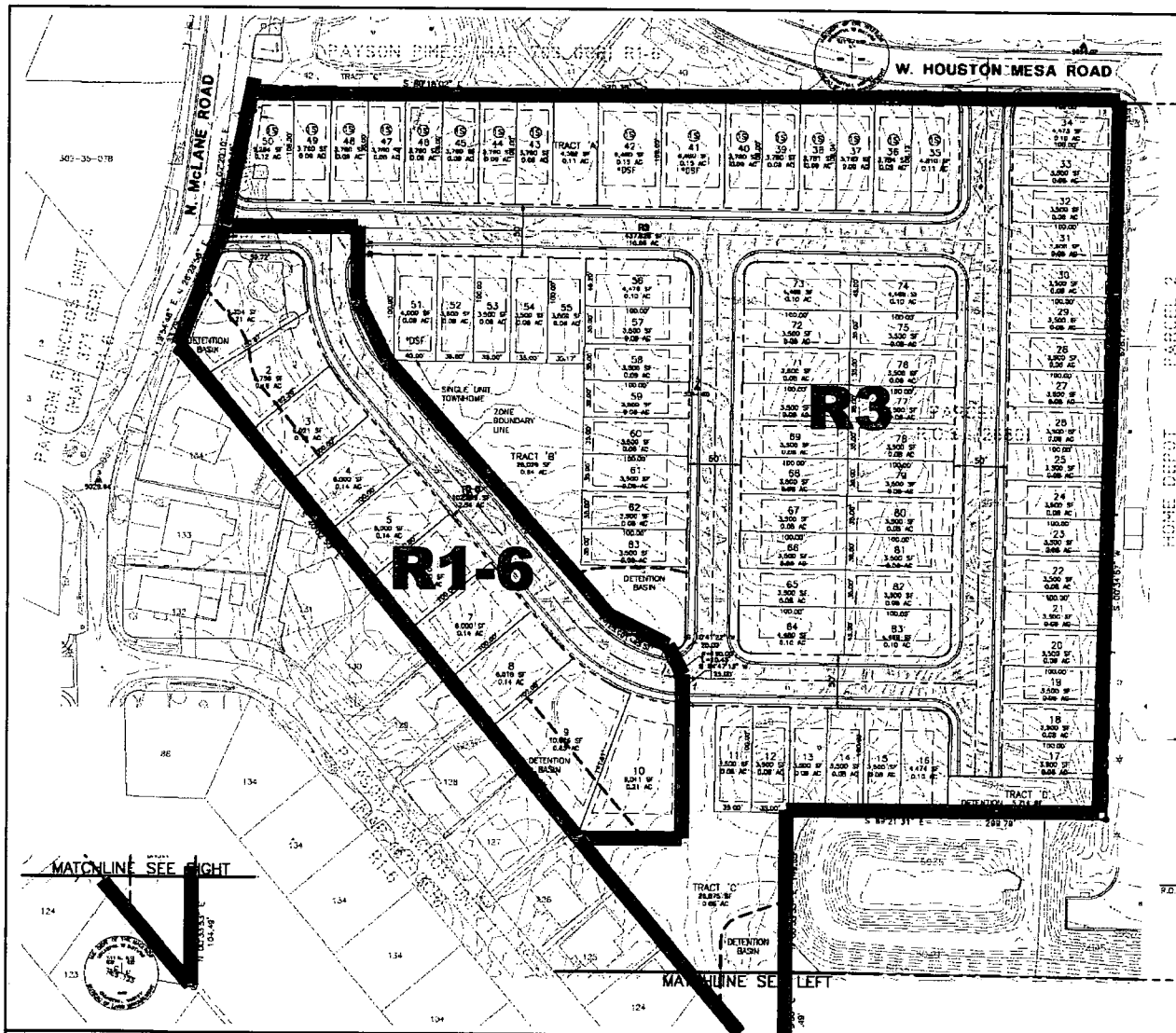
1. That the final plat shall be in substantial conformance with the preliminary plat as submitted.
2. The water line is to be installed outside of the paved area wherever possible.
3. Lots 42-47 as shown on the preliminary plat will require an engineered grading and drainage plan meeting the requirements of the Preliminary Drainage Report.
4. A maintenance plan and schedule for all the detention basins shall be approved by the Town Engineer prior to final improvement plan and final plat approval.
5. The standard note pertaining to storm drain detention basins shall be added to the final plat.
6. The developer shall contribute $200,000 ~~for downstream storm drain improvements prior to final plan and final plat approval~~ ***toward the implementation of the area drainage plan prior to issuance of any on site construction permits.***
7. The street name W. Christopher Drive needs to be changed to another name to avoid confusion with a similar named street.
8. The developer shall construct the following improvements to comply with the Payson Area Trails Systems (PATS): ~~(1) A sidewalk on the west side of North McLane Road from the south side of Lot 1 north to the existing improvements; (2) A detached sidewalk on the north side of the east/west street connecting to McLane Road; (3) A detached sidewalk on the west side of the proposed Ashley Drive connecting to Houston Mesa Road between Houston Mesa Road and the east/west street;~~ ***(1) In lieu of constructing the PATS pathway meandering through the development as per the approved PATS Construction Manual, the developer shall install six hundred (600) linear feet of eight foot wide granite pathway per the PATS standard on the west side of McLane Road immediately south of this development.*** ~~(4)~~ ***(2)*** An eight (8) foot detached compacted granite path on the north side of Houston Mesa Road starting at the ~~Ashley Drive~~ ***North/South Street*** alignment and ending at a point twenty five (25) east of the Payson Pines Subdivision.

9. Offsite improvements on McLane Road shall include pavement, curb, and gutter on both sides of the road and sidewalk ***on the west side*** from the south side of Lot 1 north to the existing improvements. ~~Offsite improvements on Houston Mesa shall include the PATS trail be constructed on the north side of the road.~~
10. The existing easement for the power line traversing the property shall be abandoned and the power line removed prior to final construction approval and issuance of individual building permits.
11. All future utilities shall be constructed underground.
12. All improvement plans and construction shall be in accordance will the Town of Payson Codes and Requirements.
13. All units will be constructed with two car garages.
14. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
15. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.
16. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.
17. The applicant shall submit CC&R's and final plat improvement plans that address the use and maintenance of the open space and detention areas.
18. That all other provisions of the Unified Development Code be met.

Any other conditions the Commission deems necessary.

Possible Motion to recommend <u>Approval</u>:
"I move the Planning & Zoning Commission recommend to the Town Council approval of S-147-08, request from Workforce Housing Coalition, LLC for preliminary plat approval of Flowing Wells, an 83 lot single family residential subdivision located on 12.40 acres at 2009 N. McLane Rd. and 215 W. Houston Mesa Rd. subject to conditions listed in the staff report."

<u>Neighborhood Involvement</u>
A citizens participation meeting for this request was held on January 7, 2008, in conjunction with the rezoning request. This meeting meets the UDC requirements for a citizen's participation plan.



LEGEND

*DSF ..... DETATCHED SINGLE FAMILY RESIDENCE ONLY

(15) ..... ONE STORY ONLY

O.S. ..... OPEN SPACE

GRAPHIC SCALE

0 50 75 100

(IN FEET)

1 inch = 50 ft.

CURRENT ZONING R1-175

PARCEL 302-35-007A

PARCEL 302-35-252

NUMBER OF LOTS

SINGLE FAMILY LOTS 12

DUPLEX LOTS 71

TOTAL 83

PROPERTY AREA

TOTAL ..... 12.4 AC

R1-6 ZONING

AREA ..... 2.34 AC

LOTS 10

LOT AREA ..... 1.66 AC

ROW AREA ..... 0.69 AC

OPEN SPACE REQ. 0%

R3 ZONING

AREA ..... 10.08 AC

LOTS 73

LOT AREA ..... 6.32 AC

ROW ..... 2.19 AC

OPEN SPACE COMPUTATIONS:

TRACT 'A' O.S. ..... 0.11 AC

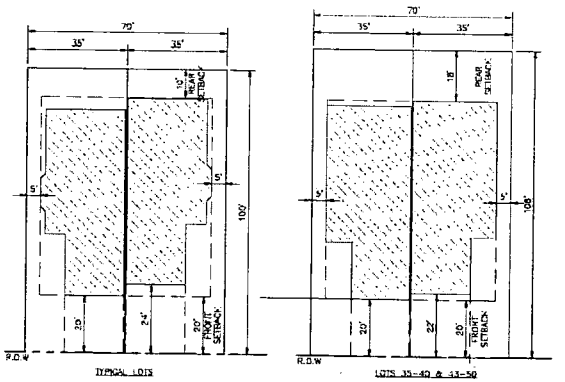
TRACT 'B' O.S. ..... 0.64 AC

TRACT 'C' O.S. ..... 0.08 AC

TRACT 'D' O.S. ..... 0.13 AC

TOTAL OPEN SPACE REQ (15%) ..... 1.51 AC

TOTAL OPEN SPACE PROVIDED (15.34%) ..... 1.54 AC



PROPOSED TOWNHOME LAYOUT

SCALE: 1"=20'

CALL TWO WORKING DAYS BEFORE YOU DIG

1-800-STAKE-IT

1-800-782-5348

(NOTICE: MATCHING COUNTY)

12248 RALPH DELAND ROCKERT

NO.	REVISIONS	DATE	BY	CHK.

SIP_ZONING-SITE-PLAN.DWG

TETRA TECH, INC.

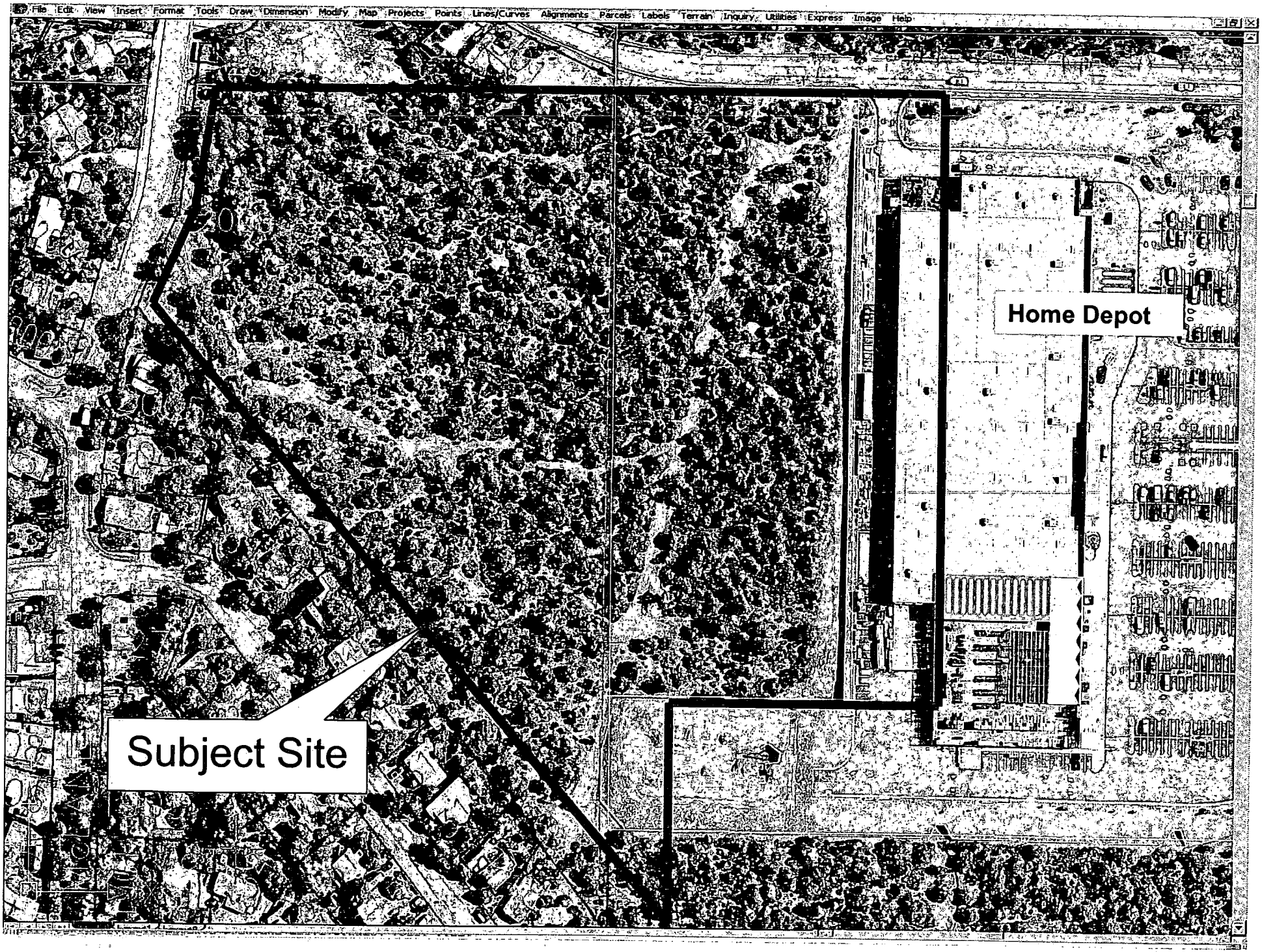
431 S. Beatrice Highway
Payson, AZ 85541-4623
TEL:(928)474-4636 FAX:(928)474-4697

JOB NO.	8378.0003
DESIGNED BY:	LMOD
DRAWN BY:	LMOD
CHECKED BY:	RDB
APPROVED BY:	RDB
DATE:	

SCALE: HORIZ. 1"= 50'
CONT. INTERVAL = 1'

DRAWING NO. ZSP-1

SHEET NO. 2 OF 2


File Edit View Insert Format Tools Draw Dimension Modify Map Projects Points Lines/Curves Alignments Parcels Labels Terrain Inquiry Utilities Express Image Help
Home Depot
Subject Site

CASE NUMBER S-147-08

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

The undersigned Applicant(s) hereby applies for:

- ☐ Abandonment Request
- ☐ Administrative Appeal
- ☐ Code Amendment
- ☐ Conditional Use Permit
- ☐ Development Master Plan
- ☐ Devel. Agreement, PAD & SPD
- ☐ Final Subdivision Plat
- ☐ General Plan or Land Use Plan Amendment
- ☐ Minor Land Division
- ☐ P & Z Commission Appeals
- ☒ Preliminary Subdivision Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Zone Change

Project Address: 215 W. Houston Mesa Road/2009 N. McLane Road Tax Parcel Number: 302-35-007A/302-35-252
Subdivision: N/A Lot Number: N/A
Name of Applicant(s): Work Force Housing Coalition, LLC Phone #: (928) 474-2554
Mailing Address: PO Box 279 Town: Payson St: AZ Zip: 85547
Name of Property Owner(s): Work Force Housing Coalition, LLC
Mailing Address: PO Box 279 Town: Payson St: AZ Zip: 85547
Contact Person: Mike Horton/Ralph O. Bossert Phone #: (928) 474-2554 Fax #: (928) 474-2562
Payson Business License # _____ Sales Tax # _____

Detailed Description of Request: Preliminary Plat Application

(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.

C MICHAEL HORTON — Print Name
Signature
2-11-08 — Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS
DATE FILED	2-11-08	KE
COMPLETED APPLICATION	3-4-08	KE
NEWSPAPER PUBLICATION	—	—
300' NOTIFICATION MAILOUT	—	—
POSTING DATE	—	—

APPLICATION FEE: $
REL. SUBD. PLAT = 250.00
+ 25.00 PER LOT, TRACT, PARCEL
# TOTAL = 2425.00
CHECK NUMBER: #1021 DATE: 2-21-08

RECOMMENDATION	DECISIONS
By: Date:	By: Date:

Aug 2005