

# COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Residential Subdivision at 1601 E. Underwood Ln (S11-002)

MEETING DATE: October 20, 2011

PAYSON GOAL: NEW: EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett   
Asst. Town Manager

AMOUNT BUDGETED: N.A

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: N.A.

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:

  
\_\_\_\_\_

EXHIBITS: Plat map, staff report and supporting information

## POSSIBLE MOTION:

"I move to approve the Preliminary Plat for the Residential Subdivision at 1601 E. Underwood Ln subject to the conditions recommended by the Planning and Zoning Commission."

## SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

This preliminary plat request is the proposed development of Tuscan Estates, a twelve (12) lot residential subdivision on 15.04 acres. The average lot size will be approximately 52,000 square feet.

## PROS:

## CONS:

## PUBLIC INPUT (if any):

This property was rezoned from R1-90 to R1-44 in May 2011, the citizen's participation element was fulfilled during that process. This preliminary plat is in substantial compliance with the site plan submitted for the rezoning process, therefore no additional citizen's participation requirements were necessary with this application.

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

The Planning & Zoning Commission reviewed the residential preliminary plat at their September 12, 2011, meeting and recommended the Town Council approve the preliminary plat on a 5-1 vote with conditions as attached. The staff report to the P&Z Commission is also attached.

## FUNDING:

Account Number:

Title:

Amount: \$

Total Cost: \$

CFO: \_\_\_\_\_ Date: \_\_\_\_\_

OCT 20 2011 I. 2\*

# ***COUNCIL DECISION REQUEST***

## **S11-002**

Conditions recommended by the Planning and Zoning Commission at the September 12, 2011, Public Hearing.

1601 E. Underwood Ln.  
Proposed Single Family Residential Subdivision  
Preliminary Plat Request

### **Staff Recommendation:**

Staff finds that this preliminary plat conforms to the objectives of the land use element of the general plan, is consistent with applicable provisions of the Unified Development Code, and could be compatible with the topography and adjacent property. 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 submitted, sheet one sealed 8/24/11 and sheet two sealed 8/30/11 and shall not exceed a total of 12 lots.
2. A final plat shall be submitted within 12 months of Council approval of this preliminary plat.
3. A note shall be included on the Final Plat equivalent to the following: "Any adjustment to a building envelope will require a study to determine if the adjusted envelope makes the lot a "Hillside" lot needing to meet all the requirements of Section 15-07-002H of the Unified Development Code."
4. The Final Plat shall include a minimum lowest finish floor elevation for all lots containing a drainage easement.
5. On the Final Plat Note No. 14 shall be corrected to read, "Section 15-07-002H" of the Unified Development Code.
6. On the Final Plat the subtitle needs to say "A Resubdivision of Lot 20B of Payson Three...."
7. The final plat shall include a tie, including bearing and distance, to an acceptable government corner with full description of the corner.
8. A note shall be added to the final plat stating, "Driveway 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."
9. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
10. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
11. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
12. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
13. All other provisions of the Unified Development Code shall be met.



**MEMO**

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP  
Zoning Administrator

DATE: Septemer 12, 2011

SUBJECT: **12 Lot Single-Family Residential Subdivision** **S11-002**  
1601 E. Underwood Lane – Tuscany Estates

**Background**

This proposed development is a re-subdivision of lot 20B of the Payson Three Unit One Subdivision (R1-90), which is located on the south side of East Underwood Lane. The site is bounded to the east by Karen Way, to the south by unsubdivided R1-175 property on Tyler Parkway and also Sienna Creek Subdivision (R1-18 PAD).

In May 2011, this property was rezoned from R1-90 to R1-44 to facilitate the proposed subdivision of this site. The preliminary plat submitted substantially conforms to the rezoning site plan. A citizen’s participation plan and report was completed in conjunction with the rezoning case, and therefore is not required in conjunction with this application.

**Analysis**

This request is for preliminary plat approval of a 12 lot single-family residential subdivision as depicted in the attached submittal, sheet one sealed 8/24/11 and sheet 2 sealed 8/30/11. There are no common areas or tracts. The private lots proposed for this site average just over 52,000 square feet. One public cul-de-sac would be constructed to provide access to interior lots within this development.

The Land Use Element of the General Plan designates this site ‘rural residential,’ which denotes areas where large lot single family residential development is desirable. The proposed preliminary plat density of 0.80 units per acre is within the specified density range of 0.25 to 1.0 dwelling units per acre of rural residential areas.

This application has been reviewed by affected Town of Payson departments and utility providers and no adverse comments have been received. Several minor corrections have been requested and are included in the conditions of approval. On the cover sheet of the Final plat these specific items need to be amended with the Final Plat submittal; The subtitle shall say, “A Resubdivision of Lot 20B of Payson Three...”, and note No. 14 needs to be corrected to read, “Section 15-07-002H of the Unified Development Code.”

The Preliminary Drainage Report submitted has been reviewed and is feasible. The Final Plat shall include a minimum lowest finish floor elevation for all lots containing a drainage easement. In addition, the Final Plat shall include the following information for the storm water detention basins and at least the 3 major washes within the project boundary: (1) A drainage easement encompassing at least the 100 year flood plain; and (2) The limits of the 100 year water surface.

Lots 1, 11, and 12 as shown on the preliminary plat are "Hillside" lots and will require individual engineered grading and drainage plans. Careful placement of building envelopes on some of the remaining lots has exempted them from hillside provisions, therefore a note shall be required on the Final Plat equivalent to the following: "Any adjustment to a building envelope will require a study to determine if the adjusted envelope makes the lot a "Hillside" lot needing to meet all the requirements of Section 15-07-002H of the Unified Development Code." Also, the final plat shall include a tie, including bearing and distance, to an acceptable government corner with full description of the corner.

This property is within the Northern Gila County Sanitary District boundaries. All lots are required to utilize public sewer facilities and may require a grinder pump and connection to a low pressure system. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.

**Staff Recommendation:**

Staff finds that this preliminary plat conforms to the objectives of the land use element of the general plan, is consistent with applicable provisions of the Unified Development Code, and could be compatible with the topography and adjacent property. 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 submitted, sheet one sealed 8/24/11 and sheet two sealed 8/30/11 and shall not exceed a total of 12 lots.
2. A final plat shall be submitted within 12 months of Council approval of this preliminary plat.
3. A note shall be included on the Final Plat equivalent to the following: "Any adjustment to a building envelope will require a study to determine if the adjusted envelope makes the lot a "Hillside" lot needing to meet all the requirements of Section 15-07-002H of the Unified Development Code."
4. The Final Plat shall include a minimum lowest finish floor elevation for all lots containing a drainage easement.
5. On the Final Plat Note No. 14 shall be corrected to read, "Section 15-07-002H" of the Unified Development Code.
6. On the Final Plat the subtitle needs to say "A Resubdivision of Lot 20B of Payson Three...."
7. The final plat shall include a tie, including bearing and distance, to an acceptable government corner with full description of the corner.
8. A note shall be added to the final plat stating, "Driveway 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."

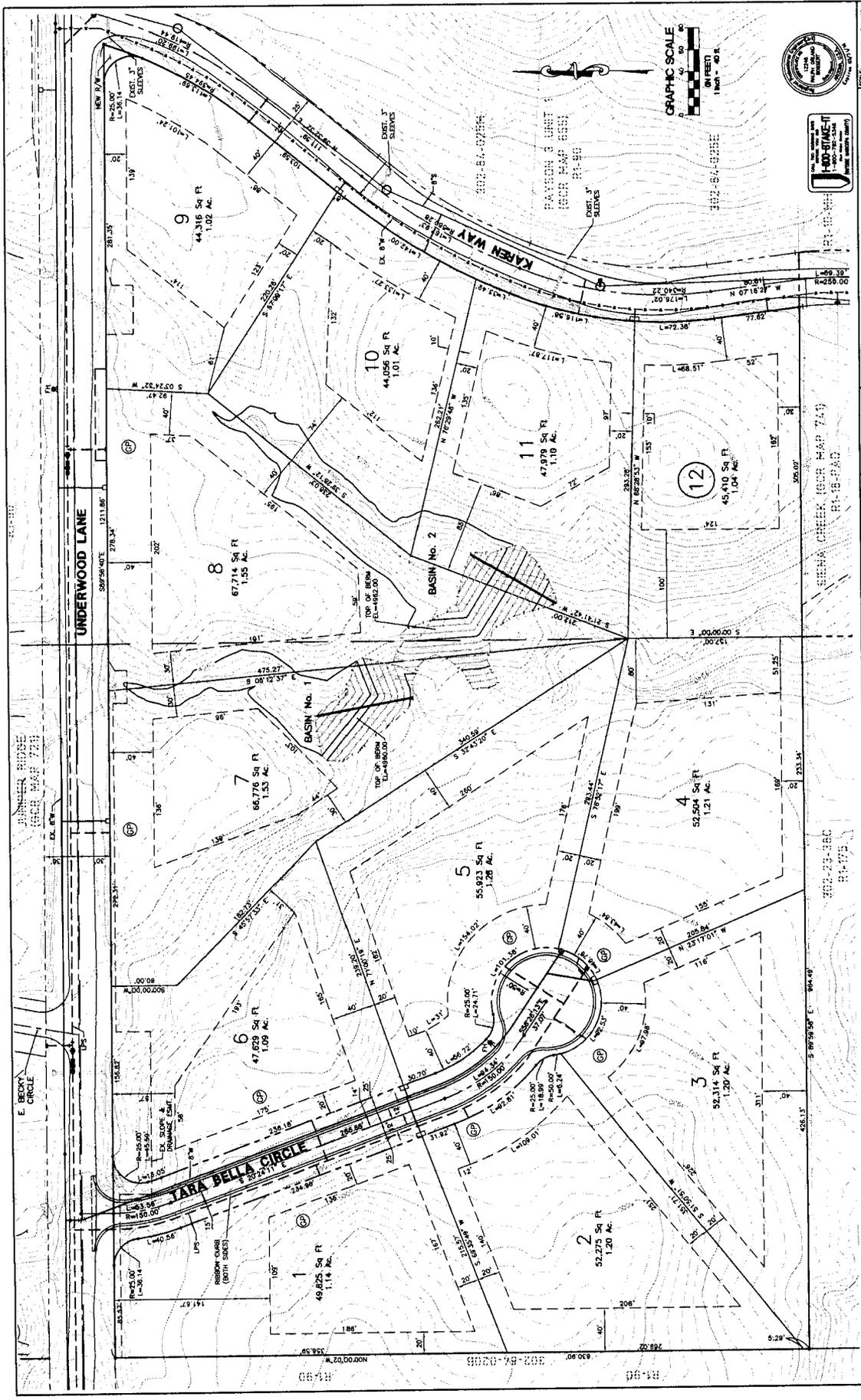
9. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
10. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
11. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
12. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
13. All other provisions of the Unified Development Code shall be met.

Any other conditions the Commission deems necessary.

**Suggested Motion to recommend Approval:**

“I move the Planning & Zoning Commission recommend to the Town Council approval of S11-002, a preliminary plat request for a 12 lot single family subdivision on 15.04 acres at 1601 E. Underwood Lane subject to the conditions listed in the staff report.”





NO.	REVISIONS	DATE	BY	CHK.

11-13	DATE	08/22/11
11-13	REVISION BY	
11-13	DRAWN BY	
11-13	CHECKED BY	
11-13	APPROVED BY	
11-13	DATE	08/22/11

11-13	NO. OF SHEETS	2
11-13	TOTAL NO. OF SHEETS	2
11-13	DATE	08/22/11

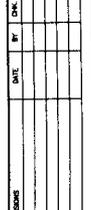
**PRELIMINARY PLAT**

**SP01**

SHEET NO. 2 OF 2

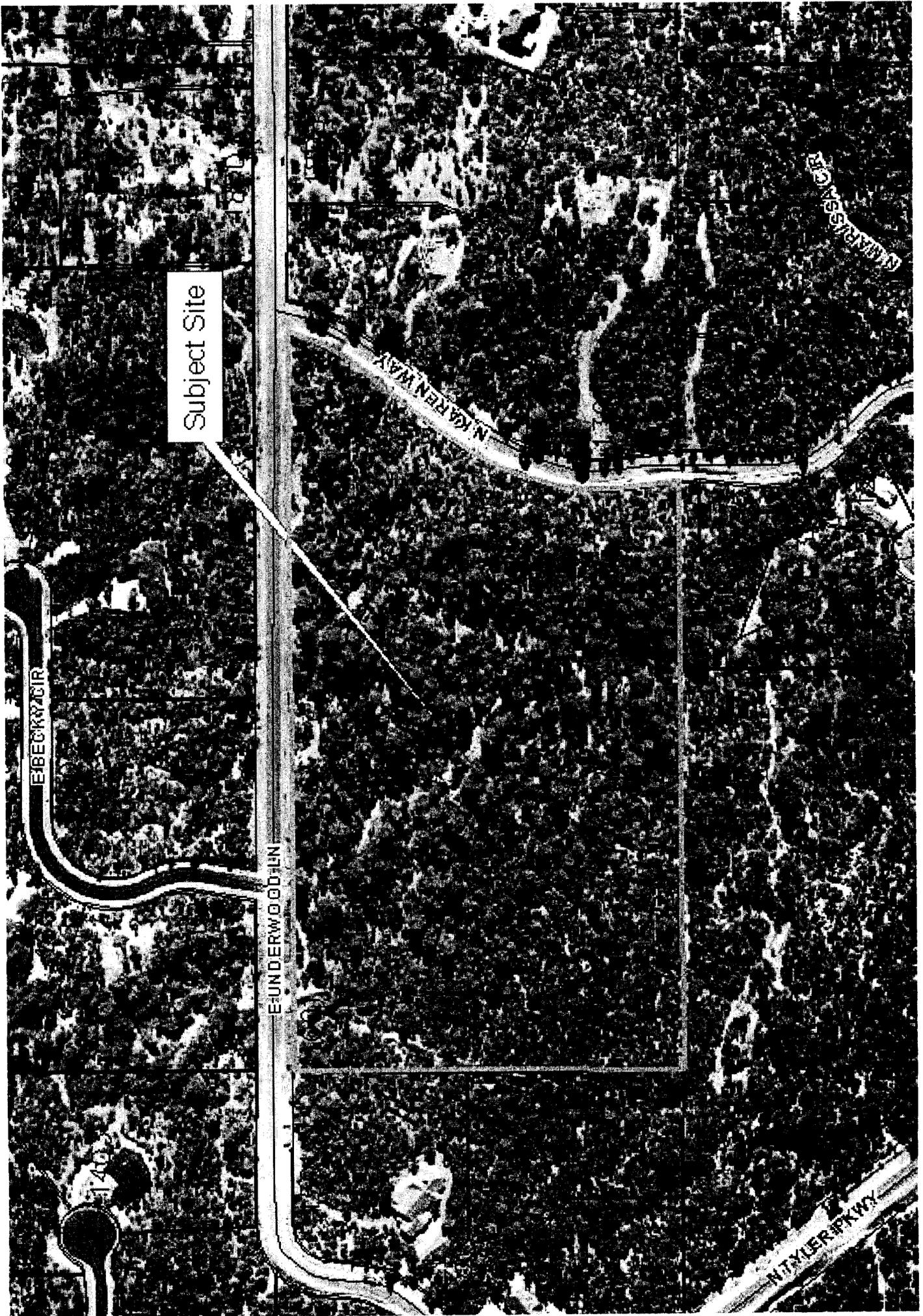
**TUSCANY ESTATES**  
PAYSON, ARIZONA

1108 North Milling Road  
Payson, Arizona 86041  
(908) 978-4455 F.L.S.  
(908) 978-4455 E  
(908) 978-2618









Subject Site

E BECKY CIR

E UNDERWOOD LN

N GARDEN WAY

N GARFIELD

N TYLER PKWY

**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: 1601 East Underwood Lane Tax Parcel Number: 302-84-028  
 Subdivision: Payson Three - Unit One Lot Number: 20B  
 Name of Applicant(s): Patrick and Barbara Underwood Phone #: (928) 474-5378  
 Mailing Address: 1605 East Becky Circle Town: Payson St: AZ Zip: 85541  
 Name of Property Owner(s): Same  
 Mailing Address: \_\_\_\_\_ Town: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contact Person: Barb Underwood Phone #: (928) 474-5378 Fax #: \_\_\_\_\_  
 Detailed Description of Request: Subdivide 15.04 Acre Lot 20B into  
12 minimum 44,000 S.F. Lots in accordance with R1-44  
Zoning

(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 in his behalf.

BARBARA UNDERWOOD  
Print Name

Barbara Underwood 8-12-11  
Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:\$
DATE FILED	8-12-11	Sld	Preliminary Plat Application fee: \$2000. plus 25/lot x 12 = \$300. \$2300.00
COMPLETED APPLICATION	8-24-11	Sld	
NEWSPAPER PUBLICATION	8-26-11	Sld	
300' NOTIFICATION MAILOUT	N/A	Sld	
POSTING DATE	N/A	Sld	
			CHECK NUMBER: <u>6132</u> DATE: <u>8-12-11</u>

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date: