



## COUNCIL DECISION REQUEST

SUBJECT: Chaparral Pines Phase III building envelopes, slope and drainage easements

MEETING DATE: June 19, 2014

SUBMITTED BY: Sheila DeSchaaf, Zoning Administrator *sed*

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: n/a

EXPENDITURE REQUIRED: n/a

EXHIBITS (If Applicable, To Be Attached): Exhibit A - Chaparral Pines Phase III Final Plat (title page and notes)  
Exhibit B - Hypothetical building envelope adjustment

### POSSIBLE MOTION

I move to direct staff to allow adjustments to building envelopes within Chaparral Pines Phase III subject to five conditions: 1) at least 75 percent of the original building envelope remains unchanged; 2) the building envelope area is not increased; 3) the adjacent property owner(s) affected by the adjustment and the Chaparral Pines Homeowners Association/Architectural Review Committee have no objection to the proposed adjustment; 4) a registered professional has certified that amending the platted slope and drainage easement will have no adverse impact; and 5) the lot owner records the new building envelope as adjusted and approved by staff.

### SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

The developer of Chaparral Pines Phase III platted building envelopes on each individual lot and surrounded the building envelope by a blanket slope and drainage easement. The easements extend from the building envelope lines to the boundaries of the lots (see Exhibit A for example). The lakes and open space tracts within Chaparral Pine Phase III along with the blanket easements on the lots were meant to ensure 50% of the overall subdivision would be maintained as open space. The open space was a condition of the rezoning approval for this subdivision.

Because the building envelopes were based on lot boundaries and building envelopes only, individual lot owners frequently request to make adjustments to the building envelopes on their lots in order to take advantage of or work around the existing topography or to preserve significant vegetation or other features on the lots.

In Chaparral Pines Phase I and Phase II homeowners have had the ability to make similar adjustments to building envelopes so long as the structures complied with minimum lot setbacks for the zoning district and the area of open space on the lot was not decreased. However, Chaparral Pines Phase III is unique in that the area outside the platted building envelopes was dedicated as an easement. Because of this dedication, any deviation from the recorded plat requires Council action.

If the Council chooses to allow adjustments to the building envelopes, staff has suggested the following five conditions as a requisite to the adjustment that could provide adequate limitations to ensure the intent of the zoning stipulations is met: 1) at least 75 percent of the original building envelope remains unchanged; 2) the building envelope area is not increased; 3) the adjacent property owner(s) affected by the adjustment and the Chaparral Pines

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## ***COUNCIL DECISION REQUEST***

Homeowners Association/Architectural Review Committee have no objection to the proposed adjustment; 4) a registered professional has certified that amending the platted slope and drainage easement will have no adverse impact; and 5) the lot owner records the new building envelope as adjusted and approved by staff.

**PROS:**

**CONS:**

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**FUNDING:**

Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

FM: \_\_\_\_\_ Date: \_\_\_\_\_

# **EXHIBIT A**



TRIN R 305 1/2 331 1/4 190' CHAPARRAL PINES PHASE 2

CHAPARRAL PINES PHASE 2

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AL NOTES

10 ZONING - R1-44 PAD

CHAPARRAL PINES, PHASE THREE CONSISTS OF 88 SINGLE FAMILY RESIDENTIAL LOTS.

MINIMUM LOT AREA - 35,500 SQUARE FEET, 0.65 ACRES. AVERAGE LOT AREA - 41,346 SQUARE FEET, 0.95 ACRES. GROSS AREA - 6,289,903 SQUARE FEET, 144.40 ACRES. OPEN SPACE IS PROVIDED AS 48% OF THE DEVELOPMENT, INCLUDING TRACTS C1 THROUGH C10, TRACTS B2 THROUGH B3, AND LOT SETBACKS, BUT EXCLUDING TRACT "AA" AND TRACT "D1".

STREETS SHALL BE IDENTIFIED AS BOUVARDIA CIRCLE, BOUVARDIA COURT, BOUVARDIA DRIVE, BUSH COURT, CLIFF ROSE DRIVE, CONEFLOWER CIRCLE, REDBUD CIRCLE, REDBUD COURT, SAGE CIRCLE, ROSEWOOD CIRCLE, AND SNOWBERRY CIRCLE.

"AA" IS RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT.

"B" IS RESERVED FOR PRIVATE STREETS AND PRIVATE/PUBLIC UTILITY EASEMENTS.

"C" - COMMON AREA - THE COMMON AREAS NOTED WITHIN THE PLAT BOUNDARIES WILL BE BY THE CHAPARRAL PINES COMMUNITY ASSOCIATION, INC. AND WILL CONTAIN JOINT USE AREAS SUCH AS REST AREAS, BENCHES AND NATURAL AREA OPEN SPACE. (N.A.O.S). TRACT "C" ALSO BE A DRAINAGE EASEMENT.

OPEN SPACE FOR THE PROJECT SHALL INCLUDE ALL OF TRACT "C" COMMON AREAS AND "D2" AND "D3" RECLAIMED WATER STORAGE AREAS. TRACT "D1" RECLAIMED WATER STORAGE AREA WILL BE USED AS OPEN SPACE FOR THE DEVELOPMENT OF TRACT "AA" (FUTURE RESIDENTIAL DEVELOPMENT). THE THREE TRACT "D" AREAS WILL BE RETAINED IN OWNERSHIP BY DEVELOPER FOR THE SPECIFIC USE OF STORING RECLAIMED WATER FOR IRRIGATING THE CHAPARRAL PINES AND THE RIM GOLF CLUB'S TWO EIGHTEEN HOLE GOLF COURSES. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE TRACT "D" AREAS AND INCLUDED FACILITIES. IT IS THAT THE FOUR HOLDING RESERVOIRS LOCATED ON THE TRACT "D" AREAS MAY NOT ALWAYS BE DEPENDENT ON IRRIGATION DEMANDS AND THE ABILITY TO RECEIVE RECLAIMED WATER.

"D" IS RESERVED FOR RECLAIMED WATER STORAGE AND PRIVATE UTILITIES.

9. TRACT "E" IS RESERVED FOR TOWN OF PAYSON WELL SITES.

10. THIS SITE WILL INCLUDE STORM WATER CONVEYANCES, THE CHAPARRAL PINES COMMUNITY ASSOCIATION, INC. WILL ADMINISTER ALL REQUIRED MAINTENANCE AS IS DEFINED IN THE PROJECT C.C.&R.'S.

11. ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PRIVATE AND SHALL BE MAINTAINED BY THE CHAPARRAL PINES COMMUNITY ASSOCIATION, INC. AS IS DEFINED IN THE PROJECT C.C.&R.'S.

12. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN WHAT IS SHOWN ON THIS PLAT AND IN THE "DRAINAGE DESIGN REPORT", PREPARED BY HIGHLINE CIVIL ENGINEERING, DATED 8-1-2001 WITHOUT WRITTEN APPROVAL OF THE TOWN OF PAYSON PUBLIC WORKS ENGINEER AND THE CHAPARRAL PINES COMMUNITY ASSOCIATION, INC.

13. THE AREA BETWEEN THE BUILDING ENVELOPE LINES AND THE PARALLEL AND CONCENTRIC LOT LINES COMMON TO TRACT "C", (OPEN AREA), BOUNDARIES SHALL ALSO BE A DRAINAGE AND SLOPE EASEMENT. SEE EXAMPLE BUILDING SETBACK AREA EASEMENT DETAIL ON THIS SHEET.

14. THE AREA BETWEEN THE BUILDING ENVELOPE LINES AND THE TRACT LINES PARALLEL AND CONCENTRIC LOT LINES COMMON TO TRACT "B", (ROADWAY), BOUNDARIES SHALL ALSO BE A DRAINAGE AND SLOPE EASEMENT. SEE EXAMPLE BUILDING SETBACK AREA EASEMENT DETAIL ON THIS SHEET.

15. THE AREA BETWEEN THE BUILDING ENVELOPE LINES AND THE PARALLEL AND CONCENTRIC LOT LINES COMMON TO TRACT "D", (RECLAIMED WATER STORAGE), BOUNDARIES SHALL BE A DRAINAGE AND SLOPE EASEMENT. SEE EXAMPLE BUILDING SETBACK AREA EASEMENT DETAIL ON THIS SHEET.

16. THE AREA BETWEEN THE BUILDING ENVELOPE LINES AND THE PARALLEL AND CONCENTRIC LOT LINES COMMON TO THE ADJACENT LOT BOUNDARY SHALL BE A DRAINAGE AND SLOPE EASEMENT. SEE EXAMPLE BUILDING SETBACK AREA EASEMENT DETAIL ON THIS SHEET.

17. THE AREA SHOWN AS THE "100 YEAR WATER SURFACE ELEVATION" FOR RESERVOIRS 1, 2, 3 & 4 ARE BASED ON THE DRAINAGE EVALUATION KNOWN AS "PRELIMINARY DRAINAGE REPORT FOR THE RIM STORAGE LAKES", DATED MAY 21, 1998, PREPARED BY ASL CONSULTING ENGINEERS. HEC-1 FILE NAME "F1000-ROH", DATED 5-4-98 OF REFERENCED REPORT CONTAINS THE 100-YEAR WATER SURFACE ELEVATION, TABLE 4-1 OF REFERENCED REPORT CONTAINS THE "LOWEST SPILLWAY CREST ELEVATION" (NORMAL WATER SURFACE ELEVATION). THE REFERENCED REPORT WAS THE BASIS FOR CONSTRUCTION OF THE FOUR EXISTING RESERVOIRS. NORTHSTAR SURVEYING DOES NOT TAKE RESPONSIBILITY FOR THOSE LIMITS OF FLOODING REPRESENTED ON THIS PLAT.

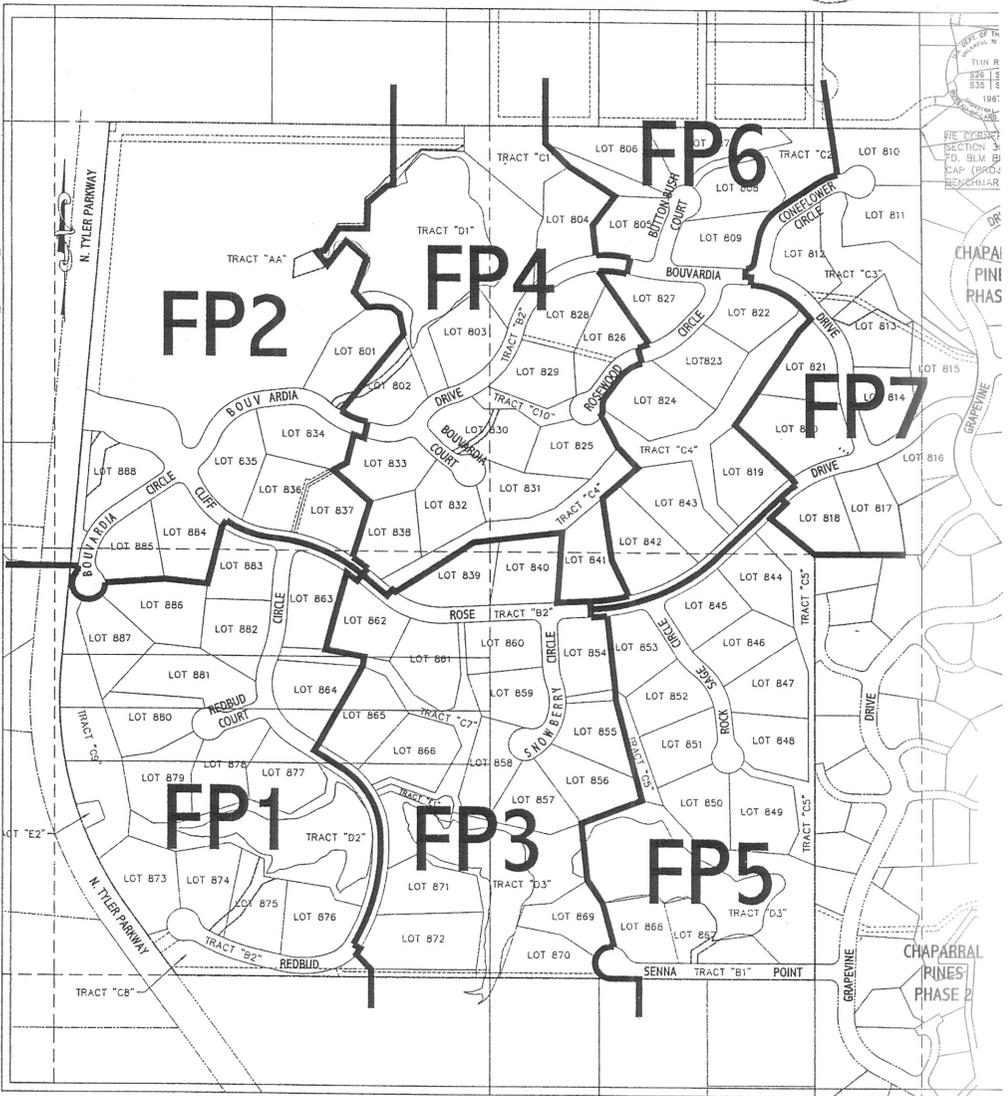
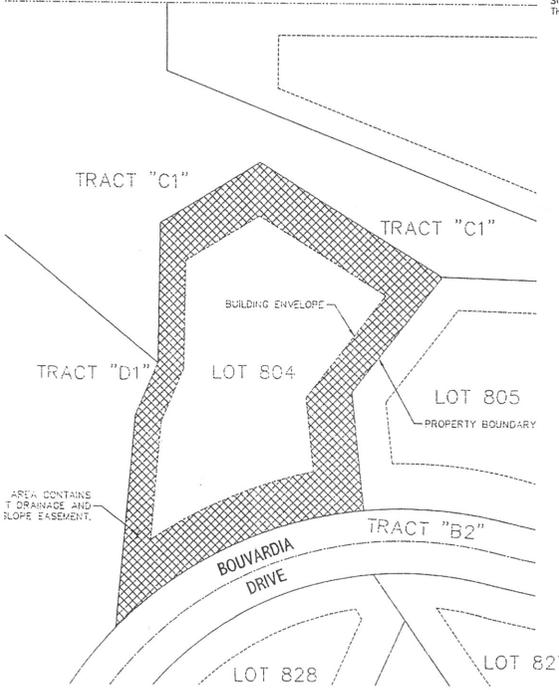
18. ALL LOTS AND TRACTS WITHIN THE SUBDIVISION ARE MONUMENTED WITH 1/2" IRON PIPE (W/ALUMINUM CAP U.S. #23955) AT CORNERS, ANGLE POINTS, AND RIGHT-OF-WAY P.C.'S AND P.T.'S. SUBDIVISION BOUNDARY CORNERS ARE NOTED.

19. CHAPARRAL PINES, PHASE THREE IS SERVED BY A COMBINATION SANITARY SEWER SYSTEM, CONSISTING OF A GRAVITY COMPONENT AND A LOW PRESSURE COMPONENT. LOTS SERVED BY THE LOW PRESSURE SEWER SYSTEM REQUIRE INDIVIDUAL GRINDER PUMPS AT OR ADJACENT TO THE RESIDENCE. LOTS REQUIRING GRINDER PUMPS ARE IDENTIFIED AS NUMBERS 801-802, 805-808, 810-811, 829, 831-835, 847-851, 855-856, AND 862-888. EACH HOMEOWNER IS RESPONSIBLE FOR OPERATING THEIR INDIVIDUAL GRINDER PUMP. REFERENCE "SANITARY SEWAGE COLLECTION SYSTEM DESIGN REPORT" DATED MAY 17, 2001, BY HIGHLINE CIVIL ENGINEERING.

20. CHAPARRAL PINES, PHASE THREE IS SERVED BY A PUBLIC WATER SYSTEM DESIGNED TO MEET STATE AND LOCAL STANDARDS. HOWEVER, AT THE INDIVIDUAL PROPERTY OWNER'S DISCRETION, LOTS 878, 880, 881, 862, 885, 886, & 867 MAY DESIRE INDIVIDUAL PRESSURE BOOSTER STATIONS. REFERENCE "WATER DISTRIBUTION SYSTEM DESIGN REPORT" DATED MAY 16, 2001, BY HIGHLINE CIVIL ENGINEERING.

21. THE DEVELOPER HEREBY AGREES TO PROVIDE EMERGENCY INGRESS AND EGRESS ACROSS TRACTS "AA" AND "B2" (BOUVARDIA DRIVE) TO NORTHSTAR SURVEYING. THE LOCATION OF THE EMERGENCY INGRESS AND EGRESS EASEMENT THROUGH TRACT "AA" WILL BE SUBJECT TO APPROVAL BY THE TOWN OF PAYSON WHEN SAID TRACT IS DEVELOPED.

22. THE FOLLOWING LOTS ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISION IN SECTION 15-07-002 (ITEM H) OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL GRADING AND DRAINAGE PLAN PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE TOWN OF PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND A BUILDING PERMIT: 802, 803, 806, 809, 809, 814, 815, 817, 818, 820, 823, 825-832, 835, 836, 838, 839, 842-846, 848-851, 855-856, 861, 862, 864-866, 872-882, 886, AND 887.



KEY MAP 1"=200'

EXAMPLE BUILDING SETBACK AREA EASEMENTS (REFERENCE GENERAL NOTE 13, 14, 15, & 16 ON THIS SHEET)

CHAPARRAL PINES, PHASE THREE PAYSON, ARIZONA



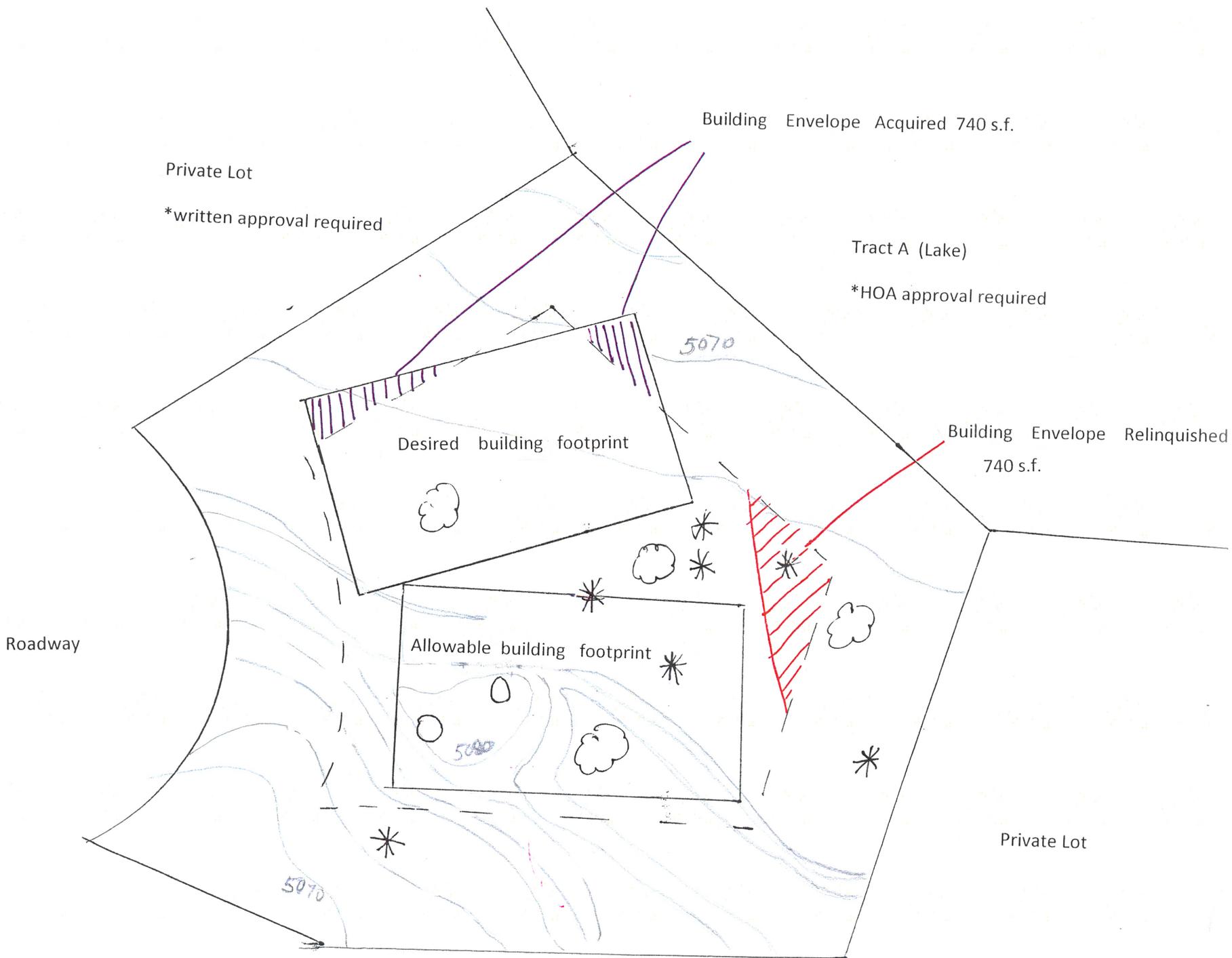
NORTHSTAR SURVEYING INCORPORATED 1100 N. BEELINE, SUITE B + PAYSON, ARIZONA 85541 + (520) 474-9646

FINAL PLAT KEY MAP

748B

Table with project details: H.C.E. #, DRAWING NO., HORIZONTAL SCALE: 1"=200', CONTOUR INTERVAL: N/A, DATE: 10-28-2003, PROJECT NO. 03-131, SHEET NO. 2

# **EXHIBIT B**



Building Envelope Acquired 740 s.f.

Private Lot  
\*written approval required

Tract A (Lake)  
\*HOA approval required

Building Envelope Relinquished  
740 s.f.

Desired building footprint

Allowable building footprint

Roadway

Private Lot

5070

5070

5080