



**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.”

# PRELIMINARY PLAT

## FOR

### TUSCANY ESTATES

LOT 20B OF PAYSON THREE – UNIT ONE, A SUBDIVISION AS SHOWN ON MAP 655 GILA COUNTY RECORDS, LOCATED IN THE SE 1/4 OF SECTION 26, T. 11 N., R. 10 E. OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

#### SITE DATA

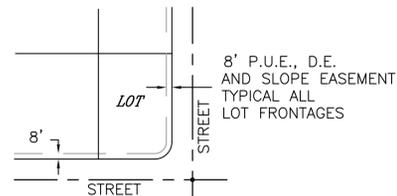
GROSS AREA	15.04 ac.
PUBLIC STREETS	0.66 ac.
LOTS	14.38 ac.
AVERAGE LOT SIZE	52,199 s.f.
MINIMUM LOT AREA	44,462 s.f.
ZONING	R1-44
NUMBER OF DWELLING UNITS	12
DWELLING UNITS PER ACRE	0.80

#### GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2011 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE PROVIDED BY THE DEVELOPER, (3 COPIES WITHIN 5 DAYS OF SUBMITTAL).
- ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESSES RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE HOA OR PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE HOA OR INDIVIDUAL PROPERTY OWNER.
- 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 PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.
- THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFIED DEVELOPMENT CODE.
- 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."
- STORM WATER DETENTION/RETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PAYSON REQUIREMENTS.
- IF A SUBDIVISION SIGN IS PLANNED, A SIGN EASEMENT SHALL BE CREATED ON THE LOT WHERE THE SUBDIVISION SIGN WILL BE PLACED.
- LOTS 1, 11 AND 12 ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISIONS IN SECTION 15-17-002H OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE, AN INDIVIDUAL GRADING AND DRAINAGE PLAN PREPARED BY AN ARIZONA REGISTERED ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT.

#### LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
304-07-016L	ASSESSOR'S PARCEL NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.	BUILDING SETBACK
LPS	LOW PRESSURE SEWER
(GP)	LOTS WITH GRINDER PUMPS
8"W	WATER MAIN / FIRE HYDRANT
LPS	LOW PRESSURE SEWER
---	100 YEAR FLOOD PLAIN LIMITS
-4950-	EXISTING CONTOUR

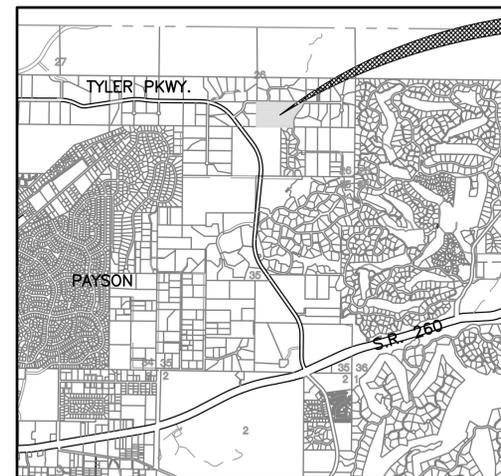


**TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT**

N.T.S.

#### OWNER & APPLICANT

PATRICK AND BARBARA UNDERWOOD  
1606 EAST BECKY CIRCLE  
PAYSON, ARIZONA 85541  
PHONE (928) 474-5338



**VICINITY MAP**

N.T.S.

#### PROJECT LOCATION

#### SHEET INDEX

No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT

Prepared by



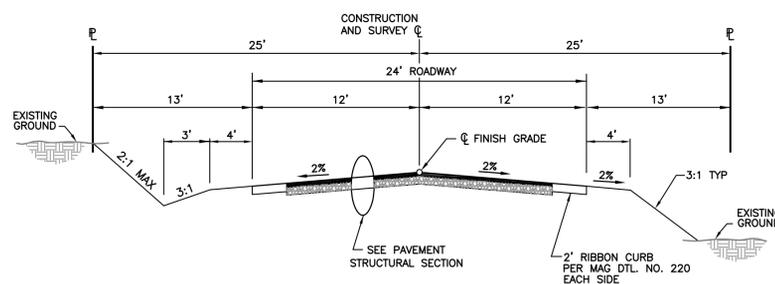
1109 North McLane Road  
Payson, Arizona 85541  
Ralph Bossert P.E. R.L.S.  
(928) 978-4345  
Don Fitzpatrick P.E.  
(928) 595-2816

Project No. 11-15



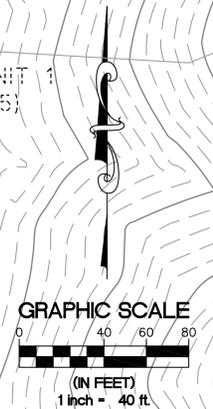
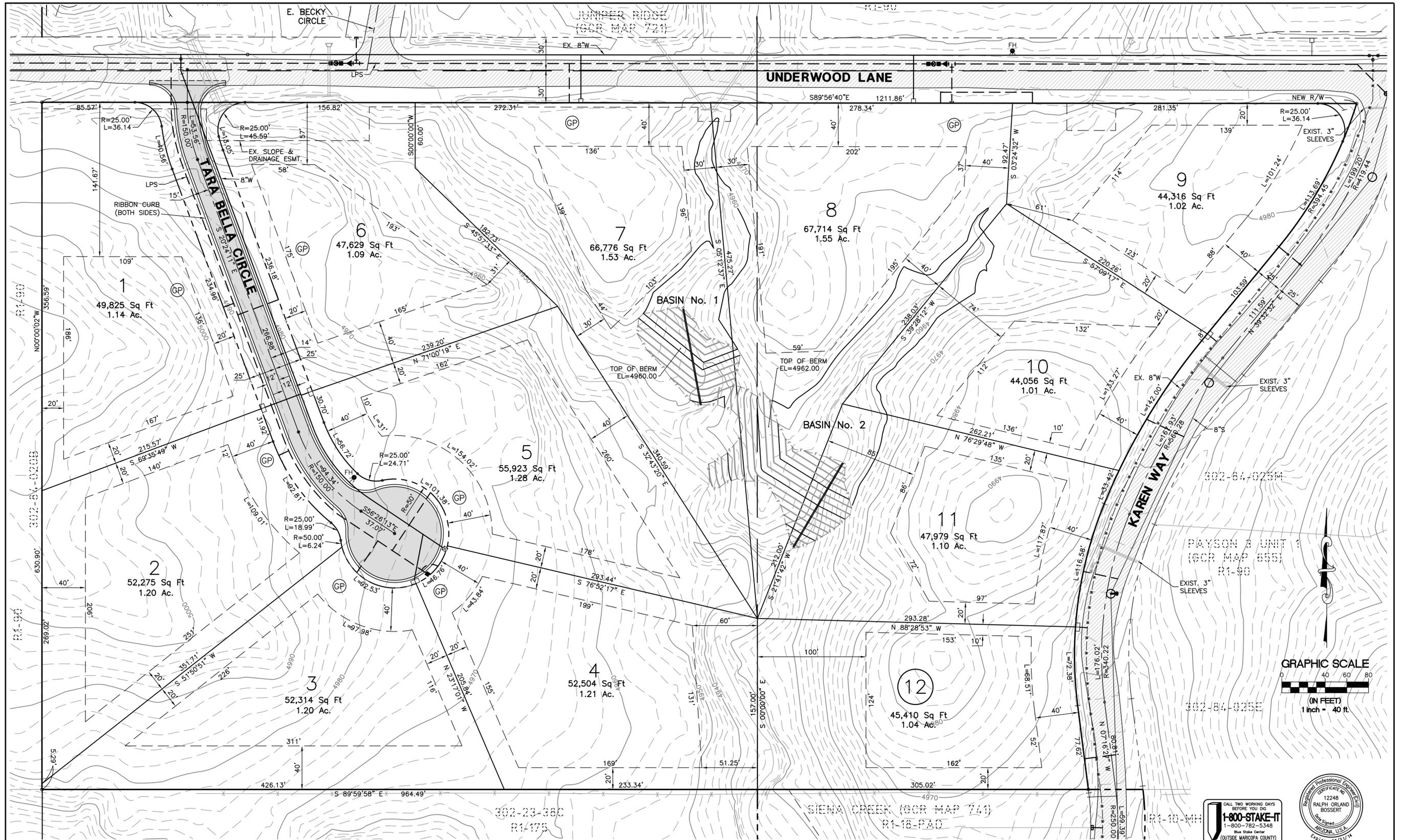
#### UTILITY SERVICES

UTILITY	COMPANY
WATER	PAYSON WATER DEPARTMENT PHONE: 474-5242
SEWER	NORTHERN GILA COUNTY SANITARY DISTRICT PHONE: 474-5257
TELEPHONE	QWEST (CENTURY LINK) PHONE: 468-8995
POWER	ARIZONA PUBLIC SERVICE PHONE: 474-7642
CATV	SUDDEN LINK PHONE: 474-4263
PROPANE GAS	SEMSTREAM AZ PROPANE PHONE: 474-2294



**TYPICAL ROADWAY SECTION**

TARA BELLA CIRCLE N.T.S.



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

NO.	REVISIONS	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
 1109 North McLane Road  
 Payson, Arizona 85541  
 Ralph Bossert P.E. R.L.S.  
 (928) 978-4345  
 Dan Fitzpatrick P.E.  
 (928) 595-2816

# TUSCANY ESTATES

## PAYSON, ARIZONA

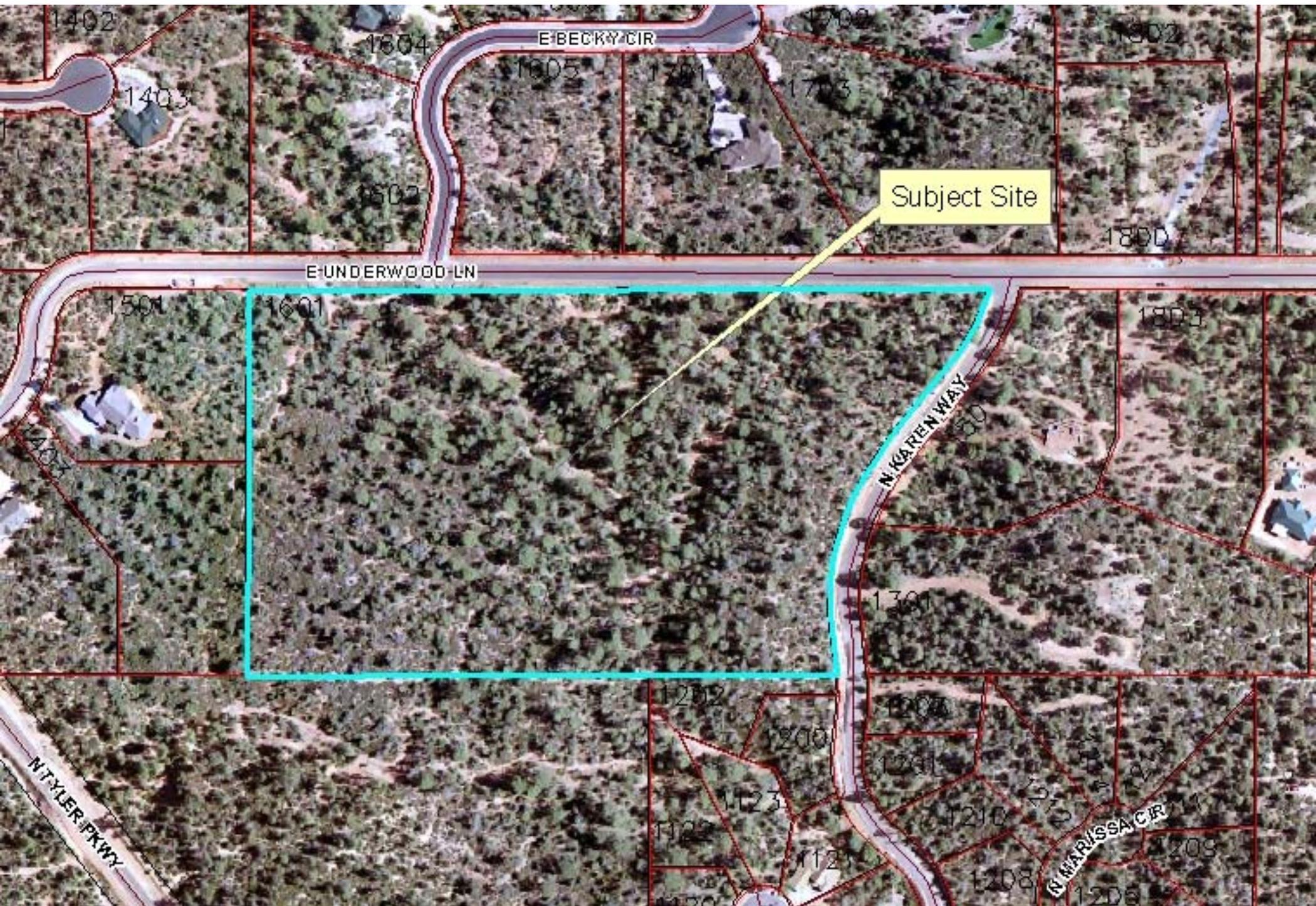
JOB NO. 11-15  
 DESIGNED BY: RRH  
 DRAWN BY: RRH  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 08/25/11

### PRELIMINARY PLAT

SCALE: HORIZ: 1" = 40'  
 CONT. INTERVAL = 2'  
 DRAWING NO. **SP01**  
 SHEET NO. **2** OF **2**







**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) 474-5338  
 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) 474-5338 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	Sed	Preliminary Plat Application fee: \$2000. plus 25/lot x 12 = \$300. \$2300.00
COMPLETED APPLICATION	8-24-11	Sed	
NEWSPAPER PUBLICATION	8-26-11	Sed	
300' NOTIFICATION MAILOUT	N/A	CS	
POSTING DATE	N/A	Sed	
			CHECK NUMBER: 6132 DATE: 8-12-11

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date: