



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP
Planning & Development Director

DATE: September 12, 2016

SUBJECT: Preliminary Subdivision Plat **S16-009**
Rock Creek (Resubdivision of Block 1 of Montezuma's Castle Land Exchange)

Background

This request is for preliminary plat and master development plan approval to divide Block 1 of the Montezuma Castle Land Exchange into a 43-lot single-family residential subdivision with 2 tracts for retention/detention and open space as depicted in the attached submittal. The project would be phased, with lots 1-26 in Phase 1 and lots 27-43 in Phase 2.

The property is located southwest of Payson Airport in the vicinity of W. Airport Road and S. Vista Road. Residents in the area of the proposed subdivision were invited to attend a meeting held on July 18, 2016 pursuant to the citizen participation requirements that govern this Preliminary Plat application. The citizen participation report is attached to this memo.

Analysis

The Land Use Element of the General Plan designates this site for 'medium density residential' which denotes areas where 5.5 to 12 dwelling units per acre (DU/ac) are typical. The net density of this project is 3.9 DU/ac. The lesser density is a result of rezoning action under the 2003 Town of Payson General Plan. This site was rezoned in accordance with the Land Use Element of that plan to R1-8 in 2010.

The zoning submittal proposed a transition of lot sizes from lesser density residential in the north to higher density in the southwest portion of the block with an average density of 3 to 4 units per acre. The lots in Block 1 that are adjacent to Cedar Ridge Subdivision (zoned R1-12 east of this site) would be a minimum of 12,000 square feet. The rezoning entitlement was for 37 to 74 lots or units on this site. The 43 lots proposed conforms to the conditions of approval of that rezoning.

A master development plan application has been submitted to accommodate the averaging of lot sizes and the common elements (drainage tracts) within this development. The applicant's narrative explaining their rationale is attached. A homeowners association is proposed and would be responsible for architectural review for all development as well as maintenance of common areas (drainage, signage, landscaping, etc).

This application has been reviewed by affected Town of Payson departments and utility providers, no adverse comments have been received. The property is within the Northern Gila County Sanitary District boundaries. All lots shall utilize public sewer facilities designed in accordance with Northern Gila County Sanitary District standards and annexation fees will be required upon development. A Preliminary Drainage Report was submitted in conjunction with this request and is feasible. A slope analysis was conducted in conjunction with the preliminary plat application and there are no hillside lots within this subdivision.

W. Riley Road is presently the only way into and out of this development. A secondary fire/construction access shall be provided prior to constructing more than 26 residential units. If North Rock Creek Drive is proposed to connect to Airport Road through the adjacent property then the developer shall obtain all access/public utility easements through Block 2 of Montezuma Castle Land Exchange Subdivision prior to final plat application for the second phase of this development. Block 2, as currently platted, shows the proposed alignment of N. Vista Road connecting to the southwest corner of Rock Creek Subdivision. If this roadway is to be utilized as the second point of ingress/egress to Rock Creek Subdivision then the realignment of this easement shall be completed to align with Rock Creek Drive prior to final plat application for phase two of Rock Creek. If a separate interior roadway through Block Two is proposed, then the easement for the extension of that roadway to the boundary of Rock Creek shall be obtained prior to final plat application for phase two of Rock Creek. All roadways shall be constructed to depth standards recommended by a geotechnical engineer in consideration of soils under the proposed streets.

Staff Recommendation:

Staff finds that this preliminary plat 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, sealed 08/25/16 and shall not exceed a total of 43 lots.
2. The Montezuma Castle Land Exchange Final Block plat shall be recorded and a public report completed prior to final plat application for resubdivision of any block within the Montezuma Castle Land Exchange Subdivision.
3. The final plat for Rock Creek shall be submitted and approved within 12 months of Planning & Zoning Commission approval of the preliminary plat application.
4. A secondary fire/construction access shall be provided prior to constructing more than 26 residential units on Block 1. This access shall be a minimum of an all-weather road at least 20 feet wide and shall be posted as "Fire Lane – No Parking", unless the improved area is at least 32 feet wide.
5. The developer shall obtain all access/public utility easements through Block Two of Montezuma Castle Land Exchange Subdivision prior to final plat application for phase two of this development.
6. Streets shall be constructed to depth standards recommended by a geotechnical engineer in consideration of soils under the proposed streets.
7. The applicant shall design adequate sanitary facilities in accordance with the District standards prior to submittal of the Final Plat and pay applicable annexation fees prior to development.
8. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.

9. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
10. Town of Payson water lines, including water services and fire hydrants, shall be extended to and through the development in accordance with the Town of Payson Water Department requirements. This includes extending the water mains to the adjacent block of Montezuma Castle Land Exchange as required by the Public Works Department.
11. All other provisions of the Unified Development Code shall be met.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve S16-009, a preliminary plat request for a 43 lot single family residential subdivision on 13.17 acres, commonly referred to as Block 1 of Montezuma Castle Land Exchange, subject to the conditions listed in the staff report.”

PRELIMINARY PLAT FOR ROCK CREEK

SITE DATA

GROSS AREA.....13.17 ACRES
PUBLIC STREETS.....2.28 ACRES
NET AREA.....10.89 ACRES
NUMBER OF LOTS.....43
DENSITY.....3.95 RES/ACRE
EXISTING ZONNING.....R1-8
MINIMUM LOT SIZE.....6481 S.F.
AVERAGE LOT SIZE.....10,674 S.F.

A RESUBDIVISION OF BLOCK 1 OF MONTEZUMA CASTLE LAND EXCHANGE, (G.C.R. MAP #XXXX)
LOCATED IN A PORTION OF H.E.S. NO. 611 AND IN THE N.W. 1/4 OF SECTION 32,
TOWNSHIP 11 NORTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF PAYSON, GILA COUNTY, ARIZONA.

LEGEND

---	BOUNDARY LINE
----	RIGHT OF WAY
- - - -	CENTER LINE
----	LOT LINE
----	EASEMENT LINE
---	EXISTING CONTOURS
---	SETBACK LINE
W	WATER MAIN
SAN	SANITARY LINE
□	WATER METER BOX
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊙	SANITARY MANHOLE
⊖	STORM INLET
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

BASIS OF BEARINGS

EAST SUBDIVISION LINE BEING:
N26°47'07" W

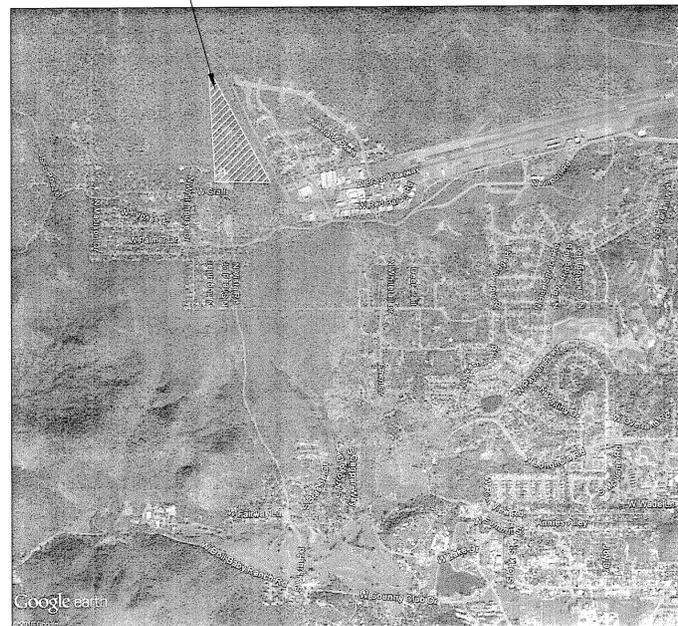
BENCH MARK

PROJECT BENCHMARK:
RILEY ROAD CENTERLINE
BRASS CAP
ELEV=5084.70
(NAVD 88 DATUM)

OWNER/DEVELOPER

KEVIN SOKOL
SOUTHRIDGE DEVELOPMENT CO.
10271 E. HILLERY DRIVE
SCOTTSDALE, AZ 85255
PH: 763-595-0055

PROJECT AREA

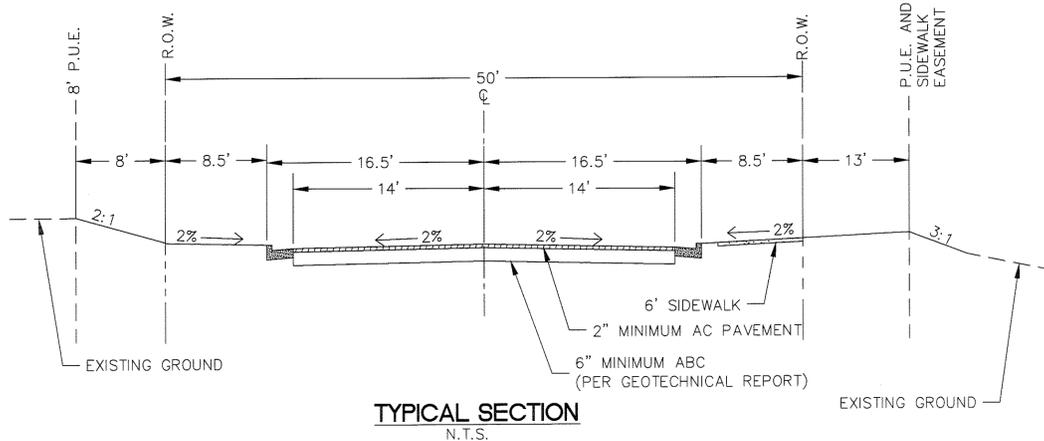


UTILITY SERVICES

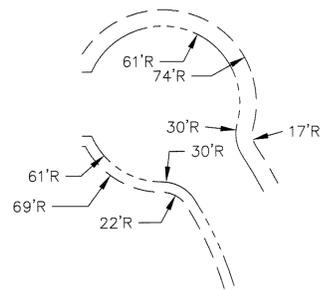
WATER.....PAYSON WATER DEPARTMENT
SEWER.....N.G.C.S.D.
TELEPHONE.....CENTURYLINK
POWER.....ARIZONA PUBLIC SERVICE
CoTV.....SUDDENLINK
TRASH DISPOSAL.....BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE.....PAYSON POLICE DEPARTMENT
FIRE PROTECTION.....PAYSON FIRE DEPARTMENT
SCHOOLS.....PAYSON UNIFIED SCHOOL DISTRICT
PROPANE GAS.....ALLIANT GAS

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 2015 (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.
- IF A SUBDIVISION SIGN IS PLANNED, A SIGN EASEMENT SHALL BE CREATED ON THE LOT WHERE THE SUBDIVISION SIGN WILL BE PLACED.
- ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITHOUT 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 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 AND 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. ALL NEW UTILITIES FOR THIS SUBDIVISION WILL BE INSTALLED UNDERGROUND.
- THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFIED DEVELOPMENT CODE.
- STORM WATER DETENTION/RETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PAYSON REQUIREMENTS.
- NO LOTS ON THIS DEVELOPMENT ARE HILLSIDE LOTS. ALL LOTS HAVE GRADES BELOW 15% FOR AT LEAST 50% OF EACH LOTS AREA.
- AN AVIATION EASEMENT IS HEARBY GRANTED OVER ALL LOTS AND STREETS WITHIN THIS SUBDIVISION THAT ALLOWS EXCESS AIRCRAFT NOISE ON ALL PROPERTIES, ALLOWS FOR THE PASSAGE OF LOW FLYING AIRCRAFT OVER THE PROPERTIES, AND PROHIBITS THE CONSTRUCTION OF ANY ITEM THAT MAY INHIBIT THE SAFE OPERATION OF AIRCRAFT ABOVE THE PROPERTIES.
- ALL LOTS IN THIS SUBDIVISION ARE NEAR AN INDUSTRIAL SUBDIVISION AND MAY BE SUBJECT TO NOISE NORMALLY ARISING FROM INDUSTRIAL ACTIVITIES.
- ALL LOTS AND PARCEL CORNERS ARE MARKED WITH A 5/8" REBAR WITH BRASS TAG, STAMPED L.S. #34555.



TYPICAL SECTION
N.T.S.



TYPICAL CUL-DE-SAC (50' MINIMUM)
N.T.S.

VICINITY MAP



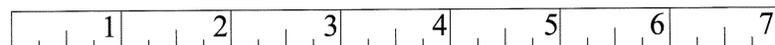
PREPARED BY

GOLDEN RULE SURVEYING LLC.
P.O. BOX 3360
PAYSON, AZ 85547

PROJECT NO. 16044



GOLDEN RULE SURVEYING LLC



P.O. BOX 3360
PAYSON, ARIZONA 85547
PHONE (928)474-3377



JOB NAME:

ROCK CREEK

DESCRIPTION:

PRELIMINARY PLAT

SCALE: N.T.S.

VERT: N.T.S.

DATE: AUGUST 25, 2016

JOB NUMBER

16044

SHEET

1

EXPIRES 3-31-18

Rock Creek Development Master Plan Narrative

1. Introduction

The Rock Creek development parcel is a triangular shaped 13.473 acre site located north of Airport Road and is west of the airport. The east side of the property abuts the Cedar Ridge Development, the west side abuts Tonto National Forest, and the south abuts future development of M-2 zoned property owned by the applicant.

The site is vegetated with mostly juniper and cedar trees. A portion of the site is exposed granite outcroppings.

2. Purpose

The owners are requesting approval for a Development Master Plan which would allow smaller home sites as long as the total density is not exceeded. The site is zoned R1-8 which allows for 8,000 square foot lots. At 5.5 units per acre this site could support up to 74 home sites. The preliminary plat design calls for 43 lots with an average lot size of 10,668 square feet and range in size from 6,481 to 20,678 square feet. There are 5 lots that are smaller than 8,000 square feet.

3. Justification

There many reasons why we believe a Development Master Plan is best for this parcel. This includes implementing the best land planning concepts, home design, and buffering of adjacent properties.

a. Land Planning

The owners hired Rick Harrison, who is an internationally respected land planner and published author of the book, *Prefurbia*, and has designed over 1000 neighborhoods spanning 47 states and 18 countries. Harrison describes Prefurbia as a collection of innovative methods they developed to solve many of the problems caused by land development without sacrificing the individual desire for space and affordability. The design methods reduce the amount of land devoted to streets and provide spacious, sustainable, profitable neighborhoods that create more premium space to live, work and play. This type of design helps preserve natural terrain and vegetation, reduce impact of storm systems, surface flow, reduces paved surfaces, reduce erosion from surface flow, promote natural low maintenance solutions, reduce energy use, makes nature accessible – it is a way to create more space, without compromising density and deliver what home buyers want.

Mr. Harrison has applied his Prefurbia design to the subject parcel of land and has created a wonderful sense of community with each lot carefully platted to optimize views, space and livability.

One of the major features of this design is to promote pedestrian systems which create a walkable neighborhood. The curved road design creates lower speeds throughout the neighborhood. This design approach also reduces intersections which are conflict points between pedestrians and vehicles. The design also calls for meandering sidewalks where none of the sidewalks join the

streets which creates a safer walking path. There is also access to the Tonto National Forest from the north cul-de-sac.

b. Home Design Concepts

The owners have hired C. Leyva Design, Inc. to design the homes. Carlos Leyva has designed over 450 custom homes. He will design 4-5 different floor plans ranging in size from 1300-1700 square feet. Each design will also have two different elevations. The smaller homes will be mainly utilized on the smaller lots and will achieve a lower price range. All homes will be designed with front porches and will be the prominent feature of the front of the home. The garages will be set back on the front of the house in order to not make it the prominent feature on the front façade.

c. Adjacent Buffering

The home sites that abut Cedar Ridge are all a minimum of 12,000 square feet. This was a requirement from the rezoning of the property. The other 2 sides of the parcel back up to Forest Service Land and M-2 zoned property. We believe smaller lots with a lower price point are appropriate in this area of the development.

4. Conclusion

The developer believes they have exceeded all requirements for the development. They have an appropriate design for the site that will allow several price points and have provided appropriate buffering of surrounding properties. The developer is asking that a Development Master Plan be approved so that we can have 5 lots that are under 8,000 square feet.

**TOWN OF PAYSON
PLANNING AND ZONING APPLICATION**

The undersigned Applicant(s) hereby applies for:

- | | | |
|---|---|--|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU | <input checked="" type="checkbox"/> Development Master Plan | <input type="checkbox"/> P & Z Commission Appeal |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Guest Quarters | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> Minor Land Division | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage | |

Jul, 2014

Project Address: Block 1 Montezuma Castle Land Exchange Tax Parcel Number: 30239006C
 Subdivision: Rock Creek Lot Number: n/a
 Name of Applicant(s): Kevin Sokol Phone #: 928-978-2262
 Mailing Address: 10271 E. Hillery Dr Town: Scottsdale St: AZ Zip: 85255
 Name of Property Owner(s): Pioneer Title Agency, Inc
 Mailing Address: 421 S. Beeline Hwy Town: Payson St: AZ Zip: 85541
 Contact Person: Meme Heflin Phone #: 928 474 3235 Fax #: _____
 Payson Business License # n/a Sales Tax # n/a

Detailed Description of Request:

Preliminary Plat

(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/her behalf.

Kevin Sokol
Print Name

K. Sokol
Signature

8-19-16
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION DATE		INITIALS	APPLICATION FEE:
DATE FILED	<u>8/19/16</u>	<u>SSD</u>	<u>preliminary plat</u> <u>43 lots + 1 tract</u> <u>Master Development Plan</u> <u>2600</u> <u>1100</u> <u>400</u> CHECK NUMBER: _____ DATE: <u>8/19/16</u>
COMPLETED APPLICATION	<u>8/26/16</u>	<u>SSD</u>	
NEWSPAPER PUBLICATION	<u>n/a</u>		
300' NOTIFICATION MAILOUT	<u>n/a</u>		
POSTING DATE	<u>n/a</u>		

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

Southridge Development Company

10271 E. Hillery Drive
Scottsdale, AZ 85255
(928) 978-2262
kevin_sokol@yahoo.com

Dear Town of Payson

On July 18th a citizen's participation meeting was held to discuss the Rock Creek Development. The following is a summary of the comments from the participants.

Attendees:

Sharon Offerman	1609 W. Dalton Circle	928.951.2849
Doug Wolverson	1704 W. Dillon	406.899.1188
Mary McMullen	1600 W. Dalton Circle	928.951.4368
Martha J. Bozile		
Richard W. Miller	1062 W. Dalton Circle	480.216.3464
Cliff Potts	609 S. Beeline Hwy.	928.978.2960

Comments:

Q. Would like to see how industrial is laid out with residential. Discussion of buffer space

A. We will definitely work with these residents when the preliminary plat is brought forward for the industrial property.

Comment. Like the curved roads in the community regarding traffic calming.

Q. Discussion of whether the new community should be the same size lots as the existing neighborhood

A. R1-8 zoning was approved. We agreed in the rezoning request to buffer Cedar Ridge with 12,000 square foot lots at a minimum.

Q. Concerns over property line invasion due the existing home property lines being on the other side of the ravine

A. All the lots will clearly be surveyed.

Q. Questions regarding whether there would be fencing of the community and what type.

A. Not known at this time but we will control the type, height, color in HOA documents.

Q. Questions regarding whether there would be an HOA

A. Yes

Q. Questions regarding the type and style of the houses to be built

A. Ranch style single story homes. We will control floor plans, elevations. and all exterior colors and finishes.

Sincerely,

Kevin Sokol
Managing Member

7/1/2016

Kevin Sokol
Southridge Development Company, LLC
kevin_sokol@yahoo.com
928-978-2262

Dear Property Owner:

On behalf of Southridge Development Company, you are invited to a Citizen Participation Meeting.

The meeting will be held on Monday, July 18, 2016 at 10:00 AM at Keller Williams Real Estate Office located at 404 S. Beeline Hwy Suite B Payson, AZ. The purpose of this meeting is to provide information to property owners and residents regarding our application to the Town of Payson for a preliminary and final plat of a 13 acre parcel in proximity to your property.

If you are unable to attend the meeting and have questions regarding the plan, please call Kevin Sokol, 928-978-2262. I look forward to hearing from you or seeing you at the meeting.

Sincerely,

Kevin Sokol
Managing Member
Southridge Development Company, LLC

DeSchaaf, Sheila

From: Gigi [gigistill@yahoo.com]
Sent: Sunday, July 24, 2016 12:13 PM
To: DeSchaaf, Sheila
Cc: Hughes, Michael; Connell, Su; Croy, Rick; Evans, Kenny; chiggins@payson.gov
Subject: West Riley Road Extension

Categories: Must Attend

Dear Ms. DeSchaaf:

I am a current resident of West Riley Road in Payson. My husband and I live at 1701 West Riley Road. We built our house in the summer of 2005. The street dead ends on the west end. We have just become aware that a housing development is planned further west of our street.

This has raised our concerns due to size of Riley Rd.

The paved portion of Riley Rd is only 24 feet. There aren't any sidewalks on the street. We are concerned about increasing traffic on such a narrow street. As it is, any large vehicle like a garbage truck has difficulty accessing our street. When the garbage truck is on our street no other vehicle can access the road. Also, absent sidewalks, the street will be unsafe with the influx of increased traffic. At present, there are only 5 homes that use Riley Road.

We are expressing our concerns to you at this time to allow alternative solutions to the extension of Riley Road. We understand that a new road from airport road to the planned housing development is also planned. We propose that this road be the primary road into the planned housing development. With a larger road from airport road to the housing development built, this would allow a safer flow of traffic for all the residents.

Please forward our concerns to the city planners. Thank you for your help concerning this problem.

Gigi Still and David Glow

Sent from my iPad