

COUNCIL DECISION REQUEST

SUBJECT: Amendment to Chilson Ranch Preliminary Development Master Plan

MEETING DATE: December 14, 2006

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: *Jerry Owen*

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: None

CONT. FUNDING REQUIRED: None

EXHIBITS (If Applicable, To Be Attached):

Chilson Ranch Revised Development Master Plan – December 7, 2006

RECOMMENDED MOTION

I move to direct the Town Attorney's Office to prepare an amendment to the Chilson Ranch Development Agreement that substitutes the attached revised master development plan as Exhibit B and addresses the major issues discussed below.

SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

Hurlburt Development, Inc is seeking to amend their development agreement with the Town of Payson regarding the Chilson Ranch project. Since the recording of the development agreement in April, the applicant has acquired additional property (the 7 + acre Creach property) and made several refinements to the conceptual site plan. The project has been reviewed by the GVRA Committee and the Planning and Zoning Commission – both of which recommended approval.

The project now consists of 150 residential units together with 14,000 square feet of commercial development on a 24 acre +/- site located south of Main Street and west of McLane Road within the GVRA area. Access to the site would be from Main Street, McLane Road and ultimately from an east-west public street running south of American Gulch. With appropriate attention to detail, staff believes this could be a good project for the Main Street area. Staff recommends that the following issues be resolved in the development agreement prior to Council ratification:

1. The applicants have indicated that they have acquired additional water credits to allow the project to move forward under the rules currently in effect. The development agreement must specify the water supply provisions for this project.
2. The Planning and Zoning Commission's recommendation stated that the applicant must provide a specific proposal addressing affordable/workforce housing provisions. This issue must be detailed in the development agreement.
3. It is intended that the east-west public street through the site be dedicated as part of a subsequent subdivision plat but that Town maintenance and liability for the street does not begin until such time as the street is connected to the public street system – both the connection to McLane and to Green Valley Parkway. The development agreement must also address who pays to extend the roadway from the end of the cul-de-sac to the Chilson Ranch site.
4. Implementation of this plan involves two other property owners: Dr. Justice and the Town of Payson – Water Department. Their concurrence is needed before the amended development agreement is ratified.

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5. The property cannot be developed as planned until the FEMA floodplain is addressed. The applicant can undertake the necessary studies, documentation, and construction on their own or can join in an improvement district with upstream property owners. As required by the Planning and Zoning Commission, at the minimum, the project must extend public use walkways and trails from Green Valley Park to the east boundary of the site. The development agreement must reflect this issue.
6. The site plan indicates that building will vary in height from one to three stories but that no building will exceed 32 feet in height. As detailed architectural plans are prepared, more information about this issue will be available. Any exception to the height limit must be addressed in the development agreement.
7. An equestrian area is planned in the southwest corner of the property where horses have been kept for many years. The Unified Development Code requires a 75 foot setback between any future residence and the corral. With the support of the adjoining property owner, this issue could be addressed in the development agreement.
8. The developer shall submit a phasing schedule to be included in the development agreement.

PROS:

The revised development master plan represents an improvement over the current concept, in staff's opinion.

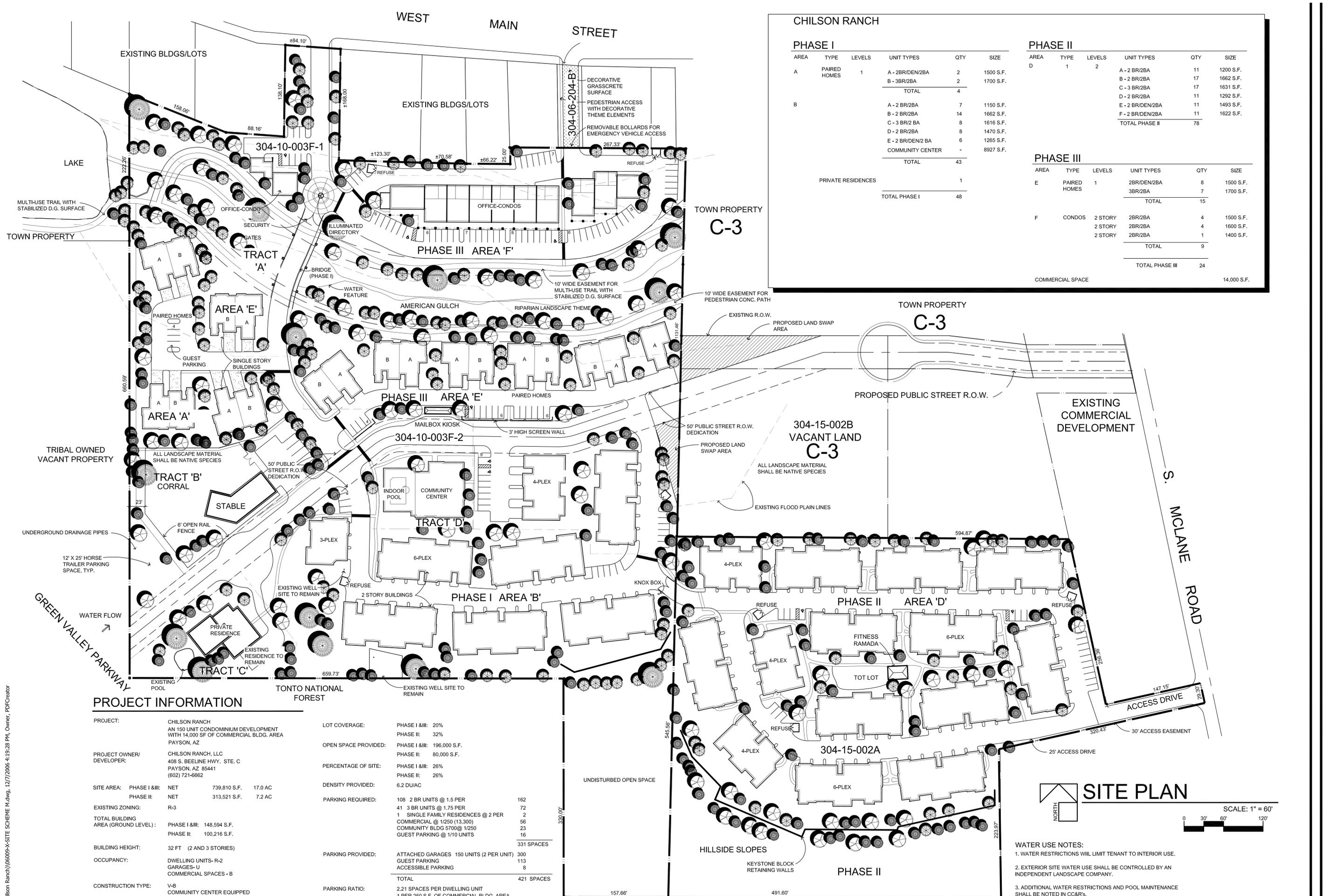
CONS:

None noted.

PUBLIC INPUT (if any):

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

The G.V.R.A. Committee and the Planning and Zoning Commission both recommended approval of this revised plan.



CHILSON RANCH

PHASE I						PHASE II					
AREA	TYPE	LEVELS	UNIT TYPES	QTY	SIZE	AREA	TYPE	LEVELS	UNIT TYPES	QTY	SIZE
A	PAIRED HOMES	1	A - 2 BR/DEN/2BA	2	1500 S.F.	D	1	2	A - 2 BR/2BA	11	1200 S.F.
			B - 3 BR/2BA	2	1700 S.F.				B - 2 BR/2BA	17	1662 S.F.
			TOTAL	4					C - 3 BR/2BA	17	1631 S.F.
B	PRIVATE RESIDENCES	1	A - 2 BR/2BA	7	1150 S.F.	D - 2 BR/2BA	11	1292 S.F.	D - 2 BR/2BA	11	1493 S.F.
			B - 2 BR/2BA	14	1662 S.F.	E - 2 BR/DEN/2BA	11	1493 S.F.	F - 2 BR/DEN/2BA	11	1622 S.F.
			C - 3 BR/2 BA	8	1616 S.F.	TOTAL PHASE II	78				
			D - 2 BR/2BA	8	1470 S.F.						
			E - 2 BR/DEN/2 BA	6	1265 S.F.						
			COMMUNITY CENTER	-	8927 S.F.						
			TOTAL	43							
TOTAL PHASE I	48										

PHASE III					
AREA	TYPE	LEVELS	UNIT TYPES	QTY	SIZE
E	PAIRED HOMES	1	2BR/DEN/2BA	8	1500 S.F.
			3BR/2BA	7	1700 S.F.
			TOTAL	15	
F	CONDOS	2 STORY	2BR/2BA	4	1500 S.F.
			2BR/2BA	4	1600 S.F.
			2BR/2BA	1	1400 S.F.
TOTAL	9				
TOTAL PHASE III	24				
COMMERCIAL SPACE					14,000 S.F.

PROJECT INFORMATION

PROJECT:	CHILSON RANCH AN 150 UNIT CONDOMINIUM DEVELOPMENT WITH 14,000 SF OF COMMERCIAL BLDG. AREA PAYSON, AZ	LOT COVERAGE:	PHASE I & II: 20% PHASE II: 32%
PROJECT OWNER/ DEVELOPER:	CHILSON RANCH, LLC 408 S. BEELINE HWY. STE. C PAYSON, AZ 85441 (602) 721-6662	OPEN SPACE PROVIDED:	PHASE I & II: 196,000 S.F. PHASE II: 80,000 S.F.
SITE AREA:	PHASE I & II: NET 739,810 S.F. 17.0 AC PHASE II: NET 313,521 S.F. 7.2 AC	PERCENTAGE OF SITE:	PHASE I & II: 26% PHASE II: 26%
EXISTING ZONING:	R-3	DENSITY PROVIDED:	6.2 DU/AC
TOTAL BUILDING AREA (GROUND LEVEL):	PHASE I & II: 148,594 S.F. PHASE II: 100,216 S.F.	PARKING REQUIRED:	108 2 BR UNITS @ 1.5 PER 162 41 3 BR UNITS @ 1.75 PER 72 1 SINGLE FAMILY RESIDENCES @ 2 PER 2 COMMERCIAL @ 1/250 (13,300) 56 COMMUNITY BLDG 5700 @ 1/250 23 GUEST PARKING @ 1/10 UNITS 16 331 SPACES
BUILDING HEIGHT:	32 FT (2 AND 3 STORIES)	PARKING PROVIDED:	ATTACHED GARAGES 150 UNITS (2 PER UNIT) 300 GUEST PARKING 113 ACCESSIBLE PARKING 8 TOTAL 421 SPACES
OCCUPANCY:	DWELLING UNITS- R-2 GARAGES- U COMMERCIAL SPACES - B	PARKING RATIO:	2.21 SPACES PER DWELLING UNIT 1 PER 250 S.F. OF COMMERCIAL BLDG. AREA
CONSTRUCTION TYPE:	V-B COMMUNITY CENTER EQUIPPED WITH AN NFPA TYPE 13 SYSTEM		



WATER USE NOTES:

1. WATER RESTRICTIONS WILL LIMIT TENANT TO INTERIOR USE.
2. EXTERIOR SITE WATER USE SHALL BE CONTROLLED BY AN INDEPENDENT LANDSCAPE COMPANY.
3. ADDITIONAL WATER RESTRICTIONS AND POOL MAINTENANCE SHALL BE NOTED IN CC&R'S.

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KD architects llc

SCOTTSDALE ARIZONA
8151 E. INDIAN BEND RD., SUITE 109
TEL: 480-493-3366

CHILSON RANCH
PHASE I
DEVELOPMENT AREA - C

arizona
payson

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ISSUED FOR BIDDING	INITIAL DATE
CITY APPROVAL	INITIAL DATE
ISSUED FOR CONST.	INITIAL DATE

PROJECT NO:	06036	
DRAWN BY:		
CHECKED BY:		
PREP. DATE:	12/7/06	
NO.	REVISION	DATE

SITE