

COUNCIL DECISION REQUEST

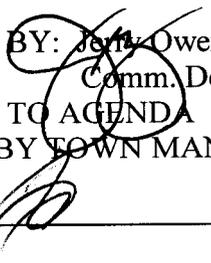
SUBJECT: Preliminary Plat of Forest Dells at 401 S. Rim Club Parkway (S-141-07)

MEETING DATE: September 6, 2007

PAYSON GOAL: NEW: n/a EXISTING: n/a

ITEM NO.:

TENTATIVE SCHEDULE: n/a

SUBMITTED BY:  Owen
Comm. Development Director

AMOUNT BUDGETED: n/a

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: n/a

CONT. FUNDING REQUIRED: n/a

EXHIBITS (If Applicable, To Be Attached):
Plat drawing, staff report and supporting information

POSSIBLE MOTION

"I move to approve the Preliminary Plat for the Forest Dells subdivision at 401 S. Rim Club Parkway subject to the conditions recommended by the Planning and Zoning Commission."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

PROS: This 13 lot residential subdivision is in accordance with the rezoning site plan presented and approved by Town Council earlier this year.

CONS:

PUBLIC INPUT (if any):

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

The Planning & Zoning Commission reviewed the Forest Dells preliminary plat at their August 13, 2007 meeting and recommended the Town Council approve the preliminary plat with 8 conditions.

SEP 06 2007 I.1

S-141-07 – Conditions of Preliminary Plat – 401 South Rim Club Parkway (Forest Dells)

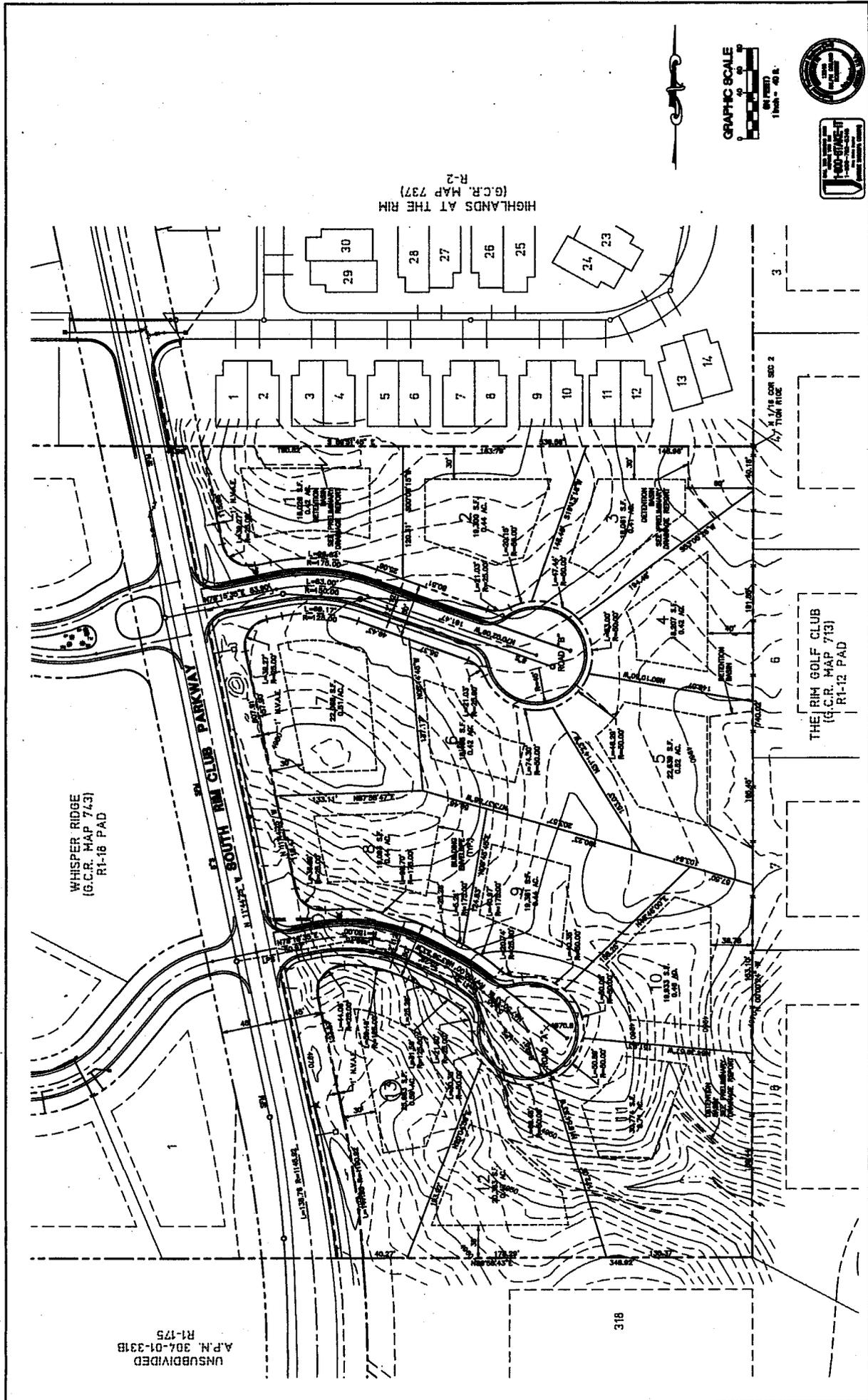
1. The final plat shall be in substantial conformance with the preliminary plat as submitted.

Amended 8-20-07 ~~2. General Note #10 shall be corrected to remove the phrase "in section".~~

Amended 8-20-07 ~~3. General Note #11 shall be corrected to remove the word "grading".~~

Amended 8-20-07 ~~4. The typical Roadway Section named "South Tyler Parkway" on Sheet 1 shall be renamed "South Rim Club Parkway".~~

2. 5. Roads 'A' and 'B' shall be named prior to submittal of the final plat.
3. 6. A path/trail will be constructed along South Rim Club Parkway as well as the two proposed cul-de-sacs, in accordance with the Payson Area Trails System criteria.
4. 7. That the applicant comply with all standard Town of Payson development requirements, including fire hydrant placement.
5. 8. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
6. 9. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
7. 10. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
8. 11. That all other provisions of the Unified Development code be met.



WHISPER RIDGE
(G.C.R. MAP 743)
R1-18 PAD

UNSUBDIVIDED
A.P.N. 304-01-3318
R1-175

HIGHLANDS AT THE RIM
(G.C.R. MAP 737)
R-2

THE RIM GOLF CLUB
(G.C.R. MAP 713)
R1-12 PAD



JOB NO.	6343401
ISSUED BY	AK
DATE	07/23/07
APPROVED BY	AK
DATE	07/23/07

FOREST DELLS

PAYSON, ARIZONA



NO.	REVISION	DATE	BY	CHK.

PRELIMINARY PLAT

SHEETS	TOTAL	1	OF	2
CONTRACT	NO.	PP	OF	2



MEMO

TO: Planning and Zoning Commission Members

FROM:  Jerry Owen, Community Development Director

DATE: August 13, 2007

SUBJECT: Request from Mark Voss for Preliminary Plat approval of Forest Dells, a 13 lot subdivision located on 7.60 acres at 401 S. Rim Club Parkway, Assessor Parcel Number 304-01-330. (S-141-07)

Background

The Planning and Zoning Commission reviewed and recommended approval of the rezoning request for this site from R1-175 to R1-18 on March 12, 2007. On April 19, 2007, the Town Council approved the rezoning request with Ordinance 712. The Citizen's Participation Meeting for this preliminary plat request was held in conjunction with that rezoning request on July 27, 2006, with Mr. Voss conducting follow-up with neighbors through February 2007.

Analysis

This preliminary plat request is for approval of Forest Dells; 13 single-family, detached residential lots on 7.60 acres (1.71 dwelling units per acre). Public Sanitary facilities are required. The property currently is in the process of being annexed into the Northern Gila County Sanitary District (NGCSD). According to the NGCSD, the depicted '8" SFM' sewer line size on South Rim Club Parkway and Road "B" should be '3" SFM.' On sheet 1 of the submitted plat, the D/U per acre should be 1.71, not .58 as listed. The Typical Roadway Section for South Tyler Parkway should be South Rim Club Parkway. The developer will construct a fitness path/trail (in a location and according to specifications of the Payson Area Trails System - PATS) along South Rim Club Parkway to eventually connect with the proposed Tyler Parkway pathway. The developer has agreed to construct paths along the roadway in the two cul-de-sacs, shown as Roads "A" and "B," to connect with the S. Rim Club Parkway trail system. Roads "A" and "B" shall be named prior to submittal of the final plat. All hillside lots will require an individual grading and drainage plan. Areas outside the designated building envelopes will be undisturbed except for defensible space thinning. General Note #11 contains the word "grading" which must be removed. General Note #10 contains the phrase "in section" which must be removed. Staff notes that the Town's drainage requirements have been revised by Town Council. The project must meet those requirements in effect at the time of final plat approval. The fire department submitted comments which reflect normal Town of Payson development requirements.

Staff Recommendation:

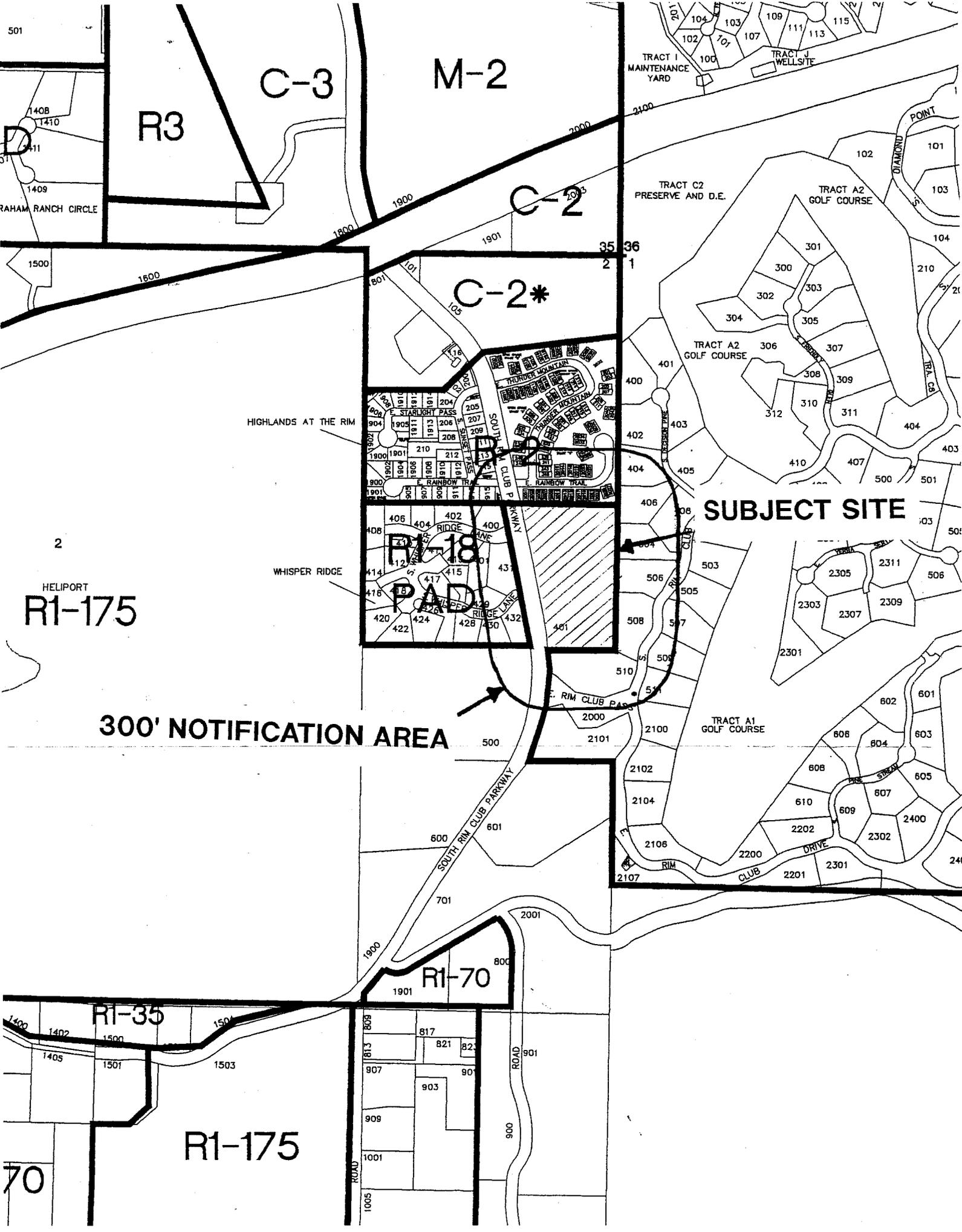
Staff recommends approval of this preliminary plat subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. General Note #10 shall be corrected to remove the phrase “in section.”
3. General Note #11 shall be corrected to remove the word “grading.”
4. The typical Roadway Section named “South Tyler Parkway” on Sheet 1 shall be re-named “South Rim Club Parkway.”
5. Roads “A” and “B” shall be named prior to submittal of the final plat.
6. A path/trail will be constructed along South Rim Club Parkway as well as the two proposed cul-de-sacs, in accordance with the Payson Area Trails System criteria.
7. That the applicant comply with all standard Town of Payson development requirements, including fire hydrant placement.
8. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
9. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
10. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
11. That all other provisions of the Unified Development Code be met.

Any other conditions the Commission deems necessary.

Possible Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of S-141-07, a request for Preliminary Plat approval of Forest Dells, a 13 lot subdivision located on 7.60 acres at 401 S. Rim Club Parkway, Assessor Parcel Number 304-01-330 with the conditions listed in the staff report.”



R3

C-3

M-2

C-2

C-2*

SUBJECT SITE

HELIPORT
R1-175

300' NOTIFICATION AREA

R1-70

R1-35

R1-175

70

CASE NUMBER S-141-07

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION or
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- Abandonment Request
- Administrative Appeal
- Code Amendment
- Conditional Use Permit
- Development Master Plan
- Devel. Agreement, PAD & SPD
- Final Subdivision Plat
- General Plan or Land Use Plan Amendment
- Minor Land Division
- P & Z Commission Appeals
- Preliminary Subdivision Plat
- Temporary Use Permit
- Variance
- Zone Change

Project Address: 401 S. Rim Club Parkway Tax Parcel Number: 304-01-330
 Subdivision: N/A Lot Number: _____
 Name of Applicant(s): Mark Voss Phone #: (480) 945-1384
 Mailing Address: PO Box 1943 Town: Scottsdale St: AZ Zip: 85252
 Name of Property Owner(s): Mark Voss
 Mailing Address: PO Box 1943 Town: Scottsdale St: AZ Zip: 85252
 Contact Person: Ralph O. Bossert, PE, RLS Phone #: (928) 474-4636 Fax #: (928) 474-4867
 Payson Business License # N/A Sales Tax # _____

Detailed Description of Request: Preliminary Plat approval for a 13 lot subdivision. "FOREST DEUS"

(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 on the owners behalf.

Mark Voss _____ Mark Voss _____ 6-7-07
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$
DATE FILED	7-16-07	(E)	PREL. SUBD. PLAT = $\$250^{00} + \25^{00} PER LOT, TOTAL PARCEL $\$50^{00} + 13 \times \$25^{00} = 250^{00} + 325^{00}$ $\$575^{00}$ TOTAL Pd (E) #1683 DATE: 7-16-07
COMPLETED APPLICATION	8-2-07	(E)	
NEWSPAPER PUBLICATION	7-27-07	(E)	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

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

