



MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen, Acting Community Development Director

DATE: June 14, 2010

SUBJECT: Proposed Rezoning – from R1-175 to multiple and single family residential, commercial and industrial districts by blocks
Approx. 222 acres South and West of Airport Road
(aka Montezuma Castle Land Exchange) **P10-004**

Background

This request consists of approximately 222 acres, proposed to be rezoned from R1-175 to multiple and single family residential, commercial and industrial districts as reflected in the rezoning site plan and narrative to facilitate development of 73.3 acres of employment related uses, 104.8 acres of low and medium density residential development and 15.3 acres of multi-family development.

The completion of the Montezuma Castle Land Exchange in 2008 transferred these 222 acres of land within the Town of Payson municipal boundaries from the US Forest Service into private ownership. In December 2008, the applicant received approval to amend the Land Use Element of the Town of Payson 2003 General Plan for the area of this request.

At the applicant's request on May 10, 2010 a recommendation from the Planning & Zoning Commission to the Town Council concerning this application was postponed to allow the applicant to amend their request from a Planned Area Development proposal to a traditional rezoning plan.

Analysis

The proposed project is comprised of 17 individual blocks as described in the attached narrative. After reviewing the applicant's amended proposal, staff finds the proposal would comply with the 2003 Town of Payson General Plan. The applicant has received and addressed feedback concerning their proposal from various Town departments, utility providers, and other stakeholders.

Natural area open space easements have been proposed over many steep slope areas within the site. Minimum standards should be specified for re-vegetation of those areas when detention/retention are also proposed for the same areas. Other planned open space areas and NAOS

easements should be interconnected within the development and should also connect or provide access to surrounding open space areas and public lands.

The applicant has adequately addressed access from individual lots in all blocks onto Vista Road and Green Valley Parkway. Limiting access onto these routes as the applicant has proposed is recommended. Similar to the applicant's proposal for Vista and Green Valley Parkway, a more thorough access management plan should be developed during the platting process that addresses those private lots that take access from Airport Road. At a minimum, staff suggests one entry/exit should serve two lots so that there is no more than one curb cut every hundred feet.

Because the main roadways are anticipated to be constructed as part of an improvement district or through a process outside of final plat acceptance and assurances, a master landscape plan for rights of way constructed outside of the traditional subdivision improvements/acceptance process should be required as a condition of approval. Landscaping improvements should be installed and accepted prior to development within any block or further subdivision of any block.

In Block 1, the close proximity of buildable area on these single family residential lots to the possible intensive industrial uses within Block 2 needs to be made very clear to prospective buyers. Like with Cedar Ridge and Mazatzal Mountain Airpark subdivisions near this area, a note shall be added to all proposed subdivision plats that reads; "All lots in this subdivision are near an industrial subdivision and may be subject to noise normally arising from industrial activities."

Natural Area Open Spaces shown also have subdivision retention/detention areas proposed within them, which often means native vegetation must be removed for construction of basins and other improvements. Replacement of any significant vegetation removed within retention/detention areas should be required so that the NAOS truly remains a buffer in those areas.

The industrial area in Block 2 was proposed in the land use amendment to accommodate larger industrial development. There are very few large (5 or more acres) industrial lots within the Town, and creation of these parcels could be beneficial for recruiting employers with a regional significance. The developer has stipulated that parcels within this block shall have a minimum area of 90,000 square feet. There are smaller industrial parcels currently available in this area and many additional smaller parcels are proposed along Airport Road within this development.

The uses permitted within this block are proposed to follow the UDC use tables for M-2 districts, except that adult entertainment, video and bookstores would not be permitted.

In the proposed site plan some lots in the residential areas of Blocks 6-8 and Block 14 are surrounded on two or more sides with roadways. The UDC holds that "streets shall be so arranged in relation to existing topography as to produce desirable lots of maximum utility and streets of reasonable gradient and to facilitate adequate drainage." In addition, "single family residential lots extending through the block and having frontage on two parallel streets shall not be permitted; back of lots to thoroughfares shall be prohibited by a non-vehicular access

easement designation.” These provisions would need to be adhered to upon application for preliminary plat approval for subdivision of these blocks.

As with the larger industrial lots in Block 2, the primary concern in Blocks 10-13 is the appearance of development on lots within these blocks with respect to Airport Road. Deed restrictions concerning architectural treatment may be placed upon development in these blocks by the applicant. However, at present industrial areas are not subject to the Town’s Design Review guidelines. Unless specifically included in the applicant’s narrative or as conditions of approval, the Town may not enforce any guidelines developed as deed restrictions. Shared driveways should be required for lots fronting on Airport Road in accordance with sound access management principles. Locations should be depicted and reserved for joint use at the time of subdivision plat. This should serve to enhance the traffic flow and the overall streetscape for the roughly half mile of roadway within these blocks.

Blocks 15 and 16 incorporate significant areas that have been designated Natural Area Open Space (NAOS), but the narrative indicates that the proposed site plan could be modified extensively to allow for more than twice the number of units depicted. The concern over the current proposed layout, and the possibility of an increased number of lots, is the lots that take direct access onto Airport Road as well as the preservation of the proposed NAOS as shown.

It is expected that Block 17 will be acquired by the Town of Payson to accommodate airport expansion, however there are no restrictions in place at this time except for current R1-175 zoning restrictions and statutory requirements that changes in zoning shall conform to the Town’s adopted General Plan. At a minimum, any action to change the zoning for this block should have conditions affecting the approval that ensure future uses or development conforms to the Airport Master Plan.

Staff Recommendation

Staff recommends the Commission recommend to the Town Council approval of P10-004, a request for zone change from R1-175 to various districts as reflected in the rezoning site plan and narrative subject to the following conditions:

1. The Preliminary Block Plat shall be in substantial conformance with the Rezoning Site Plan as submitted, stamped May 25, 2010.
2. Preliminary Plats for individual blocks, future division of individual blocks, and/or future development of any block shall be in substantial conformance with the rezoning narrative and site plan submitted, stamped May 25, 2010.
3. An Avigation Easement similar to the following shall be granted over all property within the airport influence area. “An Avigation Easement is hereby granted over all lots, tracts, parcels, blocks and streets within this subdivision which prohibits the construction of any item that may inhibit the safe operation of aircraft. All properties are subject to aircraft noise and other common hazards associated with a municipal airport.”
4. Shared access drives shall be utilized within blocks 2, 3, 9-14, 16, and 17. Driveways shall be separated from other driveways within the block and from roadway intersections by a minimum distance of 100 feet except where a lesser distance has

- been reviewed and approved by the Town Engineer and Community Development Director. Driveway easements shall be depicted on the plat and shall meet the approval of the Town Engineer and Community Development Director.
5. Access onto Airport Road from any residential lot shall be in a forward motion.
 6. Based on the street cross section shown for Vista Road, no vehicular parking will be allowed on this section.
 7. Future individual lots will not be allowed direct access to Vista Road.
 8. The sidewalk shall be detached from the back of curb wherever reasonable. The desirable minimum distance between back of curb and sidewalk is 3 feet.
 9. Street furniture/amenities, in accordance with illustrations contained in the narrative, shall be installed with subdivision landscaping improvements as blocks adjacent to Green Valley Parkway develop.
 10. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
 11. All individual lots developed within the Industrial and Commercial districts shall be required to construct dumpster enclosures in accordance with Town of Payson standards. Dumpster locations shall be depicted, reviewed and approved as part of building permit application.
 12. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
 13. Regardless of ownership, development within Block 17 shall be in substantial conformance with the adopted Airport Master Plan for Payson Airport.
 14. Certain uses that are permitted in accordance with the Unified Development Code have been specifically prohibited within Blocks 2, 3, and 9. In case of conflicting provisions, the rezoning narrative shall govern.
 15. When platting lots within individual blocks, building envelopes may be required by the Community Development Director for the purpose of preserving ridgelines and sensitive environmental areas.
 16. At the discretion of the Community Development Director during the platting process, certain limitations, such as fencing and accessory structures or other use exclusions may be placed upon portions of certain properties within areas designated as open space or natural area open space.
 17. Limitations on maximum driveway widths on residential lots may be imposed during the platting process for the purpose of preserving vegetation or other natural features.
 18. In conjunction with the proposed improvement district, or whatever other method may be used to construct the overall infrastructure, detention basins shall be installed to address the increased runoff created by the street construction. The volume required in these basins shall be in accordance with the current Town Code. These basins may be considered temporary in nature and relocated when the individual blocks are developed as long as the volume required for the major street runoff is maintained.
 19. When located within NAOS areas, detention/retention facilities shall be constructed to avoid removal of significant vegetation such as trees over 8' in height. When removal of significant vegetation cannot be avoided, replacement of significant vegetation with native trees and shrubs is required. Minimum plant size shall be 48" box or equivalent ball and burlap.

20. Prior to development upon or subdivision of any block, a subdivision landscaping plan should be submitted, approved by the Community Development Director, installed by the developer and accepted by the Town. No building permits for construction or development within any block shall be granted until subdivision landscaping requirements of the Unified Development Code have been satisfied for roadways adjacent to and within the block to be developed.
21. Construction of Payson Area Trails System pathways, not within or adjacent to rights of way, shall be completed concurrently with the development of the block adjoining that portion of the trail and in accordance with Town trail standards.
22. The developer shall offset the sidewalk and/or widen the paved area of W. Wagon Trail from Rim Ranch Point to the west side of the Trailwood Subdivision to provide increased pedestrian safety and handle the increased traffic from the Montezuma Castle Land Exchange Property to the satisfaction of the Public Works Department.
23. All applicable Town development standards shall be met.
24. If any conditions above cannot be met or the applicant does not have an approved Final Plat for the 17 blocks within five (5) years of the approval date of the zoning change, then the rezoning may revert to the original R1-175 designation, pending Council action.

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

MAY 25 2010

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 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 checked="" type="checkbox"/> Zone Change |

Project Address: W. Airport & N. Vista Tax Parcel Number: 302-39-006A, B, C
 Subdivision: N/A Lot Number: N/A
 Name of Applicant(s): Ralph Bossert / Verde Engineering GP Phone #: (928) 978-4345
 Mailing Address: 1109 N. McLane Rd. Town: Payson St: AZ Zip: 85541
 Name of Property Owner(s): Attachment 1
 Mailing Address: _____ Town: _____ St: _____ Zip: _____
 Contact Person: Ralph Bossert Phone #: (928) 978-4345 Fax #: (928) 478-6527
 Detailed Description of Request: Amend PAD zoning request to provide for 62.51 Acres M-2, 6.29 Acres G-2, 4.51 Acres G-3, 15.07 Acres R-3, 72.25 Acres R1-8, and 33.01 Acres R1-18 (see Attachments 2, 3, and 4).

(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.

Ralph Bossert
 Print Name Verde Engineering GP

Ralph Bossert 5-25-10
 Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:S
DATE FILED	5-25-10	RE	N/A (Amended original application) RE
COMPLETED APPLICATION	5-25-10	RE	
NEWSPAPER PUBLICATION	N/A		
300' NOTIFICATION MAILOUT	N/A		
POSTING DATE	N/A		
			CHECK NUMBER: _____ DATE: _____

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

**ATTACHMENT 1
MONTEZUMA CASTLE LAND EXCHANGE
REZONING SITE PLAN**

PROPERTY OWNERS

Parcel 1 (Blocks 12 – 17)

APN 302-39-006A

Area 72.54 Acres

Owner Tom Col Investments, LLC

305 East Pine

Payson, AZ 85541

Parcel 2 (Blocks 8 – 11)

APN 302-39-006B

Area 27.27 Acres

Owner Waitz MD, PC Pension Plan No. 2

Petelin Ventures, LLP

7720 North 17th Ave.

Phoenix, AZ 85021

Parcel 3 (Blocks 1 – 7)

Area 121.67 Acres

Owner Pioneer title Agency, Trustee

Trust No. 127691

421 South Beeline Highway

Payson, AZ 85541

ATTACHMENT 2

MONTEZUMA CASTLE LAND EXCHANGE REZONING SITE PLAN

COMMERCIAL AND INDUSTRIAL INFORMATION

Blocks 2, 10-13, and 17 (62.51 Acres)

Proposed zoning is M-2, similar to Sky Park Industrial.

Open Space green belts and opaque walls will screen Block 2 from both existing and future adjacent residential lots.

The larger lots in Block 2 are intended to attract industrial uses with healthy employment opportunities. The minimum lot size in Block 2 shall be 44,000 square feet.

The Town of Payson intends to purchase Block 17 to expand the existing airport facilities.

Blocks 3 and 9 (10.80 Acres)

Proposed zoning for Block 3 is C-3.

Proposed zoning for Block 9 is C-2.

Types of uses will be as permitted in the Uniform Development Code.

No uses that require a Conditional Use Permit will be allowed.

Open Space green belts and opaque walls will screen Block 9 from future adjacent residential lots.

Shared drives will be encouraged to minimize curb cuts on Airport Road.

**ATTACHMENT 3
MONTEZUMA CASTLE LAND EXCHANGE
REZONING SITE PLAN**

SINGLE FAMILY DEVELOPMENT INFORMATION

Blocks 1, 6 – 8, AND 14 (72.25 Acres)

These five blocks are designated Medium Density on the Land Use Plan for development in a range of 2.5 to 5.5 units per acre and are proposed for R1-8 zoning. Lots adjacent to existing residential developments will be no smaller than the adjacent zoning allows. The Zoning Site Plan shows 187 lots on these blocks for an average density of 2.60 lots per acre. Most of the lots meet the R1-10 requirements outlined in the Unified Development Code (UDC).

Streets in the development will most likely be public.

A Home Owners Association will be created to administer Deed Restrictions.

Neighborhood amenities will include:

Direct access to the Tonto National Forest (Blocks 1, 6, and 7);

Walking trails in Open Spaces to allow direct access from the lots to the streets and hiking trails (Blocks 6 and 7).

Areas with steep slopes and rock outcrops will be restricted from development by establishing building envelopes on the flatter areas.

Blocks 15 and 16 (33.01 Acres)

These two blocks are designated Low Density on the Land Use Plan for development in a range of 1.0 to 2.5 units per acre and are proposed for R-18 zoning. Lots adjacent to existing residential developments will be no smaller than the adjacent zoning allows. The Zoning Site Plan shows 29 lots on these blocks for an average density of 0.88 lots per acre. Most of the lots meet the R1-35 requirements outlined in the UDC.

Streets in the development will most likely be public.

A Home Owners Association will be created to administer Deed Restrictions.

A 2.0 acre Overlook Park will be located at the northeast corner of Block 16.

Areas with steep slopes will be restricted from development by establishing building envelopes on the flatter areas.

**ATTACHMENT 4
MONTEZUMA CASTLE LAND EXCHANGE
REZONING SITE PLAN**

MULTI- FAMILY DEVELOPMENT INFORMATION

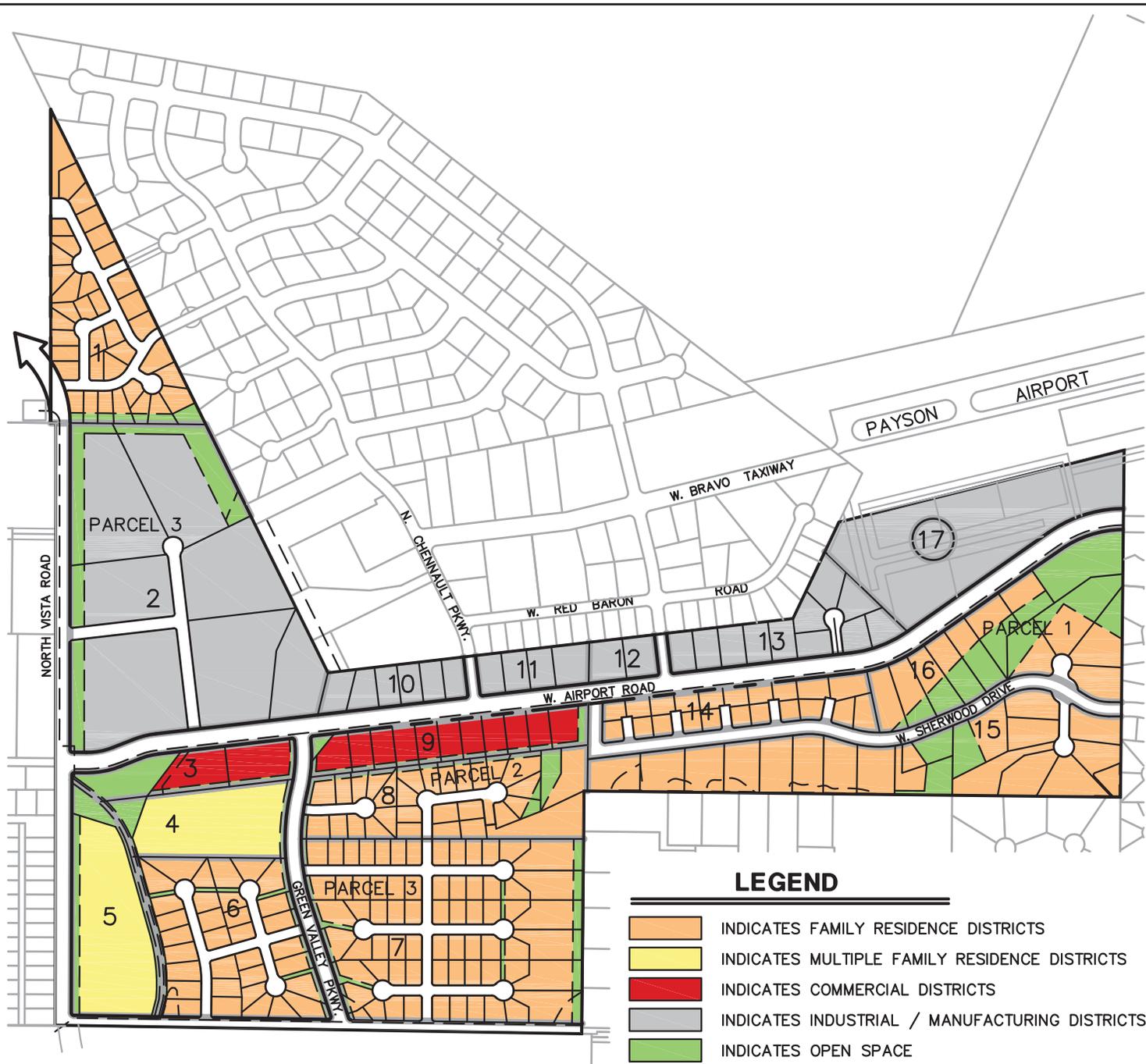
Blocks 4 AND 5 (15.07 Acres)

These two blocks are designated High Density on the Land Use Plan and are proposed for R-3 zoning.

These lots may be developed as attached townhomes, apartments, or condominiums. At 18 units per acre, these blocks could accommodate as many as 275 units. The Zoning Site Plan shows a 272 unit apartment complex utilizing 8-plex buildings similar to the Green Valley Apartments.

The developments will be buffered from adjacent roads with open space greenbelts. A 50 foot wide Common Area along the wash on the east side of Block 5 will include a walking trail for the use and enjoyment of the residents. This trail will connect to other trails leading to the Tonto National Forest.

Neighborhood amenities will be provided when development occurs.



MONTEZUMA CASTLE LAND EXCHANGE ZONING NARRATIVE REPORT



SCALE: 1"=800'

May 2010



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Payson, Arizona 85541
Ralph Bossert P.E. R.L.S.
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**MONTEZUMA CASTLE LAND EXCHANGE
ZONING NARRATIVE REPORT**

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Exhibit “B” NAOS and Open Space Master Plan
Exhibit “C” Apartment Building Elevations
Exhibit “D” Apartment Building Floor Plan
Exhibit “E” General Plan Land Use Element

1. INTRODUCTION

The Airport Land Exchange area is an irregularly shaped 222.1 acre site located on either side of Airport Road and east of Vista Road south and west of the Payson Airport. The site is within the corporate limits of the Town of Payson, Gila County, Arizona. This property was recently transferred from Federal ownership (United States Department of Agriculture – Forest Service) to a private investment group, the Montezuma Castle Lane Exchange Joint Venture group. Refer to the Vicinity Map Figure 1-1 and the Location Map Figure 1-2.

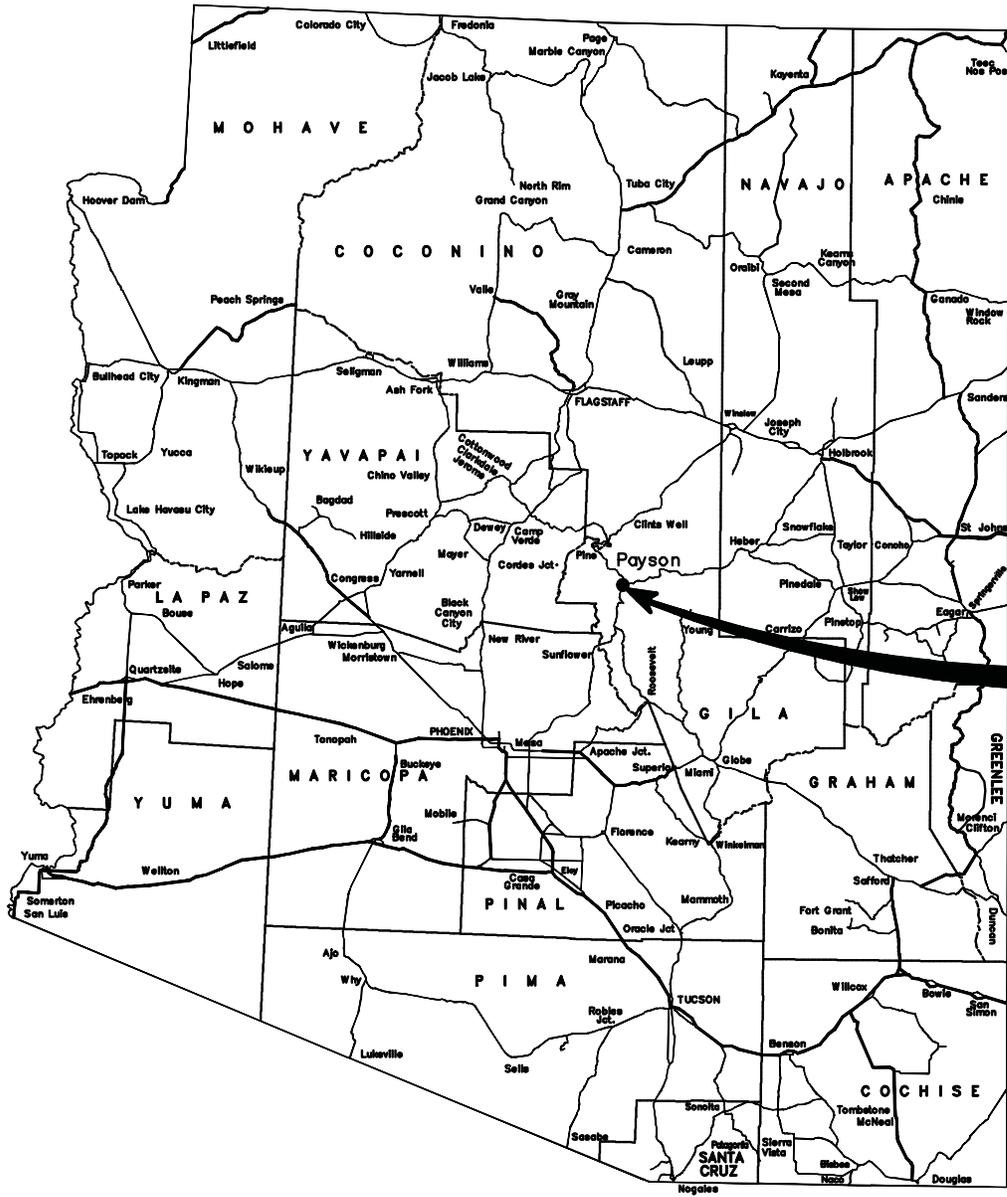
The project site is located in the northwestern quadrant of the community, south and west of the Payson Airport. Site topography generally consists of sloping terrain, being part of Burch Mesa, with some areas of steeper slopes south of Airport Road in the eastern portion of the site adjacent to the Woodhill and Falcon Lookout subdivisions. These steeper slopes in some cases are associated with exposed granite outcrops. The site generally slopes from north to south with the highest elevation of 5,120 found in three locations: north of Airport Road in Block 17; the extreme northwest portion of the site in Block 1; and a small mesa top in Block 8. A major ridgeline traverses the site from east to west. Much of the site offers dramatic views to the south and southeast, particularly from along Airport Road.

The subject site is heavily vegetated with the pinion-juniper biotic community including a variety of oaks, shrubs, and grasses. A small portion of the site is exposed granite outcroppings. Wildlife, including Rocky Mountain Elk, can be found on the site and nearby public land.

The entire site is currently zoned R1-175 under the Payson Unified Development Code which allows one residence per four acres. A substantial portion of the subject area is included in the Airport Overlay District as well, which codifies the Federal Aviation Administration height limitations near the Airport.

Residential subdivisions border the site on the east, west, southeast, and northwest. Sky Park Industrial and the Payson Airport adjoin the site to the north. National Forest lands border the site on the south and northwest.

Arizona Public Service provides electric service to their residential and commercial customers in the vicinity of the Land Exchange area. Existing overhead power lines are located in the roadway extension of West Wagon Trail along the south boundary of the site and another overhead line runs south from area of the Sky Park Industrial subdivision along the western boundary of the Manzanita Hills subdivision. Major sanitary sewer and water lines are located along and near Airport Road and Vista Road. Piped propane, cable, and Internet service are also available in the area.



PROJECT SITE

VICINITY MAP



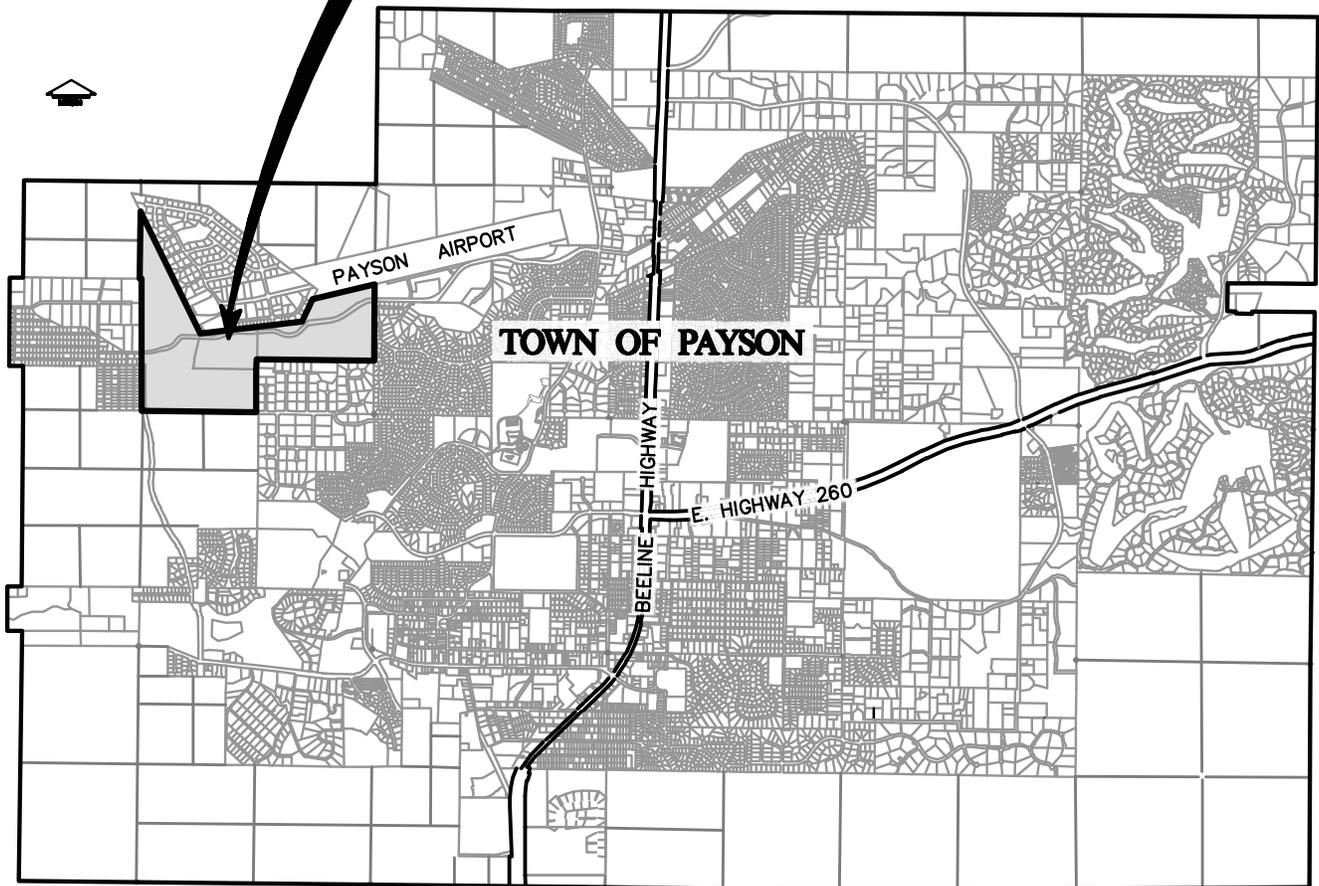
SCALE: -NONE



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FIGURE 1-1

**PROJECT
SITE**



LOCATION MAP



SCALE: -NONE



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Several zoning districts are proposed for the Montezuma Castle Land Exchange property in accordance with the Land Use Plan. This Zoning Narrative will be used to provide for a wide variety of uses while ensuring orderly planning and review procedures.



VIEW SOUTHWEST FROM “OVERLOOK PARK”

2. PURPOSE

The purpose of the proposed rezoning is to provide for a development that is in harmony with the surrounding land uses and topography. and

Orderly planning will result in areas of proposed higher density or employment uses being located on less steep locations with lower density uses being located on the steeper sites. The higher density and employment areas are located adjacent to major access and utility corridors and are screened from lower density areas and existing residential areas by landscape buffers.

Major access and utility corridors will be strategically located to provide access and utilities to the development.

Steeply sloping sites and rock outcroppings have been located in open space locations to protect them from utility or road construction.

The proposed rezoning will provide a broad range of uses to Payson ranging from industrial to low density residential. All proposed uses are consistent with the Payson General Plan and development will be in accordance with the Uniform Development Code (UDC).

A significant amount of open space will be provided, including an Overlook Park to be dedicated to the Town of Payson. The open spaces will be interconnected by open space corridors and multi-use pathways.

The Montezuma Castle Land Exchange took approximately twelve years to complete. The owners have now been in the process for sixteen years and look forward to eventually recouping costs through land sales. Upon completion of the rezoning process, the owners intend to subdivide the property into seventeen blocks based upon the zoning designations. These blocks will then be available for development in accordance with the approved zoning and the Unified Development Code (UDC).

3. DRAINAGE

The major drainage pattern is generally north to south as indicated on Sheet 8 of the Rezoning Site Plan. In the northwest portion of the site, a significant drainage channel carries runoff from the area of the Country Club Ranchos and Country Club Vista subdivisions to the area southeast of the Airport Road – Vista Road intersection. A man-made drainage way/dike channels water from the Mazatzal Mountain Air Park – Sky Park Industrial area to this location as well as a natural drainage channel serving the “triangle area” north of Airport Road. These three channels merge south of the Airport Road to form an ephemeral stream within a canyon flowing to the south. On the east side of the site, a smaller drainage way enters the Woodhill subdivision near the intersection of Sherwood Drive and North Thunder Ridge Circle. The central portion of the site also drains from north to south through minor drainage channels in the area of the Manzanita Hills subdivision, including the locally named “Bob’s Creek”. None of these drainage areas are officially designated as floodplain/floodway at present.

The drainage plan for the Montezuma Castle Land Exchange follows the Drainage Master Plan for the Town of Payson, Gila County, Arizona completed by Tetra Tech, Inc. in February 2001. This Drainage Master Plan was detailed to consider the developed or “build-out” conditions for all the areas within the Town Limits and identify the 2-, 10- and 100-year 24-hour peak discharges at specific points. Referring to the Drainage Master Plan shows that the Montezuma Castle Land Exchange lies within Drainage

Basins 122A, 122B, 122C, 122D, 122E, 122F, 122H, and 122J. Concentration Points (CP's) defined in the Drainage Master Plan are C420, C421, C422, C423R, and C423. Refer to the Drainage Exhibit, Sheet 8 of the Rezoning Site Plans for these locations shown graphically.

The major rainfall runoff flows naturally to CP423 located east of Vista Road and south of the newly aligned Airport Road. Northwestern Drainage Basins 122A-122D contribute flows to this location. Also draining to this point is Basin 122E. The developed Mazatzal Mountain Air Park, Cedar Ridge, and Sky Park Industrial are contained within Basin 122E where flows are diverted to an existing regional detention basin. Flows from this detention basin drain to CP423.

The portions of the post-developed Montezuma Castle Land Exchange drainage that contribute to the 2343 cfs at CP423 are Blocks 1, 2, 3, part of 4, part of 8, 9, 10, 11, 12, and part of 13. During the design phase, the possibility of a regional detention basin downstream of CP423 will be reviewed. A series of dikes across the major drainage that flows east of Block 5 could produce a riparian area and reduce the peak flows as required by Town Code for the peak discharges for the 2-, 10- and 100-year, 24-hour storm events. Temporary drainage detention facilities will be required to reduce increased runoff created by street construction. The volume required in these basins shall be in accordance with Town Code. These basins may be relocated when the individual blocks are developed as long as the volume required for major street runoff is maintained.



EXISTING DRAINAGE BETWEEN BLOCK 4 AND 5

Drainage design for the remaining areas of Blocks 4, 5, 7, 8, 14, 15, 16 and 17 will comply with the Town of Payson Grading and Drainage Ordinance at the time development occurs. Pre and Post Development drainage studies will be conducted to determine the 2-, 10-, and 100-year, 24-hour peak discharges and the post developed rainfall runoff shall be reduced as required by Town Code for each of the storm events. Locations of the detention basins will be determined to best fit with the future development. Regardless of the basin locations, design will consider the downstream property owners and ensure that development will not present a flooding danger. Precautions will be taken to ensure unnecessary erosion does not occur.

The drainage shall follow the historical path of the existing rainfall runoff and detention basins shall be designed to reduce peak flows before drainage leaves the site.

4. SEWER

At the present time sewer mains adjacent to the Montezuma Castle Land Exchange consist of 8" mains that serve the Mazatzal Mountain Air Park, Cedar Ridge, and Sky Park Industrial. The main trunk lines are within North Chennault Parkway, West Bravo Taxiway and West Red Baron Road. These collector mains convey sewage westward in an 8" sewer main to the intersection of Airport Road and North Vista Road where connection is made to a 10" sewer main within the North Vista Road right-of-way. Additional sewage flows contribute to the 10" main from the Country Club Vista Development. These sewage flows are conveyed southward into a 36" main that follows the American Gulch Drainage to the Northern Gila County Sanitary District Treatment Plant.

The sewage generated within the eastern 39 acres of the Montezuma Castle Land Exchange will be conveyed to the east via an 8" sewer main within the newly aligned Sherwood Drive and connecting to the existing 8" sewer main at the intersection of West Sherwood Drive and North Thunder Ridge Circle. Wastewater generated in Block 1 will be conveyed into the wastewater collection system with a connection to the 8" sewer main in Riley Road within the Cedar Ridge development.

A new 8" sewer main will be constructed within the new alignment of Airport Road that will collect all the wastewater flows from commercial and residential lots adjacent to the road. These flows will be conveyed to the intersection of W. Palmer Drive and North Vista Road and tied into the existing 10" sewer main. The wastewater generated within Blocks 4, 5, 6, and 7 will flow to the south where two lift stations will be constructed to pump the wastewater west to the existing 10" sewer main that extends along North Vista Road. These lift stations will be required because of the negative 80' grade difference at the southeast corner of Block 7. The southwest corner of Block 6 is the lowest point in the southern part of the Montezuma Castle Land Exchange where wastewater flows can be collected in a lift station and pumped westward into the existing 10" sewer main.

Since Manzanita Hills is served with a Low Pressure Sewer System, connecting to their system is the least favorable option. A gravity sewer main south through the Tonto National Forest and private property to connect to the existing sewer in Green Valley Parkway is an option that will be investigated during the design phase.

A Sewer Exhibit appears on Sheet 10 of the Rezoning site Plan.

5. WATER

Domestic and fire flows will be provided to the lots within the Montezuma Castle Land Exchange by the Town of Payson Water Department Distribution System, Pressure Zone 10. Storage for this pressure zone is provided by the 1.5 million gallon Airport Tank and the distribution mains consist of a 16" PVC pipe that runs along North Falcon Crest Drive to Airport Road, then extends west along the southern boundary of the Payson Airport, crosses over into the North Red Baron Road right-of-way, runs along the southern boundary of the Sky Park Industrial Park, where the main is reduced to a 12" PVC water line that continues into the Country Club Vista Development. With the storage tank elevation of 5222.0, static water pressures will vary from 40 psi at the highest elevation of 5130 to 113 psi at the lowest elevation of 4960. Pressure reducing valves may be required on water services to lots below an elevation of 4990 (100 psi).

Connection points to supply domestic and fire flows to the Montezuma Castle Land Exchange can be made by:

- Tapping the 16" water main at the North Earhart Parkway extension;
- Tapping into the 12" water main near the intersection of Airport Road and the entry street into Block No 2 (Road "C");
- Connecting to the existing 8" water main in West Sherwood Drive within the Woodhill Unit Two Subdivision;
- Connecting to the 8" water main in the West Wagon Trail right-of-way in the Manzanita Hill Unit Four Development. This connection will have to be constructed with a PRV because of the different Pressure Zones.

Refer to the Water Exhibit Sheet 9 of the Rezoning Site Plan for the location of these connection points.

All water mains within the Montezuma Castle Land Exchange will be constructed per ADEQ and the Town of Payson requirements.

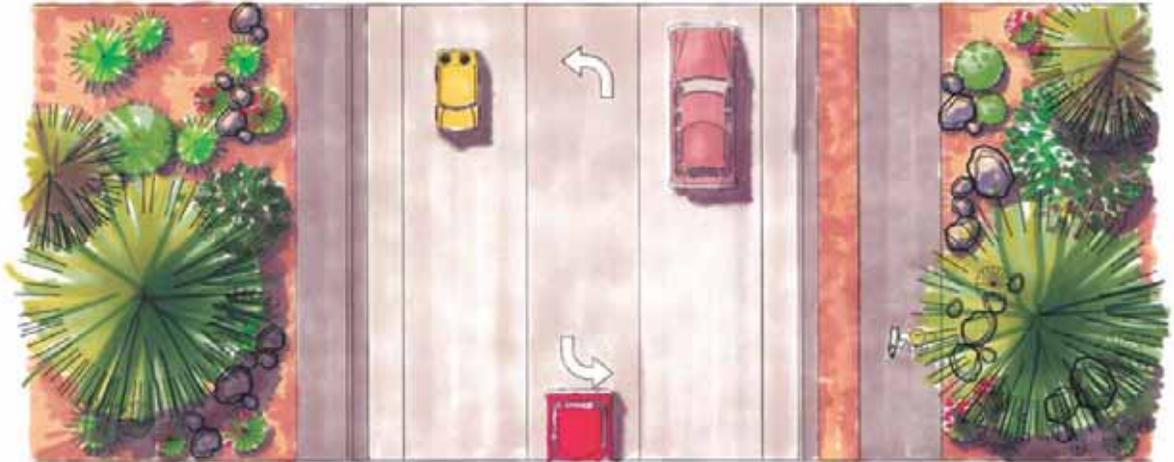
6. TRAFFIC AND PEDESTRIAN CIRCULATION

With the exception of Airport Road and a few utility lines, the subject site is currently vacant land. The primary access points to the site are West Airport Road and North Vista Road. West Airport Road is an arterial road that bisects the site and connects the Payson Airport and nearby subdivisions to North McLane Road and the Beeline Highway (State Highway 87) to the east. North Vista Road is a collector street along the west boundary of the site and connects the area of the Country Club Ranchos and the Country Club Vista subdivisions to West Country Club Drive and West Main Street in the southwest portion of Town.

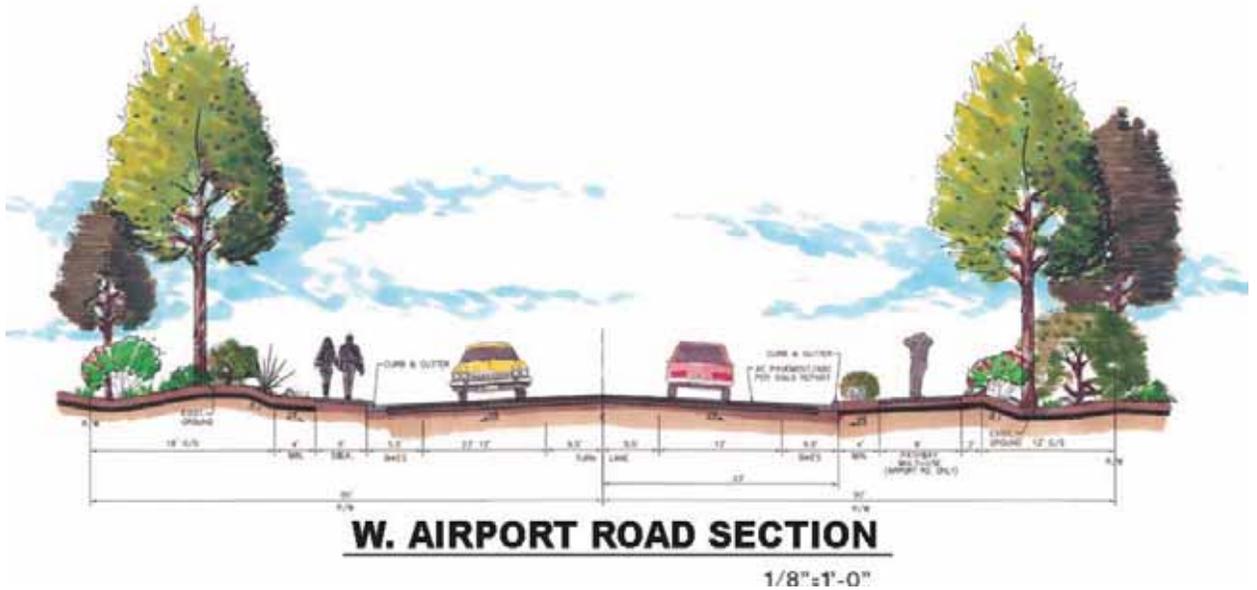


AIRPORT ROAD

Airport Road, Vista Road, Wagon Trail, Sherwood Drive, and Green Valley Parkway will be constructed to provide access to the Blocks on this project. Construction Traffic will be limited to Airport Road and Vista Road. No Construction traffic will be permitted through existing residential areas.



ROADWAY PLAN



W. AIRPORT ROAD SECTION

1/8" = 1'-0"

6.1 Airport Road

Airport Road will be shifted approximately 200 feet south to provide direct access to future industrial and commercial lots in Blocks 2, 3, 9, 10, 11, 12, 13, and 17 on both sides of the road. Adjacent lots accessing Airport road will be required to share access at the common boundary line. A continuous center left turn lane will be constructed to allow left turn access to the commercial lots in these blocks without obstructing through traffic. Residential Lots 17 through 22 in Block 16 will also have direct access to Airport Road in a forward motion only. Bike lanes will be constructed on both sides of Airport road. Airport Road will connect to North Vista Road and West Palmer Drive on the west end. Green Valley Parkway, Chennault Parkway, Earhart Parkway, and Sherwood Drive will be extended to access Airport Road.

6.2 Vista Road

Vista Road is a Collector Street that will be re-aligned along the west side of the project from the south boundary to the northeast corner of Country Club Vista Unit 2. At that point access to the Tonto National Forest will be provided. This section of Vista Road may be part of the “Northwest Loop” around the Town of Payson that is proposed on the long range transportation plan. Direct access from developments in Blocks 1, 2, and 5 will be provided by Vista Road. Bike lanes will be provided on both sides of the road. Wagon Trail, Airport Road, West Palmer Drive, and Riley Road in Block 1 will be extended to access Vista Road. Future individual lots will not be allowed direct access to Vista Road.



VISTA ROAD



ROADWAY PLAN



VISTA ROAD SECTION

1/8"=1'-0"

6.3 Wagon Trail

Wagon Trail will be extended from the west boundary of Manzanita Hills to Vista Road. Half street improvement will be constructed on the north side of Wagon Trail since the south portion of the right of way is still within the Tonto National Forest. A temporary 28 foot wide transition will provide a connection to West Wagon Trail Road in Manzanita Hills Phase 4. Direct Access to developments in Blocks 5, 6, and 7 will be provided by Wagon Trail and Green Valley Parkway.



WEST END OF WAGON TRAIL

6.4 Sherwood Drive

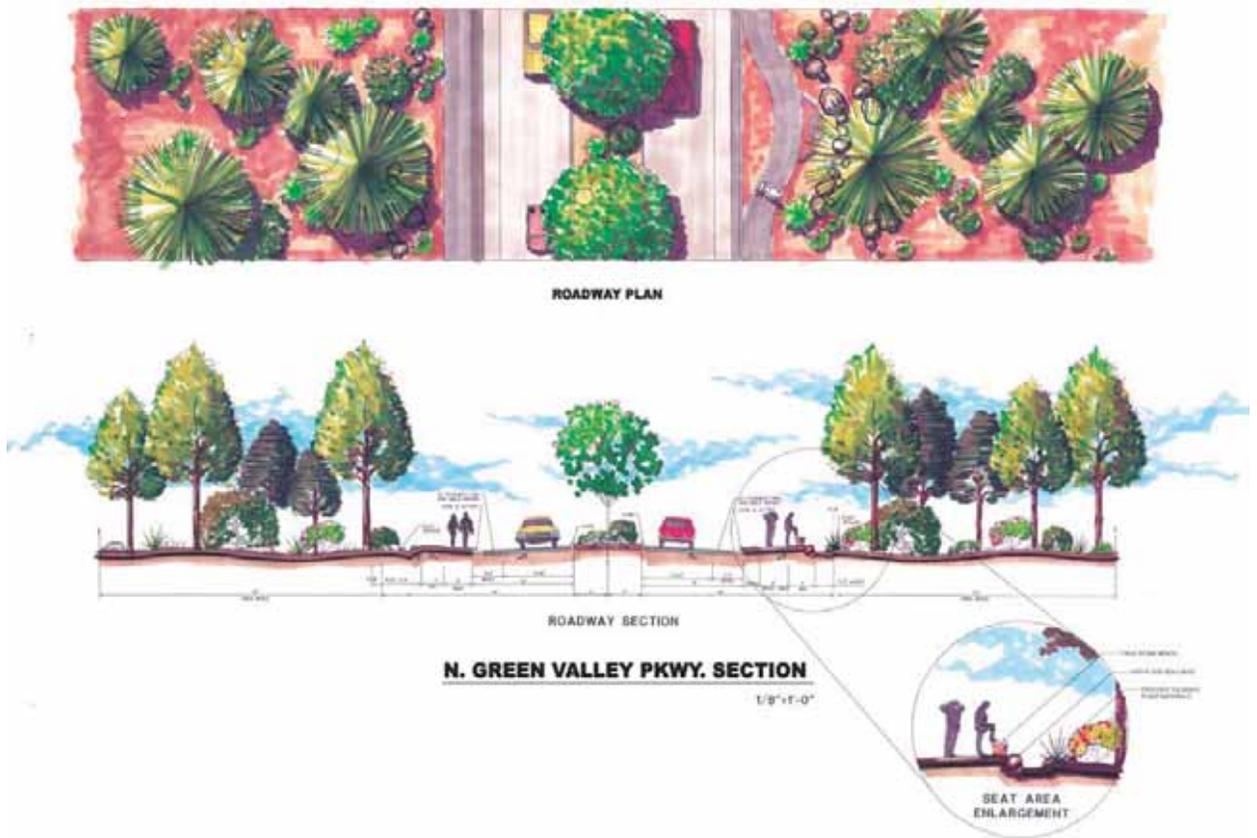
Sherwood Drive will be extended from the west boundary of Woodhill Unit 2 to Airport Road. Direct Access to developments in Blocks 14, 15, and 16 will be provided by Sherwood Drive. Individual lots will be allowed direct access to Sherwood Drive in a forward motion only. Sherwood Drive may remain barricaded at the west end of Woodhill until the Sherwood Drive road construction has been completed west of Woodhill. Traffic calming devices, such as traffic circles, variable lane widths, and curves will be utilized to control speed and discourage through traffic. “No Through Traffic” signs will be posted at both the west edge of Woodhill and at Airport Road.



WEST END OF SHERWOOD DRIVE

6.5 Green Valley Parkway

Green Valley Parkway is an Arterial Road that will be extended from Wagon Trail to Airport Road. Direct access from developments in Blocks 4, 6, 7, and 8 will be provided by Green Valley Parkway. A 12 foot wide landscaped median will separate the north and south lanes on Green Valley Parkway and bike lanes will be provided on both sides of the road. Individual lots will not be allowed direct access to Green Valley Parkway. The 12 foot wide median will be landscaped when the road is constructed. Street amenities will be encouraged when the individual blocks are developed.



6.6 Multi-Use Paths

Multi-use paths will be constructed throughout the project to provide pedestrian access from existing developments in Payson to the public open spaces as well as the Tonto National Forest. These paths will be constructed in the following locations:

- Adjacent to Airport Road,
- Adjacent to Wagon Trail,
- Vista Road adjacent to Block 2, and
- The Open Space along the east side of Block 5.

These multi-use paths will provide access to the Tonto National Forest on both the north side of Country Club Ranchos and the south side of Country Club Vista. They will also provide access to public open space provided on the development.

The future road sections are depicted on Sheet 3 of the Rezoning Site Plan.

7. OPEN SPACE

Open Space is provided as a combination of private and public land. Private Open Space is designated Natural Area Open Space (NAOS) on the Site Plan. Natural Area Open Space is part of the private land but must remain in its natural condition and cannot be developed or cleared except for drainage control or fire protection. Public Open space is designated as Common Open Space or merely Open Space (O/S) on the Site Plan. Public Open Space is for the use and enjoyment of the public but must remain in its natural condition and cannot be developed or cleared except for drainage control or fire protection or construction of public improvement such as trails.

The identification of the Natural Area Open Space (private) and the Open Space (public) was carefully selected under several parameters during the design of the Montezuma Castle Land Exchange Zoning Site Plan. These design parameters include the following:

1. Environmentally sensitive areas and steep hillsides were identified to preserve to protect both aesthetic “view sheds” and steep slopes from potential erosion.
2. Adjoining land uses with different densities were identified in order to set aside open space to provide landscape buffers between opposing land uses.
3. Pedestrian, bicycle and equestrian traffic flows were evaluated in order to coordinate the interconnection of right-of-way pathways, drainage ways and open space in order to permit easy traffic flow through and around the parcels.
4. The natural drainage patterns of the land parcels was evaluated in order to locate detention/retention areas that would augment the drainage design requirements and also provide linkages to the NAOS and Open Space areas.

Utilizing these design parameters the Final NAOS and Open Space Plan provides for open space by carefully linking open space provided for aesthetic preservation, drainage ways, pathways and buffers into a system of pathways and preserve areas.



8. DEVELOPMENT CONCEPT OBJECTIVES

8.1 Land Use Planning Objectives

Lot schemes are shown on the Rezoning Site Plan for both the Employment Blocks and the Residential Blocks. The lot schemes represent a development scenario that may be implemented and meet the zoning requirements as outlined in the Land Use Plan Amendment. Final lot size and configuration however, will be determined by the individual Developers that purchase the respective blocks. The final lot and street layout for each block may be amended. Any amendments will need to be approved through the subdivision process.

The objective of this zoning application is to provide a zoning district that encompasses a broad range of land uses compatible with each other and the surrounding neighborhoods. Development standards and goals consistent with the Land Use Plan are created through the zoning process that will allow flexibility in individual block development while still meeting the intent of the Land Use Plan.

8.2 Site Character Design Objectives

Through the planning and design of the Montezuma Castle Land Exchange Site Plan, we are able to integrate the development structures into the land sensitively while preserving the character and aesthetic attributes of the landscape. It permits the opportunity to also interconnect much of the preserved open space on the property for use for pedestrian trails, drainage ways, landscape buffers and passive recreation use as described previously in Section 7 “Open Space”.

Planning parameters discussed herein have been utilized to preserve the aesthetic and environmental attributes of the property. Future block development will employ the following site design principles. These principles, along with adherence to the Town of Payson’s Design Review Guidelines, will ensure design continuity when the individual blocks are developed.

8.3 Drainage Way Development:

The design and implementation of the site drainage corridors and retention or detention basins will be implemented with native stone materials and plant materials to create a natural setting. To accomplish this sustainable approach, existing boulders, stone slag material and decomposed granite from the site will be re-used, along with native plant



material. Where possible, the drainage ways and retention basins have also been located to connect and become part of the pedestrian trail system throughout the property.

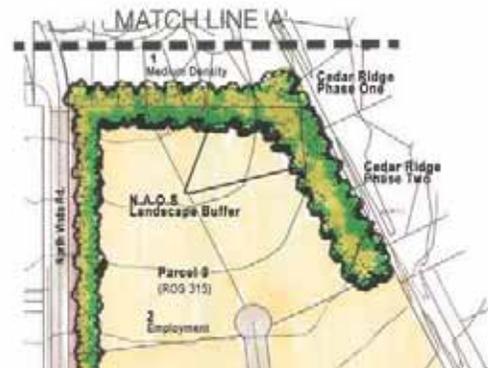
8.4 Landscape Preservation:

During the design process care has been taken to identify and preserve aesthetic view corridors, hillside slope areas, and native plant materials stands. An example of this is depicted in the preservation of the hillsides in Blocks 15 and 16 and the Passive Open Space Park in Block 16 as illustrated below.

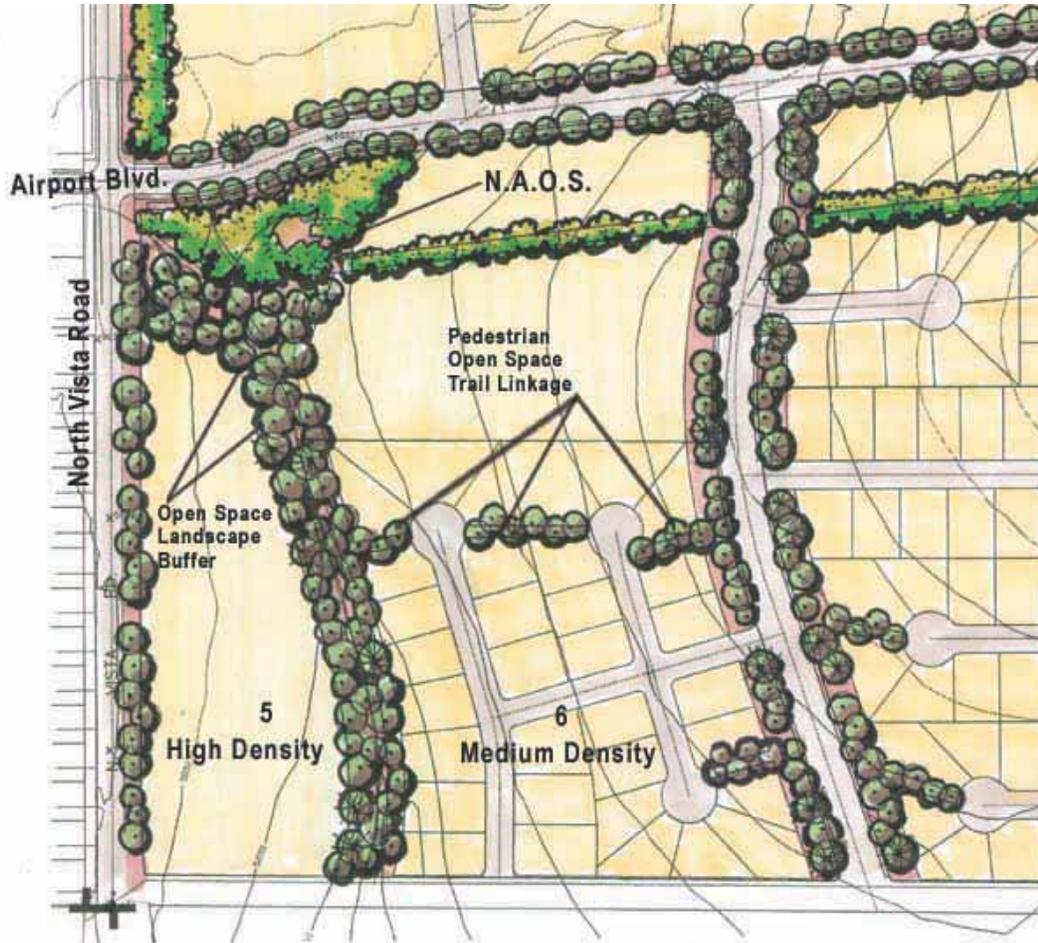


8.5 Landscape Buffer:

In the development of the Site Plan, N.A.O.S areas were identified to be preserved that would assist in buffering higher density parcels from lower density parcels. This is illustrated at the right in the buffering of the Industrial Block 2 from the Medium Density Block 1 to the north and the Cedar Ridge development to the east.

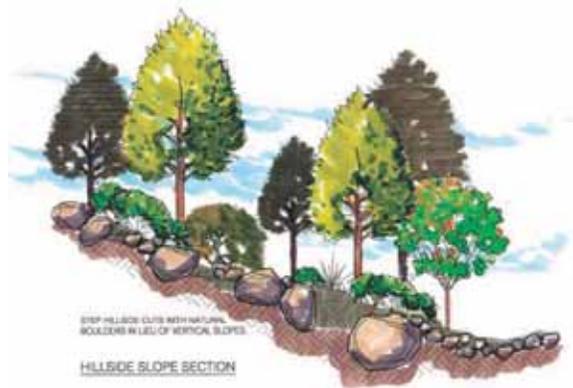


In Blocks 5 and 6, N.A.O.S. and Open Space areas were set aside to buffer and augment the views at North Vista Road and Airport Blvd. as well as to provide landscape buffers between parcels with different zoning designations and to provide pedestrian trails through the parcels.



8.6 Topography & Site Development:

Development within the parcels will utilize existing boulders and materials to “step” hillsides to soften the aesthetic impact to the topography and to preserve the native forest edge. Plant material reflective of the native plant associations will be utilized to revegetate any disturbed areas and plantings will be blended into the existing plant communities.



8.7 Industrial and Commercial Concept Objectives

The Zoning Site Plan has a total of 73.31 acres in 8 blocks designated for industrial and commercial zoning.

The following standards will apply to the development of the industrial and commercial Blocks.

8.7.1 Blocks 2, 10-13, and 17

These blocks will be zoned M-2, similar to Sky Park Industrial. Uses permitted in the UDC for M-2 zoning will be allowed on these blocks. In addition to the uses restricted from M-2 districts in the Town Code, the following uses will not be allowed:

- Adult entertainment, video, and bookstores

A 100 foot Natural Area Open Space (NAOS) and opaque fence or wall will screen Block 2 from future residential lots in Block 1.

A 120 foot NAOS and opaque fence or wall will screen Block 2 from existing residential lots in Cedar Ridge to the east.

West Airport Road will be landscaped to buffer adjacent uses in Block 2. NAOS greenbelts will screen Blocks 2 and 4 from North Vista Road and existing residential lots to the west.

Larger lots in Block 2 are intended to attract industrial uses with healthy employment opportunities.

- **Block 2** contains an area of 35.359 acres and could be developed as one parcel with 17.68 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with the UDC. All other Code requirements shall apply. Any further division of this site will utilize a shared road/drive off Airport Road to minimize future curb cuts. This area will fill the need for larger industrial sites in the community with good access to roads and utilities, something that is currently lacking in Payson. The Zoning Site Plan shows 7 lots in Block 2 ranging in size from 2.33 acres to 6.75 acres. The minimum lot size in Block 2 shall be 90,000 square feet.
- **Block 10** contains a net area of 3.246 acres and could be developed as one parcel with 1.623 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be

restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 6 lots in Block 10 approximately 0.5 acres in size.

- **Block 11** contains an area of 2.521 acres and could be developed as one parcel with 1.260 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 4 lots in Block 11 ranging between 0.57 and 0.8 acres in size.
- **Block 12** contains an area of 1.542 acres and could be developed as one parcel with 0.771 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 2 lots in Block 12 approximately 0.75 acres in size.
- **Block 13** contains an area of 6.676 acres and could be developed as one parcel with 3.338 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 11 lots in Block 13 ranging in size from 0.5 to 0.75 acres in size.
- **Block 17** contains 13.163 acres. The Town of Payson's current plan is to purchase Block 17 as an Airport Expansion Area. This block would then be developed in accordance with the approved Airport Master Plan. Uses supporting the growth of airport services will be encouraged. The current Airport Master Plan shows seven parcels accessed from the airport.

8.7.2 Blocks 3 and 9

Types of uses will be compatible with General Commercial Districts. Uses permitted in the UDC for C-2 or C-3 zoning will be allowed on these blocks. In addition to the uses restricted from C-2 and C-3 districts in the Town Code, the following uses will not be allowed:

- Kennels
- Penal and correction facilities
- Convenience markets (with gasoline sales) (C-2 district)
- Public auction buildings (C-2 district)
- Night clubs, bars, or lounges (C-2 district)
- Adult entertainment, video, and bookstores
- Theaters, drive-ins, and amphitheaters

- Outdoor commercial recreation (C-2 district)
- Amusement parks, miniature golf, driving and batting ranges, skating rinks (C-2 district)
- Gasoline sales, automotive maintenance, and minor vehicle repair (C-2 district)
- Car wash (C-2 district)
- Uses with unique compatibility concerns involving: indoor gun and archery ranges, machine shops, pet shops, animal grooming, animal skins, processing, wild animal meat processing, taxidermy (C-2 district)
- Uses involving flammable or explosive materials: propane sales, kerosene sales, fireworks sales, gun shops (C-2 district)

A 50 foot NAOS will screen Block 9 from future residential lots to the south.

Employment opportunities will be commensurate with normal commercial and retail activities.

Shared drives will be required to minimize curb cuts on Airport Road.

- **Block 3** contains an area of 4.513 acres and could be developed as one parcel with 2.256 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. Natural area open space will screen Block 3 from future residential uses to the south.

The Rezoning Site Plan shows 2 lots in Block 3 approximately 1.5 acres in size.

- **Block 9** contains an area of 6.289 acres and could be developed as one parcel with 3.144 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. Natural area open space will screen Block 9 from future residential uses to the south and east. The Zoning Site Plan shows 11 lots in Block 9 approximately 0.5 acres in size.

8.8 Residential Concept Objectives

The Zoning Site Plan has a total of 120.33 acres in 9 blocks designated for residential use.

The following standards will apply to the development of the residential blocks.

8.8.1 Block 1

Block 1 contains an area of 13.473 acres. This block will be zoned R1-8 and is planned to transition from medium density in the north to high density residential in the southwest portion adjacent to Block 2. It is expected that the area will develop at 3 to 4 units per acre to match the Cedar Ridge subdivision to the east. Care will be taken to provide appropriate buffers between different land use categories. At 5.5 units per acre, Block 1 could support a maximum of 74 lots or units. The Zoning Site Plan shows 37 lots ranging in size from 8,100 to 26,080 square feet. All of the lots adjacent to Cedar Ridge are a minimum of 12,000 square feet. The average lot size is 12,000 square feet.

8.8.2 Blocks 4 and 5

Block 4 contains an area of 6.274 acres and

Block 5 contains an area of 8.792 acres.

These two blocks will be zoned R-3 for potential development in a wide variety of housing styles. Development may range from attached townhomes to apartments or condominiums. At 18 units per acre, these blocks could accommodate as many as 275 units. The zoning Site Plan shows an apartment development on Blocks 4 and 5 containing 272 units. Copies of the floor plans and elevations for the buildings shown are included as Exhibits “C” and “D”.

If the units are developed as condominiums, an Owners Association will be created to administer Deed Restrictions.

The developments will be buffered from adjacent roads with NAOS Greenbelts.

A 50 foot wide Common Area along the wash east of Block 5 will contain a walking trail for the use and enjoyment of the residents. This trail will connect to other trails leading to the Tonto National Forest.

Neighborhood amenities, such as a community center, exercise facility, and children’s playground equipment, will be provided when development occurs.

8.8.3 Blocks 6, 7, 8, and 14

These four blocks will be zoned R1-8 and are designated Medium Density on the Land Use Plan for development in a range of 2.5 to 5.5 units per acre. Lots adjacent to Manzanita Hills will be no smaller than the adjacent zoning allows.

Streets in the development will most likely be public.

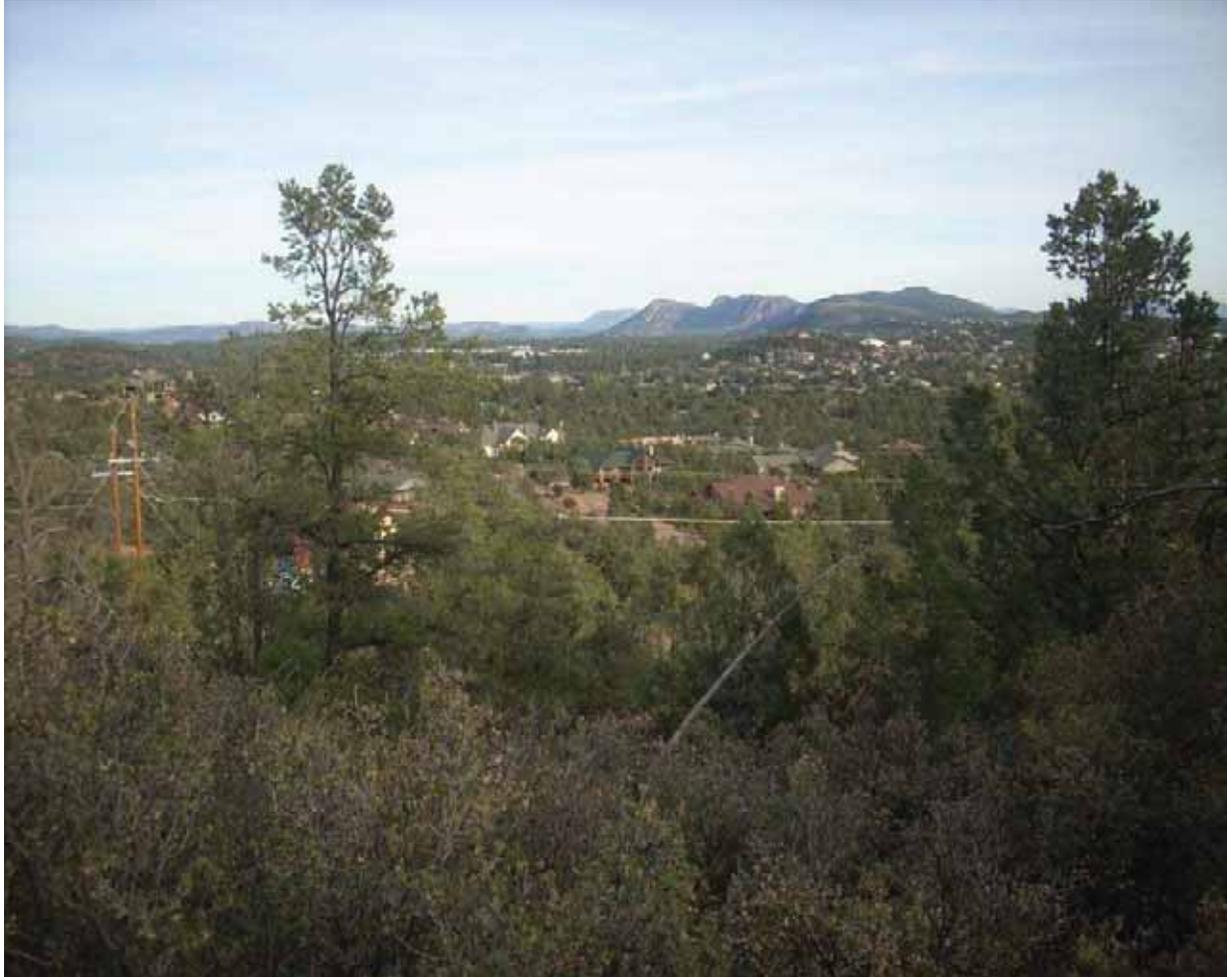
A Home Owners Association will be created to administer Deed Restrictions. Neighborhood amenities will include:

- Direct access to the Tonto National Forest from Blocks 6 and 7;
- Walking trails in Open Spaces will allow direct access from the lots to the streets and hiking trails from Blocks 6 and 7.

Block 6 contains an area of 13.500 acres. At 5.5 units per acre, Block 6 could support a maximum of 74 lots. The Zoning Site Plan shows 33 lots ranging in size from 10,000 to 23,000 square feet. The average lot size is 15,000 square feet. A 50 foot wide Public Open Space will screen the lots from Green Valley Parkway.

Block 7 contains an area of 26.254 acres. At 5.5 units per acre, Block 7 could support a maximum of 144 lots. The Zoning Site Plan shows 67 lots ranging in size from 9,800 to 47,100 square feet. The average lot size is 14,400 square feet. A 50 foot wide Public Open Space will screen the lots from Green Valley Parkway. All lots adjacent to Manzanita Hills are a minimum of 44,000 square feet in area.

Block 8 contains an area of 12.064 acres. At 5.5 units per acre, Block 8 could support a maximum of 66 lots. The Zoning Site Plan shows 29 lots ranging in size from 10,000 to 67,350 square feet. The average lot size is 16,200 square feet. A 50 foot wide Public Open Space will screen the lots from Green Valley Parkway. Additionally, the lots will be screened from adjacent employment uses with a 50 foot wide NAOS. All lots adjacent to Manzanita Hills are a minimum of 44,000 square feet in area. A steep ridgeline within portions of Lots 20, 21, 22, and 29 will be restricted from development by designating the area as a Natural Area Open Space (NAOS).



VIEW SOUTHEAST FROM BLOCK 8

Block 14 contains an area of 6.510 acres. At 5.5 units per acre, Block 14 could support a maximum of 36 lots. The Zoning Site Plan shows 21 lots ranging in size from 10,050 to 23,050 square feet. The average lot size is 12,120 square feet. The lots will be screened from adjacent employment uses and Sherwood Drive to the west with a 50 foot wide NAOS Greenbelt.

8.8.4 Blocks 15 and 16

These two blocks will be zoned R1-18 and are designated Low Density on the Land Use Plan for development in a range of 1.0 to 2.5 units per acre. Lots adjacent to the south line of Block 15 will be no smaller than the adjacent zoning allows.

Neighborhood amenities for these lots will include a close proximity to the proposed Overlook Park and access to adjacent multi-use paths. A four foot tall plastic coated fence will be constructed between the Overlook Park and the Woodhill lots as part of the infrastructure improvements.

Block 15 contains an area of 18.443 acres. At 2.5 units per acre, Block 15 could support a maximum of 46 lots. The Zoning Site Plan shows 18 lots ranging in size from 34,600 to 61,600 square feet which is more suitable for the steep topography. The average lot size is 43,600 square feet. Steeper slopes will be restricted from development by designating the areas as Natural Area Open Spaces (NAOS).

Block 16 contains an area of 14.570 acres. At 2.5 units per acre, Block 16 could support a maximum of 36 lots. The Zoning Site Plan shows 11 lots ranging in size from 38,080 to 86,000 square feet which is more suitable for the steep topography. The average lot size is 56,580 square feet. Steeper slopes will be restricted from development by designating the areas as Natural Area Open Spaces (NAOS). Several lots will be accessed from Airport Road because of steep terrain to the south. Shared driveways will be required on these lots to minimize curb cuts on Airport Road.

9. PHASING

Upon approval of the zoning, the intent of the owners is to subdivide the 222 acres into the 17 Blocks as shown on the Zoning Site Plan. Completing the subdivision process will allow the blocks to be sold to individual developers.

Individual lots within the blocks will be shown on the Block Plat only if specifically requested by the Owners.

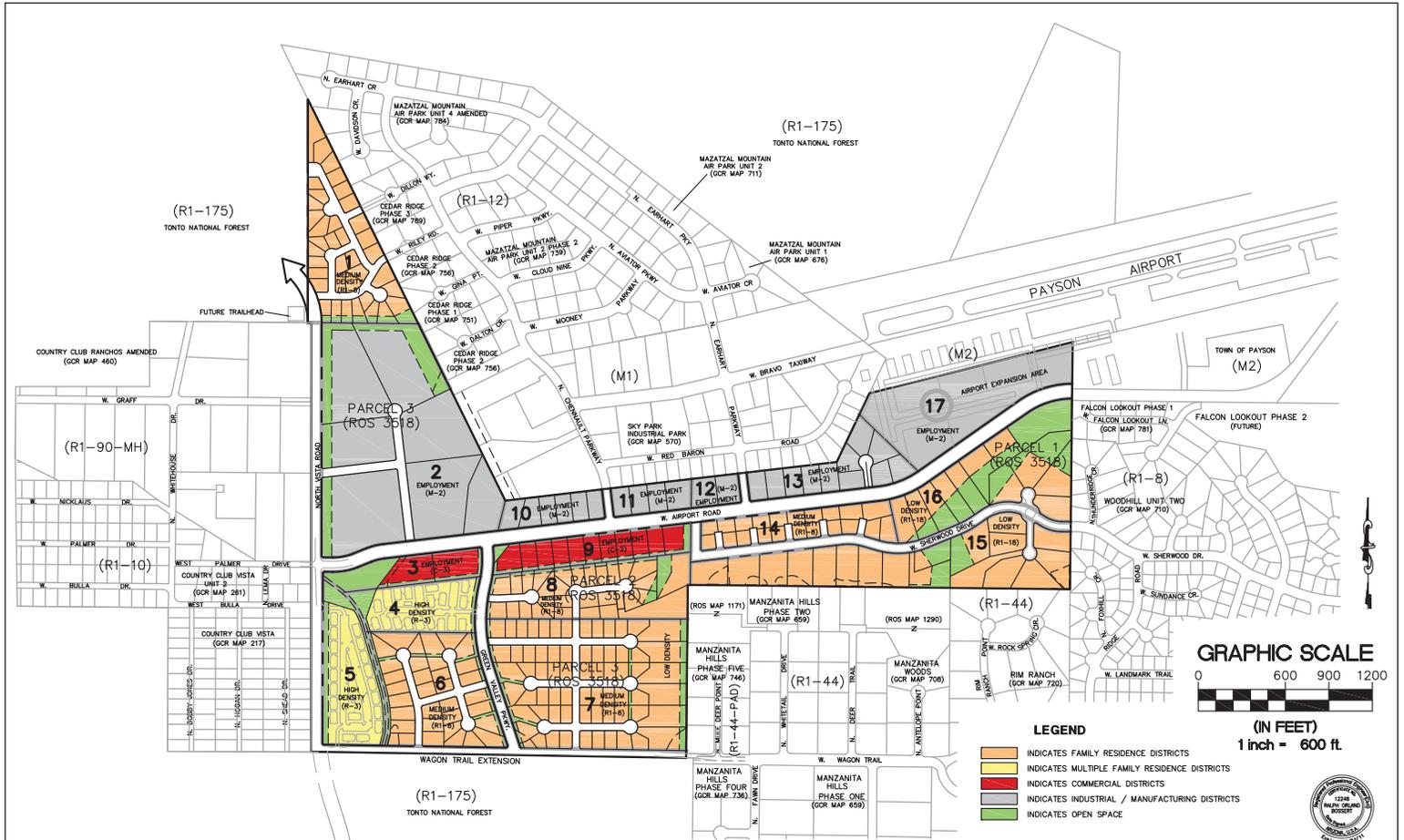
The process from rezoning to final plat can be generally described as follow:

- Obtain approval of zoning for the entire project;
- Form an Improvement District to finance and construct the road and utility infrastructure providing access and utilities to the individual blocks;
- Obtain approval of a Preliminary Block Plat;
- Obtain approval of a Final Block Plat;

At this point in the process, individual blocks can be sold for development. The entire process from zoning to final plat will take several years.

EXHIBIT “A”

ZONING SITE PLAN



NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC
 1109 North McLane Road
 Payson, Arizona 85541
 Roger Stewart P.E., R.L.S.
 (928) 978-4345
 Don Fitzpatrick P.E.
 (928) 555-2816

MONTEZUMA CASTLE LAND EXCHANGE

PAYSON, ARIZONA

ZONING SITE PLAN

JOB NO. 8008-9015-0016
 DESIGNED BY: RRV
 DRAWN BY: RRV
 CHECKED BY: ROB
 APPROVED BY: ROB
 DATE: 5/16/10

SCALE: HORIZ. 1" = 600'
 CONT. INTERVAL = N/A
COLOR
 SHEET NO. 1 OF 1

EXHIBIT “B”

NAOS AND OPEN SPACE MASTER PLAN



NAOS AND OPEN SPACE MASTER PLAN
 MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA



NO.	REVISIONS	DATE	BY	CHK.

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

MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA

JOB NO. 8008-9015-9016
 DESIGNED BY: VC
 DRAWN BY: VC
 CHECKED BY: DCF
 APPROVED BY: DCF
 DATE: 03/21/10

EXHIBIT "B"
NAOS AND OPEN SPACE
MASTER PLAN

SCALE:	HORIZ: 1" = 80'	VERT: 1" = 10'
DRAWING NO.:	EXB	
SHEET NO.:	1	OF 1

EXHIBIT “C”

APARTMENT BUILDING ELEVATIONS



SIDE ELEVATION (BUILDING 10)



FRONT & BACK ELEVATION (BUILDING 2)



SIDE ELEVATION (BUILDING 11)



FRONT & BACK ELEVATION (BUILDING 11)

DATE: 11/11/11
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

11111 S. 111th Street, Phoenix, AZ 85042
Tel: 602.998.1111 Fax: 602.998.1111

hinshaw
associates

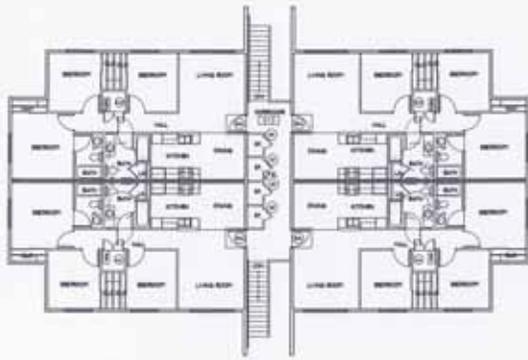
MULTI-FAMILY HOUSING

EXTERIOR ELEVATIONS

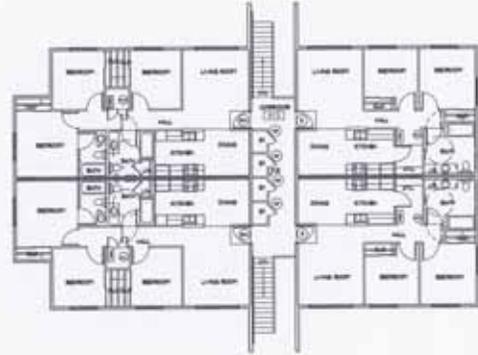
Sheet No. **A2.1**

EXHIBIT “D”

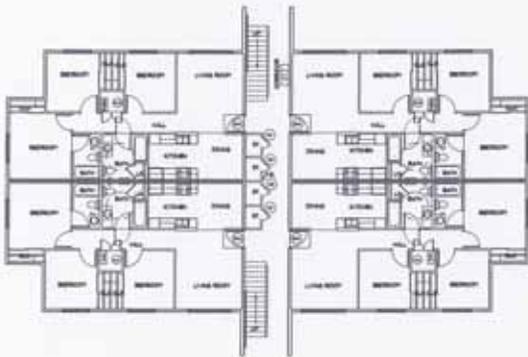
APARTMENT BUILDING FLOOR PLANS



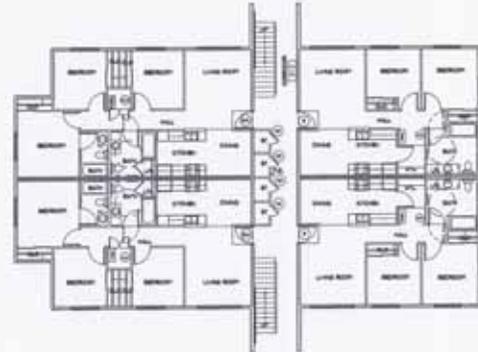
UPPER FLOOR PLAN (BUILDING 2)



UPPER FLOOR PLAN (BUILDING 1)



LOWER FLOOR PLAN (BUILDING 2)



LOWER FLOOR PLAN (BUILDING 1)

DATE: 11/11/11

PRELIMINARY
NOT FOR
CONSTRUCTION

11/11/11

**hinshaw
associates**

MULTI-FAMILY HOUSING

FLOOR PLANS

A1.1

EXHIBIT “E”

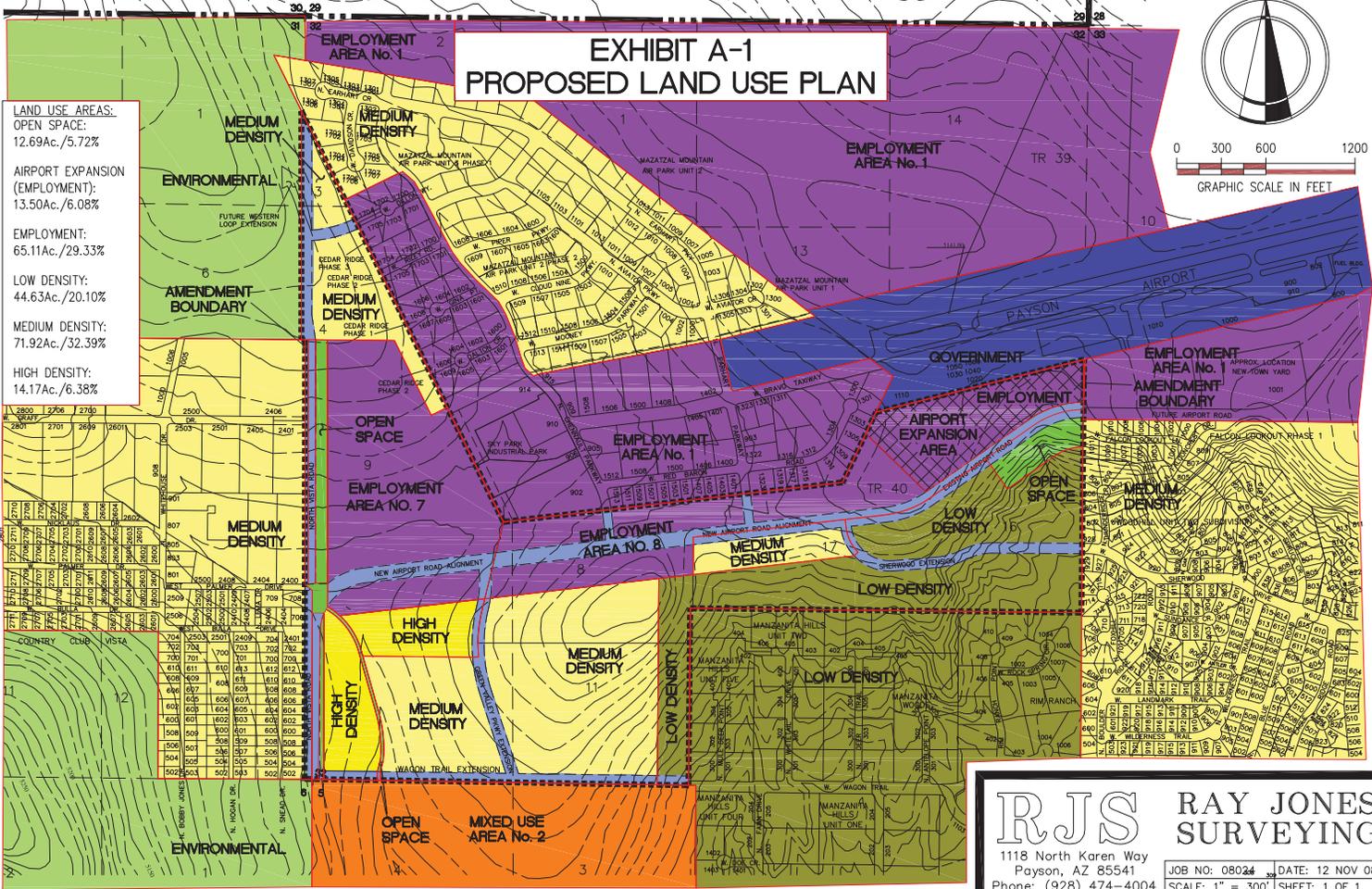
GENERAL PLAN LAND USE ELEMENT

EXHIBIT A-1 PROPOSED LAND USE PLAN

- LAND USE AREAS:**
- OPEN SPACE:
12.69Ac./5.72%
 - AIRPORT EXPANSION
(EMPLOYMENT):
13.50Ac./6.08%
 - EMPLOYMENT:
65.11Ac./29.33%
 - LOW DENSITY:
44.63Ac./20.10%
 - MEDIUM DENSITY:
71.92Ac./32.39%
 - HIGH DENSITY:
14.17Ac./6.38%



0 300 600 1200
GRAPHIC SCALE IN FEET



RJS RAY JONES SURVEYING
 1118 North Karen Way
 Payson, AZ 85541
 Phone: (928) 474-4004

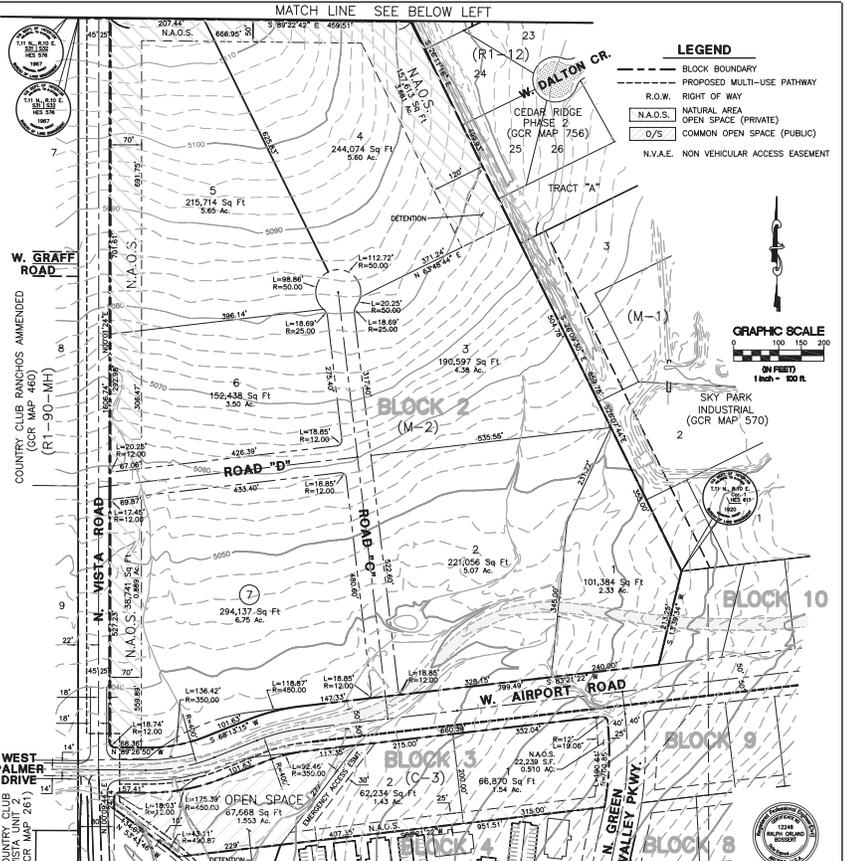
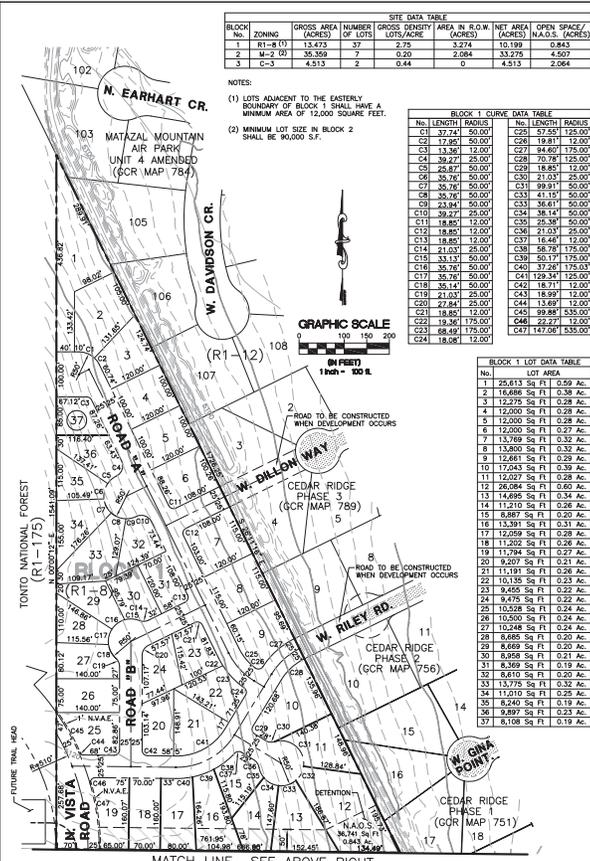
JOB NO: 080244 DATE: 12 NOV 08
 SCALE: 1" = 300' SHEET: 1 OF 1

BLOCK		GROSS AREA		NUMBER OF LOTS		GROSS DENSITY		NET AREA		OPEN SPACE	
No.	ZONING	(ACRES)	(ACRES)	LOTS/ACRE	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)
1	R1-10	13.475	2.75	37	2.75	3.274	10.799	0.963	0.963	0.963	0.963
2	4-2-01	30.350	7	0.30	0.00	2.084	33.275	4.265	4.265	4.265	4.265
3	C-3	4.513	2	0.44	0	4.513	2.064	2.064	2.064	2.064	2.064

NOTES:
 (1) LOTS ADJACENT TO THE EASTERLY BOUNDARY OF BLOCK 1 SHALL HAVE A MINIMUM AREA OF 12,000 SQUARE FEET.
 (2) MINIMUM LOT SIZE IN BLOCK 2 SHALL BE 90,000 S.F.

BLOCK 1 CURVE DATA TABLE	
NO.	LENGTH (FEET)
C1	37.24
C2	17.86
C3	13.36
C4	39.27
C5	25.87
C6	35.76
C7	35.76
C8	35.76
C9	23.84
C10	39.27
C11	18.80
C12	18.80
C13	18.80
C14	21.03
C15	33.13
C16	26.28
C17	35.76
C18	35.14
C19	21.03
C20	27.84
C21	18.80
C22	19.36
C23	68.69
C24	18.62

BLOCK 1 LOT DATA TABLE	
NO.	LOT AREA
1	25,613 Sq Ft 0.59 Ac.
2	19,688 Sq Ft 0.45 Ac.
3	12,275 Sq Ft 0.28 Ac.
4	12,200 Sq Ft 0.28 Ac.
5	12,200 Sq Ft 0.28 Ac.
6	12,200 Sq Ft 0.27 Ac.
7	13,768 Sq Ft 0.31 Ac.
8	13,800 Sq Ft 0.32 Ac.
9	12,600 Sq Ft 0.29 Ac.
10	12,600 Sq Ft 0.29 Ac.
11	12,207 Sq Ft 0.28 Ac.
12	12,600 Sq Ft 0.29 Ac.
13	14,895 Sq Ft 0.34 Ac.
14	11,210 Sq Ft 0.26 Ac.
15	6,887 Sq Ft 0.20 Ac.
16	13,391 Sq Ft 0.31 Ac.
17	10,500 Sq Ft 0.24 Ac.
18	11,202 Sq Ft 0.26 Ac.
19	17,708 Sq Ft 0.41 Ac.
20	9,207 Sq Ft 0.21 Ac.
21	11,181 Sq Ft 0.26 Ac.
22	10,135 Sq Ft 0.23 Ac.
23	9,455 Sq Ft 0.22 Ac.
24	9,475 Sq Ft 0.22 Ac.
25	10,528 Sq Ft 0.24 Ac.
26	10,500 Sq Ft 0.24 Ac.
27	10,500 Sq Ft 0.24 Ac.
28	8,685 Sq Ft 0.20 Ac.
29	10,500 Sq Ft 0.24 Ac.
30	8,658 Sq Ft 0.21 Ac.
31	8,368 Sq Ft 0.19 Ac.
32	11,610 Sq Ft 0.27 Ac.
33	13,775 Sq Ft 0.32 Ac.
34	11,610 Sq Ft 0.27 Ac.
35	8,240 Sq Ft 0.19 Ac.
36	8,987 Sq Ft 0.21 Ac.
37	6,108 Sq Ft 0.14 Ac.



NO.	REVISIONS	DATE	BY	CHK.

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 (908) 878-4460
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MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA

JOB NO. 8008
 DESIGNED BY: RHB
 DRAWN BY: RHB
 CHECKED BY: RHB
 APPROVED BY: RHB
 DATE: 06/12/10

REZONING SITE PLAN
 BLOCKS 1-2 and 3
 SCALE: HORIZ. 1" = 100'
 CONT. INTERVAL = 2'
 DRAWING NO. **SP1**
 SHEET NO. **4** OF **10**

C:\Users\pboone\Documents\1109 North Melrose Road\1109 North Melrose Road\1109 North Melrose Road.dwg, 06/12/2010 4:18:02 PM, 100.00, 10.00, 1.00



SITE DATA TABLE						
BLOCK No.	ZONING	GROSS AREA (ACRES)	NUMBER OF LOTS	GROSS DENSITY LOTS/ACRE	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)
8	RT-2(U)	12.064	29	2.42	1.424	10.640
9	C-2	6.289	11	1.75	0	6.289
10	M-2	3.246	6	1.85	0	3.246
11	M-2	2.521	4	1.59	0	2.521

NOTES:
 (1) LOTS ADJACENT TO R.O.S. 11771 PARCEL 1 SHALL HAVE A MINIMUM AREA OF 44,000 SQUARE FEET.

LOT DATA TABLE			
No.	BLOCK 8 LOT AREA	No.	BLOCK 9 LOT AREA
1	19,514 Sq Ft 0.45 Ac.	1	38,401 Sq Ft 0.88 Ac.
2	11,985 Sq Ft 0.28 Ac.	2	22,000 Sq Ft 0.51 Ac.
3	10,889 Sq Ft 0.25 Ac.	3	22,000 Sq Ft 0.51 Ac.
4	12,700 Sq Ft 0.29 Ac.	4	22,000 Sq Ft 0.51 Ac.
5	13,373 Sq Ft 0.31 Ac.	5	22,000 Sq Ft 0.51 Ac.
6	11,192 Sq Ft 0.26 Ac.	6	22,000 Sq Ft 0.51 Ac.
7	10,801 Sq Ft 0.25 Ac.	7	22,000 Sq Ft 0.51 Ac.
8	10,003 Sq Ft 0.23 Ac.	8	22,000 Sq Ft 0.51 Ac.
9	10,575 Sq Ft 0.24 Ac.	9	22,000 Sq Ft 0.51 Ac.
10	15,886 Sq Ft 0.37 Ac.	10	22,000 Sq Ft 0.51 Ac.
11	10,000 Sq Ft 0.23 Ac.	11	37,244 Sq Ft 0.86 Ac.
12	13,010 Sq Ft 0.30 Ac.	BLOCK 10 LOT AREA	
13	10,400 Sq Ft 0.24 Ac.	1	26,500 Sq Ft 0.61 Ac.
14	12,839 Sq Ft 0.30 Ac.	2	25,372 Sq Ft 0.58 Ac.
15	11,643 Sq Ft 0.27 Ac.	3	22,004 Sq Ft 0.51 Ac.
16	12,400 Sq Ft 0.28 Ac.	4	22,000 Sq Ft 0.51 Ac.
17	13,400 Sq Ft 0.29 Ac.	5	22,000 Sq Ft 0.51 Ac.
18	13,315 Sq Ft 0.28 Ac.	6	22,000 Sq Ft 0.51 Ac.
19	11,255 Sq Ft 0.26 Ac.	7	22,014 Sq Ft 0.51 Ac.
20	11,255 Sq Ft 0.26 Ac.	BLOCK 11 LOT AREA	
21	15,145 Sq Ft 0.35 Ac.	1	25,000 Sq Ft 0.57 Ac.
22	11,539 Sq Ft 0.26 Ac.	2	25,015 Sq Ft 0.57 Ac.
23	10,295 Sq Ft 0.24 Ac.	3	25,000 Sq Ft 0.57 Ac.
24	11,548 Sq Ft 0.27 Ac.	4	34,792 Sq Ft 0.80 Ac.
25	11,935 Sq Ft 0.27 Ac.	5	22,000 Sq Ft 0.51 Ac.
26	11,291 Sq Ft 0.26 Ac.	6	22,000 Sq Ft 0.51 Ac.
27	15,100 Sq Ft 0.35 Ac.	7	22,000 Sq Ft 0.51 Ac.
28	63,402 Sq Ft 1.46 Ac.	8	22,000 Sq Ft 0.51 Ac.
29	55,595 Sq Ft 1.27 Ac.	9	22,000 Sq Ft 0.51 Ac.

CURVE TABLE	
CURVE LENGTH	RADIUS
C1	18.84
C2	18.86
C3	19.70
C4	37.46
C5	18.96
C6	38.02
C7	21.03
C8	49.17
C9	39.19
C10	39.19
C11	37.87
C12	42.79
C13	36.42
C14	21.03
C15	21.03
C16	11.93
C17	63.00
C18	37.08
C19	44.45
C20	21.03
C21	11.45
C22	21.03
C23	59.86
C24	58.44
C25	59.86
C26	35.76
C27	33.86
C28	21.19
C29	18.85
C30	190.44
C31	74.83
C32	47.80
C33	108.69
C34	116.14
C35	50.97
C36	92.84
C37	131.87
C38	29.46
C39	36.88

LEGEND
 --- BLOCK BOUNDARY
 - - - - - PROPOSED MULTI-USE PATH
 --- R.O.W. RIGHT OF WAY
 [] N.A.O.S. NATURAL AREA (PRIVATE)
 [] OPEN SPACE (PRIVATE)



NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC
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MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA

JOB NO. 806
 DESIGNED BY: RSB
 DRAWN BY: RSB
 CHECKED BY: RSB
 APPROVED BY: RSB
 DATE: 06/12/10

REZONING SITE PLAN
 BLOCKS 8-9-10 & 11

SCALE: HORIZ. 1" = 100'
 CONT. INTERVAL = 2'
 DRAWING NO. **SP3**

SHEET NO. 6 OF 10

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CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	18.87	12.00	C26	113.68	465.00
C2	14.35	50.00	C27	143.51	465.00
C3	21.79	50.00	C28	18.18	465.00
C4	80.85	50.00	C29	78.19	465.00
C5	52.17	50.00	C30	110.85	535.00
C6	86.70	50.00	C31	62.81	325.00
C7	9.83	50.00	C32	198.16	325.00
C8	36.14	50.00	C33	55.62	25.00
C9	18.95	12.00	C34	22.64	50.00
C10	108.46	600.00	C35	61.18	50.00
C11	191.16	600.00	C36	48.97	50.00
C12	65.08	700.00	C37	33.21	50.00
C13	108.94	700.00	C38	45.08	25.00
C14	100.09	700.00	C39	63.97	65.00
C15	73.07	700.00	C40	10.97	12.00
C16	17.80	12.00	C41	118.69	235.00
C17	17.80	12.00	C42	152.77	285.00
C18	100.89	340.00	C43	25.36	12.00
C19	26.31	340.00	C44	21.03	25.00
C20	42.69	335.00	C45	81.83	50.00
C21	186.56	335.00	C46	63.46	50.00
C22	35.00	335.00	C47	49.83	50.00
C23	44.71	335.00	C48	46.98	50.00
C24	48.72	335.00			

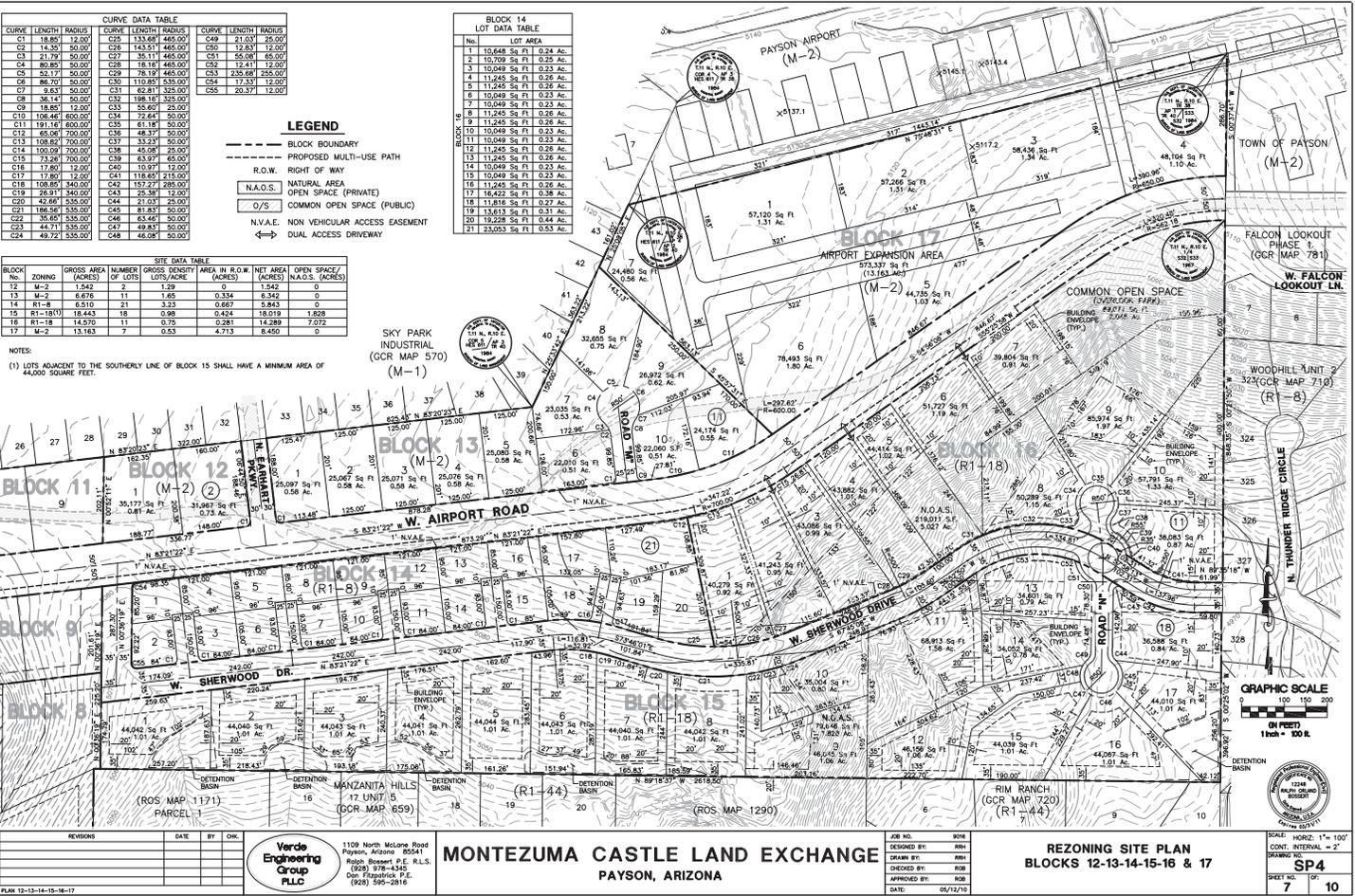
LEGEND

- BLOCK BOUNDARY
- - - PROPOSED MULTI-USE PATH
- R.O.W. RIGHT OF WAY
- N.A.O.S. NATURAL AREA
- OPEN SPACE (PRIVATE)
- O/S COMMON OPEN SPACE (PUBLIC)
- N.V.A.E. NON VEHICULAR ACCESS EASEMENT
- ↔ DUAL ACCESS DRIVEWAY

BLOCK 14 LOT DATA TABLE	
LOT	LOT AREA
1	10,648 Sq Ft 0.24 Ac.
2	10,709 Sq Ft 0.25 Ac.
3	10,040 Sq Ft 0.23 Ac.
4	11,245 Sq Ft 0.26 Ac.
5	11,245 Sq Ft 0.26 Ac.
6	10,040 Sq Ft 0.23 Ac.
7	10,040 Sq Ft 0.23 Ac.
8	11,245 Sq Ft 0.26 Ac.
9	11,245 Sq Ft 0.26 Ac.
10	10,040 Sq Ft 0.23 Ac.
11	10,040 Sq Ft 0.23 Ac.
12	11,245 Sq Ft 0.26 Ac.
13	11,245 Sq Ft 0.26 Ac.
14	10,040 Sq Ft 0.23 Ac.
15	10,040 Sq Ft 0.23 Ac.
16	11,245 Sq Ft 0.26 Ac.
17	16,422 Sq Ft 0.38 Ac.
18	11,815 Sq Ft 0.27 Ac.
19	13,613 Sq Ft 0.31 Ac.
20	13,228 Sq Ft 0.30 Ac.
21	23,053 Sq Ft 0.53 Ac.

SITE DATA TABLE							
BLOCK	ZONING	GROSS AREA (ACRES)	NUMBER OF LOTS	GROSS DENSITY (LOTS/ACRE)	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)	OPEN SPACE (ACRES)
12	M-2	1.542	2	1.29	0	1.542	0
13	M-2	6.976	13	1.65	0.334	6.342	0
14	R1-8	6.510	21	3.23	0.667	5.843	0
15	R1-18(1)	16.443	16	0.98	0.424	16.019	1.608
16	R1-18	14.570	13	0.75	0.281	14.289	7.072
17	M-2	13.163	7	0.53	4.713	8.450	0

NOTES:
 (1) LOTS ADJACENT TO THE SOUTHERLY LINE OF BLOCK 15 SHALL HAVE A MINIMUM AREA OF 44,000 SQUARE FEET.



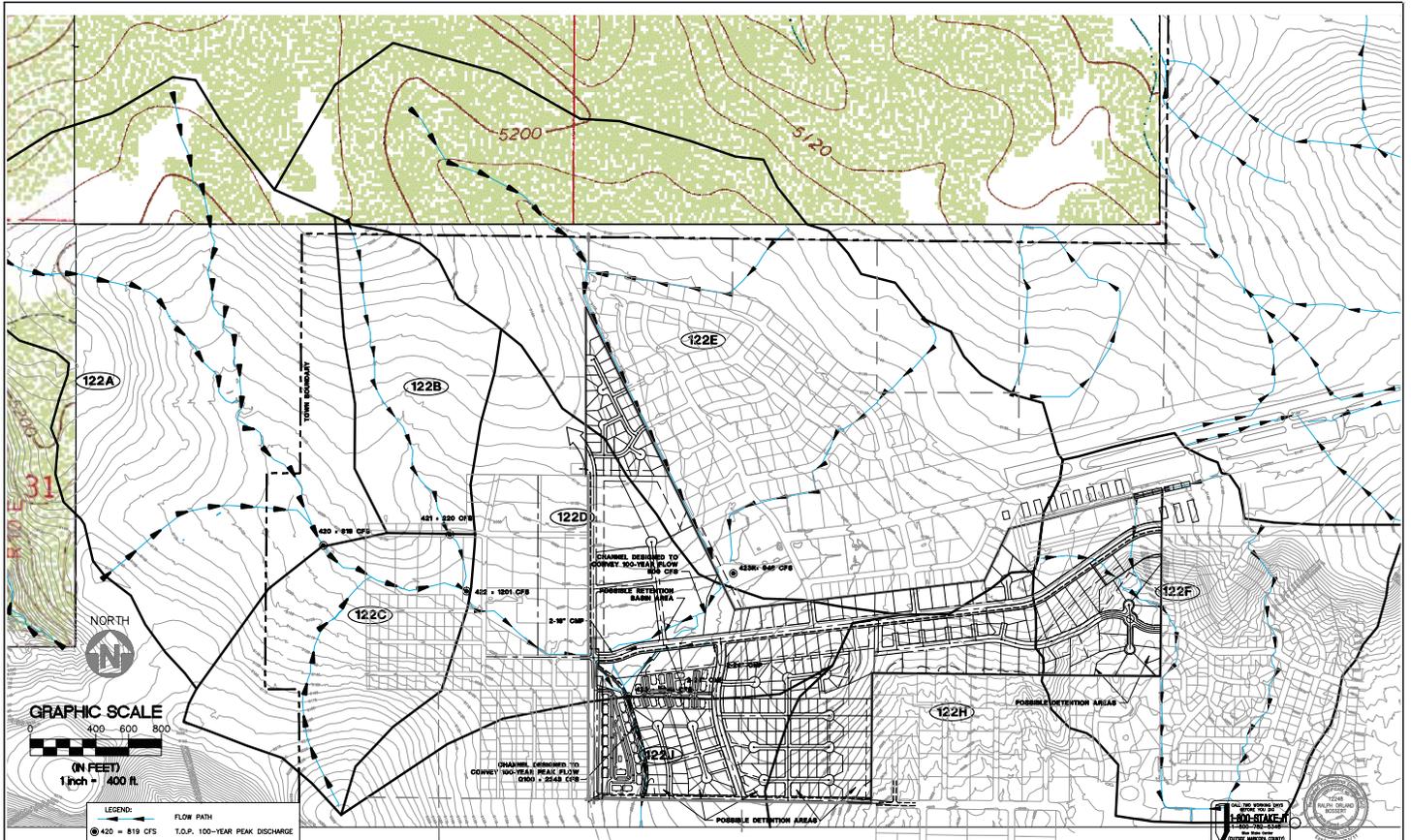
MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA

REZONING SITE PLAN
 BLOCKS 12-13-14-15-16 & 17

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JOB NO. 8006
 DESIGNED BY: RHM
 DRAWN BY: RHM
 CHECKED BY: RHM
 APPROVED BY: RHM
 DATE: 06/12/10

SCALE: HORIZ. 1" = 100'
 CONT. INTERVAL = 2'
 DRAWING BY: RHM
 SHEET NO. 7 OF 10



NO.	REVISIONS	DATE	BY	CHK.

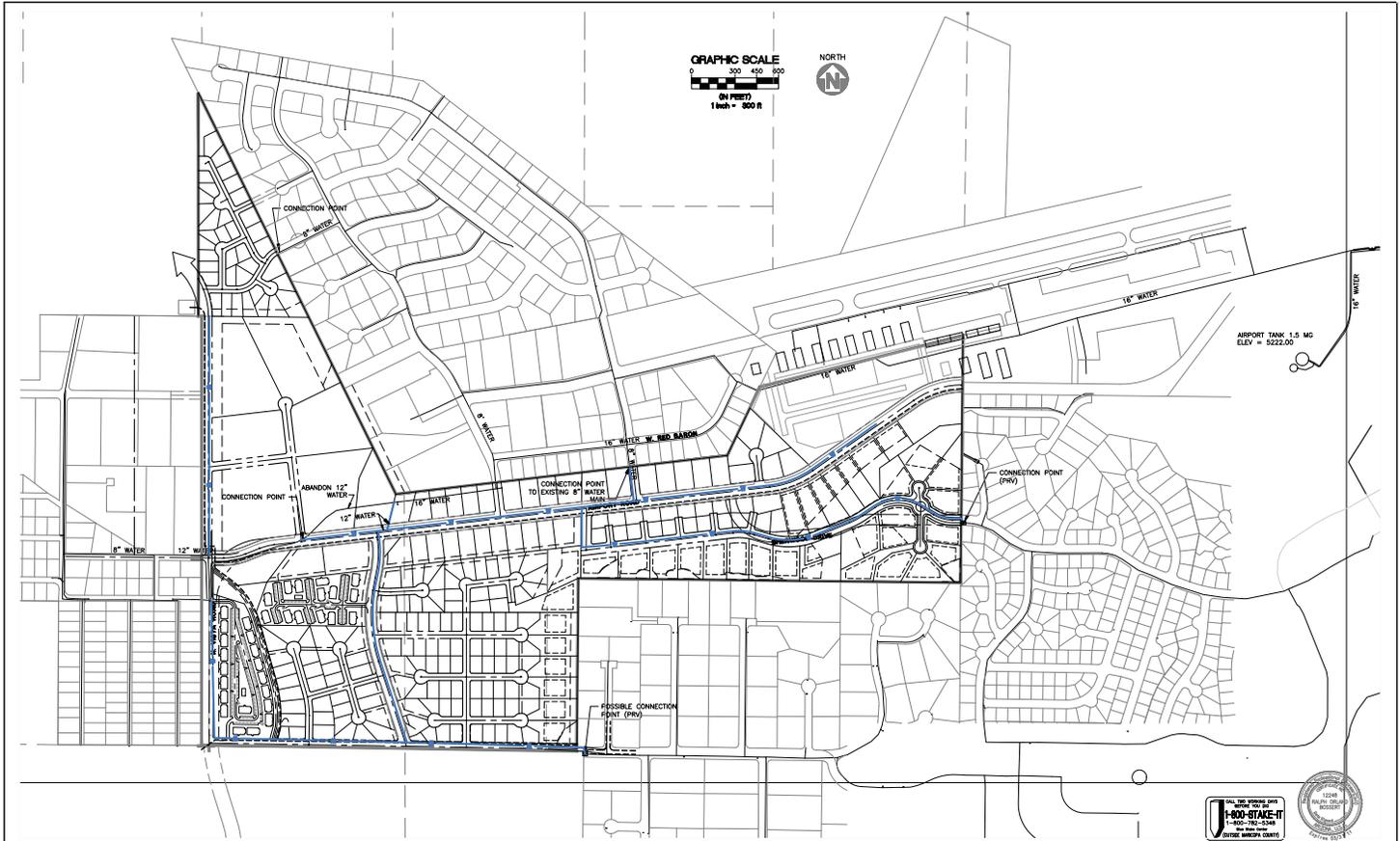
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MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA

JOB NO. 8008
 DESIGNED BY VE
 DRAWN BY VE
 CHECKED BY DDF
 APPROVED BY DDF
 DATE 06/17/10

DRAINAGE EXHIBIT

SCALE: HORIZ: 1" = 400'
 CONT. INTERVAL = 2'
 DRAWING NO. DR
 SHEET NO. 8 OF 10



NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC
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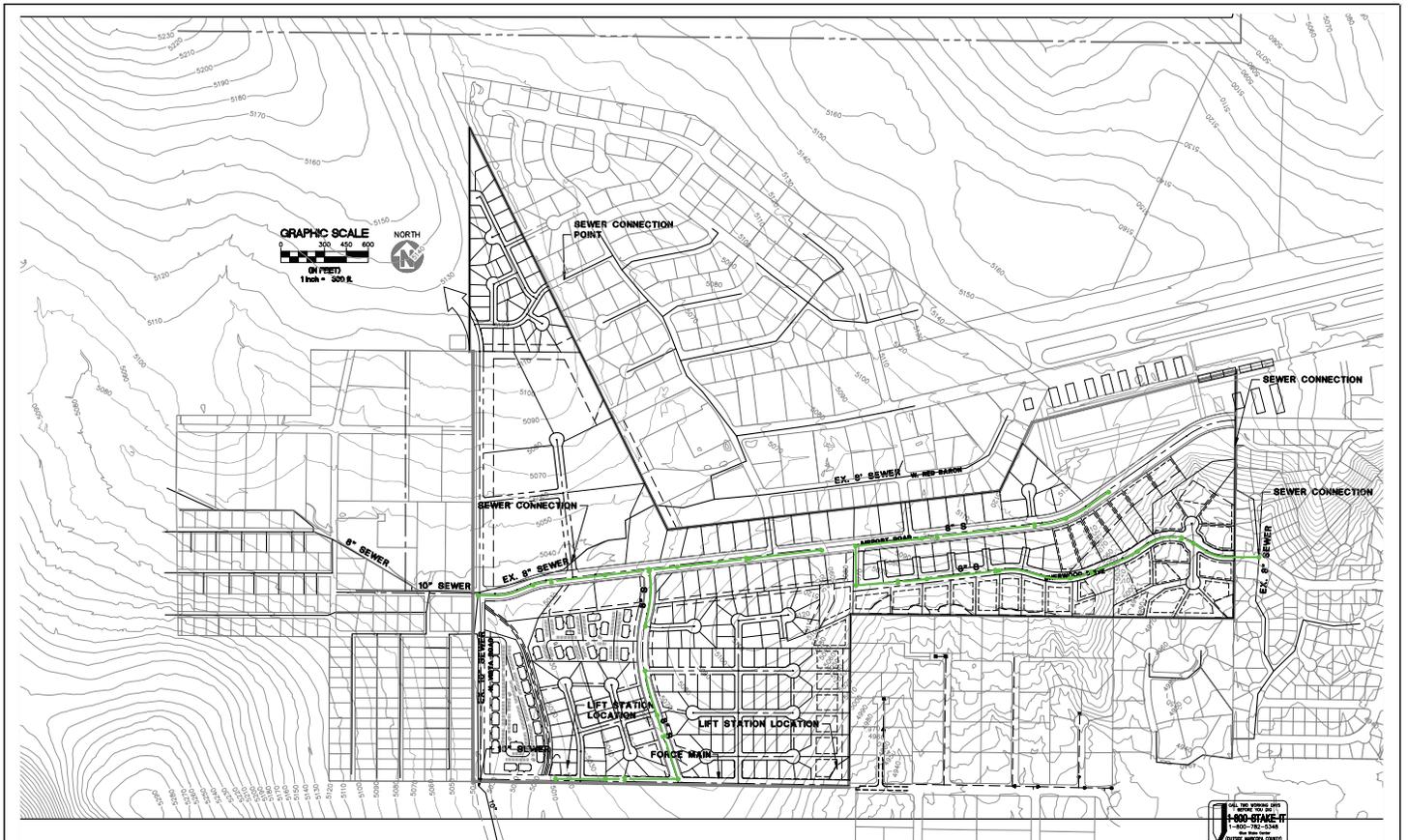
MONTEZUMA CASTLE LAND EXCHANGE
PAYSON, ARIZONA

JOB NO. 8008
 DESIGNED BY VE
 DRAWN BY VE
 CHECKED BY DGF
 APPROVED BY DGF
 DATE 06/17/15

WATER IMPROVEMENTS

SCALE: HORIZ: 1" = 300'
 CONT. INTERVAL = 10'
 DRAWING NO. WI
 SHEET NO. 9 OF 10





NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC
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MONTEZUMA LAND LAND EXCHANGE
 PAYSON, ARIZONA

JOB NO.	8008
DESIGNED BY	VE
DRAWN BY	VE
CHECKED BY	DOF
APPROVED BY	DOF
DATE	06/17/15

SEWER IMPROVEMENTS

SCALE: HORIZ: 1" = 300'
CONT. INTERVAL = 10'
DRAWING SET
SE
SHEET NO. OF
10 10