



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
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MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Paul Esparza, Planning Manager *PE*
FOR: Jerry Stabley, Interim Planning Director
SUBJECT: Docket S-16-01 (The Highlands at Inde Final Plat)
DATE: August 31, 2017 for the September 12, 2017 Meeting

I. REQUEST AND DESCRIPTION OF SUBDIVISION

This is a request for approval of a Minor Expedited Final Plat called The Highlands at Inde, Lots 1-10, Tract 1 and Common Area "A". The developer is Inde Motorsport Ranch LLC, represented by CJ Dorland. The project engineer is Perry Engineering. The subdivision consists of 10 lots on 45.27 acres with an average lot size of 3.6 acres. The subject parcels APN 209-86-022A and 209-86-024C are currently zoned RU-4. Growth Area: D and Plan Designation: Rural. The site is located approximately eight miles west of the city of Willcox with access from Airport Road.

The Planning and Zoning Commission unanimously recommended approval of the Final Plat for The Highlands at Inde with staff conditions on August 9, 2017.

II. SUBDIVISION OPTION USED: MINOR EXPEDITED

This is a minor expedited subdivision with flexible lot sizes and the tentative and final submittals combined into a single plat. For lots 1-10, the total acreage is 35.68 acres, Common Area "A" is 4.48 acres with the remaining 5.11 acres reserved as Tract 1.

All lots will be developed with single-family residential structures on individual septic systems. The plat identifies the buildable area within the lot that is not encumbered by the 100-year floodplain. The subdivision will be served by a shared well.

III. SUBDIVISION REVIEW

The Tentative/Final Plat was reviewed by county departments and other interested agencies including the Willcox Rural Fire Department and Willcox-San Simon Natural Resource Conservation District. A summary of review comments follows.

Planning Comments:

Compliance with Subdivision Regulations: The Final Plat complies with applicable Subdivision Regulations or has received conditional approval as specifically noted.

Rural Addressing: Rural Addressing staff reviewed the Final Plat to ensure that street names are not duplicated within the county addressing grid. The street names are acceptable.

Water Conservation: The Final Plat includes general notes encouraging water conservation measures as outlined in Section 412 of the Subdivision Regulations. The developer intends to utilize low-flow plumbing

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fixtures and native landscaping. Water harvesting techniques will be encouraged on the individual lots and within the common areas.

Access: Access to the subdivision is from Airport Road which runs west of the City of Willcox and the nearest access to Interstate 10 is via Taylor Road. The subdivision will have two private internal roads. The internal roads will be built to Low Volume Design Standards. The HOA will be responsible for road maintenance as is noted on the Final Plat.

Drainage:

Highway & Floodplain have reviewed and approved the Drainage Report for The Highlands at Inde dated May 2016, Revised November 2016 and prepared by Perry Engineering.

Environmental Health: Each lot in the subdivision will have an individual sewage disposal system, with both conventional septic tank and leach field. A minimum 100-foot setback is required from all wells and 50-foot from all lot lines. The County Health Department has granted approval for use of individual onsite wastewater treatment systems for this subdivision.

Floodplain: This project lies within a Zone X as defined by the FEMA Flood Insurance Rate Map dated 08/28/08. The site has some relief with washes crossing the subject parcels which create a 100-year floodplain as determined by the Drainage Report. The floodplain is clearly delineated on the plat, along with the erosion hazard setback and buildable area within each lot.

Transportation: The applicant completed a basic traffic statement to address the planned development; this traffic statement is adequate for determining traffic volumes. The County Transportation Planner has reviewed and concurs with the engineer's analysis.

Water Adequacy: Water is to be provided by a shared well and a determination of water adequacy from the Arizona Department of Water Resources (ADWR) as required per Section 408.03 of the Subdivision Regulations was issued on March 31, 2017.

Review by Other Agencies

Willcox Rural Fire Department: The Willcox Rural Fire Department will provide fire suppression service to residents of this subdivision. The Final Plat notes that each residence shall have an automatic fire sprinkler system and additional fire water storage shall be optional and at the discretion of the individual lot owner.

Sulphur Springs Valley Electric Cooperative, Inc. (SSVEC)

SSVEC reviewed the Tentative/ Final Plat and Improvement Plans and has objections to the submitted plans.

IV. STAFF RECOMMENDATION

Financial Assurance for Subdivision Improvements: A third party trust agreement will be used to ensure that subdivision improvements including roads, electric and water service are completed. The assurance agreement or other form of financial assurance must be approved by the Board of Supervisors at the time of or before final plat approval. The third party trust agreement that is included with this final plat includes a condition for the partial release of four lots for sale, however no building permits will be issued or reviewed prior to the completion of all subdivision improvements.

Recommendation:

Staff recommends approval of The Highlands at Inde Final Plat and Assurance Agreement, subject to the following conditions:

1. All private roads shall remain private and will be maintained by the HOA and will not be maintained by Cochise County in the future as noted on the final plat.
2. Prior to construction, the ADEQ Certificate of Approval to Construct the water delivery system shall be submitted to the County Engineer.

3. The developer has submitted a third party trust agreement to ensure completion of all subdivision improvements with a condition for the partial release of four lots for sale, however no building permits will be issued or reviewed prior to the completion of all subdivision improvements.
4. Prior to building construction, each subdivision lot shall have a septic permit approval.
5. Construction of improvements shall not begin until a completed Notice of Intent and authorization number, granted by ADEQ for the Stormwater Pollution Prevention Plan is received by the Community Development Department.
6. The access easement for the well site shall be recorded.
7. All County Fire Official and Willcox Rural Fire Department requirements regarding fire sprinkler systems and fire water storage shall be met.
8. The entry code for any gated entry shall be provided to all emergency service providers and county building safety staff.

Attachments:

- A. Aerial Location Map
- B. Subdivision Final Plat
- C. June 28, 2017 Interoffice Memo from Bradley Simmons, P.E.
- D. June 28, 2017 Interoffice Memo from Karen Lamberton, AICP
- E. ADWR Water Adequacy letter dated March 31, 2017



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Community Development
Highway and Floodplain Division

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MEMORANDUM

Date: June 28, 2017
To: Paul Esparza, Planning Director
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Highlands at Inde Minor Expedited Subdivision Plat/S-16-01/Parcel #209-86-022A/024C

This applicant has submitted a final plat for a standalone minor expedited subdivision totaling 10 residential lots on approximately 45.3 acres. This is the forth review of the final plat. (*First review July 2016; Second review October 2016, Third Review November 2016*).

The Transportation Planner previously concurred with the engineer's analysis of potential traffic that might be generated from this proposed subdivision: ranging from 63.7 to 95.7 average vehicle trips per day. Peak hour travel falls under the threshold requiring an assessment of off-site improvements, such as turning lanes. The submitted Traffic Statement is accepted, as revised.

Acceptance of Submitted Improvements Plans and Paving Plans

The required revisions for the Transportation Planning aspect of this proposed subdivision have been addressed in an adequate manner. Although a number of items cause concern for future traffic circulation in this area this proposal addresses proposed traffic impacts of a 10 lot residential subdivision under the current minor expedited subdivision regulations.

Requested revisions to Improvement and Paving Plans have been completed. We have no further comment on these design plans.

We have no objection to scheduling this subdivision for Planning and Zoning Commission consideration.

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MEMORANDUM

Date: June 28, 2017
To: Paul Esparza, Planning Director
From: Bradley Simmons, P.E. Civil Engineer II, Cochise County Highway & Floodplain Dept.
Subject: Highlands at Inde Minor Expedited Subdivision Plat/S-16-01/Parcel #209-86-022A/024C

The required revisions for the Floodplain aspect of this proposed subdivision have been found sufficient. We have no further comment on these design plans.

We have no objection to scheduling this subdivision for Planning and Zoning Commission consideration.

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DOUGLAS A. DUCEY
Governor

THOMAS BUSCHATZKE
Director

ARIZONA DEPARTMENT of WATER RESOURCES
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007
602.771.8500
azwater.gov

Via US Mail and electronic mail

March 31, 2017

CJ Dorland
Inde Motorsports Ranch, LLC
9301 W Airport Rd
Willcox, AZ 85643

Water Report 53-700894.0000
Subdivision Name: The Highlands at Inde
Owner: Inde Motorsports Ranch, LLC, an Arizona limited liability company
Number of lots: 10
County: Cochise
Township 14 South, Range 23 East,
Section 10
Annual Water Demand: 20.7 acre-feet/year

Water provided by: Highlands at Inde, a not-for-public service association

Water Type: Groundwater
Current water depth: 358 ft. below land surface
Estimated 100-year depth: 478 ft. below land surface
Current decline rate: 1.2 ft. per year

Basin: Willcox

Dear Mr. Dorland,

Pursuant to A.R.S. § 45-108, the Department of Water Resources has reviewed the available information pertaining to the water supply for the above-referenced subdivision. This letter constitutes the Department's report on the subdivision's water supply as required by A.R.S. § 45-108(A).

Adequacy of the 100-year water supply was reviewed by the Department with regard to physical, legal and continuous availability, water quality, and financial capability. Information available to the Department indicates that the applicant has satisfied the adequate water supply requirements as set forth in A.A.C. R12-15-701 *et seq.* Therefore, the Department of Water Resources finds the water supply to be adequate to meet the subdivision's projected needs. Any material change to the subdivision plat or its water supply plans may invalidate this decision. See A.A.C. R12-15-708.

This letter is being forwarded to the Arizona Department of Real Estate as required by A.R.S. § 45-108. This law requires the developer to hold the recordation of the subdivision's plat until receipt of the Department's report on the subdivision's water supply. By copy of this report, the Cochise County Recorder is also being officially notified of the developer's compliance with the law.

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March 31, 2017
Water Report
The Highlands at Inde subdivision

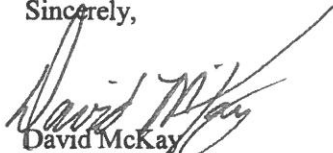
Because of the possibility that a future court proceeding could result in a legal determination that water withdrawn from wells in this area is surface water, the Department recommends that you include the following statement in all promotional material and contracts for sale of lots in the subdivision:

“Pursuant to A.R.S. § 45-108 and A.A.C. R12-15-701 *et seq.*, the Department has determined that the water supply for the The Highlands at Inde subdivision is adequate, *i.e.* that the water supply is physically, continuously and legally available to satisfy the subdivision’s annual estimated water demand, that the water supply is of suitable water quality, and that the applicant has demonstrated the financial capability to construct adequate delivery, storage and treatment works. However, the legal availability of the water withdrawn from wells in this area may be the subject of court action in the future as part of a determination of surface water rights. Whether future court action will have an effect on the legal availability of the water supply for the proposed subdivision cannot be determined at this time.”

Pursuant to A.R.S. § 41-1092.03, the Department is notifying you that the Director’s determination and decision to issue this Water Report is an appealable agency action. You are entitled to appeal this action. If you wish to appeal this action, you must file a written appeal within thirty (30) days from receipt of this letter. I am providing you with a summary of the appeal process and an appeal form, should you elect to pursue this option.

If you have any questions, please contact the Office of Assured & Adequate Water Supply at: 602-771-8599.

Sincerely,



David McKay
Manager, AAWS & Recharge Permitting

cc: Via Electronic Mail:
Carla Randolph, Arizona Department of Real Estate
David Dunaway, Arizona Department of Environmental Quality
Heide A. Kocsis, Az. State Land Department
Cochise County Planning and Zoning
Cochise County Recorder
Ken Perry, PE, Perry Engineering