

October 10, 2024

MEMORANDUM TO: Honorable Mayor and City Council

THRU: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Matt McLachlan, AICP, Community Development Director

FROM: Jeff Pregler
Senior Planner

SUBJECT: REQUEST FOR AGENDA ITEM PLACEMENT
RESOLUTION 2024-070
Estates II at Holiday Preliminary Plat
Lots 1-10

REQUESTED ACTION:

It is recommended that Resolution 2024-070 be approved finding the subdivision plat consistent with the General Plan and applicable Development Code standards.

RECOMMENDATION:

The City Manager recommends approval.
The Director of Community Development recommends approval.
The Planning & Zoning Commission recommended unanimous approval, 5-0.
The Development Review Committee recommended unanimous approval.

APPLICANT:

Castle & Cooke Arizona, Inc.

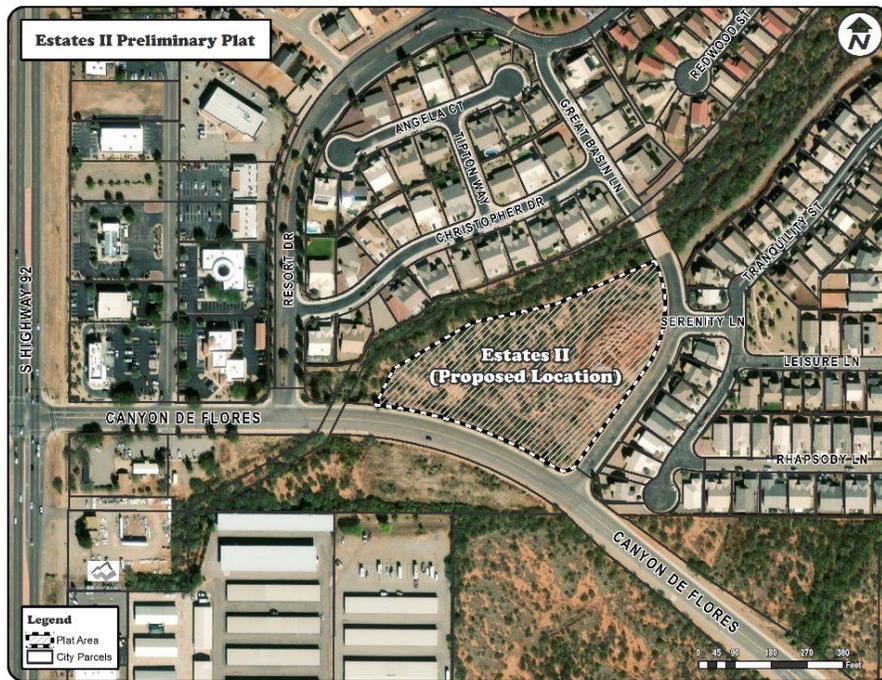
BACKGROUND:

Location: This property is in a portion of the northeast quarter of Section 19, Township 22 South, Range 21 East

Owner: Castle & Cooke Arizona, Inc.

Engineer: McIntosh & Associates

Castle & Cooke, in conjunction with Walston Homes, is proposing to construct 10 detached single-family homes in the Estates II at Holiday subdivision. The subdivision will encompass 4.50 acres and will be developed in one phase. All roadways, curb, gutter, and sidewalk will be private and maintained by the homeowner's association. All utilities will be public and maintained by the City or the applicable utility companies.



- A. *VISTA 2030-Future Land Use Designation:* The land use designation is High-Density Residential. The underlying Multi-Family Residence zoning on the property is consistent with this land use designation.
- B. *Zoning Designation/Lot Size:* The property is zoned Multi-Family Residence, which permits a minimum lot size of 4,500 square feet for single family detached homes. The proposed lot sizes are consistent with the minimum lot size requirement. The density is 2.2 homes per acre (10 homes/4.50 acres)
- C. *Building Height/Setbacks:*

According to the Development Code, the maximum building height for single family residential homes is 28 feet. The building elevations for new Single-Family Homes are reviewed as separate building permits. However, the elevations will need to comply with the height requirement.

Minimum building setbacks as prescribed in the Development Code are as follows:

- Front**-20 foot.
- Interior Side**- 5-foot.
- Street Side**-10-foot.
- Rear yard**-15-foot.

The subdivision will be meeting all minimum building setbacks. The developer is proposing a 24-foot front yard setback which includes the 4-foot sidewalk located on the private lots. This additional 4 feet will prevent vehicles from encroaching onto the sidewalk.

D. Utilities

Water service will be provided by Pueblo Del Sol; Gas by Southwest Gas; and Electric by SSVEC.

E. Drainage

There is a detention basin identified in Tract B which will be dedicated and maintained by the City. All water will drain to the streets and into the detention basin, where it will be metered into the wash.

F. Solid Waste

All homes within the subdivision will be served by City sanitation and sewer services. The Developer is responsible for extending all sewer lines and connecting each home to the sewer system.

G. Access

The only access into the subdivision is from Renee Place. According to the Roadway Design Manual, two accesses are required for residential subdivisions when developing 1-100 lots. However, there is an exception that states, the requirement may be reduced if configuration of the subdivision or existing conditions make the requirement impractical. The developer requested that one access be required rather than two. The Public Works Department and Fire Departments reviewed the request and agreed to reduce the number of accesses to one.

H. Transportation

Access into the subdivision will be from Renee Place, which connects to Great Basin Lane and ultimately to Canyon De Flores Drive.

All roadways within the subdivision will be 26 feet in width, which meets the minimum roadway width for private streets according to the Roadway Design Manual.

Sidewalk will be installed along all private streets, to include Great Basin Lane. The sidewalk on Great Basin Lane will connect to the sidewalk on Canyon De Flores Drive and to the dedicated wash just north of this subdivision. The wash includes two multi-use paths which can be used for exercise and leisure purposes. The sidewalk will also provide connectivity to a neighborhood park and club house with additional recreational amenities.

I. Natural Environment/Landscaping

Tract A and Tract B will be dedicated and maintained by the City. Tract B will remain natural and includes the detention basin.

J. Flood Zone

According to FIRM Panel #04003C2144F, Lots 1 and 10, as well as the detention basin are located within a FEMA floodplain area with an AE flood zone designation. The

project engineer will be applying to FEMA to have the lots and detention basin removed from the floodplain, once the lot elevations are established. No construction of the homes is allowed on the affected lots until the flood designation is revised and the homes are located out of the floodplain.

General Plan Compliance

The proposed subdivision plat is consistent with the General Plan, VISTA 2030 and meets the following goals and strategies:

Goal 2-4 Strategy (3) – Design sites to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes.

Goal 12-9 Strategy (1) – Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.

Development Review Committee

The Development Review Committee voted unanimously on September 27, to recommend the Estates II at Holiday preliminary plat to the Planning & Zoning Commission and Mayor and City Council.

Planning & Zoning Commission

The Planning & Zoning Commission voted unanimously, 5-0, to recommend the Estates II at Holiday preliminary plat to the Mayor and City Council on October 1, 2024.

Findings of Fact

That the following findings shall support the preliminary plat approval:

1. The design of the subdivision is consistent with VISTA 2030 and applicable Development Code requirements.
2. The property being subdivided is physically suitable for residential use.
3. The subdivision being subdivided is physically suitable for the proposed density of development.
4. The subdivision is not likely to cause serious public health problems.

RESOLUTION 2024-070

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING SETTLED POLICY BY GRANTING APPROVAL OF THE ESTATES II AT HOLIDAY PRELIMINARY PLAT, LOTS 1-10, AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY, OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, Section 151.19.005 of the City Code requires a preliminary plat in full compliance with the provisions of the Code to be submitted and approved; and

WHEREAS, in accordance with the provisions of Chapter 151 of the City Code, the owners of the Estates II at Holiday subdivision, Lots 1-10, have submitted a preliminary plat; and

WHEREAS, the preliminary plat was reviewed by the City staff and found to conform to the appropriate provisions of the City Code and Zoning Ordinance; and

WHEREAS, the Development Review Committee recommended unanimous approval of the preliminary plat on September 27, 2024; and

WHEREAS, the Planning & Zoning Commission recommended unanimous approval of the preliminary plat on October 1, 2024; and

WHEREAS, approval of this resolution reaffirms previous resolutions granting approval of preliminary subdivision plats.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1

That the following findings shall support the preliminary plat approval:

1. The design of the subdivision is consistent with VISTA 2030 and applicable Development Code requirements.
2. The property being subdivided is physically suitable for residential use.
3. The subdivision being subdivided is physically suitable for the proposed density of development.
4. The subdivision is not likely to cause serious public health problems.

SECTION 2

That the preliminary subdivision plat for Estates II at Holiday, Lots 1-10 as shown on Exhibit A, be and hereby is, approved.

SECTION 3

That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA THIS 10TH DAY OF OCTOBER 2024.

CLEA McCAA
Mayor

APPROVED AS TO FORM:

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:
Jeff Pregler, AICP,

PRELIMINARY PLAT FOR THE ESTATES II AT HOLIDAY

LOTS 1-10 AND TRACT "A" & "B"
BEING A SUBDIVISION WITHIN SECTION 19,
TOWNSHIP 22 SOUTH, RANGE 21 EAST, G.&S.R.B.&M.,
CITY OF SIERRA VISTA, COCHISE COUNTY, STATE OF ARIZONA
CONTAINING 4.50 ACRES
SEPTEMBER, 2024

OWNER/DEVELOPER:

CASTLE & COOKE ARIZONA, INC.
C/O RICHARD S. COFFMAN
4100 CANYON DE FLORES
SIERRA VISTA, ARIZONA 85650
(520) 378-9344

BASIS OF BEARING:

THE BEARING OF N.00°01'25"W. AS SHOWN
FOR THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 19, T.22S., R.21E.,
G.&S.R.B.&M.

ENGINEER/AGENT:

McINTOSH & ASSOCIATES
C/O BLAINE NEPTUNE
10800 STOCKDALE HWY, STE 103
BAKERSFIELD, CA. 93311
(661) 834-4814

BASIS OF ELEVATION:

THE BASIS OF ELEVATIONS IS BASED ON THE
ELEVATION OF THE TOP OF THE MONUMENT AT
THE NORTHWEST CORNER OF SECTION 19, T.22S.,
R.12E., G.&S.R.B.&M.
ELEV. = 4608.62'

GENERAL NOTES:

1. GROSS AREA IS 4.50 ACRES.
2. ALL SEWER LINES SHALL BE 8".
3. ALL WATER LINES SHALL BE 8".
4. A PORTION OF THIS PROPERTY LIES WITHIN F.E.M.A. LIMIT.
5. THE WATER LINES SHALL BE OWNED AND MAINTAINED BY PUEBLO DEL SOL WATER COMPANY; THE SEWER LINES SHALL BE OWNED AND MAINTAINED BY THE CITY OF SIERRA VISTA. SIZES AND LOCATIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
6. THE EXISTING ZONING IS MFR.
7. TOTAL NUMBER OF LOTS IS 10.
8. ALL RETURN RADII SHALL BE 25', UNLESS OTHERWISE NOTED.
9. GROUP MAILBOXES WILL BE CONSTRUCTED IN PLACE OF INDIVIDUAL MAILBOXES.
10. THE HEAVY BORDER INDICATES THE BOUNDARY OF THIS MAP.
11. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET.

TRACT AREAS

TRACT "A" SHALL BE RESERVED AS PUBLIC UTILITY, FOR ACCESS AND MAINTENANCE.

TRACT "B" SHALL BE RESERVED AS PUBLIC DRAINAGEWAY, INCLUDING THE DETENTION BASIN.

ALL TRACT AREAS WILL BE DEDICATED WITH THE RECORDATION OF THE FINAL PLAT.

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 21 EAST, G.&S.R.B.&M., CITY OF SIERRA VISTA, COUNTY OF COCHISE, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 72°56'47" EAST, A DISTANCE OF 903.92 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING NINE (9) COURSES:

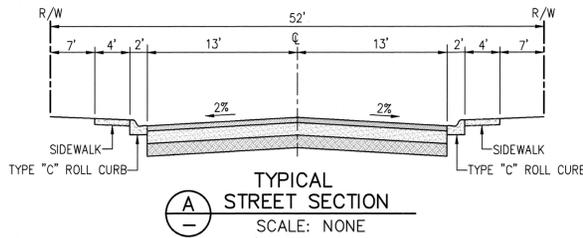
1. ALONG THE SOUTH LINE OF THE WASH DEDICATED TO THE CITY OF SIERRA VISTA NORTH 26°06'28" EAST, A DISTANCE OF 102.81 FEET; THENCE
2. NORTH 59°17'06" EAST, A DISTANCE OF 226.18 FEET; THENCE
3. NORTH 77°14'10" EAST, A DISTANCE OF 215.04 FEET; THENCE
4. NORTH 65°50'18" EAST, A DISTANCE OF 268.05 FEET; THENCE
5. DEPARTING FROM SAID LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GREAT BASIN LANE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 272.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 64°33'55" WEST; THENCE
6. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°07'48", AN ARC DISTANCE OF 290.20 FEET; THENCE
7. SOUTH 35°41'43" WEST, A DISTANCE OF 291.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET; THENCE
8. WESTERLY ALONG SAID CURVE, THROUGH AN CENTRAL ANGLE OF 85°53'56", AN ARC DISTANCE OF 52.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CANYON DE FLORES AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1040.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 32°21'44" WEST; THENCE
9. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'07", AN ARC DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 200'

DATE	REVISIONS



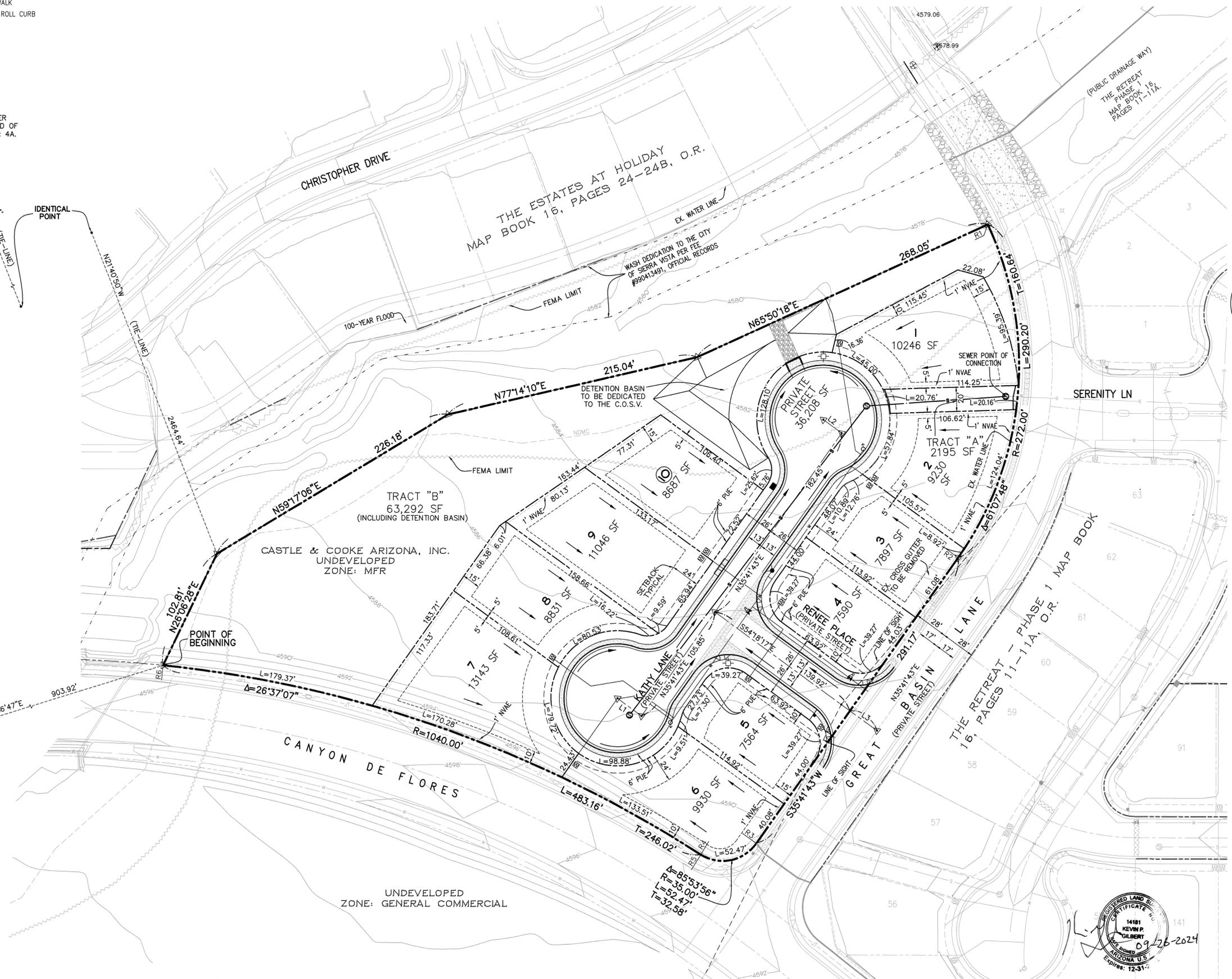
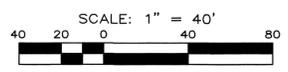
- LEGEND**
- CONTOUR (INTERVAL @ 2')
 - CENTER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROJECT BOUNDARY
 - LOT BOUNDARY
 - PROPOSED CURB & GUTTER
 - PROPOSED SETBACK
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING CABLE LINE
 - EXISTING U.S. WEST LINE
 - DRAINAGE DIRECTION
 - PROPOSED CROSS GUTTER
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER SERVICE
 - PROPOSED WATER VALVE
 - PUBLIC UTILITY EASEMENT
 - NON-VEHICULAR ACCESS EASEMENT
 - EXISTING STREET LIGHT
 - EXISTING SURVEY MONUMENT
 - PROPOSED SURVEY MONUMENT
 - STORM DRAIN INLET
 - NDMC
 - NATURAL DRAINAGEWAY MAINTENANCE CORRIDOR

N.W. CORNER SEC 19
FOUND UNMARKED A.D.O.T.
MONUMENT IN HANDHOLE PER
RECORD OF SURVEY, RECORD OF
SURVEY BOOK 5, PAGE 4 & 4A.

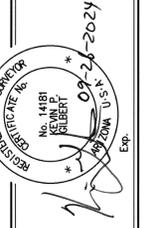
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S54°18'17"E	25.00'
L2	S54°18'17"E	19.00'
L3	S54°18'17"E	28.00'

BASIS OF BEARINGS
(2647.59')
(2647.70')
(N00°01'25"W)
(N00°01'25"W)

POINT OF COMMENCEMENT
WEST 1/4 CORNER OF SECTION
19, T.22S., R.21E., G.&S.R.B.M.,
FOUND IRON PIPE WITH 2" BRASS
CAP MARKED FOR CORNER PER
RECORD OF SURVEY, R.S. BOOK
5, PAGES 4 & 4A



10800 STOCKDALE HWY, STE 103
BAKERSFIELD, CALIFORNIA 93311
(661) 834 - 4814 ©2024
DRAWN BY: DL DATE: 7/14/08
CHECKED BY: DL DATE: 9/23/24



DATE	BY	REVISIONS

