



Maricopa County

Planning & Development Department

Planning and Development
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April 13, 2007

Rainbow Valley Citizens Group,

Re: Aurora Valley Update (S2006011 & Z2006021)

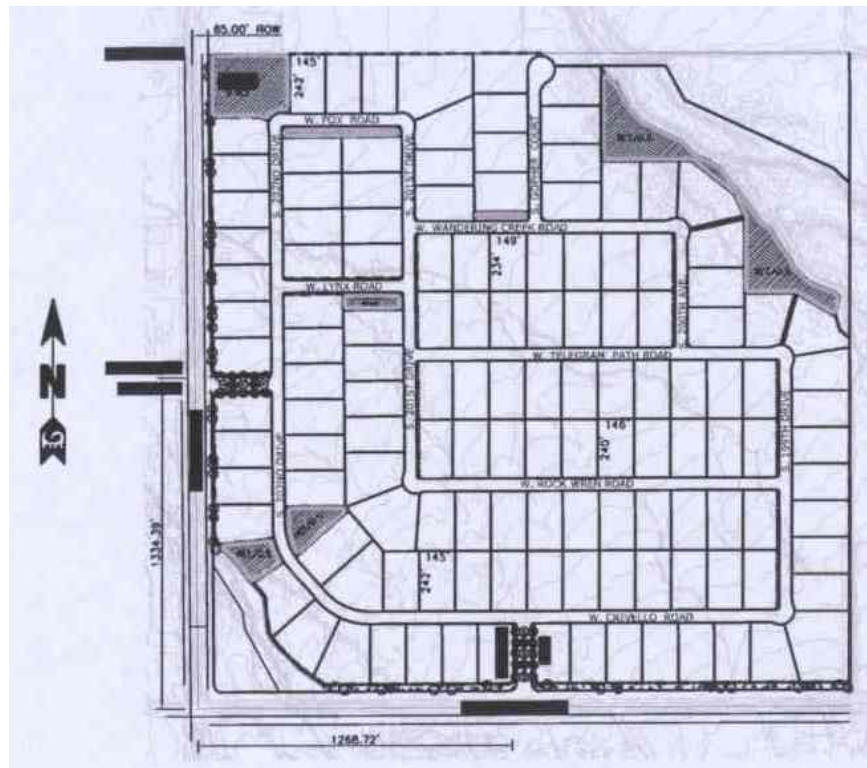
This memorandum is to provide the Rainbow Valley Citizens Group a brief summary and update regarding the proposed Aurora Valley project.

Project Description

The project consist of approx. 160.4 gross acres located at the northeast corner of Tuthill Rd. and Narramore Rd. The proposal includes a request for Preliminary Plat and Rezone to R1-35 zoning. The site will consist of 133 single family residential lots and 12 tracts.

Currently the developer is working on preparing documents for the Final Plat application. The developer has advised the County that the project name will be changed to "Paloma Estates" instead of "Aurora Valley". As of the date of this memorandum, no Final Plat application has been received.

Subdivision Layout



Public Hearing Process

The Planning and Zoning Commission recommended approval of the Preliminary Plat case S2006011 on January 4, 2007 with staff recommended stipulations.

The Planning and Zoning Commission recommended approval of the Zone Change from Rural-43 to R1-35 on January 4, 2007 with staff recommended stipulations. The case was scheduled for the February 7, 2007 Board of Supervisors hearing and was continued to the March 21, 2007 hearing to allow Supervisor Wilcox to meet with the Rainbow Valley Citizens Group to address outstanding issues and concerns.

Supervisor Wilcox and Planning staff met with the representatives of the Rainbow Valley Citizens Group to discuss issues and address concerns with the project. During the meeting Supervisor Wilcox was able to work with community representatives on drafting additional stipulations for the rezone case.

Supervisor Wilcox held a meeting with the developer to address the concerns from the Community and to discuss the additional stipulations for the rezone project. The developer was amenable to the additional stipulations with minor modifications.

The rezone case was heard at the March 21, 2007 Board of Supervisors hearing and approved with the additional drafted stipulations.

Preliminary Plat approved stipulations:

- a. The Final Plat shall be generally consistent with the zoning exhibit, Preliminary Plat, and conceptual landscape plan entitled "Zoning Exhibit for Aurora Valley and Zoning Case Z2006021 and Preliminary Plat Subdivision Case S2006011" consisting of four (4) full-size sheets, dated revised October 19, 2006, and stamped received October 19, 2006, except as modified by the following stipulations.
- b. Development of the site shall comply with the narrative report entitled "Aurora Valley Narrative for Rezone from Rural-43 to R1-35 and Preliminary Plat", consisting of thirty-seven (37) pages, stamped received October 19, 2006, except as modified by the following stipulations.
- c. An amenity package (narrative and exhibits), including but not limited to landscaping, recreational facilities, community facilities, signage and monumentation, etc. shall be submitted with the Final Plat for review prior to Final Plat approval. The Final Plat must be approved and recorded prior to submittal of any applications to construct landscape improvements or other amenities.
- d. The following Maricopa County Department of Transportation (MCDOT) stipulations shall apply:

- The Preliminary Plat is a planning document. Roadway right-of-way are shown. However, specific roadway cross sections are not approved on the Preliminary Plat. The number and width of lanes, including turn and auxiliary lanes, will be approved at the time of construction, in compliance with MCDOT-approved Traffic Impact Statements (TIS). The pavement section is not approved on the Preliminary Plat. Pavement section will be approved at the time of construction.
- e. Prior to Final Plat submittal, the applicant is advised to attend a pre-submittal meeting with the Development Services staff in order to coordinate the permitting process for on-site and off-site improvements associated with this project.
- f. Concurrent with submittal of Final Plat, Improvement Plans shall be submitted to the Planning and Development Department.
- g. Two hundred fifty dollars (\$250) per house will be paid by the developer as each residential building permit is issued to a fund for the Maricopa Trail for design, construction, enhancement, operation and maintenance. The County will deposit and hold all receipts in the trails special revenue fund for the specific purposes stated. All interest earned on the fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing County appropriations for similar purposes, but rather are intended as supplemental and enhancement resources needed as this community grows in its residents use of the Maricopa Trail.
- h. Two hundred fifty dollars (\$250) per house will be paid by the developer as each residential building permit is issued to a fund for the Estrella Mountain Regional Park for trails and facilities enhancement and maintenance. The County shall deposit and hold all receipts in the parks special revenue fund for the specific purposes stated above. All interest earned on the fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing County appropriations for similar purposes, but rather are intended as supplemental resources resulting from additional park usage by Aurora Valley residents. Maricopa County Parks and Recreation Department will provide each residential unit in the Aurora Valley development with a one-year, seventy-five dollar (\$75) voucher toward the purchase of an annual pass for entrance into any desert mountain regional park administered by said department, except Lake Pleasant Regional Park.
- i. After Final Plat recordation and prior to any zoning clearance for building permits, the applicant shall obtain a final Grading and Drainage and Infrastructure permit from Maricopa County.
- j. Prior to Final Plat approval, Water and Wastewater Plans shall be submitted to and approved by the Maricopa County Department of Environmental Services (MCESD) subject to their procedures.

- k. The Final Plat shall include dedication of right-of-way as required by the related zone change request (Z2006021) and as deemed necessary by the Maricopa County Department of Transportation (MCDOT) unless the dedication has been completed by deed of dedication prior to the Final Plat approval.
- l. Specific roadway cross-sections and pavement sections are not approved as shown on the Preliminary Plat. The number and width of lanes, including turn and auxiliary lanes, as well as pavement thickness, will be approved on construction improvement plans in conjunction with the Final Plat, in compliance with the Traffic Impact Statement (TIS) approved by the Maricopa County Department of Transportation (MCDOT). Cross-sections are shown on the Preliminary Plat for informational purposes.
- m. Prior to Final Plat approval or issuance of a grading permit, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site. This information shall be included in the narrative report for the Final Plat and the associated public report for the subdivision. The Final Plat shall contain a note referencing the will serve letter.
- n. Development and use of the site shall comply with requirements for fire hydrant placement and other fire protection measures as deemed necessary by the applicable fire department. Prior to Final Plat approval, the applicant shall seek review and comment from the applicable fire protection agency, and shall provide written confirmation that the site will be developed in accordance with their requirements.
- o. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a Grading Permit or approval of a Final Plat. The applicant must contact the state office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this stipulation.
- p. The applicant shall comply with the standard assurance provisions as set forth in the Maricopa County Subdivision Regulations.
- q. Preliminary Plat approval shall expire two (2) years from the date of Commission approval. Any request for an extension of time shall be submitted prior to the expiration date and may be administratively approved in accordance with the Maricopa County Subdivision Regulations.

Rezone approved stipulations:

- a. Development of the site shall comply with zoning exhibit, Preliminary Plat, and conceptual landscape plan entitled "Zoning Exhibit for Aurora Valley and Zoning Case Z2006021 and Preliminary Plat Subdivision Case S2006011" consisting of four (4) full-size sheets, dated revised October 19, 2006, and stamped received October 19, 2006, except as modified by the following stipulations.
- b. Development of the site shall be in conformance with the narrative report entitled "Aurora Valley Narrative for Rezone from Rural-43 to R1-35 and Preliminary Plat", consisting of thirty-seven (37) pages, dated revised October 19, 2006, stamped received October 19, 2006, except as modified by the following stipulations.
- c. The following Maricopa County Department of Transportation (MCDOT) stipulations shall apply:
 - Provide a total half-width of 65' right-of-way on Tuthill Road and Narramore Road.
 - The applicant shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per dwelling unit. The applicant may choose to construct off-site street improvements in lieu of payment of this contribution. An area study shall be provided to determine the regional transportation needs and the appropriate contribution. Roadways shall meet County standards in effect at the time they are improved. If the applicant chooses not to construct off-site regional roadway improvements, the applicant shall pay the contribution amount at the time individual building permit are issued, or per an alternate agreement as approved by MCDOT.
 - Provide all-weather access to subdivision.
 - Any landscaping in County right-of-way must meet Chapter 9 (Roadway Design Manual).
- d. All trees shall be double-staked when installed.
- e. A continuous parapet shall screen all roof-mounted equipment.
- f. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground mounted.
- g. All interior streets within the proposed development are to be constructed to minimum County standards.

- h. Prior to issuance of any permits for development of the site, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.
- i. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- j. Major changes to the zoning exhibit and narrative report shall be processed as a revised application, with approval by the Board of Supervisors upon recommendation of the Planning and Zoning Commission. Minor changes may be administratively approved by the Planning and Development Department. Major changes to the project may require a new Citizen Participation Process as determined by the Planning and Development Department.
- k. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).
- l. Property owner and his successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with stipulations.
- m. All homes in the Aurora Valley shall be limited to single story. A note to this effect shall be included on the Final Plat
- n. Fencing for the subdivision will consist of a combination of solid and view fencing along Narramore Road and Tuthill Road. Masonry walls and solid fencing greater than 36" in height in segments longer than 300' shall be prohibited. All open space areas that have perimeter walls will be restricted to view fencing only with masonry walls no greater than 48" in height. A note to this effect shall be included on the Final Plat.
- o. If a Final Plat is not approved and recorded within five (5) years from the date of R1-35 zoning approval by the Board of Supervisors then the site may be scheduled for public hearing by the Board of Supervisors to consider reversion to Rural-43 zoning after recommendation by staff and the Planning & Zoning Commission.
- p. All interior street lighting will be shielded and directed downward at least 20 degrees below the horizontal plane. A note to this effect shall be included on the Final Plat.
- q. A non-vehicular multi-use trail easement shall be provided on the property adjacent to Narramore Road to allow equestrian and hiking use for the general public. The easement shall be delineated on the Final Plat.

- r. The Final Plat shall include a note that states "Aurora Valley is located in and surrounded by an equestrian community and thus will be subject to noise, dust, odor, flies, and other potentially adverse impacts associated with the keeping of large animals".

Next Steps

The developer is currently working on the paperwork to submit for a Final Plat. The application materials will be routed to the Rainbow Valley Citizens Group for review and comment. Once the plat receives sign off from the internal reviewing County agencies, the case will be scheduled for a Board of Supervisors hearing for final action. The Final Plat is a legal recorded document which will create the individual parcels for the proposed 133 single family residential lots. The Final Plat process takes approximately 6 – 8 months for processing. After approval of the Final Plat, a construction permit will be issued for the developer to start improvements (grading, paving, water, and construction of homes, perimeter wall and view fencing, etc.) to the site.