J-6/MESCAL CDO - KEEPING THE NEIGHBORHOOD INFORMED!

1ST OF 3 PART SERIES

PART A - EASTER MOUNTAIN PHASE 1 - 5TH ATTEMPT
PART B - ACCESS TO WHETSTONES - SIDE STEPPING
PART C - WHEN DOES DEVELOPER NEED TO IMPROVE WATER COMPANY?

J-6 Ranch (Easter Mountain) is located on 560 acres directly south of Red Hawk in the foothills of the Whetstone Mountains. A large portion of J-6 Ranch is adjacent to the Coronado National Forest. 50% of the subdivision must remain open space so houses can be placed on 1 and 2 acre lots.

On July 14, 2014, Cochise County Planning and Zoning Dept. notified Developer Steve Lenihan and Engineers that their Phase 1Tentative Plat for the J6 Ranch Conservation Subdivison will not be moving forward to the Planning Commission at this time. After four previous submittals, the information provided still does not meet the Cochise County Floodplain regulation requirements due to conflicts between the Drainage Report and the Tentative Plat.

Various notes indicate Phase 1 (Lots 1-42) encompasses 80-84 acres. The Flood Plain Dept. is requesting that consistent, complete information be submitted to correct a statement in the Drainage Report that basically says disturbing 50% of the land and adding 9.9 acres of impervious private roads will not increase peak stormwater flows beyond what currently exists in its undeveloped state.
Nearly 500 daily trips on J-Six Ranch Road is anticipated when this gated community of 278 homes is built-out and totals are combined with other projected traffic. For Phase 1 - the existing infrastructure at the I-10 ramps and frontage roads have sufficient capacity for the projected traffic generated by this phase of this development according to the Load of Service analysis provided by the developer. Rural Addressing has already approved the following road names for the J-Six Ranch: W. Hearon Rd, W. Lynch Rd., W. Fischer Rd., and W. Wagner Rd.

Transportation has identified the following roadway items to be addressed during the first phase of this development:
1) Construction the J-6 Ranch Road extension through the phase 1 portion of the property;
2) Construction of internal roadways to serve the first 42 lots;
3) Construct entrance feature and gateway;
4) Ensure adequate stop control is in place for Easter Mountain Road at J-6 Ranch Rd and Circle Bar Road at Easter Mountain Road;
5) Provide a legal public easement for pedestrian, equestrian, and vehicular access to the Whetstone Mountains (Coronado National Forest) - SPECIAL UPCOMING FEATURE.

Transportation Planer Karen Lamberton also supports the recommendation from the Right-of-Way agents that the applicant consider dedicating a small access area connecting the existing J-Six Ranch Rd. to their new private road to protect the public use of the three way intersection, portions of which appear to be on or within the subdivision parcel.

Mescal-J6 Fire District hired consultant David Stone, Retired Fire Marshal, to review and submit recommendations. Mr. Stone's opinion is that, "due to the remote location of the project and the time required to assemble the volunteers to respond and arrive in case of a fire, the best solution would be to install automatic sprinkler systems in each dwelling. The home owner can see a 5% to 10% reduction in their homeowners insurance. The Contractor can reduce the required fire-flow minimum of 1,000 gallons per minute to 500 gallons per minute with the sprinkler systems installed. This in turn will lower the costs for sizing of water supply lines, infrastructure, and more importantly, save the structure from severe damage to fire, as the sprinkler home in most cases would have extinguished the fire before the fire department arrives utilizing one or two sprinkler heads." Current notes suggest the developer is accepting this recommendation.

Consultant Stone also stated that Mescal-J6 Fire District's needs include the requirement to engineer the size of the storage tank to accommodate the required fire-flow requirements for the 6-J Ranch Project as a stand-alone system. Stone also took the liberty to mark the plans for locations of fire hydrants. It was noted that in some cases the separations between hydrants may be greater than the suggested 500' to help the developer in costs associated with infrastructure, while still maintaining adequate fire-flow needs for the fire department.

Notes indicate that Phase 2 may be developed between 2018 and 2023. At the time of the 2011 rezoning (Easter Mountain) projected that this development would be built out in ten years.

Leapfrogging High-Density Housing to Area

Is this a possibility even though historically people in the area have defined what they value? Yes, with the new draft comprehensive plan that is currently being reviewed. High-density development can leapfrog into rural areas if the master plan communities provide the missing infrastructure for their development.

CDO Study Group has submitted multiple pages of comments related to the new draft revision posted on the County-web site.

Click here to access plan.
Click here to access submitted comments.

Included within the long list of suggestions are three comments relevant to Title issue:

I. The following policies from the Existing Comprehensive Plan need to be included in the new plan as they are precisely worded - not reworded into "should encourage, may" which is primarily the tone of the new document.

ALERT!

PLANNING AND ZONING WANTING TO MEET WITH CDO COMP. STUDY GROUP... IF YOU ARE

A. Policy 2 (page 4 in current plan) Growth areas shall be classified according to the character of the area and the attitudes of residents, so that they are an accurate reflection of the types and amounts of growth and change appropriate and desirable in the area.

B. Policy 3 (page 4 in current plan) New intensive development shall be located in areas designated for growth. (Not Growth Category D).

C. Policy 13 (page 9 in current plan) Public involvement shall be sought in master development plans, special uses, zoning and plan amendments in accordance with the Cochise County Public Participation and Citizen Review requirements. (Although Public Participation Requirements are included in Article 3 – it is not for all the same purposes as is listed above.)

II. Development truly needs to pay for itself.

Adequate Facilities and Services Element

A. Page 20, Goal 1 – Add law enforcement, schools, roads to list of facilities and services that new development should not be permitted to degrade for existing users or place an unreasonable financial burden upon those users or the public.

III. Recognize Significant History:

Rural Character Element

A. Page 21 – First paragraph defines rural character as those attributes mostly found in Growth Categories C and D. (Mescal-J6-Skyline area)

Adding this Element to the Comprehensive Plan is an important first step in identifying those traditional rural ways of life that encouraged residents to settle in the northwest gateway to the County.

NOW IS THE TIME TO WEIGH-IN AS TO HOW IMPORTANT THE ABOVE ATTRIBUTES ARE TO THIS AREA. CLICK HERE FOR COUNTY SURVEY.

NOW IS THE TIME TO LOOK AT THIS

INTERESTED IN BEING KEPT IN THE LOOP....SEND YOUR EMAIL TO US SO YOU CAN BE A PART OF THE SCHEDULING.

DOCUMENT GOVERNING HOW OUR AREA WILL GROW IN THE FUTURE. SETS THE TONE FOR THE NEXT TEN YEARS.

COMMENT DEADLINE SEPTEMBER 14TH - P & Z COMPILING COMMENTS ON 15TH!

TRI-NEWS
CENTRAL
J-6 Mescal Skyline

DON'T FORGET TO FORWARD TO A FRIEND!

STAY TUNED FOR PART B AND PART C TENTATIVELY PLANNED DURING WEEK OF AUGUST 18 UNLESS LOCAL PENDING ISSUE WARRANTS PUBLISHING.

SEND YOUR COMMENTS AND SUGGESTIONS TO INFO@CDONEWSLETTER.COM.

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