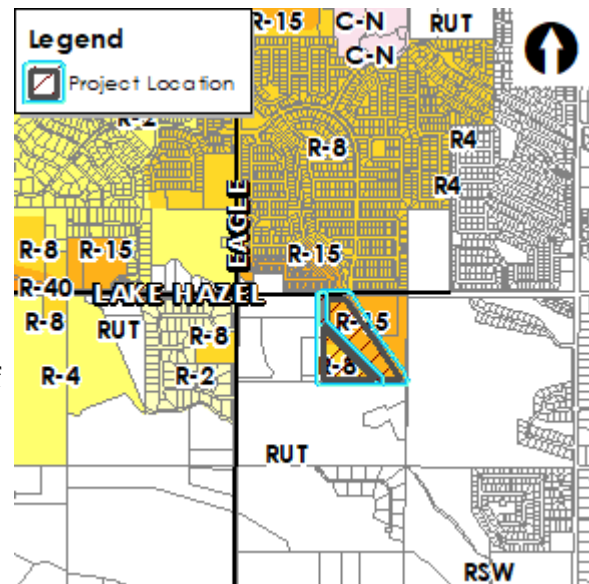


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/19/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: MFP-2022-0001
Pura Vida Ridge Ranch No. 1
LOCATION: 3727 E. Lake Hazel Rd., in the NW ¼ of
Section 4, T.2N., R.1E. (Parcel
#S1404212550)



I. PROJECT DESCRIPTION

Modification to the final plat for Pura Vida Ridge Ranch Subdivision No. 1 to change the lot configuration on Lots 2-28, Block 1 and Lots 1-7, Block 5 in order to accommodate a new product type.

II. APPLICANT INFORMATION

A. Applicant/Representative:

Anna Canning, Centurion/B & A Engineers, Inc. – 2323 S. Vista Ave., Ste. 206, Boise, ID 83705

B. Owner:

Darren Mann, Pacific Rim Builders – 1515 Cascade Ave., Loveland, CO 80538

C. Representative:

Joe Canning, Centurion/B & A Engineers, Inc. – 2323 S. Vista Ave., Ste. 206, Boise, ID 83705

III. STAFF ANALYSIS

The proposed final plat modification does not change the number of building lots but does increase the amount of common open space by 2,138 square feet. The proposed modifications to the lot configurations comply with the reduced dimensional standards of the R-15 zoning district approved with [H-2020-0064](#) (i.e. minimum 1,400 square foot lots were approved).

Because the number of building lots have not increased and the amount of common open space has not decreased, Staff is in support of the proposed modification. Compliance with the previous conditions of approval is required.

Pura Vida Ridge Ranch Subdivision No. 1

Notes

- UNLESS OTHERWISE OTHERWISE, A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES PROPERTY DRAINAGE AND PROVISION DRAINAGE IS HEREBY DESIGNATED ALONG ALL LOT LINES ADJACENT TO A PUBLIC ROAD-OF-WAY AND A FIVE (5) FOOT WIDE IRRIGATION PUBLIC UTILITIES AND PROPERTY DRAINAGE DRAINAGE IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES.
- ANY RE-CONSTRUCTION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MICHIGAN.
- THIS DEVELOPMENT RECOGNIZES OHIO CODE SECTION 22-4003, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PEST OR PUBLIC, OR ANY COMBINATION THEREOF, IN OR ABOUT THE SURROUNDING NEIGHBORHOOD, ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE BOTTOM ELEVATION OF ALL STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH OHIO CODE 31-3802(1)(a). ALL LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND THE LOT OWNERS WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH H-2019-0058.
- ALL REFERENCES TO HOMEOWNERS ASSOCIATION HEREIN ARE TO THE PURA VIDA RIDGE RANCH SUBDIVISION HOMEOWNERS ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION, JOINTLY.
- ANY RECONSTRUCTION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITIES.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION BILLAGE.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MICHIGAN OR AS AMENDED BY APPLICATION AND APPROVED BY THE CITY OF MICHIGAN.
- NO EASEMENT SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HAND-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, COVERED PARKING, OR OTHER SUCH IMPROVEMENTS.
- LOTS 1, 6, AND 21, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOTS 1 AND 10, BLOCK 3; AND LOT 4, BLOCK 4 ARE COMMON LOTS TO BE USED FOR GOLF COURSE WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE. ADDITIONALLY, SAID LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 10, BLOCK 3; AND LOT 4, BLOCK 4 ARE SUBJECT TO A BLANKET, NON-EXCLUSIVE AND PUBLIC UTILITIES EASEMENT.
- A 10-FOOT WIDE PERMANENT NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT IS HEREBY RECOGNIZED ADJACENT TO THE EAST LINE HAZEL ROAD RIGHT-OF-WAY.
- A PORTION OF LOT 1, BLOCK 1, A PORTION OF LOT 1, BLOCK 2, A PORTION OF LOT 10, BLOCK 3, AND A PORTION OF LOT 4, BLOCK 4 ARE SUBJECT TO AND CONTAINING THE ASH STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE AGREEMENT, RECORDED ON NOVEMBER 10, 2015 AT DISTRICT 16, 2015-16005, OFFICIAL RECORDS OF NEW COUNTY, AND INCORPORATED HEREIN BY THIS INSTRUMENT. AS IF SET FORTH IN FULL, THE MASTER AGREEMENT, THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE SUBJECTED TO ASH PERPETUAL TO SECTION 360-2302 OHIO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- DIRECT LOT OR PARCEL ACCESS TO N. LAKE HAZEL RD. IS PROHIBITED.

Certificate of Owner

BEFORE ME, one of the undersigned, the undersigned do hereby certify that it is the OWNER of a CERTAIN TRACT OF LAND TO BE KNOWN AS PURA VIDA RIDGE RANCH SUBDIVISION NO. 1, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOUCE MICHIGAN, CITY OF MICHIGAN, ASH COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, WHICH BOUNDS 188°42'34"N, 2,851.67 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE 188°42'34"N, 1,202.81 FEET ALONG THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 4 WHICH IS THE POINT OF BEGINNING;

THENCE CONTINUING 188°42'34"N, 382.86 FEET ALONG THE NORTHERLY BOUNDARY OF SAID U.S. LOT 3;

THENCE 334°15'27"N, 302.24 FEET;

THENCE 330°42'34"N, 83.11 FEET;

THENCE 330°23'22"N, 101.40 FEET;

THENCE ALONG A NON-TANGENT CURVE DEFLECTING TO THE RIGHT WITH A CHORD LENGTH OF 82.29 FEET, A COURSE OF 308°23'16"N, A LENGTH OF 82.88 FEET, A RADIUS OF 128.24 FEET AND A CENTRAL ANGLE OF 20°50'11";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE LEFT WITH A CHORD LENGTH OF 16.41 FEET, A COURSE OF 310°12'34"E, A LENGTH OF 17.91 FEET, A RADIUS OF 12.29 FEET AND A CENTRAL ANGLE OF 82°07'10";

THENCE 322°42'34"N, 47.01 FEET;

THENCE ALONG A NON-TANGENT CURVE DEFLECTING TO THE LEFT WITH A CHORD LENGTH OF 16.14 FEET, A COURSE OF 308°15'50"N, A LENGTH OF 17.70 FEET, A RADIUS OF 12.81 FEET AND A CENTRAL ANGLE OF 84°25'12";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT CURVE WITH A CHORD LENGTH OF 142.44 FEET, A COURSE OF 310°23'41"N, A LENGTH OF 148.63 FEET, A RADIUS OF 138.32 FEET AND A CENTRAL ANGLE OF 85°08'59";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE LEFT WITH A CHORD LENGTH OF 10.81 FEET, A COURSE OF 307°18'57"N, A LENGTH OF 10.88 FEET, A RADIUS OF 17.25 FEET AND A CENTRAL ANGLE OF 42°58'24";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT WITH A CHORD LENGTH OF 25.87 FEET, A COURSE OF 188°23'27"N, A LENGTH OF 26.45 FEET, A RADIUS OF 31.80 FEET AND A CENTRAL ANGLE OF 48°02'47";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT WITH A CHORD LENGTH OF 78.16 FEET, A COURSE OF 184°32'44"N, A LENGTH OF 78.48 FEET, A RADIUS OF 229.80 FEET AND A CENTRAL ANGLE OF 10°23'33";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT WITH A CHORD LENGTH OF 24.13 FEET, A COURSE OF 102°15'00"N, A LENGTH OF 24.78 FEET, A RADIUS OF 31.40 FEET AND A CENTRAL ANGLE OF 40°09'54";

THENCE ALONG A TANGENT CURVE DEFLECTING TO THE LEFT WITH A CHORD LENGTH OF 15.31 FEET, A COURSE OF 101°04'06"N, A LENGTH OF 15.01 FEET, A RADIUS OF 22.88 FEET AND A CENTRAL ANGLE OF 37°08'35";

THENCE 182°28'20"N, 187.23 FEET;

THENCE 330°23'16"N, 15.68 FEET;

THENCE 327°12'40"N, 22.53 FEET;

THENCE 382°37'10"E, 78.00 FEET;

THENCE 330°23'16"N, 14.08 FEET;

THENCE 182°27'10"N, 188.68 FEET;

THENCE 187°22'47"E, 180.08 FEET;

THENCE 382°37'10"E, 78.00 FEET;

THENCE 182°37'10"E, 11.80 FEET;

THENCE ALONG A NON-TANGENT CURVE DEFLECTING TO THE LEFT WITH A CHORD LENGTH OF 72.75 FEET, A COURSE OF 187°37'02"N, A LENGTH OF 76.70 FEET, A RADIUS OF 72.48 FEET AND A CENTRAL ANGLE OF 24°20'21";

THENCE 384°12'34"N, 24.24 FEET TO THE WESTERLY BOUNDARY OF SAID U.S. LOT 3;

THENCE 181°11'11"E, 408.82 FEET ALONG THE WESTERLY BOUNDARY OF SAID U.S. LOT 3 TO THE POINT OF BEGINNING.

COMPRISING 2.60 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD ON APPLICABLE.

See Sheet 3 for Owner's Signature

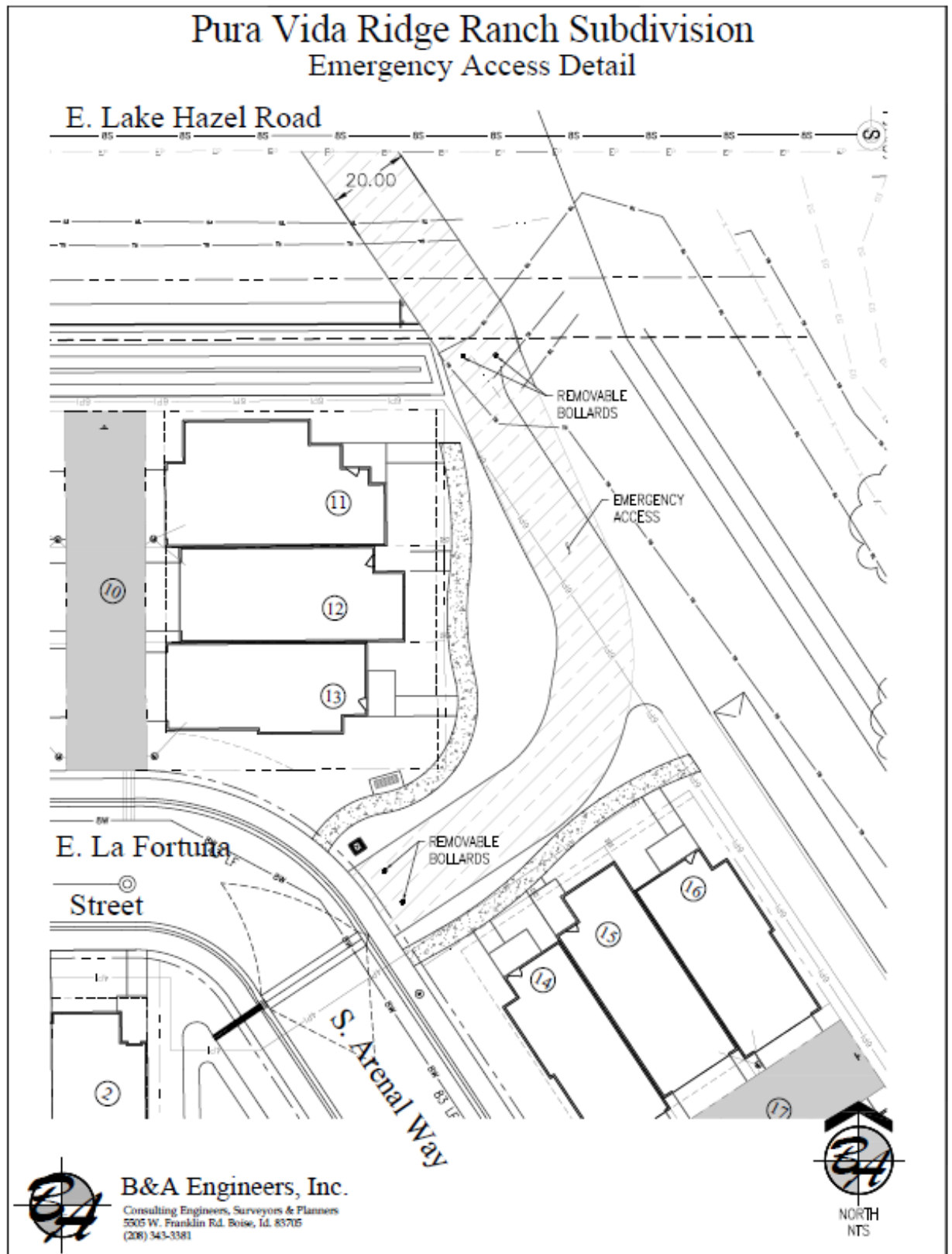


B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, ID 83705
(208) 343-3381

Pura Vida Ridge Ranch Subdivision No. 1
Sheet 2 of 3

D. Emergency Access Exhibit



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development ([H-2020-0064](#), Development Agreement Inst. #[2021-042520](#); [FP-2021-0043](#)).