

# P&Z endorses Ellman preliminaries

The Planning and Zoning Commission gave its endorsement for the preliminary master plat for the former state trust land, aka the Ellman property, on a 6-0 vote last Thursday evening.

While about 10 people, including staff with the developer, Fountain Hills Investment, L.L.C., attended the meeting, no one commented during a public hearing.

FHIC is a subsidiary of the Ellman Companies.

Approval of a preliminary master plat will allow the developer to move forward with addi-

tional preliminary plats, final plats, improvement plans and discussions with the Sanitary District and Chaparral City Water Company.

The proposed plat covers a master planned community with an approximate total of 1,275 acres with 22 parcels and 50 tracts. The property is almost all zoned for single-family residential with low to medium density housing.

The proposed plat does include a parcel for retail/office commercial use and another parcel zoned for lodging use.

The boundaries for parcels are consistent with the previously approved zoning district and General Plan land use boundaries.

Besides general development parcels, the preliminary master plat includes the major circulation routes including the realignment of Fountain Hills Boulevard, extension of Richwood Avenue and a loop road through the development.

The Town Council will consider the P&Z recommendation on the preliminary master plat at a meeting in the near future.

It is not on the agenda for Jan. 21.

The continuing process will include Planning and Zoning and council approval of the preliminary and final plats for individual parcels.

The developer also needs to continue working with the Sanitary District and CCWC regarding sewer and water service to the development.

Stipulations to the preliminary plat state that the developer must have finalized water and sewer service commitments before final plats will be considered.