



## MEMORANDUM

DATE: August 25, 2021

TO: Clerk of the Pima County Board of Supervisors

FROM: Chris Poirier, Planning Official

SUBJECT: Co12-71-41 BEL AIR RANCH ESTATES (LOTS 308, 309 & 310) – Amended Transportation Comments and Conditions

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The above listed case is for a plat note modification to remove the one-foot no-access easement along the northern boundary of Lots 308, 309 & 310 of the Bel Air Ranch Estates (284-375) to allow for secondary access into E. Prince Road from unpermitted existing driveways. The primary access for these lots was established by the subdivision plat from E. Quick Draw Place. Thus, restricting access to/from E. Prince Road by the one-foot no-access easement established with the subdivision plat.

The Subdivision and Development Street Standards (SSDS) section 4.2, indicates that “all residential lots shall be accessed by internal subdivision streets” and that “individual direct access for residential lots adjacent to collectors or arterials is not permitted”. The Arizona Department of Transportation’s (ADOT) Statewide Federal Functional System Map classifies Prince Road east of Melpomene Way as an Urban Local Road. Therefore, the Department of Transportation can support the request to abandon the one-foot no-access easement.

There are no available traffic counts for E. Prince Road east of N. Melpomene Way but the most recent traffic counts for Prince Road west of Melpomene Way is 2,534 average daily trips (ADT) with an approximate capacity of 11,340 ADT. If access is allowed to continue for the referenced lots to and from E. Prince Road it would not have an adverse impact on the adjacent roadway system.

The Department of Transportation has no objection to removing the one-foot no-access easement on E. Prince Road for Lots 308, 309 and 310 permitting one connection to E. Prince Road per lot for secondary access since the three lots have their main access from E. Quick Draw Place. The removal of the one-foot no-access easement shall occur only at the location of driveways, and shall remain for the remainder of the north property boundary of each lot. The removal of the one-foot no-access easement shall be processed with Pima County Real Property Services.

Planning Division staff is amending the conditions for the Board of Supervisors’ consideration.

If the decision is made to approve the plat note modification request, staff recommends **APPROVAL WITH CONDITIONS:**

#### Transportation conditions

1. The one foot no access easement shall be abandoned within the limits of the existing driveways. The abandonment shall be processed with Pima County Real Property Services.
2. One connection point per lot into Prince Road shall be allowed.
3. A right-of-way use permit shall be required for any improvement in the Pima County right-of-way.