

Peralta Canyon Way

Fossil Springs Drive/Sleepy Hollow Trail Connection Access Road



PINAL COUNTY

WIDE OPEN OPPORTUNITY

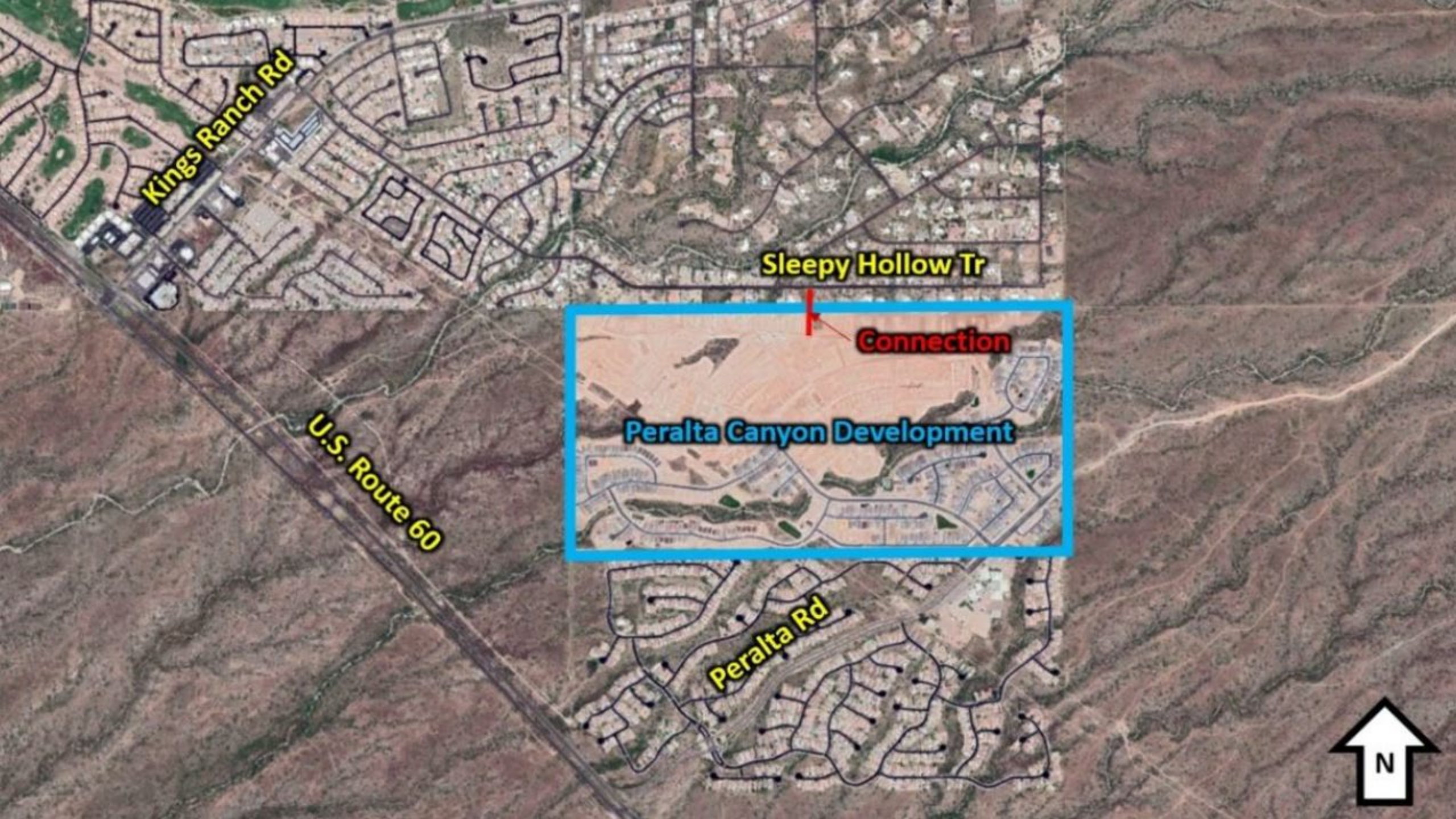
Agenda

- Brief History
- Legal Perspective
- Traffic Circulation Study Review
- Traffic Circulation Study Recommendations
- Summary of Public Input
- Possible Options and Next Steps



PINAL COUNTY

WIDE OPEN OPPORTUNITY



Kings Ranch Rd

Sleepy Hollow Tr

U.S. Route 60

Connection

Peralta Canyon Development

Peralta Rd



History

May, 1981 – Mesa Del Oro Estates Unit III Plat Approved

November, 2013 – Peralta Canyon Tentative Plat Approved

February, 2019 - Administrative Plat Amendment (Community Development Director Approval)

May, 2020 – Peralta Canyon (Parcel 12) Final Plat Approved

Within One Year - Public Meeting Held & Gate Installed

April, 2022 – Independent 3rd Party Legal Review

May, 2022 – Gate Removed

June, 2022 – Traffic Circulation Study Initiated by Pinal County

October, 2022 – Board Meeting & Presentation on Traffic Study

Mesa Del Oro Estates Unit III Plat - 1981

MESA del ORO ESTATES UNIT III

A SUBDIVISION OF A PORTION OF SECTION 9, T1S, R9E,
G. & S.R.B. & M., PINAL COUNTY, ARIZONA

A-29

5-11-81

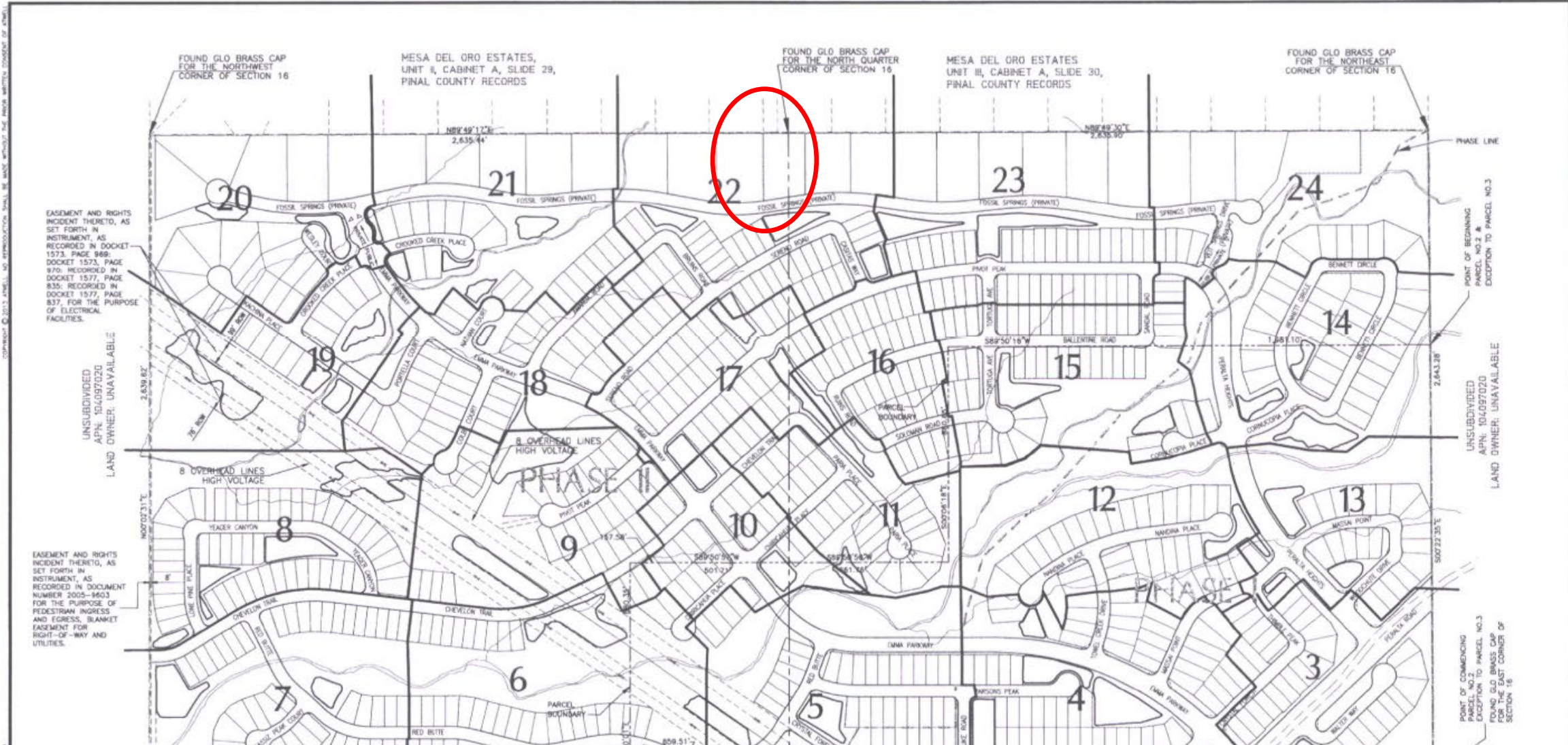


0 50 100
FEET



MATCH LINE SEE SHT. 2

Peralta Canyon Tentative Plat - 2013



EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, AS RECORDED IN DOCKET 1573, PAGE 989; DOCKET 1573, PAGE 970; RECORDED IN DOCKET 1577, PAGE 835; RECORDED IN DOCKET 1577, PAGE 837; FOR THE PURPOSE OF ELECTRICAL FACILITIES.

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT, AS RECORDED IN DOCUMENT NUMBER 2005-9603 FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS, BLANKET EASEMENT FOR RIGHT-OF-WAY AND UTILITIES.

UNSUBDIVIDED
APN: 104097020
LAND OWNER: UNAVAILABLE

UNSUBDIVIDED
APN: 104097020
LAND OWNER: UNAVAILABLE

POINT OF COMMENCING
PARCEL NO. 2
EXCEPTION TO PARCEL NO. 3
FOUND GLO BRASS CAP
FOR THE EAST CORNER OF
SECTION 16

ATWELL

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

TENTATIVE PLAT
PERALTA CANYON
PINAL COUNTY, ARIZONA

PROJECT


811

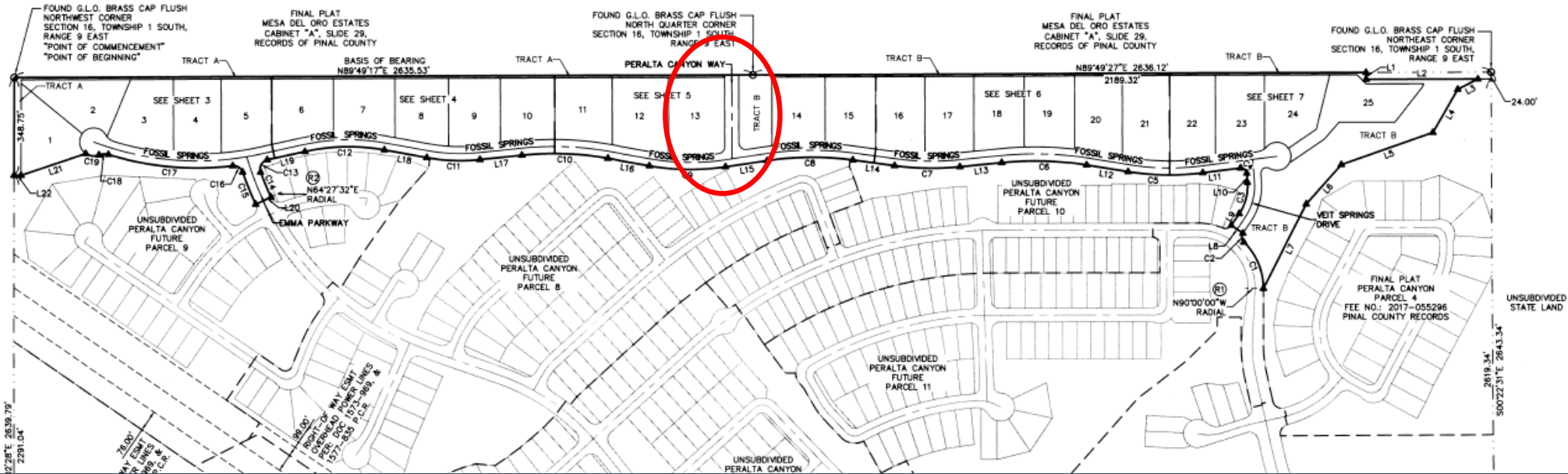
Call before you dig.

Peralta Canyon Final Plat (Parcel 12) - 2020

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S00°10'33"E	24.00'	L12	N80°49'31"W	149.67'
L2	N89°49'27"E	399.53'	L13	S84°19'24"W	149.97'
L3	S62°47'26"W	80.44'	L14	N82°20'20"W	150.35'
L4	S30°00'00"W	177.50'	L15	S81°32'49"W	150.27'
L5	S70°46'49"W	346.30'	L16	N79°56'53"W	150.12'
L6	S41°52'28"W	187.31'	L17	S84°04'15"W	150.45'
L7	S26°54'03"W	336.64'	L18	N79°47'37"W	153.88'
L8	N56°00'12"W	50.00'	L19	S77°37'32"W	137.42'
L9	N33°59'49"E	50.03'	L20	S65°09'44"W	60.00'
L10	N04°12'47"W	33.01'	L21	S71°27'44"W	243.51'
L11	S82°49'04"W	135.90'	L22	N89°57'32"W	25.00'

CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	⊙ RADIAL BEARING	CURVE #	LENGTH	RADIUS	DELTA	⊙ RADIAL BEARING
C1	183.09'	226.76'	046°15'43"	R1=N90°00'00"W	C11	190.09'	675.00'	016°08'07"	N/A
C2	35.02'	25.00'	080°15'33"	N/A	C12	285.73'	725.00'	022°34'51"	N/A
C3	116.71'	175.00'	038°12'36"	N/A	C13	56.32'	33.00'	097°47'28"	N/A
C4	32.45'	20.00'	092°58'09"	N/A	C14	95.98'	1015.00'	005°25'04"	N/A
C5	268.36'	940.00'	016°21'25"	N/A	C15	122.87'	1075.00'	006°32'56"	R2=N64°27'32"E
C6	304.57'	1175.00'	014°51'05"	N/A	C16	44.76'	33.00'	077°42'48"	N/A
C7	233.95'	1005.00'	013°20'16"	N/A	C17	448.97'	1075.00'	023°55'46"	N/A
C8	306.56'	1090.00'	016°06'51"	N/A	C18	34.64'	50.00'	039°41'46"	N/A
C9	272.91'	845.00'	018°30'18"	N/A	C19	49.23'	50.00'	058°24'33"	N/A
C10	308.21'	1105.00'	015°58'52"	N/A					


 OFFICIAL RECORDS OF
 PINAL COUNTY RECORDER
 Virginia Ross
 DATE/TIME: 05/21/2020 14:39
 FEE: \$144.00
 PAGES: 1
 FEE NUMBER: 2020-041914
 2027



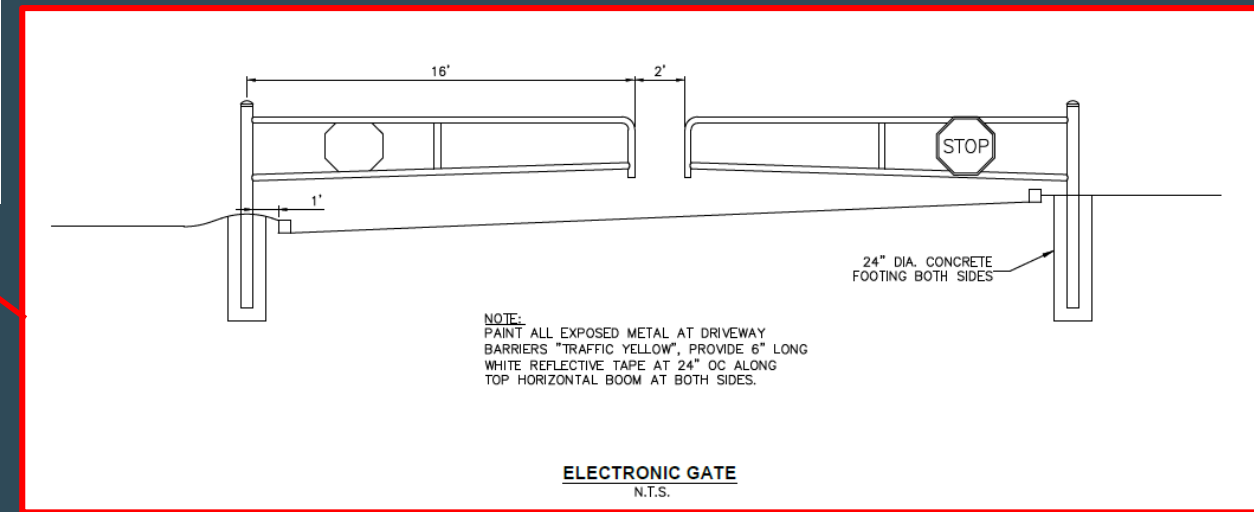
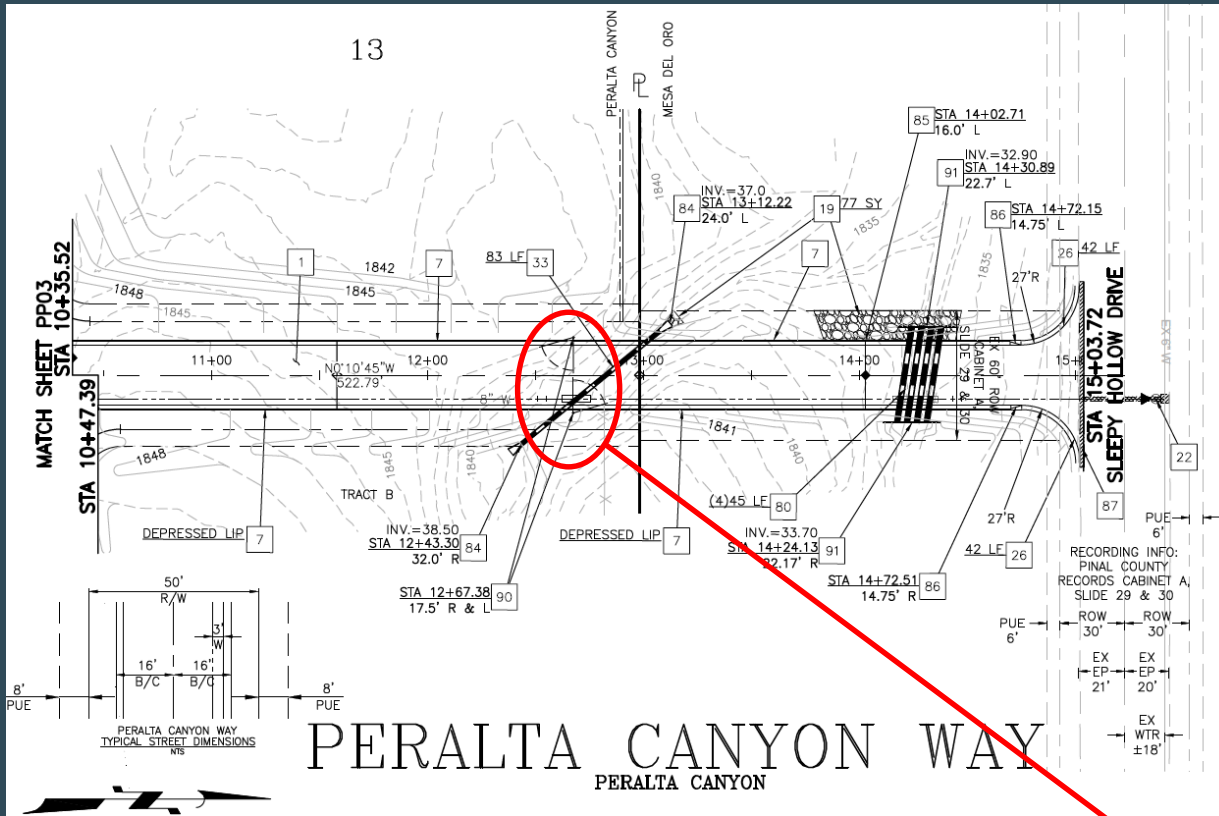
ATWELL
 606.850.4200 www.atwell-group.com
 4700 E. SOUTHWEST AVENUE
 PHOENIX, ARIZONA 85028

COUNTY: PINAL
 SECTION: 16
 TOWNSHIP: 1 SOUTH
 RANGE: 9 EAST

FINAL PLAT
PERALTA CANYON
 PARCEL 12
 PINAL COUNTY, ARIZONA

COPYRIGHT © 2020 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.
 05/21/2020 11:59 AM PL014914-4/13/2020 11:59 AM

Peralta Canyon (Parcel 12) – Improvement Plans



Legal Perspective

- Peralta Canyon Way is a public road with public right-of-way and both the Mesa Del Oro Estates and Peralta Canyon subdivisions were approved with cross-access.
- Lot purchasers in both subdivisions received notice (actual or constructive) of the dedication and alignment of the future connection.
- Although unusual, restricting access on a public road is permissible under certain circumstances, such as to control seasonal or special event traffic. A few examples do exist in the phoenix-metro area, however, these gates were used for emergency-access only.
- The Board of Supervisors has broad authority over decisions regarding the use of public right-of-way, however, such decisions should be based on facts and data.

Traffic Circulation Study

- Utilized an independent 3rd party professional engineering consultant with expertise in neighborhood traffic challenges
- Performed a holistic analysis of existing and future conditions of the Peralta Canyon Way connection
- Analysis performed based on national, state, and local standards



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Traffic Circulation Study Considerations

- Traffic volume and speed data obtained in April-May and June of 2022
- Study adjusts for seasonal variability in traffic volumes
- Includes projections of future traffic volumes with the full build-out of Peralta Canyon
- Evaluates impacts to the intersection of Kings Ranch Road & Sleepy Hollow Trail
- Reviews crash history, sight distance, and other safety concerns



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Traffic Circulation Study – Peralta Canyon Way

	Average Weekday Traffic Volume
Existing (April-May, 2022)	445 veh/day
Existing (June, 2022)	301 veh/day
Projected Peak, Peralta Canyon Build-Out	806 veh/day

Average Daily Traffic Volumes on Peralta Canyon Way, Existing & Future (Projected)



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Hour Start	Existing Volume (April-May 2022)	Forecasted Increase (81%)	Forecasted Volume (Total)
6AM	19	15	34
7AM	30	25	55
8AM	38	31	69
9AM	35	28	63
10AM	32	26	58
11AM	30	24	54
12PM	25	20	46
1PM	31	25	56
2PM	36	29	65
3PM	31	25	57
4PM	40	32	72
5PM	33	27	60
6PM	21	17	37
7PM	15	12	27

Hourly Weekday Traffic Volumes, Peralta Canyon Way

Traffic Circulation Study – Sleepy Hollow Trail

	Total Crashes	Crash Type
2016	0	N/A
2017	0	N/A
2018	1	Single Vehicle Crash
2019	1	Single Vehicle Crash, Speeding
2020	0	N/A

Crash History for Sleep Hollow Trail

	West of Peralta Canyon Way	East of Peralta Canyon Way
Saturday	27 mph	26 mph
Sunday	24 mph	26 mph
Average Weekday	27 mph	26 mph

Average Traffic Speed on Sleepy Hollow Trail
April 29 – May 6, 2022



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Traffic Circulation Study Findings

- Peralta Canyon Way traffic is projected to Peak at 806 vehicles/day at the full build-out of Peralta Canyon
- Based on national standards (MUTCD), a traffic signal is not warranted at the intersection of Sleepy Hollow Trail and Kings Ranch Road now nor in the future with full build-out of Peralta Canyon
- No dedicated accommodations for pedestrians or bicyclists are required



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Traffic Circulation Study Findings, Cont.

- Sleepy Hollow Trail west of the Peralta Canyon connection carries in the range of 650 to 1,850 vehicles per day, a volume range that could increase to 1,000 to 2,200 vehicles per day at full build-out of Peralta Canyon.
- The traffic volume on Sleepy Hollow Trail exceeds planning-level guidelines for an urban local street. This condition is true even without the traffic added from Peralta Canyon.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Roadway Capacity Guidelines vs Traffic Volumes

	Sleepy Hollow Trail, West of Peralta Canyon Way	Peralta Road, Northeast of Peralta Canyon Dr
Roadway Classification	Urban Local Road	Urban Major Collector
Number of Lanes, Configuration	2 Lanes, Undivided, No striping	4 Lanes, Divided
Roadway Capacity* (veh/day)	900 – 1,000	20,700
Existing Traffic Volume (veh/day)	650 – 1,850	2,561**
Projected Volume at Build-Out, Peralta Canyon Way Open (veh/day)	1,000 – 2,200	7,000
Projected Volume at Build-Out, Peralta Canyon Way Closed (veh/day)	200 – 1,400	7,900

Comparison of Planning-Level Capacity Guidelines and Traffic Volumes for Sleepy Hollow Trail and Peralta Road



PINAL COUNTY
WIDE OPEN OPPORTUNITY

*Capacity based on established planning-level volumes for desirable level of service considered accessibility, roadway termini, and livability/quality of life.

**Data Obtained in August, 2021 for Peralta Road Speed Study

Traffic Circulation Study Recommendations

- Peralta Canyon Way should remain open to traffic.
- Traffic calming on Sleepy Hollow Trail and/or Peralta Canyon Way may be considered with community support as a compromise and to improve community livability.
- Additional access points should be considered for the Peralta Canyon development.

Advantages	Disadvantages
Provides public access in the event of an incident or emergency	Increases traffic volume on Sleepy Hollow Trail
Reduces travel time and increases emergency response time	Potential for overuse during special events (Renaissance Festival, etc)

Advantages and Disadvantages of Opening Peralta Canyon Way



Summary of Public Concerns & Considerations

Concerns for Opening Peralta Canyon Way	Concerns for Closing Peralta Canyon Way
Concerns regarding traffic safety (motorists, pedestrians, & bicyclists) within Mesa Del Oro	Peralta Canyon lacks of secondary access points. Secondary access is a life-safety concern mention by many residents.
Reduced quality of life, overall disruption to neighborhood character, etc for Mesa Del Oro	Peralta Canyon Way is public right-of-way as shown on both subdivision plats
Increased noise, increased speeding, aggressive drivers	Decreased emergency response time.
Concerns about Renaissance Fair traffic cutting through the community	Concerns regarding community access to the school in Peralta Trails
Reduced ability to exit driveways onto Sleepy Hollow Trail	

Primary concerns from area residents summarized from 45+ emails



Possible Options for Consideration

- Keep the Road Open
- Install traffic calming measures on Peralta Canyon Way and/or Sleepy Hollow
- Install a new robust gate on Peralta Canyon Way
- Permanently Close Peralta Canyon Way



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Traffic Calming Options

- Install 2 Speed Cushions on Peralta Canyon Way
 - Marginally effects Fire/EMS vehicles
 - Reduces speeds and has a small deterrent effect
- Install median islands and/or chicanes on Peralta Canyon Way and/or Sleepy Hollow Trail



Example Speed Cushions

Traffic Calming Options Continued

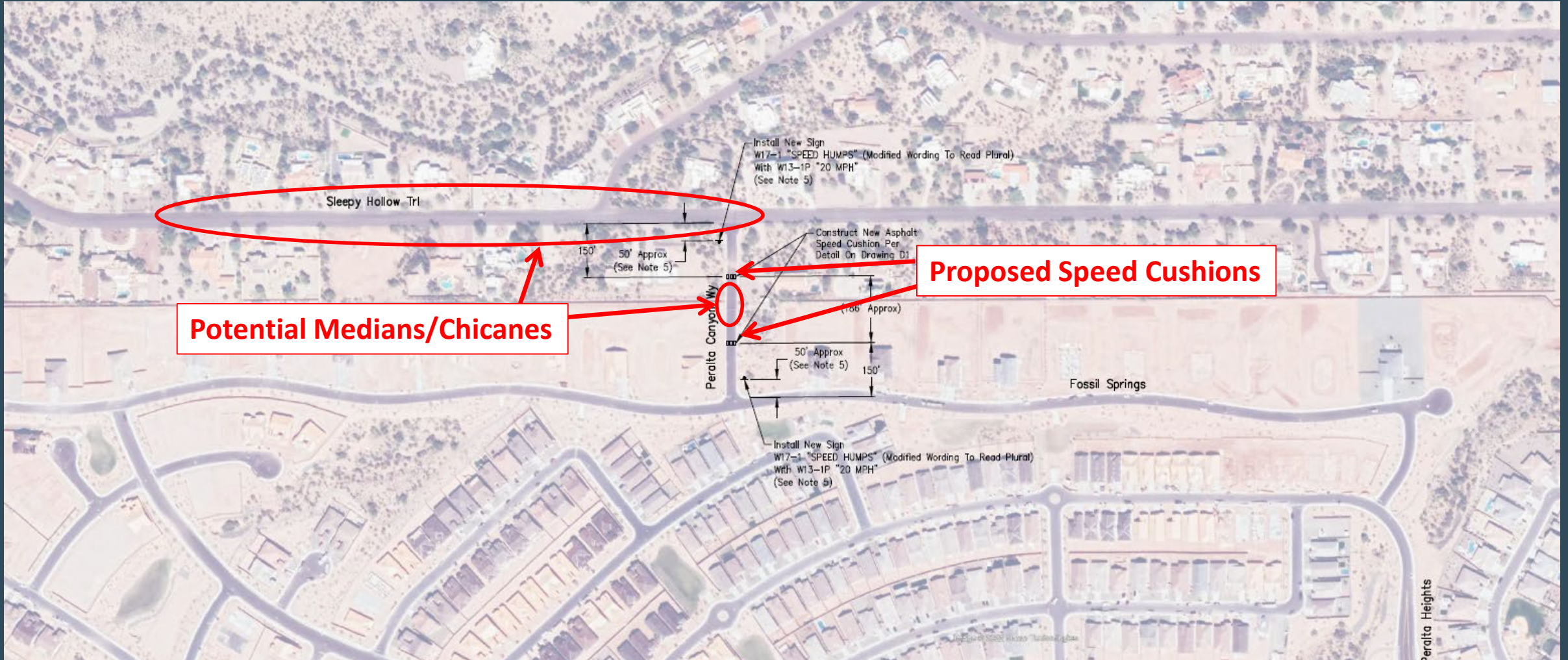


Example Chicane/Bump-Out Traffic Calming



Example Median Island Traffic Calming

Traffic Calming Options Continued



Gate Installation Option

- Can be used to control seasonal or special event traffic or reduced to emergency-access only.
- Pedestrian accessible
- Emergency service compliant
- May require abandonment of roadway



Example Gate Photo

Next Steps

- **Board of Supervisors vote on potential options**
- **Continue to engage with residents on traffic concerns**
- **Continue to monitor roadway conditions**



PINAL COUNTY

WIDE OPEN OPPORTUNITY