

**PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT**

PZ-19-00122-01

DATE: June 25, 2020
MEETING DATE: August 22, 2020
REPORT BY: Neil Gullickson

REQUEST:

A request for Preliminary Plat approval by JP325, LLC. for Juniper Point, Phase 1, a 38-unit single-family residential subdivision. The site is 105.8 acres in size, of which 17.23 acres are being developed for this subdivision. The subdivision is located at 2000 John Wesley Powell Boulevard in the RR, Rural Residential zoning district.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to City Council with a recommendation for approval subject to the conditions listed in the Recommendations Section of this report.

PRESENT LAND USE:

The subject site is undeveloped.

PROPOSED LAND USE:

A Planned Residential Development subdivision containing 38 lots located on 17.23 acres.

NEIGHBORHOOD DEVELOPMENT:

North: Undeveloped land and Coconino Community College; Rural Residential (RR) zone;
East: Undeveloped Land; Rural Residential (RR) and Manufactured Housing (MH) zones;
South: JWP Blvd and Pine Canyon residential community; Single-Family Residential (R1) zone;
West: Undeveloped land; Rural Residential (RR) zone.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; (the subdivision ordinance) and City Code Title 13, Engineering Design and Construction Standards and Specifications for New Infrastructure.

STAFF REVIEW

Introduction

The applicant, JP 326 LLC., is seeking preliminary plat approval for a 38-lot single-family residential subdivision. The property is located on the southwest portion of the city, north of Pine Canyon residential subdivision and south of Interstate 40, and approximately one-half mile southeast of the Coconino

Community College, Lonetree Road campus.

The site is characterized as a series of ridgelines that drop to the north into the Bow and Arrow Wash drainage. Elevation in the wash bottom is approximately 6840-feet; the subdivision is at roughly 6975-feet. The primary access road, Ridge Point Road runs north/south along the top of a ridge. The lots are located on the slopes to either side of the road. The subdivision is located within the Resource Protection Overlay (RPO) zone and includes steep slope areas and Ponderosa Pine forest.

The development of this subdivision will involve three (3) separate parcels APN (Accessors Parcel Number) 105-10-187 becomes Tract C (as shown on the 4th sheet, Sheet PP00). Tract C is largely intended to act as a buffer between the subdivision and John Wesley Powell Blvd. and to act as a resource bank. APN 104-14-001B includes the proposed subdivision; the balance of this property, approximately 97-acres, becomes Tract E and is anticipated to include future development. APN 104-14-003C will be home to a proposed Extended Detention Basin and additional future development.

General Plan/Specific Plan Conformance

The subject property is located within the urban growth boundary and thus has the ability to be served by City water and sewer utilities. The *Regional Land Use and Transportation Land Use Plan* designates the site as Existing Suburban, Suburban Future and adjacent to Urban Activity Center #6. The Existing Suburban category provides for a residential net density range of 2 to 10 dwelling units per acre. The proposed net density equals 4.1 dwelling units per acre (subtracting streets only), which complies with the Regional Land Use Plan designation.

It should be noted that in 2006, Resolution No. 2006-80, Juniper Point Specific Plan, was approved by the City Council. The Juniper Point Specific Plan (Information Summary attached) continues to be a relevant document to the approximately 320 acres previously known as Juniper Point (JP) subdivision. The rezoning application for JP was never brought to public hearing as the developer and the City were not able to agree on the cost responsibilities for offsite infrastructure. Staff has reviewed the specific plan and believes that this subdivision proposal is consistent with the Specific Plan and therefore allowed the preliminary plat to move forward. Conversation with the developer lead staff to believe that the developer's long-term plans do not seem to modify the backbone street infrastructure or the overall density discussed the Specific Plan, but do include modifying the secondary street patterns and the type and location of housing densities; commercial development and possibly the relocation of Activity Center #6 have been discussed. Staff's response to these discussions is the requirement that the a DMP for the balance of the 320-acres be provided prior to the next development proposal. The Development Master Plan (DMP) will help determine if revisions to the specific plan and the General Plan, (Flagstaff Regional Plan 2030) are warranted.

Zoning Requirements

The property is zoned RR, Rural Residential zone, which allows up to 1 gross unit per acre inside of the Resource Protection Overlay. The proposed development of 38 dwelling units on the 105.8-acre site equals a gross density of .36 units per acre and meets the requirements of the Flagstaff Zoning Code (Section 10-40.30.030). In this case the developer and staff anticipate that this portion of the developer's property, (south of the Bow and Arrow Wash) will be rezoned in compliance with the DMP to suburban densities and both R1 and MR zones. North of the Bow and Arrow Wash and south of I-40 is anticipated to include higher density areas.

Planned Residential Development (PRD) is a permitted use in the RR zone. The mechanism for Planned Residential Developments is addressed in Division 10-40.60.280 (page 40.60-53) of the Zoning Code. PRDs may use a selected building type as part of an integrated site planning process in non-transect zones. As part of every PRD, a building type must be selected along with a compatible transect zone. This development will use the Single-Family House building type and T3N.2 transect standards. Division 10-50.110 (page 50.110-3) provides a list of building types and specifies the transect zones in which they are allowed. The building type provides some of the development standards (e.g., lot size, open space, building size and massing) and the selected transect zone provides the setbacks, building height, and maximum lot coverage. The T3N.2 transect zone allows the Single-Family House building type in new neighborhoods. For a PRD development, the transect zone is not adopted but is used to provide setbacks, height requirements and lot coverage.

The Single-Family House building type permits a minimum lot area of 5,000 square feet. The lots within Juniper Point, Phase 1 Subdivision comply with the Single-Family House building type standards (Section 10-50.110.060) and the Building Placement and Form Standards of the T3N.2 transect zone. Applicable building type and transect standards are included on Sheet SS01 (second page) of the preliminary plat. The developer has requested four (4) specific modifications to the transect standards. These are listed on the Typical Single-Family House (T3N.2) Setbacks located on the second sheet of the preliminary plat. These modifications are also listed here:

PRD MODIFICATIONS

1. 20' MINIMUM BUILDING WIDTH WITHING FRONT FACADE ZONE (NOT 50%).
2. GARAGE FAÇADE IS SETBACK 10' FROM THE HOME, INCLUDING FRONT PORCH, IN NO CASE CAN THE GARAGE FAÇADE BE LOCATED FORWARD OF THE HABITABLE PORTION OF THE HOME.
3. GARAGE DOOR IS 16' WIDE AND WALLS ON EITHER SIDE OF THE GARAGE ARE 2' WIDE FOR A TOTAL WIDTH OF 20'.
4. GROUND FINISH FLOOR LEVEL MAY BE LOWER THAN SIDEWALK GRADE AND 12" ABOVE SURROUNDING GRADE PROVIDING POSITIVE STORMWATER FLOW AWAY FROM THE HOUSE.

Staff has reviewed these proposed amendments and based on the topography, where many of these lots lose elevation when moving away from the street, believe that these conditions will not compromise the TND design elements the Zoning Code is working toward and will supports these modifications.

Setback requirements for the T3N.2 transect zone are:

Front:	12' min.; 25' max.	Provided (min.):	12'
Side:	5' min.; 12' combined	Provided (min.):	6'
Side Street:	10' min.; 30' max.	Provided (min.):	10'
Rear:	12' min.	Provided (min.):	12'

Maximum permitted height in the T3N.2 transect zone is 3 stories with a maximum overall height of 44 feet. Maximum 50% lot coverage is permitted by the T3N.2 standards.

Parking areas may be enclosed, covered or open and must be recessed from the front of the home. Accessory Structures are allowed with minimum setbacks of 20 feet front; 3 feet side, and 3 feet rear.

Planned Residential Developments must designate a minimum of 15% of the gross site area as Common Open Space (page 40.60-54). Common Open Space is defined as “The minimum amount of open space within a development intended or reserved for the use and enjoyment of all owners and occupants including but not limited to areas set aside for resource protection, passive and active recreation, gardens, and landscape areas.” Fifteen percent equals a required minimum of 2.3 acres of property devoted to open space. The proposal provides approximately 5.16 acres of open space, all of which is contained off-lot. In addition, the Single-Family House building type requires a minimum of 15% of each lot area for private open space and the preliminary plat demonstrates this. Staff notes that the proposed Common Open Space is located in areas with steep topography. A staff condition of preliminary plat approval has been written to require that details of the walking/hiking trail that access the Bow and Arrow Wash FUTS be provided with the civil engineering plan submittal.

The Flagstaff Zoning Code requires the subdivision to comply with the peripheral landscape buffer standards and parkway landscaping in the right-of-way. It is anticipated the designers will provide a complete and compliant landscaping plan with the civil plan review. The right-of way street trees are noted on the preliminary plat and it is anticipated that the periphery buffer will be met with saved forest tree resources.

Natural Resource Protection Standards

This property is located within the Resource Protection Overlay Zone (RPO). A Natural Resource Protection Plan (NRPP) was submitted and is attached to the Preliminary Plat. The NRPP shows that the following:

Steep Slopes

Slopes located in the 17 - 24.99% category include a total of 98,471 sq. ft. the retention rate is 70% (68,930 sq. ft.). This plan notes 70.6% or 69,494 sq. ft will be preserved.

The 25 – 34.99% slope category include 58,002 sq. ft. of which 52, 568 sq. ft., or 90.6%, is being saved. The required preservation rate is 80% (46,402 sq. ft.).

For slopes greater than 35%, 100% of the slopes are required to be saved. This plan notes that all the 37,551 sq. ft. of these slopes are being preserved.

Forest Resources

Total tree canopy across the subdivision is 409,787 sq. ft.; 50% of the resource is required to be saved. Using the code allowance for crediting excess slope areas, the preservation rate being provided for the forest resources is 58.6%, or 240,018 sq. ft. of forest canopy.

Flood Plain Resources

Rural Floodplain on the site totals 1,422 sq. ft. of which 100% of the area is being preserved.

The resource plan shows this development will meet all the resource requirements identified by the Zoning Code.

SYSTEMS ANALYSIS:

Access and Traffic

Neither a traffic impact analysis nor statement for this subdivision has been required. The City's Traffic Engineer has added a comment as part of the IDS review that notified that property owner that a full traffic analysis would be required as part of the DMP discussed earlier in this report. The site will be accessed via John Wesley Powell Blvd. Access into the subdivision will be available from new roads being developed as part of the subdivision. The new street Ridge Point Lane will end in a cul-de-sac, Mountain Vista Drive will be built to rural local wide standard and will dead end, future development east of this site is anticipated.

The proposed subdivision is estimated to generate approximately 400 daily (weekday) trips, with a weekday AM peak of 40 additional trips to the existing, AM peak hour. The daily trips fall below 500 and allow the use of the Residential Local Street Section and the Residential Local Wide Street Section (Sheet 2). The new streets will include two travel lanes and will contain on-street parking, curb, gutter, parkway and sidewalk on both sides.

Water

A Water and Sewer Impact Analysis has not been completed and has been required as part of the anticipated DMP review.

Currently there is City of Flagstaff water supply infrastructure adjacent to the site, in John Wesley Powell Blvd. with capacity deemed adequate to serve this development. The proposed subdivision will be serviced by the Zone B water pressure system. A proposed, eight (8)-inch water main will service the development and will be public. The eight (8)-inch water line will extend through the Subdivision with one connection made to the existing twenty (20)-inch water ductile-iron line located within John Wesley Powell Blvd. Four new on-site fire hydrants will be required for the subdivision.

Wastewater

Currently there is City of Flagstaff sewer infrastructure adjacent to the site located in the Bow and Arrow Wash with capacity deemed adequate to serve this development. The proposed eight (8)-inch sewer main into the site will also be public, with one connection being made to a new connection being provided in Mountain Vista Drive. A Drainage Impact Analysis has also been required to be provided with the DMP.

Stormwater

The proposed development is providing one off-site extended stormwater detention/LID (low-impact development) basin located adjacent to the Bow and Arrow Wash, (Sheet PP00). This basin has been preliminary designed to service this subdivision and future development anticipated by this applicant.

Other Discussion

Staff initially requested the submittal of a Development Master Plan (DMP) based on the Concept Plat appearing to meet all criteria that would require a DMP (see attachment Division 11-20.80):

1. The subject property is proposed to be developed in stages, phases or units.

2. The subject property proposed for development is part of a larger land area that has unusual topographic, utility, land use or other conditions.
3. A Planned Residential Development is proposed.
4. The subject property initially proposed for platting is only a portion of a larger land holding of the subdivider; or
5. The subject property is located within two or more zoning districts.

Staff revised that requirement believing that the subdivision meets the intent of the Specific Plan. Staff adds this discussion for transparency to the Planning and Zoning Commission. Although staff has deemed the application approvable without the DMP, the Commission may request additional information through a DMP, or outside of the DMP process, if needed to confirm that the proposed plat meets all of the required findings.

RECOMMENDATION:

The Inter-Division Staff (IDS) considered this plat on 04/03/2020 and approved the preliminary plat with conditions. It is recommended that the Planning and Zoning Commission approve the preliminary plat and forward their recommendation to the City Council, subject to the following conditions of approval:

1. With the civil engineering plans submittal, provide details of the Walking/Hiking Trail across Tract A and across Tract E to the Bow and Arrow FUTS, this trail should: 1) follows existing terrain; and 2) where slopes become too steep, rocks and boulders shall be used to create steps. Please provide a detail for each condition.
2. The typical T3N.2 Single-Family (4-sheets) lot detail that is shown on the preliminary plat (Sheet SS01) must be placed on the final plat as well as the special notes related to “PRD Modifications”.
3. A Development Master Plan shall be submitted and reviewed by the Planning and Zoning Commission as per Section 11-20.80 prior to the next subdivision proposal for the area known as juniper Point.
4. The area between the easterly subdivision boundary and lots 27-38 be assigned a tract number on the final plat.
5. The forest and slope resource disturbance area calculations for the sewer line and drainage easements be identified on the final plat and be accountable to Tract E development.
6. The slope and forest resources removed or encroached upon with construction of the Extended Detention Basin be identified on the final plat and credited toward development of APN 104-14-003C.

Attachments:

- Application
- Location Map
- IDS conditions of approval, 04/03/2020
- Information Summary (Juniper Point Specific Plan)
- Division 11-20.80 Development Master Plans (2 pages)
- Preliminary Plat “Parcel 1 at Juniper Point” (7 sheets)