

Juniper Point, Phase 1 Preliminary Plat

September 1, 2020



Site



- Located at 2000 John Wesley Powell Boulevard
- 38 single-family residential lots are proposed
- The subdivision involves 3 existing parcels, of which 17.23 acres are proposed to be used for this initial subdivision



- North of JWP Boulevard and Pine Canyon subdivision
- South of Interstate 40
- Southeast of Coconino Community College, Lone Tree Campus

Location Map

Preliminary Plat

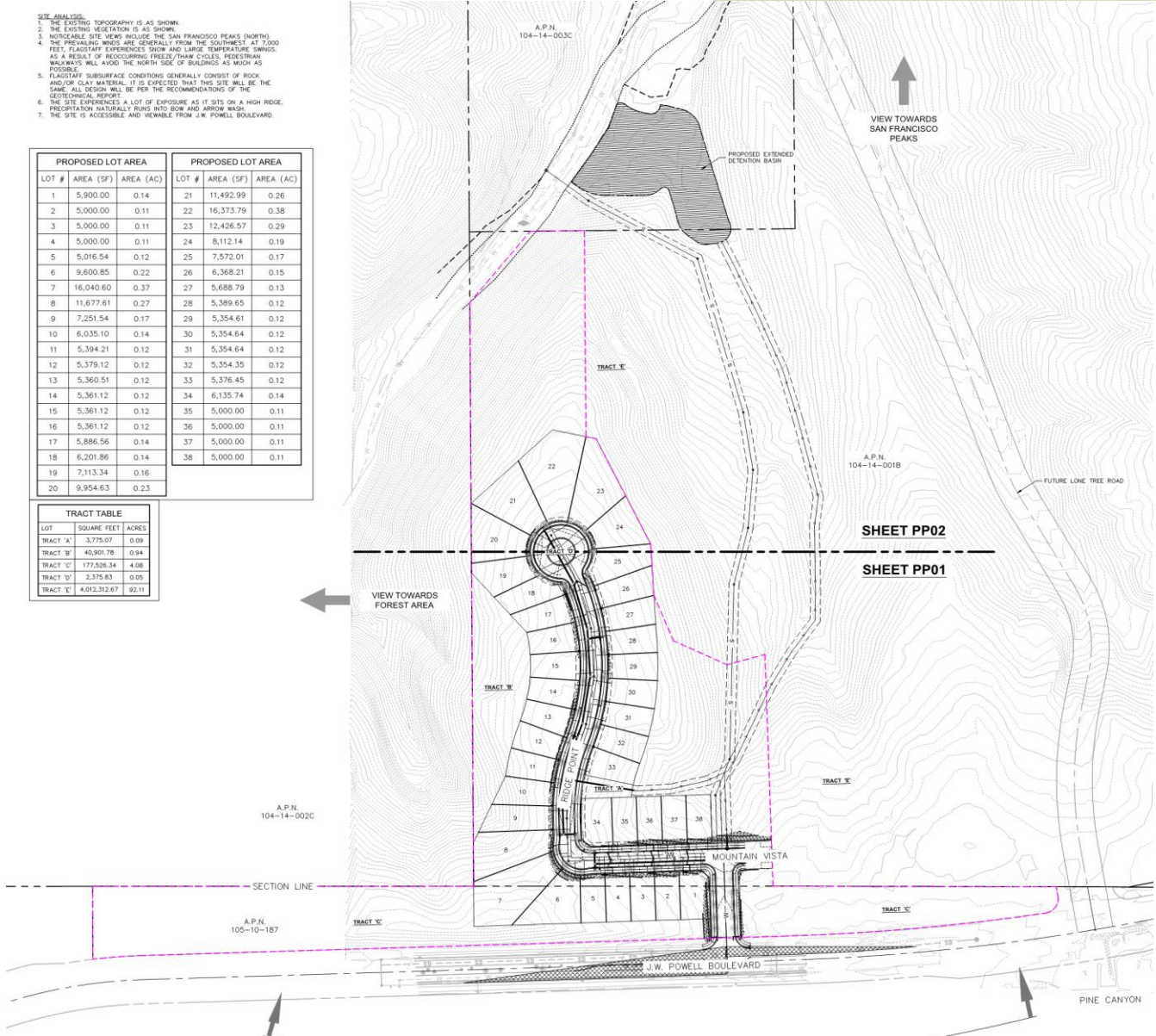


38 single-family lots
 Access from JWP Blvd.
 Site is within the Urban Growth Boundary

- SITE ANALYSIS:**
1. THE EXISTING TOPOGRAPHY IS AS SHOWN.
 2. THE EXISTING VEGETATION IS AS SHOWN.
 3. NOTICEABLE SITE VIEWS INCLUDE THE SAN FRANCISCO PEAKS (NORTH).
 4. THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST. AT 7,000 FEET, FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF RECURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.
 5. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL. IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEO-TECHNICAL REPORT.
 6. THE SITE EXPERIENCES A LOT OF EXPOSURE AS IT SITS ON A HIGH RIDGE. PRECIPITATION NATURALLY RUNS INTO BOW AND ARROW WASH.
 7. THE SITE IS ACCESSIBLE AND VIEWABLE FROM J.W. POWELL BOULEVARD.

PROPOSED LOT AREA			PROPOSED LOT AREA		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,900.00	0.14	21	11,492.99	0.26
2	5,000.00	0.11	22	16,373.79	0.38
3	5,000.00	0.11	23	12,428.57	0.29
4	5,000.00	0.11	24	8,112.14	0.19
5	5,016.54	0.12	25	7,572.01	0.17
6	9,600.85	0.22	26	6,368.21	0.15
7	16,040.60	0.37	27	5,688.79	0.13
8	11,677.61	0.27	28	5,389.65	0.12
9	7,251.54	0.17	29	5,354.61	0.12
10	6,035.10	0.14	30	5,354.64	0.12
11	5,394.21	0.12	31	5,354.64	0.12
12	5,379.12	0.12	32	5,354.35	0.12
13	5,360.51	0.12	33	5,376.45	0.12
14	5,361.12	0.12	34	6,135.74	0.14
15	5,361.12	0.12	35	5,000.00	0.11
16	5,361.12	0.12	36	5,000.00	0.11
17	5,886.56	0.14	37	5,000.00	0.11
18	6,201.86	0.14	38	5,000.00	0.11
19	7,113.34	0.16			
20	9,954.63	0.23			

TRACT TABLE		
TRACT	SQUARE FEET	ACRES
TRACT 'A'	3,775.07	0.09
TRACT 'B'	40,901.78	0.94
TRACT 'C'	177,526.34	4.08
TRACT 'D'	2,375.83	0.05
TRACT 'E'	4,012,312.67	92.11



Specific Plan

Suburban Land Use allows 2-10 units per acre

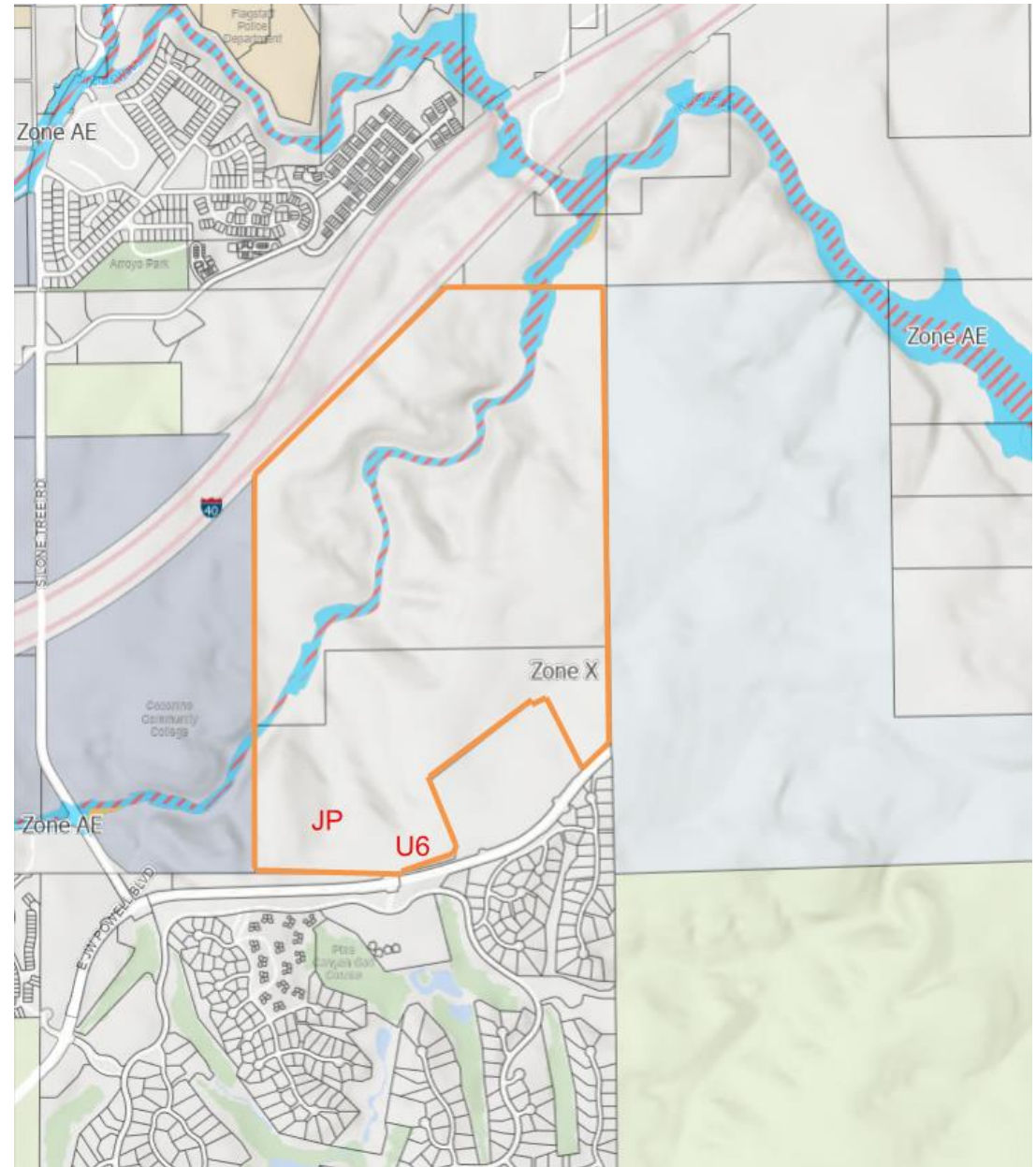
Juniper Point is 4.1 units per acre

Specific Plan for Juniper Point approved 2006 – 320 acres

Urban Activity Center #6

Subdivision in compliance with Specific Plan

Development master Plan – coordinates Specific plan and development/relocation of activity center



Zoning



Zoned RR, Rural Residential – 1 UPA 38-units on 105 ac

PRD development option used; allowing single-family house on 5,000 sq. ft. lots and uses the T3N.2 standards for building placement and form.

Proposed Modifications to PRD

1. 20' MINIMUM BUILDING WIDTH WITHIN 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.

Open Space and Resources



15% of site as Common Open Space 2.3 acres required; 5.16 provided
15% of each lot area required for private open space

Slope

17-24.99% slope 70% required, 70.6% or 69,494 sq. ft. preserved

25-34.99% slope 80% required, 90.6% or 52,568 sq. ft. preserved

+ 35% slope 100% required to be maintained

Slope resources are being met

Resources



- Forest Resource
- Total trees on this site are 409,787 sq. ft. with a 50% preservation requirement. Preservation rate is 58.6% of forest canopy, meeting the requirement
- Flood Plain Resource
- This site has 1,422 sq. ft. of flood plain. All of this resource (100%) is preserved.

Impact Analysis



- Traffic: TIA will be required with the DMP. No off-site improvements required for this subdivision.
- Water and Sewer: The WSIA has been waived until DMP, there is adequate capacity in existing water and sewer public mains to support development.
- Drainage: off-site detention/LID basin located adjacent to Bow and Arrow Wash. Basin designed to service this and future development in the area.

Recommendation



- It is recommended by the Planning and Zoning Commission (5-1 vote) that the City Council approve the preliminary plat subject to the conditions listed below:
- 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) follow 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.

Recommendation



- 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”.
- 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.
- The area between the easterly subdivision boundary and lots 27-38 be assigned a tract number on the final plat.
- 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.
- 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.