

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-19-00099-02

DATE: October 23, 2020
MEETING DATE: November 12, 2020
REPORT BY: Genevieve Pearthree

REQUEST:

TLC PC Golf LLC requests Preliminary Plat approval for The Estates at Pine Canyon Pine Bluff located at 2080 E. Del Rae Dr., a single-family home subdivision on 17.5 acres in the R1 (Single Family Residential) Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

PRESENT LAND USE:

The vacant subject site is located within the southeastern corner of the larger Pine Canyon development, which encompasses 660-acres. Pine Canyon includes a 31,000 square foot clubhouse, an eighteen-hole golf course occupying approximately 215 acres, 513 single-family lots, 46 townhome lots, and 60 condominiums.

PROPOSED LAND USE:

The Estates at Pine Canyon Pine Bluff subdivision, consisting of 26 single-family lots located on 17.5 acres in the R1 (Single Family Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Estates at Pine Canyon Unit Five, R1 Zone.

South: Estates at Pine Canyon Unit Two, R1 Zone; USDA Forest Service, PLF Zone.

East: Estates at Pine Canyon Unit Two, R1 Zone; USDA Forest Service, PLF Zone.

West: Estates at Pine Canyon Units One and Two, R1 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; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, townhomes, estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located at the intersection of Lone Tree Road and John Wesley Powell Blvd.

The applicant, Granite Basin Engineering, representing TLC PC Golf LLC, is seeking Preliminary Plat approval for a 26-lot single-family residential subdivision within the larger Pine Canyon development. The subdivision is one of the last

undeveloped areas in Pine Canyon and is located between existing golf course and residential uses. The site has significant topography requiring the applicant to create larger lots to ensure that resource protection standards are met.

New infrastructure will need to be provided for the project including a new private roadway (Pine Meadow Drive) as is the adopted standard in Pine Canyon, 8" water and sewer lines, LID (Low Impact Development) basins, and a new golf cart path. City Staff approved the Preliminary Plat on October 8, 2020 based on conformance with all relevant development standards.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 26 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A covers Pine Meadow Drive (a private drive) and is to be used for ingress/egress and public utilities. Tracts B1 and B2 are used for stormwater conveyance and golf course use.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Single Family Residential (R1) Zone

The property is zoned R1, Single Family Residential which requires a minimum of two units per acre and allows a maximum of five units per acre within the Resource Protection Overlay (RPO). This subdivision has a density of 1.48 units per acre which is slightly lower than the required two units per acre. The Development Agreement for Pine Canyon identifies 26 lots for this tract, which is what is proposed. The overall density of the Pine Canyon development meets the minimum density standards for the R1 zone. The subdivision is one of the last undeveloped areas in Pine Canyon.

The majority of lots within this proposed subdivision meet the minimum lot width, depth, and size requirements for the R1 Zone identified below.

- Minimum width: 60' (65' for corner lots) – measured at the front setback line
- Minimum Depth: 100'
- Minimum size: 6,000 sq. ft.

Lot sizes within the proposed subdivision range from 18,872 sq. ft. to 38,282 square feet which complies with the minimum lot size of 6,000 square feet. For the purposes of tree and steep slope resource protection, the plat proposes four flag lots that do not meet the minimum lot width as identified above. However, the Zoning Code allows the City Council to approve alternate lot sizes and setbacks on a final plat. The final plat will designate alternate front setback lines on the flag lots to ensure compliance with the 60' minimum lot width Table 10-40.30.030.C(2). Additionally, unique building envelopes for each lot that meet or exceed the minimum required setbacks for the R1 zone (see page 5 of the Preliminary Plat) have been provided.

- Front: 15' (25' for parking)
- Interior Side: 8'
- Exterior Side: 15'
- Rear: 25'

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include moderate slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met through the use of unique building envelopes for each lot and through the identification of the driveway location for each lot.

Forest Resource Protection in the R1 Zone: The Estates At Pine Canyon Pine Bluff Subdivision

EXISTING TREE RESOURCE POINTS	REQUIRED PROTECTION LEVEL & POINTS	PROPOSED PROTECTION LEVEL & POINTS
2,960 points	50% or 1,480 points	51.05% or 1,505 points

Steep Slope Protection in the R1 Zone: The Estates At Pine Canyon Pine Bluff Subdivision

SLOPE RESOURCE	TOTAL ACRES	REQUIRED PROTECTION LEVEL & ACRES	PROTECTED LEVEL & PROTECTED ACRES
Slope: 17-24.9%	4.95	70% or 3.47 acres	70.23%* or 3.47 acres
Slope: 25% -34.9%	0.97	80% or 0.77 acres	80%* or 0.77 acres
Slope: 35%+	None	--	--

*The developer credited approximately 0.02 acres of excess slope to meet minimum forest resource protection thresholds.

iii. Historic/Cultural Resources

The City of Flagstaff Heritage Preservation Officer (HPO) requires the applicant conduct an archaeological survey of the site with the product of a Cultural Resource Letter Report prepared by a professional meeting Secretary of the Interior Standards. The Letter Report must be reviewed and approved prior to the issuance of Civil Engineering Plans (the next step after City Council Preliminary Plat approval).

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

As part of the overall Pine Canyon development, a 10-foot-wide paved FUTS trail from the intersection of existing Lone Tree Road to the intersection of JWP Blvd along the north side of the extension of Lone Tree Road to the intersection of Zuni was completed. A 10-foot-wide paved FUTS trail was also constructed from the intersection of Lake Mary Road on the east side of JWP Blvd to the Lone Tree intersection. An extension of the trail was constructed from the intersection of existing Lone Tree/JWP eastward along the south side of JWP towards the proposed third entrance to Pine Canyon where the FUTS penetrates into the Pine Canyon development and extends to Fisher Point. This subdivision plat proposes a golf cart path that runs east to west in the southern portion of the subdivision that connects to existing golf cart paths on both sides.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully be built upon and be developable (lots are designed in a way so that development is capable of meeting all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

ii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat review Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner's Association.

A private looped street named Clubhouse Circle provides access throughout Pine Canyon. E. Del Rae Dr. provides direct access to the subject site from Clubhouse Circle. The street design within the subdivision consists of a cul-de-sac street named Pine Meadow Drive. The cross section of the private street provides a 26-foot wide street section with a two-foot wide rolled curb and four-foot wide shoulder on both sides of the street.

ii. Water and Wastewater

The proposed development is serviced by a Zone B water pressure system. All of the proposed water mains will be public. The developer has already extended a twenty (20) inch transmission main within the alignment of JWP Blvd from Lake Mary Road into Pine Canyon. A sixteen (16) inch looped water main has been constructed within the alignment of Clubhouse Circle. A new eight (8) inch water line will be extended from E. Del Rae Drive into the subdivision to provide water service.

Eight-inch public sewer lines have already been constructed beneath the private streets in Pine Canyon. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association. A new eight (8) inch sewer line will be extended from an existing sewer main to the northeast of the area to be subdivided that will provide sewer service to the new subdivision.

iii. Stormwater

A Stormwater Analysis was previously completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve as a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system. The applicant also proposes to add several LID (Low Impact Development) basins just outside of the proposed subdivision on the golf course. These will be documented with Civil Engineering Plan approval.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (8 sheets, 24 x 36")
- Vicinity Map
- Utility notification letters