

The Estates at Pine Canyon – Pine Bluff

Preliminary Plat Approval Request

City Council | December 1, 2020

Genevieve Pearthree | Planning Development Manager



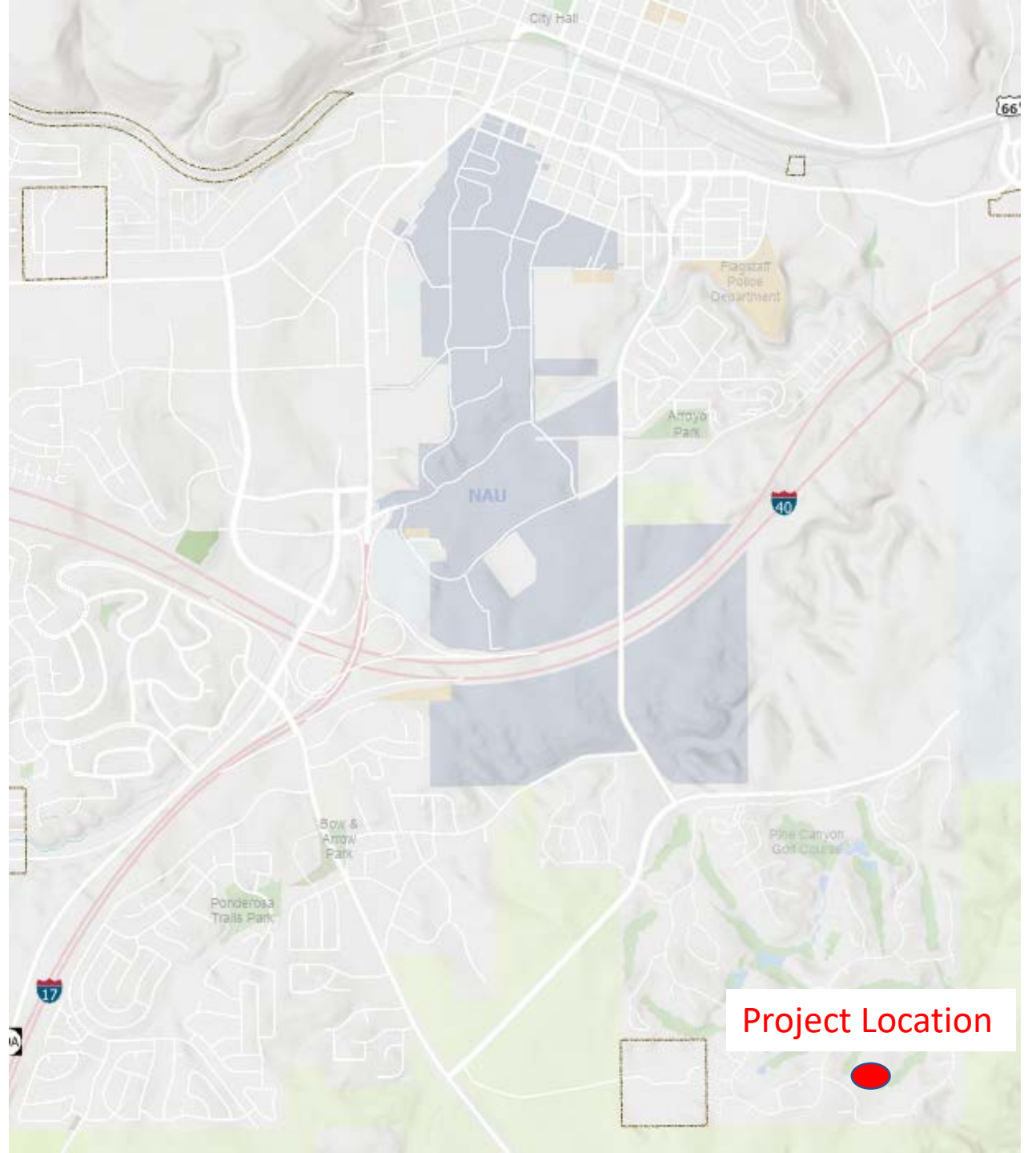


Request Overview

- Request from TLC PC Land Investors, LLC for **Preliminary Plat approval for The Estates at Pine Canyon Pine Bluff** located at 2080 E. Del Rae Dr.
- Single family subdivision with 26 lots on 17.5 acres in the R1 (Single Family Residential) Zone
- On October 8, 2020 Staff approved the Preliminary Plat
- On November 12, 2020 Planning Zoning Commission recommend approval in a 6-1 vote

Vicinity Map

2080 E. Del Rae Dr.





Pine Bluff Plat

- 17.5 acres in larger 660-acre Pine Canyon Development
 - Currently vacant (one of the last undeveloped tracts)
- R1 Zone (Single Family Residential)
- 26 single family lots
- Resource Protection Overlay
 - Significant slopes and trees require larger lots and unique building envelopes and lot shapes to meet resource protection standards

Pine Bluff Preliminary Plat



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WE MAKE THE CITY BETTER

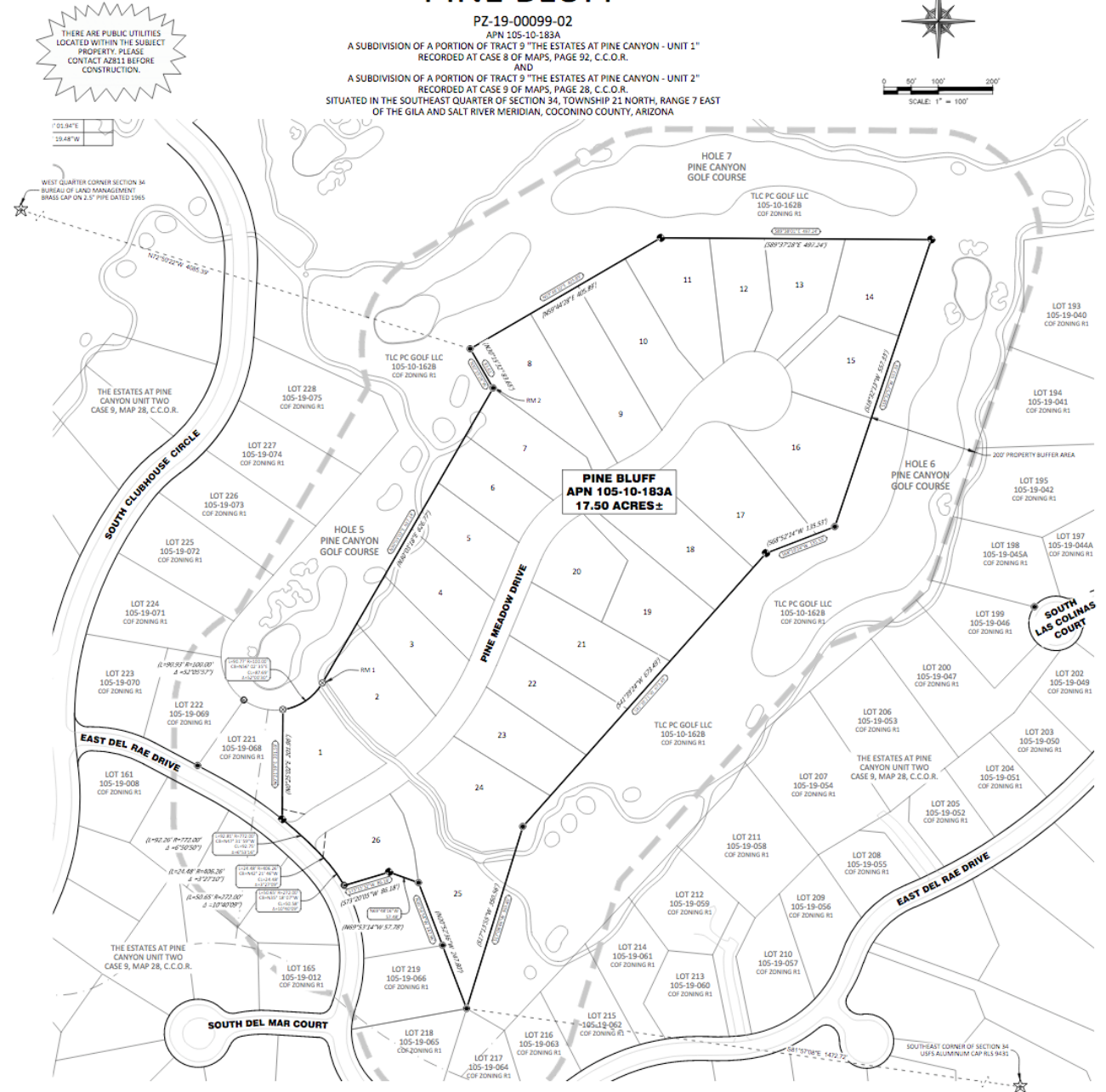
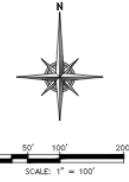
PRELIMINARY PLAT FOR THE ESTATES AT PINE CANYON PINE BLUFF

PZ-19-00099-02

APN 105-10-183A

A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 1"
RECORDED AT CASE 8 OF MAPS, PAGE 92, C.C.O.R.

AND
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 2"
RECORDED AT CASE 9 OF MAPS, PAGE 28, C.C.O.R.
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA





Required Finding #1: Zoning Code (Title 10)



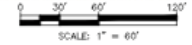
Meets Single Family Residential (R1) Zone Standards

- Density
 - 1.48 units/acre is below R1 range of 2-5 units/acre
 - But, Development Agreement for Pine Canyon requires 26 lots for this tract (26 lots provided)
 - Overall density of Pine Canyon meets R1 density standards
- Lots designed to meet resource protection requirements
 - All lots meet minimum size (6,000 sq. ft.)
 - All but 4 flag lots meet requirements for minimum width and depth at front setback line (15 ft.)
 - Unique building envelopes meet or exceed minimum setbacks

Zoning Code allows City Council to approve alternate lot sizes and setbacks on a final plat



Lots and Building Envelopes



TYPICAL BUILDING ENVELOPE DETAIL
NOT TO SCALE



LEGEND

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Resource Protection Plan

- PAVED ROADWAY
- PRIVATE DRIVEWAY
- BUILDING ENVELOPES
- 0% TO 16.99% SLOPES
- 17% TO 24.99% SLOPES
- 25% TO 34.99% SLOPES

- TREE TO BE PROTECTED
- TREE WITHIN PROTECTED SLOPES
- TREE TO BE REMOVED





Meets Engineering Standards

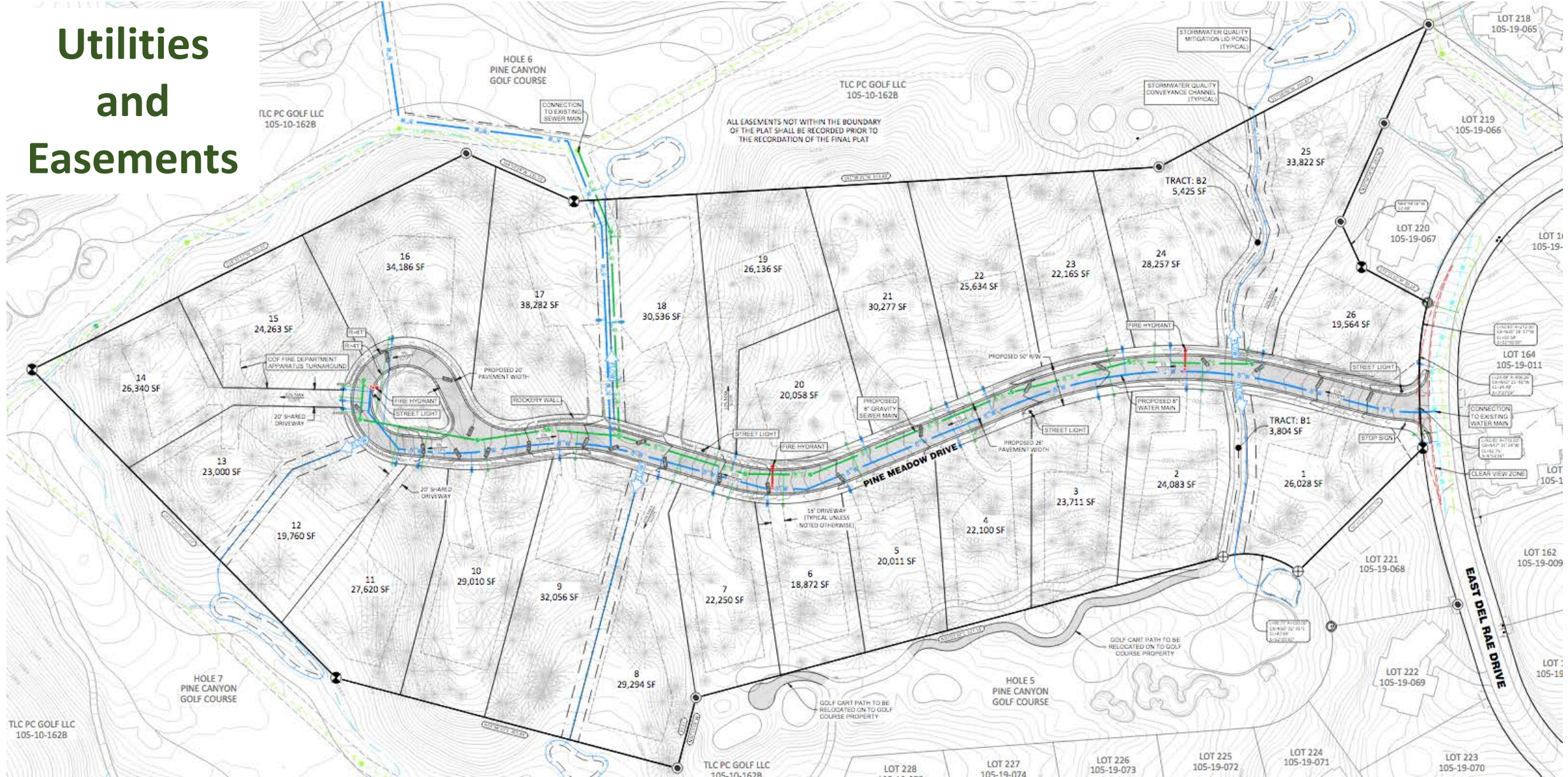
- Traffic Impact Analysis approved for Pine Canyon in 2000s
 - Identified street improvements off-site (JWP, Lone Tree)
 - All interior streets are private, maintained by HOA
 - Pine Meadow Drive meets Rural Local Street Section standards
- Water and Wastewater
 - Water Sewer Impact Analysis already completed for Pine Canyon
 - New 8" water and sewer lines
 - All other required improvements already completed
- Stormwater
 - Stormwater analysis already completed for Pine Canyon
 - LID basins proposed on golf course just outside subdivision
 - All other required improvements already complete



Required Finding #2: Engineering Standards (Title 13)



Utilities and Easements





Required Finding #3: Subdivisions Standards (Title 11)



Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Preliminary Plat procedures, application requirements
- Minimum Required Subdivision Improvements
 - Identified in public systems analyses (previous slides)
- Subdivision Standards and Regulations
 - Lot Design
 - Street Design
 - Easement Design
 - Block Design



Findings and Recommendation

Required Findings

- **The City Council shall find the Preliminary Plat meets the requirements of 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 Recommendation

- Staff recommends, based on the required findings and the Planning & Zoning Commission recommendation of approval (6-1 vote), **the City Council approve the Preliminary Plat**