

Fimbrez Estates

Preliminary Plat Approval Request

City Council | February 1, 2022

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Request Overview

- Request from Ben Fimbrez for **Preliminary Plat approval for Fimbrez Estates** located at 1300 W Lower Coconino.
- Single family subdivision with 6 single-family home lots on 10.04 acres in the Estate Residential (ER) Zone also within the Resource Protection Overlay (RPO)
- Staff approved the Preliminary Plat on December 20, 2021

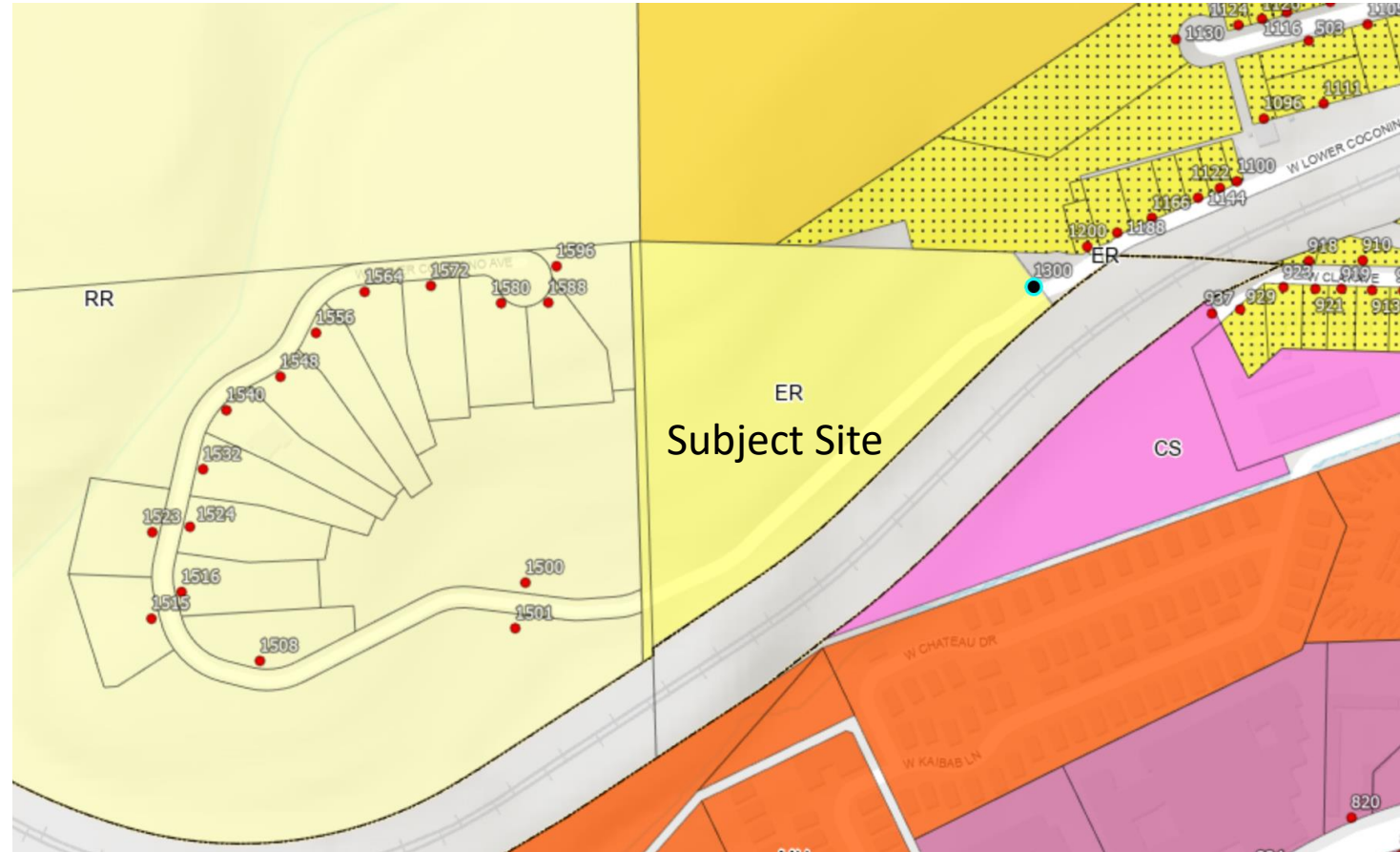
Vicinity Map

North: Lowell Observatory,
MR Zone

South: BNSF Railroad

West: Flagstaff Mesa
Subdivision, RR Zone

East: Flagstaff Townsite
Subdivision, R1N Zone





Fimbrez Estates- Background

- In 2010, subject property was rezoned from Rural Residential to Estate Residential to support the 6-lot subdivision
- Rezoning was completed under the previous Land Development Code and previous Regional Plan.
- Applicant did not move forward to complete subdivision until 2020.



Required Finding #1: Zoning Code (Title 10)



Meets Estate Residential (ER) Zone Standards

- Density
 - 0.59 units/acre is within ER range of 1 unit/acre
- Lot design and resource protection
 - Lots designed to meet resource protection requirements using specific building envelopes.
- Lot sizes
 - All lots meet minimum size of 1 acre
 - All lots meet requirements for minimum width and depth
- Setbacks
 - Alternative setbacks are proposed to ensure slope preservation

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



Required Finding #1: Zoning Code (Title 10)

Meets Resource Protection Standards

Forest Resource Protection in the ER Zone

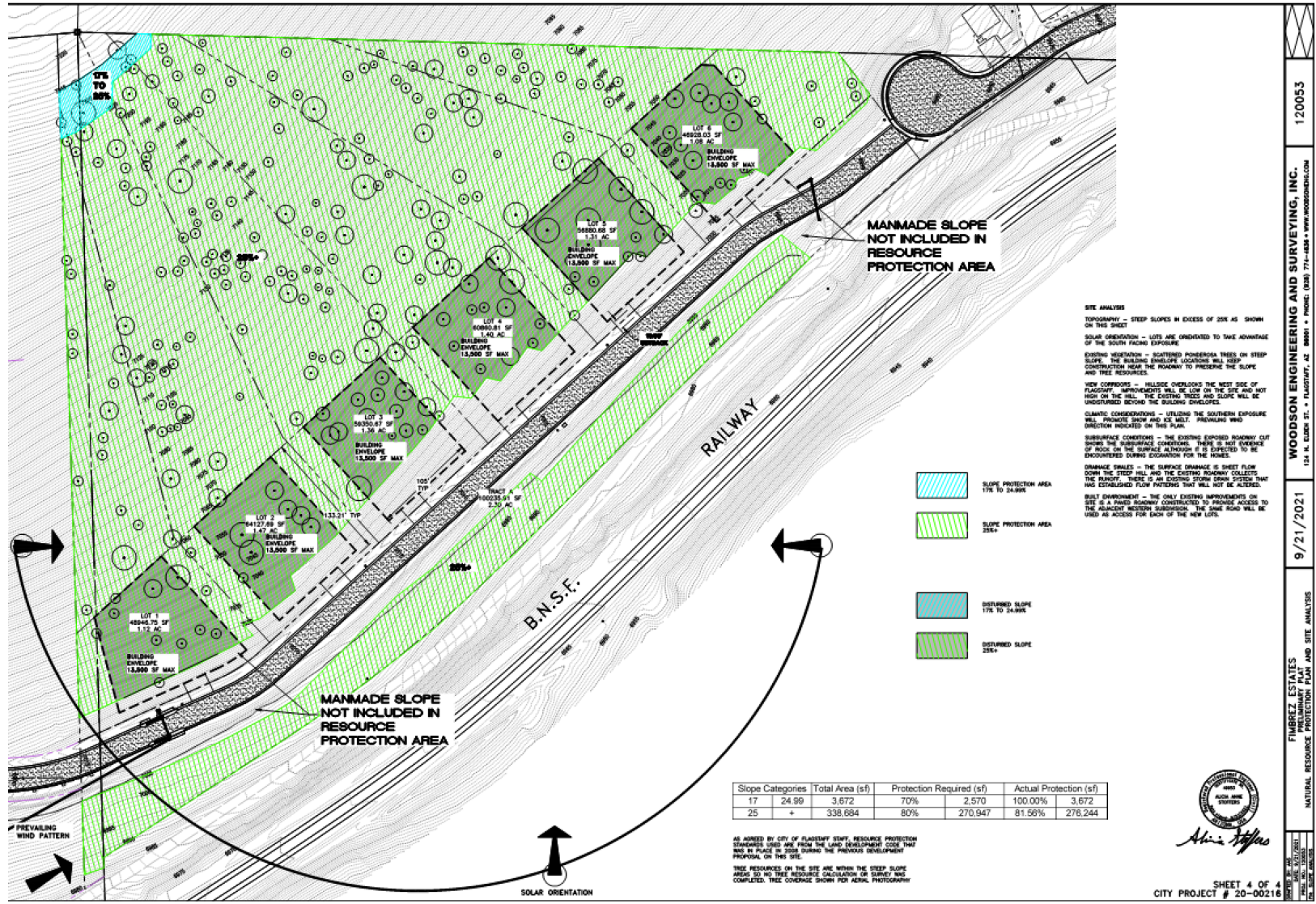
EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
10.04 acres	50%	81% or 8.19 acres

Steep Slope Protection in the ER Zone

SLOPE RESOURCE	TOTAL SF	REQUIRED PROTECTION	PROPOSED PROTECTION
Slope: 17%-24.9%	3,672	66.5%	100% or 3,672 SF
Slope: 25%-34.9%	338,684	76%	81.56% or 276,244 SF



Resource Protection Plan



120053
 WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. LUDWIG ST. • FLAGSTAFF, AZ 86001 • PHONE: (930) 774-4284 • WWW.WOODSONINC.COM
 9/21/2021
 FIMBREZ ESTATES
 NATURAL RESOURCE PROTECTION PLAN AND SITE ANALYSIS
 SHEET 4 OF 4
 CITY PROJECT # 20-00216



Required Finding #1: Zoning Code (Title 10)



Meets other relevant standards

- Historic/Cultural Resources
 - Cultural Resource clearance approved by HPC
- Parks, Open Space, Pedestrian, Bicycle Facilities
 - Site is within ¼ mile of Old Town Springs Park
 - Specific bicycle and pedestrian facilities not provided but public access has been maintained



Meets Engineering Standards

- Public systems analysis conducted to confirm preliminary compliance with Engineering Standards
 - Compliance confirmed with Civil Engineering Plans (after Preliminary Plat approval)
- Access and Traffic
 - A Traffic Impact Analysis (TIA) was not required for this subdivision
 - Access to the subdivision is an existing private road section



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Water and Wastewater
 - New looped water line required
 - Existing 8" sewer line – each lot to be provided with a tap
- Stormwater
 - Required improvements include detention facilities to limit the post developed flow rates. A final drainage report will be reviewed with Final Plat.



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)



Required Finding #3: Subdivisions Standards (Title 11)



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

- 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

- **The Planning and Zoning Commission, based on the required findings, forwards this Preliminary Plat to the City Council with a recommendation for approval subject to the following conditions:**
 1. **That a minimum front setback of 15 feet be required for front loaded garages and a minimum of 10 feet be required for side-loaded garages.**
 2. **Provide dedication language for a public trail or FUTS on Tract A with the Final Plat.**