

Clark Final Plat

PZ-21-00193-02

Final Plat Approval Request

City Council | April 5, 2022

Patrick St. Clair | Planning Development Manager

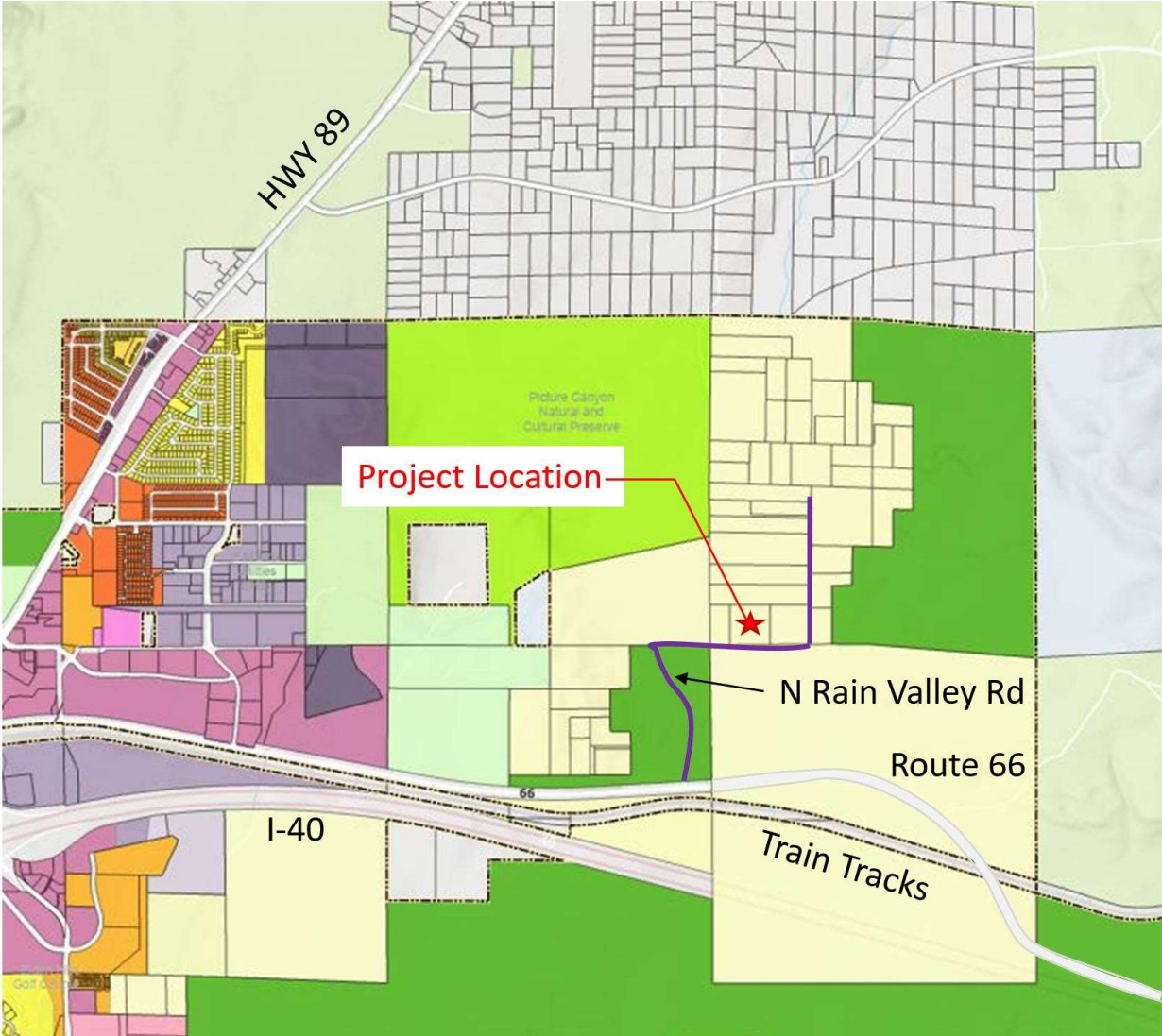


Vicinity Map

6275 N Rain Valley Rd.



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Request Overview

- Request from Craig and Christina Clark, the property owners, for **Final Plat approval** for a two-lot subdivision on 10 acres at 6275 N Rain Valley Rd in the Rural Residential (RR) Zone:
 - Proposal creates two 5-acre lots from an existing 10-acre parcel (APN 113-05-019)
- **Modified Subdivision Process required:**
 - Concept Plat and Final Plat approval required for proposal.
 - Original parcel exceeds 2 ½ acres, proposal does not exceed 4 new lots.
 - Will allow separate ownership and development of each lot in the proposed subdivision.



Development Overview



- **Approval history**

- Staff approved Concept Plat on January 10, 2022.
- Staff approved Final Plat with conditions on February 23, 2022.

- **Key aspects of Final Plat development request:**

- No dedications or abandonment of real property is proposed.
- Under the heading of “City of Flagstaff Notes”, the plat clarifies that the subdivision is outside of the Urban Growth Boundary.
- Under the heading of “City of Flagstaff Notes”, the Final Plat clarifies the subdivision is in the Resource Protection Overlay (RPO) and shows resource protection standards of 50% for on-site tree resources the (RR) zone.
- The new lots are compliant with the area and dimension standards for new parcels in the Rural Residential (RR) zone.



Findings and Recommendation

Required Findings

- Staff has found **the Final Plat meets the requirements of:**
 - City Code Title 10, Flagstaff Zoning Code
 - City Code Title 11, General Plans and Subdivisions
 - City Code Title 13, Engineering Design Standards & Specifications

Staff Recommendation

- Staff recommends **the City Council approve the Final Plat and authorize the Mayor to sign the plat** when notified by Staff that the documents are ready for recording