

# MMV D3 Preliminary Plat Approval Request

City Council | April 19, 2022

Tiffany Antol, AICP | Senior Planner





# Request Overview

- Request from MMV Devco, LLC for preliminary plat approval
- Single family subdivision with 41 single-family home lots on 6.31 acres in the Medium Density Residential (MR) Zone within the Resource Protection Overlay (RPO).
- The Inter-Division Staff team approved the Preliminary Plat on February 4, 2021.

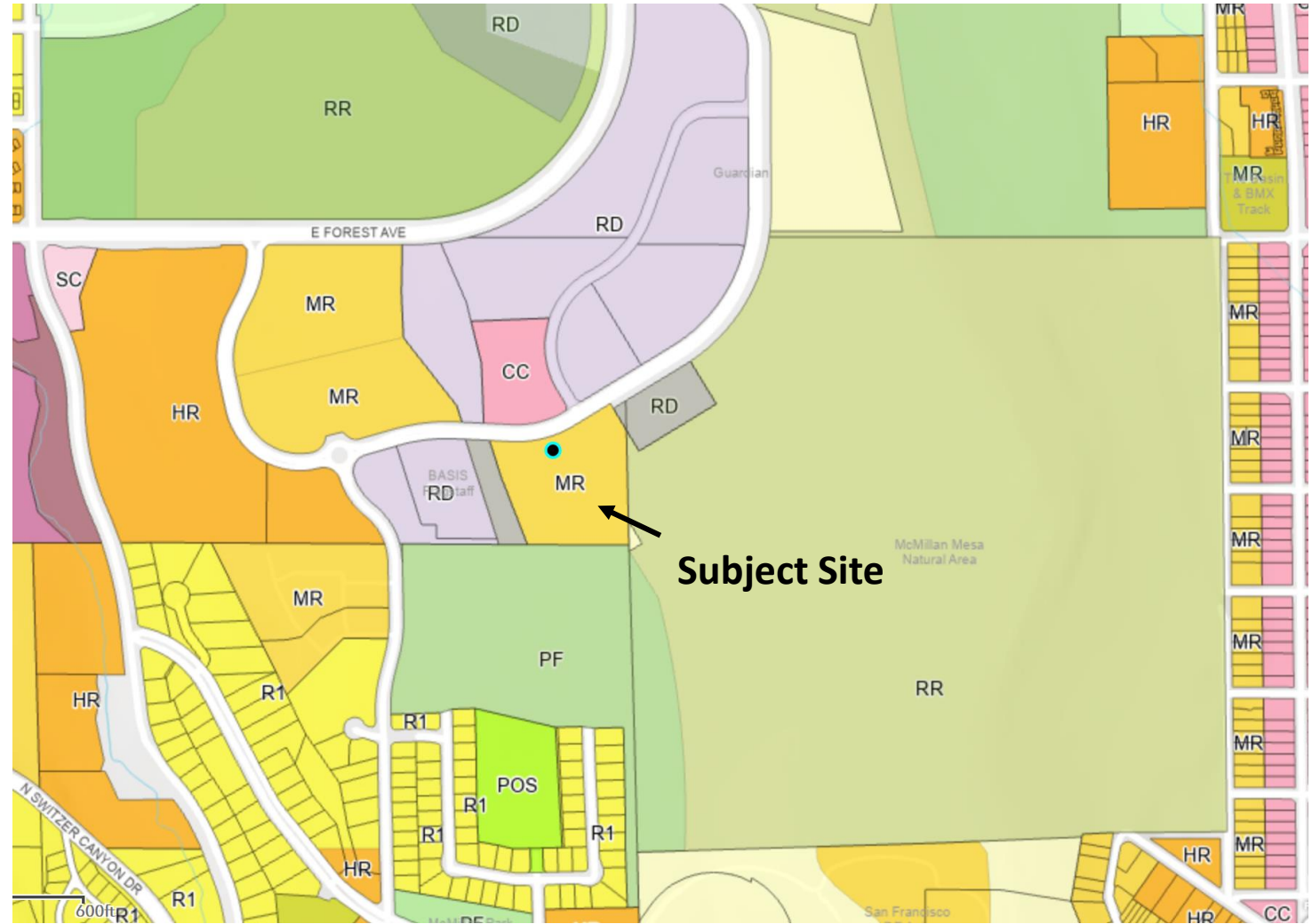
# Vicinity Map

North: Congregate Care Facility, CC zone, Medical Offices, RD zone

South: Open Space, POS zone

West: Charter School, RD zone

East: Open Space, POS zone





# MMV D3- Background

- In 2016, the subject property was rezoned from Research and Development to Medium Density Residential and the McMillan Mesa Village Specific Plan was amended to support a single-family residential subdivision.





# Required Finding #1: Zoning Code (Title 10)



## Meets Medium Density Residential (MR) Zone Standards

- Density
  - Gross 6.5 units/acre and Net 8.25 units per/acre is within the MR range of 6 minimum and 9 maximum.
- Lot design
  - Planned Residential Development option taken to allow lots less than 6,000 square feet
- Lot sizes
  - Smaller lot sizes proposed to meet minimum density standards of the zone
- Setbacks
  - Alternative setbacks are proposed to conform with smaller lot sizes

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



# Required Finding #1: Zoning Code (Title 10)



## Meets other relevant standards

- Historic/Cultural Resources
  - Cultural Resource clearance required prior to Final Plat
- Parks, Open Space, Pedestrian, Bicycle Facilities
  - Site is within close proximity to Buffalo Park, Ponderosa Park and city-owned open space.
  - Specific bicycle and pedestrian facilities not provided but public access has been maintained to existing FUTS trail to the west of the subject site.



## 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. A TIA was completed in conjunction with the rezoning that included this site.



# 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 on-site Low Impact Development (LID). Subdivision located within a larger regional detention planned area. 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.**