

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-21-00154-01

DATE: March 3, 2022
MEETING DATE: March 23, 2022
REPORT BY: Tiffany Antol, AICP

REQUEST:

MMV Devco, LLC requests Preliminary Plat approval for MMV D3 located at 1800 N Gemini Drive, a single-family subdivision on 6.31 acres in the MR (Medium Density 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 subject site is currently vacant.

PROPOSED LAND USE:

The MMV D3 subdivision, consisting of 41 single-family lots located on 6.31 acres in the MR (Medium Density Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Congregate Care Facility, CC Zone.

South: Open Space, POS Zone.

East: Open Space, POS Zone.

West: FUTS Trail, Basis School, RD 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 2016, the City Council approved a rezoning request from Research and Development to Medium Density Residential on Parcel D3 within the McMillan Mesa Village Specific Plan area. The concept plan for Parcel D3 showed 50 single-family residential lots that front on an interior street that would be created through the subdivision process. The proposed elevations showed two-story homes like other houses located on McMillan Mesa.

The applicant, MMV Devco, LLC, is seeking Preliminary Plat approval for a 41-lot single-family residential subdivision within the larger McMillan Mesa Village development. Lot sizes range from 3,990 square feet to 10,919 square feet. New infrastructure will need to be provided for the project including one new residential local road (Misty Meadow Drive), 8" water and sewer lines, dry utilities, and stormwater detention. City Staff approved the Preliminary Plat on February 24, 2022, 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 41 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A is located at the southwestern portion of the subdivision and is designated as a Low Impact Development (LID) basin to address stormwater management requirements and Tract B located in the center of the subdivision is designated for open space.

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. Medium Density (MR) Zone

The property is zoned MR, Medium Density Residential. The MR Zone has a minimum density requirement of 6 units per acre and a maximum density of 9 units per acre in the Resource Protection Overlay. The proposed 41 lots on 6.31 acres have a gross density of 6.50 units per acre and a net density of 8.25 units per acre, which meets the minimum density for the MR Zone per Section 10-10.30.070.

Planned Residential Development (PRD) is a permitted use in the MR zone. Division 10-40.60.280 of the Zoning Code addresses specific use standards for Planned Residential Developments. PRDs may use different building types (i.e., Carriage House, Single-Family Cottage, Duplex) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 of the Zoning Code provides standards for specific building types and specifies the transect zones in which they are allowed. The T4N.2 transect zone allows the Single-Family building types in new neighborhoods.

The Single-Family Cottage building type permits a minimum lot area of 2,500 square feet. The lots within this subdivision comply with the minimum lot area per building type. The preliminary plat complies with the applicable standards and building form and placement standards such as setbacks and height allowed in the T4N.2 transect zone (Division 10-40.40.060 of the Zoning Code).

Setback requirements for the T4N.2 transect zone are:

Front	5' min, 12' max
Side	3' min
Side Street	10' min, 15' max
Rear	3' min

Each building type has specific frontage types that must be used when developing the individual lots. In this case, the Projecting Porch frontage type has been applied to all lots. Division 10-50.120.040 addresses the standards for the Projecting Porch frontage type. With this frontage type, the house has a small to medium setback from the property line. The resulting front yard is typically very small.

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Resource Protection Plan was prepared for the entire McMillan Mesa Village area. No resources are required to be preserved on the subject site.

iii. Historic/Cultural Resources

Cultural resource clearance will be required for this subdivision prior to the submission of civil plans.

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

The closest City-owned parks to the site are Buffalo Park, a regional recreational facility, and Ponderosa Park, a neighborhood facility. The subject property is also surrounded by the City-owned McMillan Mesa Natural Area (protected open space). In addition, 15% of the property is set aside as open space within the subdivision as is required in the Medium Density Residential (MR) Zone. Staff is confident that the park and recreational needs of the residents of the proposed development will be met through these amenities provided on- and off-site.

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 built upon and be developable (lots are designed in a way so that development can meet 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.

iii. 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 Block 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

McMillan Mesa Village is bounded on the north by Forest Avenue. Vehicular access is provided along North Gemini Drive, a looped roadway through the subdivision connecting with Forest Avenue via a controlled right-in/right-out entrance on the western edge of the subdivision and a four-way signalized intersection on the eastern edge of the subdivision. North Gemini Drive connects with North Pine Cliff Drive, which provides a southerly access to Ponderosa Parkway. North Gemini Drive and North Pine Cliff Drive as well as the signalized intersection on North Forest Ave were constructed in conjunction with the development of the McMillan Mesa Village subdivision.

A Traffic Impact Analysis for the McMillan Mesa Village Specific Plan was completed by Pike Engineering on May 20, 1992. At the time this analysis was prepared, the infrastructure for the subdivision was contemplated; however, it was not completed. In 2008, the applicant completed the infrastructure according to the Specific Plan as part of the McMillan Mesa Village subdivision. The road sections constructed within the subdivision changed from those identified in the specific plan to current public roadway standards. The lane widths were reduced resulting in less pavement, five-foot parkways, four and one-half or five-foot wide bike lanes, and a fifteen-foot wide median on North Gemini Drive. North Pine Cliff drive south of the roundabout does not include medians but does include parking along the portion south of Pinion Court to accommodate for the residentially platted lots. The developer of the subdivision was allowed to relocate the final location of the FUTS from the original specific plan to avoid steep slope conditions.

According to the ordinance that adopted the McMillan Mesa Village Specific Plan and granted the existing zoning entitlements, the developer was required to construct a traffic signal at the intersection of Gemini and Forest Avenue. A Traffic Impact Analysis is typically required as part of a Concept Zoning Map Amendment application. The applicant submitted a Traffic Statement letter, with the rezoning for this property, that indicates the original Average Daily Trips per day are reduced from 21,334 to 7,769. For this reason, a new Traffic Impact Analysis was not required.

ii. Water and Wastewater

A previous Water and Sewer Impact Study was completed for the McMillan Mesa Village subdivision in July 2006. The applicant was required to show as part of the review on this application that the proposed subdivision will have no significant impact to existing off-site water and sewer infrastructure because of this development. The land use and intensity proposed can be served by existing infrastructure. There is adequate existing capacity as long as water and sewer demands do not increase from the Specific Plan Amendment.

Water

Existing Zone A water infrastructure in the development area includes a twelve-inch (12") diameter waterline tying into the 12" main located at the United States Geological Survey (USGS) facility. The waterline then loops through the internal project, following the North Gemini Drive alignment, and ultimately connecting back to the Zone A system at the intersection of North Turquoise Drive and East Cedar Avenue. For the proposed subdivision, the existing water line in

North Gemini Drive will be connected to a new 8" water line which will be routed through the public road loop on parcel D3. Water taps will be provided to each lot in the subdivision.

Wastewater

The existing 15" diameter Switzer Canyon trunk line is the connection point for all sewage flows generated by the McMillan Mesa Village subdivision. The Switzer Canyon sewer collector system gravity flows to the south until it ultimately connects to a 33" RCP interceptor line in Foxglenn Park. The McMillan Mesa Village Subdivision was required to make off-site modifications to the existing sewer system including the replacement of the 33" sewer line, which connects manholes 23-063 and 23-058, with a 42" pipe. This reach was approximately 2237' feet in length and runs from Foxglenn Park to the intersection of E Butler Avenue.

The applicant will be providing a new 8" inch sewer line in the public road loop that will be connected to the existing sewer main within Pine Cliff Drive. This connection will be provided through the southwest corner of the property and will run underneath the proposed FUTS trail connection shown on the City-owned property and then through an easement on the Basis property out to Pine Cliff Drive. No portion of the McMillan Mesa Natural Area will be impacted by this sewer extension.

iii. Stormwater

Prior to the adoption of the McMillan Mesa Village Specific Plan, a Drainage Analysis for McMillan Mesa Village was prepared by Pike Engineering on May 21, 1991, with multiple revisions up to October 9, 1992. In 2006, the applicant began the design and City submittals for construction of the subdivision infrastructure. As a component of the design and construction of the infrastructure, the applicant hired Shephard Westnitzer, Inc. to provide a detailed hydrology study, also referred to as the Final Drainage report for McMillan Mesa Village. The initial study, provided to the City on August 23, 2007, was revised on February 7, 2008, with the last revision published on August 15, 2016, for the Basis School development.

According to the Basis Report, Parcel D3 is located within Drainage Basins A1 and A2 and will drain to regional detention Pond A. The proposed MMV D3 subdivision will consist of approximately 3.62 acres of impervious cover and 2.69 acres of landscape area which can be accommodated within Pond A. No additional stormwater detention is required for this project. Although detention for the site will be provided within Pond A, the site will still be required to meet the City's Low Impact Development (LID) standards. An LID facility is provided in the southwestern corner of the proposed subdivision designed to meet the City's requirements.

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
- Vicinity Map
- Utility notification letters