

# Ghost Tree at Pine Canyon (PZ-21-00155-03)

## Preliminary Plat Approval Request

City Council | May 3, 2022

Genevieve Pearthree | Senior Planner

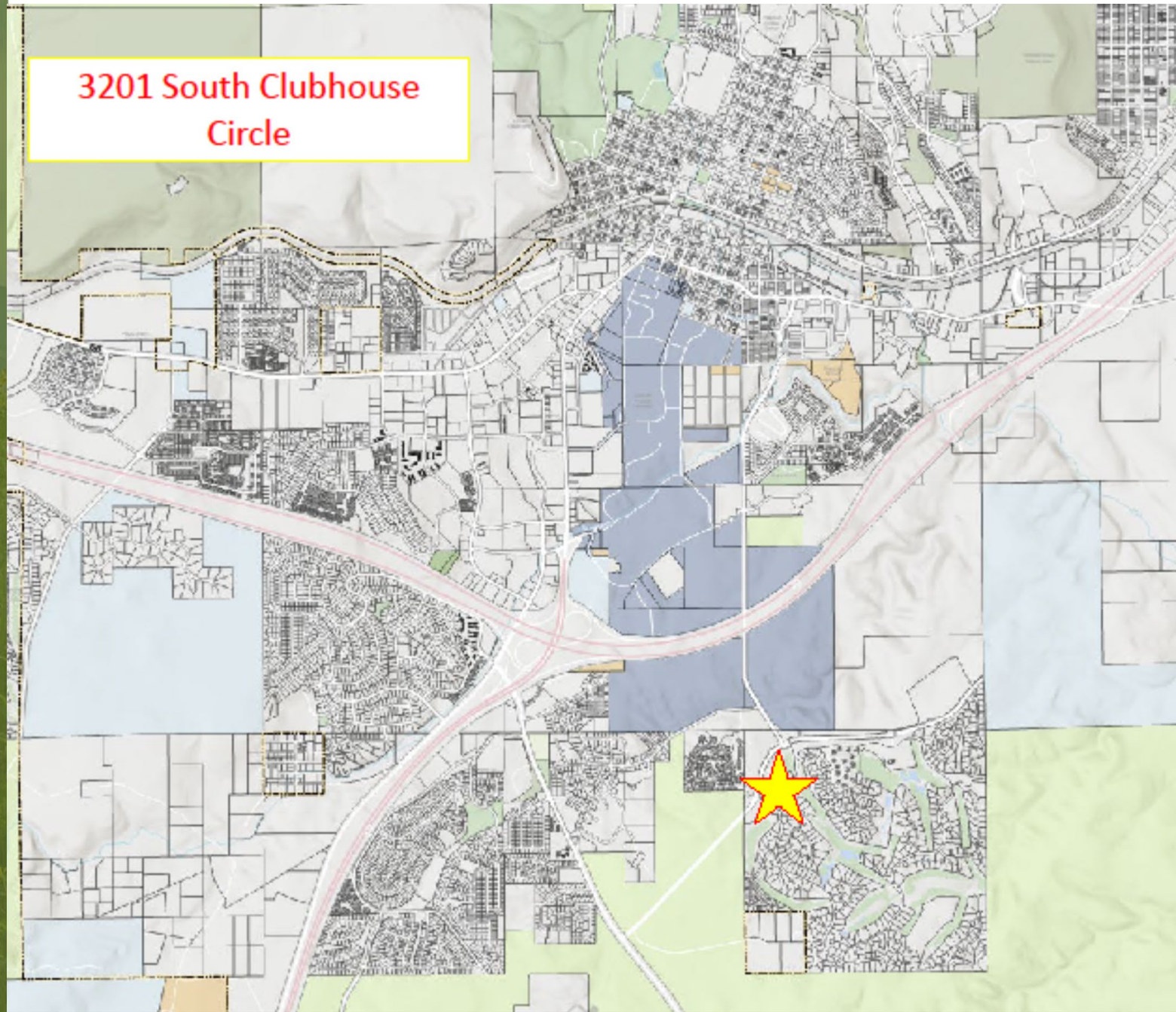




# Request Overview

- Request from TLC PC Land Investors, LLC for **Preliminary Plat approval for Ghost Tree at Pine Canyon** located at 3201 S. Clubhouse Circle.
- Single family subdivision with 12 lots on 7.87 acres in the R1 (Single Family Residential) Zone
- March 30, 2022 Staff approved the Preliminary Plat
- On April 27, 2022 Planning Zoning Commission recommended approval

# Vicinity Map





# Ghost Tree Preliminary Plat

- 7.87 acres in larger 660-acre Pine Canyon Development
  - Currently vacant (one of the last undeveloped tracts)
- R1 Zone (Single Family Residential)
- 12 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

# Ghost Tree Preliminary Plat

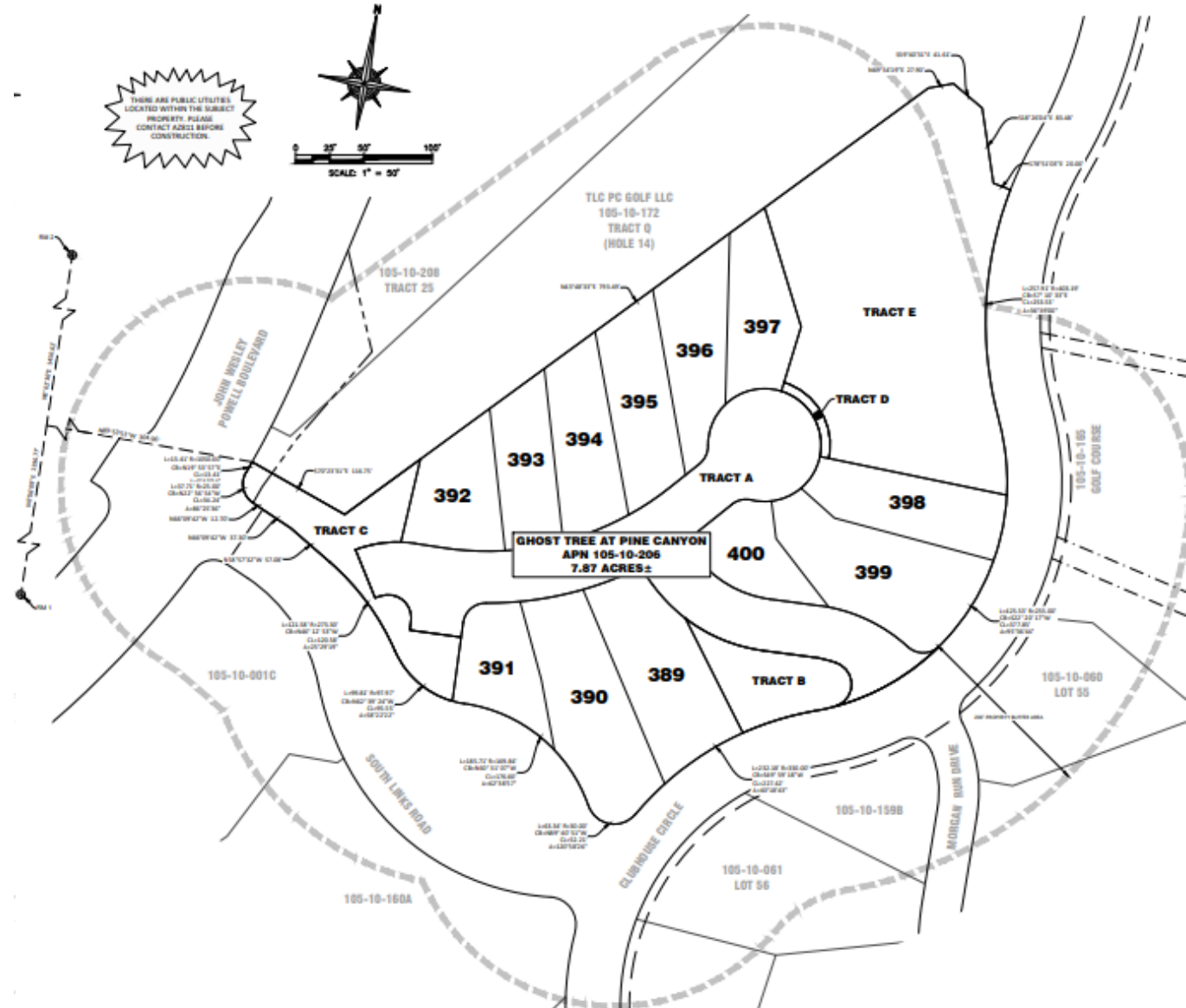


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## PRELIMINARY PLAT FOR GHOST TREE AT PINE CANYON

3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206  
TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C  
LOCATED IN SECTION 34, TOWNSHIP 21N, RANGE 7E,  
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA





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



## Meets Single Family Residential (R1) Zone Standards

- Meets R1 density range
- Lots designed to meet resource protection requirements
  - All lots meet minimum size, width, and depth standards
  - Unique building envelopes meet or exceed minimum setbacks

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



# Resource Protection Plan



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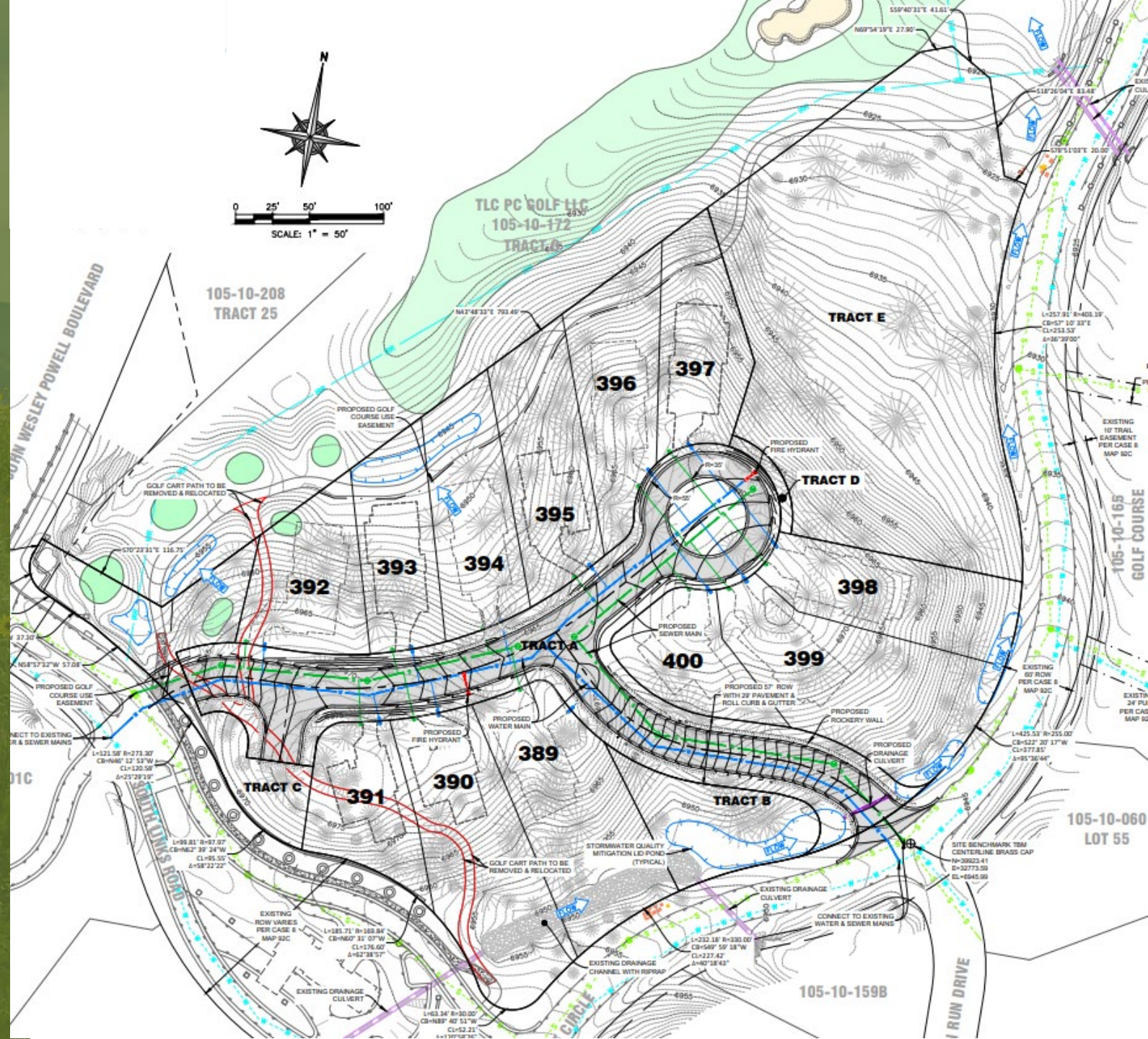


## Meets Engineering Standards

- 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
  - New private drive will meet Residential Local Street Section standards
- Water and Wastewater
  - Water Sewer Impact Analysis already completed for Pine Canyon
  - New water and sewer lines will be installed in the private drive to serve the subdivision
  - All other required improvements already completed
- Stormwater
  - Stormwater analysis already completed for Pine Canyon
  - LID basins proposed inside subdivision and on golf course just outside subdivision
  - All other required improvements already complete

# Required Finding #2: Engineering Standards (Title 13)

## Water, sewer, and stormwater infrastructure





# 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 the City Council approve the Preliminary Plat based on the required findings and the Planning & Zoning Commission recommendation of approval**