

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-21-00155-03

DATE: March 29, 2022

MEETING DATE: April 27, 2022

REPORT BY: Genevieve Pearthree

REQUEST:

TLC PC Land Investors, LLC requests Preliminary Plat approval for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) 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 vacant subject site is located within the northwestern corner of the larger Pine Canyon development, which encompasses 660-acres. Pine Canyon includes a 31,000 square foot clubhouse, an eighteen-hole golf course occupying approximately 215 acres, 539 single-family lots, 46 townhome lots, and 60 condominiums.

PROPOSED LAND USE:

Ghost Tree at Pine Canyon subdivision, consisting of 12 single-family lots located on 7.87 acres in the Single-Family Residential (R1) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Estates at Pine Canyon Unit One (golf course and undeveloped land), R1 Zone

South: Pine Canyon main entrance and Estates at Pine Canyon Unit One (golf course and single-family homes), R1 Zone

East: Estates at Pine Canyon Unit One (golf course), R1 Zone

West: Estates at Pine Canyon Unit One (golf course and undeveloped land), R1 Zone

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.

STAFF REVIEW:

I. Project Information

A. Background

In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, townhomes, estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on

approximately 660 acres. The primary entrance to Pine Canyon is located near the intersection of Lone Tree Road and John Wesley Powell Blvd, just west of the Ghost Tree plat.

TLC PC Land Investors, LLC is seeking Preliminary Plat approval for a 12-lot single-family residential subdivision within the larger Pine Canyon development. Lot sizes range from 9,342 square feet to 21,861 square feet. The subdivision is one of the last undeveloped areas in Pine Canyon and is located between existing golf course and residential uses.

New infrastructure will need to be provided for the project including a new private road, new water and sewer lines, and Low Impact Development (LID) basins. The proposed lots have been reviewed for compliance with the R1 Zoning district standards as well as conformance with the Resource Protection Overlay. City Staff approved the Preliminary Plat with conditions on March 30, 2022.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 12 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. The size and purpose of the tracts are listed in the Tract Summary Table on page 4 of the plat.

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

i. Single-Family Residential (R1) Zone

The property is zoned R1, Single-Family Residential. The lots within Ghost Tree at Pine Canyon Subdivision comply with the minimum density, lot size, width, and depth requirements for the R1 Zone. For the purposes of tree and steep slope resource protection, the plat proposes unique building envelopes for each lot that meet or exceed the minimum required setbacks for the R1 zone (see pages 4 and 5 of the Preliminary Plat).

- Front: 15’ (25’ for parking)
- Interior Side: 8’
- Exterior Side: 15’
- Rear: 25’

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include moderate slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met using unique building envelopes for each lot and identifying the driveway location for each lot.

Forest Resource Protection in the R1 Zone: Ghost Tree at Pine Canyon Subdivision

EXISTING TREE RESOURCE POINTS	REQUIRED PROTECTION LEVEL & POINTS	PROPOSED PROTECTION LEVEL & POINTS
529 points	50% or 265 points	50.66% or 268 points

Steep Slope Protection in the R1 Zone: Ghost Tree at Canyon Pine Bluff Subdivision

SLOPE RESOURCE	TOTAL SQUARE FEET	REQUIRED PROTECTION LEVEL & SQUARE FOOTAGE	PROTECTED LEVEL & PROTECTED SQUARE FOOTAGE
Slope: 17-24.9%	88,711	70% or 62,098 sq. ft.	70.3%* or 62,374 sq. ft.
Slope: 25% -34.9%	25,989	80% or 20,158 sq. ft.	84.2%* or 21,882 sq. ft.
Slope: 35%+	None	--	--

*The developer credited approximately 1367 square feet of excess slope to meet minimum forest resource protection thresholds.

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

As part of the overall Pine Canyon development, a 10-foot-wide paved FUTS trail from the intersection of existing Lone Tree Road to the intersection of JWP Blvd along the north side of the extension of Lone Tree Road to the intersection of Zuni was completed. A 10-foot-wide paved FUTS trail was also constructed from the intersection of Lake Mary Road on the east side of JWP Blvd to the Lone Tree intersection. An extension of the trail was also constructed from the intersection of existing Lone Tree/JWP eastward along the south side of JWP towards the proposed third entrance to Pine Canyon where the FUTS enters the Pine Canyon development and extends to Fisher Point.

C. City of Flagstaff Engineering Standards

As part of the Preliminary 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

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner’s Association. A private looped street named Clubhouse Circle provides access throughout Pine Canyon. A new private street with a cul-de-sac (Tract A) will provide direct access to the subject site from Clubhouse Circle.

ii. Water and Wastewater

The proposed development is serviced by a Zone B water pressure system. All the proposed water mains will be public. The developer has already extended a twenty (20) inch transmission main within the alignment of JWP Blvd from Lake Mary Road into Pine Canyon. A sixteen (16) inch looped water main has been constructed within the alignment of Clubhouse Circle. A new water line will connect to the existing water main west of the subdivision in Clubhouse Circle.

Eight-inch public sewer lines have already been constructed beneath the private streets in Pine Canyon. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association. A new sewer line will connect to the existing sewer main west of the subdivision in Clubhouse Circle.

iii. Stormwater

A Stormwater Analysis was previously completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system. The applicant also proposes to add several LID basins inside the proposed subdivision and just outside of the proposed subdivision on the golf course. The basins outside of the subdivision boundaries will be documented with Civil Engineering Plan approval.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (8 sheets, 24 x 36")
- Vicinity Map
- Utility notification letters