

Aries at Timbersky Phase II Preliminary Plat

City Council | May 11, 2022

Tiffany Antol, AICP | Senior Planner





Request Overview

- Request from Capstone Homes for preliminary plat approval
- Single family subdivision with 16 single-family home lots on 6.59 acres in the Single-Family Residential (R1) Zone within the Resource Protection Overlay (RPO).
- The Inter-Division Staff team approved the Preliminary Plat on April 25, 2022.

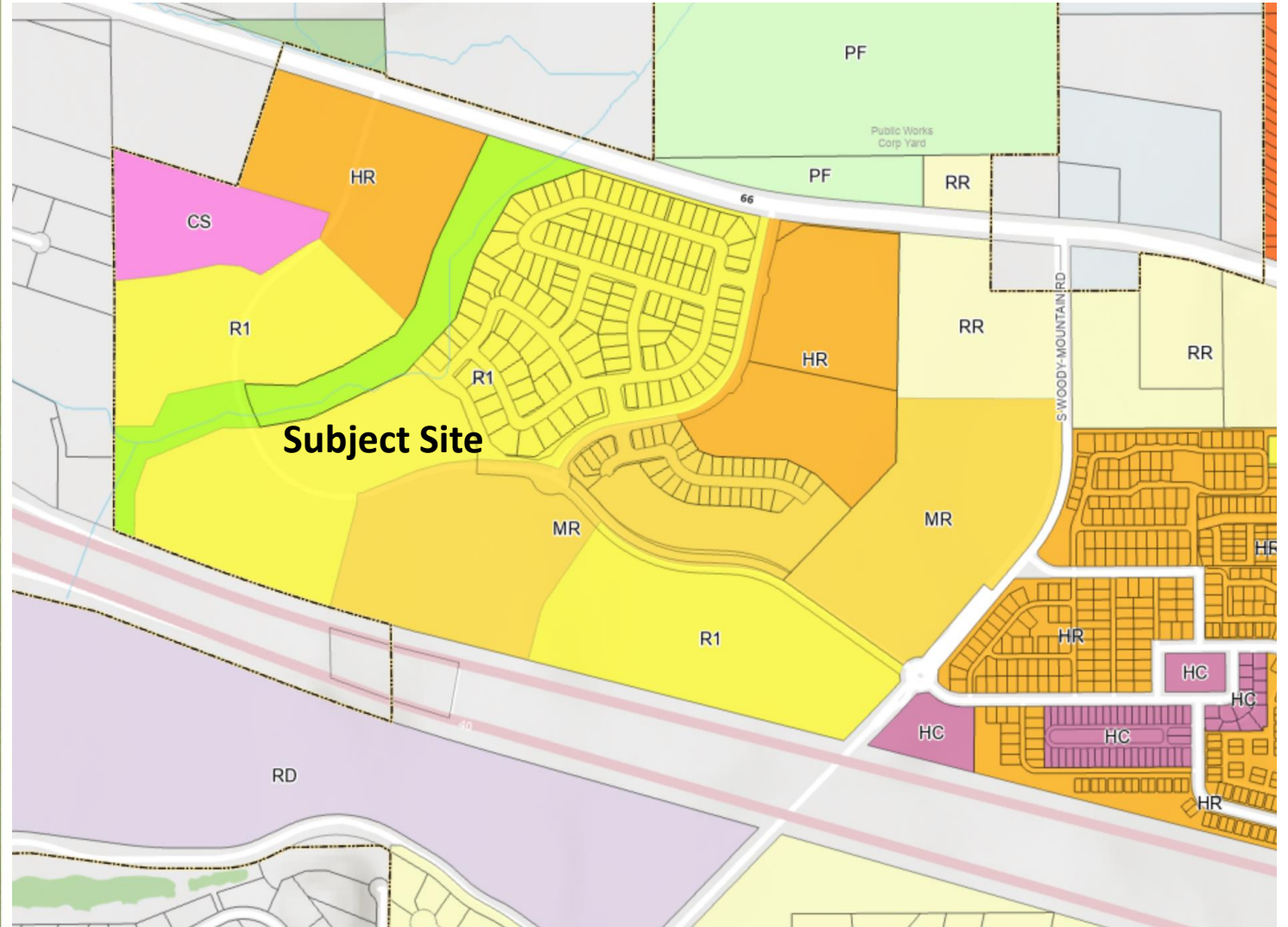
Vicinity Map

North: Aries at Timbersky Phase I, R1 Zone

South: Amenities Tract, R1 Zone

West: Open Space, POS Zone

East: Alvan Clark Way, Adora at Timbersky Phase 1, MR Zone





Timbersky



- In 2016, a Zoning Map Amendment and Annexation were approved for the Timbersky Development which proposes a maximum of 1300 residential dwelling units.

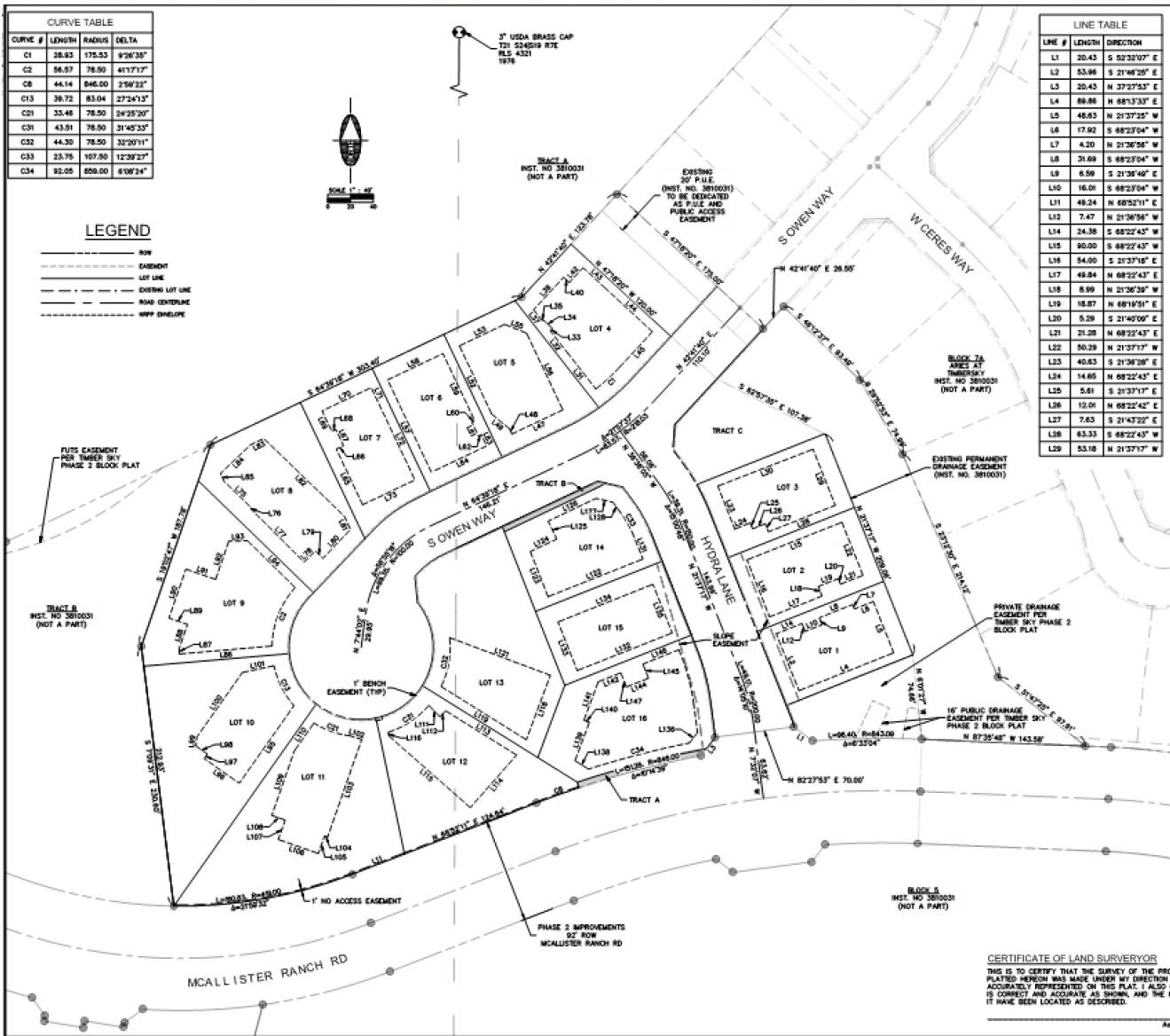


Aries at Timbersky Phase II Preliminary Plat



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C1	38.83	175.53	9°36'35"	
C2	56.57	78.00	41°17'17"	
C8	44.14	846.00	3°56'22"	
C13	36.72	83.04	27°24'13"	
C21	33.48	78.00	24°25'20"	
C31	43.01	78.00	31°45'23"	
C32	44.30	78.00	32°20'11"	
C33	23.75	107.50	12°39'27"	
C34	92.05	656.00	6°08'24"	

LEGEND	
---	ROW
---	EASEMENT
---	LOT LINE
---	EXISTING LOT LINE
---	ROAD CENTERLINE
---	RRP ENVELOPE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.43	S 52°32'07" E
L2	53.86	S 21°48'20" E
L3	20.43	N 37°27'53" E
L4	88.86	N 88°13'33" E
L5	48.63	N 21°37'25" W
L6	17.92	S 88°23'04" W
L7	4.20	N 21°36'56" W
L8	31.69	S 88°23'04" W
L9	6.59	S 21°36'40" W
L10	16.01	S 88°23'04" W
L11	49.24	N 68°52'11" E
L12	7.47	N 21°36'56" W
L14	24.38	S 88°22'43" W
L15	90.00	S 88°22'43" W
L16	54.00	S 21°37'15" W
L17	49.84	N 68°22'43" E
L18	8.99	N 21°36'30" W
L19	18.87	N 68°19'51" E
L20	5.29	S 21°40'00" E
L21	21.28	N 68°22'43" E
L22	50.39	N 21°37'17" W
L23	40.83	S 21°36'20" W
L24	14.66	N 68°22'43" E
L25	5.81	S 21°37'17" E
L26	12.01	N 68°22'42" E
L27	7.83	S 21°43'20" E
L28	63.33	S 88°22'43" W
L29	53.18	N 21°37'17" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L30	90.00	S 68°46'16" W
L31	36.83	N 38°07'12" W
L32	25.20	N 38°07'12" W
L33	2.85	N 42°41'40" E
L34	11.50	N 47°18'20" W
L35	1.00	S 42°41'40" W
L37	12.08	N 38°07'12" W
L38	36.83	N 42°41'38" E
L40	6.84	S 47°18'20" E
L42	17.80	N 42°41'30" E
L43	26.04	S 47°18'20" E
L44	57.05	S 47°18'19" W
L46	42.10	S 42°41'41" W
L47	49.70	S 64°39'18" W
L48	5.12	N 20°20'42" W
L49	20.22	N 50°26'18" W
L52	66.57	N 20°20'42" W
L53	44.15	N 64°39'18" W
L55	20.78	S 68°09'24" E
L56	74.75	S 20°20'42" E
L57	90.00	N 20°20'42" W
L58	54.00	N 64°39'18" W
L59	65.38	S 20°20'42" E
L60	2.80	S 64°39'18" W
L61	13.64	S 20°20'42" E
L62	2.80	N 64°39'18" W
L63	10.98	S 20°20'42" E
L64	50.33	S 64°39'18" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L65	54.21	N 20°20'42" W
L66	7.07	N 64°39'18" E
L67	15.74	N 20°20'42" W
L68	3.95	S 64°39'18" W
L69	20.00	N 20°20'42" W
L70	47.85	N 64°39'18" E
L71	14.22	S 20°20'42" E
L72	75.70	S 20°20'42" E
L73	50.97	S 64°39'18" W
L75	33.81	S 45°49'57" E
L76	1.03	S 44°53'23" W
L77	66.46	S 45°08'37" E
L78	13.91	N 44°51'42" E
L79	9.37	S 45°28'30" W
L80	35.23	N 43°35'25" E
L81	12.82	N 24°34'55" W
L82	95.78	N 45°01'52" W
L83	13.04	S 64°39'18" W
L84	36.42	S 48°18'08" W
L85	7.57	S 23°57'51" E
L86	81.83	S 85°03'55" W
L87	4.49	N 4°38'33" E
L88	23.89	N 19°02'43" E
L89	17.22	N 70°57'13" W
L90	45.53	N 19°02'43" E
L91	27.72	S 70°57'13" E
L92	35.54	N 19°02'43" E
L93	16.49	N 08°28'20" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L94	98.87	S 45°32'00" E
L95	83.51	S 35°11'16" W
L96	37.73	N 54°48'44" W
L97	4.87	N 35°11'16" E
L98	12.34	N 54°48'44" W
L99	7.72	N 4°02'23" E
L100	69.85	N 35°11'16" E
L101	28.45	N 78°00'51" E
L102	11.38	S 73°48'03" E
L103	91.01	S 19°18'12" W
L104	2.87	N 71°38'56" W
L105	16.47	S 19°18'12" W
L106	37.41	N 70°41'48" W
L107	15.06	N 19°18'12" E
L108	12.46	N 70°41'48" W
L109	60.33	N 19°18'12" E
L110	28.91	N 35°11'16" E
L111	13.88	S 44°00'21" E
L112	7.30	N 45°29'28" E
L113	73.63	S 58°04'02" E
L114	61.70	S 41°21'03" W
L115	95.44	N 48°39'50" W
L116	3.39	N 11°51'55" W
L118	60.61	S 20°27'21" W
L119	88.40	N 85°02'49" W
L121	94.72	S 69°32'30" E
L122	88.97	S 68°22'03" W
L123	42.66	N 21°25'15" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L124	25.72	N 64°39'18" E
L125	17.57	N 20°20'42" W
L126	48.67	N 64°39'18" E
L127	15.25	S 77°13'52" E
L128	9.57	S 36°28'05" E
L131	23.59	S 21°50'30" W
L132	90.00	S 88°22'43" W
L133	46.06	N 21°37'17" W
L134	90.00	N 68°22'43" E
L135	46.06	S 21°37'17" E
L136	11.58	S 37°27'53" W
L138	13.80	N 58°04'02" W
L139	36.14	N 20°27'21" E
L140	5.12	N 69°32'30" W
L141	36.20	N 20°27'21" E
L142	21.29	N 68°22'43" E
L144	21.00	N 68°22'43" E
L145	13.41	N 21°37'17" W
L146	34.13	N 68°22'43" E
L147	13.41	S 21°37'17" E

CERTIFICATE OF LAND SURVEYOR
 THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

Aaron S. Boring, PLS 48756

PRELIMINARY
 NOT FOR CONSTRUCTION,
 RECORDING OR RECORDING

ARIES AT TIMBER SKY - PHASE 2
 BLOCK 78 PRELIMINARY PLAT WITH NRRP ENVELOPE

110 N. DOW AVENUE
 FLAGSTAFF, AZ 86001
 PHONE: 928.774.0204
 FAX: 928.774.8934
 WWW: WWW.SW.COM

SWI
 Shephard & Associates, Inc.

DATE BY: _____
 REVISIONS: _____
 SHEET NO. 5 OF 5



Required Finding #1: Zoning Code (Title 10)



Meets Medium Density Residential (MR) Zone Standards

- Density
 - Gross 2.43 units/acre and Net 2.92 units per/acre is within the R1 range of 2 minimum and 5 maximum.
- Lot design
 - Conforms with the R1 minimum standards
 - Minimum 6,000 square foot lot size
 - Minimum lot width = 60'
 - Minimum lot depth = 100'
- Setbacks
 - Conforms with the R1 minimum setbacks
 - Front = 15' min; 25' min for parking;
 - Side = 8' min
 - Rear = 25' min



Required Finding #1: Zoning Code (Title 10)



Meets other relevant standards

- Historic/Cultural Resources
 - Cultural Resource clearance completed with the original approval
- Parks, Open Space, Pedestrian, Bicycle Facilities
 - Site is within adjacent to open space and amenity area provided within the Timbersky Development.
 - Sidewalks are provided throughout the subdivision, access to adjacent FUTS is maintained.



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 8" water line provided with the new streets serving subdivision
 - New 8" sewer line – each lot to be provided with a tap
- Stormwater
 - Regional detention for the entire Timbersky Development
 - On lot LID provided



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.**