

Sirius at Timber Sky

Preliminary Plat Approval Request

City Council | August 23, 2022

Ben Mejia | Planner





Request Overview

- Request from Capstone Homes for **Preliminary Plat approval of Sirius at Timber Sky** located at 3191 McAllister Ranch Road.
- Single family subdivision with 63 single-family home lots on 21.82 acres in the Single-Family Residential (R1) Zone also within the Resource Protection Overlay (RPO)
- Staff approved the Preliminary Plat with conditions on June 7, 2022

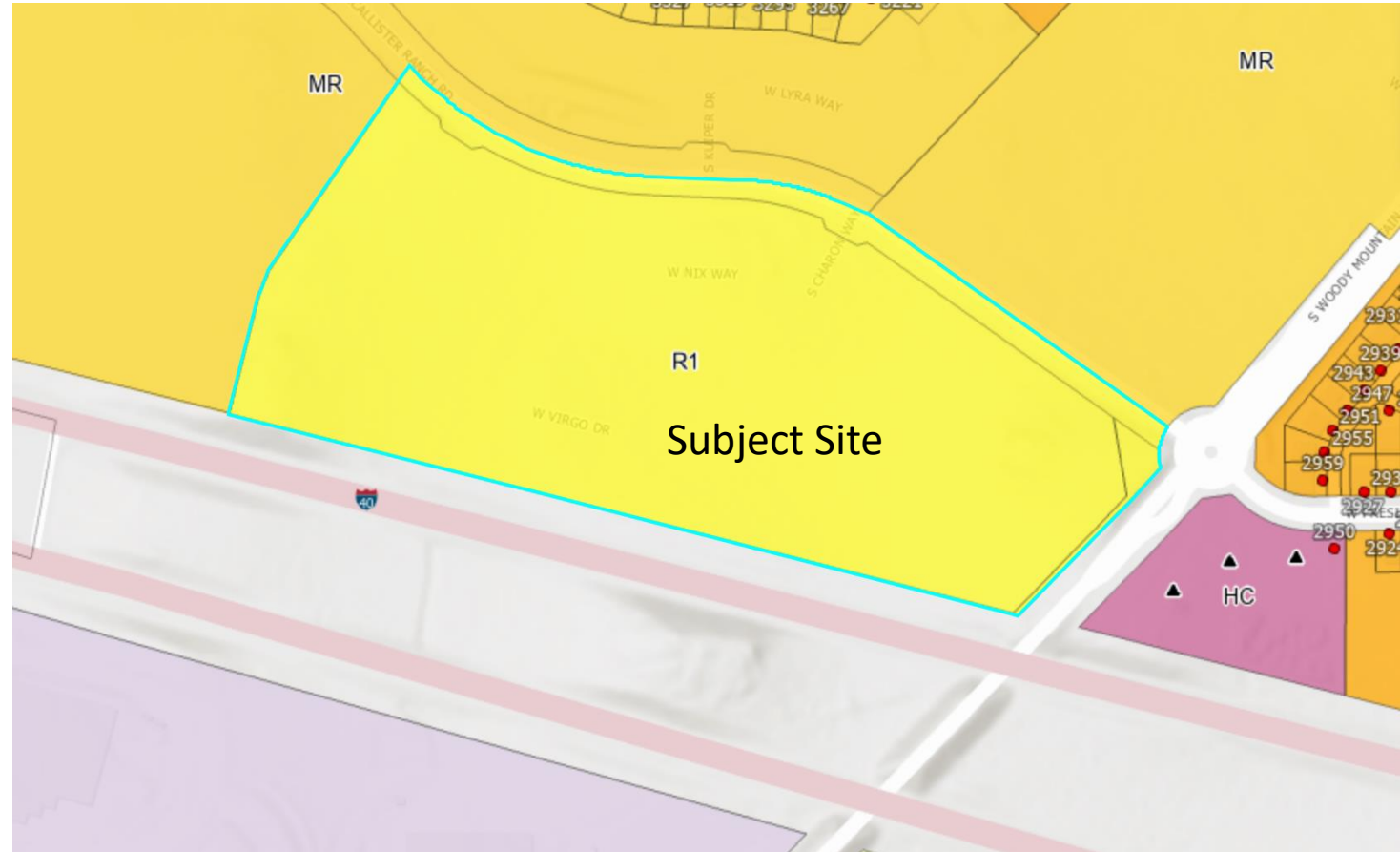
Vicinity Map

North: Timber Sky Block 3B
and Sky Cottages, MR Zone

South: I-40

West: Timber Sky Block 5, MR
Zone

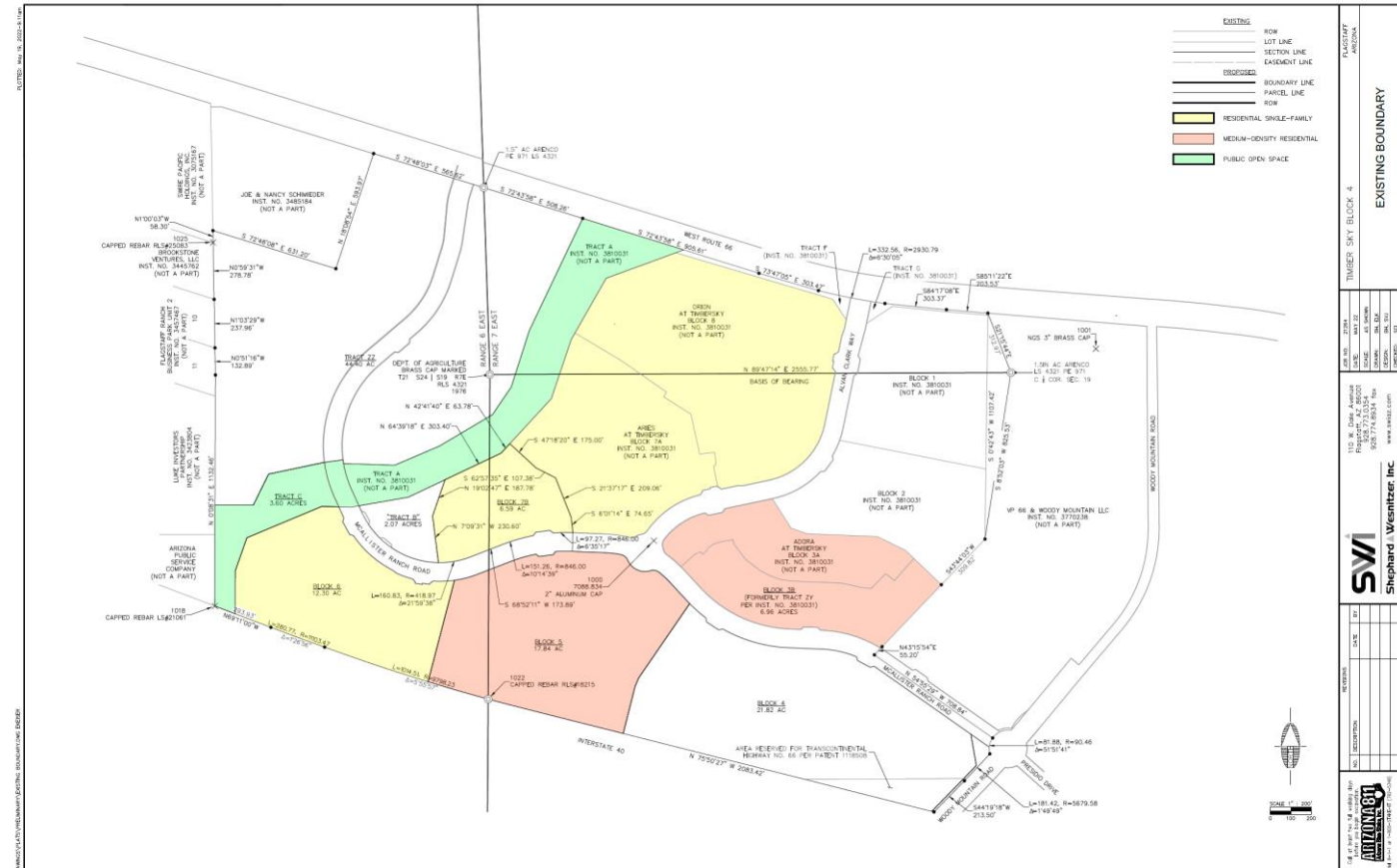
East: Presidio, HC and HR
Zones





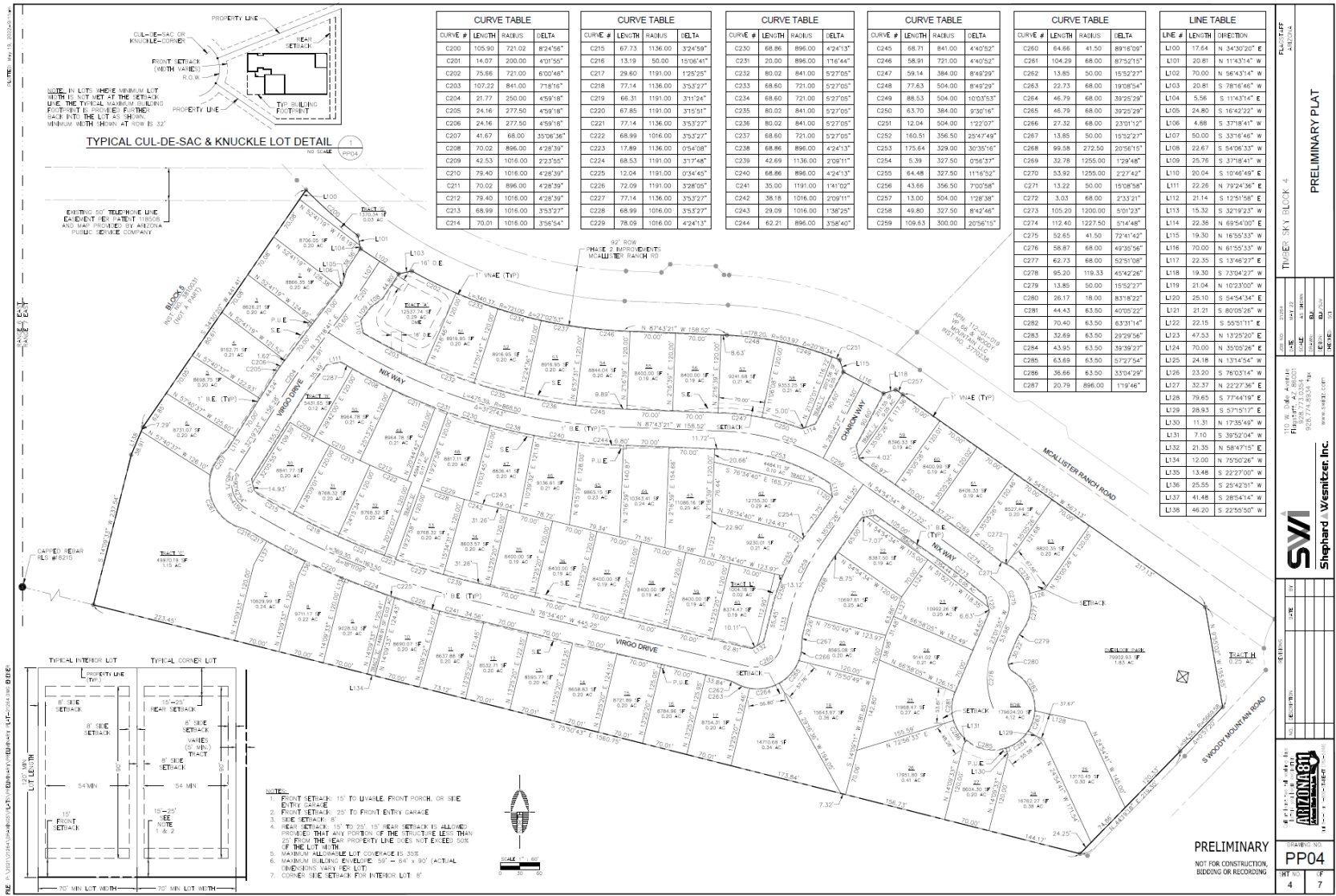
Timber Sky- Background

- In 2016, a Zoning Map Amendment and Annexation were approved for the Timber Sky Development which proposes a maximum of 1300 residential dwelling units.
- Subject site is part of Phase II of the development of Timber Sky.





Sirius at Timber Sky - Preliminary Plat



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C200	105.90	721.02	82°45'58"
C201	14.07	200.00	4°01'50"
C202	75.66	721.00	6°00'48"
C203	107.22	841.00	7°18'18"
C204	21.77	250.00	4°59'18"
C205	24.16	277.50	4°59'18"
C206	24.16	277.50	4°59'18"
C207	41.67	68.00	33°06'36"
C208	70.02	896.00	4°28'39"
C209	42.53	1016.00	2°23'55"
C210	78.40	1016.00	4°28'39"
C211	70.02	896.00	4°28'39"
C212	78.40	1016.00	4°28'39"
C213	68.89	1016.00	3°53'27"
C214	70.01	1016.00	3°58'54"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C215	67.73	1136.00	3°24'59"
C216	13.19	50.00	15°06'41"
C217	29.60	1191.00	1°25'25"
C218	77.14	1136.00	3°53'27"
C219	66.31	1191.00	3°11'24"
C220	67.85	1191.00	3°15'51"
C221	77.14	1136.00	3°53'27"
C222	68.99	1016.00	3°53'27"
C223	17.89	1136.00	0°54'08"
C224	68.53	1191.00	3°17'48"
C225	12.04	1191.00	0°34'45"
C226	72.09	1191.00	3°28'05"
C227	77.14	1136.00	3°53'27"
C228	68.99	1016.00	3°53'27"
C229	78.09	1016.00	4°24'13"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C230	68.86	896.00	4°24'13"
C231	25.00	896.00	1°16'44"
C232	80.02	841.00	5°27'05"
C233	68.60	721.00	5°27'05"
C234	68.60	721.00	5°27'05"
C235	80.02	841.00	5°27'05"
C236	80.02	841.00	5°27'05"
C237	68.60	721.00	5°27'05"
C238	68.86	896.00	4°24'13"
C239	42.69	1136.00	2°08'11"
C240	68.86	896.00	4°24'13"
C241	35.00	1191.00	1°41'02"
C242	38.16	1016.00	2°09'11"
C243	29.09	1016.00	1°38'25"
C244	62.21	896.00	3°58'40"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C245	68.71	841.00	4°40'52"
C246	58.91	721.00	4°40'52"
C247	58.14	384.00	8°49'29"
C248	77.63	504.00	8°49'29"
C249	88.53	504.00	10°03'53"
C250	63.70	384.00	9°30'16"
C251	12.04	504.00	1°22'07"
C252	160.51	356.50	25°47'49"
C253	175.64	329.00	30°35'18"
C254	5.39	327.50	0°36'37"
C255	64.48	327.50	11°16'52"
C256	43.66	356.50	7°00'58"
C257	13.00	504.00	1°28'38"
C258	49.80	327.50	8°42'48"
C259	109.63	300.00	20°56'10"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C260	64.66	41.50	89°16'09"
C261	104.29	68.00	87°52'15"
C262	13.85	50.00	15°52'27"
C263	22.73	68.00	19°08'34"
C264	46.79	68.00	39°25'29"
C265	46.79	68.00	39°25'29"
C266	27.32	68.00	23°01'12"
C267	13.85	50.00	15°52'27"
C268	99.58	272.50	20°56'15"
C269	32.78	1255.00	1°29'48"
C270	53.92	1255.00	3°27'42"
C271	13.22	50.00	15°08'58"
C272	3.03	68.00	2°53'21"
C273	105.20	1200.00	5°01'23"
C274	112.40	1227.50	5°24'48"
C275	52.65	41.50	72°41'42"
C276	58.87	68.00	49°25'56"
C277	62.73	68.00	52°51'08"
C278	95.30	110.33	45°42'26"
C279	13.85	50.00	15°52'27"
C280	26.17	18.00	83°18'22"
C281	44.43	63.50	40°05'22"
C282	70.40	63.50	63°31'14"
C283	32.69	63.50	29°29'56"
C284	43.90	63.50	39°39'27"
C285	63.69	63.50	57°27'54"
C286	36.66	63.50	33°04'29"
C287	20.79	896.00	1°19'46"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	17.64	N 34°30'20" E
L101	20.81	N 11°43'14" W
L102	70.00	N 56°43'14" W
L103	20.81	S 78°18'46" W
L104	5.56	S 11°43'14" E
L105	24.80	S 16°42'22" W
L106	4.88	S 37°18'41" W
L107	50.00	S 33°18'46" W
L108	22.67	S 54°09'33" W
L109	25.78	S 37°18'41" W
L110	20.04	S 10°46'49" E
L111	22.28	N 79°24'36" E
L112	21.14	S 12°51'58" E
L113	15.32	S 32°19'23" W
L114	22.35	N 69°54'00" E
L115	19.30	N 16°50'33" W
L116	70.00	N 61°50'33" W
L117	22.35	S 13°49'27" E
L118	19.30	S 73°54'27" W
L119	31.04	N 102°30'00" W
L120	26.10	S 54°54'34" E
L121	31.21	S 80°05'26" W
L122	22.15	S 55°01'11" E
L123	47.53	N 13°25'00" E
L124	70.00	N 35°05'26" E
L125	24.18	N 13°14'54" W
L126	32.20	S 76°03'14" W
L127	32.37	N 22°27'36" E
L128	79.65	S 77°44'19" E
L129	28.93	S 57°01'17" E
L130	11.31	N 17°35'49" W
L131	71.0	S 39°52'04" W
L132	21.35	N 58°47'15" E
L134	12.00	N 75°50'28" W
L135	13.48	S 22°27'00" W
L136	25.55	S 25°42'51" W
L137	41.48	S 28°54'14" W
L138	46.20	S 22°50'50" W

PRELIMINARY PLAT

DATE: 08/20/2024
 TIME: 9:57 AM
 SHEET: 4 OF 4
 SCALE: AS SHOWN
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON

SWI
 Shephard Westreit, Inc.

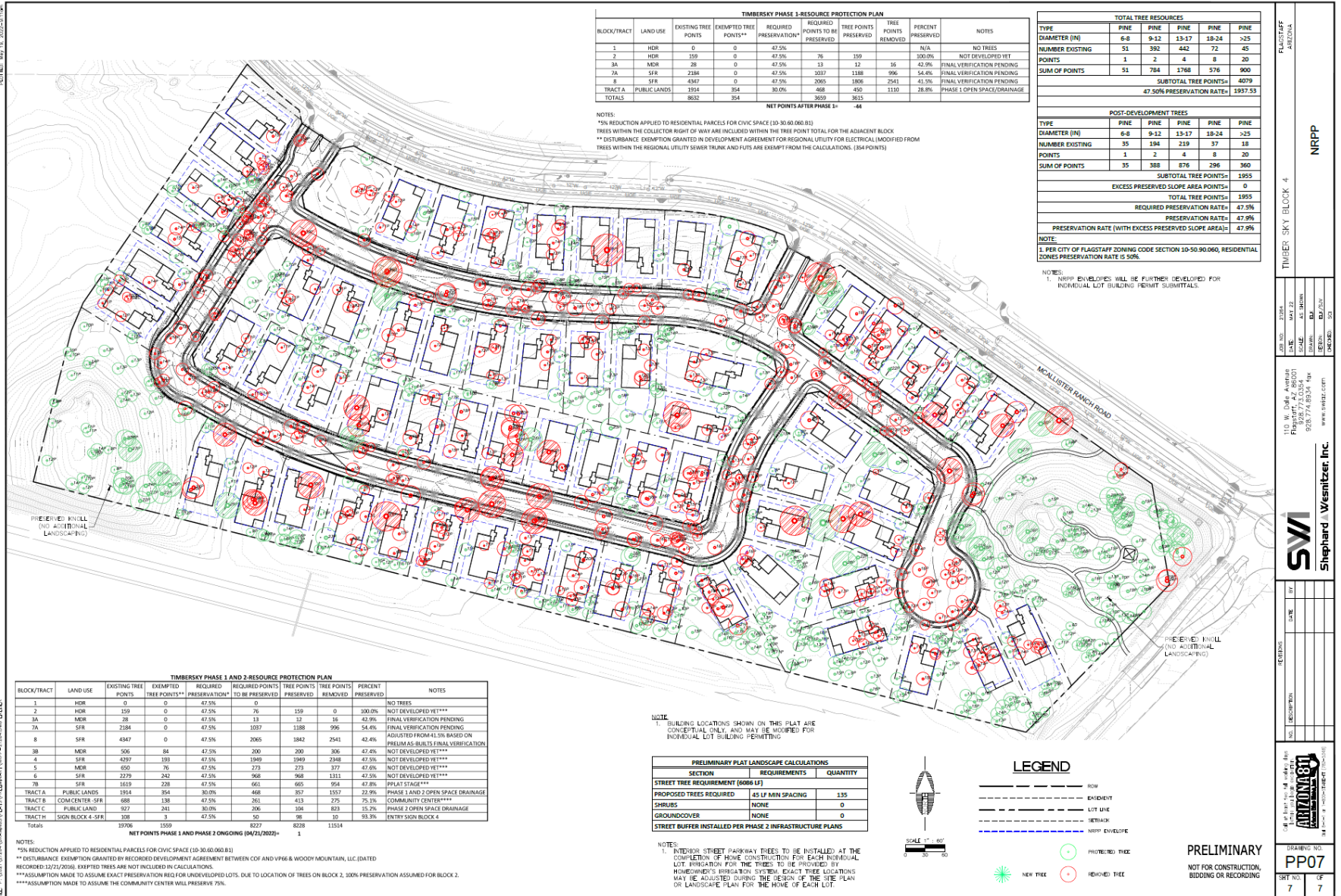
ARIZONA 80
 A PROFESSIONAL SURVEYING FIRM

PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO: **PP04**
 SHEET NO: 4 OF 7



Resource Protection Plan



TIMBERSKY PHASE 1-RESOURCE PROTECTION PLAN

BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%	0	0	0	N/A	NO TREES
2	HDR	159	0	47.5%	76	159	0	100.0%	NOT DEVELOPED YET
3A	MOR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	596	54.6%	FINAL VERIFICATION PENDING
8	SFR	4547	0	47.5%	2065	1806	2541	41.9%	FINAL VERIFICATION PENDING
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	400	1110	28.8%	PHASE 1 OPEN SPACE/DRAINAGE
TOTALS		8832	354		3609	3015			

NET POINTS AFTER PHASE 1: -44

NOTES:
 *5% REDUCTION APPLIED TO RESIDENTIAL PARCELS FOR CIVIC SPACE (10-30.60.060.B1)
 TREES WITHIN THE COLLECTOR RIGHT OF WAY ARE INCLUDED WITHIN THE TREE POINT TOTAL FOR THE ADJACENT BLOCK
 ** DISTURBANCE EXEMPTION GRANTED IN DEVELOPMENT AGREEMENT FOR REGIONAL UTILITY FOR ELECTRICAL (MODIFIED FROM TREES WITHIN THE REGIONAL UTILITY SEWER TRUNK AND CUTS ARE EXEMPT FROM THE CALCULATIONS. (364 POINTS)

TOTAL TREE RESOURCES

TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	51	392	442	72	45
POINTS	1	2	4	8	20
SUM OF POINTS	51	784	1768	576	900
SUBTOTAL TREE POINTS=	4079				
47.50% PRESERVATION RATE=	1937.53				

POST-DEVELOPMENT TREES

TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	35	194	219	37	18
POINTS	1	2	4	8	20
SUM OF POINTS	35	388	876	296	360
SUBTOTAL TREE POINTS=	1855				
EXCESS PRESERVED SLOPE AREA POINTS=	0				
TOTAL TREE POINTS=	1855				
REQUIRED PRESERVATION RATE=	47.5%				
PRESERVATION RATE=	47.9%				
PRESERVATION RATE (WITH EXCESS PRESERVED SLOPE AREA)=	47.9%				

NOTE:
 1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, RESIDENTIAL ZONES PRESERVATION RATE IS 50%
 2. NRPP ENVELOPES WILL BE FURTHER DEVELOPED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.

TIMBERSKY PHASE 1 AND 2-RESOURCE PROTECTION PLAN

BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%	0	0	0	N/A	NO TREES
2	HDR	159	0	47.5%	76	159	0	100.0%	NOT DEVELOPED YET****
3A	MOR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	596	54.6%	FINAL VERIFICATION PENDING
8	SFR	4547	0	47.5%	2065	1842	2541	42.4%	ADJUSTED FROM 41.5% BASED ON PRELIM AS-BUILTS FINAL VERIFICATION
3B	MOR	506	84	47.5%	200	200	306	47.4%	NOT DEVELOPED YET***
4	SFR	4297	193	47.5%	1949	1949	2348	47.5%	NOT DEVELOPED YET****
5	MOR	650	76	47.5%	273	273	377	47.6%	NOT DEVELOPED YET****
6	SFR	2279	242	47.5%	968	968	1311	47.5%	NOT DEVELOPED YET****
7B	SFR	1619	228	47.5%	663	665	954	47.8%	PPPLAT STAGE***
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	357	1557	22.9%	PHASE 1 AND 2 OPEN SPACE DRAINAGE
TRACT B	COMM CENTER-SFR	698	138	47.5%	261	413	276	75.1%	COMMUNITY CENTER****
TRACT C	PUBLIC LAND	927	241	30.0%	206	803	833	15.2%	PHASE 2 OPEN SPACE DRAINAGE
TRACT H	SIGN BLOCK 4-SFR	108	3	47.5%	50	98	10	93.9%	ENTRY SIGN BLOCK 4
TOTALS		37006	1599		8227	8228	11514		

NET POINTS PHASE 1 AND PHASE 2 ONGOING (04/22/2022): 1

NOTES:
 *5% REDUCTION APPLIED TO RESIDENTIAL PARCELS FOR CIVIC SPACE (10-30.60.060.B1)
 ** DISTURBANCE EXEMPTION GRANTED BY RECORDED DEVELOPMENT AGREEMENT BETWEEN COE AND VPK6 & WOODY MOUNTAIN, LLC (DATED RECORDED 12/20/2018). EXEMPTED TREES ARE NOT INCLUDED IN CALCULATIONS.
 *** ASSUMPTION MADE TO ASSUME EXACT PRESERVATION REQ FOR UNDEVELOPED LOTS. DUE TO LOCATION OF TREES ON BLOCK 2, 300% PRESERVATION ASSUMED FOR BLOCK 2.
 **** ASSUMPTION MADE TO ASSUME THE COMMUNITY CENTER WILL PRESERVE 75%.

NOTE:
 1. BUILDING LOCATIONS SHOWN ON THIS PLAN ARE CONCEPT ONLY AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMITTING.

PRELIMINARY PLAT LANDSCAPE CALCULATIONS

SECTION	REQUIREMENTS	QUANTITY
STREET TREE REQUIREMENT (6006 LF)		
PROPOSED TREES REQUIRED	45 LF MIN SPACING	135
SHRUBS	NONE	0
GROUND COVER	NONE	0
STREET BUFFER INSTALLED PER PHASE 2 INFRASTRUCTURE PLANS		

NOTES:
 1. INTERIOR STREET PARKWAY TREES TO BE INSTALLED AT THE COMPLETION OF HOME CONSTRUCTION FOR EACH INDIVIDUAL LOT. IRRIGATION FOR THE TREES TO BE PROVIDED BY HOMEOWNER'S IRRIGATION SYSTEM. EXACT TREE LOCATIONS MAY BE ADJUSTED DURING THE DESIGN OF THE SITE PLAN OR LANDSCAPE PLAN FOR THE HOME OF EACH LOT.



LEGEND

- ROW
- EXISTENT
- LOT LINE
- SETBACK
- NRPP ENVELOPE
- PROTECTED TREE
- NEW TREE
- REMOVED TREE

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

FLAGSTAFF, ARIZONA

TIMBER SKY BLOCK 4

NRPP

JOB NO.: 2754
 DATE: MAY 22, 2024
 DRAWN BY: JRM
 CHECKED BY: JRM

110 W. Dale Avenue
 Flagstaff, AZ 86001
 928.774.8334 fax
 www.wrsaz.com

Shepherd & Wesnitzen, Inc.

SWI

DRAWING NO. PP07
 SHEET NO. 7 OF 7



Required Finding #1: Zoning Code (Title 10)



Meets Single-Family Residential (R1) Zone Standards

Density

- Gross 2.89 units/acre and Net 4.56 units/acre is within R1 range of 2 minimum and 5 maximum units/acre

Lot design and resource protection

- Lots designed to meet resource protection requirements using specific building envelopes.

Lot sizes

- All lots meet minimum lot size of 6,000 sq.ft.
- All lots meet requirements for minimum width and depth

Staff has included as a condition of approval that where lots have frontages below 60', setbacks are applied where width reaches 60'

Setbacks

- Conforms with the R1 minimum setbacks:
- Front = 15' min; 25' min for parking;
- Side = 8' min
- Rear = 25' min

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 completed with original approval
- Parks, Open Space, Pedestrian, Bicycle Facilities
 - Open space and amenity area requirements are provided within the Timber Sky Development, however additional open space is provided in this subdivision.
 - Sidewalks are provided throughout the subdivision.



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 Timber Sky Development
- LID is provided in Tract A



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 Planning & Zoning Commission 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 subject to following conditions:**
 1. The applicant shall provide the purpose of each tract on the final plat.
 2. The final plat shall show the patent as shown on Sheet 2 of the preliminary plat and on the Timber Sky Final Block Plat.
 3. All lots shown with less than a 60-foot lot width at the 25-foot front setback shall have building envelopes with front setbacks set at the point where the lot width is 60 feet. A note shall be added to the lot typical identifying which lots have alternative front setbacks.