

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-20-00216-02

DATE: December 22, 2021

MEETING DATE: January 12, 2022

REPORT BY: Tiffany Antol, AICP

REQUEST:

Property owner, Ben Fimbres, requests Preliminary Plat approval for Fimbres Estates located at 1300 W Lower Coconino Avenue, a six-lot, single-family subdivision on 10.04 acres in the Estate Residential (ER) Zone within the Resource Protection Overlay (RPO).

STAFF 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 with the following conditions:

1. That a minimum front setback of 15 feet be required for front loaded garages and a minimum of 10 feet be required for side-loaded garages.
2. Provide dedication language for a public trail or FUTS on Tract A with the Final Plat.

PRESENT LAND USE:

The subject site is currently vacant with the only improvement consisting of a private road.

PROPOSED LAND USE:

A six-lot, single-family residential subdivision.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Lowell Observatory, Medium Density Residential (MR) Zone

South: BNSF Railroad

East: Flagstaff Townsite Subdivision, Single-Family Residential Neighborhood (R1N) Zone

West: Flagstaff Mesa Subdivision, Rural Residential (RR) 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 2010 the applicant/owner, Ben Fimbres, requested a minor Regional Land Use Plan Amendment to support a rezoning from Rural Residential (RR) to Estate Residential (ER) for a six-lot subdivision referred to as Fimbres Estates. Both the Regional Plan Amendment and the rezoning occurred under the previous Regional Land Use Plan and the Land Development Code. Under the Land Development Code, the Rural Residential (RR) zone would have only allowed two units on the 10+ acre site. The rezoning to Estate Residential (ER) allowed the applicant to utilize the "single-family detached development pad option" for a total of six-units on the 10+ acre site. This option provides a

mechanism for achieving gross densities for conventional single-family residential subdivisions when substantial natural resources are present on site. This option today is like the Planned Residential Development use currently in the Zoning Code. The current Zoning Code would not have required the rezoning that was approved in 2010. While both the plan amendment and the rezoning were approved, the applicant did not move forward with the subdivision.

The applicant is now seeking Preliminary Plat approval for a six-lot single-family residential subdivision subject to the rezoning in 2010. Lot sizes range from 1.07 acres to 1.47 acres. The site is located north of the BNSF Railway at the end of Lower Coconino Avenue between the Flagstaff Mesa and Flagstaff Townsite neighborhoods. The triangular site contains approximately 1,050 linear feet of private street frontage along Lower Coconino Avenue. The property provides two access points via the existing private roadway that connects the Lower Coconino Avenue cul-de-sac at the northeast corner of the subject site, through the proposed development to Flagstaff Mesa at the southwest corner of the site.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of six individual lots. Each lot has a proposed building envelope with the remainder of the lot restricted to undeveloped or undisturbed space as was required with the 2010 rezoning. All development will be limited to the development envelope area as designated on the plat leaving large portions of the lots undisturbed, including the steep sloped areas which are the most visible from surrounding properties. The original conditions of approval restricted these portions of the lots from being fenced. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A is located along the southern boundary of the proposed subdivision and is designated as a private roadway for ingress and egress for Lowell Observatory, Flagstaff Mesa Subdivision and the general public, public utilities, and storm water conveyance.

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. Estate Residential (ER) Zone

The property is zoned ER, Estate Residential with the Resource Protection Overlay (RPO). The ER Zone with RPO has a maximum density of one dwelling unit per acre. There is no minimum density for this zone. Six lots on 10.04 acres is a density of .59 units per acre. All lots within this proposed subdivision meet the minimum lot width, depth, and size requirements for the ER Zone.

- Minimum width: 149'
- Minimum size: 1 acre

For the purposes of tree and steep slope resource protection, the plat proposes unique building envelopes for each lot that **reduces** the minimum required setbacks for the ER Zone (see page 2 of the Preliminary Plat).

- Front: 50' required – **proposing 10' (staff is recommending 10' for side load garage and 15' for front loaded garages)**
- Interior Side: 20'/45' combined required
- Rear: 60' required

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. At the time this property was rezoned there were different resource preservation standards. These resource preservation standards have been applied to the current subdivision to remain in compliance with the concept plat submitted with the rezoning. The end result in regard to resources is very similar and more than the required resources under either code. The site contains both slope and forest resources. The only forest resources outside of required slope are limited to a small portion of the northwest corner of the property. The remaining property is sloped land that is forested except for the private roadway. The protection factors used are as follows:

Forest Resource Protection in the ER Zone

EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
10.04 acres	50%	81% or 8.19 acres

Steep Slope Protection in the ER Zone

SLOPE RESOURCE	TOTAL SF	REQUIRED PROTECTION	PROPOSED PROTECTION
Slope: 17%-24.9%	3,672	66.5%	100% or 3,672 SF
Slope: 25%-34.9%	338,684	76%	81.56% or 276,244 SF

iii. Historic/Cultural Resources

The City of Flagstaff Heritage Preservation Commission accepted a Cultural Resource Report prepared by a professional for the subject site. No mitigation of resources is required.

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

The site is located approximately a quarter mile from Old Town Springs Park, a neighborhood park less than one acre in size just east of the proposed subdivision on Lower Coconino Avenue. The proposed subdivision is not expected to require additional improvements to the existing parks system. The Zoning Code does not specifically require the provision of open space with a subdivision of this size. However, the original approval required that all areas outside of the building envelopes be preserved as open space and remain unfenced. Specific pedestrian and bicycle facilities are not provided in conjunction with this subdivision as the private road serving the property already exists. However, the applicant is granting public access to the private road to ensure existing trail connections can be maintained.

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.

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.

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.

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.

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

A Traffic Impact Analysis is not required for residential subdivisions that do not generate either one hundred or more AM or PM peak hour trips. The six proposed units of this subdivision do not approach this threshold. As such, an analysis was not required for this development. The City's Traffic Engineering section believes the City's existing street system will be able to adequately service the traffic from this subdivision.

Access to the development would be available from the private roadway, Lower Coconino Avenue, which was extended through the Fimbrez property and paved with the platting of the Flagstaff Mesa subdivision. The private roadway through the Fimbrez property is classified as a Residential Local street and the cross section is classified as

a Rural Local “Narrow” road, with two ten-foot lanes of pavement. The street does not provide either bicycle or pedestrian facilities nor does it provide for on-street parking.

ii. Water and Wastewater

The City of Flagstaff Water Services Division reviewed the proposed preliminary plat and determined that the project will have no significant impact to either water or sewer infrastructure off-site as a result of this development.

1. Water

The proposed development will be required to connect to the Flagstaff Mesa Zone “A” line. Further, the developer is required to provide an eight-inch looped pipeline configuration. Water mains and hydrants will be required to be located on the north side of the private street with fire hydrants spaced at 500-foot intervals.

2. Wastewater

The nearest sewer line to be utilized by this project will be the existing eight-inch line located under West Lower Coconino Avenue. Each new residence will be required to tap into the existing sewer line; approximate locations are indicated on the preliminary plat.

iii. Stormwater

A Preliminary Drainage Report was reviewed in conjunction with the Preliminary Plat for this development. There is an existing twenty-foot-wide paved roadway at the base of the sloped property intended to be subdivided into the six lots. An existing ditch runs along the north side of the private roadway which conveys onsite storm runoff to existing catch basins and storm drainpipes. Required improvements will include detention facilities to limit the post-developed flow rates to be less than the pre-developed flow rates for the 2, 10, and 100-year storm events. A Final Drainage Report will be reviewed with the Final Plat.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (8 sheets, 24 x 36”)