

Conditional Use Permit Request

3699 S. Woodland Hills Dr. Flagstaff, AZ 86005

Introduction:

This project is a new 5,790 S.F. residence located on approximately .55 acres in the Pine Canyon community. The property is located at 3699 S. Woodland Hills Drive. The property is zoned R-1 for single-family residential.



The applicant is proposing to construct a single family residence that will contain 5 En suite bedrooms. Due to having 5 “Sanitation facilities” the current zoning code is considered High Occupancy Housing. The purpose of the High Occupancy housing ordinance is to regulate the High-density apartments or mega room single family dwelling units with the intent to rent to students in and around the university. The property in question doesn’t meet the intent or purpose of the HOH ordinance but due to the amount of sanitation facilities is caught in responding to the ordinance. The applicant is requesting a Conditional use permit in accordance to section 10-40.60.175 of the zoning code.

Findings for granting a CUP:

The Planning and Zoning Commission may grant a Conditional use permit upon findings as described below and in accordance with Section 10-20.40.050.

- 1) That the conditional use is consistent with the objective of the Zoning Code and purpose of the zone in which the site is located.

Response: The residence in question is located in the high-end Pine Canyon development and having an En suite bedroom is consistent with the typical amenities of the Single-family residence in this area. The placement of the structure is designed within the setback requirements and is lower than the max height allowed. The proposed structure has been approved by the Pine Canyon Homeowners association and is being built as a single-family primary or secondary residence and not as a High occupancy housing development.

- 2) That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this shall include, but not limited to:

- a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.

Response: The residence will create no noise above a standard single-family residence and is following all illumination guidelines in regard to allowable lumens.

- b. Hazard to persons or property from possible explosion, contamination, fire, or flood.

Response: The residence creates no greater hazard than a standard single-family home and has been designed to maintain existing water run off patterns.

- c. Impact on surrounding areas arising from unusual volume or character of traffic.

Response: The residence is designed with adequate garage and driveway space for the occupants of this single-family home.

- 3) That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area.

- a. Access and traffic: pedestrian, bicycle, and vehicular circulation.

Response: The residence is designed with adequate garage and driveway space for the occupants of this single-family home. There will not be any vehicular interruptions.

- b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable.

Response: The proposed residence is within the setback requirements and height restrictions of the R-1 zoning. The proposed disturbed area is well below the allowable disturbed area of the property.

- c. Noise, light, visual, and other pollutants.

Response: The residence will create no noise above a standard single-family residence and is following all illumination guidelines in regard to allowable lumens.

- d. Proposed style and siting of structure, and relationship to the surrounding neighborhood.

Response: The project is consistent with the Pine Canyon Design Guidelines and has been approved with holistic design for the community in mind. The residence is within the building envelope per the PZ-19-00099-02 PLAT for The Estates at Pine Canyon Pine Run.

- e. Landscaping and screening provisions.

Response: The project will comply with the applicable landscaping and screening requirements.

f. Impact on public utilities.

Response: The residence will tie into the existing utilities as designed on the Civil Improvement plans for The Estates at Pine Canyon – Pine Run PZ-19-00099-02.

g. Signage and outdoor lighting

Response: The residence complies with all lighting regulations and there is no signage proposed for the project.

h. Dedication and development of streets adjoining the property

Response: The property is located in an existing subdivision with developed street and will not require any dedication or development of any streets.

i. Impact on historical, prehistoric, or natural resources

Response: The residence complies with all applicable natural resource standards and has no historical or prehistoric impacts.