

# Juniper Point Parcel 2

## Preliminary Plat

City Council | May 21, 2024

Wesley Welch | Planner





# Request Overview

- Request from JP 325, LLC for **Preliminary Plat approval for Juniper Point Parcel 2** located at 2000 John Wesley Powell
- Single family subdivision with 62 single-family home lots on 17.54 acres in the RR (Rural Residential) Zone
- Staff approved the Preliminary Plat on March 15, 2024
- Planning & Zoning Commission recommended approval on April 24, 2024

# Vicinity Map

North: Undeveloped Land and Coconino Community College, RR Zone.

South: JW Powell Boulevard and Pine Canyon, R1 Zone.

West: Undeveloped land identified as Juniper Point South, HR Zone.

East: Juniper Point Parcel 1 subdivision, split RR and R1 Zone.





# Juniper Point - Background



- 325-acre site between JWP Boulevard and I-40
  - Juniper Point Parcel 1, 38 lots includes 105.08 acres
  - Juniper Point Parcel 2 falls within the boundaries of Juniper Point Parcel 1



# Parcel 2

- 17.54 acres which is part of the 105.08 acres from Juniper Point Parcel 1 Subdivision
- RR Zone (Rural Residential)
- 62 single family lots
- Resource Protection Overlay
  - Steep Slope and Forest resources are set aside to be protected, this site is currently meeting their requirements with land over the entire development site





# Required Finding #1: Zoning Code (Title 10)



## Meets Planned Residential Development (PRD) Zone Standards

- Gross Density
  - 3.53 units/acre
  - PRD allows clustering of density, maximum density for the RR zone is 1 unit/acre. Additional land is set aside to be preserved within Juniper Point Parcel 1 Subdivision
- Lot design
  - PRD allows for smaller lots, through clustering
  - Lots utilize T3N.2 transect zone standards
    - Single-Family House, Frontage Types, Reduced Setbacks



# Required Finding #1: Zoning Code (Title 10)

## Meets Resource Protection Standards

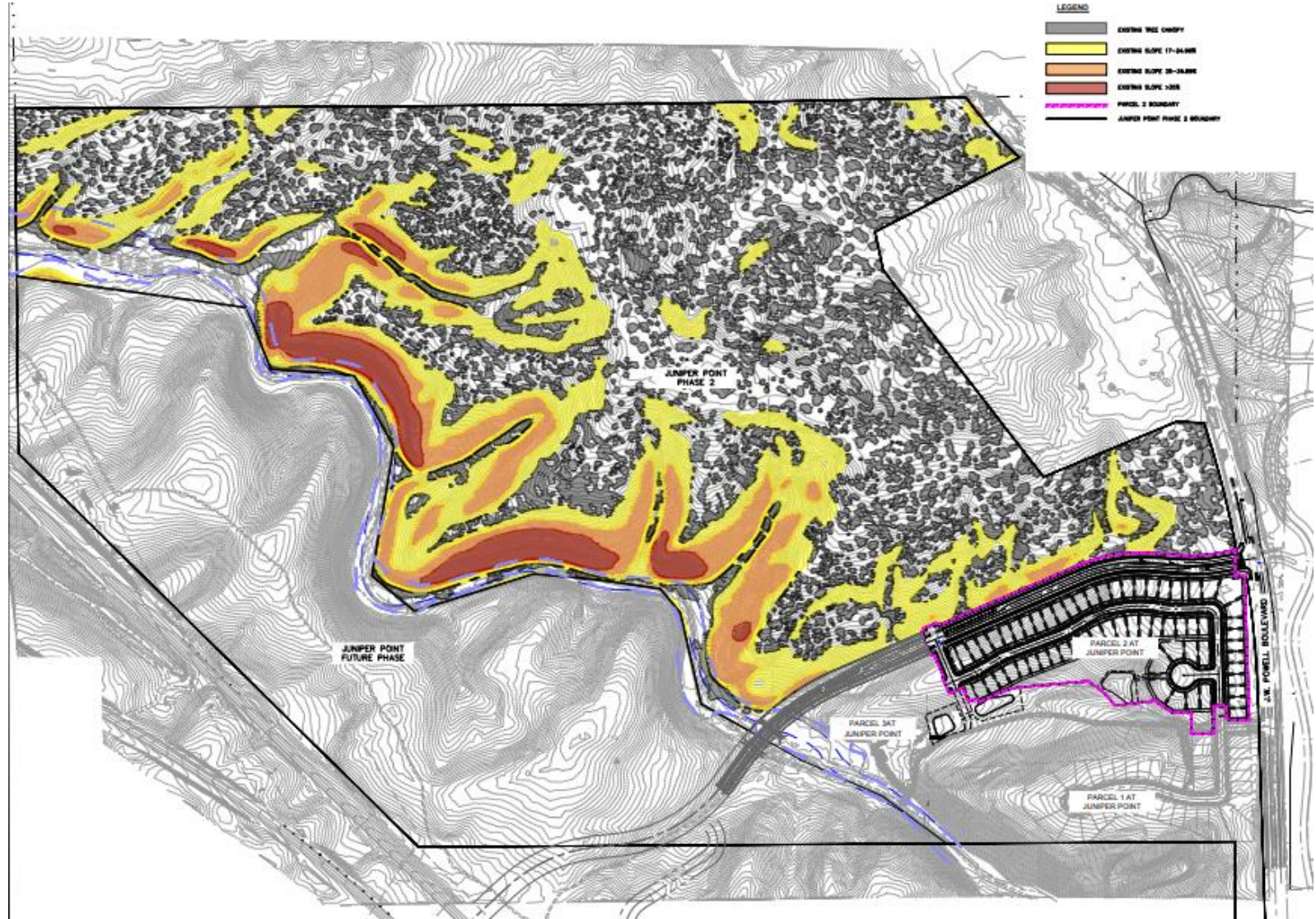
RESOURCE BANK FOR JUNIPER POINT					
	TOTAL AVAILABLE WITHIN JP PHASE 2	PARCEL 1	PARCEL 2	REMAINING AVAILABLE WITHIN JP PHASE 2	% PRESERVATION WITHIN JP PHASE 2
SLOPE AREA (SF) FOR 17-24.99%	1,570,969	535	-59,398	1,512,106	96.3%
SLOPE AREA (SF) FOR 24.99-34.99%	765,398	6,166	-134	771,430	100.8%
SLOPE AREA (SF) FOR >35%	275,109	0	0	275,109	100.0%
TREE CANOPY AREA (SF)	2,050,832	35,124	-90,369	1,995,587	97.3%

Note:

1. The table shows all natural resources for Juniper Point for Phase 2 (184.94 ac) and the excess (green)/shortage (red) of resources from Phase 1 (Parcels 1-2). The shortage of natural resources within Parcels 1-2 is subtracted from the natural resources available within Phase 2. The values credited to the development the subject parcel are noted in the tables to
2. A preservation rate above 100% indicates excess resources were preserved within Phase 1 of the development which can be credited to Phase 2.



# Resource Protection Plan





# Required Finding #1: Zoning Code (Title 10)



## Meets other relevant standards

- **Historic/Cultural Resources**
  - Cultural Resource Study, dated April 2006, was submitted with the Development Master Plan for Juniper Point South and was accepted by the Heritage Preservation Officer.
- **Parks, Open Space, Pedestrian, Bicycle Facilities**
  - Proposed connection to Bow and Arrow Wash trail
  - This Plat contains Tracts that are set aside for Open and Civic Space.
    - These numbers are not perfectly calibrated, will be fixed on final plat.



## 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
  - Master Traffic Impact Analysis (TIA) still under review for the whole development site.
  - Traffic Statement was provided for Parcels 1-3 and was approved



# Required Finding #2: Engineering Standards (Title 13)



## Meets Engineering Standards

- Water and Wastewater
  - New 8" and 12" water line
  - New 8" sewer line
- Stormwater
  - Preliminary Drainage Report for Juniper Point Phase 1 (Parcels 1-3) was prepared March 7, 2023 and reviewed by staff.



# 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



# Recommendation

## Planning and Zoning Commission Recommendation

City Council, based on the required findings and the recommendation of the Planning and Zoning Commission (6-0), approves this Preliminary Plat, with the following conditions:

- 1) The Final Plat shall adjust the plat boundaries to include the remainder of Juniper Point Parcel 1 Tract G.
- 2) The Final Plat and Engineering plans shall adjust the plat boundaries to include all areas that are being utilized for Resource Protection calculations.