

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-22-00192-01

DATE: April 15, 2024

MEETING DATE: April 24, 2024

REPORT BY: Wesley Welch

REQUEST:

JP325, LLC requests Preliminary Plat approval for Juniper Point, Parcel 2, located at 2000 John Wesley Powell Boulevard, a single-family subdivision of 62 lots on 17.54 (gross) or 11.36 (net) acres in the RR (Rural Residential) Zone utilizing the Planned Residential Development (PRD) option.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, 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.

PRESENT LAND USE:

The vacant subject site is located within the southern portion of the Juniper Point development area and to the east of the recently constructed subdivision for Juniper Point Parcel 1.

PROPOSED LAND USE:

Juniper Point Parcel 2 subdivision, consisting of 62 single-family lots located on 17.54 acres in the RR (Rural Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Undeveloped land and Coconino Community College; Rural Residential (RR) zone.

South: JW Powell Boulevard and Pine Canyon; Single-family Residential (R1) zone.

East: Undeveloped Land that is part of the Juniper Point development area, RR Zone.

West: Juniper Point Parcel 1 subdivision, split RR and R1 Zone, developed with PRD standards.

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

The applicant, JP325, LLC, is seeking preliminary plat approval for a 62-lot single-family residential subdivision. The property is located in the southwest portion of the city, north of Pine Canyon residential

subdivision and south of Interstate 40, and approximately one-half mile southeast of the Coconino Community College, Lone Tree Road campus. The subdivision is located within the Resource Protection Overlay (RPO) zone and includes steep slope areas and Ponderosa Pine forest.

There is one portion of the site that is currently under development, Juniper Point Parcel 1. This subdivision was developed with the PRD mechanism and provided 38 lots on 17.23 acres. The remainder of the parcel, identified as Tract "G", was saved for future development. This preliminary plat for Juniper Point Parcel 2 is utilizing this tract for its development and will end up creating another tract for future development, minus what is used for Parcel 2.

The development of this subdivision will be a part of APN 104-14-010, with a portion of that parcel becoming a new tract for future development. The applicant currently has multiple submittals for the site, including Juniper Point Parcel 3 preliminary plat, Juniper Point South concept plat, and Juniper Point 95 concept plat and rezone.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 62 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tracts H, I, J, L, M, and N are reserved for Open Space while Tract K is intended for a public utility easement and a public access easement trail. Tract O is intended for Resource Protection, Open Space, and Drainage and will be included in more detail on the final plat.

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. Rural Residential (RR) Zone

The property is zoned RR, Rural Residential. The RR Zone has a maximum density requirement of 1 unit per acre. The proposed 62 lots on 17.54 acres is a density of 3.53 units per acre which is above the maximum density, however the subdivision will be utilizing the PRD standards which allows for the clustering of density while preserving larger areas of open space within the site. The applicant will need to adjust their final plat to include the boundaries of Juniper Point Parcel 1 Tract G in order to maintain the proper acreage for their density.

PRD is a permitted use in the RR zone. Division 10-40.60.280 of the Zoning Code addresses specific use standards for PRD. PRDs may use different building types (i.e., Carriage House, Single-Family Cottage, Duplex) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 of the Zoning Code provides standards for specific building types and specifies the transect zones in which they are allowed. The T3N.2 transect zone allows the Single-Family House building type in new neighborhoods. It is worth noting that the code for the PRD has changed and this will be the last subdivision in the Juniper Point development area to utilize the old code. Juniper Point Parcel 3, and all future submittals, will adhere to the new PRD code.

The Single-Family House building type permits a minimum lot area of 5,000 square feet. The lots within this subdivision comply with the minimum lot area per building type. The preliminary plat complies with the applicable standards and building form and placement standards such as setbacks and height allowed in the T3N.2 transect zone (Division 10-40.40.060 of the Zoning Code).

Setback requirements for the T3N.2 transect zone are:

Front	12' min, 25' max
Side	5' min
Side Street	10' min, 30' max
Rear	12' min

Each building type has specific frontage types that must be used when developing the individual lots. In this case, the Projecting Porch, Integral Porch, and Engaged Porch frontage type has been applied. Division 10-50.120.040 addresses the standards for the Projecting Porch frontage type. With this frontage type, the house has a shorter front setback from the property line. The resulting front yard is typically smaller than traditional single-family development.

ii. Natural Resources

The subject property is located within the RPO. The applicant is identifying resources for the entirety of their overall Juniper Point South land area (184.94 acres). This plat does not meet resource protection requirements for the site itself and will need to include a boundary adjustment and Tract G from Juniper Point Parcel 1 to meet the requirements for this plat. However, the applicant is still identifying the resources for the overall site and this plat will be in compliance with resource protection requirements once this adjustment is made.

iii. Historic/Cultural Resources

A Cultural Resource Study, dated April 2006, was submitted with the Development Master Plan for Juniper Point South, and was accepted and approved by the Heritage Preservation Officer.

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

PRDs are required to provide 15% of the site as Open Space and 5% as Civic Space. Tract H and Tract J, consisting of sidewalks, and trail connections are proposed to satisfy the civic space requirement. Tracts N, L, and K consist of open areas on the site and are proposed to satisfy the open space requirement. These numbers will need to be adjusted on the Final Plat as the percentage of open and civic space need to be inclusive of the overall site and not just this portion of the development. There is a proposed connection to the Bow and Arrow Wash trail that will be realigned and finalized with the submittal of the Juniper Point Parcel 3 preliminary plat.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

Inter-department Staff (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.

ii.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.

ii.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.

ii.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.

ii.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 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

During the preliminary platting process of Juniper Point Parcel 1, it was determined that a Traffic Impact Analysis (TIA) would be required for the Development Master Plan which was approved in 2022 – however Traffic’s requirements were sufficed with a Traffic Statement. A new Traffic Statement was provided for Juniper Point Parcels 1-3 and was approved by the Traffic division on December 13, 2023. A Master TIA for the entire Juniper Point development site has been submitted and is currently under review.

The main access for this subdivision will be taken from JW Powell Boulevard through the entrance created with the construction of Parcel 1. The secondary connection for this subdivision will be from Lone Tree Road, once constructed.

ii. Water and Wastewater

Audurra, on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by the entire Juniper Point development site with a residential dwelling cap of 444 residential single-family units and 1,100 multi-family units.

Water

Currently there is City of Flagstaff water supply infrastructure adjacent to the site, a 27" water transmission main in Bow and Arrow Wash and a 20" waterline south of the project in JW Powell Blvd with capacity deemed adequate to serve this development. The proposed subdivision will be serviced by the Zone B water pressure system and any tapping or extension of the waterline will be done according to City of Flagstaff Standards.

The Juniper Point Parcel 2 preliminary plat identified a proposed 8" water stub at the intersection of Lone Tree Road and Farallon Drive. There are also 5 fire hydrants proposed to be located off the internal road network created by this subdivision. There will be a 12" waterline constructed under Lone Tree Road which will connect on the northern portion of the site. This waterline will also connect to the waterline on JW Powell Boulevard at the intersection of JW Powell Boulevard and Lone Tree Road.

Wastewater

There is an existing 24" sewer trunk line in the Bow and Arrow Wash that crosses the property and will be utilized for sewer collection for the development. The sewer trunk is located on the property so no offsite sewer extensions will be required to reach the existing public system.

There is an existing cleanout that was part of Juniper Point Parcel 1. Parcel 2 will remove the existing cleanout and install a new sewer manhole as they connect the existing 8" sewer line to the proposed 8" sewer line that services the development. There is a proposed 8" sewer stub located near the waterline stub referenced above. This will be located at the intersection of Farallon Drive and Lone Tree Road.

This proposal was reviewed by Water Services staff and no issues have been identified with capacity demands at this point in the development.

iii. Stormwater

A Preliminary Drainage Report for Juniper Point Phase 1 (Parcels 1-3) was prepared on March 7, 2023 and reviewed by Stormwater Staff. The project has been delineated into eight drainage areas to separate flow through the development. Juniper Point Parcel 2 contains the following identified basins from the report: B2.1, B2.2, B2.4, B2.5, B2.6 and B3. The report determined that detention basins for Phase 1 will be designed to reduce post-development runoff rates to be equal to or below the existing peak flow. There are three extended detention ponds located on the Parcel 2 site. One is included as part of Tract N and the other two are located within the boundaries of Juniper Point Parcel 3, but their construction will be part of the Parcel 2 development.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the 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, with the recommended conditions.

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, given the following condition:

1. The Final Plat shall adjust the plat boundaries to include the remainder of Juniper Point Parcel 1 Tract G.
2. The Final Plat shall adjust the plat boundaries to include portions that are being utilized for Resource Protection calculations.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan
- Vicinity Map
- Utility notification letters