

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-23-00027-01

DATE: May 1, 2024
MEETING DATE: May 22, 2024
REPORT BY: Ben Mejia

REQUEST:

Coconino Ridge at Pine Canyon, LLC and TLC PC Land Investors, LLC request Preliminary Plat approval for replat of the “Final Plat for Coconino Ridge Pine Canyon” located at 2460 and 2473 S Pinyon Jay Dr, within the 31-lot single-family subdivision of Coconino Ridge at Pine Canyon on 19.2 acres in the Single-Family Residential (R1) Zone. The proposed replat modifies the reservation of Tract E to allow private roads and remove the private open space reservation.

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.

PRESENT LAND USE:

The subject site is an existing subdivision with 31 single-family residential lots on 19.2 acres in the R1 zone. Tract E, modified by this request, is currently reserved for private open space, private drainage easement, and public utility easement.

PROPOSED LAND USE:

The proposal is to modify Coconino Ridge at Pine Canyon subdivision, consisting of 31 single-family lots located on 19.2 acres in the R1 Zone to reserve Tract E for private road use in addition to private drainage easement and public utility easement. The Open Space use will be abandoned with this modification. Lots 23 and 24 will be reduced in size to allow for the road use of Tract E.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Juniper Point, RR Zone

South: Deer Creek Crossing Unit One, R1 Zone

East: Undeveloped 126-acre parcel of formerly State Trust Land, RR Zone; National Forest, PF Zone

West: Deer Creek Crossing Unit One, R1 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 2016, the City of Flagstaff approved the Coconino Ridge at Pine Canyon subdivision as a 32-lot subdivision within the R1 Zone. Since recordation of the plat, one parcel (Lot 32) has been combined with neighboring parcels, currently 31 lots exist within the subdivision. All areas in the subdivision not allocated as lots are reserved as tracts. Tract E was reserved as private open space, public utility easement, and private drainage easement.

B. Type of Plat

This Preliminary Plat request is to replat the existing Coconino Ridge at Pine Canyon subdivision to reserve Tract E for private roads in addition to private drainage easement and public utility easement. The private open space reservation will be abandoned with this modification. Tract E will be increased in width to accommodate the road, and Lots 23 and 24 will be reduced in size. No new lots are proposed with this 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. Single-Family Residential (R1)

The modifications to this plat are in conformance with the requirements of R1 zone. The density will be consistent with existing conditions of the subdivision. The impacted lots meet the required size and dimension for the R1 zone. Both lots will be reduced from approximately 17,000 sq. ft. to approximately 14,000 sq. ft. which exceed the 6,000 sq. ft. minimum for the zone. This Preliminary Plat complies with the building form and placement standards such as setbacks for the R1 zone (Division 10-40.30.030 of the Zoning Code).

Setback requirements for R1 zone are:

Front:	15' , 25' parking
Side:	8' interior, 15' street side
Rear:	25'

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. Resources within this plat are limited to forest resources. The minimum required tree protection rate for residential zones is 50%. The replat will result in a minor resource preservation rate reduction from 52.7% to 50.3%. To mitigate the reduction of resources for the proposed roadway, the building envelopes of Lots 23 and 24 have been reduced.

iii. Historic/Cultural Resources

Cultural resource clearance was completed as part of the original plat approval. No additional review was required.

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

While no parks or open space are required for this subdivision, the Pine Canyon development area includes open space amenities for its residents.

As part of the overall Pine Canyon development, a 10-foot-wide paved FUTS trail from the intersection of existing Lone Tree Road to the intersection of JWP Blvd along the north side of the extension of Lone Tree Road to the intersection of Zuni was completed. A 10-foot-wide paved FUTS trail was also constructed from the intersection of Lake Mary Road on the east side of JWP Blvd to the Lone Tree intersection. An extension of the trail was constructed from the intersection of existing Lone Tree/JWP eastward along the south side of JWP towards the proposed third entrance to Pine Canyon where

the FUTS penetrates into the Pine Canyon development and extends to Fisher Point. This portion of the FUTS trail runs along the western side of the proposed subdivision but is located within the Deer Creek Crossing Subdivision.

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 on April 18, 2024.

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 changes to the 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:

- Existing street design was developed under previous Code which allowed private streets to be constructed without meeting City standards in accordance with the development agreement. The proposed road would be within the bounds for the development agreement.
- 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

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the new intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner’s Association.

A private looped street named Clubhouse Circle provides access throughout Pine Canyon. E. Telluride Drive provides access to the subject site from Clubhouse Circle. The street design within the subdivision consists of a cul-de-sac street named Pinyon Jay Drive. The cross section of the private streets provides a 27-foot-wide street section with rolled curb and gutter on both sides and a five-foot wide tail on both sides of the street. The expansion of Tract E to 61 feet wide would accommodate a higher street design dependent on future development to the east.

ii. Water and Wastewater

The development is serviced by a Zone B water pressure system. All of the water mains are public. A twenty (20) inch transmission main within the alignment of JWP Blvd was extended from Lake Mary Road into Pine Canyon. A sixteen (16) inch looped water main has been constructed within the alignment of Clubhouse Circle. A new eight (8) inch water line extends from Telluride Drive into the subdivision to provide water service.

Eight-inch public sewer lines have been constructed beneath the public and private streets. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association. An eight (8) inch sewer line extends from Telluride Drive into the subdivision to provide service.

iii. Stormwater

A Stormwater Analysis was completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve as a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system.

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.

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.

Attachments:

- Application
- Preliminary Plat