

PRELIMINARY REPLAT  
OF LOTS 23-24 AND TRACT E  
OF THE "FINAL PLAT FOR COCONINO RIDGE  
AT  
PINE CANYON"

**Preliminary Plat Approval Request**

City Council | July 2, 2024

Ben Mejia, AICP | Senior Planner



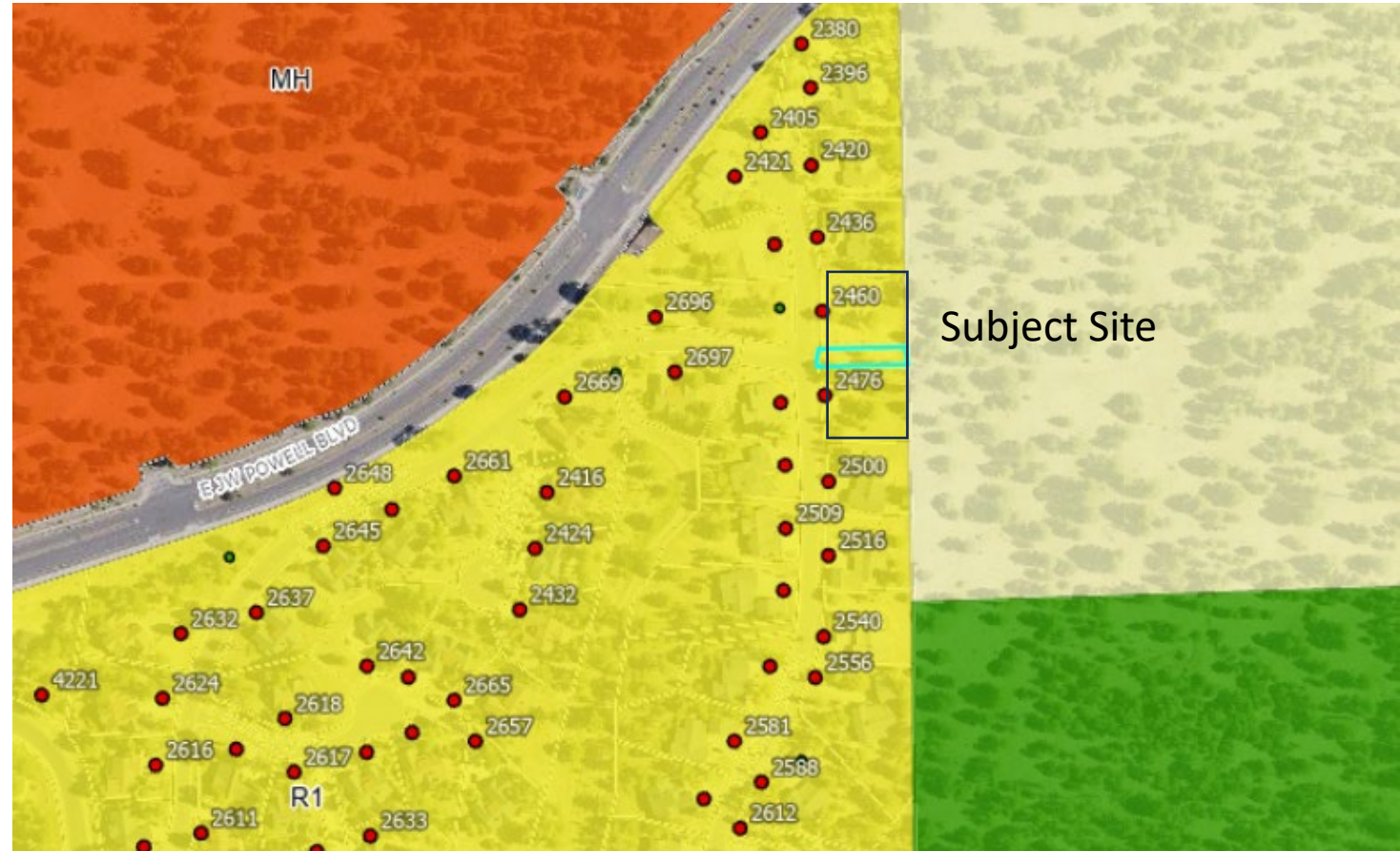


# Request Overview

- Request from Coconino Ridge at Pine Canyon, LLC and TLC PC Land Investors, LLC for **Preliminary Plat approval of Replat of Lots 23-24 and Tract E of the "Final Plat for Coconino Ridge at Pine Canyon"** located at 2460 and 2473 S Pinyon Jay Dr.
- Existing single-family subdivision with 31 single-family home lots on 19.2 acres in the Single-Family Residential (R1) Zone also within the Resource Protection Overlay Zone(RPOZ)
- Staff approved the Preliminary Plat of this replat on April 18, 2024
  - P&Z Commission recommended approval (5-0) on May 22, 2024

# Vicinity Map

North: Juniper Point, RR Zone  
City owned parcel, MH 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

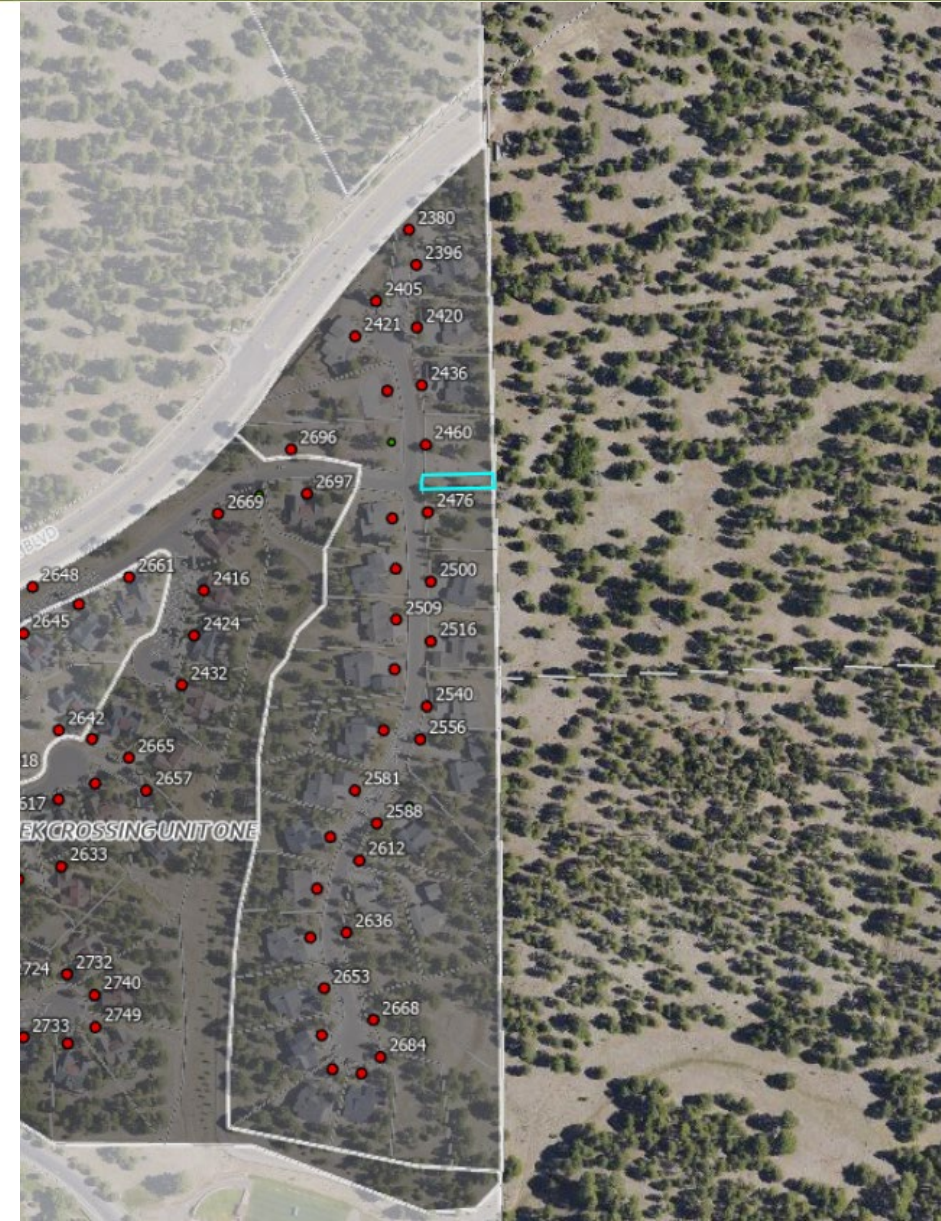




# Coconino Ridge at Pine Canyon- Background

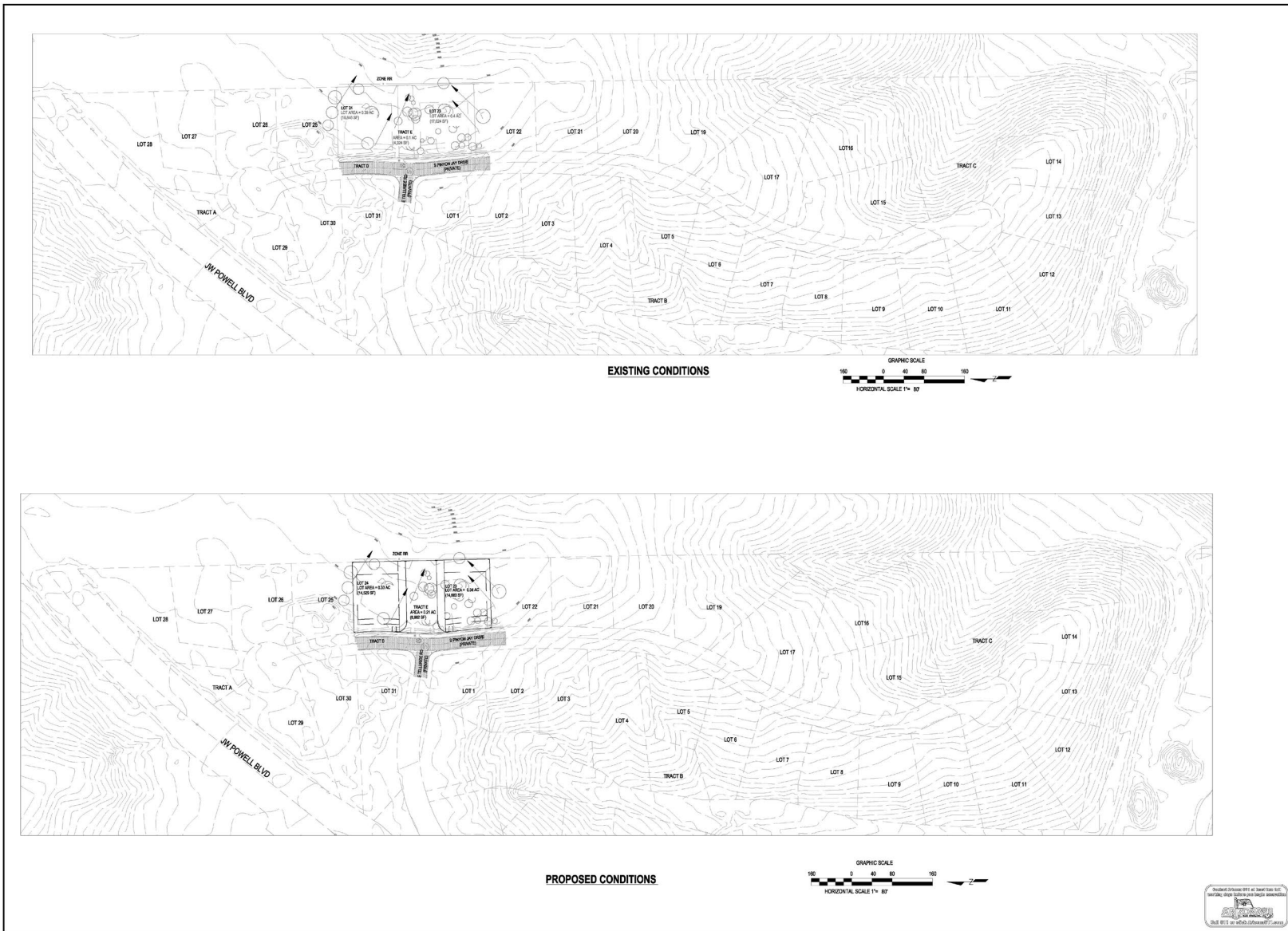


- In 2017, Coconino Ridge at Pine Canyon was recorded as a 32-lot subdivision within the R1 Zone.
- Since recordation of the plat, one parcel (Lot 32) has been combined with neighboring parcels, currently 31 lots exist within the subdivision.
- Tract E was reserved as private open space, public utility easement, and private drainage easement.





# Replat of Lots 23-24 and Tract E of the "Final Plat for Coconino Ridge at Pine Canyon"



NO.	DATE	REVISION

DESIGNED BY: WLB  
 DRAWN BY: WLB  
 CHECKED BY: WLB  
 DATE: APR 2024

**The WLB Group, Inc.**  
 WLB Group, Inc.  
 1001 BURNING TREE CIRCLE, SUITE 100  
 FLAGSTAFF, AZ 86001  
 PHONE: 909-779-3300

PRELIMINARY REPLAT  
 OF LOTS 23-24 AND TRACT E  
 GRADING AND UTILITIES

City of Flagstaff  
 Planning & Development  
 1001 BURNING TREE CIRCLE, SUITE 100  
 FLAGSTAFF, AZ 86001  
 PHONE: 909-779-3300

DESIGNED BY: WLB  
 DRAWN BY: WLB  
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 DATE: APR 2024

PROJECT NO.  
 S22024A001  
 SHEET  
**2 OF 4**

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



## Meets Single-Family Residential (R1) Standards

### Density

- The density will be consistent with existing conditions of the subdivision.

### Lot design and resource protection

- Lots designed to meet resource protection requirements using specific building envelopes

### Lot sizes

- Proposed lot sizes are approximately 14,000 sq. ft., exceeding the 6,000 sq. ft. minimum of Zone
- Proposed lot dimensions are approximately 84' wide and 135' deep, exceeding the 65'x100' minimum per zone

### Setbacks

- Conforms with the R1 minimum setbacks:
- Front = 15', 25' parking
- Side = 8' interior, 15' Street
- Rear = 25' min

***Zoning Code allows City Council to approve alternate lot sizes and setbacks on a final plat***



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



## Meets other relevant standards

- Historic/Cultural Resources
  - Cultural Resource clearance completed with original approval
- Parks, Open Space, Pedestrian, 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.
  - FUTS trail runs along southern and western boundary of Coconino Ridge at Pine Canyon subdivision within Deer Creek Crossing Unit One



## 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
  - A Traffic Impact Analysis (TIA) was not required for this subdivision. A TIA was completed for the entire Pine Canyon development area.



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



## Meets Engineering Standards

### Water and Wastewater

- 8" water line provided with the existing streets serving subdivision
- 8" sewer line –each lot provided with a tap

### Stormwater

- Stormwater Analysis was completed for the entire Pine Canyon development



# Required Finding #3: Subdivisions Standards (Title 11)



## Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Meets 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



# Findings and Recommendation

## Required Findings

- **The City Council shall find the Preliminary Plat meets the requirements of 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 Recommendation

- **Staff recommends the City Council approve the Preliminary Plat, in accordance with the findings presented in this report and the Planning and Zoning Commission recommendation (5-0).**