

# PLANNING & DEVELOPMENT SERVICES REPORT

## PRELIMINARY PLAT

PZ-21-00155-07

DATE: April 29, 2024

MEETING DATE: May 8, 2024

REPORT BY: Wesley Welch

### REQUEST:

TLC PC Land Investors, LLC requests Preliminary Plat approval for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) Zone.

### 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, given the following condition:

1. The Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17%-24.99% slope resources based on the request provided.

### PRESENT LAND USE:

The vacant subject site is located within the northwestern corner of the larger Pine Canyon development, which encompasses 660-acres. Pine Canyon includes a 31,000 square foot clubhouse, an eighteen-hole golf course occupying approximately 215 acres, 539 single-family lots, 46 townhome lots, and 60 condominiums.

### PROPOSED LAND USE:

Ghost Tree at Pine Canyon subdivision, consisting of 12 single-family lots located on 7.87 acres in the Single-Family Residential (R1) Zone.

### NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Estates at Pine Canyon Unit One (golf course and undeveloped land), R1 Zone

South: Pine Canyon main entrance and Estates at Pine Canyon Unit One (golf course and single-family homes), R1 Zone

East: Estates at Pine Canyon Unit One (golf course), R1 Zone

West: Estates at Pine Canyon Unit One (golf course and undeveloped land), R1 Zone

### 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.

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### STAFF REVIEW:

#### I. Project Information

##### **A. Background**

In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, townhomes, estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located near the intersection of Lone Tree Road and John Wesley Powell Blvd, just west of the Ghost Tree plat.

TLC PC Land Investors, LLC is seeking Preliminary Plat approval for a 12-lot single-family residential subdivision within the larger Pine Canyon development. Lot sizes range from 9,342 square feet to 21,861 square feet. The subdivision is one of the last undeveloped areas in Pine Canyon and is located between existing golf course and residential uses. The final plat was approved by Council on January 3, 2023. However, there were many small errors in the plat and the Coconino County Recorder's office would not record the document with a list of corrections. This plat has corrected those issues and is now going through the process once again to receive approval.

Since the first approval of the final plat, the applicant has identified an issue with meeting the originally proposed building envelopes. Due to the topography of the site, the side-loaded garage design (which helped to accommodate building envelopes that met resource protection standards) has been changed in order to minimize the length and slope of the driveways. The new building envelopes, slightly modified to make room for front-loaded garages, require a reduction in the required amount of preserved slope. Pursuant to Section 10-50.90.110(B), the Commission may allow a modification to the required resources.

New infrastructure will need to be provided for the project including a new private road, new water and sewer lines, and Low Impact Development (LID) basins. The proposed lots have been reviewed for compliance with the R1 Zoning district standards as well as conformance with the Resource Protection Overlay. City Staff approved the Preliminary Plat with conditions on March 30, 2024.

### **B. Type of Plat**

This Preliminary Plat request is for a single-family residential subdivision consisting of 12 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. The size and purpose of the tracts are listed in the Tract Summary Table on page 4 of the 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**

#### **i. Single-Family Residential (R1) Zone**

The property is zoned R1, Single-Family Residential. The lots within Ghost Tree at Pine Canyon Subdivision comply with the minimum density, lot size, width, and depth requirements for the R1 Zone. For the purposes of tree and steep slope resource protection, the plat proposes unique building envelopes for each lot that meet or exceed the minimum required setbacks for the R1 zone (see pages 4 and 5 of the Preliminary Plat).

- Front: 15' (25' for parking)
- Interior Side: 8'
- Exterior Side: 15'
- Rear: 25'

#### **ii. Natural Resources**

The subject property is located within the Resource Protection Overlay. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include moderate slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would need to be adjusted to account for the unique topography of the site. Although the applicant is using unique building envelopes to preserve resources, the required slope resources for

the 17-24.99% slope category are 1.5% short. It is important to note that the applicant preserved extra slope in the 25-34.99% category, however that excess slope was credited towards tree resources based on code provisions of one tree credit per 50 square feet of preserved slope. The Commission may grant the reduction of resources per Section 10-50.90.110(B) of the Flagstaff Zoning Code.

There are four required items that need to be demonstrated for the Commission to grant the requested reduction:

**i. Why priority areas described in Section 10-50.90.030, Priority for Resource Protection, cannot be retained**

The applicant’s narrative provides justification for the reduction of required slope resources based on the topography of the site in relation to the driveways and garages. Previously approved building envelopes were determined to not be feasible due to the sloped nature of the site. The new configurations replace the side-loaded garages with front-loaded garages which results in removing steep driveways in favor of driveways that are more gently sloped.

**ii. That there are no reasonable methods or techniques to implement the resource protection requirements of this division;**

In order to meet the required minimum density, the applicant is not able to provide fewer lots on the site to help mitigate the required resource protection.

**iii. A proposal for mitigation as defined in this section**

Mitigation techniques found in the code (10-50.90.110.B.2 and 3) are directly related to forest resources, there are no mitigation techniques provided by code that apply to slope resources. It is worth noting that the applicant is preserving excess slope in the 25%-34.99% slope category, although this excess slope is being used for tree resource points on the development site.

**iv. Mitigation proposals should not create future fire problems and have been approved by the FFD**

It has been confirmed by the Fire Department that this requirement only applies to forest resources.

**Forest Resource Protection in the R1 Zone: Ghost Tree at Pine Canyon Subdivision**

EXISTING TREE RESOURCE POINTS	REQUIRED PROTECTION LEVEL & POINTS	PROPOSED PROTECTION LEVEL & POINTS
529 points	50% or 265 points	50.5% or 267 points

**Steep Slope Protection in the R1 Zone: Ghost Tree at Pine Canyon Subdivision**

SLOPE RESOURCE	TOTAL SQUARE FEET	REQUIRED PROTECTION LEVEL & SQUARE FOOTAGE	PROTECTED LEVEL & PROTECTED SQUARE FOOTAGE
Slope: 17-24.9%	89,393	70% or 62,575 sq. ft.	68.5% or 61,235 sq. ft.
Slope: 25% - 34.9%	26,326	80% or 21,061 sq. ft.	84.4% or 22,212 sq. ft.
Slope: 35%+	None	--	--

**iii. Parks, Open Space, Pedestrian, and Bicycle Facilities**

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 also 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 enters the Pine Canyon development and extends to Fisher Point.

#### **iv. Historic/Cultural Resources**

The plat was reviewed by the Historic Preservation Officer and was found approved with no conditions.

### **B. City of Flagstaff Subdivision Standards**

#### **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.

### **C. City of Flagstaff Engineering Standards**

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 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. A new private street with a cul-de-sac (Tract A) will provide direct access to the subject site from Clubhouse Circle.

#### **ii. Water and Wastewater**

The proposed development is serviced by a Zone B water pressure system. All the proposed water mains will be public. The developer has already extended a twenty (20) inch transmission main within the alignment of JWP Blvd 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 water line will connect to the existing water main west of the subdivision in Clubhouse Circle.

Eight-inch public sewer lines have already been constructed beneath the private streets in Pine Canyon. 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. A new sewer line will connect to the existing sewer main west of the subdivision in Clubhouse Circle.

#### **iii. Stormwater**

A Stormwater Analysis was previously 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 a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system. The applicant also proposes to add several LID basins inside the proposed subdivision and just outside of the proposed subdivision on the golf course. The basins outside of the subdivision boundaries will be documented with Civil Engineering Plan approval.

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### **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 Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17%-24.99% slope resources based on the request provided.

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### **Attachments:**

- Application

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- Preliminary Plat, including the Natural Resource Protection Plan
- Natural Resource Protection Plan Comparison Sheet
- Request for Modification to Resource Protection Standards
- Vicinity Map
- Utility notification letters