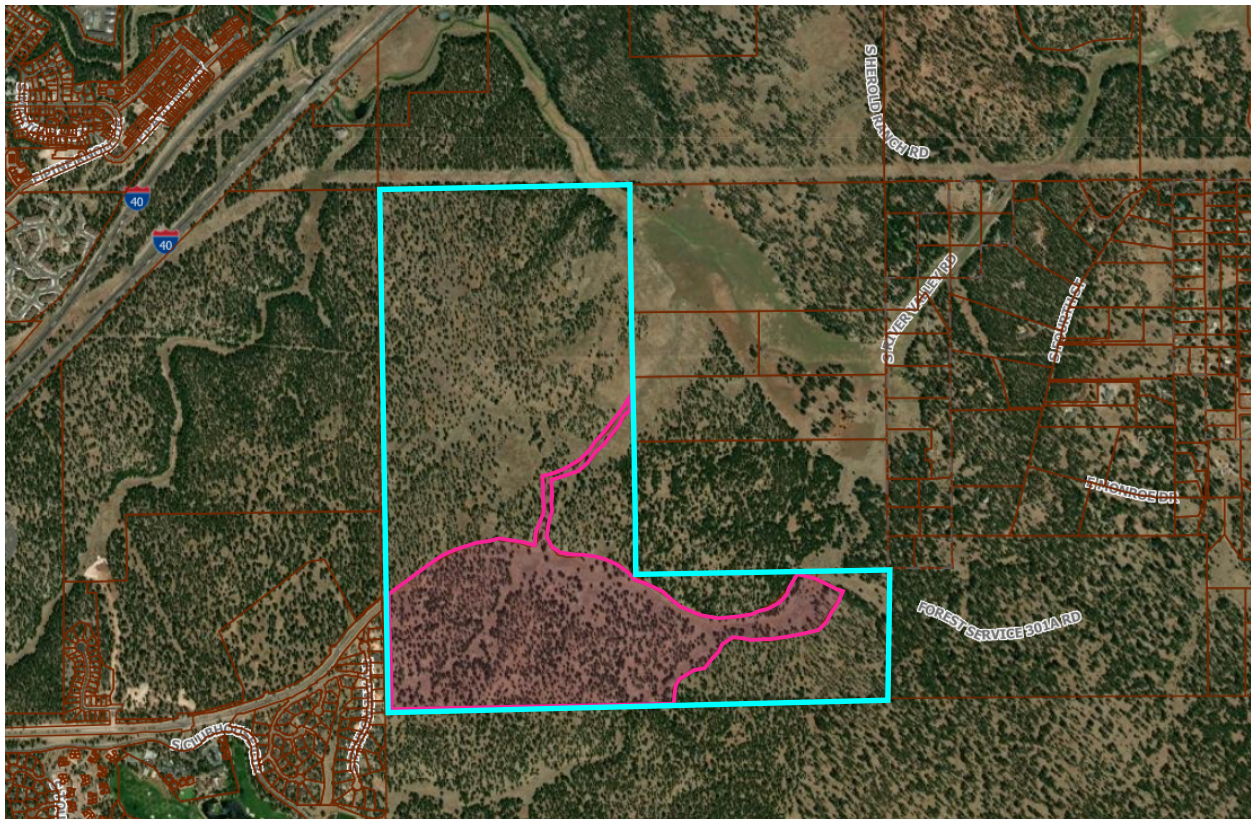


Symmetry Companies – Pine Canyon Expansion – ±126 Acres

City of Flagstaff—PRELIMINARY PLAT

April 24, 2025

Introduction. STL 405, LLC c/o Symmetry Companies (“Symmetry”) is proposing this Preliminary Plat (“Plat”) application in order to facilitate the development of the southwest, approximate 126 (“126 Acres” or “Property” in pink below) of the overall 405 “L-shaped” acres (“Overall Property,” in teal below) generally located northeast of Pine Canyon Estates (south of Interstate-40 and east of Lone Tree Road), known as Coconino County Assessor’s Parcel Number 106-10-004, as shown on the Aerial Map below. Development is planned to include 126 residential dwelling units in phases, at an overall density of approximately 1 residential dwelling unit per acre. The Overall Property (including the 126 Acres) is vacant, undeveloped and zoned Rural Residential—Resource Protection Overlay (RR—RPO).



Aerial Map

Context. The Overall Property is generally surrounded to the north by vacant, undeveloped property owned by Little America, to the northeast by Rio de Flag, to the south by the Coconino National Forest, to the southwest by Pine Canyon Estates and to the west by the planned Juniper Point development.

Development Proposal. Symmetry is proposing to develop up to 126 residential dwelling units at an overall density of approximately 1 residential dwelling unit per acre under the existing RR—RPO zoning. The development will occur in phases. In the first phase, as shown in this Preliminary Plat, Symmetry is proposing 54

single-family lots with associated road, drainage, utility, and active amenity open space tracts. The remainder of the land—Tracts E, F, and H—are reserved for future development for the remaining 72 units. Each of these tracts will be re-platted as separate phases, with estimated unit counts provided in this Preliminary Plat and final unit counts to be established at the time of subdivision review.

As each re-plat will remain a part of the overall JWP 126 subdivision, density is assessed over the entire 126 Acres. For each phase of development, unit count & allocation will be tracked through tables on the plat cover page. An estimated unit allocation for each future development tract is included to illustrate the potential distribution of up to 126 units throughout the 126 acres. In no event will the overall density for the JWP 126 subdivision exceed the maximum permitted density. Under the current zoning, and after approval of this initial phase, 72 units will remain to be distributed between Tracts E, F, and H. It is also understood that the conceptual unit allocations provided do not entitle the property for uses/products other than those permitted in the RR—RPO district.

Planned Residential Development. The project utilizes the alternative lot standards and setbacks for a Planned Residential Development per Section 10-40.60.280 of the Zoning Code. Anticipated PRD elements include significant traffic calming design features, provision of recreational amenities withing a park/common space, and CC&Rs and setback standards not prohibiting ADU development. The PRD design elements are indicated on the plat Cover Sheet as required.

Traffic, Access & Circulation. Transportation infrastructure is well-designed to support efficient circulation throughout the area. Primary vehicular access is planned via the planned extension of John W. Powell Boulevard (“JWP”) from the west. The proposed extension will provide a new roundabout to create a sense of arrival to the broader STL405 property and provide a continuation of the existing travel lanes and pedestrian/bike facilities to the west. Secondary vehicular access will be provided on the west side of the site to align with the existing Telluride Drive, which provides an outlet to Clubhouse Circle and the larger Pine Canyon Estates community. Internal to the community will be multiuse pathways connecting residences and active amenity open spaces. This network of multiuse pathways will provide safe, direct, and well-integrated routes that connect residents to key amenity open spaces, encouraging active transportation and reducing reliance on vehicular travel.

Engineering Modifications. Four engineering modifications are being requested as part of this Plat for: an added landscape island, slightly reduced curb-return radii in each of the four cul-de-sacs, the elimination of sidewalks along the Property’s private roads, and a modified street section at the entrance to imitate two one-way road sections. These modifications are beneficial because they contribute to creating safer, more visually engaging, and community-focused environments. The added landscape island not only enhances the aesthetic appeal but also acts as a traffic calming measure, encouraging slower vehicle speeds and providing a focal point for community identity. Meanwhile, the reduced curb-return radii in the cul-de-sacs help to naturally slow traffic, reducing the potential for vehicular conflicts. Eliminating sidewalks along the private roads supports a more intimate, shared-space environment that prioritizes the privacy and security of residents while reducing

unnecessary infrastructure, aligning with sustainable and cost-effective urban design principles. And lastly, the modified street section at the entrance allows for a larger median with turnaround point prior to entering the neighborhood.

A narrative response to the Engineering Modification Criteria in Section 13-06-002-0001.1.1 of the City Code is included with this submittal.

View Corridor. The 126 Acres benefits from panoramic scenic view corridors to the San Francisco Peaks, Humphreys Peak, and Coconino National Forest, which will be preserved and celebrated as a unique community asset. The community has been oriented around an active amenity that enhances and preserves these unparalleled view corridors for the enjoyment of all residents.

Resource Preservation. The 126 Acres contain some Ponderosa Pine trees. A Natural Resource Protection Plan (NRPP) is included with this application. The NRPP excludes future development tracts (E, F, & H), as such tracts will be surveyed for resources separately and subject to individual NRPPs at each platting stage. However, the temporary parking lot shown in Tract F has been accounted for as disturbed in the NRPP.

These existing tree resources have been surveyed and accounted as reflected in the NRPP. Notably, the entire Property was surveyed to collect complete data (including species and DBH) on all existing trees. This provides a more accurate representation of the tree resources compared to a sampling method. Symmetry Companies is separately processing a Forward Stewardship Plan (“FSP”) which determined that no Firewise, thinning, or vegetation management plans are required for this site prior to resource protection calculations.

As previously discussed with Staff, approximately 6 trees were removed from the Property prior surveying. Based on previously collected aerial data, those trees have been included in the NRPP and are accounted for as disturbed/removed trees. Any grading that has occurred on the Property for connection with Coconino Ridge has also been accounted for as disturbed slope, to the extent protected slopes previously existed in such areas.

Flood Hazards. The 126 Acres are not located within any FEMA-delineated flood hazard zone (e.g., floodway or floodplain).

Stormwater Management. Offsite stormwater will be routed though the Property such that flows will leave the site at a historic location and rate. Onsite stormwater will be managed through a series of curbed streets with drainage inlets and storm drain systems. Culverts under roadways will be implemented where necessary. Post-development runoff will be handled with stormwater detention such that pre-condition peak flows shall be maintained per the City of Flagstaff’ Flood Control Manual. Due to proposed impervious conditions, extended Detention Basins with LID systems shall be constructed per the City of Flagstaff’s LID Manual.

Utilities. The Property is within the service areas for APS (electric), UniSource (gas), and CenturyLink (communications). Each of these providers has issued a Will Serve letter for the Property. The Applicant has also sent letters to the required entities per item A.9. of the City's Preliminary Plat Application Checklist. Copies of the letters and responses received are included with this submittal.

Infrastructure & Services. Additional infrastructure improvements are anticipated to include an extension of the existing 20" waterline within the JWP alignment and 8" water (extending from the 20" waterline) and sewer lines serving the planned development.

This Plat also includes the dedication of the entire JWP alignment through the Overall Property, as contemplated by an agreement with the City, to allow for circulation and connectivity between the various developments planned along the JWP corridor.

Heritage Resources. There are no known heritage resources on the Property.

Phasing. The 126 Acres will be developed in phases as each plat is approved. Development plans for each phase will be submitted to the City for review to ensure proper and orderly development.