

Atlas at Timber Sky

Preliminary Plat Approval Request

City Council | June 3, 2025

Ben Mejia | Senior Planner





Request Overview

- Request from Capstone Homes for **Preliminary Plat approval of Atlas at Timber Sky** located at 2490 S Alvan Clark Blvd.
- Single family subdivision with 60 single-family home lots on 6.36 acres in the High Density Residential (HR) Zone also within the Resource Protection Overlay (RPO)
- Staff approved the Preliminary Plat on April 11, 2025

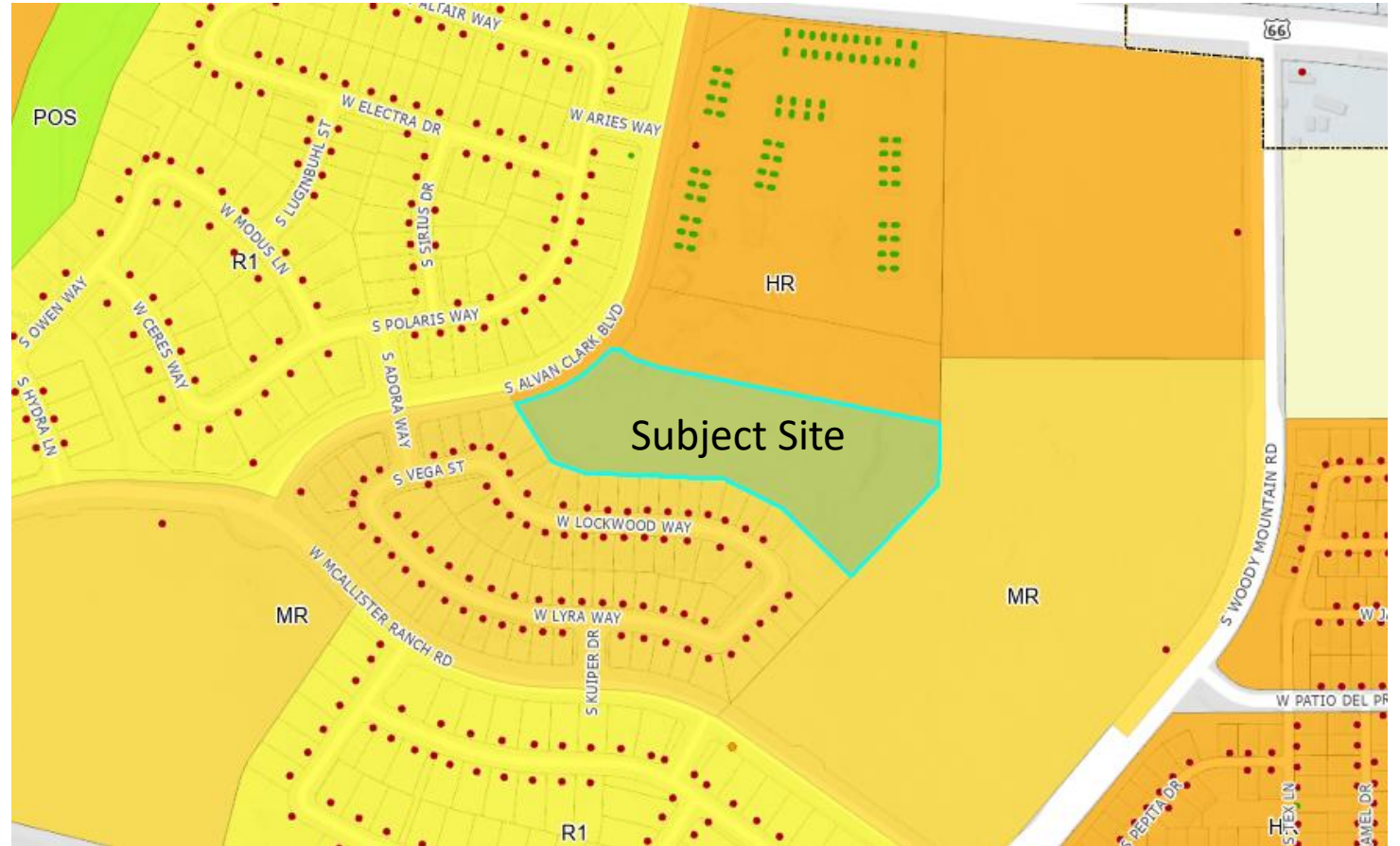
Vicinity Map

North: Multi-Family Residential
Condominiums (Habitat for Humanity),
HR Zone

South: Single-Family Residential
Subdivision, Medium Density
Residential (MR) Zone

East: Multi-Family Residential, MR
Zone

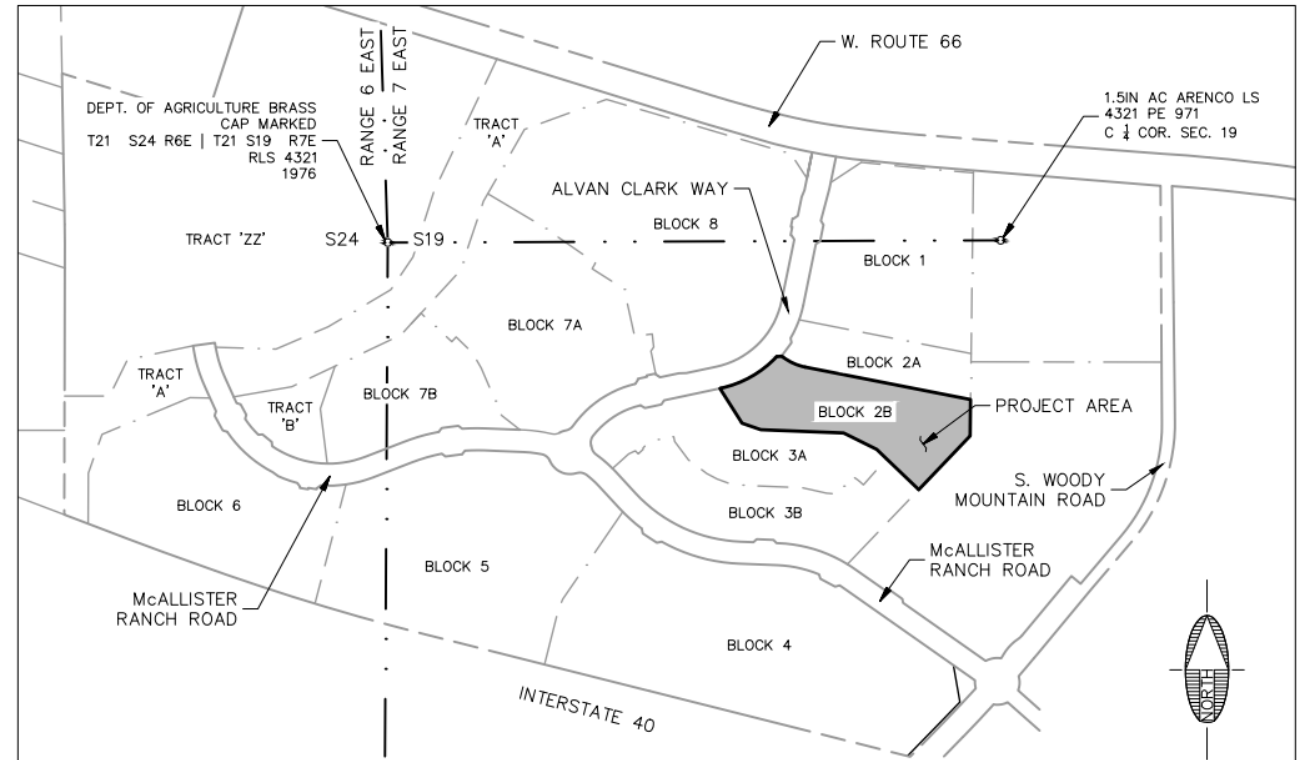
West: Single-Family Residential
Subdivision, Single-Family Residential
(R1) Zone





Timber Sky- Background

- In 2016, a Zoning Map Amendment and Annexation were approved for the Timber Sky Development which proposes a maximum of 1300 residential dwelling units.



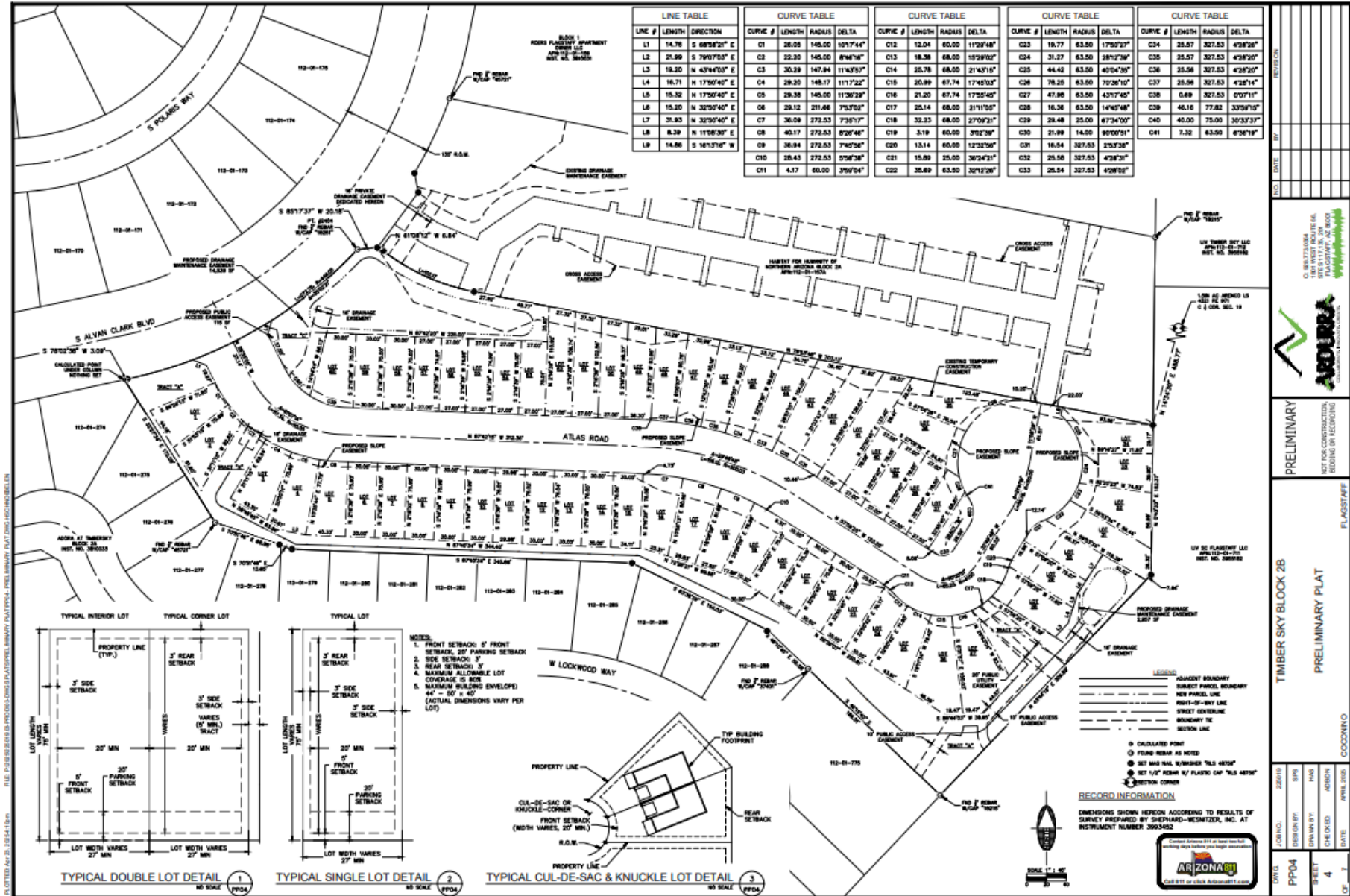
VICINITY MAP
N.T.S.



Atlas at Timber Sky - Preliminary Plat



- 6.36 acres in HR Zone, RPO
- 60 SF attached and detached units
- PRD standards for setbacks and minimum lot size
- Pedestrian connection to adjacent southern parcel via a trail in the SE corner
- Stormwater Detention basin on Tract C



FILE: P:\2025\25452\PROJ\2\CONTS\PLAT\PRELIMINARY PLAT\PLAT-4 - PRELIMINARY PLAT.DWG (C:\HS\B\ELLEN)

PLATTED: Apr 23, 2025 4:19pm

250115

PP04

PP04

4

APRIL 2025

COONNO

PRELIMINARY PLAT

TIMBER SKY BLOCK ZB

PRELIMINARY PLAT

ARIZONA

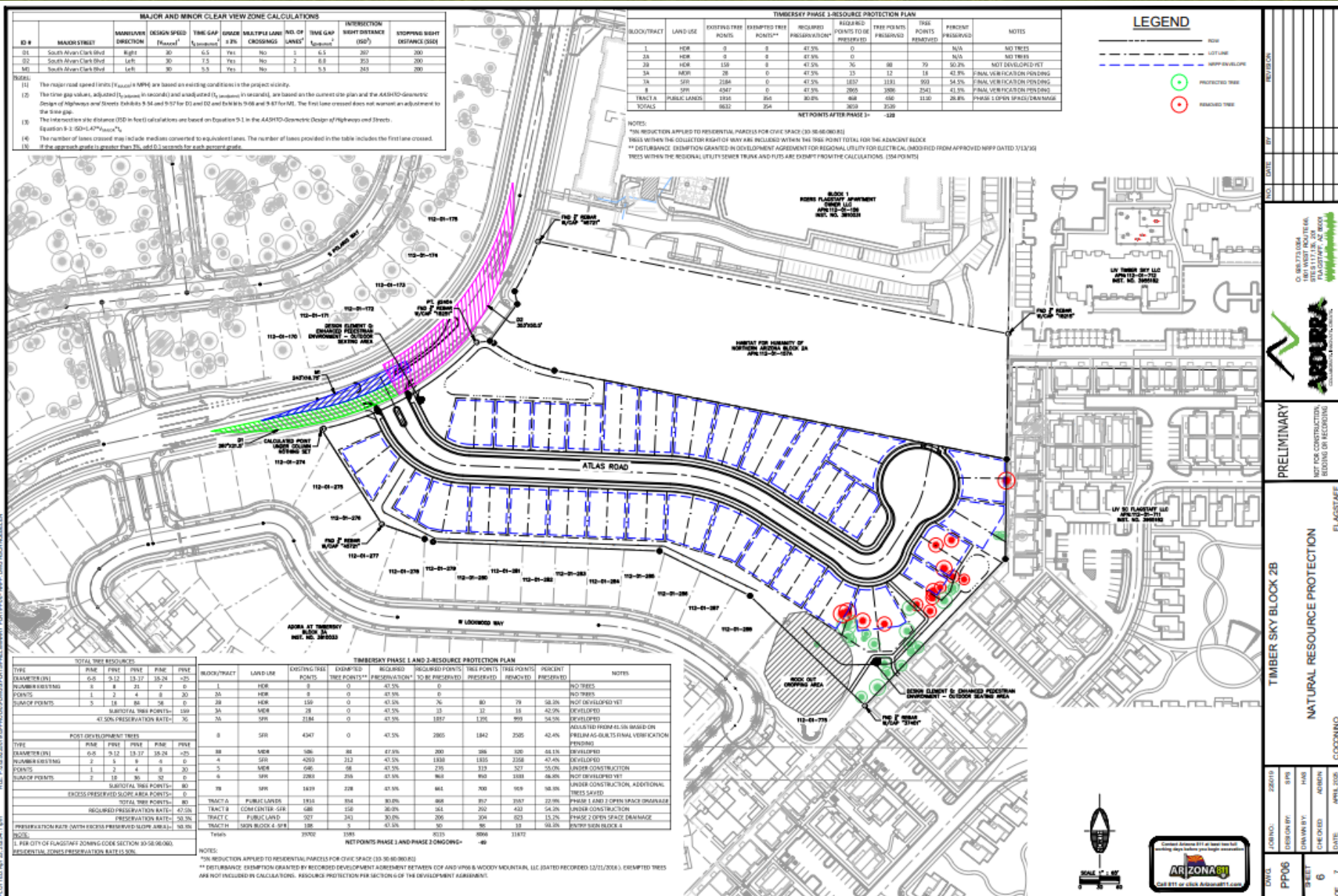


Resource Protection Plan



Preserved Rock Outcropping in SE corner

Tree Preservation:
 Required: 47.5%
 Preserved: 50.3%



PRELIMINARY
 NOT FOR CONSTRUCTION
 RECORDING OR RECORDING

TIMBER SKY BLOCK 2B
 NATURAL RESOURCE PROTECTION

DATE: APRIL 2024

ARIZONA
 CITY OF FLAGSTAFF



Required Finding #1: Zoning Code (Title 10)

Meets Zoning Code Standards for PRD in the HR Zone

Density

- HR zone allows a gross density range of 10-29 units/acre within the Resource Protection Overlay (RPO) inside the pedestrian shed of an activity center. Proposed net density is 12.27 units/acre, gross density is 9.43 units/acre.
- The Timber Sky Development Agreement allows for the averaging of density across residential blocks.

Lot design and resource protection

- Resources are primarily preserved outside of lots

Lot sizes

- Applies Planned Residential Development standards which allows for greater flexibility in lot size and dimensions
- Lot sizes range from approximately 2,024 square feet to approximately 3,831 square feet
- Typical lot dimensions are approximately 27' wide and 75' deep

<u>Development Standard</u>	<u>HR</u>
Minimum Lot Area	2,000 sf
Maximum Lot Coverage	80%
Minimum Lot Width	20'
Minimum Lot Depth	50'
Front Setback	5', 20' parking
Side Setback	3', 10' street side (0' attached)
Rear Setback	3'

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
 - Open space and amenity area requirements are provided within the Timber Sky Development.
 - Sidewalks are provided throughout the subdivision.



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 in conjunction with the rezoning that included this site.



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

Water and Wastewater

- New 8" water line provided with the new streets serving subdivision
- New 8" sewer line –each lot to be provided with a tap

Stormwater

- Regional detention for the entire Timber Sky Development
- Tract C along ROW provides additional drainage management



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.**