

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-25-00004-01

DATE: May 12, 2025

MEETING DATE: June 3, 2025

REPORT BY: Ben Mejia

REQUEST:

Capstone Homes requests Preliminary Plat approval for Atlas at Timber Sky located at 2490 S Alvan Clark Blvd, a 60-lot single-family subdivision on 6.36 acres in the High-Density Residential (HR) Zone.

STAFF RECOMMENDATION:

Staff recommends the City Council approve this preliminary plat in accordance with the required findings presented in this report.

PRESENT LAND USE:

The subject site is currently vacant.

PROPOSED LAND USE:

The Atlas at Timber Sky subdivision, consisting of 60 single-family lots located on 6.36 acres in the HR Zone using the Planned Residential Development (PRD) standards.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

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

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

Timber Sky is a 1,300 (maximum density) residential dwelling unit development. The development proposes a mixture of residential types combined with commercial service and open space on 197.58 acres. The subdivision of Block 2 was approved by City Council on November 19, 2024 and resulted in two lots. Lot 1, north of the subject parcel, has been approved for the 40-unit affordable housing project currently under construction by Habitat for Humanity. The project site is the southern lot created in this subdivision, Lot 2 of Block 2.

B. Type of Plat

The applicant, Capstone Homes, is seeking Preliminary Plat approval for Atlas at Timber Sky consisting of 60 single-family residential lots utilizing PRD standards. All areas in the subdivision not allocated as lots are reserved as tracts.

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. High-Density Residential (HR)

This subdivision will create 60 single-family residential lots within the HR zone. The HR zone allows a gross density of twenty-nine (29) units per acre for sites within the Resource Protection Overlay (RPO) inside the pedestrian shed of an activity center and requires a minimum density of ten (10) units per acre. The net density of this subdivision is 12.27 units per acre and the gross density is 9.43 units per acre. The Timber Sky Development Agreement allows for the averaging of density across residential blocks.

The proposed lot sizes in this subdivision vary from approximately 2,024 square feet to approximately 3,831 square feet, meeting minimum lot sizes for the zone. This Preliminary Plat complies with the building form and placement standards for the HR zone utilizing PRD standards (Division 10-40.60.280 of the Zoning Code).

10-40.60.280.A.: Planned Residential Development – Building Form and Property Development Standards:

Development Standard	HR
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
Rear Setback	3'

Planned Residential Development Design Elements

Planned Residential Developments require that the applicant select from a list of design elements. Each element is attributed with a point value and the proposal must include no fewer than 5 points. The applicant has selected the following:

D. Average dwelling units no larger than 1,800 square feet not including garage (three points).

The applicant will submit a tracking document with Building Permit submittals to ensure that the average unit size remains no larger than 1,800 square feet. The proposal is eligible for 3 points for this design element.

Q. Subdivision includes enhanced pedestrian environments including outdoor seating areas or larger landscaping areas (one point for each).

The proposal includes two outdoor seating areas; one is located close to the western entrance of subdivision and the second is located along the pedestrian path in the southeast of the subdivision. Outdoor seating areas will consist of

a 6-foot bench and decorative gravel. The proposal is eligible for 2 points for this design element.

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Natural Resource Protection Plan (NRPP) was provided in conjunction with this Preliminary Plat. The Development Agreement allows for resources in Timber Sky to be averaged over the entire development area, so if one block falls short of the minimum required another makes up the difference. The total preservation requirement for forest resources in the Timber Sky development area is 47.5% and this block proposes a preservation rate of 50.3%. The applicant has agreed to true up the averaging data for this plat during civil plan review but, overall, the resources appear to be in conformance for all the development area currently constructed.

Timber Sky is required to preserve rock outcroppings as identified in the preliminary NRPP for the Timber Sky concept zoning map amendment. A rock outcropping has been preserved in the common space tract to the southeast of the subdivision.

iii. Historic/Cultural Resources

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

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

To offset the parks and recreation demands for the future Timber Sky residents, active and passive recreation amenities have been incorporated into both the civic and open space requirements. These amenities include a community center with BBQ grills, picnic tables, a pavilion, sports courts, and walking trails. The amenities have been constructed prior to this subdivision request.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

Inter-Divisional Staff approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat on April 11, 2025.

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.

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

The approved Timber Sky Traffic Impact Analysis (TIA) dated June 23, 2016, was prepared by CivTech, and was reviewed by the City, Coconino County, and ADOT. All off-site roadway improvements are regulated by the Development Agreement approved in conjunction with this development. This report will focus on the details in relation to the on-site improvements required for this plat. Atlas at Timber Sky will have one primary access point via Alvan Clark Way and secondary access via Lot 2 of Block 2 to the North of this subdivision.

The internal subdivision streets are based on City Engineering Standards except for having a right-of-way width of 55 feet versus the 57-foot dimension required, which allows one foot of the required two-foot bench behind the sidewalk to be located in an easement rather than right-of-way. The City Engineer, through a modification request, has approved this exception. The internal streets have a 16.5-foot travel lane with a 5-foot sidewalk separated by a 5-foot landscaped parkway on both sides of the street. The City Engineer previously approved, in association with the Timber Sky Block Plat, a modification request to vary the landscaped parkway in places where significant resources could be preserved. Two other engineering modifications have been approved in conjunction with these plats. The first allows a landscaped entry feature to each subdivision, and the second removes lighting from internal residential streets, as this site is located in Lighting Zone 1. Since these modification requests have been granted, Code requirements have been updated and the proposed lighting meets current engineering standards.

ii. Water and Wastewater

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Timber Sky with a residential dwelling cap of 1,300 units.

Water

The closest source of Zone A+ water for this site includes an 18-inch waterline within Route 66 along the northern property boundary and a 12-inch waterline located in Woody Mountain Road. These existing Zone A+ waterlines are fed by the Railroad Springs tank and a booster pump located in the Railroad Springs Subdivision. A minimum of three connections will need to be made to the existing distribution system for this development. A looped water system will be required from Route 66 to Woody Mountain Road. Each of the Blocks within Timber Sky will be connected to the water main within the internal collector roadways.

Wastewater

The Water and Wastewater Impact Analysis identified two possible connection points to the City sewer system. The nearest existing sewer line is located along Woody Mountain Road where there is an eight (8) inch PVC sewer main. The second is the Westside Sewer line extension to the existing 18-inch PVC sewer interceptor location in Adirondack Avenue (Railroad Springs). The Rio De Flag Wastewater Treatment Plant will treat all sewage collected in these lines.

Modification to the existing sewer collection system was required for the Timber Sky development. The first improvement included off-site replacement of the eight (8) inch sewer line with an 18-inch, 21-inch, and 24-inch sewer line for a stretch of approximately 3,100 feet along Thompson Street and West Kaibab. The second off-site improvement included installation of the 18-inch sewer line connecting Adirondack Avenue (Railroad Springs) to the project site. This reach of the Westside Sewer line extension is approximately 5,170 feet in length, runs along the Clay Avenue Wash adjacent to McAllister Ranch and has already been completed. Each block within Timber Sky will be connected to the sewer main with the internal collector roadways.

iii. Stormwater

Timber Sky has an open space corridor that will manage major portions of the stormwater on the project site. A series of retention basins will be constructed along the flowline through the property. These basins will convey on-site and off-site flows from the west and south of the project site with an outlet to an existing box culvert under Route 66. The box culvert discharges flow to the Clay Wash Detention Basin located north of Route 66 within the Rio De Flag watershed area.

Low Impact Development (LID) requirements are being met in several ways. The water quality aspects of the LID requirements are being met in the upper reaches of the site at the discharge points of impervious surface areas. A detention basin on Tract C in the northwest corner of the subdivision is proposed to meet the requirements for the residential impervious areas. Maintenance of the bio-retention areas on tracts will be the responsibility of the Homeowners Association. These maintenance requirements have been added to the development agreement for this project.

REQUIRED FINDINGS:

City Council 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 City Council approve this preliminary plat in accordance with the required findings presented in this report.

Attachments:

- Application
- Preliminary Plat