

STL 405

Pine Canyon Expansion

Request for Planned Residential Development and Modifications
to Engineering Standards

City Council | October 7, 2025

Ben Mejia | Senior Planner





Request Overview

- STL 405, LLC requests Planned Residential Development (PRD) allowances and modifications to Engineering Standards for “STL 405 – Pine Canyon Expansion” located at 2830 E John Wesley Powell Boulevard (APN: 106-10-004).
- 54-lot single-family subdivision using PRD standards on 77.7 acres in the Rural Residential (RR) Zone within the Resource Protection Overlay (RPO).
- Applicant requests 5 modifications to Engineering Standards

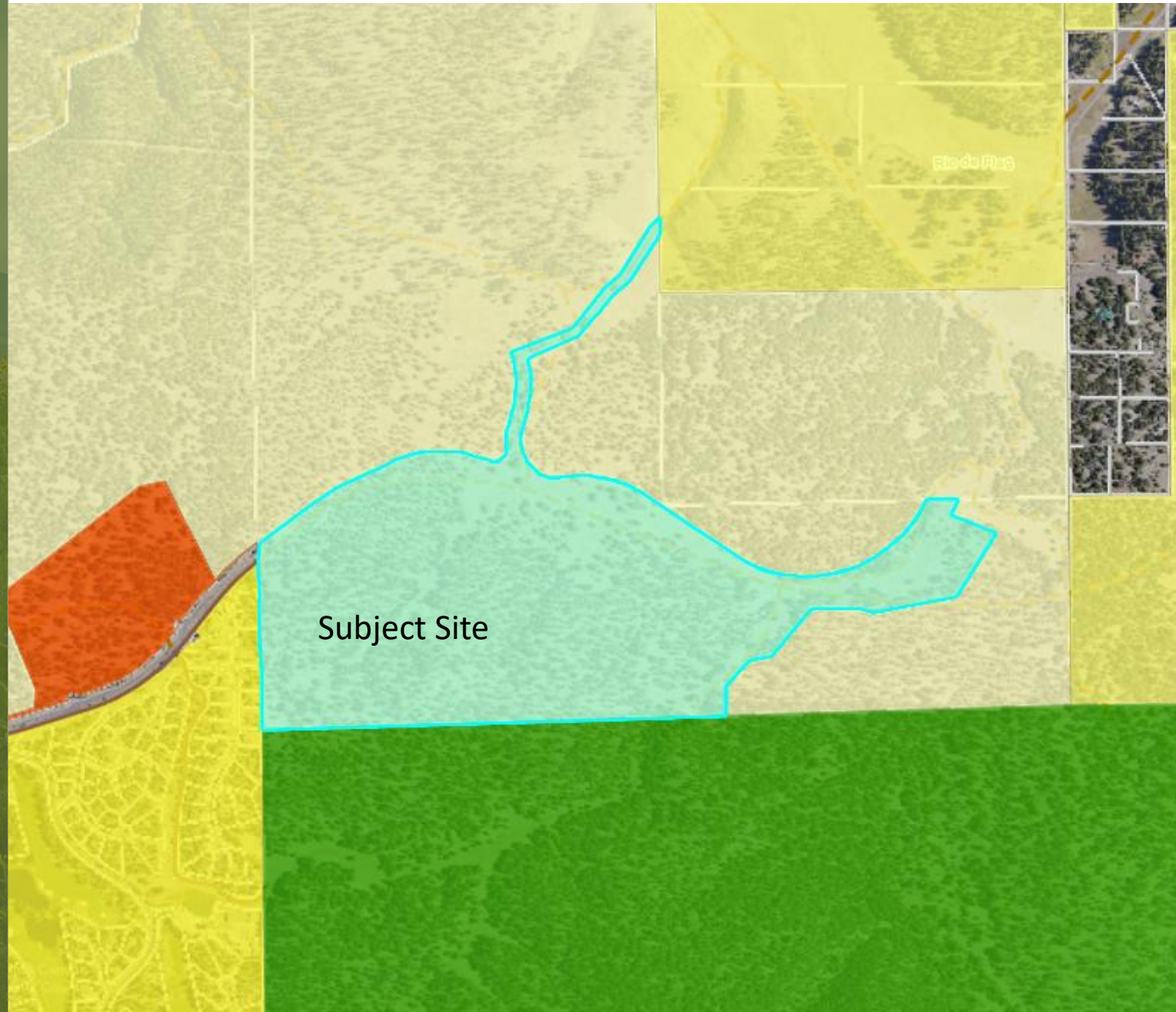
Vicinity Map

North: Vacant land; RR

West: Single-Family Subdivision; Single-Family Residential (R1)

South: Coconino National Forest; Public Lands Forest (PLF)

East: Vacant land; RR and Estate Residential (ER)

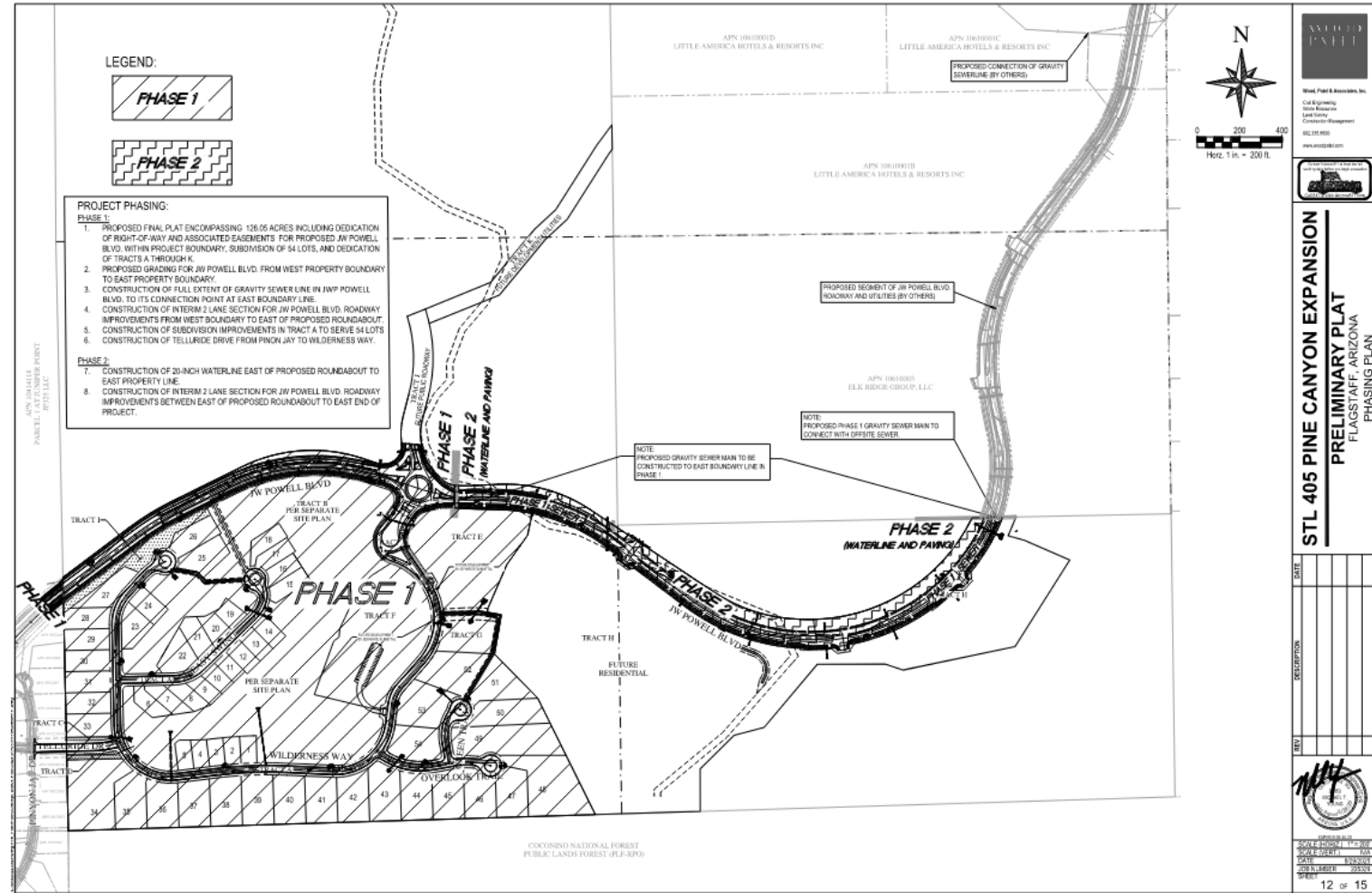




Background



- City Staff approved the Preliminary Plat on August 27, 2025 based on conformance with all relevant development standards and the recommended conditions of approval.
- Three future development tracts for utilities and roadways and three future residential development tracts are created from this plat but not a part of the PRD





PRD - Development Standards



Meets Zoning Code Standards for PRD in the RR Zone

Density

- RR zone allows a maximum density 1 unit/acre Proposed density of PRD is 0.69 units/acre.
- Future residential development tracts are not a part of this PRD and will be developed under their own entitlements.

Lot sizes

- Lot sizes range from approximately 9,637 square feet to approximately 80,278 square feet

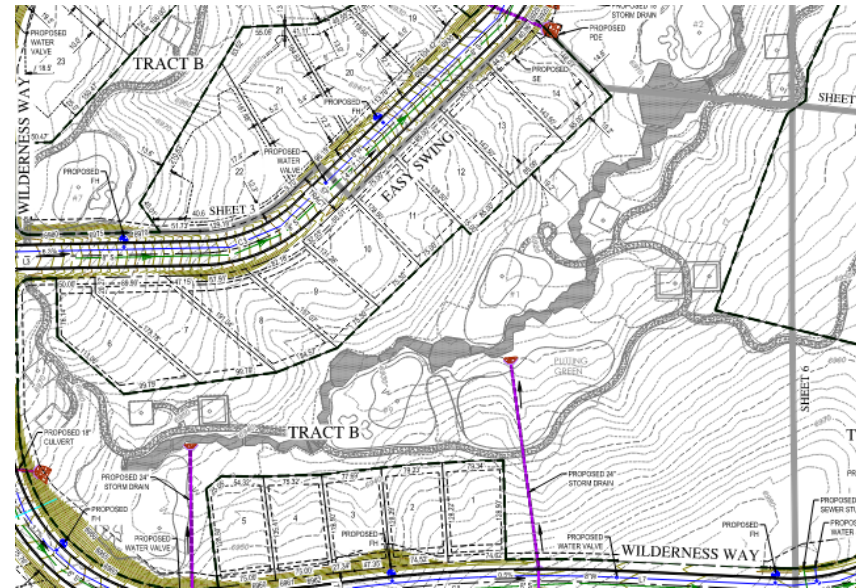
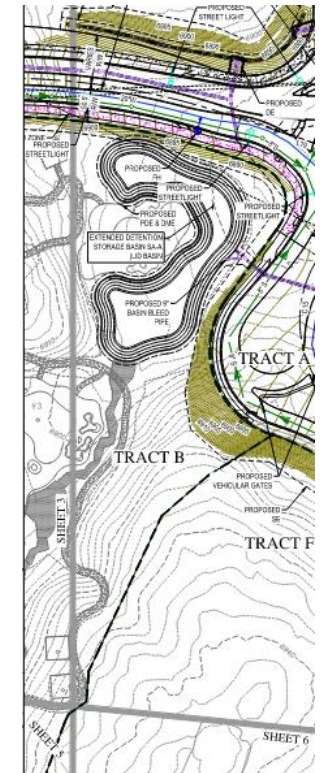
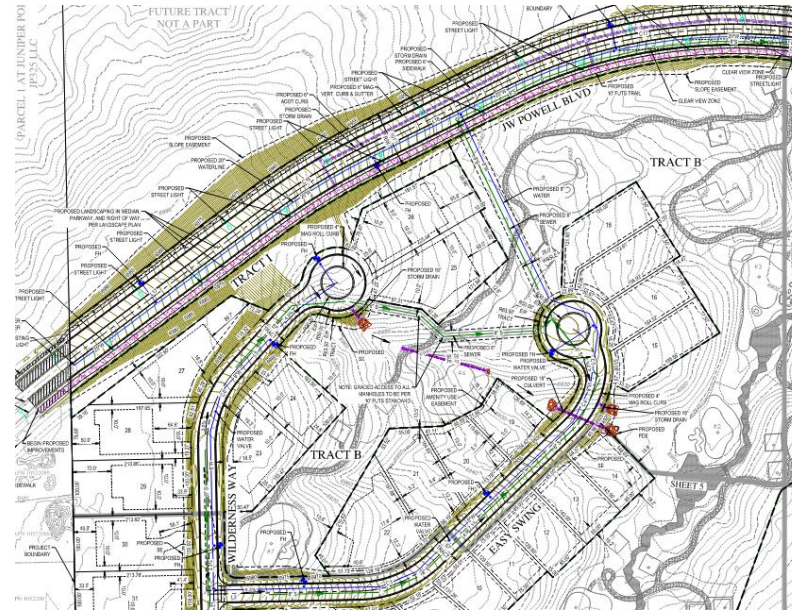
<u>Development Standard</u>	<u>RR</u>
Minimum Lot Area	2,500 sf
Maximum Lot Coverage	50%
Minimum Lot Width	30'
Minimum Lot Depth	50'
Front Setback	12', 20' parking
Side Setback	5', 10' street side
Rear Setback	12'



PRD - Common Space



- PRDs are required to provide a minimum of 15% of gross site area as common space.
- The proposal provides 21.9 acres of common space or 26.6% of the PRD.
- The applicant has identified their intent to develop portions of the common space area for future amenities. Revisions to total common space may be required.





PRD – Design Elements



PRDs require the applicant to select from a list of design elements. Each element is attributed with a point value; the proposal must include no fewer than 5 points and are elected at the applicant’s discretion. The applicant has selected the following:

F. Significant traffic calming design features selected from the Engineering design standards and specifications for new infrastructure (table 13-10-011-02 – new design and retrofit of existing streets) as approved by the City Engineer (two points).

The subdivision includes a traffic circle serving as traffic calming along John Wesley Powell Boulevard at the entrance of this development.

J. The provision of recreational amenities within a park or common space area, including but not limited to dog parks, picnic areas, and sports courts (two points).

The subdivision proposes a 9-hole pitch-and-putt golf course in common space “Tract B” to serve as a recreational amenity for Pine Canyon residents. A conditional use permit is required for the golf course and facility use within the RR zone, applications for the golf course site plan and conditional use permit are currently under review. Depending on the outcome of the conditional use permit application, modifications to this plat request may be required at the time of civil engineering plan and final plat review.

N. Subdivision CC&Rs and setback standards do not prohibit the development of accessory dwelling units (one point).

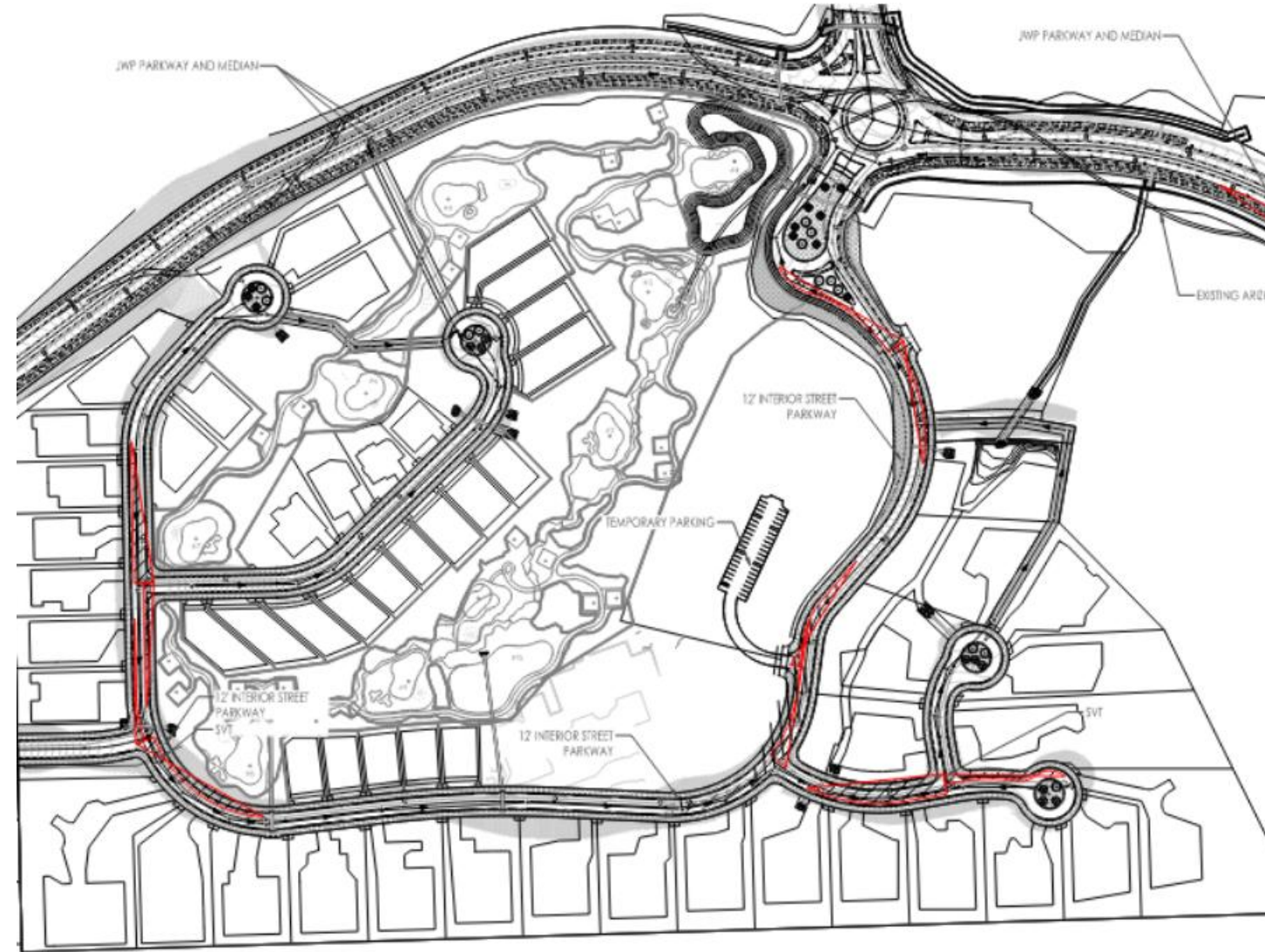
Staff will review the CC&Rs with final plat review to ensure conformance.



Landscaping Plan



- A Preliminary Landscaping Plan was approved with review of the preliminary plat. On October 1, 2025, the applicant proposed an alteration to the approved landscape plan and requested a modification to the landscaping requirements as set out in the Engineering Standards.
- Reduction in required parkway/median trees for internal private streets, reduces demand for irrigation water
- To be reviewed with final landscaping plan at Civil Engineering Plan review
- A formal modification request is not required to vary from the baseline landscaping design theme as described in 13-18-002-0003





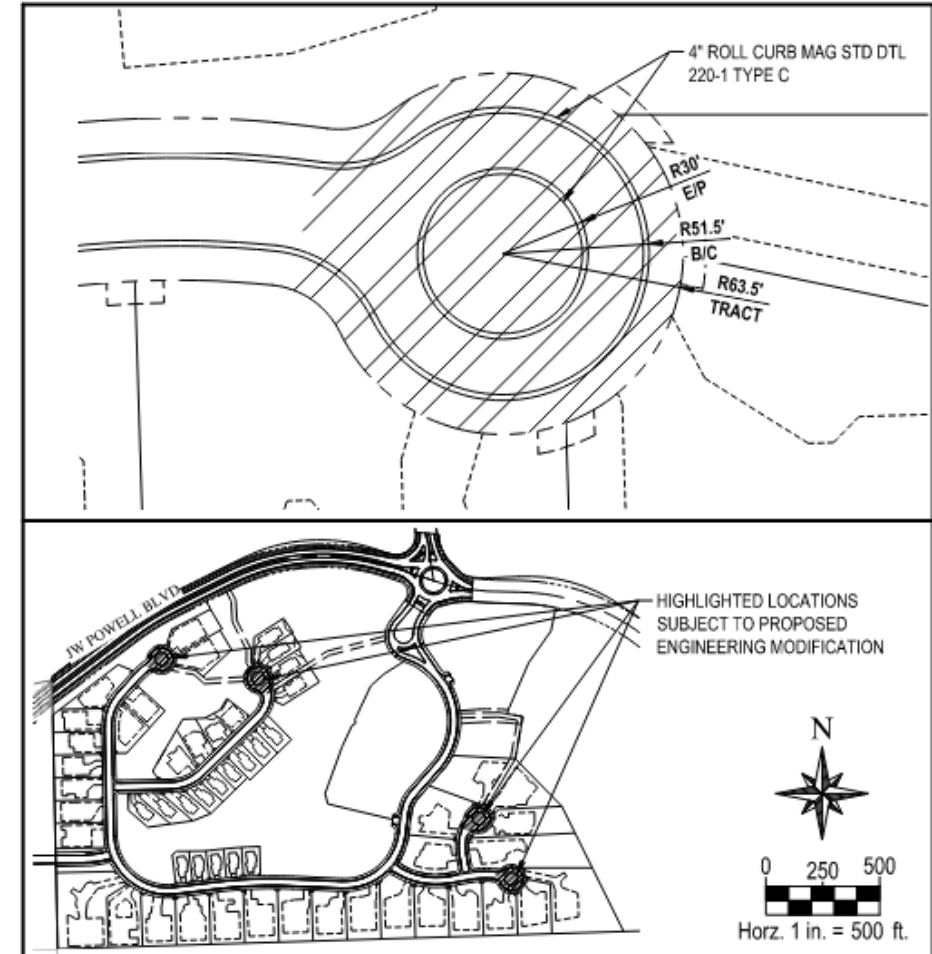
Requests for Modification to Engineering Standards



Modification #1: Typical Urban Cul-de-Sac - Modified Back of Curb Radii (Detail No. 10-04-010)

The modification requests a reduction to the back of curb radii and adding a circular landscape island in the cul-de-sac. The City Engineer has recommended approval of this request with the following conditions:

1. Cul-de-sac shall be signed for no parking
2. Cul-de-sac curb shall be painted red indicating a fire lane and no parking
3. A concrete pad of sufficient length and width for 2 solid waste carts shall be provided behind the back of the cul-de-sac curb for each parcel prior to a certificate of occupancy





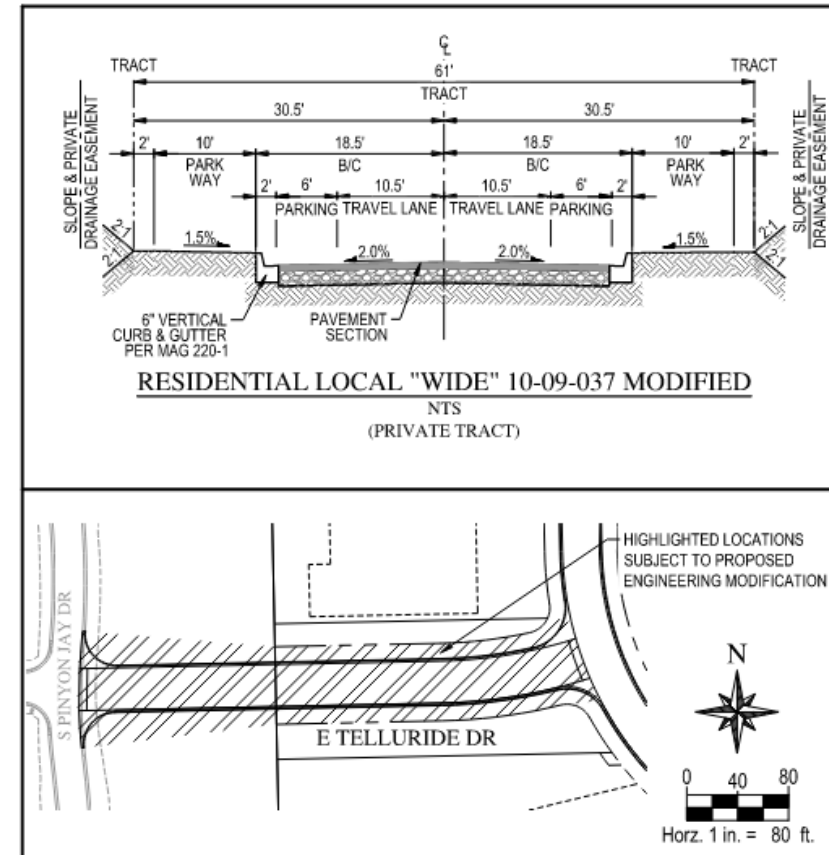
Requests for Modification to Engineering Standards



Modification #2: Residential Local “Wide” Street Section - Modify to Eliminate Sidewalks (Detail No. 10-09-037).

The modification requests the elimination of sidewalks from the Residential Local Wide Street Section. The City Engineer has recommended approval of this request with the following conditions:

1. Street segment shall be signed for no parking
2. Curb along the affected street segment shall be painted red indicating a fire lane and no parking.





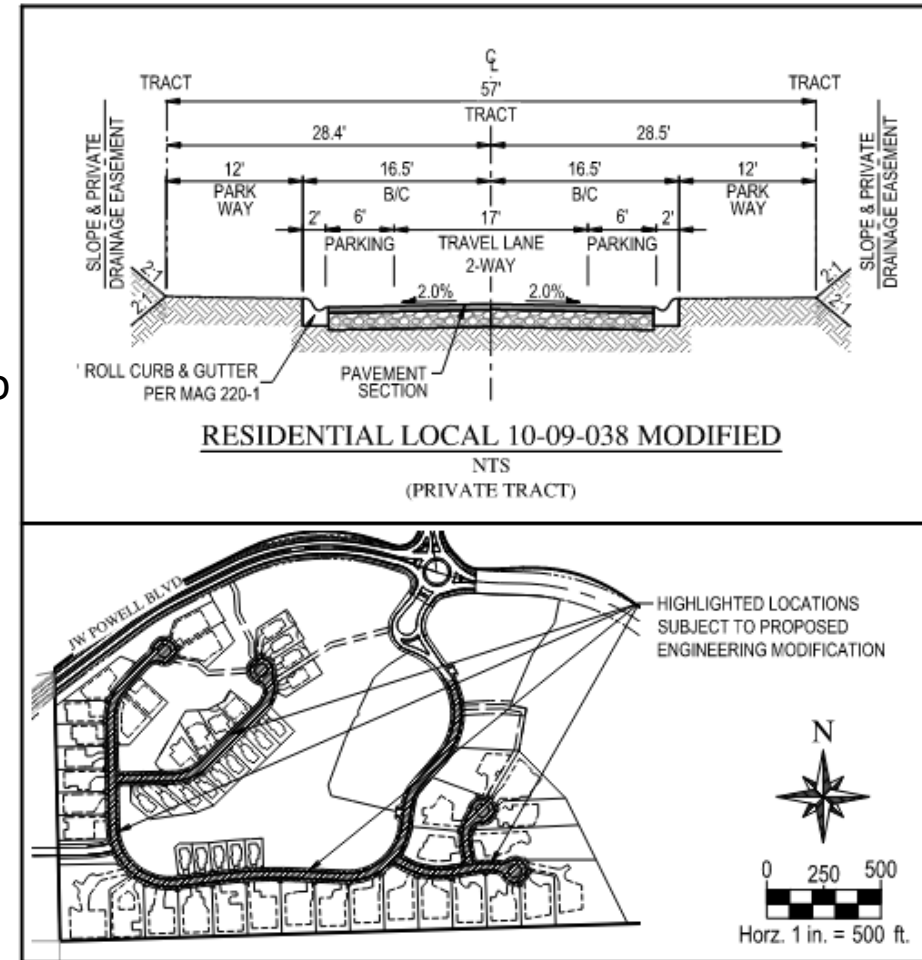
Requests for Modification to Engineering Standards



Modification #3: Residential Local Street Section - Modify to Eliminate Sidewalks (Detail No. 13-10-09-038).

The modification requests the elimination of sidewalks from the Residential Local Street Section. The City Engineer has recommended approval of this request with the following conditions:

1. The final plat shall specify the type of roll curb & gutter (Type C or Type D) to be utilized as part of the local roadway cross section detail





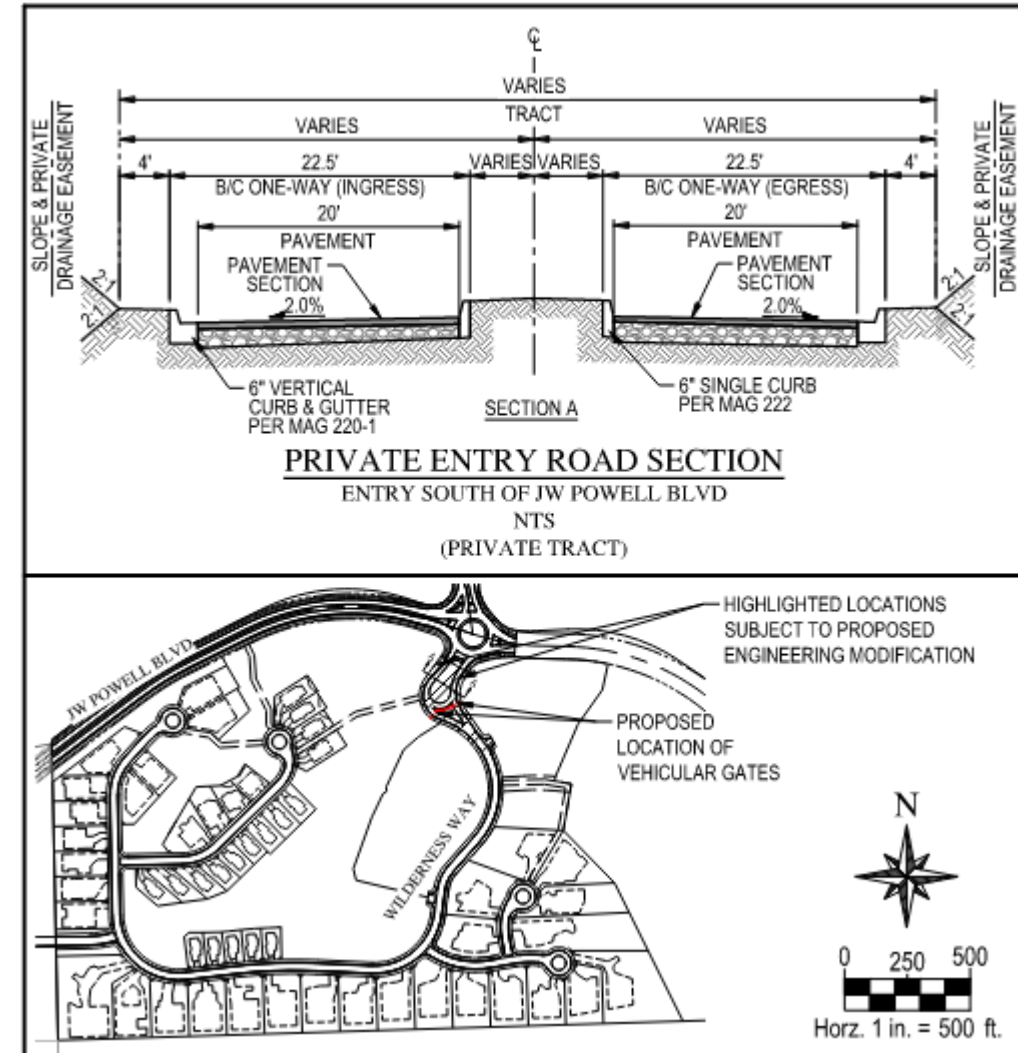
Requests for Modification to Engineering Standards



Modification #4: Entry Road - Modification to Street Section (Detail No. 10-09-038).

The modification requests to utilize an Entry Road Section extending a short distance to/from JW Powell Boulevard, consisting of a boulevard-type entry with two (2) 20 FT driveways separated by a raised median tract. The City Engineer has recommended approval of this request with the following conditions:

1. Entry and exit lanes shall be signed for no parking
2. Entry and exit lanes shall be painted red, indicating a fire lane and no parking





Requests for Modification to Engineering Standards



Modification #5: Entry Road - Modification to Street Section (Detail No. 10-09-038) for Vehicular Gates.

The modification requests to provide vehicular gates within the private Entry Road Section. The City Engineer recommended denial of this request based on the following:

1. Per City Code Section 11-20.70.030 Subdivision Requirements and Street Design, local streets shall be designed to promote connectivity by creating a comprehensive grid-like network of vehicular and pedestrian connections to provide diversity of route choices between the proposed subdivision and existing streets and pedestrian routes, unless topographic conditions preclude such connectivity.
2. Vehicular traffic back up into the John Wesley Powell Blvd. roundabout has not been addressed. The current Pine Canyon entrance off John Wesley Powell Blvd. is gated with a gatehouse. Prior to 7:00am traffic at this gated access point used by contractors often backs up 700'+ onto John Wesley Powell Blvd. and vehicles have been observed crossing the median at Rockpoint Ln. and driving in the opposing travel lane to get around the traffic backup.
3. The existing Pine Canyon Subdivision Development Agreement (DA) was amended to allow for gated access with specific requirements for public access to be maintained. If gated access is desired for the Pine Canyon Expansion, it is recommended that the property owner request an amendment to the existing Development Agreement or request a new Development Agreement to allow gated access as well as addressing the items identified above.

The City Engineer has further considered this request and has taken a neutral position subject to the following condition:

1. A Memorandum of Understanding shall be executed prior to approval of the final plat that includes:
 - I. A resolution to traffic impacts on John Wesley Powell Boulevard, to the satisfaction of the City Engineer.
 - II. Use of the gate will abide by the regulations for public access as allowed by the existing Pine Canyon DA.



Staff Recommendation

Staff recommend the City Council approve the use of PRD standards subject to the following conditions:

1. If a conditional use permit for the golf course facility is not granted, all reference to the golf course use must be removed on all future submittals and an alternative PRD design element shall be elected by the applicant. The Planning Director shall determine compliance with the design element elected.

Staff recommend the City Council approve the requests for modifications to Engineering Standards #1-4 subject to the following conditions:

1. Civil engineering plans and final plat for STL 405 Pine Canyon Expansion must meet the recommended conditions of approval as written in the City Engineer Response to Engineering Modification Requests dated May 22, 2025.

If City Council approves the request for modification to Engineering Standards #5, staff recommends the following conditions of approval:

1. A Memorandum of Understanding shall be executed prior to approval of the final plat that includes:
 - I. A resolution to traffic impacts on John Wesley Powell Boulevard, to the satisfaction of the City Engineer.
 - II. Use of the gate will abide by the regulations for public access as allowed by the existing Pine Canyon DA.