

CITY COUNCIL REPORT

DATE: 10/28/2025

TO: Mayor and City Council

FROM: Wesley Welch, AICP, Senior Planner

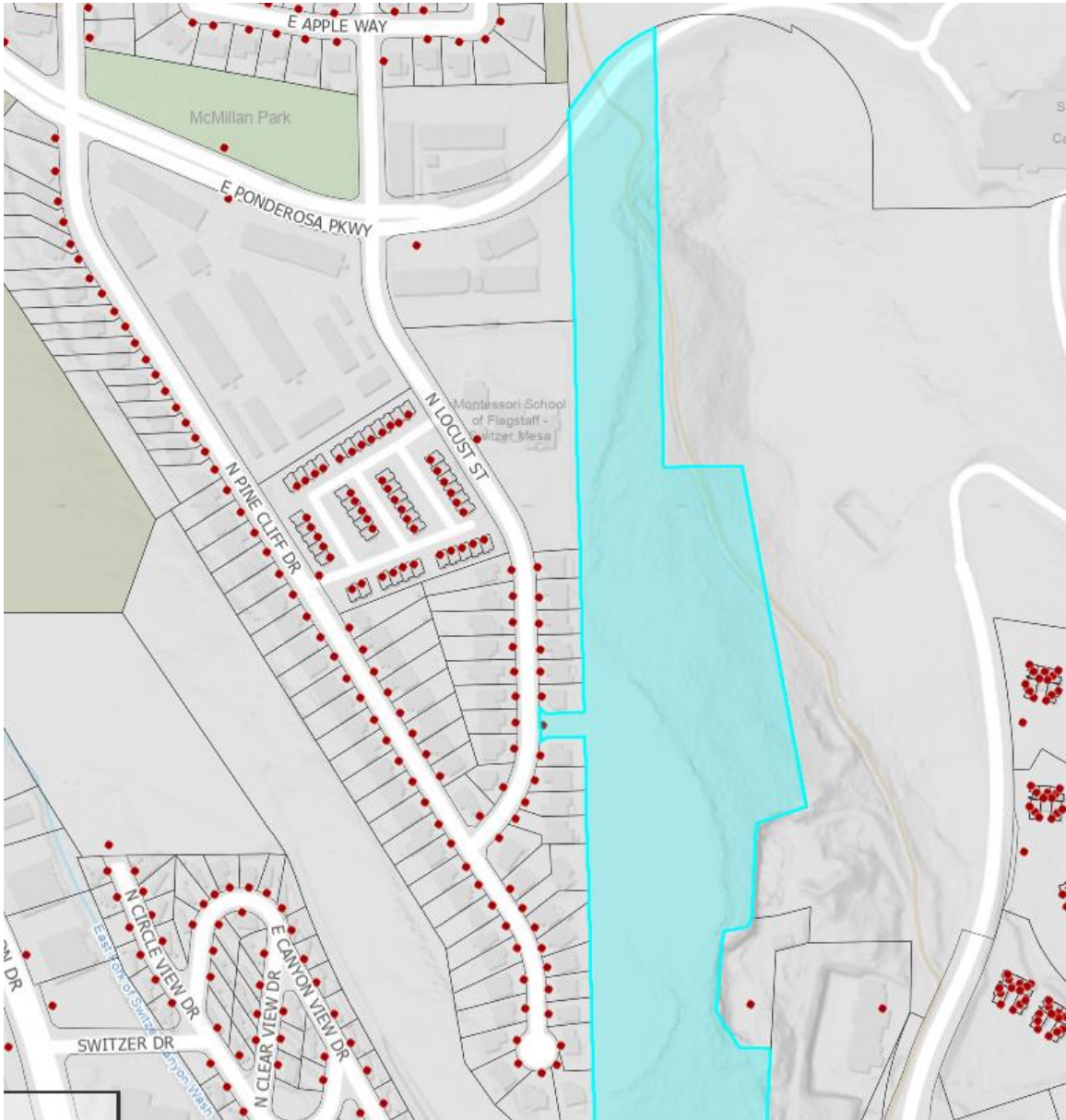
CC: Michelle McNulty, AICP, Planning and Development Services
Director, Alexandra Pucciarelli, Current Planning Manager

SUBJECT: Shadow Pines Single-Family Subdivision (644 N. Locust)

Background:

Staff understands there is a citizen petition that will be presented to City Council at the November 4, 2025 meeting and has put this report together to provide factual information relating to the development of Shadow Pines subdivision.

The development, located at 644 N Locust Drive, is zoned Single-family Residential (R1). The R1 zones permits single-family residential by-right. The subdivision plat for Switzer Mesa identifies Lot 7 (the portion of the parcel that connects to Locust Drive) as reserved for secondary access to the development of the parcel in question. That access point is being proposed for emergency access only and will be gated to ensure no local traffic utilizes the access point. Main access will be taken from Ponderosa Parkway at the northern edge of the parcel. Please see image below for reference:



The development proposal is for 47 single-family lots that will be developed using the (Planned Residential Development) PRD standards. The parcel, consisting of 18.6 acres, allows for a maximum density of 111 lots and a minimum density of 37 lots. The proposed density is within the range of allowed density for the zone. The minimum lot size for the R1 zone is 6000 square feet, however the utilization of PRD code standards allows for lots with a minimum area of 2000 square feet, smaller setbacks, and a higher percentage of lot coverage. The typical lot layout proposed for this development is approximately 5000 square feet.

The project is currently in preliminary plat review. One substantive review has been completed and staff is awaiting a resubmittal to review further. After preliminary

plat approval, the applicant will need to follow up with Civil Plan and Final Plat review. If any dedications to the City are proposed with the final plat, then the plat will need to come to Council for acceptance of the dedications.

This project is being developed under existing entitlements and will not require a public hearing as part of its approval. The site was rezoned in 2007 by Ordinance No 2007-22. This rezoning was approved under the Land Development Code. When the updated Flagstaff Zoning Code came into place in 2011 this site was determined to be zoned R1. There are minor conditions of approval from this Ordinance that will need to be addressed, mainly relating to the inclusion of a FUTS trail through the site, street trees, and code compliant street lighting. The applicant has identified that they plan to meet these conditions with their preliminary plat submittal.

Discussion:

There are no discussion points for this item. This CCR is for informational purposes only.

Recommendation / Conclusion:

This City Council Report is for information only.