

**PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY PLAT REPORT**

**PUBLIC HEARING
PC PPPL 14-0004**

DATE: March 5, 2014
MEETING DATE: March 26, 2014
REPORT BY: Neil Gullickson

REQUEST:

PC PPPL 14-0004, a request for preliminary plat approval by Fountain Head United, LLC for Camryn Pines subdivision, a one-hundred and twenty three lot, single-family, detached residential subdivision. The site is 59.1 acres in size and is located at 4501 South Beulah Boulevard. The site is zoned R1, Single-Family Residential zone.

STAFF RECOMMENDATION:

Staff recommends that the commission forward the preliminary plat to the city council with a recommendation for approval.

PRESENT LAND USE:

Undeveloped land.

PROPOSED LAND USE:

One-Hundred and twenty three single-family residential lots.

NEIGHBORHOOD DEVELOPMENT:

North: Single-family residential uses, County and City subdivisions, R1 zoning district.
South: Undeveloped lands, Single-family residential uses, R1 zoning district.
East: Interstate 17 and Beulah Boulevard right-of-ways
West: Intermittent Single-family residential uses, ER, Estate Residential District.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary-Plat meets the requirements of the City of Flagstaff Zoning Code, Title 11, General Plans and Subdivisions and City of Flagstaff Engineering Design and Construction Standards and Specifications for New Infrastructure.

STAFF REVIEW:

Introduction/Background:

This site is located adjacent to and southwest of the intersection of Beulah Boulevard and Mountain Dell Road. The entire site is zoned R1, Single-Family Residential, and will allow detached, single-family homes. The northern subdivision boundary is located adjacent to Mountain Dell Road and the Mountain Dell subdivision, which is located within a county island and outside of the City's jurisdiction. Camryn Pines was a part of a Regional Land Use Plan amendment that was approved in 2005 and included roughly 1,000

acres known as Villaggio Montana. This development includes three parcels that are presently zoned R1, Residential District.

The site consists of rolling forested topography; a 120-foot-wide Arizona Public Service easement bisects this site diagonally from the southwest to northeast. The easement supports above-ground, 69 kilo-watt electric transmission lines. Other than roads, detention facilities, and trails, no development is proposed to take place within the easement.

The Flagstaff Fire Department administered a forest stewardship tree thinning on this site during the summer of 2006. The northwest corner of the property is impacted by the floodway and floodplain of the Sinclair Wash drainage as it nears the Mountain Dell subdivision. The floodplain noted as Tract N on the preliminary plat is 4.14 acres in size and is to be dedicated to the City of Flagstaff for administration and maintenance.

The lots will be accessed internally from a system of public right-of-ways. Local and local narrow street sections will be provided by the developer. Dimensioned street sections are located on page two of the attached plat.

Flagstaff Area Regional Land Use and Transportation Plan

As noted above, this site was subject to a Regional Land Use and Transportation Plan amendment in 2005. The resulting designation for the site is Low-Density Residential encouraging up to 5 units per acre. The preliminary plat reflects a gross density of 2.8 and net density (roads excluded) of 2.68 units-per-acre. This proposal complies with the Regional Plan designation.

ZONING REQUIREMENTS:

As noted above this site is zoned R1. Each lot will be subject to the standard development requirements of the district or to specific building envelopes, which are identified on the preliminary plat. The zoning code discusses the following development standards for the district.

- Maximum building coverage of 35%,
- Maximum building height of 35 feet,
- 6,000 square-foot lots (minimum lot size),
- Fifteen-foot front setback to the livable dwelling space and 25 feet to the garage front. Eight-foot interior side and 20-foot exterior side setbacks, and
- Twenty-five-foot rear yard setbacks.

These lots will comply with the development regulations.

Natural Resources

The resource protection plans submitted with the application for preliminary plat indicate that minimum protection standards will be met. This site contains forest, moderate and steep slope, and rural floodplain resources. Moderate sloped areas of 17-24.9% total 3.0 acres; steep slopes greater than 25-34.99% total .50 acre, slopes greater than 35% equal 197 sq ft or .004 acre; and forest resource equals 45.9 acres. The

resource plan indicates that .51 acres of excess slope resource will be credited toward the forest resource requirement. There is 4.14 acres of rural floodplain on this property. The developer has noted on the first page of the plat that the floodplain (Tract N) will be dedicated to the city. The dedication will take place with the final plat and will require the developer to provide a deed to the city.

The following chart provides additional detail regarding the amounts and percentages of resources preserved at this site.

	TOTAL AREA	% REQUIRED	% PRESERVED	AREA REQUIRED	AREA PROVIDED
FOREST	45.9 AC	50%	52% W/SLOPE CREDIT	22.9AC	24.31(.91 AC CREDIT)
17% SLOPE	3.0 AC	70%	82%	2.1 AC	2.56 AC
25% + SLOPE	.50	80%	96%	.25 AC	.48 AC
+ 35% SLOPE	.004	100%	100%	.004	.004
FLOODPLAIN	4.14 AC	100%	100%	4.14 AC	4.14 AC

The above calculations reveal that resources will be protected above the minimum resource thresholds within the R1, Residential District.

Open Space

The Non-Transect zones residential development standards division 10-40.30 of the zoning code does not require open space to be provided in single-family, residential subdivisions located in the R1, Residential zoning districts. As noted earlier a 100-foot-wide APS easement crosses this site. This easement will, to some extent, act as an open space feature. The easement runs from Beulah Boulevard on the east side across the development to the western property boundary. The developer is providing a 6-foot-wide "casual path" that runs from the eastern edge of the easement to a point where the path turns and runs between lots 82 and 83 and onto Raton Lane where another casual path runs between lots 97 and 98 to the existing FUTS alignment that runs to Fort Tuthill. The developer is also proposing to locate detention basins within the APS easement.

Landscaping

The preliminary plat notes that the developer will provide landscaping around the periphery of the subdivision. The final landscaping plans will be reviewed by staff with the submission of the improvement plans. The improvement and landscaping plans require staff approval prior to acceptance of the final plat application. Staff anticipates that the developer will use new landscaping along Beulah Boulevard and try to use existing forest resources to meet the periphery buffer landscape requirements.

Street trees are required by the Engineering Standards and their placement will be reviewed as part of the improvement plans and by the Planning Development Manager as the subdivision is receiving final inspection. The street trees will be placed each 45-feet in the 5-foot-wide parkway located on either side of the subdivision streets.

Between Camryn Pines and Mountain Dell, the City has constructed a FUTS. Both the residents of Mountain Dell and staff with concurrency from the developer felt that solid fencing along the rear lot lines of Camryn Pines adjacent to the trail would create the feeling of being in a “cattle chute” when using the FUTS. A note regarding the height limitation adjacent to FUTS is noted on the cover sheet of the preliminary plat and will be included on the final plat.

Lighting

This site is located in Astronomical Zone II, which allows up to 10,000 lumens of lighting on a single-family lot. Unshielded lighting is allowed as long as no more than 4,000 lumens are unshielded; the balance of 6,000 lumens must be fully shielded. The Dark Sky Ordinance, located in division 10-50.70 of the zoning code

Building Design

Staff has reviewed and applied the applicable site guidelines as part of their review of this subdivision. Review of the guidelines includes:

- The trail through the APS easement will optimize the home owner’s ability to use and enjoy the open nature of the easement.
- The internal road layout provides the opportunity to connect Polaris Drive with the adjacent Tuthill North Subdivision, which is proposed to be developed to the west of this subdivision. Right-of-way at the north end of Sinclair Street is being provided so that a connection to Mountain Dell will be available if needed in the future, which would provide a true secondary access to this subdivision/county island.
- Pedestrian and bicycle connections are provided throughout the subdivision so that the residents can use the street side sidewalks, bike lanes, and casual paths to access the FUTS, which runs through the northwest corner of the subdivision.

Single-family residences are exempt from the city’s building design standards.

SYSTEMS ANALYSIS:

Traffic/Access/Pedestrian/Bicycle

A traffic impact analysis was required for this development. Traffic improvements for this development include the following:

- The developer is providing right-of-way along the Beulah Blvd. frontage to facilitate the ultimate build out. Beulah Blvd. is an arterial street that will include two travel lanes in each direction with a median and edge improvements. In addition to the right-of-way, the developer will build right turn deceleration lanes for Six Canyon Drive and Sinclair Street. The developer is not responsible for building additional travel lanes on Beulah Blvd., but will be providing cash for the future curb, gutter, parkway and FUTS improvements.
- Referencing sheet 12, of the plat, the developer will be dedicating adequate right of way for a realignment of Mountain Dell Road but will not be responsible for building the road. The new

alignment will provide a perpendicular intersection, which when improved would be a safer intersection than the current alignment. The exact location and dimensions will be determined with the submission and review of the improvement plans.

- As noted in the introduction, the street sections are located on Page 2 of the plat. The internal streets will be built to residential local and residential local narrow standards. These street designations are based on the volume of traffic each street will carry.
- Referencing sheet 12 of the Plat, Sinclair Street will extend from the southern edge of the subdivision to a perpendicular intersection with Beulah Blvd. To facilitate this intersection, the developer will need to acquire property for the right-of-way from the neighboring property owner. The developer currently has negotiated with the neighbor and has the necessary property under contract to purchase.
- At this same corner of the subdivision, the Regional Land Use and Transportation Plan indicate that Beulah Blvd. will begin realignment. This developer is dedicating ROW to support a future arterial road that includes an APS easement and existing overhead utility lines. When fully built out, the realigned portion of Beulah Blvd. will include two travel lanes in each direction, curb, gutter, 5-foot-wide parkway, FUTS and center median. Right-of-way dedications will be required of adjacent property owners as development proposals come forward for the balance of the realigned Beulah Blvd.
- Referencing sheet 11, the developer will dedicate new right-of-way to the city for the portion of Mountain Dell Road located on this property. This will include 30 feet along the north property line.
- As noted earlier, the development proposes a complete internal pedestrian system, providing access from each residence to the system. A ten-foot-wide, unpaved FUTS runs along the floodplain at the northwest corner of the development; this is part of the Fort Tuthill trail. The development will provide access to the FUTS via three, 6-foot-wide casual paths, one between lot 62 and tract D, one along Sinclair Street and the last between lots 97 and 98. Curb gutter, parkway and sidewalks are being provided across the frontage of all lots. Internal trail connections to the trail in the APS easement described above run between lots 82 and 83, and lots 73 and 74. A second FUTS is planned to run adjacent to the west side of Beulah Blvd., this section of the FUTS will be included as part of the cash payment for future improvements discussed above.
- This subdivision is located within the Airport Avigation Area Zone; an Avigation easement is required for development within this zone (Section 10-03-009-0002 of the LDC). The completed and approved easement will be recorded with the final plat.

The Mountain Line public transit system does not currently provide services this area.

Water System

Water and Sewer Impact Analysis was performed for this site. The developer is responsible for the installation of a 16-inch water transmission main running from University Heights Drive South along Beulah Boulevard across the frontage of this property to an existing 16-inch stub located at Fort Tuthill Park. This will provide the secondary source of water which is a requirement of the City's Engineering Standards.

No reclaim water service is available to this site.

Wastewater Systems

The sanitary sewer system includes an 18-inch main that will be extended from University Heights Drive South to and through the subdivision to its western boundary. The 18-inch line is sized to handle the total anticipated development needed for City lands up-stream of this location. The sanitary sewer systems within the subdivision will gravity feed, through a series of 8-inch public lines located within the subdivision.

Stormwater Systems

A preliminary drainage report has been submitted for staff review. As noted above in the introduction, the report identified tract N (4.14 acres) as rural flood plain, which will be dedicated to the City. Additionally, a series of detention basins have been identified by the developer as necessary to capture and meter stormwater from the site at the pre-development flow rates.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval with all applicable conditions of the IDS approval of February 10, 2014, and the following conditions:

1. The property owners provide a completed Avigation Easement with the final plat application.

ATTACHMENTS:

- Preliminary Plat Application,
- Location map,
- DRB Minutes of February 10, 2014,
- Preliminary Plat,
- Resource protection plan.