JUNIPER POINT
EXCLUSIVE LISTING | FLAGSTAFF, ARIZONA

LOCATION  The property is located on John Wesley Powell Boulevard adjacent north from the prestigious Pine Canyon Golf and Luxury Home Community in Flagstaff, Arizona.

SIZE    ±325 acres

PRICE   $11,050,000

PARCELS 104-14-001B & 104-14-003C

PROPERTY TAXES $54,870.14 (2016)

UTILITIES  The site is within the city of Flagstaff’s Urban Service Boundary
• Water & Sewer - City of Flagstaff
• Natural Gas - Unisource
• Electric - APS
• Telephone - Century Link

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PBH Flagstaff Holdings, LLC owns approximately 325 acres known as Juniper Point. The property is adjacent east from the Coconino Community College (CCC) campus, south of Interstate 40, immediately west of Arizona State Land Department holdings and north of the prestigious Pine Canyon golf and luxury home community. Juniper Point is less than 1 mile south of the Northern Arizona University (NAU) campus and less than 2.5 miles south from historic downtown Flagstaff.

Legal access to the property is via John Wesley Powell Road (southern boundary) and the northern boundary is mostly adjacent to Interstate 40. Lone Tree Road is located less than 1/2–mile west from the property and provides direct access to both NAU and downtown Flagstaff.

The land making up Juniper Point is predominately undulating terrain interspersed with drainage areas which together create natural slope and topographic boundaries. A large drainage corridor and canyon known as the Bow and Arrow Wash intersects the property from the northeast to the southwest. The visual grandeur of the San Francisco Peaks is visible from many locations on the property. The Bow and Arrow Wash will provide ample natural area open space for both residents and wildlife.

Since the mid 2000’s, the owners of Juniper Point have worked with various consultants and planners on several iterations of entitlement efforts. A summary of these entitlement efforts is described below:

ENTITLEMENTS

- 2006 - 2013: Dover, Kohl & Partners were the lead planner for the Property. The Juniper Point Specific Plan, was approved by the Flagstaff City Council in December 2006. The Specific Plan allowed for a total of 1,590 units and the following land uses:
  - 185.70 Acres - Medium Density Residential
  - 105.00 Acres - Non-Residential Public Spaces
  - 10.00 Acres - Low Density Residential
  - 9.54 Acres - Active Parks
  - 8.41 Acres - Commercial Acres

Additionally, the Juniper Point Regulating Plan, Form-Based Code and Development Agreement were worked on during this timeframe. The Development Agreement was a constant sticking point due to requirements stipulated by the City of Flagstaff.

- 2013 - Present: LVA took over as the lead planner for the Property. In September 2015, LVA submitted a rezoning application for Juniper Point to rezone from RR, Rural Residential, 5-acre minimum, to Traditional Neighborhood District (TND), subject to the Juniper Point Regulating Plan and Form-Based Code, supported by the Development Agreement. This rezoning request was to conform the Zoning with the Specific Plan and would also allow for a maximum of 1,590 units. The rezoning application was tabled in 2016 by Juniper Point ownership due to extraordinary Development Agreement requirements demanded by the City of Flagstaff.

- The Property is currently zoned Rural Residential (RR). This designation provides for predominantly large lot single family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. Rural Residential stipulates a density of 1 DU/Ac in areas with City water and sewer service and 1 DU per 5-Acres in areas with no City water and sewer services.

- 2017: LVA has completed several “Conceptual Lotting Studies” utilizing the 1 DU/Ac Rural Residential allowed under the current zoning. These studies provide for 325 lots (via clustering) and take in to account other aspects associated with developing the Property (wash crossings, lift stations, etc.).
JUNIPER POINT SUB-MARKET MAP

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