

Revised recommended conditions for the Canyon del Rio Zoning Map Amendment

In accordance with the findings presented in this report, staff recommends approval of PZ 18-00113-01 subject to the following conditions:

1. That the subject property be developed according to the Concept Zone Plan of Canyon del Rio as presented with the rezoning request.
2. That all other requirements of the Flagstaff Zoning Code and other City codes, ordinances and regulations apply to the Canyon del Rio development.
3. The developer shall grant permanent public pedestrian easements on the trails within the development of Canyon del Rio.
4. That all terms, conditions and restrictions detailed within the "Canyon del Rio" Development Agreement are fully satisfied.
5. That a Vegetative Management plan meeting the Flagstaff Fire Department's approval be processed and the work completed before combustible materials be brought onto Canyon del Rio.
6. All single-family attached and detached homes within Canyon del Rio will comply with the "Net Zero Ready" design that provides energy efficient homes.
7. The developer will create a Design Review Policy document that sets minimum exterior structure appearance, materials and design consistent with the City's Architectural Design Standards, section 10-50.20 of the Zoning Code prior to the first subdivision plat or site plan review.
8. In conjunction with Regional Plan policy LU.13.5. If vertical mixed use is not feasible, the site design of commercial buildings that are at-grade with the commercial corridor (Butler Avenue and/or South Fourth Street) will need to have architecture that mimics a 2-story building in order to support a feeling of enclosure that has been shown to make activity centers more comfortable to walk in.
9. The Lot Coverage/Building information chart on the Concept Zone Plan of Canyon Del Rio and Exhibit "D", Density Chart of the Development Agreement for Canyon del Rio must set target densities and intensities for parcels within Canyon del Rio as approved by staff.
10. All private roads shall remain open to the public and shall never be gated.
11. Development in the Canyon del Rio Property be proceeded by permit from the Arizona Department of Agriculture for removal/destruction of any protected plan species.
12. The developer (CDRI) provide to the City a document that describes how the "resource banks" will be administered and excess resources will be distributed to other sites and how the transferred resources will be permanently protected. The document will be provided to the City in conjunction with the first preliminary plat or site plan review proposed for a parcel

in Canyon del Rio.