



Canyon del Rio

June 4, 2019



Responses to Council's Concerns from May 21, 2019





Limitation of Building Height on HR properties

Allow the following and maintain the minimum Regional Plan Density for the High Density Residential parcels.

- Limit building height on parcels J1 and J2 to 45-feet (3-Stories)
- Allow forest resource credit for half-street adjacent to J1/J2
- Allow PD to reduce up to 10% resources

- Included in paragraph 4.4c of the DA and Comment #16 of ordinance



Cash-in-lieu of Affordable Housing

- Council directed staff to discuss a Cash-in-lieu payment as an option to the dedication of parcel Q3 for Affordable Housing.
- Developer has offered \$400,000 Cash-in-Lieu; a portion to be paid with each of the first 1,000 building permits
- The Development Agreement, in Paragraph 4.6, has been modified



Residential Development Efficiency

Paragraph 4.4c and condition #6 of the Ordinance have been modified to reflect the following:

All of the dwelling units constructed in the single-family residential zones (R1) and medium density residential zones (MR) shall meet certification requirements for Net-Zero Energy Ready Certified Homes, as established by the U.S. Department of Energy.



Shielding of Loading Docks

The following language has been added to paragraph 4.4d of the development agreement:

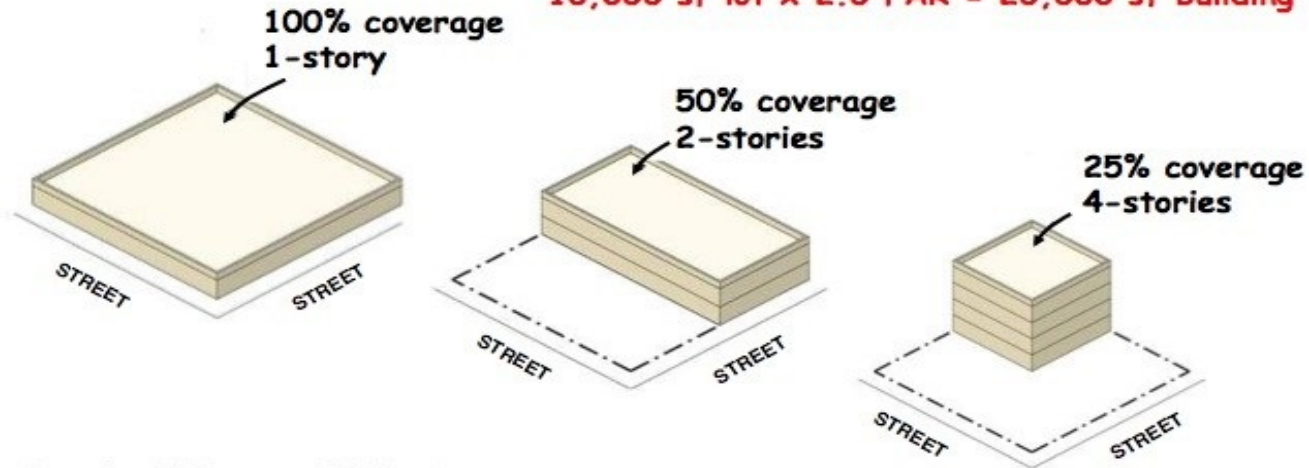
All commercial development on the HC Parcels shall locate loading docks and business service areas at the rear of the buildings. All loading docks and service areas must be screened pursuant to sections 10-50.20.030.B.5 Location and Orientation of Building Entrances, and 10-30.60.070 Parking Lots, Driveways and Service Areas, of the Flagstaff Zoning Code.

Floor Area Ratio (FAR) Defined

FAR Illustrated

Several zoning districts have a **floor area ratio (FAR)**.
Multiplying the FAR by the **lot size** will give you the permitted **floor area (size)** of a building.

$10,000 \text{ sf lot} \times 1.0 \text{ FAR} = 10,000 \text{ sf building}$
 $10,000 \text{ sf lot} \times 2.0 \text{ FAR} = 20,000 \text{ sf building}$



Images from NYC Department of City Planning



FAR Limitation at the Highway Commercial Zone (HC)

- The developer has agreed to limit the commercial development to a FAR of 0.20. Condition #13 of the ordinance and paragraph 4.4d of the DA now read:

The maximum allowed Floor Area Ratio (FAR) permitted on the HC Parcels shall be 0.20.



High Occupancy Housing

- Council asked that HOH type of development be precluded from the HR parcels. Two conditions #'s 15 and 17 of the ordinance have been added:
- #15 The rooming and Boarding use is not permitted on any parcel within the Canyon del Rio development. And
- #17 High Occupancy Housing is not permitted on the J-1 and j-2 parcels. High Occupancy Housing is defined in the High Occupancy Housing Specific Plan, which was adopted by the Flagstaff City Council on February 20, 2018, as buildings that house more than 75 bedrooms per acre or have more than 30 dwelling units per acre in dormitory or apartment style units.



Reversion to R & D Zoning

Council express concern that the R & D land uses may one day be desirable at this location. Condition #14 of the ordinance address this concern.

- *#14 The City and Applicant recognize that future development opportunities in Flagstaff may require the use of Research & Development (RD) zoning. If at some point in the future the City and Applicant agree that RD zoning would be more beneficial to the CDRI Development, the parcels that have been rezoned from RD to another zoning classification through this Ordinance may be reverted to the former RD zoning pursuant to Section 9.462.01 of the Arizona Revised Statues.*