

Canyon del Rio

Preliminary Block Plat

City Council Meeting

June 4, 2019

Review of a Preliminary Block
Subdivision Plat for 261-Acres at
3200 East Butler Avenue



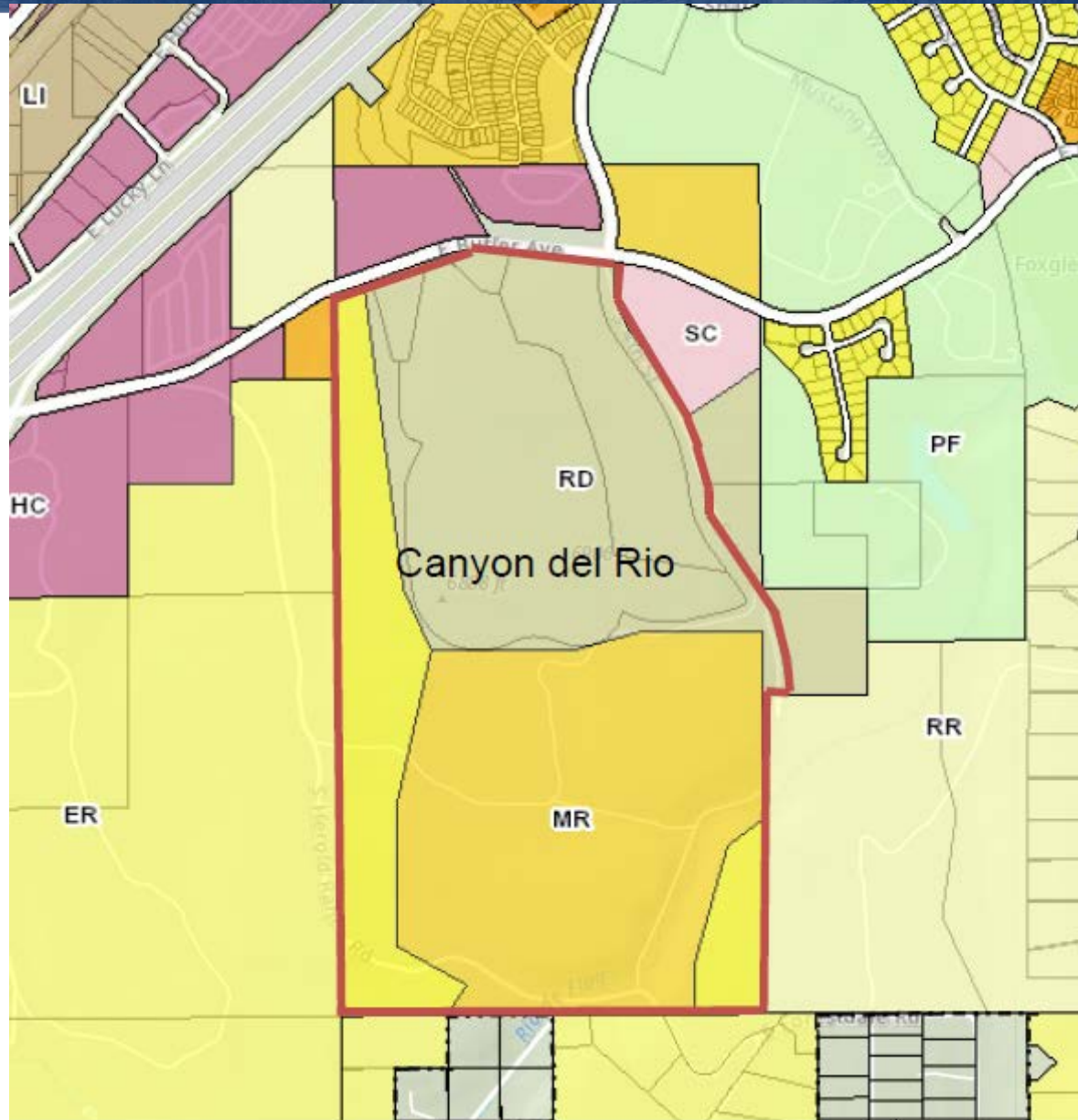


CDR P-Plat



Area Map

- Current Zoning
- R1-single-family residential
- MR-Medium density Residential and
- R&D, Research and Development



Proposal



- 1,426 residential units
- 225,000 sq. ft. of commercial uses
- 261-acres of commercial, residential, and open space

The Preliminary Plat Proposes

- 22-Blocks (parcels)
- 8-Tracts
- Public Rights-of-Way

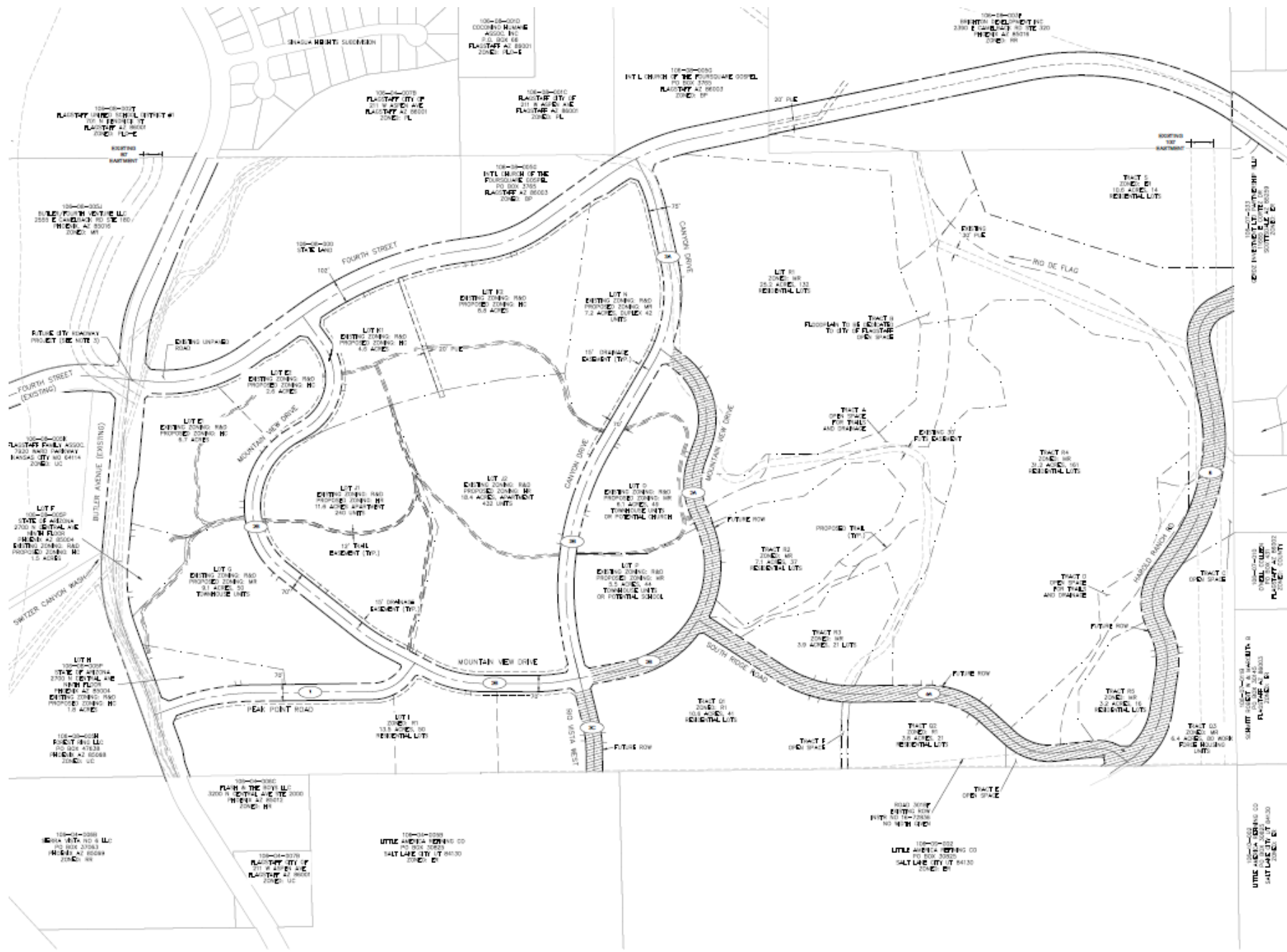


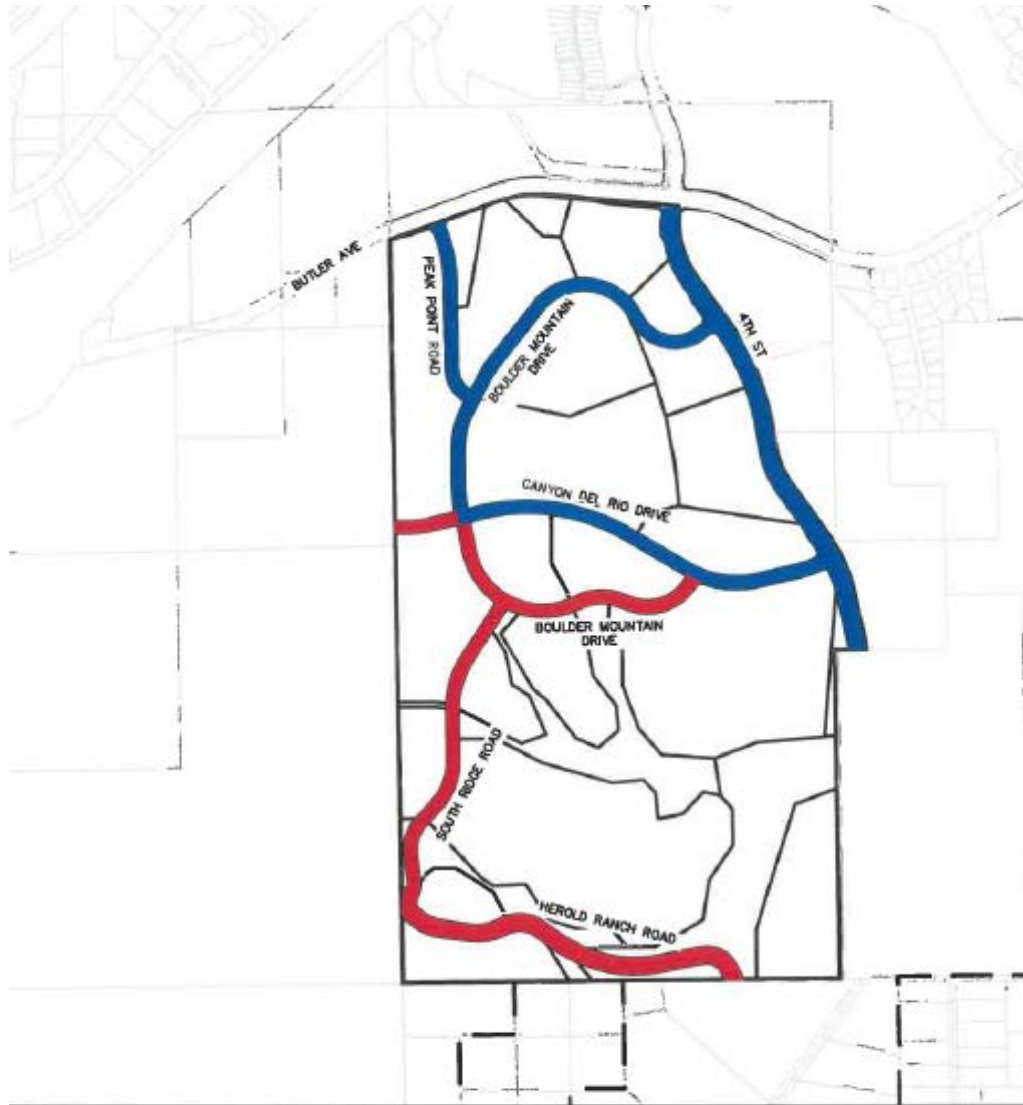
LEGEND

- PROPERTY BOUNDARY
- - - - - PROPOSED PERMITS-WAY
- LIT
- ▨ TRACT FOR FUTURE PERMITS-WAY

NOTES:

1. THIS PLAN AND ANY REVISIONS HEREON, INCLUDING ANY NOTICES OF THE CITY OF FLAGSTAFF, SHALL BE THE SOLE BASIS FOR THE CITY'S PERMITS PROCESS. THE CITY IS NOT RESPONSIBLE FOR INFORMATION OBTAINED FROM THIS PLAN OR ANY REVISIONS HEREON. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM THIS PLAN OR ANY REVISIONS HEREON. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM THIS PLAN OR ANY REVISIONS HEREON.
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3. IMPROVEMENTS TO THE CITY OF FLAGSTAFF SHALL BE CONSTRUCTED WITHIN THE CITY OF FLAGSTAFF'S BOUNDARIES.

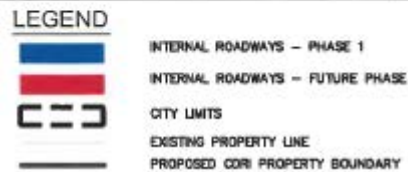




Spine loop developed as Phase 1, includes full and half street improvements

Phase 2 road frontages developed with individual block development proposals come forward

Tracts B & C will be dedicated to the City for floodplain maintenance





Zoning Requirements

- If the ZMA is successful the development will provide
 - 1,426 residential units, 575-single-family lots,
 - 180 attached residential units
 - 670 apartment units
- Average density of 6.1 units per acre
- Zoning Code requires a minimum density of 4.36 or 1,024 units this proposal meets minimum density requirements
- Commercial development includes up to 226,000 sq. ft. FAR of .20



Resources



- 100% of on-site floodplain dedicated (Tracts B & C)
- 205-acres of forest resources
- 6.85-acres of steep slopes, and
- 20.46-acres of moderate slope

- Detailed resource calculations and plans are required with development plans
- Settlement agreement allows the creation of two resource banks



Traffic



- Butler Avenue and Fourth Street; half-street improvements

The ultimate section will include 2-travel lanes, raised median, bike lane, parkway, curb & gutter and sidewalk (102-feet of ROW)

- Internal Minor Collector Street as shown on plat, include one travel and bike lane (each direction) center turn lane, curb & gutter, parkway and sidewalk (70-feet of ROW)
- Interior streets with development proposals for each block



Utilities



- Zone “B” Water: new 24” main in Fourth Street
- Internally looped 12” mains between new Fourth St. main and existing Butler Avenue 24” Main
- Wastewater: Gravity feed from development to 42” main in Rio de Flag. Treatment at the Wildcat Plant has capacity to address 456,000 gallons of new sewage
- Stormwater: CDR will store on site volume difference between pre and post development
- ½ inch LID will be addressed by the final development proposals



Summary of Findings

Title 10, Flagstaff Zoning Code

- Each parcel will be developed or subdivided using the standards for the applicable zoning district.
- The minimum density of 6.1 units-per-acre exceeds the minimum of 4.36 upa required.

Title 11 General plans and Subdivision Code

- Impact analyses submitted and reviewed, impacts have been addressed.
- Franchise utilities and other impacted agencies are in support.
- Preliminary plat standards have been met.



Summary of Findings

- Title 13, Engineering Design Standards and specifications
 - Engineering standards , utility easements, stormwater management, Rights-of-way dedications have been addressed.

Recommendation

Staff recommends the City Council approve the Block Plat for Canyon del Rio subject to the following conditions:

Conditions



1. The final plats for each phase shall be in substantial conformance with the preliminary plat including the phasing plan and map (sheets PH01 and PH02) of the preliminary Block Plat of Canyon del Rio. Each phase and parcel of the Canyon del Rio plat must meet all requirements independently.
2. Dedication of Tracts B and C and easements for tracts A, D, E, F, G and H are provided with the final block plat for Canyon del Rio.
3. Internal vehicle and pedestrian connections between blocks must be provided to the greatest extent feasible with special attention to connections from each block to the designated open space/civic space areas as well as adjacent activity centers.
4. Permanent public pedestrian easements on all trails within the Canyon del Rio Subdivision(s) must be granted and shown on all final plats of the parcels.