

Canyon Del Rio -Block I

Preliminary Plat Approval Request

City Council | May 4, 2021

Tiffany Antol, AICP | Planning Director





Request Overview

- Request from CDR 276, LLC for **Preliminary Plat approval for Canyon Del Rio Block I** located at 3200 E Butler Avenue.
- Single family subdivision with 50 single-family home lots on 13.34 acres in the R1 (Single-Family Residential) Zone
- Staff approved the Preliminary Plat on March 19, 2021

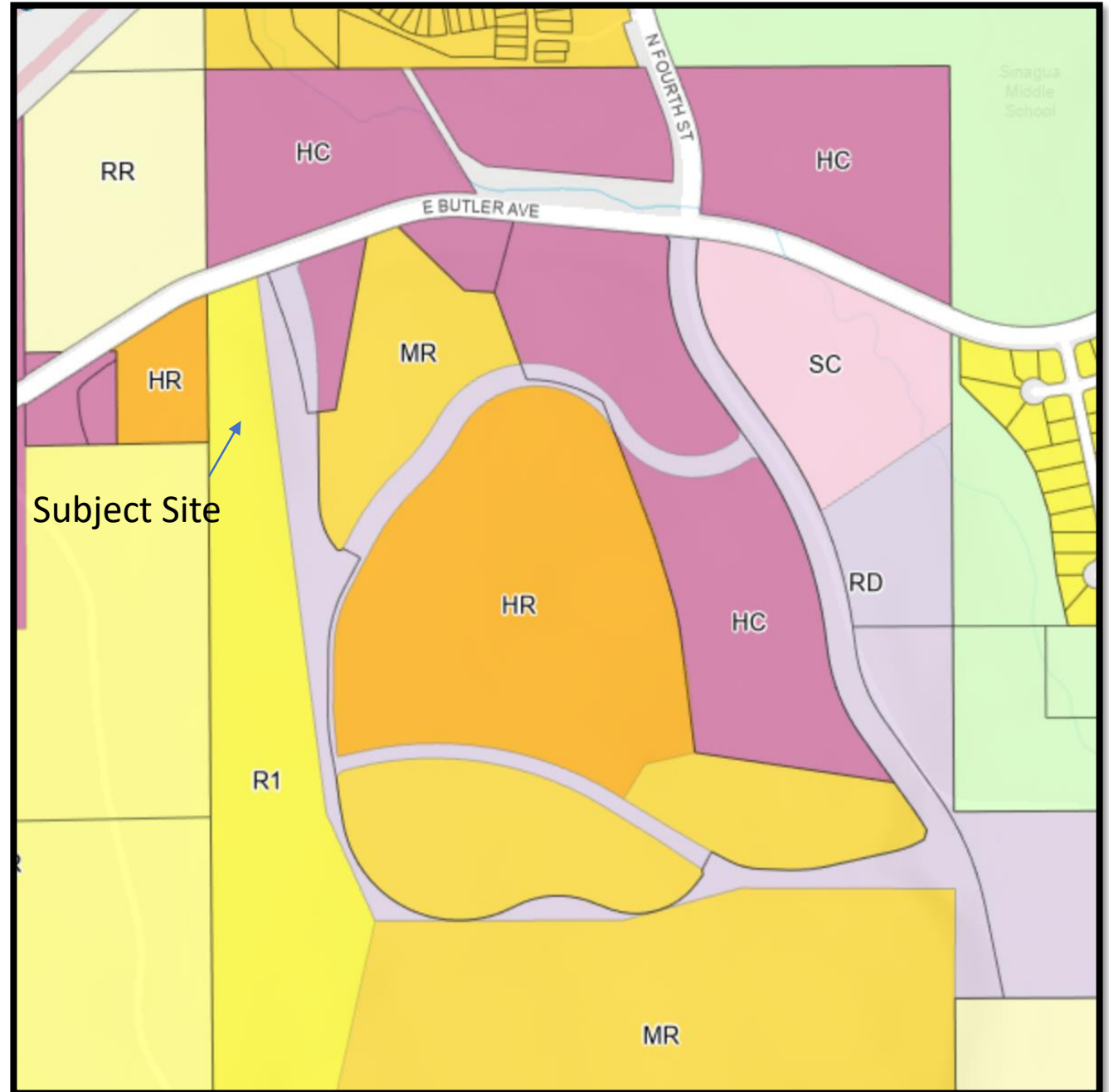
Vicinity Map

North: Butler Avenue and The Bluffs, HC Zone.

South: Canyon Del Rio Block Q1, R1 Zone.

West: Woodshire on Butler Condominiums, HR Zone.

East: Canyon Del Rio Block G, MR Zone.





Canyon Del Rio - Background

- 261-acre development at Fourth Street and Butler Avenue
- 1,426 residential dwelling units and 225,000 square feet of commercial development
- Rezoning request, Development Agreement and Preliminary Plat Block Plat approved in June 2020

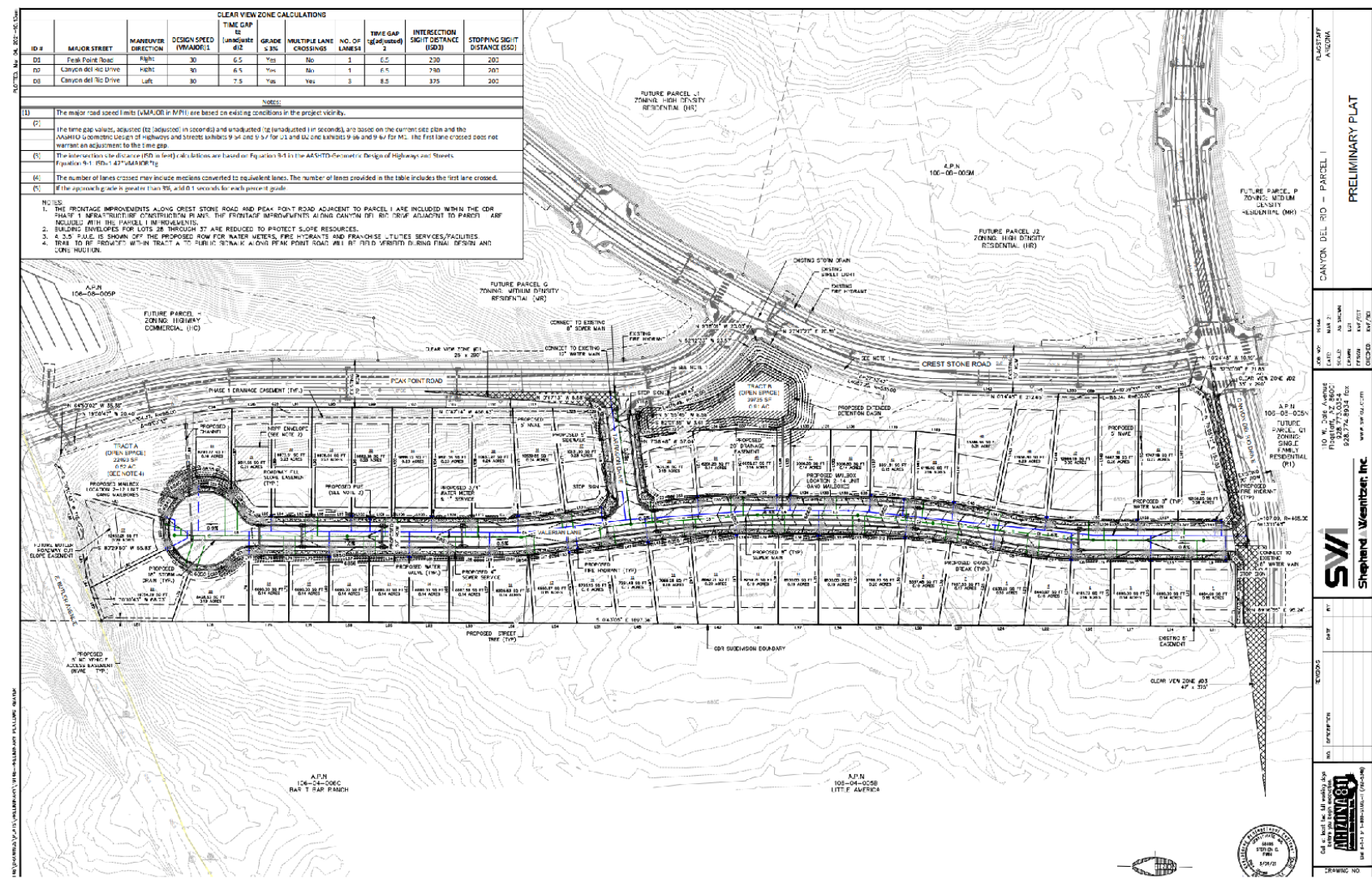


Block I

- 13.34 acres in larger 261-acre Canyon Del Rio Development
 - Currently vacant (one of the first blocks to be platted)
- R1 Zone (Single-Family Residential)
- 50 single family lots (6,000 – 13,366 sq. ft.)
- Resource Protection Overlay
 - Significant slopes and trees require unique building envelopes and lot and setbacks to meet resource protection standards



Block I Preliminary Plat



SHEPHERD WENITZER INC. 100 W. GOLF COURSE AVENUE SUITE 100 FLAGSTAFF, AZ 86001
 TEL: 928.774.2024 FAX: 928.774.2024
 WWW.SWIRI.COM

SWI Shepherd Wenzelberger, Inc.

PROJECT: CANYON DEL RIO - PARCEL I
 DRAWING NO: PRELIMINARY PLAT
 DATE:

CLIENT:

DESIGNER:

CHECKED:

DATE:

NO. OF SHEETS:

SHEET NO:

DRAWING NO:



Required Finding #1: Zoning Code (Title 10)



Meets Single-Family Residential (R1) Zone Standards

- Density
 - 3.7 units/acre is within R1 range of 2-5 units/acre
 - CDR Development Agreement requires 50 lots on this Block
- Lot design and resource protection
 - Lots designed to meet resource protection requirements using specific building envelopes.



Required Finding #1: Zoning Code (Title 10)



Meets Single Family Residential (R1) Standards

- Lot sizes
 - All lots meet minimum size of 6,000 square feet
 - Most lots meet requirements for minimum width and depth
- Setbacks
 - Alternative setbacks are proposed to ensure slope preservation

Zoning Code allows City Council to approve alternate lot sizes and setbacks on a final plat



Required Finding #1: Zoning Code (Title 10)



Meets Resource Protection Standards

Forest Resource Protection in the R1 Zone: Canyon Del Rio Block I Subdivision

EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
240,797 Square Feet	50% or 120,398 Square Feet	33.7% or 81,053 Square Feet

*The developer will be utilizing 39,346 square feet of excess tree canopy from the 169,114 square feet in the residential resource bank for Canyon Del Rio (see page 6 of the plat).

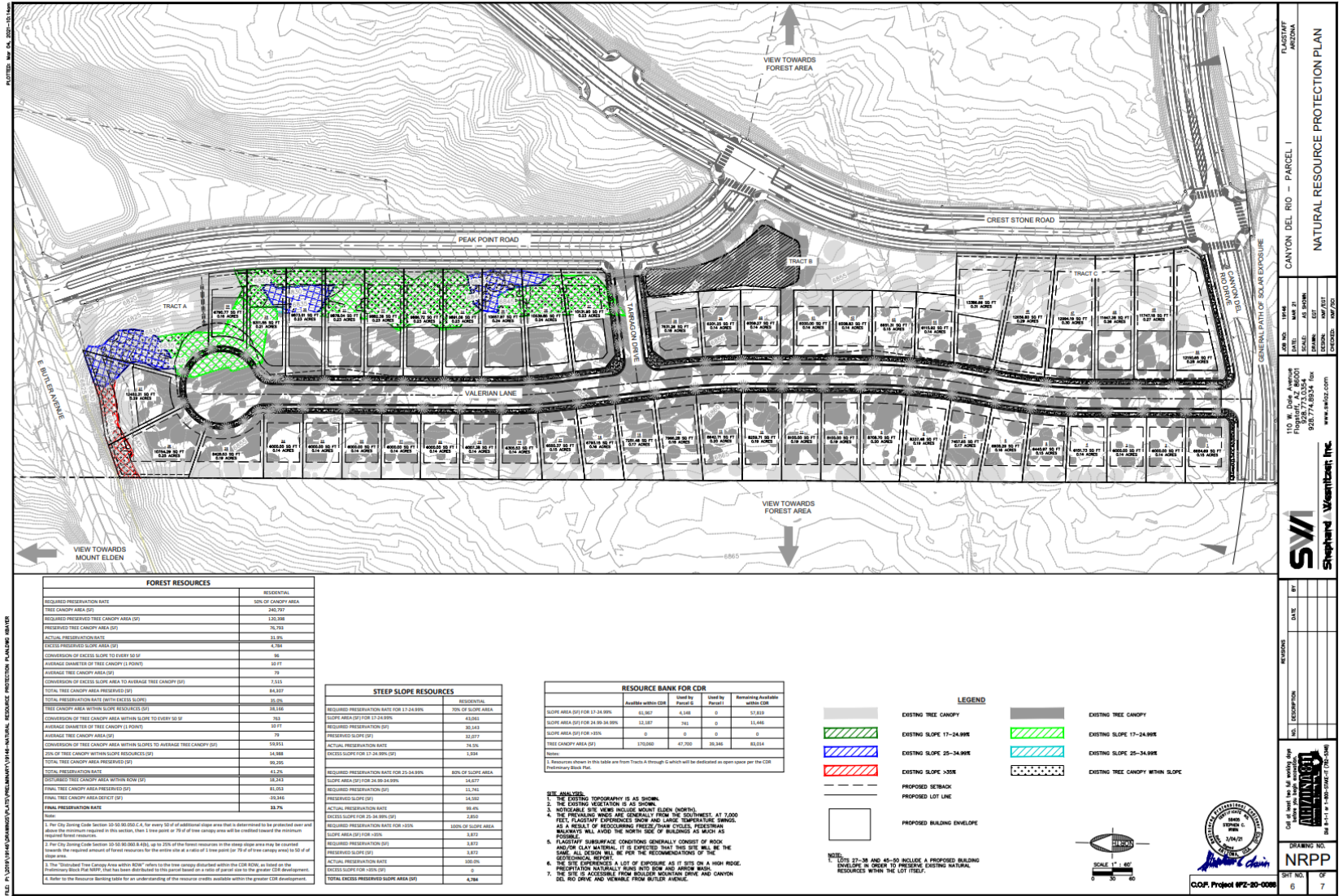
Steep Slope Protection in the R1 Zone: Canyon Del Rio Block I Subdivision

SLOPE RESOURCE	TOTAL SF	REQUIRED PROTECTION	PROPOSED PROTECTION
Slope: 17%-24.9%	43,061	70% or 30,143 SF	74.5%* or 32,077 SF
Slope: 25%-34.9%	14,677	80% or 11,741 SF	99.4%* or 14,592 SF
Slope: 35%+	3,872	100% or 3,872 SF	100% or 3,872 SF

*The developer credited approximately 4,784 square feet of excess slope to meet minimum forest resource protection thresholds.



Resource Protection Plan



FOREST RESOURCES	
REQUIRED PRESERVATION RATE	50% OF CANOPY AREA
TREE CANOPY AREA (SQ)	246,797
REQUIRED PRESERVED TREE CANOPY AREA (SQ)	123,398
PRESERVED TREE CANOPY AREA (SQ)	76,793
ACTUAL PRESERVATION RATE	31.3%
EXCESS PRESERVED SLOPE AREA (SQ)	4,594
CONVERSION OF EXCESS SLOPE TO ENERGY 10 SF	86
AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	30 FT
AVERAGE TREE CANOPY AREA (SQ)	79
CONVERSION OF EXCESS SLOPE AREA TO AVERAGE TREE CANOPY (SQ)	7,535
TOTAL TREE CANOPY AREA PRESERVED (SQ)	84,327
TOTAL PRESERVATION RATE WITHIN SLOPE RESOURCES	38.3%
TREE CANOPY AREA WITHIN SLOPE RESOURCES (SQ)	83,156
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO ENERGY 10 SF	763
AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	29 FT
AVERAGE TREE CANOPY AREA (SQ)	75
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SQ)	59,811
SOIL OF TREE CANOPY WITHIN SLOPE RESOURCES (SQ)	14,156
TOTAL TREE CANOPY AREA PRESERVED (SQ)	99,295
TOTAL PRESERVATION RATE	41.2%
EXCESS TREE CANOPY AREA WITHIN SLOPE (SQ)	15,139
FINAL TREE CANOPY AREA PRESERVED (SQ)	84,156
FINAL PRESERVATION RATE	33.7%

STEEP SLOPE RESOURCES	
REQUIRED PRESERVATION RATE FOR 17-24.99%	60.0000%
SLOPE AREA (SQ) FOR 17-24.99%	43,083
REQUIRED PRESERVATION (SQ)	25,849
PRESERVED SLOPE (SQ)	32,877
ACTUAL PRESERVATION RATE	76.3%
EXCESS SLOPE FOR 17-24.99% (SQ)	1,204
REQUIRED PRESERVATION RATE FOR 25-34.99%	80% OF SLOPE AREA
SLOPE AREA (SQ) FOR 25-34.99%	54,077
REQUIRED PRESERVATION (SQ)	43,262
PRESERVED SLOPE (SQ)	54,330
ACTUAL PRESERVATION RATE	89.4%
EXCESS SLOPE FOR 25-34.99% (SQ)	1,815
REQUIRED PRESERVATION RATE FOR 35%	100% OF SLOPE AREA
SLOPE AREA (SQ) FOR 35%	3,872
REQUIRED PRESERVATION (SQ)	3,872
PRESERVED SLOPE (SQ)	3,872
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 35% (SQ)	0
TOTAL EXCESS PRESERVED SLOPE AREA (SQ)	4,784

RESOURCE BANK FOR CDR			
Available within CDR	Used by Parcel C	Remaining Available within CDR	CDR
SLOPE AREA (SQ) FOR 17-24.99%	41,867	4,186	0
SLOPE AREA (SQ) FOR 24.99-34.99%	11,987	741	0
SLOPE AREA (SQ) FOR 35%	0	0	0
TREE CANOPY AREA (SQ)	170,000	47,700	35,344

Notes:
 1. Resources shown in this table are from Tracts A through G which will be dedicated as open space per the CDR Preliminary Block Plan.
 2. See Analysis.

LEGEND

- EXISTING TREE CANOPY
- EXISTING SLOPE 17-24.99%
- EXISTING SLOPE 25-34.99%
- EXISTING SLOPE >35%
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING TREE CANOPY
- EXISTING SLOPE 17-24.99%
- EXISTING SLOPE 25-34.99%
- EXISTING TREE CANOPY WITHIN SLOPE

CDR Project #PZ-20-008

DATE: 6/1/2023

SCALE: 1" = 60'

DRIVING NO. 6

SHEET NO. 7

CANYON DEL RID - PARCEL I

FLAGSTAFF ARIZONA

NATURAL RESOURCE PROTECTION PLAN

110 W. Drew Avenue Flagstaff, AZ 86001 928.774.8334 Fax 928.774.8334 www.nrpz.com

Shepherd Wentz Inc.

CDR NO. 1948 MAR 21 2023

DATE: 6/1/2023

SCALE: 1" = 60'

DRIVING NO. 6

SHEET NO. 7



Required Finding #1: Zoning Code (Title 10)



Meets other relevant standards

- Historic/Cultural Resources
 - Cultural Resource clearance was approved with the original development
- Parks, Open Space, Pedestrian, Bicycle Facilities
 - CDR includes a total of 55.8 acres or 21% of the site as open space
 - This plat provides an additional 1.43 acres as civic space.



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Public systems analysis conducted to confirm preliminary compliance with Engineering Standards
 - Compliance confirmed with Civil Engineering Plans (after Preliminary Plat approval)
- Access and Traffic
 - Traffic Impact Analysis (TIA) approved for Canyon Del Rio
 - Identified required street improvements on and off-site



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Water and Wastewater
 - New 8" water line
 - New 8" sewer line
- Stormwater
 - Stormwater analysis already completed for Canyon Del Rio



Required Finding #3: Subdivisions Standards (Title 11)



Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Preliminary Plat procedures, application requirements
- Minimum Required Subdivision Improvements
 - Identified in public systems analyses (previous slides)



Required Finding #3: Subdivisions Standards (Title 11)



Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Subdivision Standards and Regulations
 - Lot Design
 - Street Design
 - Easement Design
 - Block Design



Findings and Recommendation

Required Findings

- **The City Council shall find the Preliminary Plat meets the requirements of City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications**

Staff Recommendation

- **The Planning and Zoning Commission, based on the required findings, forwards this Preliminary Plat to the City Council with a recommendation for approval**