

# PLANNING & DEVELOPMENT SERVICES REPORT

## PRELIMINARY PLAT

**PZ-20-00089-01**

**DATE:** April 2, 2021  
**MEETING DATE:** April 14, 2021  
**REPORT BY:** Tiffany Antol, AICP

### **REQUEST:**

CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block G located at 3200 E Butler Avenue, a single-family townhome subdivision on 9.03 acres in the MR (Medium Density Residential) Zone utilizing the Planned Residential option.

### **STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

### **PRESENT LAND USE:**

The vacant subject site is located within the northwestern corner of the larger Canyon Del Rio development, which encompasses 261 acres. Canyon Del Rio includes 1,426 residential dwelling units and 225,000 square feet of commercial development.

### **PROPOSED LAND USE:**

The Canyon Del Rio Block G subdivision, consisting of 50 single-family townhome lots located on 9.03 acres in the MR (Medium Density Residential) Zone.

### **NEIGHBORHOOD DEVELOPMENT:**

See the attached vicinity map for more information.

North: Canyon Del Rio Blocks F and H, HC Zone; Butler Avenue.

South: Canyon Del Rio Block J1, HR Zone.

East: Canyon Del Rio Block E1, HC Zone.

West: Canyon Del Rio Block I, R1 Zone.

### **REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the 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.

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### **STAFF REVIEW:**

#### **I. Project Information**

##### **A. Background**

In June of 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat allowing the development of Canyon Del Rio, consisting of 1,426 residential dwelling units and 225,000 square feet of commercial development. The development includes a mixture of high-, medium-, and single-family residential units combined with commercial service and open space on 261 acres.

The applicant, CDR 276, LLC, is seeking Preliminary Plat approval for a 50-lot single-family townhome residential subdivision within the larger Canyon Del Rio development utilizing the Planned Residential Development. Lot sizes

range from 3,200 square feet to 4,605 square feet. The subdivision is one of the first blocks within the Canyon Del Rio to be platted.

New infrastructure will need to be provided for the project including two new residential roads (Copperleaf Lane and Snowberry Circle), 8" water and sewer lines, dry utilities, and stormwater detention. City Staff approved the Preliminary Plat on March 19, 2021 based on conformance with all relevant development standards.

**B. Type of Plat**

This Preliminary Plat request is for a single-family townhome residential subdivision consisting of 50 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A is located at the northern portion of the subdivision and is designated as open space and Tract B and C are located along the southern boundary of the subdivision adjacent to Crest Stone Road also designated for open space and stormwater detention.

**II. Required Findings: Conformance with City Development Standards and Regional Plan**

Staff reviewed and approved the Preliminary Plat based on conformance with 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.

**A. City of Flagstaff Zoning Code (Title 10)**

**i. Medium Density Residential (MR) Zone**

The property is zoned MR, Medium Density Residential. The Development Agreement for Canyon Del Rio requires 50 lots on this block, which is what is proposed. The MR Zone has a minimum density requirement of 6 units per acre and a maximum density of 9 units per acre in the Resource Protection Overlay. The proposed 50 lots on 9.03 acres is a density of 5.54 units per acre, which meets the minimum density for the MR Zone per Section 10-10.30.070, and allows for rounding of density requirements.

Planned Residential Development (PRD) is a permitted use in the MR zone. Division 10-40.60.280 of the Zoning Code addresses specific use standards for Planned Residential Developments. PRDs may use different building types (i.e., Carriage House, Single-Family Cottage, Duplex) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 of the Zoning Code provides standards for specific building types and specifies the transect zones in which they are allowed. The T4N.2 transect zone allows the Townhouse and Single-Family Cottage building type in new neighborhoods.

The Single-Family Cottage building type permits a minimum lot area of 2,500 square feet, and the Townhouse building type permits a minimum lot area of 1,440 square feet. The lots within this subdivision comply with the minimum lot area per building type. The preliminary plat complies with the applicable standards and building form and placement standards such as setbacks and height allowed in the T4N.2 transect zone (Division 10-40.40.060 of the Zoning Code).

Setback requirements for the T4N.2 transect zone are:

Front	5' min, 12' max
Side	3' min
Side Street	10' min, 15' max
Rear	3' min

Each building type has specific frontage types that must be used when developing the individual lots. In this case, the Projecting Porch frontage type has been applied to all lots. Division 10-50.120.040 addresses the standards for the Projecting Porch frontage type. With this frontage type, the house has a small to medium setback from the property line. The resulting front yard is typically very small.

**ii. Natural Resources**

The subject property is located within the Resource Protection Overlay. Paragraph 4.12 (Resource, Open Space and Easement Requirements) of the Canyon Del Rio Development Agreement discusses the resources and allows the developer to create two “resource banks”: one for the residential properties and one for the commercial properties. These banks will allow the application of extra resources from one parcel to another parcel when extra resources are available. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met using unique building envelopes for each lot.

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

EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
202,054 Square Feet	50% or 101,027 Square Feet	26.4% or 53,327 Square Feet

\*The developer will be utilizing 47,700 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%	22,024	70% or 15,417 SF	51.2%* or 11,269 SF
Slope: 25%-34.9%	62,246	80% or 49,797 SF	78.8%* or 49,056 SF
Slope: 35%+	2,884	100% or 2,884 SF	100% or 2,884 SF

\*The developer will be utilizing 4,148 square feet of excess slope from the 56,615 square feet in the residential resource bank for Canyon Del Rio (see page 6 of the plat).

**iii. Historic/Cultural Resources**

The City of Flagstaff Heritage Preservation Commission accepted the previous Cultural Resource Report prepared by a professional meeting Secretary of the Interior Standards on file with the State.

**iv. Parks, Open Space, Pedestrian, and Bicycle Facilities**

Canyon del Rio is located .53 miles via Butler Avenue from the Foxglenn Community Park, and slightly more using the Rio de Flag FUTS system. The City of Flagstaff Parks and Recreation Organization Master Plan identifies Foxglenn Park as the park servicing this portion of the community. The park is 28 acres in size and includes standard community park facilities. Internal to the Canyon Del Rio development, a total of 55.8 acres, or 21% of the site, has been identified for open space, trails, or drainage. Additionally, each of the individual blocks are required to meet the open space and civic space requirements associated with the proposed development. Block G is required to provide 5% of the gross area as Civic Space and 15% of the gross area as Open Space. This acreage is found in Tracts A, B, and C which represents approximately 36.5% of the site. Internal pedestrian trails that connect the proposed parcels and future developments and the FUTS alignments have been identified. These trails will be constructed and connected with other internal trails as each parcel develops.

## **B. City of Flagstaff Subdivision Standards (Title 11)**

### **i. Preliminary Plat**

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

### **ii. Subdivision Standards and Regulations**

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

#### **ii.1 Lot Design**

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

#### **ii.2 Street Design**

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

#### **ii.3 Easement Design**

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

#### **ii.4 Block Design**

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

### **iii. Minimum Required Subdivision Improvements**

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

## **C. City of Flagstaff Engineering Standards (Title 13)**

As part of the Preliminary Plat Block Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

#### **i. Access and Traffic**

The Canyon Del Rio Transportation Impact Analysis (TIA) included six (6) existing intersections and seven (7) new intersections within and along the edge of the proposed development. The study area covered Butler Avenue from I-40 to Fourth Street, Fourth Street from Huntington Drive to south of Butler Avenue along the development site, and the internal Canyon Del Rio roadway system. Traffic expected from nearby yet to be developed parcels was included as future background traffic in the analysis. Analyses were conducted for assumed development levels at years 2026 (Phases I & II) and 2030 (full build-out). Phases I & II include all except four (4) retail parcels at the northeast edge of the site and three (3) relatively small residential parcels at the south edge.

The larger Canyon Del Rio project proposes several access points to the current and future street system. The project will build the west portion of Fourth Street south of Butler Avenue, and the south portion of Butler Avenue west of Fourth Street, adjacent to the site. Internal collector streets will provide access to and from Butler Avenue, Fourth Street, and Herold Ranch Road, a portion of which goes through the very south end of the site. These will be minor collector streets with one vehicle lane and one bike lane in each direction with a center turn lane. Canyon Drive will be an east/west street crossing the entire site at about its midpoint. Mountain View Drive, along with the easternmost section of Canyon Drive, will form a loop through the northern two-thirds of the site that intersects with Fourth Street in two locations south of Butler Avenue. Peak Point Road will connect this loop road to Butler Avenue in the northwest corner of the site, and South Ridge Road will connect the loop to Herold Ranch Road in the southwest section of the site. Herold Ranch Road crosses most of the site near its southern edge. West of Mountain View Drive, Canyon Drive will have a residential local “wide” cross section planned to connect to a future development on the Little America site, which is immediately west of Canyon Del Rio. The location of the Butler Avenue and Peak Point Road intersection is being coordinated with the property on the north side of Butler Avenue to provide access for Canyon Del Rio and a future development north of Butler Avenue. This intersection will initially be stop controlled for northbound traffic but will need to be signalized or converted to a roundabout to ultimately accommodate Canyon Del Rio traffic.

Adjacent to the Canyon Del Rio site, both Butler Avenue and Fourth Street are designated minor arterials. Butler Avenue currently has one lane in each direction, and Fourth Street is graded dirt/gravel. Fourth Street is planned to ultimately connect with John Wesley Powell Boulevard to the southwest. The developer is responsible for improvements on the south side of Butler Avenue; Butler Avenue at completion will include 102 feet of ROW, two travel lanes in each direction, raised median, bike lanes, curb, gutter, 5-foot parkway, and 6-foot wide sidewalk. The developer will also provide the west side improvements to Fourth Street (same street section as Butler Avenue). The internal collector streets propose right-of-way of 70 feet, one travel lane in each direction, raised median, bike lanes, 5-foot parkway, and 5-foot sidewalk. Where a FUTS is adjacent to the street (Boulder Mountain Drive), the ROW expands to 75 feet, and the trail will be 10-feet wide.

#### **ii. Water and Wastewater**

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Canyon del Rio and a residential dwelling cap of 1,715 units and 67.9 acres of commercial development.

#### **Water**

The closest source of Zone B water for this site includes a 24-inch waterline within Butler Avenue along the northern property boundary. This existing Zone B waterline will be supported by a new secondary water line provided by the

developer that will extend new lines from north of I-40 to Soliere Drive, Fourth Street, and to the site. Internally, 12-inch supply mains will be installed under the internal spine loop and with the roadways identified by the Phasing Map and Plan. A 24-inch main will be located under Fourth Street across the frontage of Canyon del Rio; this will ultimately be extended to John Wesley Powell Boulevard southwest of CDR. Connection with the individual subdivisions and site plan approvals will extend the water system providing services to individual structures. Canyon del Rio Investors have agreed through the Development Agreement to provide roughly \$667,000 in a cash-in-lieu payment for future water storage, and \$1.3 million dollars for the secondary water source improvements. The secondary water source payment is required prior to recording of the first final plat or site plan approval; the storage payment is due with the issuance of the 400-dwelling unit. The developer has also agreed to provide up to two well sites on the CDR site if the City identifies that successful production wells warrant further exploration.

### **Wastewater**

Several connections to the sewer are available to this project, given its location at the intersection of Butler Avenue and Fourth Street, and the location of the Rio de Flag Wash and the major sewer interceptor line that is in the Wash. The nearest sewer that allows for gravity flow from the CDR site is in the Rio de Flag Wash. The existing sewer line is 42 inches in diameter and gravity flows to the east along the river channel.

The Wildcat Hill Wastewater Treatment Plant, which is currently operating below maximum capacity, will treat all sewage collected for CDR. The Wildcat Hill facility currently processes 3.6-million gallons of sewage per day. This facility has design capacity of 6-million gallons per day. The design flows from the CDR development indicate an average daily flow increase to the plant of 456,738 gallons per day.

The Water and Sewer Impact Analysis did not identify the need for off-site improvements from the Canyon del Rio development.

### **iii. Stormwater**

A completed Drainage Impact Analysis and Preliminary Drainage Report for Canyon del Rio has been submitted and reviewed by Stormwater Staff. In lieu of a downstream analysis, the project has elected to store the volumetric flow difference between the pre-development conditions and the post-development conditions on-site. The development will use open space corridors to manage major portions of the stormwater on the project site. A series of retention basins will be constructed in the open space areas across the property. These basins will convey on-site and off-site flows from the project site ultimately out letting to the Rio de Flag Wash channel.

Low Impact Development (LID) requirements are required to meet the ½-inch threshold, less than the current 1-inch code requirement. The ½-inch threshold was negotiated as part of the settlement agreement approved in 2013. The water quality aspects of the LID requirements will be met at the discharge points of impervious surface areas.

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### **REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the 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.

### **Recommendation**

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

### **Attachments:**

- Application

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- Preliminary Plat, including the Natural Resource Protection Plan (6 sheets, 24 x 36")
- Vicinity Map
- Utility notification letters