

# Canyon Del Rio -Block G

## 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 G** located at 3200 E Butler Avenue.
- Single family subdivision with 50 townhome lots on 9.03 acres in the MR (Medium Density Residential) Zone
- Staff approved the Preliminary Plat on March 19, 2021

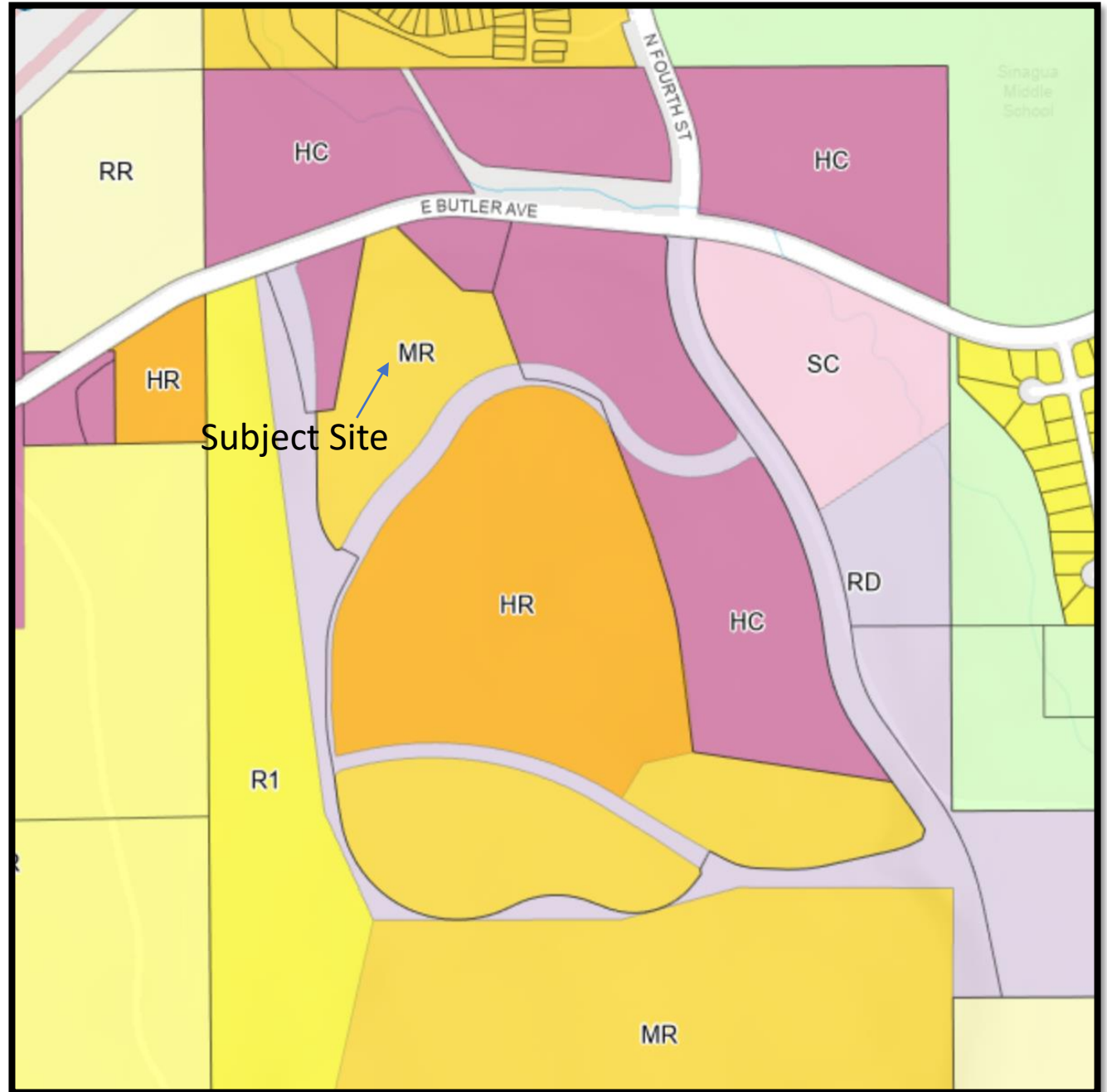
# Vicinity Map

North: CDR Blocks F and H, HC Zone.

South: CDR Block J1, HR Zone.

East: CDR Block E1, HC Zone.

West: CDR Block I, R1 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 G

- 9.03 acres in larger 261-acre Canyon Del Rio Development
  - Currently vacant (one of the first blocks to be platted)
- MR Zone (Medium Density Residential)
- 50 single family townhome lots (3,200 – 4,605 sq. ft.)
- Resource Protection Overlay
  - Significant slopes and trees require unique building envelopes and setbacks to meet resource protection standards





# Required Finding #1: Zoning Code (Title 10)



## Meets Medium Density Residential (MR) Zone Standards

- Density
  - 5.54 units/acre is within MR range of 6-9 units/acre (rounded)
  - CDR Development Agreement requires 50 lots on this Block
- Lot design and resource protection
  - Lots designed to meet resource protection requirements using the Planned Residential Development Option.



# Required Finding #1: Zoning Code (Title 10)



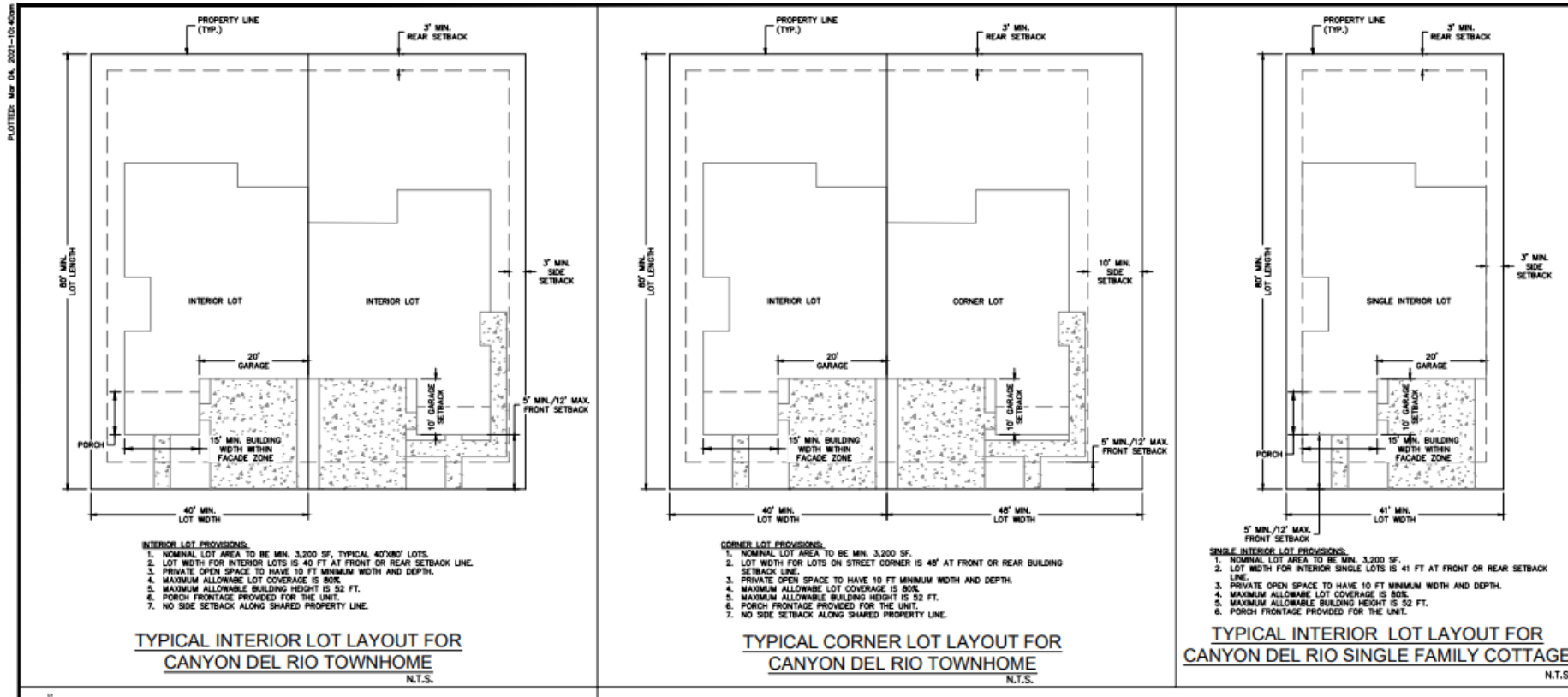
## Meets Medium Density (MR) Standards

- Lot sizes
  - All lots meet minimum size for either townhome or single-family cottage building types
  - Most lots meet requirements for minimum width and depth
- Setbacks
  - Unique setbacks have been established to preserve slope utilizing T4N.2 standards per PRD standards.

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



# Building Types Details





# Required Finding #1: Zoning Code (Title 10)



## Meets Resource Protection Standards

### Forest Resource Protection in the MR Zone: Canyon Del Rio Block G 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 MR Zone: Canyon Del Rio Block G 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).





# 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 3.29 acres as civic and open space.



## 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**