

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-23-00224-02

DATE: December 18, 2024

MEETING DATE: January 8, 2025

REPORT BY: Ben Mejia

REQUEST:

EPS Group, Inc, on behalf of CDR Devcorp LTD, requests Preliminary Plat approval for “The Lookout at Canyon del Rio” located at 3770 E Whetstone Dr, a 50-lot single-family subdivision on 7.11 acres in the Medium-Density Residential (MR) Zone.

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 subject site is currently vacant.

PROPOSED LAND USE:

“The Lookout at Canyon del Rio” subdivision on Block N of Canyon del Rio, consisting of 50 single-family lots located on 7.11 acres in the MR Zone using Planned Residential Development standards.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Canyon del Rio – Block K2; HC Zone

South: Canyon del Rio – Block R1; MR Zone

East: Vacant Land – Religious Use; RD Zone

West: Canyon del Rio – Blocks J2, O, P; MR 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.

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.

EPS Group, Inc has filed the application request on behalf of CDR Devcorp LTD, seeking Preliminary Plat approval for a 50-lot single-family residential subdivision providing attached and detached single-family units within the larger Canyon Del Rio development utilizing the Planned Residential Development. Lot sizes range from 2,000 square feet to approximately 3,363 square feet.

New infrastructure will need to be provided for the project including two new residential local roads (Boulder Ridge Drive and Lava Rock Loop), 8" water and sewer lines, and stormwater detention. City Staff approved the Preliminary Plat on December 10, 2024 based on conformance with all relevant development standards.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 50 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts.

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)

This subdivision will create 50 single-family residential lots within the MR zone. The MR zone allows a gross density of nine (9) units per acre for sites within the Resource Protection Overlay (RPO) and requires a minimum density of six (6) units per acre. The net density of this subdivision is 8.7 units per acre and the gross density is 7 units per acre. The proposed lot sizes in this subdivision vary from approximately 2,000 square feet to approximately 3,363 square feet, meeting minimum lot sizes for the zone. This Preliminary Plat complies with the building form and placement standards such as setbacks for the MR zone utilizing PRD standards (Division 10-40.60.280 of the Zoning Code).

Development Standards for PRDs within the MR zone are:

<u>Development Standard</u>	<u>MR</u>
Minimum Lot Area	2,000 sf
Maximum Lot Coverage	80%
Minimum Lot Width	20'
Minimum Lot Depth	50'
Front Setback	5', 20' parking
Side Setback	3', 10' street side
Rear Setback	3'

Planned Residential Development Design Elements

Planned Residential Developments require that the applicant select from a list of design elements. Each element is attributed with a point value, the proposal must include no fewer than 5 points and are elected at the applicant's discretion. The applicant has selected the following:

L. Front setbacks less than 15 feet for livable portions of the dwelling including the front entry feature (one point).

This design element has been demonstrated in the typical lot layout.

N. Subdivision CC&Rs and setback standards do not prohibit the development of accessory dwelling units (one point).

Staff will review the CC&Rs with final plat review to ensure conformance.

P. Subdivision exceeds the minimum density of the applicable zoning district by at least one whole unit per acre (no fractions). For example, if the minimum density is two units per acre, the subdivision provides a minimum of at least three units per acre (one point for each whole unit over the minimum up to three points)

The minimum required density is 6 units per acre, proposed density is 7 units per acre. The proposal is eligible for 1 point for this design element.

Q. Subdivision includes enhanced pedestrian environments including outdoor seating areas or larger landscaping areas (one point for each).

The proposal includes two outdoor seating areas; one is located central to the subdivision and the second is located to the west of the subdivision. The proposal is eligible for 2 points for this design element.

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Natural Resource Protection Plan (NRPP) was provided in conjunction with this Preliminary Plat. Resources within this plat include forest and slope resources. The subject property is located within the Resource Protection Overlay. The Canyon Del Rio Development Agreement allows the developer to create two “resource banks”: one for the residential properties and one for the commercial properties. These banks 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. A 5% administrative reduction to resource protection rates was granted by the Planning Director per 10-50.90.110 of the Flagstaff Zoning Code. The required forest resource preservation rate for residential blocks in Canyon del Rio is 47.5%, this plat proposes a preservation rate of 39%. The deficit of resource protection on this site will need to be accounted for elsewhere in the development area.

Slope resources are required to be preserved at varying rates depending on the steep slope category, the proposed plat meets and exceeds all slope preservation requirements:

Slope	Required Preservation	Proposed Preservation
17-24.99%	66.5%	87%
25-34.99%	76%	90%
35% and above	100%	100%

iii. Historic/Cultural Resources

At the time of original development approvals, the City of Flagstaff Heritage Preservation Commission accepted the 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

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 common space and civic space requirements associated with the proposed development. This subdivision is required to provide 15% of the gross area as Common Space. The required common space is provided within Tracts A, B, and C of this plat and provide a total of 3.17 acres or 44% of gross site area.

Sidewalks are provided within the subdivision and connect to the sidewalk along Whetstone Drive and Fourth Street to be developed with this subdivision. Adjacent to the site is an existing FUTS trail running along the south side of Whetstone Drive.

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 on December 10, 2024.

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 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 Traffic 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.

Since this analysis was completed, an extension of John Wesley Powell Boulevard has been proposed to cross Canyon del Rio from the southern boundary of Canyon del Rio and connecting to Fourth Street running along the southeastern boundary of this site. This proposal does not rely on the development of John Wesley Powell Boulevard for access.

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 with a residential dwelling cap of 1,715 units and 67.9 acres of commercial development.

Water

This subdivision will be served by an 8-inch water line connecting to the existing 12-inch line along Whetstone Drive.

Wastewater

This subdivision will be served by an 8-inch sewer line connecting to the existing 8-inch line along Whetstone Drive.

iii. Stormwater

This proposal includes two detention basins in Tract A, one basin is located to the east and the other is located to the south of the subdivision. These basins will convey on-site and off-site flows from the project site ultimately out-letting to the Rio de Flag Wash channel.

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
- Preliminary Plat