

The Lookout at Canyon del Rio (Parcel N)

Preliminary Plat Approval Request

City Council | February 4, 2025

Ben Mejia | Senior Planner





Request Overview

- EPS Group, Inc, on behalf of CDR Devcorp LTD, requests **Preliminary Plat approval of The Lookout at Canyon del Rio – Parcel N** located at 3770 E Whetstone Drive.
- Single family subdivision with 50 single-family home lots on 7.1 acres using PRD standards in the Medium-Density Residential (MR) Zone also within the Resource Protection Overlay (RPO)
- Staff approved the Preliminary Plat on December 10, 2024
- P&Z Commission recommended approval (5-0) on January 8, 2025

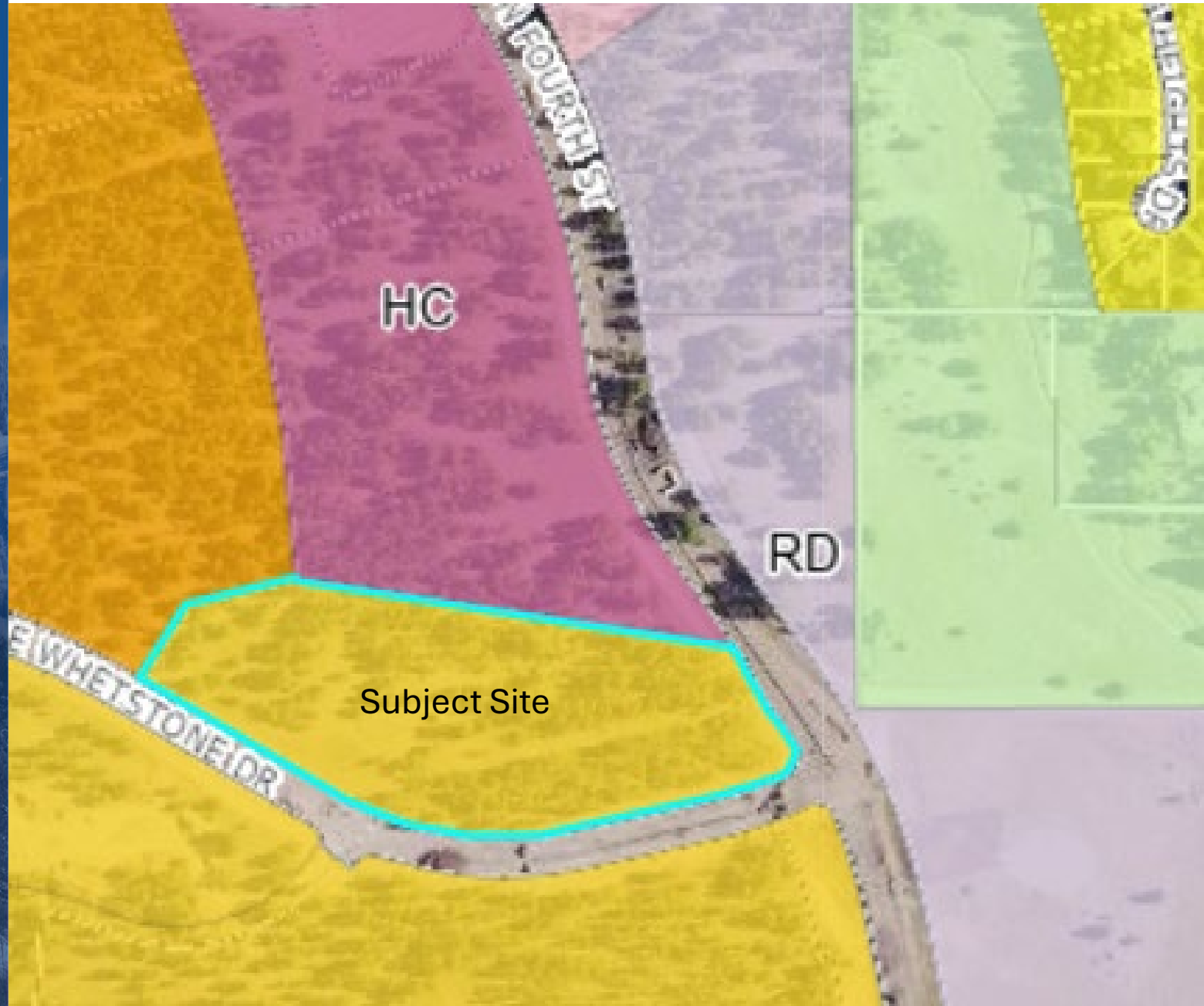
Vicinity Map

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 – Block J2;
HR Zone and Blocks O and P; MR
Zone

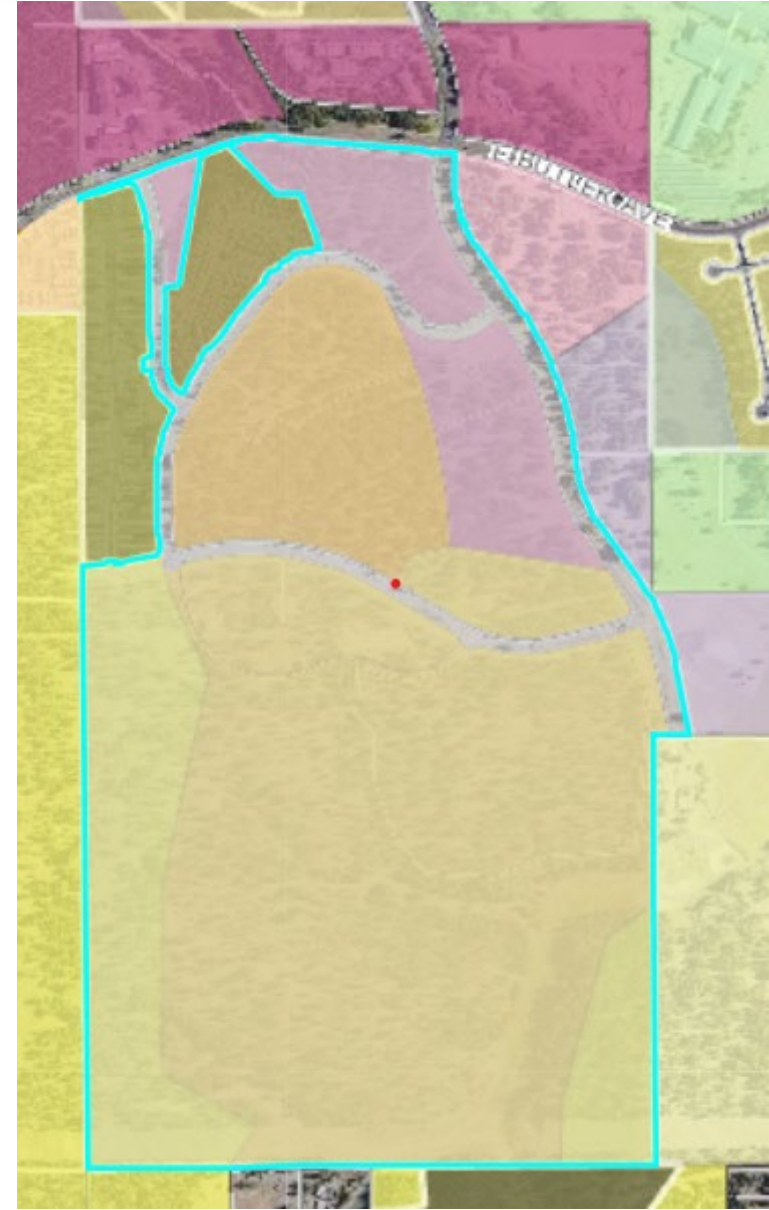




Background

Canyon del Rio

- In June of 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat allowing the development of Canyon Del Rio.
- Consisted 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.



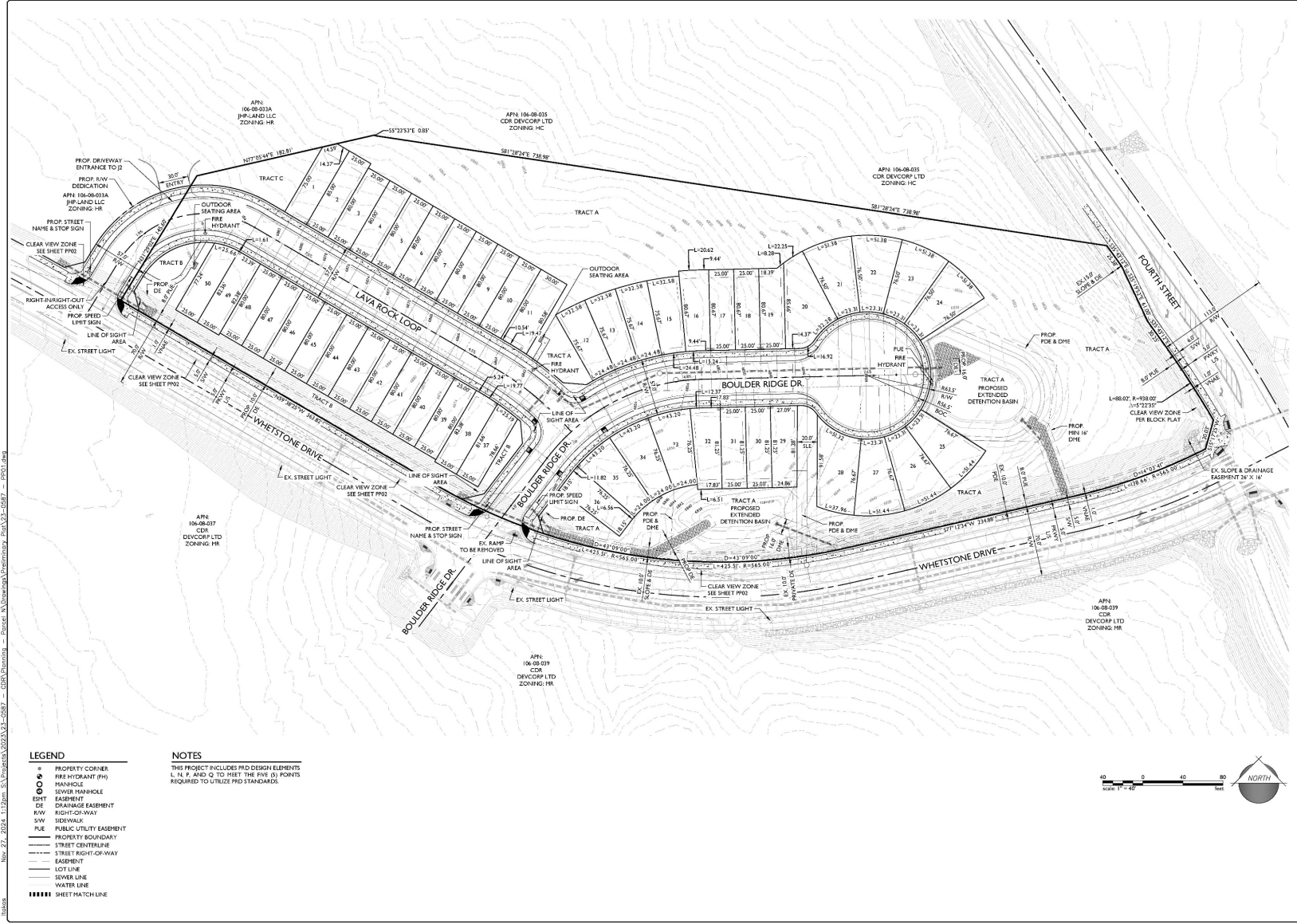


Preliminary Plat

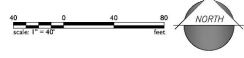


- 50 attached and detached single-family lots
- Access is provided from Whetstone by Boulder Ridge Dr in the center and Lava Rock Loop to the west from Block J2
- 3.17 acres of common space provided: 44% of net lot area

23-0587 - The Lookout at Canyon Del Rio



LEGEND	NOTES
○ PROPERTY CORNER	THIS PROJECT INCLUDES PRD DESIGN ELEMENTS L, N, P, AND Q TO MEET THE RFD STANDARDS REQUIRED TO UTILIZE PRD STANDARDS.
⊙ FIRE HYDRANT (FH)	
○ SEWER MANHOLE	
⊙ EASEMENT	
⊙ DRAINAGE EASEMENT	
⊙ RIGHT-OF-WAY	
⊙ SIDEWALK	
⊙ PUBLIC UTILITY EASEMENT	
⊙ PROPERTY BOUNDARY	
⊙ STREET CENTERLINE	
⊙ STREET RIGHT-OF-WAY	
⊙ EASEMENT	
⊙ LOT LINE	
⊙ SEWER LINE	
⊙ WATER LINE	
⊙ SHEET MATCHLINE	



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EPS GROUP

The Lookout at Canyon Del Rio
Preliminary Plat

Project: 23-0587 - The Lookout at Canyon Del Rio
Revisions: 1. PRELIMINARY PLAT
2. PRELIMINARY PLAT
3. PRELIMINARY PLAT
4. PRELIMINARY PLAT
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50. PRELIMINARY PLAT

Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Recording

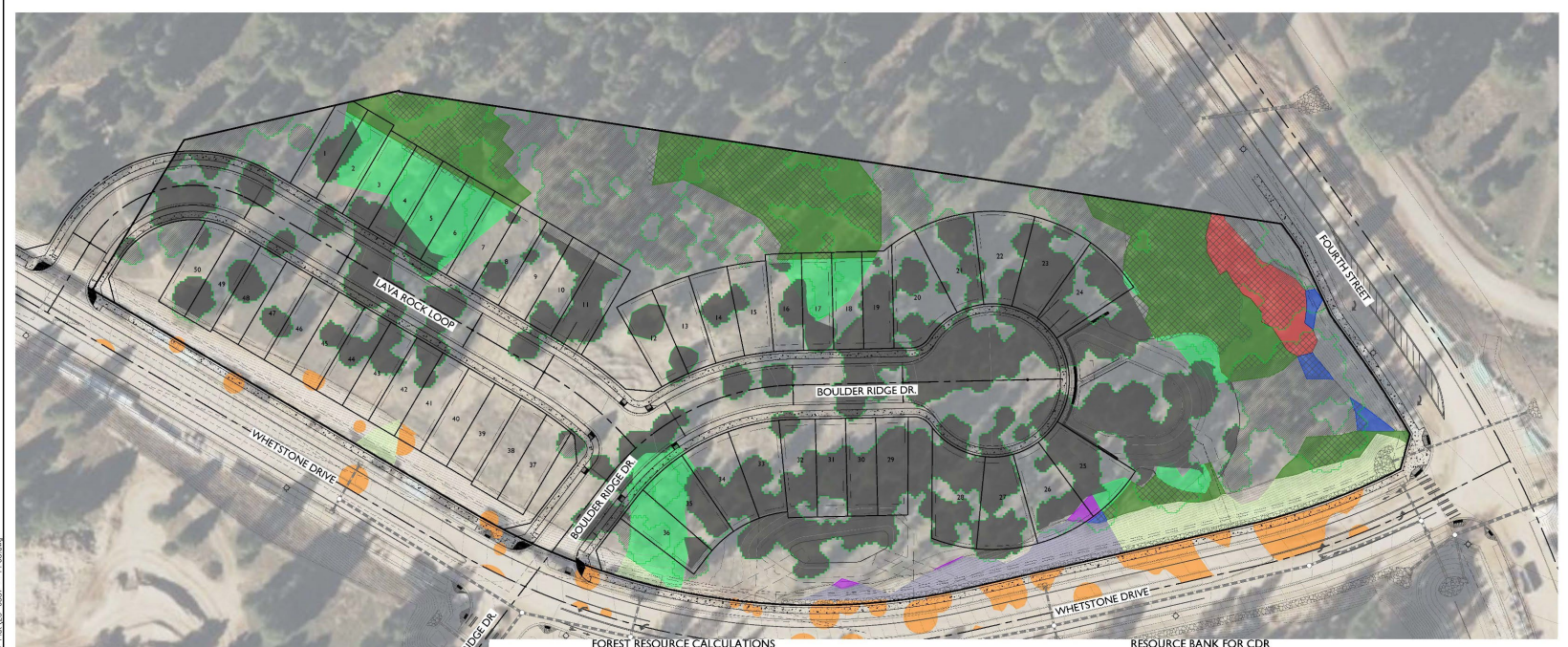
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23-0394
PP01
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Natural Resource Protection Plan



23-0587 - The Lookout at Canyon Del Rio



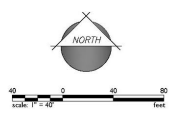
FOREST RESOURCE CALCULATIONS

FOREST RESOURCES - PARCEL N		RESIDENTIAL
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES		
REQUIRED PRESERVATION RATE	47.5% OF CANOPY AREA	
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SF)		303,969
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN ROW (SF)		10,054
REQUIRED PRESERVED TREE CANOPY AREA (SF)		54,163
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)		29,665
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)		26.2%
EXCESS PRESERVED SLOPE RESOURCES TO TREE CANOPY AREA		
EXCESS PRESERVED SLOPE AREA (SF)		0
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF		79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREAS (SF)		0
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES		
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)		37,696
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)		794
AVERAGE TREE CANOPY AREA (SF)		79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SF)		59,213
2% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)		14,803
TOTAL FOREST RESOURCES		
TOTAL TREE CANOPY AREA PRESERVED (SF)		44,468
TOTAL PRESERVATION RATE WITHIN PARCEL N		39.0%
TREE RESOURCES USED FROM TREE RESOURCE BANK		9,693
TOTAL REQUIRED PRESERVATION RATE PARCEL N		47.2%

RESOURCE BANK FOR CDR

SUMMARY TABLE OF TREE RESOURCES FOR CDR									
RESIDENTIAL		MR		RR		RR		RR	
G	MR	191,806	47.5%	91,108	64,601	33.7%	APPROVED		
I	RR	259,221	47.5%	123,130	98,879	36.1%	APPROVED		
N	MR	134,023	47.5%	54,163	39,665	29.0%	PROPOSED		
O-P	MR	168,116	47.5%	79,855	80,981	48.2%	PROPOSED		
Q1/Q2	MR	257,919	47.5%	122,518	252,419	97.9%	UNDEVELOPED		
Q3	MR	63,839	47.5%	30,228	63,839	100.0%	UNDEVELOPED		
R1	MR	388,151	47.5%	184,372	113,079	29.1%	PROPOSED		
R2/R3	MR	360,569	47.5%	169,942	360,569	100.0%	UNDEVELOPED		
R4/R5	MR	361,897	47.5%	171,903	361,897	100.0%	UNDEVELOPED		
S	RR	212,054	47.5%	103,303	212,054	100.0%	UNDEVELOPED		
Y	MR	806	47.5%	389	806	100.0%	DRAINAGE		
ZZ	-	0	47.5%	0	0	100.0%	DRAINAGE		
A	-	76,420	47.5%	36,299	76,420	100.0%	FLOODPLAIN		
RESIDENTIAL TOTAL		2,479,894	47.5%	1,177,997	1,178,481	70%			
ROW (FOURTH ST)		71,124	-	-	-	-	-	-	-
ROW (W. POWELL BLVD)		159,297	-	-	-	-	-	-	-

- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - TRIANGLE
 - SEWER TRIANGLE
 - EASEMENT
 - INGRESS & EGRESS EASEMENT
 - IRRIGATION EASEMENT
 - PEDESTRIAN ACCESS EASEMENT
 - RIGHT-OF-WAY
 - SIDEWALK
 - PUBLIC UTILITY EASEMENT
 - 27' X 31' SIGHT VISIBILITY TRIANGLE EASEMENT
 - 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - PROPERTY BOUNDARY
 - STREET RIGHT-OF-WAY
 - EASEMENT
 - LOT LINE
 - SEWER LINE
 - WATER LINE
 - VEHICULAR NON-ACCESS EASEMENT
 - SHEET MATCH LINE
- SLOPE PROTECTION LEGEND**
- UNDISTURBED 17% - 24.99% SLOPE AREA
 - DISTURBED 17% - 24.99% SLOPE AREA
 - UNDISTURBED 25% - 34.99% SLOPE AREA
 - DISTURBED 25% - 34.99% SLOPE AREA
 - UNDISTURBED 35% - 34.99% SLOPE AREA
 - DISTURBED 35% - 34.99% SLOPE AREA
 - UNDISTURBED 35% - 34.99% SLOPE AREA
 - DISTURBED 35% - 34.99% SLOPE AREA
 - EXISTING > 35% SLOPE AREA
- FOREST RESOURCES LEGEND**
- EXISTING TREE CANOPY - UNDISTURBED
 - EXISTING TREE CANOPY - DISTURBED
 - EXISTING TREE CANOPY WITHIN SLOPE ZONE
 - EXISTING TREE CANOPY WITHIN ROW - DISTURBED



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EPS GROUP

The Lookout at Canyon Del Rio
Flagstaff, Arizona

Natural Resource Protection Plan - Forest

Project: The Lookout at Canyon Del Rio
Revisions: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DESIGNED BY: EPS
DRAWN BY: EPS

Job No: 23-0394
PP05
Sheet No: 6 of 7

Forest Resources

Required: 47.5%
Preserved: 39%

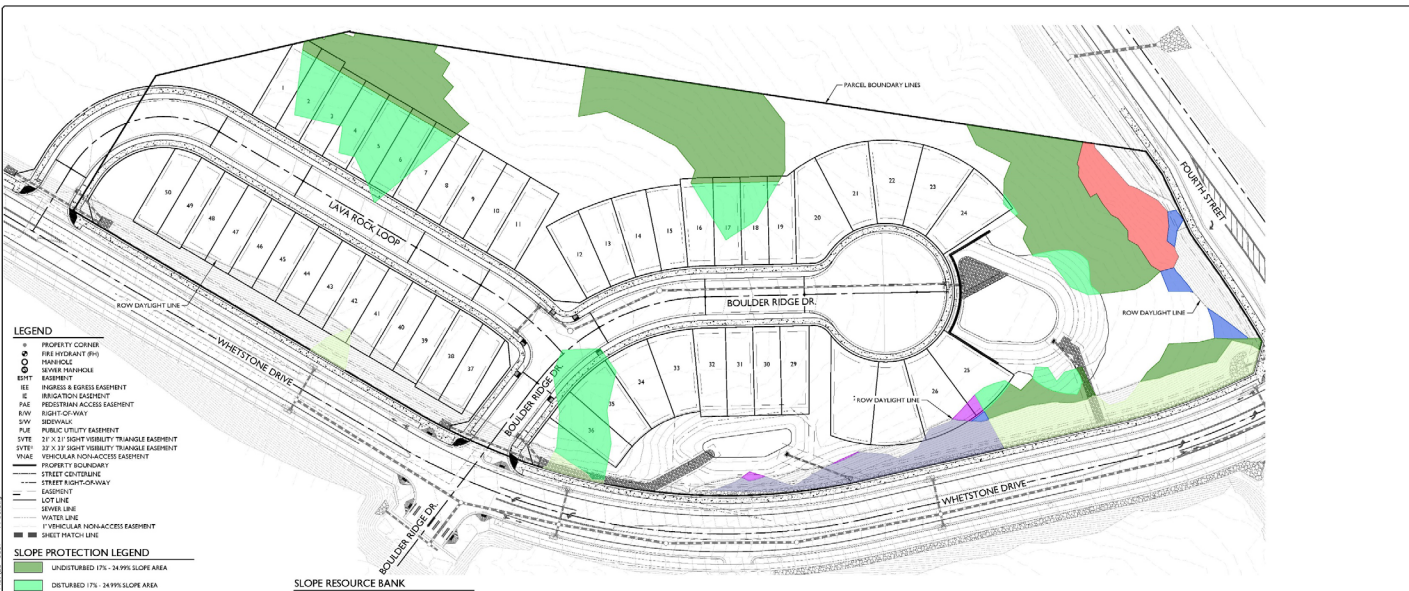
CDR Development Agreement allows for banking of resources



Natural Resource Protection Plan



23-0587 - The Lookout at Canyon Del Rio



- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - MANHOLE
 - SEWER MAINLINE
 - EASEMENT
 - IE INGRESS & EGRESS EASEMENT
 - IE INGRESS EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
 - ROW RIGHT-OF-WAY
 - SWV SIDEWALK
 - PUE PUBLIC UTILITY EASEMENT
 - VTE 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - VTE 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
 - VTEAL VEHICULAR LOOP ACCESS EASEMENT
 - PBL PROPERTY BOUNDARY
 - SC STREET CENTERLINE
 - SLO STREET RIGHT-OF-WAY
 - EASEMENT
 - LOT LINE
 - SEWER LINE
 - WATER LINE
 - VEHICULAR NON-ACCESS EASEMENT
 - SHEET MATCH LINE
- SLOPE PROTECTION LEGEND**
- UNDISTURBED 17% - 24.99% SLOPE AREA
 - DISTURBED 17% - 24.99% SLOPE AREA
 - UNDISTURBED 25% - 34.99% ROW SLOPE AREA
 - UNDISTURBED 25% - 34.99% SLOPE AREA
 - DISTURBED 25% - 34.99% SLOPE AREA
 - UNDISTURBED 35% SLOPE AREA
 - DISTURBED 35% SLOPE AREA
- SLOPE PROTECTION CALCULATIONS**

SUMMARY TABLE OF SLOPE RESOURCES 17-24.99% FOR CDR

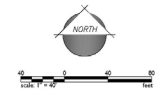
BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF)	REQUIRED SLOPE PRESERVATION RATE (%)	REQUIRED SLOPE AREA TO BE PRESERVED (SF)	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
0	MR	21,512	66.5%	14,213	12,139	86.7%	APPROVED
1	R1	37,090	66.5%	24,645	23,015	93.2%	APPROVED
N	MR	60,060	66.5%	39,940	33,201	83.1%	PROPOSED
OP	MR	497	66.5%	331	0	0.0%	PROPOSED
CU102	MR	24,974	66.5%	0	0	0.0%	UNDEVELOPED
Q1	MR	321,423	66.5%	80,746	83,734	68.8%	PROPOSED
RA101	MR	154,464	66.5%	102,346	102,484	100.0%	UNDEVELOPED
RA105	MR	224,377	66.5%	148,211	224,377	100.0%	UNDEVELOPED
R	R1	23,467	66.5%	15,514	28,167	100.0%	UNDEVELOPED
Y	---	5,449	66.5%	3,624	5,449	100.0%	DRAINAGE
ZL	---	39,056	66.5%	25,983	39,056	100.0%	DRAINAGE
A	---	18,223	66.5%	12,068	18,223	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		713,333	66.5%	476,346	476,331	87%	

SUMMARY TABLE OF SLOPE RESOURCES 25-34.99% FOR CDR

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF)	REQUIRED SLOPE PRESERVATION RATE (%)	REQUIRED SLOPE AREA TO BE PRESERVED (SF)	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
0	MR	62,246	76.0%	47,307	51,233	83.2%	APPROVED
1	R1	14,676	76.0%	11,154	14,431	98.3%	APPROVED
N	MR	6,613	76.0%	5,031	1,173	17.7%	PROPOSED
OP	MR	0	76.0%	0	0	0.0%	PROPOSED
CU102	MR	0	76.0%	0	0	0.0%	UNDEVELOPED
Q1	MR	2,277	76.0%	5,530	2,277	100.0%	UNDEVELOPED
RA101	MR	10,444	76.0%	6,178	4,468	68.6%	PROPOSED
RA105	MR	10,444	76.0%	6,177	10,444	100.0%	UNDEVELOPED
RA109	MR	97,321	76.0%	26,366	97,321	100.0%	UNDEVELOPED
R	R1	34,322	76.0%	27,400	34,322	100.0%	UNDEVELOPED
Y	---	0	76.0%	0	0	0.0%	UNDEVELOPED
ZL	---	0	76.0%	0	0	0.0%	DRAINAGE
A	---	21,907	76.0%	16,649	21,907	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		200,246	76%	136,841	140,626	90%	

SUMMARY TABLE OF SLOPE RESOURCES >35% FOR CDR

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF)	REQUIRED SLOPE PRESERVATION RATE (%)	REQUIRED SLOPE AREA TO BE PRESERVED (SF)	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
0	MR	2,884	100%	2,884	2,884	100.0%	APPROVED
1	R1	3,872	100%	3,872	3,872	100.0%	APPROVED
N	MR	4,179	100%	4,179	4,179	100.0%	PROPOSED
OP	MR	0	100%	0	0	0.0%	PROPOSED
CU102	MR	0	100%	0	0	0.0%	UNDEVELOPED
Q1	MR	0	100%	0	0	0.0%	UNDEVELOPED
RA101	MR	0	100%	0	0	0.0%	UNDEVELOPED
RA105	MR	64,020	100%	64,020	64,020	100.0%	UNDEVELOPED
R	R1	73,919	100%	73,919	73,919	100.0%	UNDEVELOPED
Y	---	0	100%	0	0	0.0%	DRAINAGE
ZL	---	0	100%	0	0	0.0%	DRAINAGE
A	---	134,941	100%	134,941	134,941	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		184,893	100%	184,893	184,893	100%	



The Lookout at Canyon Del Rio
 Natural Resource Protection Plan - Slope
 EPS GROUP
 23-0394
 PP06
 Sheet No. 7 of 7

Slope Resources

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

CDR Development Agreement allows for banking of resources



Required Finding #1: Zoning Code (Title 10)

Meets Zoning Code Standards for PRD in the MR Zone

Density

- Gross 7.0 units/acre and net 8.7 units/acre is within MR range of 6 minimum and 9 maximum units/acre within RPO and outside of an activity center or pedestrian shed.

Lot design and resource protection

- Lots designed to meet resource protection requirements using specific building envelopes.

Lot sizes

- Applies Planned Residential Development standards which allows for greater flexibility in lot size and dimensions
- Lot sizes range from approximately 2,000 sq. ft. to 3,363 sq. ft.
- Typical lot dimensions are approximately 25' wide and 80' deep (attached), 30' wide and 80' deep (detached)

<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 (0' attached)
Rear Setback	3'

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



Required Finding #1: Zoning Code (Title 10)

PRD 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.



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
 - A Traffic Impact Analysis (TIA) was not required for this subdivision. A TIA was completed in conjunction with the rezoning that included this site.



Required Finding #2: Engineering Standards (Title 13)

Meets Engineering Standards

Water and Wastewater

- New 8” water line provided with the new streets serving subdivision
- New 8” sewer line –each lot to be provided with a tap

Stormwater

- Two detention basins in Tract A



Required Finding #3: Subdivisions Standards (Title 11)

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

- Meets 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**

Recommendation

Staff recommends the City Council approve the Preliminary Plat, in accordance with the findings presented in this report and the Planning and Zoning Commission recommendation (5-0).