

# Canyon del Rio – The Highlands (Parcel R1)

**Preliminary Plat Approval Request**

City Council | August 26, 2025

Ben Mejia | Senior Planner





# Request Overview



- EPS Group, Inc, on behalf of CDR Devcorp LTD, requests **Preliminary Plat approval of Canyon del Rio – the Highlands (Parcel R1)** located at 3805 E Whetstone Drive.
- Single-family home subdivision consisting of 141 lots on 27.07 acres in the MR Zone within the RPO using Planned Residential Development standards.
- IDS Staff approved the Preliminary Plat on May 29, 2025
- P&Z Commission recommended approval (7-0) on June 25, 2025

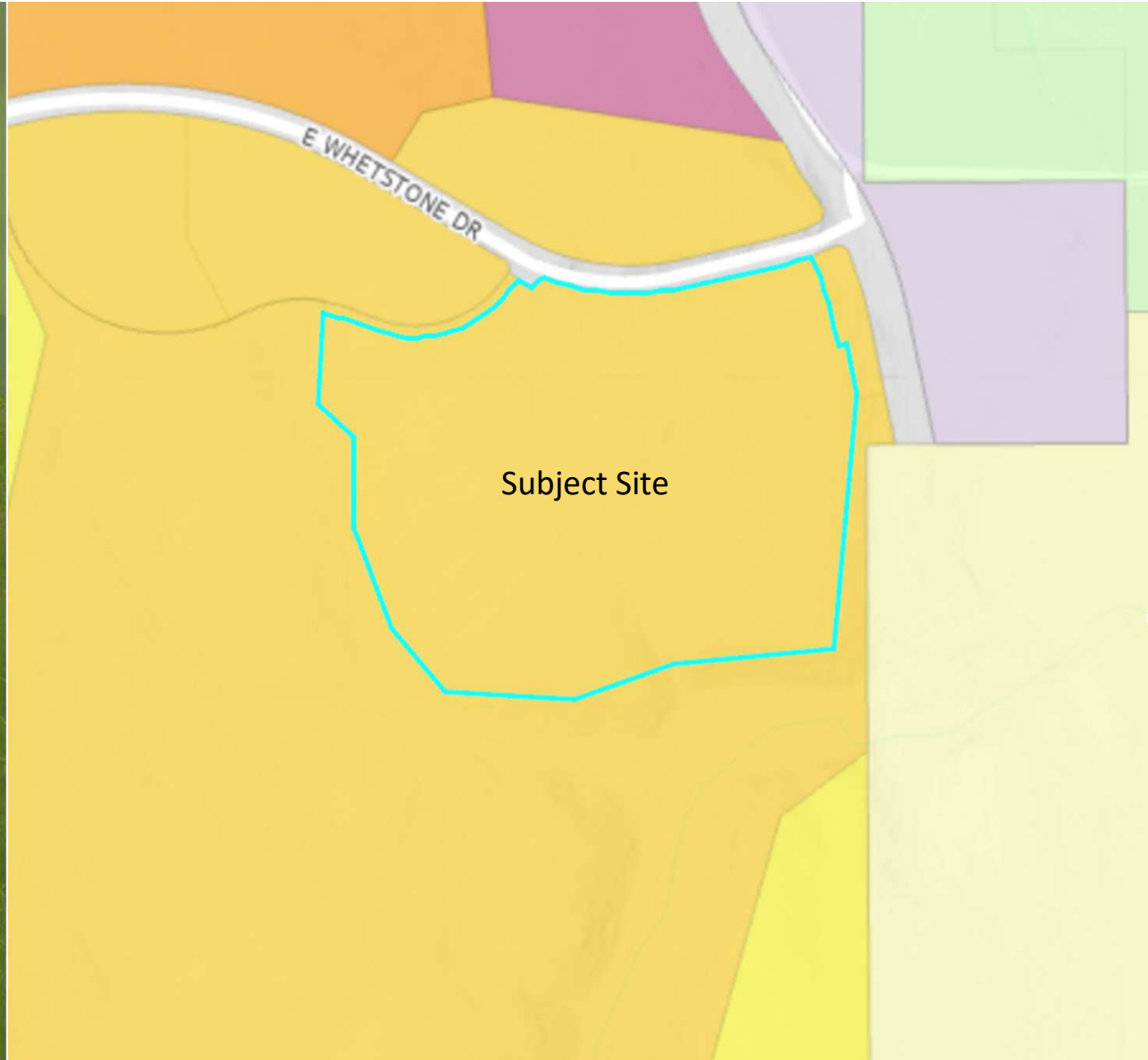
# Vicinity Map

North: Canyon del Rio – Block N; MR Zone

South: Canyon del Rio Phase 2; MR Zone

East: Vacant; RD Zone, RR Zone

West: Canyon del Rio Phase 2; MR Zone



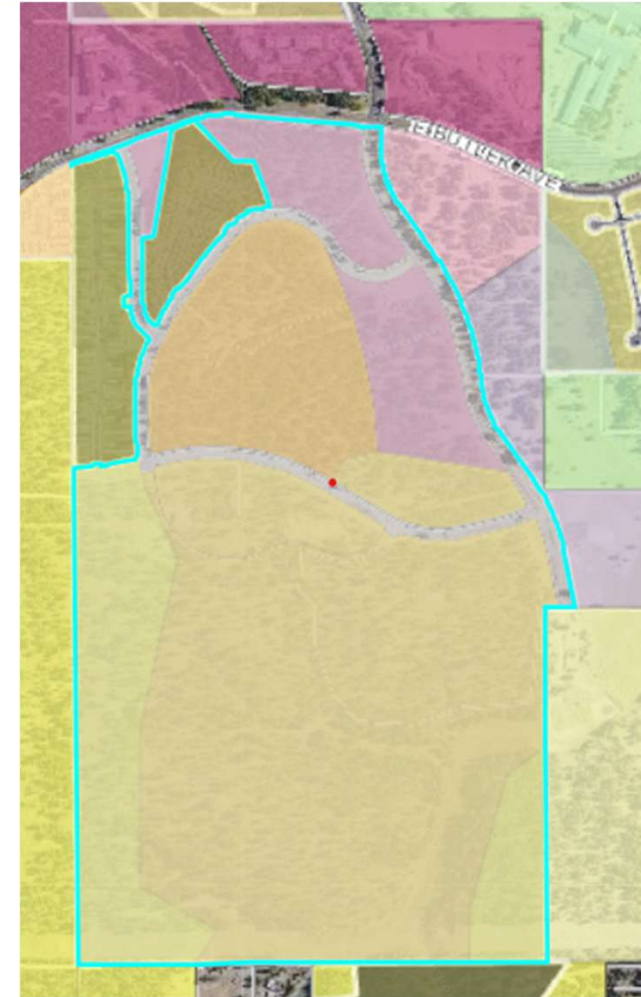


# Background



## 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.
- 261-acre site consisting of:
  - 1,426 residential dwelling units, variety of housing types
  - 225,000 square feet of commercial development

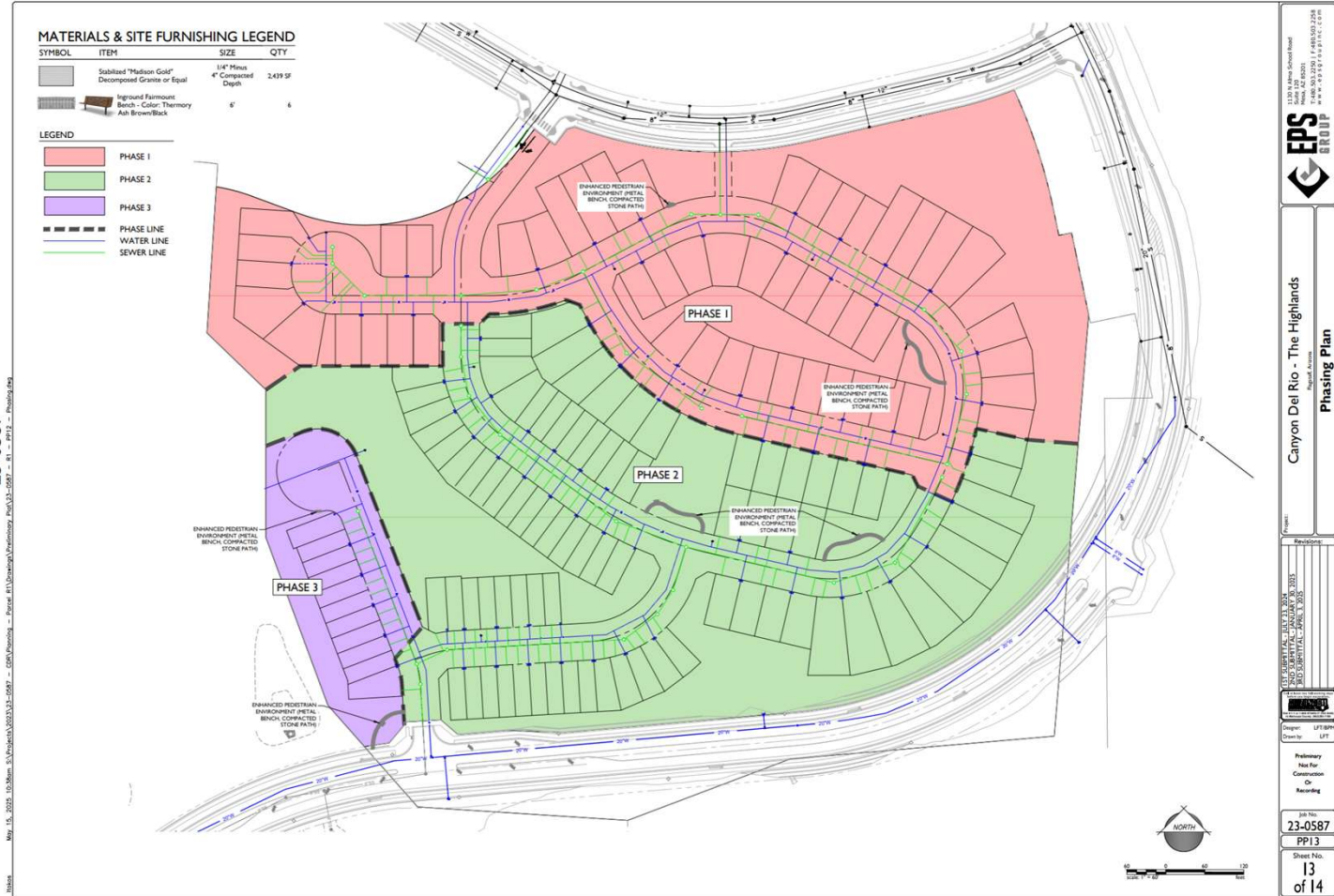




# Preliminary Plat



- Access is provided from Whetstone and future John Wesley Powell Blvd
- 141 attached and detached single-family lots
- 8.67 acres of common space provided: 32% of gross lot area
- FUTS connection from north-western cul-de-sac
- Proposed in three phases
- Limitations on short-term rentals are not part of staff review for subdivisions





# Natural Resource Protection Plan



**FOREST RESOURCE CALCULATIONS**

FOREST RESOURCES - PARCEL #1	
<b>TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES</b>	RESIDENTIAL
REQUIRED PRESERVATION TREE	47.5%
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SQ)	21,707
PRESERVED TREE CANOPY AREA (SQ)	10,010
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SQ)	1,878
PRESERVATION EACH INFEET TO SLOPE COLLECTION AND SLOPE TIE-IN	47.5%
<b>EXCESS PRESERVED-SLOPE CONVERSION TO TREE CANOPY AREA</b>	RESIDENTIAL
EXCESS PRESERVED-SLOPE AREA (SQ)	11,696
CONVERSION OF EXCESS SLOPE TO EVERY 50'	382
INTERNAL TREE CANOPY AREA (SQ)	76
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREAS	21,802
<b>PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES</b>	RESIDENTIAL
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SQ)	42,700
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50'	892
AVERAGE TREE CANOPY AREA (SQ)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EXCESS TREE CANOPY (SQ)	17,200
TOTAL OF TREE CANOPY WITHIN SLOPE RESOURCES (SQ)	25,578
<b>TOTAL FOREST RESOURCES</b>	RESIDENTIAL
TOTAL TREE CANOPY AREA PRESERVED (SQ)	69,079
TOTAL PRESERVATION BUDGET FOR THIS PARCEL (SQ)	14,745
TREE RESOURCES USED FROM TREE RESOURCE BUDGET	15,187
TOTAL REQUIRED PRESERVATION RATE PARCEL #1	47.5%

1535 N. Main, Suite 100, Flagstaff, AZ 86001  
 Phone: 908.220.1200 | Fax: 908.220.1204  
 www.epsflagstaff.com

**EPS GROUP**  
 Canyon Del Rio - The Highlands  
 Natural Resource Protection Plan - Forest

Project: 23-0587  
 Revision: P110  
 Sheet No. 10 of 14

Date: 1/11/2024  
 Designer: LFT/SP  
 Checker: LFT

Preliminary  
 Not for  
 Construction  
 Or  
 Recording

## Forest Resources

Required: 47.5%  
 Preserved: 54.5%

CDR Development Agreement allows for banking of resources





# Finding #1: Zoning Code (Title 10)

## Zoning Code Standards for PRD in the MR Zone

### Density

- Gross 5.2 units/acre and net 5.7 units/acre
- MR range of 6-9 units/acre within RPO and outside of an activity center or pedestrian shed.
- DA allows minor transfers of density between residential blocks, establishes a minimum density for all "R" blocks of 367 units

### Lot design and resource protection

- Resources are primarily preserved outside of lots

### 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 6,396 sq. ft.
- Lot dimensions vary, approximately 40' wide x 80' deep , 25' wide x 80' deep

<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***



# 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 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:

**K. At least 50% of the required resources are maintained within common space areas. (2 points)**

This design element has been demonstrated in the Natural Resource Protection Plan (NRPP).

**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.

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

The proposal includes six outdoor seating areas throughout the subdivision. This project is proposed to be developed in three phases, with two outdoor seating areas proposed per phase. The proposal is eligible for two points for this design element.



## 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 completed in conjunction with the rezoning that included this site.
- Since the original TIA was conducted, JWP has been proposed to extend across the southern boundary of this parcel.
- The requirement for a traffic circle at the intersection of Fourth St and Whetstone is being studied and may be included at final plat



# 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

- Proposal uses four detention basins:
- Two extended detention basins are located off-site to the east.
- Extended detention basin located to the south
- Connect to a proposed regional detention to the southwest of the site as part of Phase 2 of Canyon del Rio.



## 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)



# 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 (7-0).**