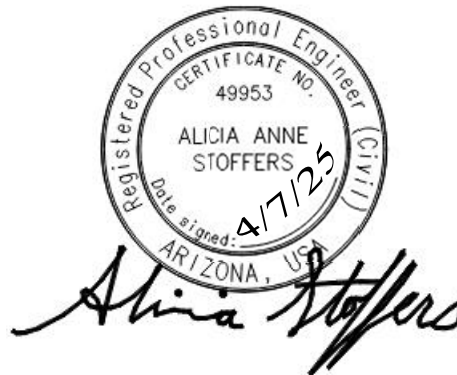




**PROJECT NARRATIVE  
FOR  
THE PRELIMINARY BLOCK PLAT  
OF CANYON DEL RIO PHASE 2**

Located within Section 24, T 21 N, R 7 E, G&SR&M  
Flagstaff, Arizona



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Date: September 5, 2024  
Revised: April 7, 2025  
Ardurra Project No. 223357



## **PROJECT NARRATIVE PRELIMINARY BLOCK PLAT FOR CDR PHASE 2**

### **DESCRIPTION OF THE PROPOSAL**

Canyon del Rio (CDR) is a proposed 262-acre mixed use development located at the southwest corner of Butler Avenue and Fourth Street. Within the 262 acres are multiple parcels with various uses including retail, office, multifamily housing, single family housing, school, and church. This narrative is for the Preliminary Block Plat for CDR Phase 2 (Block Plat) which will define where the blocks, tracts, and roads are in Phase 2. CDR Phase 2 consists of the land described as Tract Z, or Coconino County Assessor's Parcel Number 106-08-043, of the Final Block Plat for CDR Phase 1 according to instrument number 3944598. Tract Z is approximately 119.60 acres.

Blocks, Right-of-way, and Tracts are the three main components of the Block Plat. Blocks within Phase 2 include residential zoning where neighborhoods will be built and will be defined by their specific zoning category on the Block Plat. Phase 2 includes the dedication of Right-of-Way (ROW) for J.W. Powell Boulevard (JWP), a minor arterial roadway, and Harold Ranch Road, (Local) which will be labeled and dedicated to the City with the Final Block Plat approval. ROW for JWP through Parcel R1 will be dedicated via Map of Dedication or by the Final Plat for Parcel R1, whichever comes first, and recorded by a separate instrument number. This dedication is to be done concurrently with the Final Block Plat. Tracts will also be identified and will be mainly used for open space, trails, utilities, and storm water detention.

JWP through Canyon del Rio will be developed in accordance with the Phasing Matrix included in the Block Plat once the civil engineering plans and Final Block Plat approvals are complete. Planning for the individual Blocks will follow the City's Final Plat or Site Plan process to finalize their development plans.

Tract ZZ is the remnant piece between Parcel R1 and the JWP ROW, intended for private drainage facilities to be dedicated to the HOA.

Tract A and Tract B is intended to be dedicated to the City of Flagstaff as floodplain and open space.

Tract C is intended to be dedicated to the HOA for the regional detention basin

Parcel Q-1/Q-2 and Tract S are zoned R1-Single Family Residential.

Parcels Q-3, R-2/R-3, and R-4/R-5 are zoned MR – Medium Density Residential.



Overall zoning category sums for Phase 2 of Canyon del Rio will be:

➤ R1-Single Family Residential:	30.11 acres
➤ MR-Medium Density Residential:	63.47 acres
➤ Tracts A B & ZZ:	15.59 acres
➤ Tracts C:	2.66 acres
➤ Right-of-Way:	7.77 acres
➤ Total Area of CDR Phase 2:	119.6 acres

The existing CDR Phase 2 parcel boundary will not be changed and the existing zoning of the property aligns with the proposed blocks.

### **CONSTRUCTION PHASING**

Canyon del Rio will be constructed in phases. Phase 1 has been completed which includes the construction of the “loop” roads and utilities in Peak Point Road from Fourth Street to Crest Stone Road and Whetstone Drive from Fourth Street to Crest Stone Road. The parcels within Phase 1 have utilities and access available and the parcels can be improved.

Phase 2 will include the construction of JWP and its associated improvements like water, sewer, stormwater detention, etc. Once JWP is constructed, most of the Blocks within Phase 2 will have utilities and access available and the parcels can be improved. Based on the Traffic Statement included in this submittal, the traffic generation within the CDR 2 Blocks is not anticipated to require any collector roadways. Each Block will construct the local roadways and utilities within their boundaries to provide access and service.

The Phasing Matrix chart on sheet PH02 of the Block Plat plans shows more detailed information on the CDR phasing and the infrastructure needed to construct each Block.

### **OPEN SPACE, RESOURCE PROTECTION, AND TRAILS**

CDR is planned to contain open space, tree resources, and slope resources in common areas and within the Parcels themselves. Each Parcel within the Property will meet resource requirements which will be consistent with the Development Agreement and determined when the Final Plat or Site Plan of each Parcel is approved.

The Flagstaff Resource Text Amendment has been approved by the City Council. The modification removes the resource protection requirement from all public roads and utilities. Per the Development Agreement it has been applied retroactively to the entire CDR Property. This Natural Resource Protection Plan provides an updated Resource Bank for all of the residential parcels in Canyon Del Rio. The City of Flagstaff has also approved (10/28/2024) a 5%



reduction to the required resource protection. This factor has been included in the resource tables on NRPP2.

The Block Plat calculates the resources available and identifies where the resources would be located and the calculations for parcels that have already been completed or are currently under review. Every Parcel within the Property will be allowed to share the forest resources within CDR to achieve the amount of forest resources that are required of that Parcel. A resource bank will be maintained by CDR, and coordinated with the City, to keep an ongoing accounting of available resources. Each subsequent parcel that is developed will include an updated resources bank and the remaining allowable disturbance.

Ultimately, CDRI has already recorded comprehensive Master Covenants, Conditions and Restrictions (“Master CC&Rs”) covering Phase 1. CDR Phase 2 will be annexed into the existing property owner’s association and be subject to their existing CC&Rs.

The Master CC&Rs will provide commercially standard guidelines and rules insuring the Property is developed in a uniform manner that complies with the Development Agreement and reflects the Property’s unique characteristics, benefiting all Parcel owners. The Master CC&Rs will also provide for the formation of a Master Association that will maintain specified common areas and common area improvements within the Property, together with an assessment mechanism to fund anticipated maintenance, repair and replacement expenses. Individual Parcels within the Property may also be subject to separate recorded covenants, conditions and restrictions (Sub-CC&Rs). The Sub-CC&Rs will establish Parcel specific rules and restrictions, and also provide for the formation of Parcel specific associations – in most cases, Homeowner Associations relating to the Property’s single-family and condominium communities.

Open spaces and FUTS trails will transect the project and provide convenient access from the residential parcels throughout the community. “Social” trails are also proposed throughout to provide additional connectivity. The FUTS trail system will meet the intent of connectivity but may be with the design of the Blocks.

The Canyon Del Rio Open Space Tracking table has been included on Sheet DR01. The Development Agreement for Canyon Del Rio required 54 acres of Open Space. This table indicates the open space that has already been dedicated in Phase 1 and the proposed with Phase 2 of Canyon Del Rio. The Open Space indicated on DRO1 is projected meet the requirements of the development agreement. The open space within the Flood plain will be dedicated as Tract A and B to the City with the Phase 2 Final Block plat. The individual blocks will still dedicate the required open space within their boundaries as required by the zoning code. Any remaining open space required by the development agreement will be tracked during the design and platting of the individual Blocks.



## **PUBLIC SERVICES**

Essential public services such as water and wastewater will be provided within JWP with service stubs provided to each parcel. Stormwater is being addressed through the Preliminary Drainage Report and related discussions. The City's Design Standards for solid waste dumpster enclosures and trash truck turning movements will be followed with the future design of each Parcel.

The Phasing Matrix chart on sheet PH02 of the Block Plat plans shows more detailed information on the CDR phasing and the infrastructure needed to construct each Block.