



**PROJECT NARRATIVE
For
THE TERRACE AT
CANYON DEL RIO
PRELIMINARY PLAT SUBMITTAL**

Ardurra Project # 225048

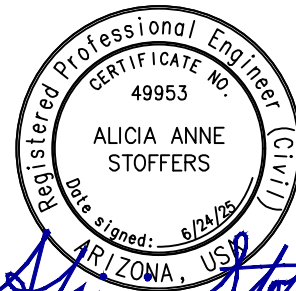
Section 24, T 21 N, R 7 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:

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INTRODUCTION

The Land Investors II, LLC (CDRLI) are proposing a new 128 lot subdivision called The Terrace at Canyon Del Rio (“Project”). The project is located within Canyon Del Rio (CDR) subdivision, south of Whetstone Drive and north of the future JW Powell Blvd. See the Vicinity Map below. The Project location is a portion of APN 106-08-043 (+/- 119.6 acres), currently identified as Tract Z of the CDR Phase 1 Final Block Plat. The CDR Phase 2 Final Block Plat which will officially subdivide Canyon Del Rio Phase 2, is running concurrent to this application. With the recordation of the Final Block Plat, this project is within Blocks Q1/Q2 and R2/3.

The Terrace at Canyon Del Rio development will include 128 single-family lots. The property is currently zoned Medium Density Residential (MR) and Single-Family Residential (R1). The Zoning boundary matched the parcel boundary between the sites and is based on City of Flagstaff Ordinance 1299 (1984). The project will be a Planned Residential Development.

Refer to the Preliminary Plat for the proposed subdivision layout.



Figure 1: Vicinity Map



PROJECT LOCATION

The Project is located within Assessor's Parcel 106-08-043. This Preliminary Plat application is specifically for 128 single family lots. The project will be accessed from Whetstone Drive and the future JW Powell Blvd. The project site is positioned in Section 24, Township 21 North, and Range 7 East, of the Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.

PROJECT DESCRIPTION

The landowners intend to build a 128-lot subdivision to provide more housing opportunities to the Flagstaff community. Ardurra was hired to compile and submit the Preliminary Plat application to the City of Flagstaff to satisfy the requirements of the City's Subdivision Platting process.

EXISTING SITE IMPROVEMENTS

The property is undeveloped land. There are various social trails that do not have legal access. An existing APS easement and power line follows the west property boundary within a 5' easement.

GENERALIZED LAND USES IN THE VICINITY

This project is within the Canyon Del Rio Development. The existing zoning to the north is R1 for Block I. This development has been completed. To the Northeast, Block P is zoned MR and is currently under Site Plan review with the City of Flagstaff. Block R1 on the eastern boundary is zoned MR and is currently in Preliminary Plat review. JW Powell Blvd creates the southern boundary.

The project is on the exterior of Canyon Del Rio. To the west, the land owned by Little America is zoned as Estate Residential (ER).

PROPOSED LAND USES

The site is currently zoned Medium Density Residential (MR) and Single-Family Residential (R1) and will remain as such. The subdivision will be developed as a Planned Residential Development (PRD) per City of Flagstaff Zoning Code Section 10-40.60.280. There are a few lots within the development that cross the existing zoning boundary. These lots will be identified on the Preliminary and Final Plat. A lot that has 2 existing zoning categories must meet the most restrictive of the development standards. For the Terrace, this will result in the specific lots meeting the R1 standards and having a 70% max building coverage. The rest of the development standards for PRD R1 and MR are the same.

All of the parcels will meet the minimum requirements of the PRD standards. The typical lot layouts exceed these requirements and are shown on the Preliminary Plat.

PLANNED RESIDENTIAL DEVELOPMENT DESIGN ELEMENTS

The subdivision will be developed as a Planned Residential Development (PRD) per City of Flagstaff Zoning Code Section 10-40.60.280. The chosen design elements for this development are F, K & Q.

- Design Element F (2 points) is achieved by providing a choker per City of Flagstaff Code, Table 13-10-002-02. Please refer to the Civil design sheets where the choker is identified. They will serve as a traffic calming and enhanced pedestrian crossing for the FUTS Trail.
- Design Element K (2 points) is provided by preserving more than 50% of required resources in common space areas outside of individual lots. Please refer to NRPP sheets where some of these areas are identified.
- Design Element Q (1 points) will provide an enhanced pedestrian environment at the FUTS Trail Junction.

SITE ACCESS

The main thoroughfare that provides access to this development will be JW Powell Blvd and Whetstone. Within the development, local residential roadways will be designed to meet City of Flagstaff Engineering Standards. A traffic statement is included in this Preliminary Plat submittal with ADT calculations.

Within the Canyon Del Rio Phase 2 Preliminary Block Plat, a phasing matrix identifies the critical infrastructure that will be required to be constructed with each block (Included in submittal). This project will be constructed in phases. The north portion can be constructed, as long as the roadways meet the City of Flagstaff roadway and fire code restrictions for length and number of units. The second phase will require the extension of JW Powell to be complete the access road on the south end of the project. This will create the secondary access necessary to fully construct The Terrace.

This project will provide an access road to be stubbed out to the future development Canyon Del Rio R2. The Preliminary Plat will create the tract for future development.

TENTATIVE PROPOSALS REGARDING UTILITIES

Water – City of Flagstaff

Sewer – City of Flagstaff

Storm Water – City of Flagstaff

Solid Waste – City of Flagstaff

Electric – Arizona Public Service

Gas – Unisource Energy Services

Water/Sewer

Sewer will be provided by a new 8” sewer main throughout the subdivision will connect to the 8” sewer main within JW Powell. Each lot will be serviced by a 4” sewer service. All water and sewer improvements identified in the CDR DA phasing matrix for Q1/Q2 and R3/R3 will also be constructed.



Water service will be provided by a new 12" water line from Whetstone to the 20" Water main in JW Powell Blvd. Throughout the subdivision, 8" water mains will be internally looped and will connect to the 12" water main proposed with Mallow Way. Each lot will be serviced by a ¾" water meter and service.

Dry Utilities

The gas and electric lines proposed to be constructed within the roadways in order to service this community. The location for such services will be determined in the final design process and coordinated with the franchise utility companies.

Solid Waste

Solid waste will be collected by individual trash bins for each lot. It is assumed the City of Flagstaff will service these trash bins.

MAJOR WASHES AND DRAINAGE WAYS

A Preliminary Drainage Report has been submitted with the Preliminary Plat. The Report demonstrates that the stormwater improvements designed for the site are in accordance with the requirements outlined in the City of Flagstaff Stormwater Management Design Manual (COF-SMDM) and Low Impact Development Manual (COF-LIDM). Detention Basins within the existing flow paths will be constructed and will outlet to the pipe network under J.W. Powell Blvd.

The basin south of JWP Powell and the future Rio De Flag regional detention will convey the flows but do not provide detention or LID for this project. The development of this project does not require the Rio De Flag LOMR/CLOMR to be complete.

FLOOD HAZARDS

The lots are within Zone X of FEMA Firm Map #04005C6836G, effective September 3, 2010. Zone X is described as areas determined to be outside the 0.2% annual chance floodplain. A portion of the property is within Zone AE of FEMA Firm Map #04005C6836G, effective September 2, 2010.

GENERAL LOCATION OF VEGETATION

The site is densely vegetated. Resource protection will conform to the City of Flagstaff Zoning Code and the Canyon Del Rio Development Agreement (Including amendments) for the required tree preservation rates. Refer to the proposed Natural Resource Protection Plan (NRPP) for the proposed resource protection plan.

This project will utilize the Canyon Del Rio resource management. The entire CDR development has a resource bank with the overall disturbance tracked through each development. The tables on the NRPP include each of the blocks that have been developed and have been updated with this project's resource protection.



The “canopy method” is an approved alternate calculation that has been accepted by the City of Flagstaff per the Development Agreements. This includes a reduction in the required protection to 47.5%.

Landscaping calculations were conducted per the City of Flagstaff Zoning Code. Refer to the Preliminary Plat for the Landscape Plan and calculations.

SLOPE ANALYSIS

The site slope varies from 2% to 35% throughout the property area. There are slope resources on this project. Refer to the NRPP for the proposed slope protection plan.

FIRE SERVICE

The full buildout of this site will include the Flagstaff Fire Code required second access and a second waterline access. The first phase that is proposed will be limited by these requirements. Refer to the Preliminary Plat for the phase line.

TRAFFIC

The Canyon Del Rio Traffic Impact Analysis (TIA) was completed with Phase 1 and Phase 2 Preliminary Block Plats. This document identified the required Right Turn Lane for this project on JW Powell that will be constructed with the roadway. The submittal of this Preliminary Plat includes an updated Traffic Statement that addresses the modified road and lot layout. The number of lots has not been increased.

PRESERVATION OF SPECIAL SCENIC LOCATIONS AND VIEW CORRIDORS

Noticeable site views include Rio de Flag. The project will not disrupt any of the scenic views for existing developments.

KNOWN HISTORICAL OR ARCHEOLOGICAL RESOURCES

A Phase I Environmental Site Assessment, dated May 1 2021, for the entire Canyon Del Rio, was included with Canyon Del Rio Phase 1 Preliminary Block.

PENDING LEGAL PROBLEMS

There are no pending legal problems with this project.

LEGAL DESCRIPTION

The legal description for The Terrace is provided on the cover page of the Preliminary Plat and the approved Canyon Del Rio Phase 2 Preliminary Block Plat is included in this submittal. The parcels will be dedicated with the Canyon Del Rio Phase 2 Final Block Plat.