

# PLANNING & DEVELOPMENT SERVICES REPORT

## PLANNED RESIDENTIAL DEVELOPMENT

**PZ-25-000095-01**

**DATE:** October 24, 2025  
**MEETING DATE:** November 18, 2025  
**REPORT BY:** Ben Mejia

### **REQUEST:**

Canyon del Rio II, LLC requests Planned Residential Development (PRD) allowances for “The Terrace at Canyon del Rio”, a 129-lot subdivision on a 33.35-acre development site. The development will be located on two parcels within the Canyon del Rio development area. Both parcels are within the Resource Protection Overlay (RPO).

### **STAFF RECOMMENDATION:**

Staff recommend the City Council approve the use of PRD standards.

### **PRESENT LAND USE:**

The subject site is currently vacant.

### **PROPOSED LAND USE:**

“The Terrace at Canyon del Rio” subdivision of Block Q1-Q2 (18.58 acres) and a 14.77-acre portion of Block R2-R3 (27.26 acres) consisting of 129 single-family home lots and a future development tract using PRD standards. The blocks to be subdivided are proposed with Canyon del Rio Phase 2, which is currently under review.

### **NEIGHBORHOOD DEVELOPMENT:**

See the attached vicinity map for more information.

North: Single-Family Subdivision (R1); Vacant land (MR)

West: Travel Accommodations (R1)

South: Vacant land (R1 and MR)

East: Vacant land; Estate Residential (ER)

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### **STAFF REVIEW:**

#### **I. Project Information**

##### **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 residential unit types combined with commercial service and open space on 261 acres.

The development area includes two parcels of land proposed in the Canyon del Rio Phase 2 block plat and is currently a portion of Tract Z of the Canyon del Rio Phase 1 Final Block Plat (APN: 106-08-094). The City Council approved the preliminary plat for Canyon del Rio Phase 2 on September 2, 2025. At the time of this report, Civil engineering plans are currently under review. This project is reliant on the completion of Canyon del Rio Phase 2. Canyon del Rio Phase 2 must be recorded prior to the submittal of the final plat for “The Terrace at Canyon del Rio”. The development site is Block Q1-Q2 and Block R2-R3 of Canyon del Rio Phase 2.

New infrastructure will be provided for the project including new residential local roads (Mallow Way, S Valerian Lane,

Penstemon Place, Rabbitbrush Circle, Crest Stone Drive), 12” and 8” water lines, 8” sewer lines, and stormwater detention. City Staff approved the Preliminary Plat on October 22, 2025 based on conformance with all relevant development standards.

**II. Conformance with City Development Standards**

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.

Density was reviewed for conformance with 10-40.30.030 of the Flagstaff Zoning Code as well as the stipulations of the Canyon del Rio Development Agreement. PRDs allow for clustering of density through alternative development standards; PRDs do not allow for additional density beyond what is permitted in the Zoning Code.

Any preliminary plat utilizing the PRD standards established in Section 10-40.60.280 or modifications to Title 13, Engineering Design Standards and Specifications for New Infrastructure, shall be approved by City Council prior to submission of engineering plans. (11-20.40.030.E.5)

**A. Planned Residential Development Standards (10.40.60.280)**

**i. Development Standards for PRDs within the R1 and MR zone**

This PRD results in 129 single-family residential lots within the R1 and MR zones. 79 lots will apply PRD standards for the R1 zone, 50 lots will apply PRD standards for the MR zone. The subdivision proposes one future residential development tract, Tract R2, which is excluded from the PRD.

The proposed lot sizes in this subdivision vary from approximately 3,162 square feet to approximately 16,128 square feet, meeting minimum lot sizes for the PRD standards of the R1 and MR zones. This development complies with the building form and placement standards for the R1 and MR zones utilizing PRD standards (Division 10-40.60.280 of the Zoning Code).

<b><u>Development Standard</u></b>	<b><u>R1</u></b>	<b><u>MR</u></b>
Minimum Lot Area	2,000 sf	2,000 sf
Maximum Lot Coverage	70%	80%
Minimum Lot Width	20'	20'
Minimum Lot Depth	50'	50'
Front Setback	5', 20' parking	5', 20' parking
Side Setback	3', 10' street side	3', 10' street side
Rear Setback	3'	3'

**ii. Common Space**

PRDs are required to provide a minimum of 15% of gross site area as common space. The proposal provides 7.16 acres or 21.8% of common space.

**iii. PRD Design Elements**

PRDs require the applicant to 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:

**F. Significant traffic calming design features selected from the Engineering design standards and specifications for new infrastructure (table 13-10-011-02 – new design and retrofit of existing streets) as approved by the City Engineer (two points).**

The subdivision plat includes two neighborhood traffic circles serving as traffic calming along Mallow Way at the intersections of S Valerian Lane and Rabbitbrush Circle. A choker is incorporated at the mid-block crossing of the FUTS trail across Mallow Way.

**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).**

The proposal includes two outdoor seating areas, including a bench and landscaping. This project will be developed in two phases, with an outdoor seating area in each phase.

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**Recommendation**

Staff recommend the City Council approve the use of PRD standards.

**Attachments:**

- Application
- Narrative
- Preliminary Plat