



**PROJECT NARRATIVE  
For  
FOURTH STREET SOUTH SINGLE-FAMILY  
PRELIMINAR PLAT SUBMITTAL**

Ardurra Project # 223274

Section 13, T 21 N, R 7 E, G&SRM  
City of Flagstaff,  
Coconino County, Arizona

Prepared for:

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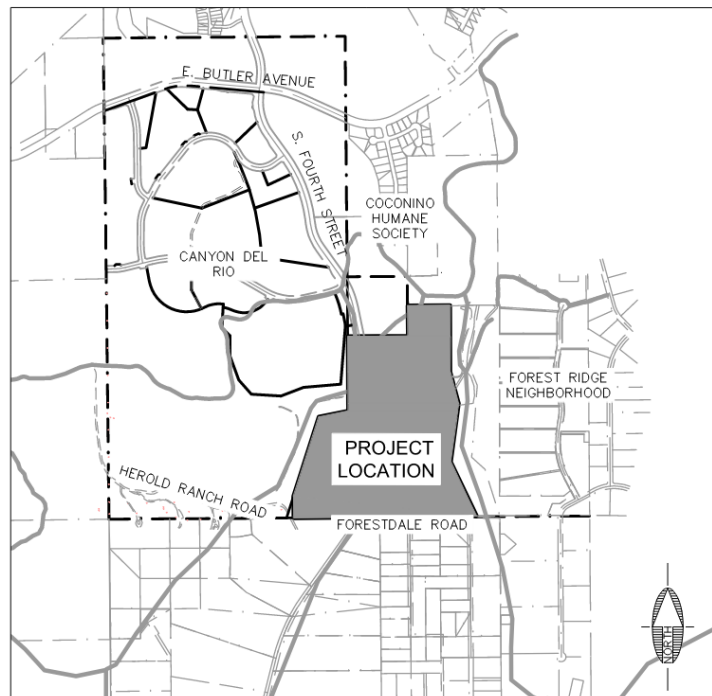


## INTRODUCTION

In partnership, Burch 6, LLC (Burch) and CDR Land Investors II, LLC (CDRLI) are proposing a new 110 lot subdivision called Fourth Street South Single-Family (“Project”). The project is located southeast of the Canyon Del Rio (CDR) subdivision, south of the southern extent of S Fourth Street and north of E Forestdale Road. See the Vicinity Map below. Access to the site will be provided by a new connection to S Fourth Street by way of the future extension of JW Powell Blvd, as well as a connection to Forestdale Road. The Project location includes APN 106-08-003F (+/- 57.4 acres) and a portion of APN 106-08-043 (+/- 13.04 acres). APN 106-08-043 is known as Tract Z (+/- 119.6 acres) of the CDR Final Block Plat. The portion included in this project is known as Tract S of the CDR Preliminary Block Plat. The CDR Phase 2 Final Block Plat which will officially subdivide Tract S from Tract Z, is running concurrent to this application.

Fourth Street South Single-Family development will include 110 single-family lots. The property is currently zoned Rural Residential (RR) (APN 106-08-003F) and Single-Family Residential (R1) (106-08-043).

Refer to the Preliminary Plat for the proposed subdivision layout.



VICINITY MAP  
N.T.S.



## **PROJECT LOCATION**

The Project is located within Assessor's Parcel 106-08-003F and 106-08-043. This Preliminary Plat application is specifically for 110 single family lots with a minimum lot size of 65-ft wide by 100-ft long. The project site is positioned in Section 13, 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 110-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.

This project was previously submitted as a Concept Plat in April of 2024. Since this step has been removed from the Flagstaff subdivision process. This is a new application under the new code.

## **EXISTING SITE IMPROVEMENTS**

The property is undeveloped land.

## **GENERALIZED LAND USES IN THE VICINITY**

To the immediate west, the land is zoned as Medium Density Residential (MR). To the south, there is a County owned parcel that is zoned Agricultural Residential (AR, 1 AC min.) and to the southwest and southeast, Estate Residential (ER). Forest Ridge subdivision is located to the east and zoned as Rural Residential (RR). Coconino Humane Association is located to the north and zoned as Public Facility (PF).

## **PROPOSED LAND USES**

The site is currently zoned Rural Residential (RR) 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. 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 Grading and drainage sheets where the choker is identified.
- 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 (2 points) is provided in two separate areas as identified on the Plat Overview sheet. The specific type of enhanced pedestrian environment will be decided at Construction Plans.



## **SITE ACCESS**

The main thoroughfare that bisects this development will be a collector roadway that provides all-weather access from Forest Dale Road and Ash Lane to JW Powell Blvd. This collector will cross the Rio de Flag. This collector road is designed to meet City of Flagstaff Engineering Standards. The primary access be from J. W. Powell Blvd with secondary access from Forestdale Rd, which turns into Herold Ranch Road.

A portion of JW Powell Blvd cuts through the northwest corner of this development. CDR has already recorded an access easement for the construction of this minor arterial through an agreement with Burch. City Council has approved the alignment of JW Powell Blvd (JWP) across Canyon del Rio and this corner of Burch. Therefore, this takes precedent over the past Fourt Street alignment. Canyon Del Rio is committed to dedicate Right-of-Way for JWP along this alignment through CDR and Burch. JWP through CDR is currently being designed by Ardurra with a design speed of 40 mph and will meet the City of Flagstaff Engineering Standards.

## **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 existing 42” sewer main within the Rio De Flag. Each lot will be serviced by a 4” sewer service. All water and sewer improvements identified in the CDR DA phasing matrix for Tract S will also be constructed.

Water service will be provided by a new 8” water line throughout the subdivision which will be internally looped and will connect to the 20” water main proposed to be constructed within the new section of J.W. Powell Boulevard. Two parallel waterlines will be constructed within Pitch to met the requirements of a second source of water for the subdivision. 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 new section of J.W. Powell Boulevard will be connected 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). The City of Flagstaff has approved the concept of the detention basins within the Rio De Flag.

## **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. Zone AE is described as areas determined to be within the 0.1% annual chance flood hazard.

A CLOMR and LOMR will be obtained by the developer for the floodplain impacts.

## **GENERAL LOCATION OF VEGETATION**

The site is densely vegetated. Resource protection will conform to the City of Flagstaff Zoning Code for the required tree preservation rates.

Refer to the proposed Natural Resource Protection Plan (NRPP) for the proposed tree resource protection plan. Since the site consists of two separate zonings the preservation requirement differs. The preservation requirement for Tract S (part of Canyon Del Rio Phase 2 Plat) has a reduction applied to it. To account for this difference and to simplify the tracking between the CDR Phase 2 NRPP and this NRPP, two separate tables have been provided on the NRPP sheets.

Landscaping calculations were conducted per the City of Flagstaff Zoning Code. Refer to the Preliminary Plat for the landscape 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**

Since secondary access for the >30 homes on the western side of the development is not provided these homes will be sprinklered per City of Flagstaff Fire Code 5-02-001.

**TRAFFIC**

A Traffic Impact Analysis (TIA) has been included with the submittal.

**PROPOSED ARRANGEMENT OF LOTS**

The subdivision will be accessible from the new section of J.W. Powell Boulevard, Ash Lane, and Forest Dale Road. Internal loop roads will provide access to the lots. Lots will not have driveways off the proposed Minor Collector. Refer to the Preliminary Plat for the proposed layout.

**PRESERVATION OF SPECIAL SCENIC LOCATIONS AND VIEW CORRIDORS**

Noticeable site views include the San Francisco Peaks. The project will not disrupt any of the scenic views for existing developments.

**KNOWN HISTORICAL OR ARCHEOLOGICAL RESOURCES**

Included in the submittal is a Cultural resources report.

**PENDING LEGAL PROBLEMS**

There are no pending legal problems with this project.

**LEGAL DESCRIPTION**

The legal description for Fourth Street South Single Family is provided on the cover page of the Preliminary Plat and an ALTA is included in this submittal.