

PLANNING & DEVELOPMENT SERVICES REPORT

PLANNED RESIDENTIAL DEVELOPMENT

PZ-25-000210-03

DATE: October 27, 2025
MEETING DATE: November 18, 2025
REPORT BY: Ben Mejia

REQUEST:

Burch 6, LLC and Canyon del Rio II, LLC request Planned Residential Development (PRD) allowances for “Fourth St S Single Family”. The development site will be located on two parcels, one of the parcels is 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:

“Fourth St S Single Family” consists of 113 single-family home lots.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Vacant Land; Research and Development (RD), Public Facilities (PF)
West: Vacant Land; Medium Density Residential (MR)
South: Single-Family Residential; Estate Residential (ER) and County land
East: Municipal Vacant land; Rural Residential (RR)

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 site is a 70.44-acre area consisting of two parcels of land. One parcel is 800 N Fourth St (APN: 106-08-003F), a 57.4-acre parcel in the RR zone. This parcel is outside of the boundaries of Canyon del Rio and therefore was not reviewed for conformance with the Canyon del Rio Development Agreement.

The second parcel is “Tract S”, a 13.04-acre portion of Tract Z of the Canyon del Rio Phase 1 Final Block Plat (APN: 106-08-094) in the Single-Family Residential (R1) zone and Medium Density Residential (MR) zone. This parcel is proposed in the Canyon del Rio Phase 2 Block Plat and will be created with the recordation of the Phase 2 Final Block Plat. 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. Canyon del Rio Phase 2 must be recorded prior to the submittal of the

final plat for “Fourth St S Single Family”. The development area known as “Tract S” has been reviewed for conformance with the conditions set out in the Canyon del Rio Development Agreement.

New infrastructure will be provided for the project including new residential local roads (Gunnison Circle, Kayne Circle, Skunk Crossing Lane), new minor collector road (Fourth St), 8” water and sewer lines, and stormwater detention. City Staff approved the Preliminary Plat on October 23, 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 for “Tract S”. 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 RR zone

This PRD results in 113 single-family residential lots within the R1 and RR zones. 26 lots will apply PRD standards for the R1 zone, 87 lots will apply PRD standards for the RR zone. Split-zoned lots apply the more restrictive PRD standard. While a portion of “Tract S” has MR zoning, no lots have utilized the development standard for the MR zone.

The proposed lot sizes in this subdivision vary from approximately 6,514 square feet to approximately 42,149 square feet, meeting minimum lot sizes for the PRD standards of the R1 and RR zones. This development complies with the building form and placement standards for the R1 and RR zones utilizing PRD standards (Division 10-40.60.280 of the Zoning Code).

Development Standard	RR	R1
Minimum Lot Area	2,500 sf	2,000 sf
Maximum Lot Coverage	50%	70%
Minimum Lot Width	30'	20'
Minimum Lot Depth	50'	50'
Front Setback	12', 20' parking	5', 20' parking
Side Setback	5', 10' street side	3', 10' street side
Rear Setback	12'	3'

ii. Common Space

PRDs are required to provide a minimum of 15% of gross site area as common space. The proposal provides 31.1 acres or 44% of common space. The common space includes HOA maintained tracts and lands to be dedicated to the City for preservation of floodplain. The segment of FUTS planned through the land that will be dedicated by the City will be developed by the City.

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. At least 50 percent of the required resources per Division 10-50.90 are maintained within Common Space areas outside of individual lots (two points).

A preliminary Natural Resource Protection Plan was submitted with the application that shows conformance with this design element.

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.

Recommendation

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

Attachments:

- Application
- Narrative
- Preliminary Plat