

Canyon del Rio Phase 2

Preliminary Block Plat

September 2, 2025 City Council

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Canyon del Rio

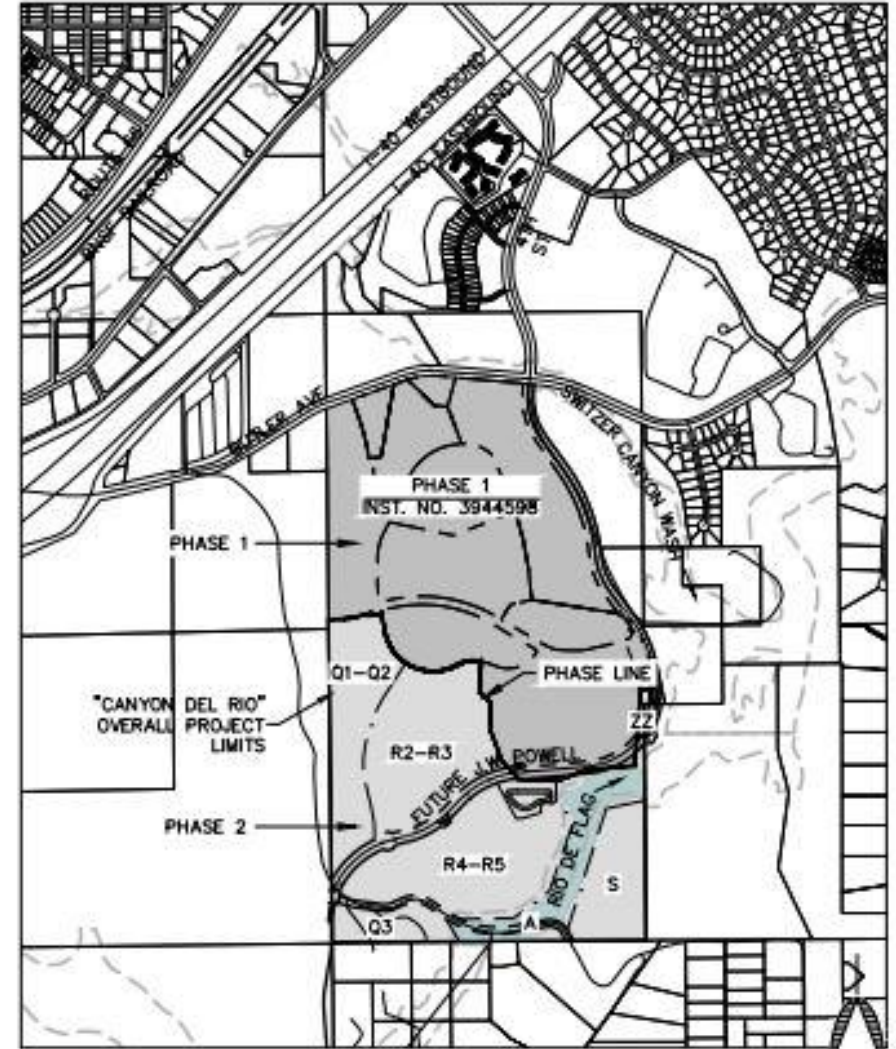


CDR Devcorp LTD requests Preliminary Block Plat approval for Canyon del Rio Phase 2, a 119.60-acre residential subdivision located at 3200 E Butler Ave in the Single-Family Residential (R1) and Medium Density Residential (MR) zones.



Canyon del Rio Area Map

- **North:** Canyon del Rio Phase 1, Highway Commercial (HC) zone; High Density Residential (HR) zone, MR zone, and R1 zone
- **East:** Vacant land in the Rural Residential (RR) zone, proposed to be developed as a single-family residential subdivision
- **South:** Vacant land and single-family homes in the Estate Residential (ER) zone and Coconino County jurisdiction
- **West:** Vacant land in the ER zone owned by Little America Hotel





Canyon del Rio

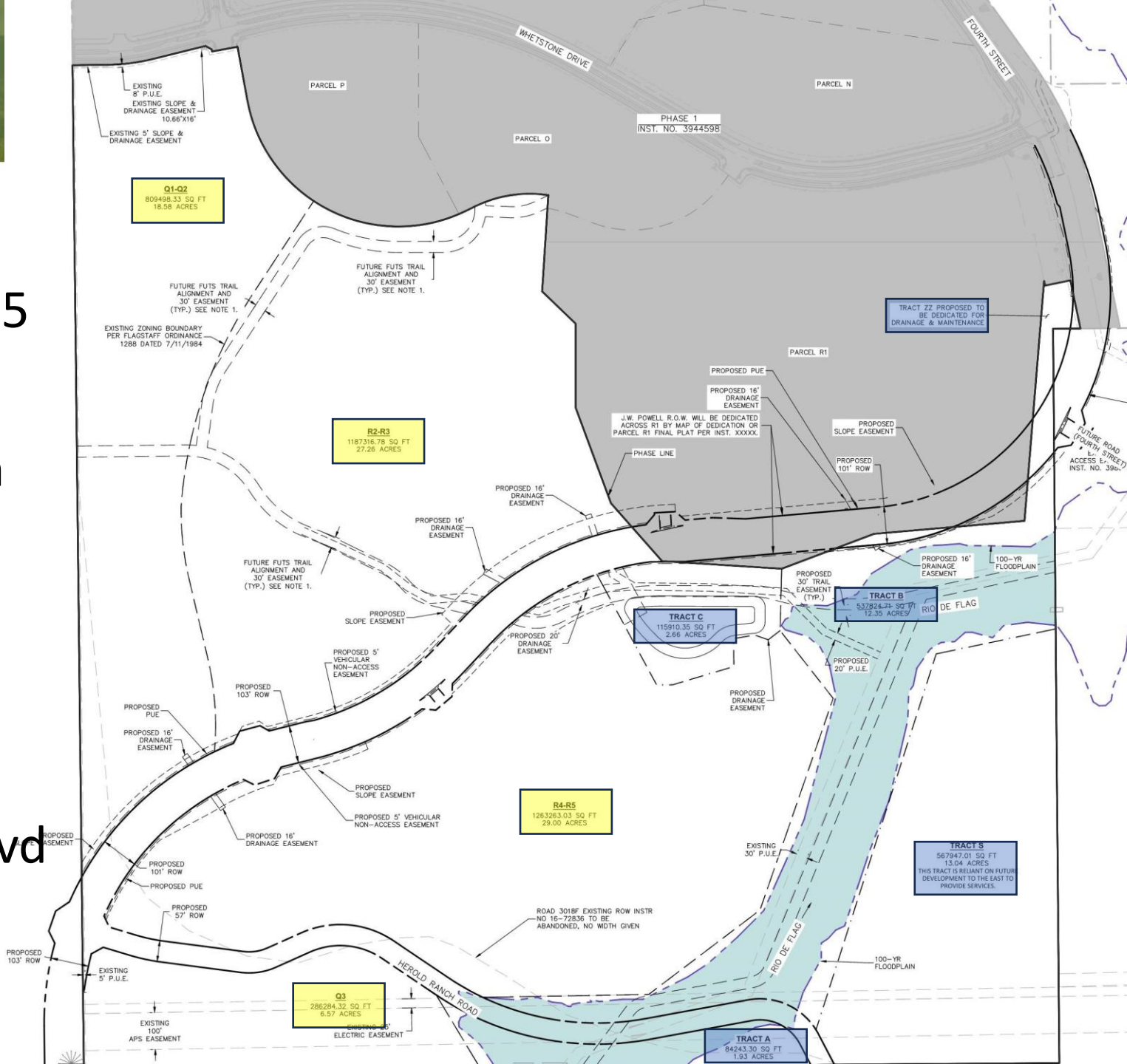
Preliminary Block Plat

- CDR proposes a maximum of 1,426 residential units, over 200,000 sq ft of commercial space, and 54 acres of open space.
- The Phase 1 plat created tract Z for the future development of Phase 2.
- The Phase 2 plat contains 119 acres subdivided into 4 blocks of land, 5 tracts, and required rights-of-way for JW Powell Blvd and Harold Ranch Road



Preliminary Block Plat

- Blocks Q1/Q2, Q3, R2/R3, R4/R5
- Tract ZZ, private drainage
- Tract A, open space, floodplain
- Tract B, open space, utilities, wells, floodplain
- Tract C, drainage
- Tract S, future development
- Rights-of-way for JW Powell Blvd and Harold Ranch Road





Subdivision Plat Findings

Conformance with Development Standards:

- 1) City of Flagstaff Zoning Code (Title 10)
- 2) City of Flagstaff Subdivision Standards (Title 11)
- 3) City of Flagstaff Engineering Standards (Title 13)



Finding #1: Zoning Code

Existing Zoning Regulations:

- The property included in this plat is zoned both R1 and MR. The proposed blocks meet the minimum parcel dimensions stipulated by the Zoning Code.
- The standards for the individual lots will be determined with the subdivision platting of each individual block.
- These subdivisions will also need to meet the density requirements of either the zoning code or the density identified on the Lot Coverage/Building Information table of the block plat.



Finding #1: Zoning Code

Natural Resources:

- A Natural Resource Protection Plan (NRPP) was provided as part of this Preliminary Block Plat
- Floodplains are preserved at 100% and Tracts A and B are being dedicated to the City for maintenance of the Rio de Flag Floodplain
- The specific resources to be protected will be identified with the platting/site plan review of the individual blocks
- The DA allows the developer to create two “resource banks”



Finding #1: Zoning Code

Parks, Open Space, Pedestrian and Bicycle Facilities:

- CDR development proposes approximately 54 acres for open space
- The Plat shows the proposed FUTS trail alignments, which will be constructed as each parcel develops
- Each parcel will be required to meet the open space and civic space requirements of the development
- The JW Powell Blvd roadway section includes bike lanes, sidewalks, and a FUTS underpass



Finding #2: Subdivision Standards

Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Preliminary Plat procedures, application requirements
- Minimum Required Subdivision Improvements
 - Lot Design
 - Street Design
 - Easement Design
 - Block Design



Finding #3: Engineering Standards

Meets Engineering Standards

- Public systems analysis conducted to confirm preliminary compliance with Engineering Standards
 - Compliance confirmed with Civil Engineering Plans (after Preliminary Plat approval)



Finding #3: Engineering Standards

Access and Traffic

- A new TIA was required due to site plan changes, outdated traffic analysis, and to justify a lower roadway classification through Q & O/P
- Off-site improvements include:
 - Right of way shall be reserved for a two-lane roundabout at the intersections of JWP & Whetstone, JWP & Fourth Street, and JWP & Herold Ranch
 - 52.9% proportional cost share for the construction of a single lane roundabout at the intersection of JWP and Whetstone



Finding #3: Engineering Standards

Water and Wastewater

- The approved WSIA is dated July 2015 and was based on the demands generated by 1,715 units max and 67.9 acres of commercial development
- The DA a \$667,000 cash-in-lieu payment for future water storage, due with the issuance of the 400th-dwelling unit, and up to two well sites if the City identifies that successful production wells warrant further exploration
- The WSIA does not identify the need for off-site improvements from CDR



Finding #3: Engineering Standards

Stormwater

- A DIA (2013) and Preliminary Drainage Report (2025) for CDR was submitted and reviewed by Stormwater Staff
- As the blocks are developed, each will provide stormwater mitigation on site
- The system shown on the preliminary plat focuses on the public street improvements as well as some of the drainage for development on the Phase 1 portion of CDR
- LID water quality requirements are required to meet the ½-inch threshold, less than the current 1-inch code requirement, per the settlement agreement approved in 2013



Canyon del Rio

Staff Recommendation

- Approve the Preliminary Plat, in accordance with the findings presented in this report and the Planning and Zoning Commission recommendation of approval (7-0 on August 13, 2025) with the following conditions:
 1. The final plats for each phase shall be in substantial conformance with the preliminary plat, including the phasing plan and map (sheets PH01 and PH02) of the preliminary Block Plat of Canyon del Rio Phase 2. Each phase and parcel of the Canyon del Rio plat must meet all requirements independently.
 2. The final plat for Canyon del Rio Phase 2 must meet the conditions of approval in the IDS approval comment letter dated June 5, 2025, as well as the conditions in the Traffic Impact Analysis Approval Memo dated July 10, 2025 (staff and the applicant are continuing to discuss the proportional share contribution for the improvements at the Whetstone and Fourth Street Intersection, as well as responsibility for payment of that proportional share; the conditions related to improvements at the Whetstone and Fourth Street Intersection may be revised or removed depending on the outcome of those discussions).