

NOTICE AND AGENDA

PLANNING & ZONING COMMISSION  
WEDNESDAY  
JANUARY 8, 2025

COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.

To participate in the meeting virtually use the following link:

[Join the Meeting Online](#)

The public can submit comments that will be read at the dais by a staff member to [CDPandZCommission@flagstaffaz.gov](mailto:CDPandZCommission@flagstaffaz.gov)

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

2. ROLL CALL

*NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.*

CAROLE MANDINO, VICE CHAIR  
CHRISTINE SHEEHY  
CJ LUCKE  
JOSHUA MAHER

MARY NORTON  
IAN SHARP  
MEGAN WELLER

3. PUBLIC COMMENT

*At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday December 11, 2024

5. PUBLIC HEARING

- A. Zoning Code Text Amendment PZ-24-00217: City's request to modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Public and Open Space Zones -- Allowed Uses, to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses, to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-24-00217 - Urban Farm Land Use.

- B. **Zoning Code Text Amendment PZ-24-00216:** The City is requesting a modification to the Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards. Specifically, the amendment seeks to exempt all public rights-of-way, in addition to arterial roads, from the requirements outlined in Section 10-50.90.20: Applicability.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of the City Code Text Amendment.

**6. GENERAL BUSINESS**

- A. **Consideration and Approval of a Preliminary Plat:** Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "The Lookout at Canyon del Rio" located at 3770 E Whetstone Dr, a 50-lot single-family subdivision on 7.11 acres in the Medium-Density Residential (MR) Zone.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

**7. OTHER BUSINESS**

- Appoint a representative to the water commission.
- Appoint a representative to the Board of Adjustment.

**8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

**9. ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m. This notice has been posted on the City's website and can be downloaded at [www.flagstaff.az.gov](http://www.flagstaff.az.gov).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Alaxandra Pucciarelli, Commission Liaison



**Planning & Zoning Commission**

5. A.

**Meeting Date:** 01/08/2025

**From:** Tiffany Antol, Zoning Code Manager

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### Information

**TITLE:**

**Zoning Code Text Amendment PZ-24-00217:** City's request to modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Public and Open Space Zones -- Allowed Uses, to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses, to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-24-00217 - Urban Farm Land Use.

**Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:**

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### Attachments

Staff Report

Draft Text Amendment PZ-24-00217

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## PLANNING AND DEVELOPMENT SERVICES REPORT

### Zoning Code Text Amendment

#### PUBLIC HEARING

PZ-24-00217

**DATE:** December 16, 2024

**MEETING DATE:** January 8, 2025

**REPORT BY:** Tiffany Antol, AICP

#### REQUEST:

City's request for a Zoning Code Text Amendment to modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Public and Open Space Zones – Allowed Uses, to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses, to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

#### STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of the City Code Text Amendment.

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#### I. Proposed Amendment:

The purpose of the proposed amendment is to create a new primary land use category called Urban Farm in alignment with the allowances for Community Gardens. The proposed amendment (Attachment 1) includes several minor modifications as described below:

- **Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060. B.: Public and Open Space Zones – Allowed Uses** – is amended to add Urban Farm as a primary land use in the Public Facility zone.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** – is amended to add Section 10-40.60.230: Urban Farm specific use standards.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.140: Community Garden** – is amended to align format and clarify parking and landscaping requirements.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** – to add Section 10-40.60.320: Urban Farm, which provides specific use standards for Urban Farms including requirements for structures, stormwater management, landscaping, parking, sale of products, and educational events.
- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.210: Definitions “U”** – to add Urban Farm definition.

#### II. Zoning Code Text Amendment

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans;

the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment and Designation of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

**A. Finding #1:**

**The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**

Flagstaff Regional Plan 2030

- Policy LU.3.5. Allow and encourage urban agriculture
- Policy ED.3.7. Support and encourage regional agriculture

Carbon Neutrality Plan

- Encourage sustainable consumption
  - Encourage low-carbon food consumption

**B. Finding #2**

**The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;**

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed Urban Farm Land Use is limited currently to the Public Facility zone which has limited private land ownership.

**C. Finding #3**

**The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

The amendment is internally consistent, utilizes the existing format, and does not conflict with other Zoning Code provisions. It maintains the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

**III. CITIZEN PARTICIPATION**

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on November 23, 2024, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has not received any public comments on the proposed amendment.

**IV. PLANNING AND ZONING COMMISSION WORK SESSION**

At the Planning and Zoning Commission Work Session of December 11, 2024, staff reviewed the proposed Zoning Code Text Amendment application with the Commission.

**Attachments:**

1. Draft of Case No. PZ-24-00217 – Urban Farm Land Use

**Case No. PZ-24-00217 – Urban Farm**

Provisions that are being deleted are shown in bold ~~strikethrough~~ text.

Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-~~Transect~~ Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses to add Urban Farm as a primary land use as follows:

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
<b>Industrial, Manufacturing, Processing and Wholesaling</b>				
Quarrying Operations	10-40.60.290	UP	--	--
<b>Ranching, Forestry and Animal Keeping</b>				
Forestry		--	P	--
Ranching		--	P	--
<b>Recreation, Education and Assembly</b>				
Commercial Campgrounds	10-40.60.130	UP	--	--
Commercial Recreation Facilities, Indoor		UP	--	--
Commercial Recreation Facilities, Outdoor	10-40.60.270	UP	--	--
Libraries, Museums		P	--	--
Outdoor Public Uses, General		P	--	--
Open Spaces		P	P	P
<b>Parks or Recreation Facilities</b>				
Active Recreation		P	--	--
Passive Recreation		P	P	P

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Schools – Public and Charter		P	--	--
Schools – Private		UP	--	--
Universities and Colleges		P	--	--
<b>Residential</b>				
Employee Housing		P <sup>1</sup>	--	--
Dwelling, Duplex		UP <sup>1</sup>	--	--
Dwelling, Multiple-Family		UP <sup>1</sup>	--	--
Dwelling, Attached Single-Family		UP <sup>1</sup>	--	--
Dwelling, Detached Single-Family		UP <sup>1</sup>	--	--
<b>Institutional Residential</b>				
Congregate Care Facilities		P	--	--
Convents or Monasteries		UP	--	--
Custodial Care Facilities		UP	--	--
Homeless Shelters	10-40.60.190			
Emergency Shelters		UP	--	--
Short Term Housing		UP	--	--
Transitional Housing		UP	--	--
Nursing Homes		UP	--	--
Sheltered Care Homes		UP	--	--
<b>Retail Trade</b>				
Farmers Markets and Flea Markets		P	--	--

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
<b>Services</b>				
Cemeteries		UP	--	--
Governmental Offices		P	--	--
<b>Public Services</b>				
Public Services Major		UP	--	--
Public Services Minor		UP	UP	--
Emergency Services		UP	--	--
<b>Telecommunication Facilities</b>				
AM Broadcasting Facilities	10-40.60.310	UP	UP	--
Antenna-Supporting Structure	10-40.60.310	UP	UP	--
Attached Telecommunication Facilities	10-40.60.310	P	P	--
Collocation Facility	10-40.60.310	P	P	--
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	UP	--
Stealth Telecommunication Facilities	10-40.60.310	P	P	--
<b>Transportation and Infrastructure</b>				
Accessory Wind Energy Systems	10-40.60.040	P	P	--
Wind Energy Production Facility		UP	P	--
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	--	--
Government Service/Maintenance Facilities		P	--	--
Municipal Airports		P	--	--
<b>Urban Agriculture</b>				

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Community Gardens	10-40.60.140	P	--	--
<b>Urban Farm</b>	<b>10-40.60.320</b>	<b>P</b>	<b>--</b>	<b>--</b>
End Notes				
1. Residential uses, not including institutional residential uses, shall be subject to the building form and property development standards of the High Density Residential (HR) zone.				
Key				
P = Permitted Use				
UP = Conditional Use Permit Required				
-- = Use Not Allowed				

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to add Section 10-40.60.230: Urban Farm as follows:

Division 10-40.60:

Specific to Uses

Sections:

- 10-40.60.010 Purpose and Applicability
- 10-40.60.020 Accessory Buildings and Structures
- 10-40.60.025 Accessory Uses
- 10-40.60.030 Accessory Dwelling Units (ADUs)
- 10-40.60.040 Accessory Wind Energy Systems
- 10-40.60.050 Adult Entertainment
- 10-40.60.060 Airport/Landing Strips, Heliport, or Helistops
- 10-40.60.070 Animal Keeping
- 10-40.60.080 Automobile, Go-Kart, and Miniature Automobile Racing
- 10-40.60.090 Automobile Service Station and Convenience Store
- 10-40.60.100 Automobile/Vehicle Repair Garage – Major/Minor
- 10-40.60.110 Bed and Breakfasts
- 10-40.60.120 Co-housing
- 10-40.60.130 Commercial Campground
- 10-40.60.140 Community Garden
- 10-40.60.150 Day Care Home and Center
- 10-40.60.160 Drive-through Retail or Service Facility
- 10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing  
Developments
- 10-40.60.180 Home Occupations
- 10-40.60.190 Homeless Shelter
- 10-40.60.195 Kennel, Animal Boarding
- 10-40.60.200 Live/Work
- 10-40.60.210 Manufactured Homes
- 10-40.60.220 Marijuana Establishments
- 10-40.60.230 Meeting Facilities, Neighborhood and Regional
- 10-40.60.240 Micro-Brewery or Micro-Distillery
- 10-40.60.250 Mini-Storage Warehousing

- 10-40.60.260 Mixed Use
- 10-40.60.270 Outdoor Commercial Recreation Structures
- 10-40.60.275 Outdoor Storage
- 10-40.60.280 Planned Residential Development
- 10-40.60.290 Quarrying Operations
- 10-40.60.300 Research and Development Uses
- 10-40.60.305 Seasonal Amusement, Entertainment and Sales, Indoor
- 10-40.60.310 Telecommunication Facilities
- 10-40.60.320 Urban Farm**

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.140: Community Garden, as follows:

#### 10-40.60.140 Community Garden

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A. **Applicability. General.** Community gardens **where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the requirements of this section. Prior to the establishment of a Community Garden, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050, Concept Plan Review. shall consist of land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple users. The land shall be served by a water supply sufficient to support the cultivation practices used on the site.**

~~Community gardens are allowed on rooftops of structures in compliance with the City's *Low Impact Development (LID) Manual*, Section 4.7 (Vegetated Roofs).~~

B. **Standards. Community gardens are subject to the following regulations:**

1. Community gardens shall have a set of operating rules addressing the governance structure of the garden, hours of operation, maintenance, and security requirements and responsibilities. A garden coordinator shall be designated to perform the coordinating role for the management of the community gardens. The garden coordinator shall be responsible for assigning garden plots in a fair and impartial manner according to the operating rules established for that garden. The name and telephone number of the garden coordinator and a copy of the operating rules shall be kept on file with the **Sustainability Public Works** Division and posted on-site.
2. ~~The site is designed and maintained so that water and fertilizer will not drain onto adjacent property.~~ **The first 1 inch of runoff must be maintained on site within the Community Garden, see the City's *Low Impact Development (LID) Manual*.**
3. ~~There shall be no retail sales on-site, except for produce grown on the site.~~ **The sale of fresh produce and cottage foods (i.e., baked, pickled, canned, or similarly produced foods grown in the Community Garden) is permitted on site subject to compliance with all State and local regulations.**
4. ~~No~~ **The following Buildings** or structures ~~shall only may~~ be permitted on the site, **as set forth below: with the exception of the following:**
  - a. Sheds for storage of tools limited in size to 200 square feet;

b. Greenhouses, limited in size to 200 square feet and designed in compliance with setbacks for accessory structures, consisting of buildings made of glass, plastic or fiberglass in which plants are cultivated; and

c. Other small hardscape areas and amenities (such as benches, bike racks, raised/accessible planting beds, compost or waste bins, picnic tables, seasonal farm stands, fences, garden art, rain barrels, and children's play areas).

**d.5.** The combined area of all **buildings or** structures shall not exceed 15 percent of the community garden site area.

**5. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence.**

**6. Community Gardens shall not be subject to the provisions of Division 10-50.60, Landscape Standards except as identified in 10-40.60.140.C.**

**7. Community Gardens shall not be subject to the provisions of Division 10-50.80, Parking Standards where either on-street parking or shared parking is available.**

~~6. Fences shall be in compliance with Division 10-50.50, Fences and Screening.~~

~~7. The sale of fresh produce and cottage foods (i.e., baked, pickled, canned or similarly produced foods grown in the community garden) is permitted subject to compliance with all State and local regulations.~~

~~8. On-site storm water systems and irrigation shall be consistent with the *Stormwater Regulations*.~~

~~C. Maintenance Required. Maintenance of community gardens shall be in compliance with Section 10-50.60.080, Maintenance.~~

**CD.** Abandoned or Unproductive Community Gardens. If a community garden is left in an unproductive state for longer than a period of 12 months, the garden coordinator or other individual(s) responsible for the community garden shall ensure that it is replaced with landscaping in compliance with Division 10-50.60, Landscaping Standards, or seeded in accordance with Chapter 13-17 of the *Engineering Standards*.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to add Section 10-40.60.320: Urban Farm, as follows:

### **10-40.60.320 Urban Farm**

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**A. Applicability.** Urban Farms where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the requirements of this section. Prior to the establishment of an Urban Farm, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050, Concept Plan Review. Additional reviews may be required as determined by the Inter-division Staff Review Team.

**B. Standards.**

1. Greenhouses are permitted as accessory buildings or structures in accordance with Section 10-40.60.020.
2. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence.
3. The keeping of animals is permitted as an accessory use to the Urban Farm in accordance with City Code Chapter 6-03, Animal Keeping.
4. The first 1 inch of runoff must be maintained on site within the Urban Farm, see the City's *Low Impact Development (LID) Manual*.
5. Urban Farms shall not be subject to the provisions of Division 10-50.60, Landscape Standards except as identified in 10-40.60.140.C.
6. Urban Farms shall not be subject to the provisions of Division 10-50.80, Parking Standards where either on-street parking or shared parking is available.
7. The sale of fresh produce, cottage foods (i.e., baked, pickled, canned, or similarly produced foods grown in the Urban Farm), and other agricultural products is permitted on-site subject to compliance with all State and local regulations.

**8. Urban Farms may include accessory educational events. Events advertised Citywide shall only be allowed with the issuance of a Temporary Use Permit or Special Event Permit.**

**C. Abandoned or Unproductive Urban Farms. If an urban farm is left in an unproductive state for longer than a period of 12 months, the farm coordinator or other individual(s) responsible for the urban farm shall ensure that it is replaced with landscaping in compliance with Division 10-50.60, Landscaping Standards, or seeded in accordance with Chapter 13-17 of the *Engineering Standards*.**

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.210: Definitions "U", to add Urban Farm Definition as follows:

**Urban Farm: The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes. May include commercial hydroponic crop production, greenhouses, gardens, and the accessory keeping of animals as allowed by City Code Chapter 6-03 Animal Keeping.**



Planning & Zoning Commission

5. B.

Meeting Date: 01/08/2025

From: Tiffany Antol, Zoning Code Manager

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### Information

**TITLE:**

**Zoning Code Text Amendment PZ-24-00216:** The City is requesting a modification to the Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards. Specifically, the amendment seeks to exempt all public rights-of-way, in addition to arterial roads, from the requirements outlined in Section 10-50.90.20: Applicability.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of the City Code Text Amendment.

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### Attachments

Staff Report

PZ-24-00216 Draft Text Amendment

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**PLANNING AND DEVELOPMENT SERVICES REPORT**

**Zoning Code Text Amendment**

**PUBLIC HEARING**

**PZ-24-00216**

**DATE:** December 18, 2024

**MEETING DATE:** January 8, 2025

**REPORT BY:** Tiffany Antol, AICP

**REQUEST:**

The City is requesting a modification to the Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards. Specifically, the amendment seeks to exempt all public rights-of-way, in addition to arterial roads, from the requirements outlined in Section 10-50.90.20: Applicability.

**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of the City Code Text Amendment.

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**I. Proposed Amendment:**

The proposed amendment (see Attachment 1) modifies the applicability requirements for the Resource Protection Standards. These standards apply to properties within the Resource Protection Overlay (RPO), which was generally applied to vacant parcels over 5 acres in the early 1990s. While the standards have remained largely unchanged since their adoption in the 1990s, some modifications were made in the 2011 Zoning Code update. The amendment proposes to exempt all new public rights-of-way from resource calculations for proposed developments. This change provides staff with more flexibility to work with developers in creating better road connectivity and overall design that accommodates all modes of transportation. As a result, the amendment slightly reduces the amount of resources that must be protected within a proposed development.

**II. Zoning Code Text Amendment**

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Division 10-40.20 (Establishment and Designation of Zones ) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

**A. Finding #1:**

**The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**

**Flagstaff Regional Plan 2030**

- Goal E&C.4. Integrate available science into policies governing the use and conservation of Flagstaff 's natural resources.
- Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff's natural resources.

- Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.
- Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.
- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).
- Policy ED.4.7. When planning for future growth, consider tribal, cultural, and natural resources in balance with community needs.

The above goals and policies support the proposed amendment. Specifically, Policy ED.4.7 emphasizes the importance of balancing resource preservation with community needs, aligning with the intent of the proposed changes to the Resource Protection Overlay (RPO). The focus of community needs has shifted from prioritizing commercial and industrial development to emphasizing residential development. Additionally, the increased street right-of-way widths since the adoption of the original standards further justify the proposed amendment, as narrow residential streets have now been replaced by wider roadways requiring more resources for protection within reserved residential development areas.

#### 10-Year Housing Plan

- Create 4.5 Evaluate and amend the Resource Protection Overlay standards to ensure that the minimum densities can be met on most sites, including making the requirements for residential sites to be similar to those for a commercial sites.
- Create 4.6 Evaluate Resource Protection Overlay standards in terms of consistent application across each zone and allow for greater maximum densities.

#### Carbon Neutrality Plan

- Protect existing forests, resources, and meaningful open spaces.
  - Support planning and zoning efforts that protect natural resources, including surface water resources.
  - Reduce urban encroachment into the forest, such as by promoting infill as supported in the Regional Plan.

#### **B. Finding #2**

**The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;**

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment will primarily impact the development of residential subdivisions, because of the requirements to provide rights-of-ways to serve individual lots.

#### **C. Finding #3**

**The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

The amendment is internally consistent with the existing Zoning Code, following its format and aligning with its comprehensive purpose. It does not conflict with any other provisions and ensures that the Zoning Code remains clear, usable, and easily understood.

### **III. CITIZEN PARTICIPATION**

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning

**PZ-24-00216 Resource Protection Standards Applicability**  
**January 8, 2025**

Commission was advertised in the Arizona Daily Sun on November 23, 2024, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has received public comments requesting additional information on the proposed amendment.

**IV. PLANNING AND ZONING COMMISSION WORK SESSION**

At the Planning and Zoning Commission Work Session of December 11, 2024, staff reviewed the proposed Zoning Code Text Amendment application with the Commission.

**Attachments:**

1. Draft of Case No. PZ-24-00216 – Resource Protection Standards Applicability

## Case No. PZ-24-00216 – Resource Protection Standards Applicability

Provisions that are being deleted are shown in bold ~~strikethrough~~ text.

Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards, Section 10-50.90.020: Applicability, as follows:

### 10-50.90.020 Applicability

---

- A. The provisions of this division apply to proposed development within the Resource Protection Overlay (RPO) zone. See Section 10-40.50.030, Overlay Zones, and Section 10-90.40.050, Resource Protection Overlay (RPO) Map. Any perceived conflict between the provisions of this division and any other section of this Zoning Code shall be resolved in compliance with the Zoning Code, Chapter 10-20, Administration, Procedures, and Enforcement. This division is meant to apply in conjunction with the Flagstaff Fire Department’s implementation of the Flagstaff Forest Stewardship Plan, which occurs before forest resource calculations are completed. See Appendix 5, Additional Information Applicable to Division 10-50.90, Resource Protection Standards. The Forest Stewardship Plan will continue to be applied by the Fire Department in coordination with Community Development Division staff so as not to negatively impact any future development options.
- B. Resource calculation standards for slope, floodplain, and forest resources do not apply to the area within the public rights-of-way ~~of existing or proposed major or minor arterial roads~~ **for streets and or to the right-of-way of** major (i.e., regional distribution) utility facilities.
- C. Appendix 5, Additional Information Applicable to Division 10-50.90, Resource Protection Standards, provides useful information on how the Flagstaff Fire Department implements Firewise principles. It also provides a summary and explanation of how to apply the resource protection standards described in this division.



Planning & Zoning Commission  
Meeting Date: 01/08/2025  
From: Ben Mejia, Planner

6. A.

---

### Information

**TITLE:**

**Consideration and Approval of a Preliminary Plat:** Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "The Lookout at Canyon del Rio" located at 3770 E Whetstone Dr, a 50-lot single-family subdivision on 7.11 acres in the Medium-Density Residential (MR) Zone.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

**Executive Summary:**

EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "The Lookout at Canyon del Rio" subdivision consists of 50 single-family lots on 7.11 acres on Block N of the Canyon del Rio block plat in the MR Zone using Planned Residential Development standards.

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### Attachments

Application  
Preliminary Plat  
Staff Report

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# City of Flagstaff

# Community Development Division

211 W. Aspen Ave P: (928) 213-2618  
 Flagstaff, AZ 86001  
 www.flagstaff.az.gov

Date Received		Application for Subdivision Review		File Number
Property Owner(s) CDR Devcorp LTD			Phone 1-602-615-3048	
Mailing Address 3605 S. Flagstaff Ranch Rd		City, State, Zip Flagstaff, AZ 86005	Email cwhiting@capstonehomesaz.com	
Applicant(s) CDR Devcorp- Contact: Charity Lee			Phone 928-600-3594	
Mailing Address 3605 S. Flagstaff Ranch Rd		City, State, Zip Flagstaff, AZ 86005	Email clee@capstonehomesaz.com	
Project Representative Brennan Maher Charity Lee			Phone (480) 503-2250 (928) 600-3594	
Mailing Address 1130 N. Alma School Rd, Ste 120		City, State, Zip Mesa, AZ 85201	Email brennan.maher@epsgroupinc.com clee@capstonehomesaz.com	
Requested	<input type="checkbox"/> Development Master Plan	<input type="checkbox"/> Conceptual Plat	<input type="checkbox"/> Preliminary Plat P&Z and Council	
Review:	<input type="checkbox"/> Modified Subdivision	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat- Council	

Project Name: Canyon Del Rio - Parcel N		Site Address Flagstaff, AZ 86005		Parcel Number 106-08-036	
Proposed Use Medium density residential		Existing Use Vacant / undeveloped		Subdivision, Tract & Lot Number Canyon Del Rio - Parcel N	
Zoning District MR with RPOZ		Regional Plan Category Future suburban		Flood Zone X	Size of Site (Sq. ft. or Acres) 7.11 acres
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____ ) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?				
Surrounding Uses	North Vacant/Future Canyon Del Rio	South Vacant/Future Canyon Del Rio	East Vacant/Future Canyon Del Rio	West Vacant/Future Canyon Del Rio	
(Res, Com, Ind)					

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Medium density residential	50		7.11	

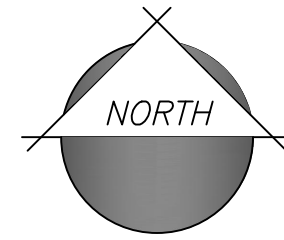
Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required)	Date: 5-20-24	Applicant Signature:	Date: 5-20-24
--------------------------------------	------------------	----------------------	------------------

For City Use					
Date Filed:		Case Number (s)			
P & Z Hearing Date:			Publication and Posting Date:		
Council Hearing Date:			Publication and Posting Date:		
Fee Receipt Number:		Amount:		Date:	
Action by Planning and Zoning Commission:			Action By City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

# PRELIMINARY PLAT FOR THE LOOKOUT at CANYON DEL RIO

A PORTION OF THE WESTERN HALF OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7  
EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



**LEGAL DESCRIPTION**

BLOCK N. CANYON DEL RIO PHASE I, AS SHOWN ON THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 3944598, RECORDS OF COCONINO COUNTY, ARIZONA.

**ADEQ STATEMENT**

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO XX-XXXXX.

**EARTHWORK SUMMARY**

**SITE GRADING**

UNADJUSTED CUT: 16,443 CY  
UNADJUSTED FILL: 954 CY

**UTILITY COMPANY APPROVAL**

**ARIZONA PUBLIC SERVICE**

BY \_\_\_\_\_ DATE \_\_\_\_\_

**UNISOURCE ENERGY SERVICES**

BY \_\_\_\_\_ DATE \_\_\_\_\_

**LUMEN**

BY \_\_\_\_\_ DATE \_\_\_\_\_

**OPTIMUM**

BY \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANY CONTACTS**

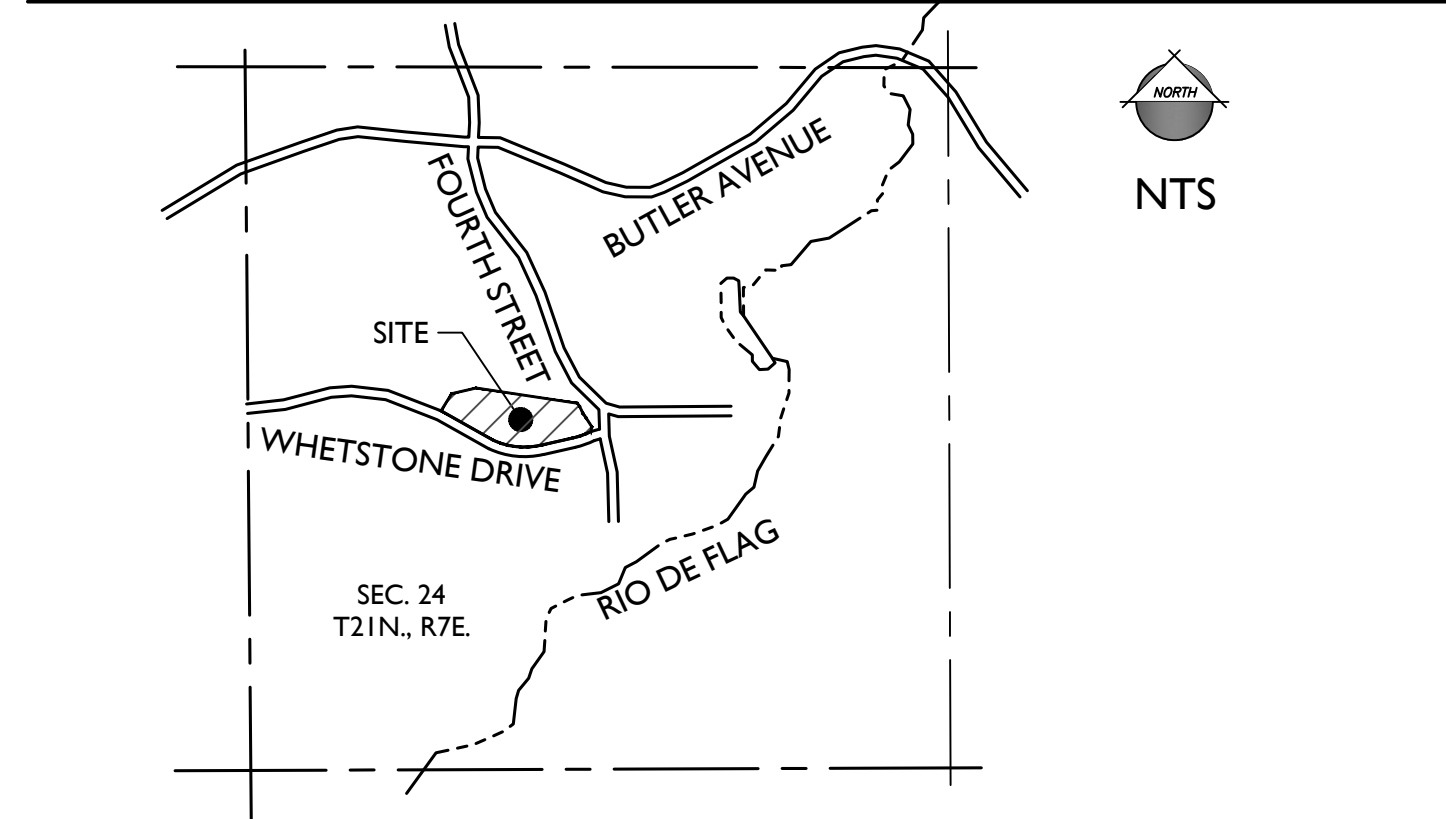
**APS**  
CONTACT: CHAD BROOKS  
2200 E HUNTINGTON  
FLAGSTAFF, AZ 86004  
CHAD.BROOKS@APS.COM  
PHONE: (928) 773-6440

**UNISOURCE ENERGY SERVICES**  
CONTACT: MARTIN CONBOY  
2901 W SHAMRELL BLVD #110  
FLAGSTAFF, AZ 86001  
MCONBOY@UESAZ.COM  
PHONE: (928) 226-2269

**LUMEN**  
CONTACT: MANUEL HERNANDEZ  
112 N BEAVER STREET  
FLAGSTAFF, AZ 86001  
MANUEL.HERNANDEZ4@LUMEN.COM  
PHONE: (928) 779-4931

**OPTIMUM**  
CONTACT: SANFORD YAZZIE  
1601 S PLAZA WAY  
FLAGSTAFF, AZ 86001  
SANFORD.YAZZIE@ALTICEUSA.COM  
PHONE: (928) 266-0672

**VICINITY MAP**



**PLANNED RESIDENTIAL DEVELOPMENT DESIGN ELEMENTS**

THIS DEVELOPMENT INCLUDES THE FOLLOWING DESIGN ELEMENTS THAT EQUAL A SUM OF FIVE (5) POINTS:

- L. FRONT SETBACKS LESS THAN 15-FEET FOR LIVABLE PORTIONS OF THE DWELLING INCLUDING THE FRONT ENTRY FEATURE. (1 POINT)
- N. SUBDIVISION CC&R'S AND SETBACK STANDARDS DO NOT PROHIBIT THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (1 POINT)
- P. SUBDIVISION EXCEEDS THE MINIMUM DENSITY OF THE APPLICABLE ZONING DISTRICT BY AT LEAST ONE WHOLE UNIT PER ACRE (NO FRACTIONS). ONE POINT FOR EACH WHOLE UNIT OVER THE MINIMUM UP TO THREE POINTS. (1 POINT)
- Q. SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS OR LARGER LANDSCAPING AREAS. ONE POINT EACH. (2 POINTS)

**PROJECT TEAM**

**PROPERTY OWNER / DEVELOPER:**  
CDR DEVCORP LTD  
3605 S. FLAGSTAFF RANCH ROAD  
FLAGSTAFF, AZ 86005  
TEL: (928) 600-3594  
CONTACT: CHARITY LEE  
clee@capstonehomesaz.com

**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (720) 987-0750  
CONTACT: BRENNAN MAHER  
brennan.maher@epsgruoinc.com

**PROJECT DATA**

APN: 106-08-036  
ADDRESS: FLAGSTAFF, AZ 86004

EXISTING LAND USE: VACANT/UNDEVELOPED  
GENERAL PLAN LAND USE DESIGNATION: FUTURE SUBURBAN  
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

EXISTING ZONING: MR - MEDIUM DENSITY RESIDENTIAL  
ZONING OVERLAY: RPOZ - RESOURCE PROTECTION

GROSS AREA: 7.11 ACRES  
NET AREA: 5.74 ACRES

NO. UNITS: 50 UNITS

GROSS DENSITY: 7.0 DU/AC

**GENERAL NOTES**

1. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
3. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO THE CITY OF FLAGSTAFF.

**SHEET INDEX**

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	LOT TABLES & DETAILS
SHEET 4	PP03	EXISTING & PROPOSED SITE CONDITIONS
SHEET 5	PP04	EXISTING & PROPOSED SITE CONDITIONS
SHEET 6	PP05	NATURAL RESOURCE PROTECTION PLAN - FOREST
SHEET 7	PP06	NATURAL RESOURCE PROTECTION PLAN - SLOPE

**CERTIFICATE OF LAND SURVEYOR**

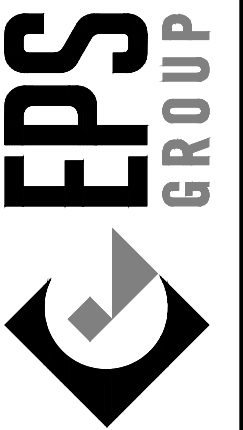
THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT.

I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR

DATE: \_\_\_\_\_

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2350 | F:480.503.2358  
www.epsgruoinc.com



The Lookout at Canyon Del Rio  
Flagstaff, Arizona  
Preliminary Plat

Project: \_\_\_\_\_

Revisions:
MAY 21, 2024 - 1ST SUBMITTAL
SEPTEMBER 5, 2024 - 2ND SUBMITTAL
OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)



Designer: EPS  
Drawn by: EPS

Preliminary  
Not For  
Construction  
Or  
Recording

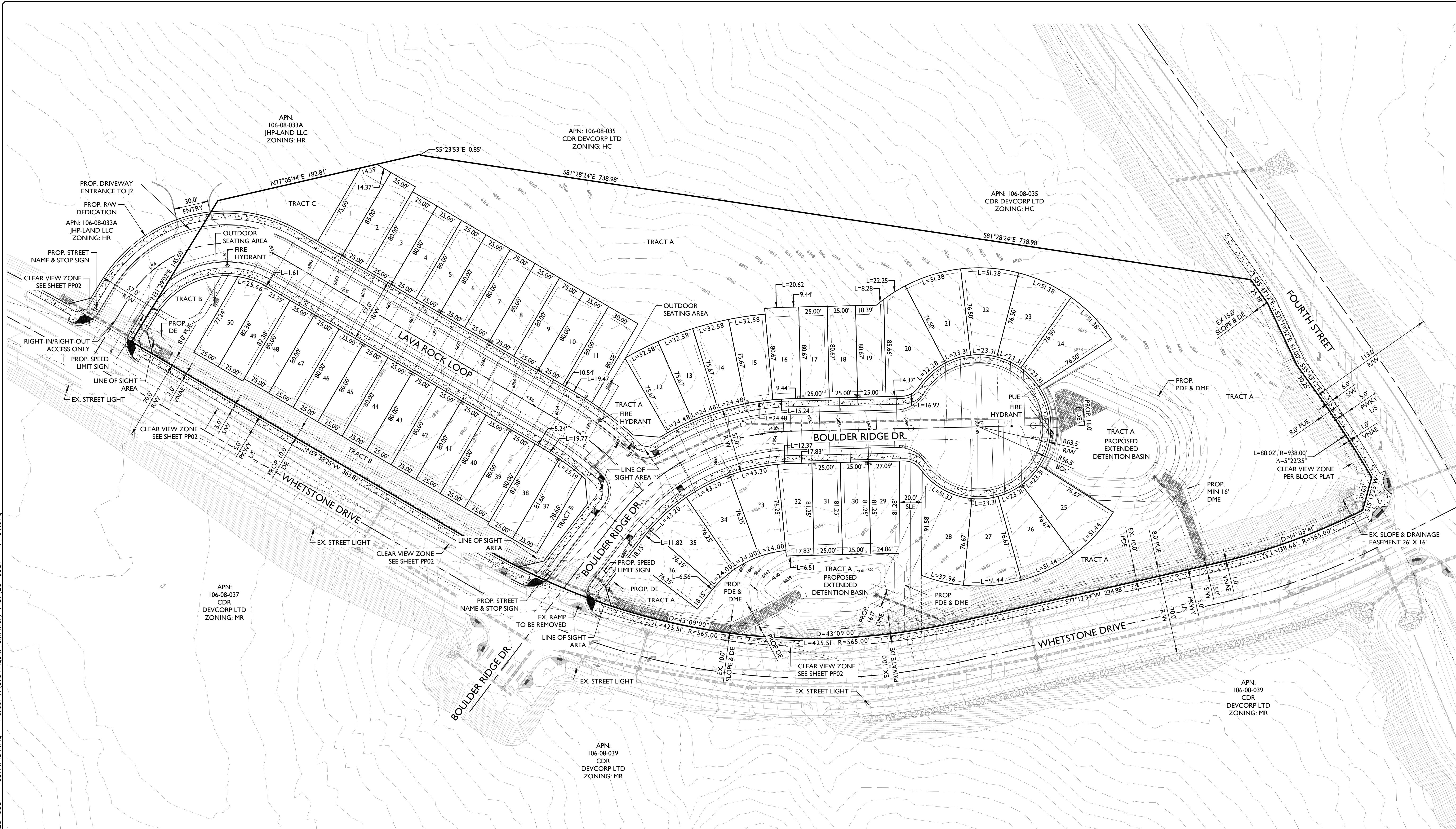
Job No.  
**23-0394**

**CS01**

Sheet No.  
**1**  
of **7**

# 23-0587 - The Lookout at Canyon Del Rio

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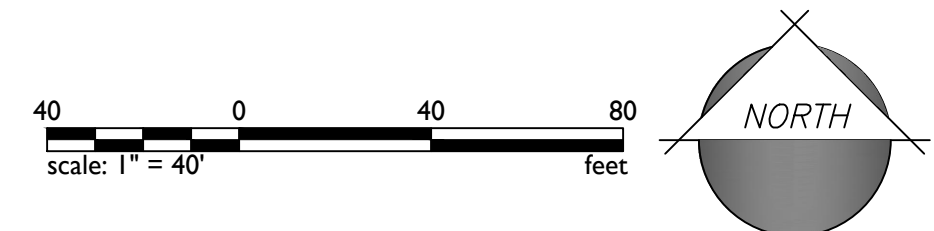


**LEGEND**

- PROPERTY CORNER
- ⊕ FIRE HYDRANT (FH)
- MANHOLE
- ⊙ SEWER MANHOLE
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- - - EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- ||||| SHEET MATCH LINE

**NOTES**

THIS PROJECT INCLUDES PRD DESIGN ELEMENTS L, N, P, AND Q TO MEET THE FIVE (5) POINTS REQUIRED TO UTILIZE PRD STANDARDS.



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Suite 120  
Mesa, AZ 85201  
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www.epsgroupinc.com

Project:

The Lookout at Canyon Del Rio  
Flagstaff, Arizona

Revisions:

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OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV.)

Designer:

EPS

Drawn by:

EPS

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Construction  
Or  
Recording

Job No.

23-0394

PP01

Sheet No.

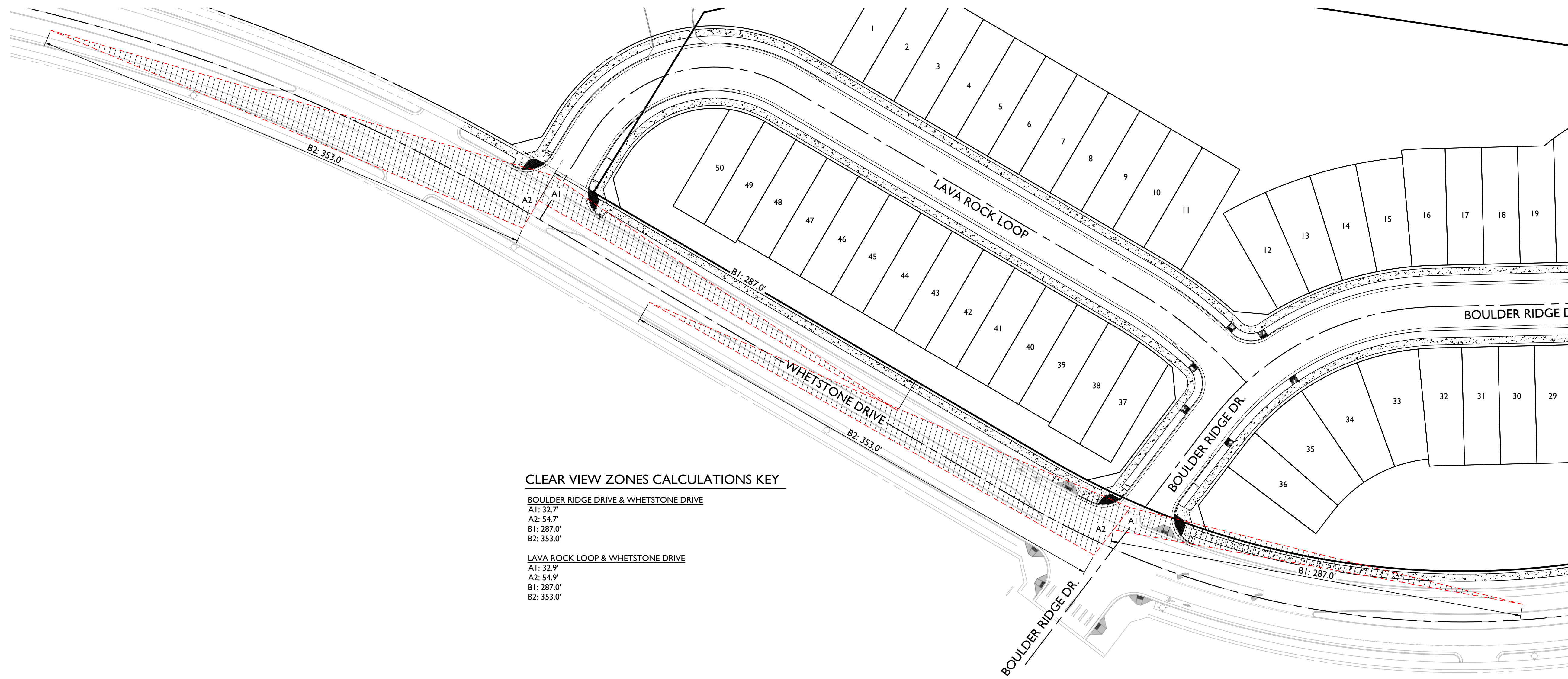
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## CLEAR VIEW ZONES



### CLEAR VIEW ZONES CALCULATIONS KEY

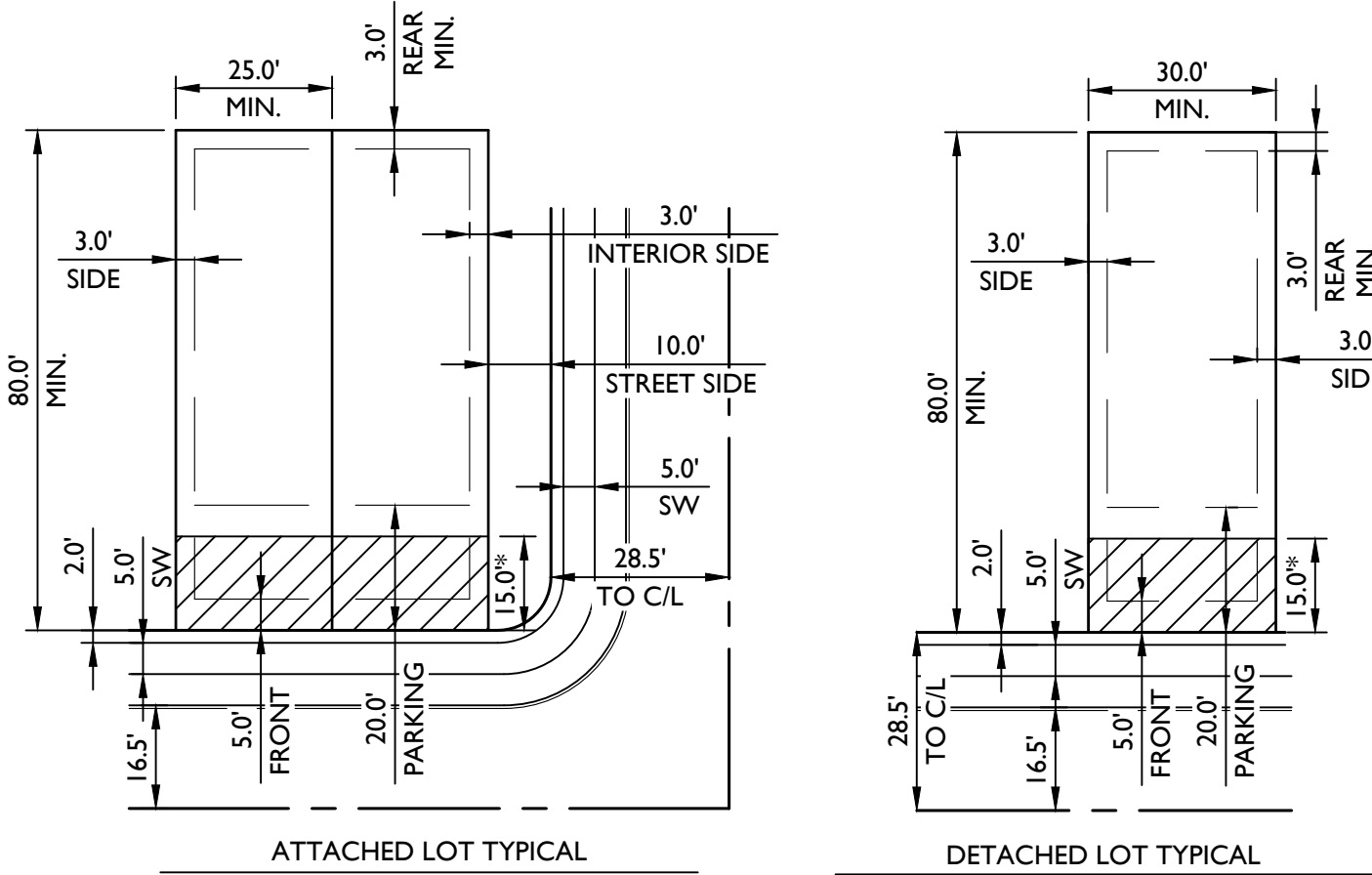
**BOULDER RIDGE DRIVE & WHETSTONE DRIVE**  
 A1: 32.7'  
 A2: 54.7'  
 B1: 287.0'  
 B2: 353.0'

**LAVA ROCK LOOP & WHETSTONE DRIVE**  
 A1: 32.9'  
 A2: 54.9'  
 B1: 287.0'  
 B2: 353.0'

## LOT AREA TABLE

Lot #	Area	Lot #	Area
1	2071.87	26	2865.41
2	2125.00	27	2865.41
3	2000.00	28	3308.98
4	2000.00	29	2110.48
5	2000.00	30	2031.25
6	2000.00	31	2031.25
7	2000.00	32	2215.47
8	2000.00	33	2562.01
9	2000.00	34	2562.01
10	2000.00	35	2562.01
11	2403.74	36	2084.53
12	2158.69	37	2008.94
13	2158.69	38	2054.73
14	2158.69	39	2000.00
15	2158.69	40	2000.00
16	2207.22	41	2000.00
17	2016.67	42	2000.00
18	2016.67	43	2000.00
19	2033.50	44	2000.00
20	3363.14	45	2000.00
21	2856.84	46	2000.00
22	2856.84	47	2000.00
23	2856.84	48	2000.00
24	2856.84	49	2059.46
25	2865.41	50	2014.59
TOTAL		112,501.85	

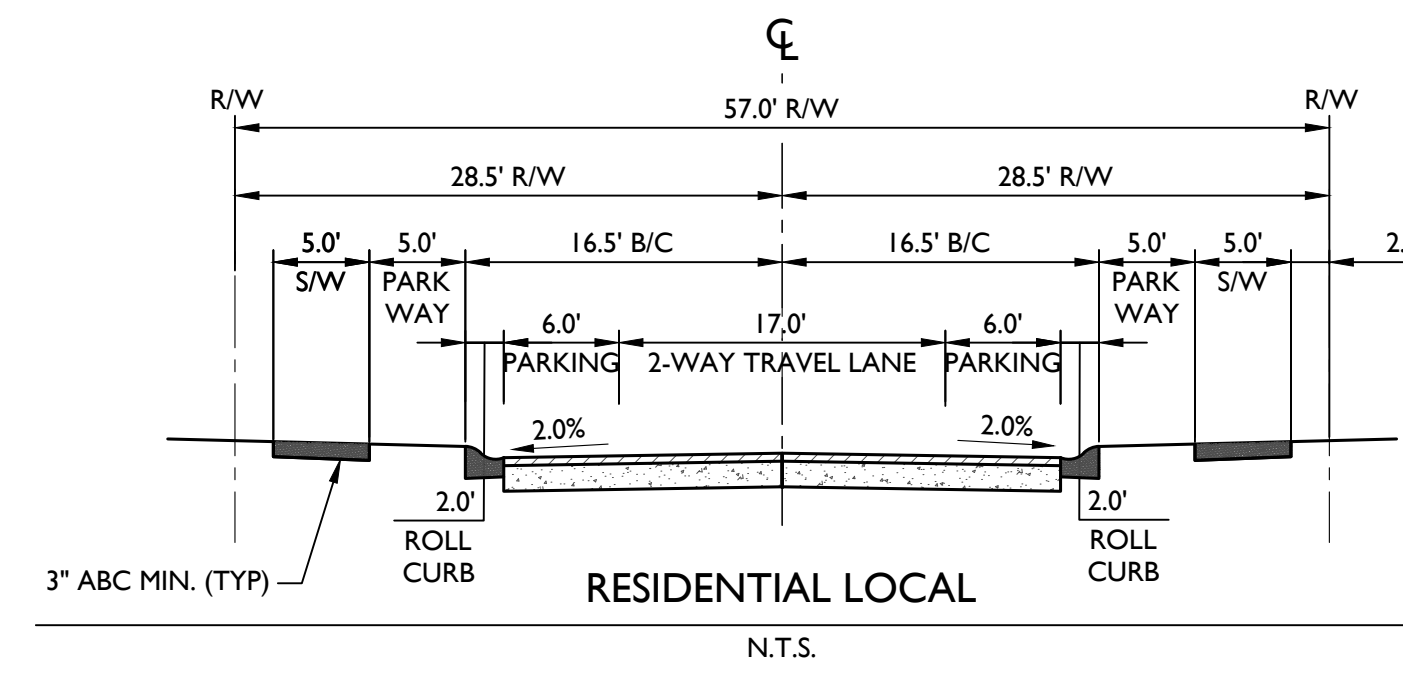
## TYPICAL LOT DETAILS



## TRACT AREA AND USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / COMMON SPACE / DETENTION	122847	2.820
TRACT B	LANDSCAPE / COMMON SPACE	11828	0.272
TRACT C	LANDSCAPE / COMMON SPACE	3493	0.080
TOTAL		138168	3.172

## STREET CROSS-SECTION



\* LIVABLE PORTIONS OF THE DWELLING, INCLUDING THE FRONT ENTRY FEATURE, SHALL BE WITHIN 15' OF THE FRONT PROPERTY LINE IN COMPLIANCE WITH PRD DESIGN ELEMENT "L".

1130 N Alma School Road  
 Suite 120  
 Mesa, AZ 85201  
 T:480.503.2350 | F:480.503.2358  
 www.epsgroupinc.com

**EPS GROUP**

The Lookout at Canyon Del Rio  
 Flagstaff, Arizona

Tract Tables & Details

Project: 23-0587

Revisions:

- MAY 21, 2024 - 1ST SUBMITTAL
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- NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)

Call at least two full working days before any design execution.

**ARIZONA**  
 STATE BOARD OF ARCHITECTS  
 201 N. 14TH AVENUE, 11TH FLOOR  
 PHOENIX, ARIZONA 85004

Designer: EPS  
 Drawn by: EPS

Preliminary  
 Not For  
 Construction  
 Or  
 Recording

Job No.  
**23-0394**

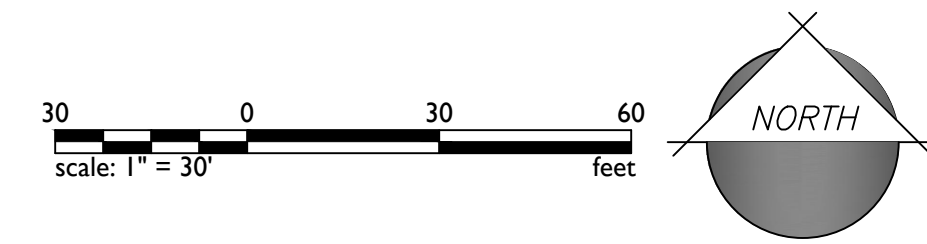
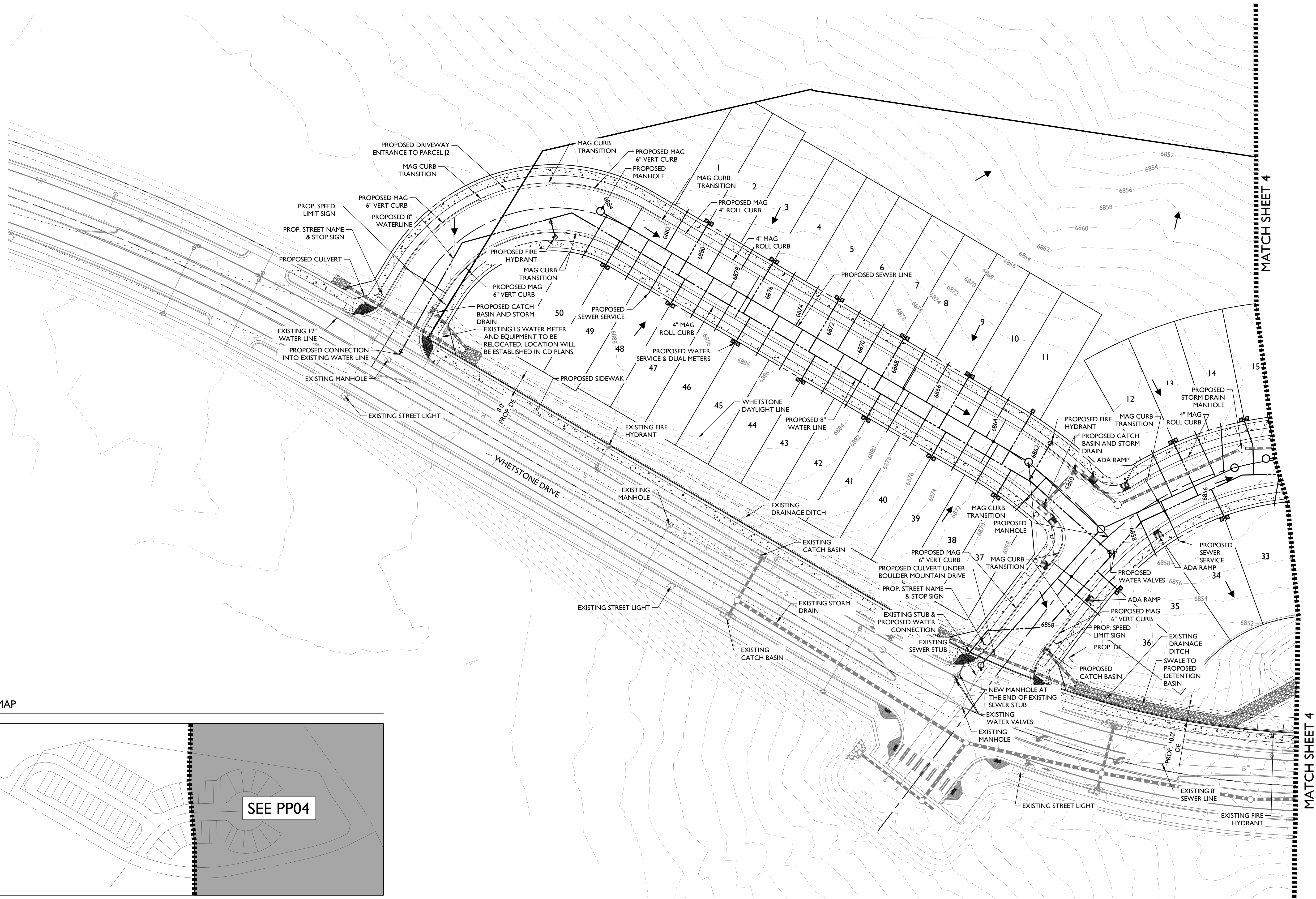
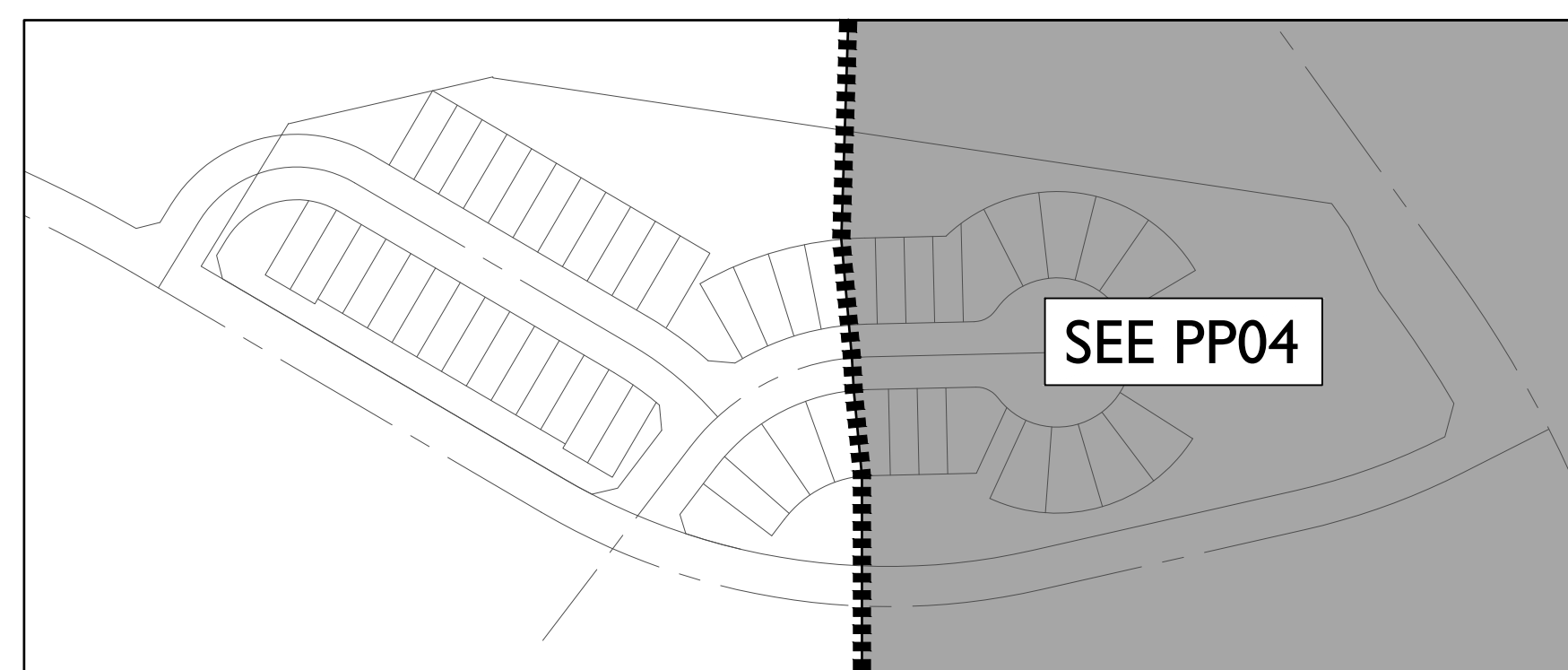
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Sheet No.  
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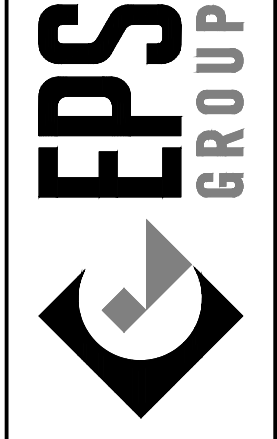
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KEY MAP



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
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www.epsgroupinc.com



The Lookout at Canyon Del Rio  
Flagstaff, Arizona

Existing & Proposed Site Conditions

Revisions:
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SEPTEMBER 5, 2024 - 2ND SUBMITTAL
OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)



Designer: EPS  
Drawn by: EPS

Preliminary  
Not For  
Construction  
Or  
Recording

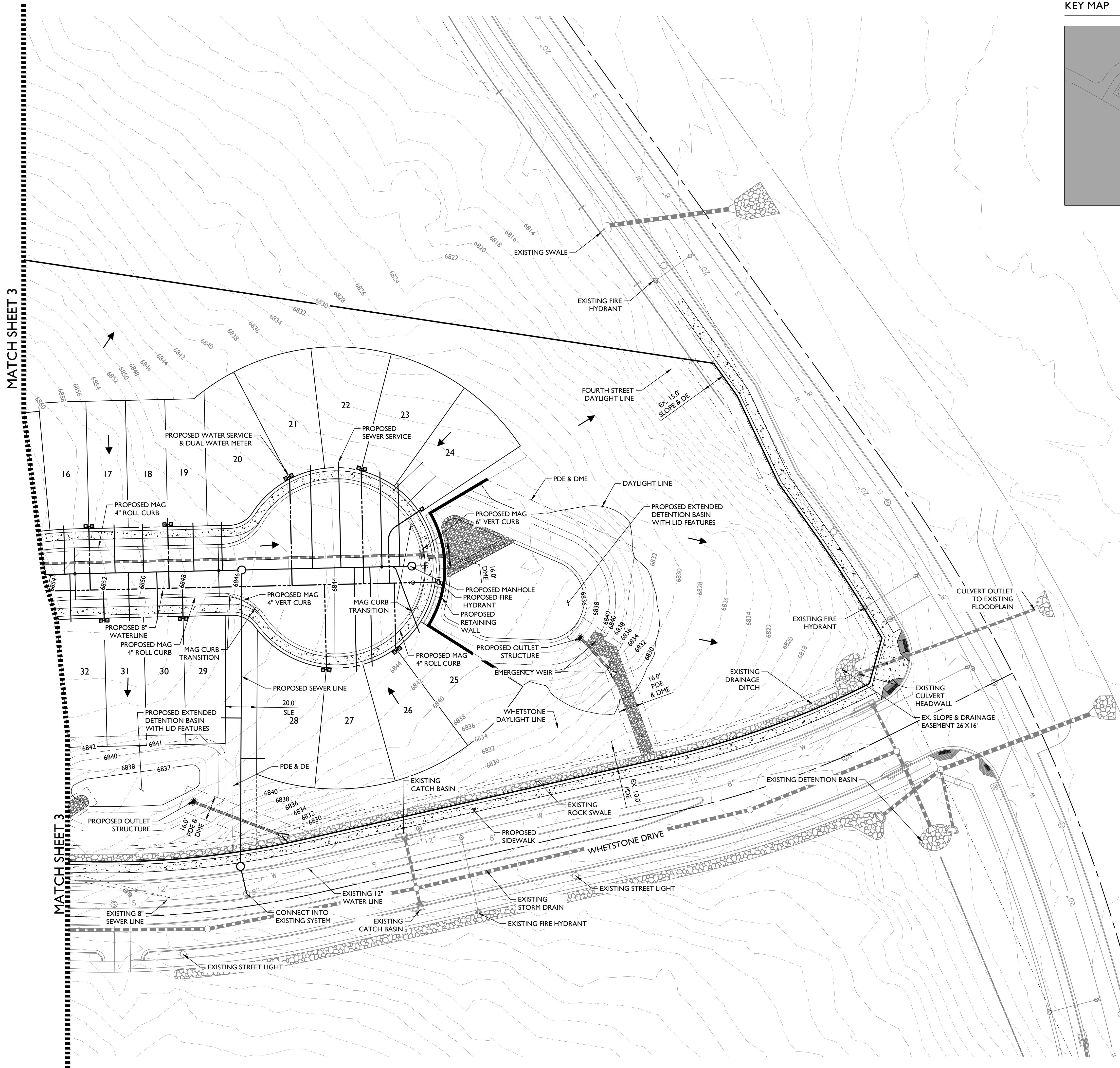
Job No.  
**23-0394**

PP03

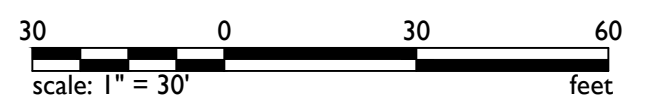
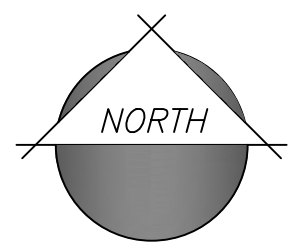
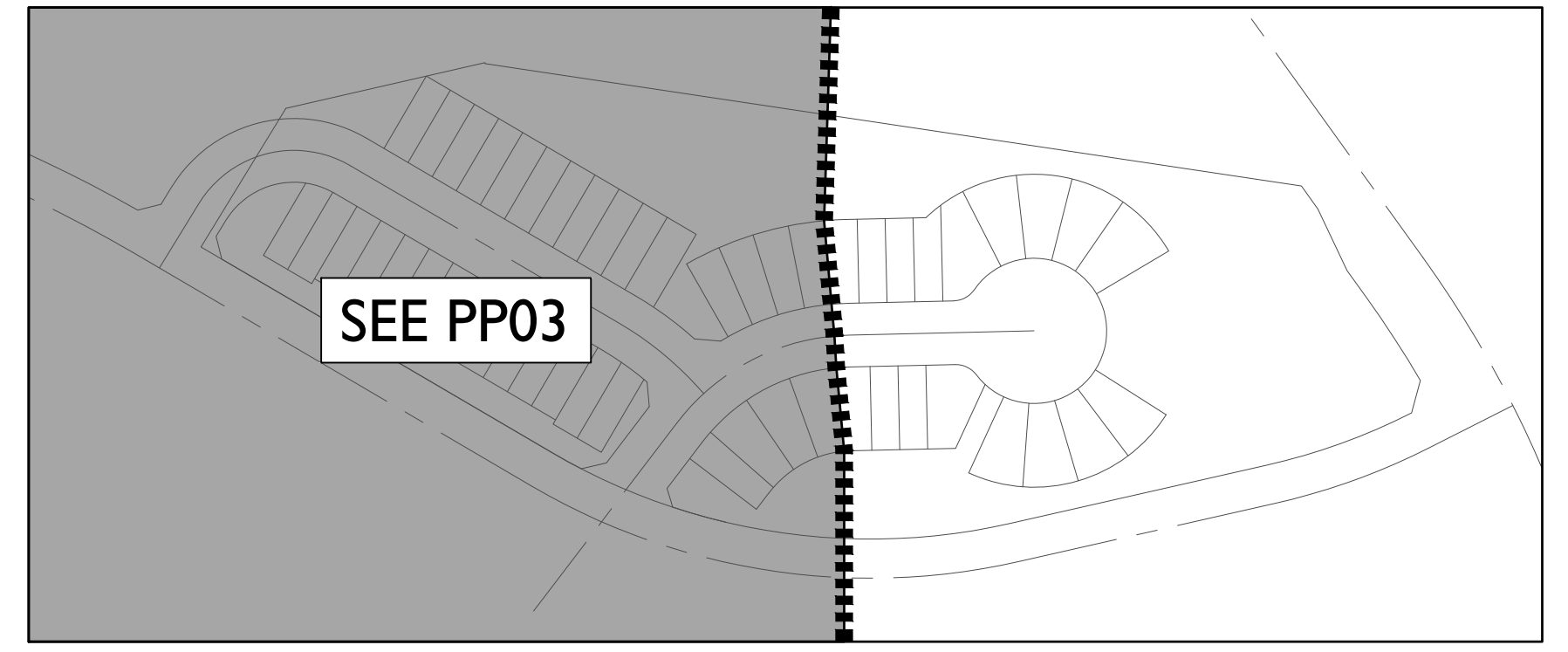
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of 7

# 23-0587 - The Lookout at Canyon Del Rio

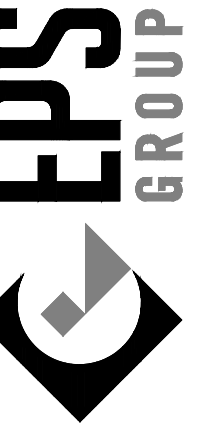
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KEY MAP



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www.epsgroupinc.com



The Lookout at Canyon Del Rio

Existing & Proposed Site Conditions

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NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)



Designer: EPS  
Drawn by: EPS

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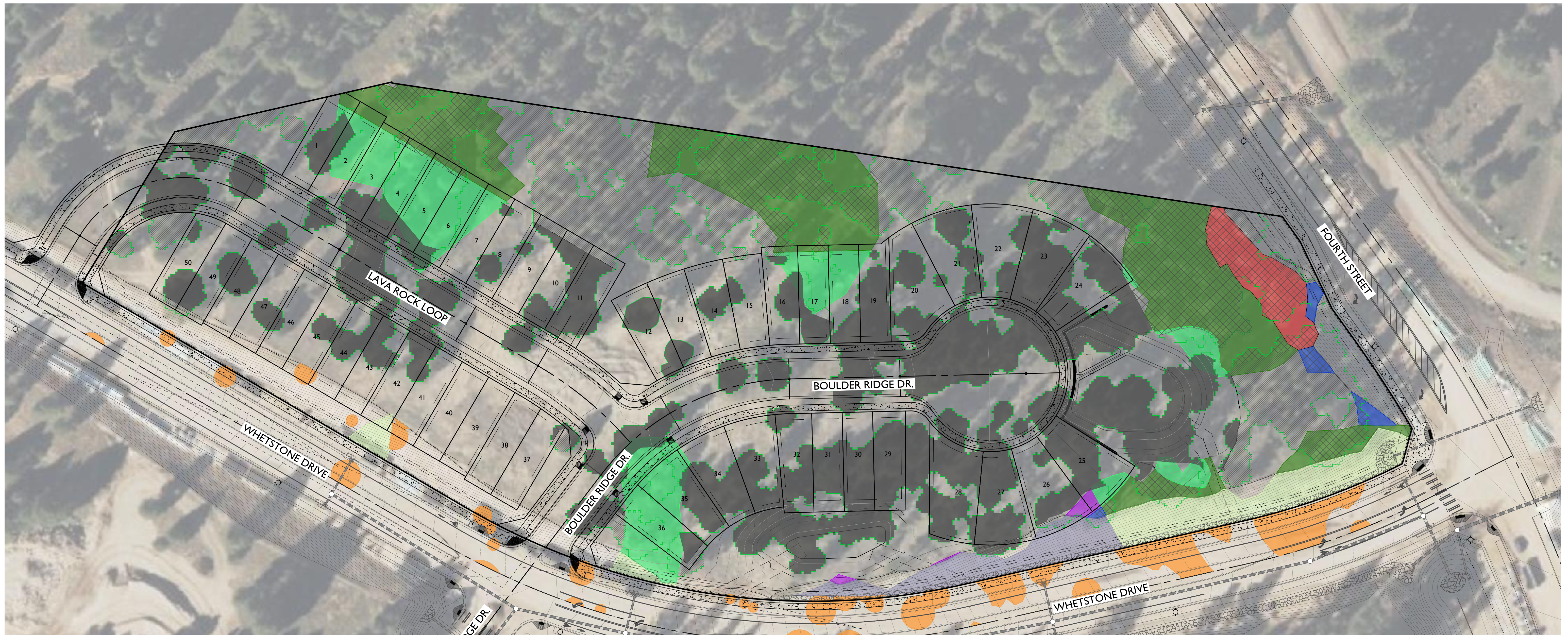
Job No.  
**23-0394**

**PP04**

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of 7

# 23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:13pm SA:Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary Plot\23-0587 - PPO5.dwg



## FOREST RESOURCE CALCULATIONS

FOREST RESOURCES - PARCEL N	
<b>TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES</b>	<b>RESIDENTIAL</b>
REQUIRED PRESERVATION RATE	47.5% OF CANOPY AREA <sub>i</sub>
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SF)	103,969
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN ROW (SF)	10,054
REQUIRED PRESERVED TREE CANOPY AREA (SF)	54,161
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	29,665
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	26.0%
<b>EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA</b>	<b>RESIDENTIAL</b>
EXCESS PRESERVED SLOPE AREA (SF)	0
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	0
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	0
<b>PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES</b>	<b>RESIDENTIAL</b>
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	37,696
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	754
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SF)	59,213
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	14,803
<b>TOTAL FOREST RESOURCES</b>	<b>RESIDENTIAL</b>
TOTAL TREE CANOPY AREA PRESERVED (SF)	44,468
TOTAL PRESERVATION RATE WITHIN PARCEL N	39.0%
TREE RESOURCES USED FROM TREE RESOURCE BANK	9,693
<b>TOTAL REQUIRED PRESERVATION RATE PARCEL N</b>	<b>47.5%</b>
NOTES	
1. A 5% FOREST RESOURCE REDUCTION HAS BEEN AWARDED TO CANYON DEL RIO BY THE CITY OF FLAGSTAFF	

## RESOURCE BANK FOR CDR

SUMMARY TABLE OF TREE RESOURCES FOR CDR							
RESIDENTIAL <sub>s</sub>							
G	MR	191,806	47.5%	91,108	64,601	33.7%	APPROVED
I	R1	259,221	47.5%	123,130	93,573	36.1%	APPROVED
N	MR	114,023	47.5%	54,161	29,665	26.0%	PROPOSED
O-P	MR	168,116	47.5%	79,855	80,981	48.2%	PROPOSED
Q1/Q2	MR	257,933	47.5%	122,518	252,419	97.9%	UNDEVELOPED
Q3	MR	63,638	47.5%	30,228	63,638	100.0%	UNDEVELOPED
R1	MR	388,151	47.5%	184,372	113,079	29.1%	PROPOSED
R2/R3	MR	380,930	47.5%	180,942	380,930	100.0%	UNDEVELOPED
R4/R5	MR	361,897	47.5%	171,901	361,897	100.0%	UNDEVELOPED
S	R1	217,054	47.5%	103,101	217,054	100.0%	UNDEVELOPED
Y	-	806	47.5%	383	806	100.0%	DRAINAGE
ZZ	-	0	47.5%	0	0	100.0%	DRAINAGE
A	-	76,420	47.5%	36,299	76,420	100.0%	FLOODPLAIN
<b>RESIDENTIAL TOTAL:</b>		<b>2,479,994</b>	<b>47.5%</b>	<b>1,177,997</b>	<b>1,735,061</b>	<b>70%</b>	
ROW FOURTH ST <sub>6</sub>		71,124	-	-	-	-	-
ROW J. W. POWELL BLVD <sub>6</sub>		159,297	-	-	-	-	-

**TREE RESOURCES NOTES:**

- EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES AND WITHIN THE COLLECTOR ROW IF APPLICABLE TO THE PARCEL.
- THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.
- FOR UNDEVELOPED PARCELS, TREE CANOPY FROM CONVERTED EXCESS SLOPE AND SLOPE TREES ARE NOT INCLUDED. AS PARCEL DEVELOPMENTS ARE APPROVED, THIS VALUE WILL REQUIRE UPDATING. ONCE APPROVED, THE APPROVED TOTAL PRESERVED TREE CANOPY SHALL INCLUDE PRESERVED SLOPE TREES AND EXCESS PRESERVED SLOPE CREDITS. SEE PARCEL SPECIFIC TABLES FOR EXCESS SLOPE CONVERSION AND SLOPE TREES.
- FOR UNDEVELOPED PARCELS, THIS IS THE PRESERVATION RATE PRIOR TO INCLUDING CONVERTED EXCESS SLOPE AND SLOPE TREES. AS PARCEL DEVELOPMENTS ARE APPROVED, THIS VALUE WILL REQUIRE UPDATING AS DESCRIBED IN NOTE 3.
- PARCELS E1, E2, F, K1, K2, J1, AND J2, WILL BE REQUIRED TO MEET CITY OF FLAGSTAFF RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THOSE PARCELS HAVE BEEN REMOVED FROM THE TABLE.
- THIS IS THE TREE RESOURCES OUTSIDE OF SLOPE RESOURCES THAT IS LOCATED WITHIN THE ARTERIAL RIGHT-OF-WAY (ROW) AND GRADING LIMITS.
- THE RESIDENTIAL TREE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL TREE RESOURCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OR APPROVAL OF ALL RESIDENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.
- APPROVED OR COMPLETED PARCEL DEVELOPMENTS ARE INDICATED WITH A PURPLE HIGHLIGHT. AS PARCEL DEVELOPMENTS ARE APPROVED OR COMPLETED, THE TABLE ABOVE SHOULD BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 7 AND 8. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS.
- ALL PARCELS, EXCLUDING PHASE 1 ROADWAYS, HAVE BEEN THINNED ACCORDING TO THE FIRE-WISE PROGRAM SINCE THE NRPP WAS APPROVED FOR THE PHASE 1 INFRASTRUCTURE.

### LEGEND

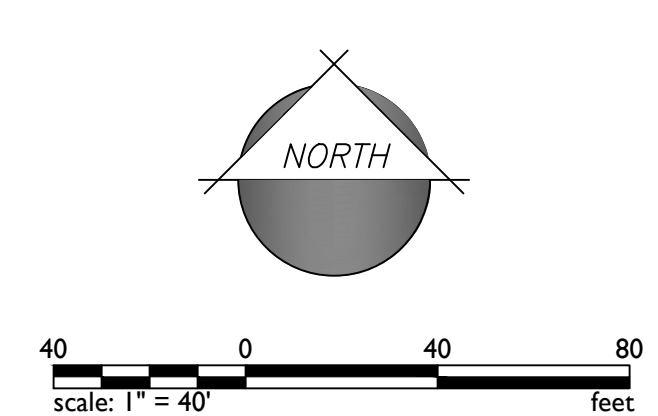
- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- EASEMENT
- ESMT
- IEE
- IE
- PAE
- R/W
- SNV
- PUE
- SVTE
- SVTE\*
- VNAE
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- SHEET MATCH LINE

### SLOPE PROTECTION LEGEND

- UNDISTURBED 17% - 24.99% SLOPE AREA
- DISTURBED 17% - 24.99% SLOPE AREA
- DISTURBED 17% - 24.99% ROW SLOPE AREA
- UNDISTURBED 25% - 34.99% SLOPE AREA
- DISTURBED 25% - 34.99% SLOPE AREA
- DISTURBED 25 - 34.99% ROW SLOPE AREA
- EXISTING > 35% SLOPE AREA

### FOREST RESOURCES LEGEND

- EXISTING TREE CANOPY - UNDISTURBED
- EXISTING TREE CANOPY - DISTURBED
- EXISTING TREE CANOPY WITHIN SLOPE ZONE
- EXISTING TREE CANOPY WITHIN ROW - DISTURBED



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Project:

The Lookout at Canyon Del Rio

Flagstaff, Arizona

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL	
SEPTEMBER 5, 2024 - 2ND SUBMITTAL	
OCTOBER 9, 2024 - 3RD SUBMITTAL	
NOVEMBER 14, 2024 - 4TH SUBMITTAL	
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)	

Designed by:

EPS

Drawn by:

EPS

Preliminary

Not For Construction Or Recording

Job No.

23-0394

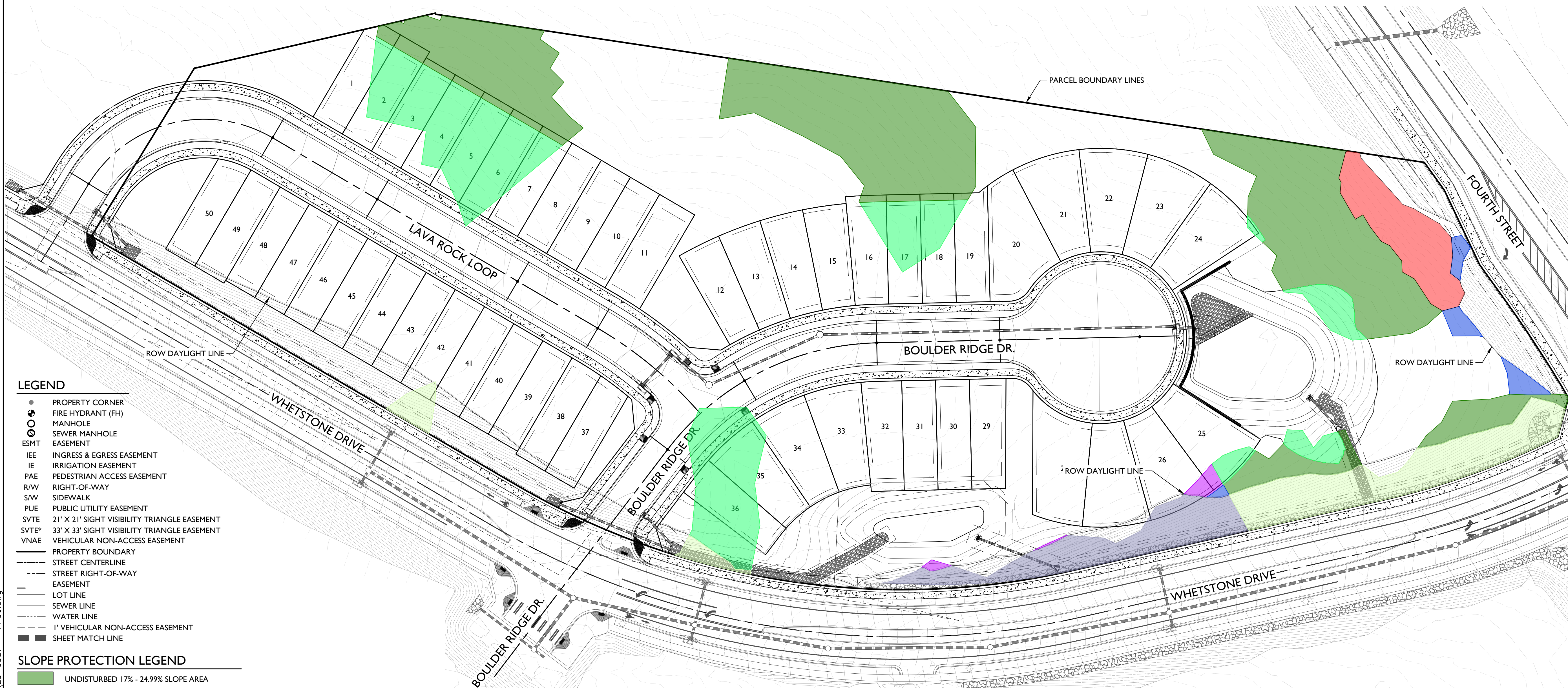
PP05

Sheet No.

6 of 7

# 23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:13pm S:\Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary Plot\23-0587 - PP06.dwg



- LEGEND**
- PROPERTY CORNER
  - FIRE HYDRANT (FH)
  - MANHOLE
  - SEWER MANHOLE
  - EASEMENT
  - IEE INGRESS & EGRESS EASEMENT
  - IE IRRIGATION EASEMENT
  - PAE PEDESTRIAN ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - S/W SIDEWALK
  - PUE PUBLIC UTILITY EASEMENT
  - SVTE 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT
  - SVTE\* 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - PROPERTY BOUNDARY
  - STREET CENTERLINE
  - STREET RIGHT-OF-WAY
  - EASEMENT
  - LOT LINE
  - SEWER LINE
  - WATER LINE
  - 1" VEHICULAR NON-ACCESS EASEMENT
  - SHEET MATCH LINE

- SLOPE PROTECTION LEGEND**
- UNDISTURBED 17% - 24.99% SLOPE AREA
  - DISTURBED 17% - 24.99% SLOPE AREA
  - DISTURBED 17% - 24.99% ROW SLOPE AREA
  - UNDISTURBED 25% - 34.99% SLOPE AREA
  - DISTURBED 25% - 34.99% SLOPE AREA
  - DISTURBED 25 - 34.99% ROW SLOPE AREA
  - EXISTING > 35% SLOPE AREA

**SLOPE PROTECTION CALCULATIONS**

**SUMMARY TABLE OF SLOPE RESOURCES 17-24.99% FOR CDR**

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF) <sub>1</sub>	REQUIRED SLOPE (17-24.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) <sub>2</sub>	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
<b>RESIDENTIAL</b>							
G	MR	21,532	66.5%	14,319	12,199	56.7%	APPROVED
I	R1	37,060	66.5%	24,645	21,916	59.1%	APPROVED
N	MR	60,060	66.5%	39,940	33,203	55.3%	PROPOSED
O/P	MR	497	66.5%	331	0	0.0%	PROPOSED
Q1/Q2	MR	0	66.5%	0	0	100.0%	UNDEVELOPED
Q3	MR	24,774	66.5%	16,475	24,774	100.0%	UNDEVELOPED
R1	MR	121,423	66.5%	80,746	83,714	68.9%	PROPOSED
R2/R3	MR	161,404	66.5%	107,334	161,404	100.0%	UNDEVELOPED
R4/R5	MR	224,377	66.5%	149,211	224,377	100.0%	UNDEVELOPED
S	R1	22,167	66.5%	14,741	22,167	100.0%	UNDEVELOPED
Y	-	5,449	66.5%	3,624	5,449	100.0%	DRAINAGE
ZZ	-	16,456	66.5%	10,943	16,456	100.0%	DRAINAGE
A	-	18,123	66.5%	12,052	18,123	100.0%	FLOODPLAIN
<b>RESIDENTIAL TOTAL:</b>		<b>713,323</b>	<b>66.5%</b>	<b>474,360</b>	<b>623,783</b>	<b>87%</b>	

**SLOPE RESOURCE NOTES:**

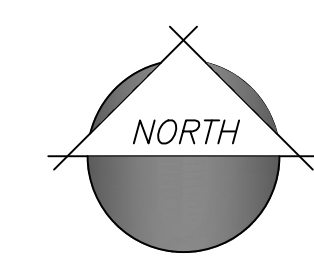
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**SUMMARY TABLE OF SLOPE RESOURCES 25-34.99% FOR CDR**

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF) <sub>1</sub>	REQUIRED SLOPE (25-34.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) <sub>2</sub>	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
<b>RESIDENTIAL</b>							
G	MR	62,246	76.0%	47,307	51,233	82.3%	APPROVED
I	R1	14,676	76.0%	11,154	14,131	96.3%	APPROVED
N	MR	6,633	76.0%	5,041	1,171	17.7%	PROPOSED
O/P	MR	0	76.0%	0	0	100.0%	PROPOSED
Q1/Q2	MR	0	76.0%	0	0	100.0%	UNDEVELOPED
Q3	MR	7,277	76.0%	5,530	7,277	100.0%	UNDEVELOPED
R1	MR	8,130	76.0%	6,178	4,940	60.8%	PROPOSED
R2/R3	MR	10,944	76.0%	8,317	10,944	100.0%	UNDEVELOPED
R4/R5	MR	37,321	76.0%	28,364	37,321	100.0%	UNDEVELOPED
S	R1	36,132	76.0%	27,460	36,132	100.0%	UNDEVELOPED
Y	-	0	76.0%	0	0	100.0%	DRAINAGE
ZZ	-	0	76.0%	0	0	100.0%	DRAINAGE
A	-	21,907	76.0%	16,649	21,907	100.0%	FLOODPLAIN
<b>RESIDENTIAL TOTAL:</b>		<b>205,265</b>	<b>76%</b>	<b>156,001</b>	<b>185,055</b>	<b>90%</b>	

**SUMMARY TABLE OF SLOPE RESOURCES +35% FOR CDR**

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF) <sub>1</sub>	REQUIRED SLOPE (+35%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) <sub>2</sub>	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
<b>RESIDENTIAL</b>							
G	MR	2,884	100%	2,884	2,884	100.0%	APPROVED
I	R1	3,872	100%	3,872	3,872	100.0%	APPROVED
N	MR	4,179	100%	4,179	4,179	100.0%	PROPOSED
O/P	MR	0	100%	0	0	100.0%	PROPOSED
Q1/Q2	MR	0	100%	0	0	100.0%	UNDEVELOPED
Q3	MR	0	100%	0	0	100.0%	UNDEVELOPED
R1	MR	0	100%	0	0	100.0%	PROPOSED
R2/R3	MR	0	100%	0	0	100.0%	UNDEVELOPED
R4/R5	MR	63,020	100%	63,020	63,020	100.0%	UNDEVELOPED
S	R1	75,953	100%	75,953	75,953	100.0%	UNDEVELOPED
Y	-	0	100%	0	0	100.0%	DRAINAGE
ZZ	-	0	100%	0	0	100.0%	DRAINAGE
A	-	154,981	100%	154,981	154,981	100.0%	FLOODPLAIN
<b>RESIDENTIAL TOTAL:</b>		<b>304,890</b>	<b>100%</b>	<b>304,890</b>	<b>304,890</b>	<b>100%</b>	



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Project: The Lookout at Canyon Del Rio  
Flagstaff, Arizona

Natural Resource Protection Plan - Slope

Revisions:  
MAY 21, 2024 - 1ST SUBMITTAL  
SEPTEMBER 5, 2024 - 2ND SUBMITTAL  
OCTOBER 9, 2024 - 3RD SUBMITTAL  
NOVEMBER 14, 2024 - 4TH SUBMITTAL  
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)

Call at least two full working days before any begin activities.  
ARIZONA STATE UNIVERSITY  
State of Arizona Department of Environmental Quality  
1000 N. Central Expressway, Suite 1000  
Phoenix, Arizona 85004-1100

Designer: EPS  
Drawn by: EPS

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**23-0394**

**PP06**

Sheet No.  
**7**  
of **7**

# PLANNING & DEVELOPMENT SERVICES REPORT

## PRELIMINARY PLAT

**PZ-23-00224-02**

**DATE:** December 18, 2024

**MEETING DATE:** January 8, 2025

**REPORT BY:** Ben Mejia

### **REQUEST:**

EPS Group, Inc, on behalf of CDR Devcorp LTD, requests Preliminary Plat approval for “The Lookout at Canyon del Rio” located at 3770 E Whetstone Dr, a 50-lot single-family subdivision on 7.11 acres in the Medium-Density Residential (MR) Zone.

### **STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

### **PRESENT LAND USE:**

The subject site is currently vacant.

### **PROPOSED LAND USE:**

“The Lookout at Canyon del Rio” subdivision on Block N of Canyon del Rio, consisting of 50 single-family lots located on 7.11 acres in the MR Zone using Planned Residential Development standards.

### **NEIGHBORHOOD DEVELOPMENT:**

See the attached vicinity map for more information.

North: Canyon del Rio – Block K2; HC Zone

South: Canyon del Rio – Block R1; MR Zone

East: Vacant Land – Religious Use; RD Zone

West: Canyon del Rio – Blocks J2, O, P; MR Zone

### **REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the 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.

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### **STAFF REVIEW:**

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

##### **A. 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 high-, medium-, and single-family residential units combined with commercial service and open space on 261 acres.

EPS Group, Inc has filed the application request on behalf of CDR Devcorp LTD, seeking Preliminary Plat approval for a 50-lot single-family residential subdivision providing attached and detached single-family units within the larger Canyon Del Rio development utilizing the Planned Residential Development. Lot sizes range from 2,000 square feet to approximately 3,363 square feet.

New infrastructure will need to be provided for the project including two new residential local roads (Boulder Ridge Drive and Lava Rock Loop), 8" water and sewer lines, and stormwater detention. City Staff approved the Preliminary Plat on December 10, 2024 based on conformance with all relevant development standards.

**B. Type of Plat**

This Preliminary Plat request is for a single-family residential subdivision consisting of 50 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts.

**II. Required Findings: Conformance with City Development Standards and Regional Plan**

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.

**A. City of Flagstaff Zoning Code (Title 10)**

**i. Medium-Density Residential (MR)**

This subdivision will create 50 single-family residential lots within the MR zone. The MR zone allows a gross density of nine (9) units per acre for sites within the Resource Protection Overlay (RPO) and requires a minimum density of six (6) units per acre. The net density of this subdivision is 8.7 units per acre and the gross density is 7 units per acre. The proposed lot sizes in this subdivision vary from approximately 2,000 square feet to approximately 3,363 square feet, meeting minimum lot sizes for the zone. This Preliminary Plat complies with the building form and placement standards such as setbacks for the MR zone utilizing PRD standards (Division 10-40.60.280 of the Zoning Code).

Development Standards for PRDs within the MR zone are:

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

Planned Residential Development Design Elements

Planned Residential Developments require that the applicant 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:

**L. Front setbacks less than 15 feet for livable portions of the dwelling including the front entry feature (one point).**

This design element has been demonstrated in the typical lot layout.

**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.

**P. Subdivision exceeds the minimum density of the applicable zoning district by at least one whole unit per acre (no fractions). For example, if the minimum density is two units per acre, the subdivision provides a minimum of at least three units per acre (one point for each whole unit over the minimum up to three points)**

The minimum required density is 6 units per acre, proposed density is 7 units per acre. The proposal is eligible for 1 point for this design element.

**Q. Subdivision includes enhanced pedestrian environments including outdoor seating areas or larger landscaping areas (one point for each).**

The proposal includes two outdoor seating areas; one is located central to the subdivision and the second is located to the west of the subdivision. The proposal is eligible for 2 points for this design element.

**ii. Natural Resources**

The subject property is located within the Resource Protection Overlay. A Natural Resource Protection Plan (NRPP) was provided in conjunction with this Preliminary Plat. Resources within this plat include forest and slope resources. The subject property is located within the Resource Protection Overlay. The Canyon Del Rio Development Agreement allows the developer to create two “resource banks”: one for the residential properties and one for the commercial properties. These banks allow the application of extra resources from one parcel to another parcel when extra resources are available.

A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include slopes and forest; there are no floodplains on the site. A 5% administrative reduction to resource protection rates was granted by the Planning Director per 10-50.90.110 of the Flagstaff Zoning Code. The required forest resource preservation rate for residential blocks in Canyon del Rio is 47.5%, this plat proposes a preservation rate of 39%. The deficit of resource protection on this site will need to be accounted for elsewhere in the development area.

Slope resources are required to be preserved at varying rates depending on the steep slope category, the proposed plat meets and exceeds all slope preservation requirements:

Slope	Required Preservation	Proposed Preservation
17-24.99%	66.5%	87%
25-34.99%	76%	90%
35% and above	100%	100%

**iii. Historic/Cultural Resources**

At the time of original development approvals, the City of Flagstaff Heritage Preservation Commission accepted the Cultural Resource Report prepared by a professional meeting Secretary of the Interior Standards on file with the State.

**iv. Parks, Open Space, Pedestrian, and Bicycle Facilities**

Internal to the Canyon Del Rio development, a total of 55.8 acres, or 21% of the site, has been identified for open space, trails, or drainage. Additionally, each of the individual blocks are required to meet the common space and civic space requirements associated with the proposed development. This subdivision is required to provide 15% of the gross area as Common Space. The required common space is provided within Tracts A, B, and C of this plat and provide a total of 3.17 acres or 44% of gross site area.

Sidewalks are provided within the subdivision and connect to the sidewalk along Whetstone Drive and Fourth Street to be developed with this subdivision. Adjacent to the site is an existing FUTS trail running along the south side of Whetstone Drive.

## **B. City of Flagstaff Subdivision Standards (Title 11)**

### **i. Preliminary Plat**

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat on December 10, 2024.

### **ii. Subdivision Standards and Regulations**

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

#### **ii.1 Lot Design**

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

#### **ii.2 Street Design**

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

#### **ii.3 Easement Design**

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

#### **ii.4 Block Design**

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

### **iii. Minimum Required Subdivision Improvements**

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with

Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

**C. City of Flagstaff Engineering Standards (Title 13)**

As part of the Preliminary Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

**i. Access and Traffic**

The Canyon Del Rio Traffic Impact Analysis (TIA) included six (6) existing intersections and seven (7) new intersections within and along the edge of the proposed development. The study area covered Butler Avenue from I 40 to Fourth Street, Fourth Street from Huntington Drive to south of Butler Avenue along the development site, and the internal Canyon Del Rio roadway system. Traffic expected from nearby yet to be developed parcels was included as future background traffic in the analysis. Analyses were conducted for assumed development levels at years 2026 (Phases I & II) and 2030 (full build-out). Phases I & II include all except four (4) retail parcels at the northeast edge of the site and three (3) relatively small residential parcels at the south edge.

Since this analysis was completed, an extension of John Wesley Powell Boulevard has been proposed to cross Canyon del Rio from the southern boundary of Canyon del Rio and connecting to Fourth Street running along the southeastern boundary of this site. This proposal does not rely on the development of John Wesley Powell Boulevard for access.

**ii. Water and Wastewater**

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Canyon del Rio with a residential dwelling cap of 1,715 units and 67.9 acres of commercial development.

**Water**

This subdivision will be served by an 8-inch water line connecting to the existing 12-inch line along Whetstone Drive.

**Wastewater**

This subdivision will be served by an 8-inch sewer line connecting to the existing 8-inch line along Whetstone Drive.

**iii. Stormwater**

This proposal includes two detention basins in Tract A, one basin is located to the east and the other is located to the south of the subdivision. These basins will convey on-site and off-site flows from the project site ultimately out-letting to the Rio de Flag Wash channel.

---

**REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the 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.

**Recommendation**

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

**Attachments:**

- Application
- Preliminary Plat