

# PLANNING & DEVELOPMENT SERVICES REPORT

## PRELIMINARY PLAT

**PZ-24-00015-01**

**DATE:**

**June 2, 2025**

### **REQUEST:**

EPS Group, Inc, on behalf of CDR Devcorp LTD, requests Preliminary Plat approval for “Canyon del Rio - The Highlands” located at 3805 E Whetstone Dr, a 141-lot single-family subdivision on 27.07 acres in the Medium-Density Residential (MR) Zone within the Resource Protection Overlay (RPO).

### **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:**

“Canyon del Rio - The Highlands” subdivision on Block R1 of Canyon del Rio, consisting of 141 single-family lots located on 27.07 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 N; MR Zone

South: Canyon del Rio Phase 2 (Undeveloped); MR Zone

East: Vacant; RD Zone

West: Canyon del Rio Phase 2 (Undeveloped); 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-density, medium-density, 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 141-lot single-family residential subdivision providing attached and detached single-family units utilizing the Planned Residential Development. Lot sizes range from 2,000 square feet to approximately 6,396 square feet.

This project will include the development of new local roads (Boulder Ridge Drive, Granite Rock Place, Quarry Way, Pumice Lane), 8” water and sewer lines, and stormwater detention. City Staff approved the Preliminary Plat on May

29, 2025, based on conformance with all relevant development standards. Along its southern boundary, a portion of the JW Powell extension will be dedicated as part of this plat.

**B. Type of Plat**

This Preliminary Plat request is for a single-family residential subdivision consisting of 141 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 141 single-family residential lots within the MR zone. The MR zone allows a gross density range of 6 – 9 units per acre for sites within the Resource Protection Overlay (RPO). The net density of this subdivision is 5.7 units per acre and the gross density is 5.2 units per acre. The Development Agreement allows for minor transfers of density and sets the minimum density for Blocks R1-R5 as 367 units. The remaining density must be met within the remaining Blocks R2-R5 in Phase 2 of Canyon del Rio.

The proposed lot sizes in this subdivision vary from 2,000 square feet to approximately 6,396 square feet, meeting minimum lot sizes for the zone. This Preliminary Plat complies with the building form and placement standards 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:

**K. At least 50% of the required resources are maintained within common space areas. (2 points)**

This design element has been demonstrated in the Natural Resource Protection Plan (NRPP).

**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 for each)**

The proposal includes six outdoor seating areas throughout the subdivision. This project is proposed to be developed in three phases, with two outdoor seating areas proposed per phase. The proposal is eligible for two points for this design element.

**ii. Natural Resources**

The subject property is located within the RPO. A NRPP was provided in conjunction with this Preliminary Plat. Resources within this plat include forest and slope resources. 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.

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 54.5%.

Slope resources are required to be preserved at varying rates depending on the steep slope category. The proposed plat requires the use of the resource bank to account for a 4% deficit in the 25-34.99% slope category. The deficit of resource protection on this site will need to be accounted for elsewhere in the development area.

| Slope         | Required Preservation | Proposed Preservation |
|---------------|-----------------------|-----------------------|
| 17-24.99%     | 66.5%                 | 78.3%                 |
| 25-34.99%     | 76%                   | 72%                   |
| 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 which was prepared by a professional and met 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 for Common Space. The required common space is provided within Tracts A through K of this plat and provide a total of 8.67 acres or 32% of gross site area.

Sidewalks are provided within the subdivision and connect to the sidewalk along Whetstone Drive and Fourth Street. This project proposes a connection to the planned FUTS trail west of this site by an access trail via the cul-de-sac of Rockshelter Place.

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

### **i. Preliminary Plat**

Inter-Division Staff (IDS) approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat on May 29, 2025.

### **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 1 & 2) and 2030 (full build-out). Phases 1 & 2 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 southern boundary of this site. This project has been proposed in three phases to allow for the development of Phase 1 prior to the development of the John Wesley Powell Boulevard extension.

**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. Phase 2 of this development will tie into the 8-inch water line proposed along John Wesley Powell Boulevard.

**Wastewater**

This subdivision will be served by an 8-inch sewer line connecting to the existing 8-inch line along Whetstone Drive. Phase 2 of this development will tie into the 8-inch sewer line proposed along John Wesley Powell Boulevard.

**iii. Stormwater**

This proposal uses four detention basins, two extended detention basins are located in the ROW to the east of this project. A proposed extended detention basin is located to the south of the subdivision and the project would connect to a proposed regional detention to the southwest of the site proposed as part of Phase 2 of Canyon del Rio. These basins will convey on-site and off-site flows from the project site ultimately out-letting to the Rio de Flag Wash channel.

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**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