

NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
JUNE 25, 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

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, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON, VICE CHAIR
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 May 28, 2025.

5. GENERAL BUSINESS

A. Discussion:

PZ-25-00041: Single Use Residential in Commercial Zones and Adaptive Reuse Incentives -- This amendment proposes to allow single use residential projects without a Conditional Use Permit in commercial zones with the provision of at least 20% affordable housing units. Additionally, the amendment provides further incentives for adaptive reuse projects.

STAFF RECOMMENDED ACTION:

No staff recommendation. Discussion item only.

- B. **Consideration and Approval of Preliminary Plat:** Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "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.

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.

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

7. **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.

Dated this _____ day of _____, 2025.

Alaxandra Pucciarelli, Commission Liaison



Planning & Zoning Commission

Meeting Date: 06/25/2025

From: Nancy Corbin-Fuller, Administrative Specialist

4.

Information

TITLE:

APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday May 28, 2025.

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

May 28, 2025 Minutes

MINUTES

**PLANNING & ZONING COMMISSION
WEDNESDAY
MAY 28, 2025**

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

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:00 p.m.

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.

**PRESENT:
CAROLE MANDINO, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE
IAN SHARP
MEGAN WELLER**

**EXCUSED:
MARY NORTON, VICE CHAIR**

3. PUBLIC COMMENT

- None

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 May 14, 2025.

Moved by CJ Lucke, seconded by Megan Weller to approve of the minutes from the regular meeting on Wednesday May 14, 2025.

Vote: 6 - 0 - Unanimously

5. PUBLIC HEARING

A. Public Hearing:

PZ-25-0008-Forest Resource Pilot Program -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, to update the purpose and goals and add Section 10-50.-90.061, Forest Resource Pilot Program, to establish a three-year pilot program for the preservation of forest resources using new technology in alignment with the Flagstaff Fire Department Forest Management Plan.

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.

- Tiffany Antol, Zoning Code Manager, and Neil Chapman, Wildland Fire Captain, delivered a PowerPoint presentation and responded to questions from the Commissioners.

Moved by CJ Lucke, seconded by Ian Sharp to approve, in accordance with the findings in this report, that the Planning and Zoning Commission make a recommendation to the City Council for approval of the City Code Text Amendment **PZ-25-0008-Forest Resource Pilot Program**.

Vote: 6 - 0 - Unanimously

B. **PZ-23-00161-05: Mountain Line Maintenance and Storage**

A Conditional Use Permit request from Norris Design on behalf of Mountain Line, for a Passenger Transportation Facility at 3773 N Kaspar Drive (APN: 113-22-001M & 113-22-001T), in the Highway Commercial (HC) zone. The applicant is proposing a 63,463 square-foot passenger transportation facility to include bus maintenance bays, bus parking, fueling facilities, storage space, offices, and meeting rooms on an approximately 6.75-acre site in addition to the existing approximately 25,000 square foot bus storage facility and supporting structures for storage, maintenance, and bus washing.

STAFF RECOMMENDED ACTION:

Staff believes that the proposed CUP request is in substantial conformance with the required findings and recommends the Planning and Zoning Commission approve PZ-23-00161-05, subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the CUP application.
 - Ben Mejia, Senior Planner, gave a PowerPoint presentation and answered Commissioners' questions.
 - A PowerPoint presentation was given by applicant Rachael Smith, Associate Urban Planner with Norris Designs. Also present for the presentation were applicants Aaron Hayne, Landscape Architect; Anne Dunno, Capital Development Manager at Mountain Line; and John Griffith, Architect at HDR Architecture Inc. A discussion followed, during which the Commissioners' questions were addressed.

Moved by Carole Mandino, seconded by Christine Sheehy to approve, with substantial conformance to the required findings, that the Planning and Zoning Commission approve PZ-23-00161-05, subject to the following conditions: The development of the site shall substantially conform to the plans as presented with the CUP application.

Vote: 6 - 0 - Unanimously

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- Alaxandra Pucciarelli, Current Planning Manager, announced that the June 11, 2025 meeting has been canceled.

7. ADJOURNMENT

- The meeting was adjourned at 5:03 p.m.

SIGNATURE LINE.

CHAIRPERSON _____



Planning & Zoning Commission

5. A.

Meeting Date: 06/25/2025

From: Tiffany Antol, Zoning Code Manager

Information

TITLE

Discussion:

PZ-25-00041: Single Use Residential in Commercial Zones and Adaptive Reuse Incentives -- This amendment proposes to allow single use residential projects without a Conditional Use Permit in commercial zones with the provision of at least 20% affordable housing units. Additionally, the amendment provides further incentives for adaptive reuse projects.

STAFF RECOMMENDED ACTION:

No staff recommendation. Discussion item only.

Attachments

Staff Memo

PZ-25-00041 Draft Amendment



Date: June 4, 2025
TO: Planning and Zoning Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Alaxandra Pucciarelli, Current Planning Manager
RE: **PZ-24-00041: Single Use Residential in Commercial Zones and Adaptive Reuse Incentives**

I. Request:

PZ-25-00041: Single Use Residential in Commercial Zones and Adaptive Reuse Incentives – This amendment proposes to allow single use residential projects without a Conditional Use Permit in commercial zones with the provision of at least 20% affordable housing units. Additionally, the amendment provides further incentives for adaptive reuse projects.

II. Purpose of the Work Session:

The work session with the Planning and Zoning Commission is required as a “Citizen Review Session” in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

June 25, 2025 – Planning and Zoning Commission Work Session

August 13, 2025 – Potential Planning and Zoning Commission Public Hearing

September 2, 2025 – Potential City Council Public Hearing (1st Reading of Ordinance)

September 16, 2025 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. PZ-25-00041 – Single Use Residential & Adaptive Reuse Incentive Zoning Code Text Amendment

The Housing Section is currently preparing a policy/program for the provision of housing bond funds for eligible adaptive reuse projects. After consultation with the Housing Section about their proposal to create a program to encourage adaptive reuse, staff identified a potential zoning code amendment to make these projects easier to accomplish as an incentive for providing affordable housing resources in alignment with the new policy/program.

The Zoning Code currently requires that most single-use residential (100% residential) developments in commercial zoning districts obtain a Conditional Use Permit (CUP) prior to issuance of construction permits. As an incentive to bypass the conditional use permit process for both adaptive reuse and single-use residential projects, the developer must provide a minimum of 20% of all housing units within the development at an average of 80% Area Median Income (AMI), (with a maximum household income of 100% AMI) for a period of 30 years for rental projects. For ownership projects, the developer must provide 15% of all housing units at an average of 150% AMI for a period of 99 years. To incentivize developers to provide more than the usual 10% affordable housing contribution, the incentive of not having to obtain a conditional use permit requires a minimum affordable housing contribution of 20%. Increasing the affordable housing contribution from 10% to 20% will more swiftly address the declared affordable housing shortage in Flagstaff's 10-Year Housing Plan.

Staff is looking for feedback from the Commission on the following incentives:

- **New Definitions**
 - **Single-Use Residential: A development containing only residential uses.**
 - **Adaptive Reuse: The repurposing of an existing building from the use for which it was constructed to a new use by preserving the elements of the existing building rather than demolition.**

- **New Affordable Housing Incentives**
 - **Single Use Residential in Commercial Zones. Projects providing a minimum of 20% of all housing units within the development at an average of 80% AMI (with a maximum household income of 100% AMI) for a period of 30 years for rental or a minimum of 15% of all housing units at a maximum of 150% AMI for a period of 99 years for ownership are not required to obtain a Conditional Use Permit.**

 - **Adaptive Reuse Projects. Projects providing a minimum of 20% of all housing units within the development at an average of 80% AMI (with a maximum household income of 100% AMI) for a period of 30 years for rental or a minimum of 15% of all housing units at a maximum of 150% AMI for a period of 99 years for ownership.**
 - a. **Applicability. To be eligible for the Adaptive Reuse Project incentives, the following criteria must be met:**
 - (i) **The building shall be a minimum of fifteen years of age; and**
 - (ii) **The project may not include additions that exceed 25% of the existing building.**

 - b. **Adaptive Reuse Project Incentives. Applicable projects are not required to do the following:**

(i) Provide additional parking spaces or update the existing parking spaces in accordance with Division 10-50.80: Parking Standards or Division 10-30.60: Site Planning Design Standards. All Zoning Ordinance requirements for accessible parking shall apply. If the total parking required is less than the number of spaces that exist, then the number of parking spaces may be reduced to that number of required parking spaces, and

(ii) Provide additional or update the existing on-site landscaping in accordance with Division 10-50.60: Landscaping Standards, and

(iii) Provide Common Space as required by the zoning district, and

(iv) Comply with the provisions of Division 10-50.020: Architectural Design Standards.

In addition to the housing incentive provisions above an additional incentive has been added for nonresidential adaptive reuse projects that are less than 5,000 square feet, to allow greater flexibility in the requirements for parking and changes in land use. When an existing development site is proposed to become a different land use (i.e., a retail space is converted to a restaurant) planning staff performs an analysis of the parking on site versus the required parking for the new land use. If the site does not have sufficient parking for the new land use, additional parking is typically required. The Zoning Code includes an exception for parking new uses on properties located in the Central Business zoning district which only applies to portions of the downtown. Properties in this zone are not required to provide additional parking when the land use changes so long as there are no additions to the existing development as many of the properties downtown are historic and were developed without any parking. Strict application of parking requirements to these properties would alter the historic character of this area. The same is true for areas outside of the Central Business zoning district. This amendment is meant to alleviate the requirement for additional parking on these sites as well.

Staff is looking for feedback from the Commission on the following incentives:

New Parking Reduction:

- o **Adaptive Reuse Reduction. No additional off-street parking shall be required for the Adaptive Reuse of a Building that meets the following requirements:**
 1. **The Building shall be a minimum of 15 years of age; and**
 2. **The Development shall be a non-residential use or a Mixed-Use Building; and**
 3. **The size of the Building shall not exceed 5,000 gross square feet including any proposed additions. No proposed additions may exceed fifty percent of the existing Building; and**
 4. **On-street public parking is available within 1,320 feet from the Development Site.**

IV. Findings:

At the August 13, 2025, Planning and Zoning Commission public hearing, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

V. Community Involvement:

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 June 7, 2025, which is 18 days before the scheduled meeting date. Staff held a public open house on the amendment on June 5, 2025.

VI. Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendments and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendments. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-25-00041: Single Use Residential in Commercial Zones and Adaptive Reuse Incentives

Case No. PZ-25-00041 – Single Use Residential in Commercial Zones and Adaptive Reuse Incentives

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

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

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.20: Affordable Housing Incentives, Section 10-30.20.040: Affordable Housing Incentives, Subsection 10-30.20.040.B: Incentives Defined to add incentives for High Occupancy Housing, Single Use Residential in Commercial Zones and Adaptive Reuse Projects as follows:

6. High Occupancy Housing. Housing Developments, either for rental or purchase, in which all Dwelling Units are Permanently Affordable and offered at 60 percent or less of the Area Median Income (AMI) in compliance with the Department of Housing and Urban Development regulations shall not be categorized as High Occupancy Housing Development, regardless of the number units, Bedrooms, or zoning.

7. Single Use Residential in Commercial Zones. Housing Developments, providing a minimum of 20 percent of all Dwelling Units at an average of 80 percent AMI with a maximum household income of 100 percent AMI for a period of 30 years for rental or a minimum of 15 percent of all Dwelling Units at a maximum of 150 percent AMI for a period of 99 years for ownership are not required to obtain a Conditional Use permit as designated in Table 10-40.30.040.B.

8. Adaptive Reuse Projects. Housing Developments that are part of an Adaptive Reuse project providing a minimum of 20 percent of all Dwelling Units at an average of 80 percent AMI with a maximum household income of 100 percent AMI for a period of 30 years for rental or a minimum of 15 percent of all Dwelling Units at a maximum of 150 percent AMI for a period of 99 years for ownership.

a. Applicability. To be eligible for the Adaptive Reuse Project incentives, the following criteria must be met:

(i) The Building shall be a minimum of 15 years of age; and

(ii) The project may not include additions that exceed 25 percent of the floor area of the existing Building.

b. Adaptive Reuse Project Incentives. Applicable projects are not required to do the following:

- (i) Provide additional parking spaces or update the existing parking spaces in accordance with Division 10-50.80: Parking Standards or Division 10-30.60: Site Planning Design Standards. All zoning code requirements for accessible parking shall apply. If the total parking required is less than the number of spaces that exist, then the number of parking spaces may be reduced to that number of required parking spaces; and**

- (ii) Provide additional or update the existing on-site landscaping in accordance with Division 10-50.60: Landscaping Standards; and**

- (iii) Provide Common Space as required by the zoning district; and**

- (iv) Comply with the provisions of Division 10-50.020: Architectural Design Standards.**

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.030.C.: Residential Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.040.B. Commercial Zones – Allowed Uses							
Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Residential ⁵							
Co-Housing	10-40.60.120	UP ⁹	UP ⁹	UP ⁹	UP ⁹	UP ⁹	UP ⁹
Co-Housing as Part of a Mixed-Use Development	10-40.60.120	P	P	P	P	P	P
Congregate Care Facilities		UP	P	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P
Dwelling, Duplex		UP ^{5,9}	UP ^{5,9}	UP ^{5,9}	UP ^{5,9}	UP ^{5,9}	UP ^{5,9}
Dwelling, Duplex as Part of a Mixed-Use Development		P	P	P	P	P	P
Dwelling, Multiple-Family		UP ^{5,9}	UP ^{5,9}	UP ^{5,9}	UP ^{5,9}	UP ^{5,9}	UP ^{5,9}
Dwelling, Multiple-Family as Part of a Mixed-Use Development		P	P	P	P	P	P
Dwelling, Single-Family Attached			p ^{5,7}	p ^{5,7}			
Dwelling, Single-Family Detached		--	p ^{5,7}	p ^{5,7}	--	--	--
Dwelling, Single-Family as Part of a Mixed-Use Development		P	P	P	P	P	P
Dormitories		UP	UP	UP	UP	UP	UP
Fraternities and Sororities		UP	UP	UP	UP	UP	UP

Table 10-40.30.040.B.
Commercial Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Group Homes		p ^{5,8}	p ⁵	p ⁵	p ^{5,8}	p ^{5,8}	p ^{5,8}
High Occupancy Housing Development, Single-Family	10-40.60.170	--	UP	UP	--	--	--
High Occupancy Housing Development, Two Units	10-40.60.170	UP	UP	UP	UP	UP	UP
High Occupancy Housing Development, Three Units	10-40.60.170	UP	UP	UP	UP	UP	UP
High Occupancy Housing Development, Four Units and Greater	10-40.60.170	UP	UP	UP	UP	UP	UP
Home Occupation	10-40.60.180	P	P	P	P	P	P
Institutional Residential							
Custodial Care Facilities		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Homeless Shelters							
Emergency Shelters	10-40.60.190	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Short Term Housing		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Transitional Housing		P	P	P	P	P	P
Sheltered Care Homes		P	P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	P	P	P	P	P	P
Residence for Owner, Caretaker or Manager		P	P	P	P	P	P
Single Room Occupancy		UP	--	--	P	--	P
Retail Trade							

Table 10-40.30.040.B.
Commercial Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Bars/Taverns		P	P	P	P	P	P
Crematorium		P	P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	P	--	--
Drive-through Service		P	P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P	P
General Retail Business		P	P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	10-40.60.170 and 10-40.60.260	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
End Notes							
1. A definition of each listed use type is in Chapter 10-80, Definitions.							
2. Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.							
3. Only permitted when incidental to permitted use.							
4. This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.							
5. Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the HC, CS and CB zones shall be subject to the development standards established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the development standards established in the MR zone.							

Table 10-40.30.040.B. Commercial Zones – Allowed Uses						
Primary Land Use ¹	Specific Use Regulations	Commercial Zones				
		SC	CC	NCC	HC	CS
6.	Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.					
7.	Single-family and duplex dwellings are permitted by right on existing lots 9,000 square feet or less subject to the building placement and building form requirements of the MR zone.					
8.	Only permitted in legal nonconforming single-family dwellings (attached or detached).					
9.	Permitted without a Conditional Use permit as a Single-Use Residential Development per the provisions of Division 10-30.20: Affordable Housing Incentives.					
Key						
P = Permitted Use						
UP = Conditional Use Permit Required						
-- = Use Not Allowed						

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, as follows:

Division 10-50.80:
Parking Standards

Sections:

- 10-50.80.010 Purpose
- 10-50.80.020 Applicability
- 10-50.80.030 General Parking Standards
- 10-50.80.040 Number of Motor Vehicle Parking Spaces Required
- 10-50.80.050 Bicycle Parking
- 10-50.80.060 Parking ~~Adjustments~~ **Reductions**
- 10-50.80.061 Transit Pass Parking Reduction Pilot Program
- 10-50.80.070 Parking Alternatives
- 10-50.80.080 Parking Spaces, Parking Lot Design and Layout
- 10-50.80.090 Development and Maintenance

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Section 10-50.80.060: Parking Adjustments, as follows:

10-50.80.060 Parking ~~Adjustments~~ **Reductions**

The purpose of these reductions is to allow applicable Developments to reduce the required off-street parking to encourage more pedestrian activity, less vehicle trips between land uses, promote re-investment, preservation, and revitalization of existing neighborhoods as well as promote sustainability. The amount of parking required for a specific land use may be reduced from what is otherwise required when one of the following provisions is applicable to the development site. In the case that more than one parking ~~adjustment~~ **reduction** may apply, ~~for example as a result of allowed reductions for affordable housing (see Division 10-30.20, Affordable Housing Incentives), reductions for bike racks, or any other reduction authorized by this code,~~ the cumulative parking **reduction** ~~adjustment~~ shall not exceed 20 percent **except as otherwise noted**. However, in multifamily residential developments no less than one parking space per residential unit shall be required, unless **otherwise** approved by **the** City Council. ~~as part of an affordable housing development meeting the criteria set forth in Section 10-30.20.040.B.4.c.~~ **All zoning code requirements for accessible parking shall apply regardless of the reduction or substitution employed.**

A. Transit. In all zones, a parking reduction of up to 10 percent may be approved by the Director for any use within 1,320 feet of a permanent transit stop, except for a High Occupancy Housing Development (HOHD) or a Mixed-Use High Occupancy Housing Development (MHOHD). The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.

B. Forest Resources Reduction. The number of parking spaces required for a new Development may be reduced by no more than five percent if existing native trees such as ponderosa pine trees are located within parking areas (but not circulation areas) and these trees are required to be preserved to satisfy the requirements for Forest Resource protection as defined in Division 10-50.90, Resource Protection Standards, except for an HOHD or MHOHD. An applicant shall demonstrate to the satisfaction of the Director the preservation of existing native trees within the parking area.

C. Bicycle Parking Reduction. The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of five percent of the required motor vehicle parking spaces, except for an HOHD or MHOHD.

D. Motorcycle Parking Substitution. The substitution of one motor vehicle parking space for one motorcycle parking space for either multifamily residential or nonresidential uses may be allowed by the Director subject to the following standards:

- 1. Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle, i.e., a minimum dimension of four feet by nine feet.**
- 2. Motorcycle parking areas shall be clearly identified with appropriate striping.**
- 3. No more than five percent of the total motor vehicle spaces may be substituted for a motorcycle parking space.**

E. Adaptive Reuse Reduction. No additional off-street parking shall be required for the Adaptive Reuse of a Building that meets the following requirements:

- 1. The Building shall be a minimum of 15 years of age; and**
- 2. The Development shall be a non-residential use or a Mixed-Use Building; and**
- 3. The size of the Building shall not exceed 5,000 gross square feet including any proposed additions. No proposed additions may exceed fifty percent of the existing Building; and**
- 4. On-street public parking is available within 1,320 feet from the Development Site.**

FB. Shared On-Site Parking **Reduction**. Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces as determined by the Director may be allowed in the following manner:

1. The reduction in number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices.
2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

GC. Parking Demand Study – Reduced Parking.

1. The property owner shall submit a study/plan prepared in accordance with the established professional traffic and parking practices by a registrant licensed to practice in the State of Arizona. The study/plan shall document how any reductions are calculated and the assumptions utilized in the calculations.
2. The Director may approve a reduction equal to, or less than, 30 percent of the total parking spaces required by this Division, except as required in subsection C.3. of this section. Any request greater than 30 percent requires the approval of the City Council.
3. Any request to use a Parking Demand Study to reduce the required parking for an HOHD or MHOHD shall be approved by the City Council.

HD. Traffic Management Plan Parking Reduction. The Director shall have the ability to reduce the parking requirements for office and other uses in Section 10-50.80.040, Number of Motor Vehicle Parking Spaces Required, except for an HOHD or MHOHD. A traffic management plan shall be submitted with an application for site plan review. A reduction may be granted if the following standards are met:

1. The amount of the reduction shall be no more than 90 percent of the proposed reduction in employee motor vehicle trips.
2. The buildings shall have a single user/owner who can effectively exercise control over compliance with the plan.

3. The traffic management plan shall be submitted by a registered traffic engineer and shall include data on the effectiveness of similar plans elsewhere.
4. The traffic management plan shall contain information on the strategies, designated parking, incentives, company vehicles, staggered work hours, and information indicating the owner's ability to provide and enforce these elements over time.
5. The Director may impose conditions that are needed to ensure the long-term compliance to the plan, including but not limited to a reserve parking area, phasing, or contributions to transit or other alternative means of transportation.

~~**E.—Parking Reduction for Forest Resources. The number of parking spaces required for a new development may be reduced by no more than five percent if existing native trees such as ponderosa pine trees are located within parking areas (but not circulation areas) and these trees are required to be preserved to satisfy the requirements for forest resource protection as defined in Division 10-50.90, Resource Protection Standards, except for an HOHD or MHOHD. An applicant shall demonstrate to the satisfaction of the Director that by incorporating these existing native trees within the parking area, adequate measures are taken during construction to ensure that the trees are protected from construction activity.**~~

~~**F.—Bicycle Parking Reduction. The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of five percent of the required motor vehicle parking spaces, except for an HOHD or MHOHD.**~~

~~**G.—Motorcycle Parking Reduction. A reduction of one parking space for multifamily residential and nonresidential uses may be allowed by the Director if one motorcycle parking space for every 25 required motor vehicle spaces is provided, subject to the following standards:**~~

- ~~**1.— Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle, i.e., a minimum dimension of four feet by nine feet.**~~
- ~~**2.— Motorcycle parking areas shall be clearly identified with appropriate striping.**~~

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 10-80.10: Definitions “A”, as follows:

Adaptive Reuse: The repurposing of an existing Building from the use for which it was constructed to a new use by preserving the elements of the existing Building rather than demolition.

Section 6. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.190: Definitions “S”, as follows:

Single-Use Residential: A Development containing only residential uses.



Planning & Zoning Commission
Meeting Date: 06/25/2025
From: Ben Mejia, Planner

5. B.

Information

TITLE:

Consideration and Approval of Preliminary Plat: Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "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.

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, 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.

Attachments

Staff Report
Application
Preliminary Plat

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.

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:

<u>Development Standard</u>	<u>MR</u>
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.

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



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	
Mailing Address 3605 S. Flagstaff Ranch Rd		City, State, Zip Flagstaff, AZ 86005	clintwhiting@capstonehomesaz.com
Applicant(s) EPS Group, Inc. and Capstone Homes		Phone 480-503-2250 928-600-3594	
Mailing Address 1130 N. Alma School Rd, Ste 120		City, State, Zip Mesa, AZ 85201	Email clee@capstonehomesaz.com brennan.maher@epsgroupinc.com
Project Representative EPS Group - Brennan Maher - Project Manager Capstone Homes - Charity Lee - Entitlements		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 Review:	<input type="checkbox"/> Development Master Plan	<input type="checkbox"/> Conceptual Plat	<input type="checkbox"/> Preliminary Plat P&Z and Council
	<input type="checkbox"/> Modified Subdivision	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat- Council

Project Name: Canyon Del Rio - Parcel R1		Site Address Whetstone Drive, Flagstaff, AZ 86004		Parcel Number 106-08-039
Proposed Use Medium density residential		Existing Use Vacant / undeveloped		Subdivision, Tract & Lot Number Canyon Del Rio - Parcel R1
Zoning District MR with RPOZ		Regional Plan Category Future suburban		Flood Zone X
				Size of Site (Sq. ft. or Acres) 24.53 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	South	East	West
(Res, Com, Ind)	Vacant/Future Canyon Del Rio	Vacant/Future Canyon Del Rio	Vacant/Future Canyon Del Rio	Vacant/Future Canyon Del Rio

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Medium density residential	141		24.53	TBD

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: 8/9/24	Applicant Signature:	Date: 8/9/24
---------------------------------------------	------------------------	-----------------------------	------------------------

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

LEGAL DESCRIPTION

BLOCK R1, 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: 45,281 CY
UNADJUSTED FILL: 9,657 CY

BASIS OF BEARING

NORTH 89 DEGREES 34 MINUTES 20 SECONDS EAST, 2655.62 FEET FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY _____ DATE _____

UNISOURCE ENERGY SERVICES

BY _____ DATE _____

LUMEN

BY _____ DATE _____

OPTIMUM

BY _____ DATE _____

UTILITY COMPANY CONTACTS

APS
CONTACT: BRADY HORN
2200 E HUNTINGTON
FLAGSTAFF, AZ 86004
BRADY.HORN@APS.COM
PHONE: (623) 975-5725

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

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

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

GENERAL NOTES

- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO THE CITY OF FLAGSTAFF.
- THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ATTACHED OR DETACHED SINGLE FAMILY RESIDENTIAL HOMES WITHIN THIS DEVELOPMENT.
- FOR TYPICAL LOT DETAILS, SEE SHEET 2.

SHEET INDEX

SHEET 1	PP01	COVER & STREET SECTIONS
SHEET 2	PP02	PRELIMINARY PLAT
SHEET 3	PP03	PRELIMINARY PLAT
SHEET 4	PP04	PRELIMINARY PLAT & AREA TABLES
SHEET 5	PP05	PRELIMINARY PLAT
SHEET 6	PP06	EXISTING & PROPOSED SITE CONDITIONS
SHEET 7	PP07	EXISTING & PROPOSED SITE CONDITIONS
SHEET 8	PP08	EXISTING & PROPOSED SITE CONDITIONS
SHEET 9	PP09	EXISTING & PROPOSED SITE CONDITIONS
SHEET 10	PP10	NATURAL RESOURCE PROTECTION - FOREST
SHEET 11	PP11	NATURAL RESOURCE PROTECTION - SLOPE
SHEET 12	PP12	NATURAL RESOURCE PROTECTION BANK
SHEET 13	PP13	PHASING PLAN
SHEET 14	PP14	CLEAR VIEW ZONE DETAILS

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.

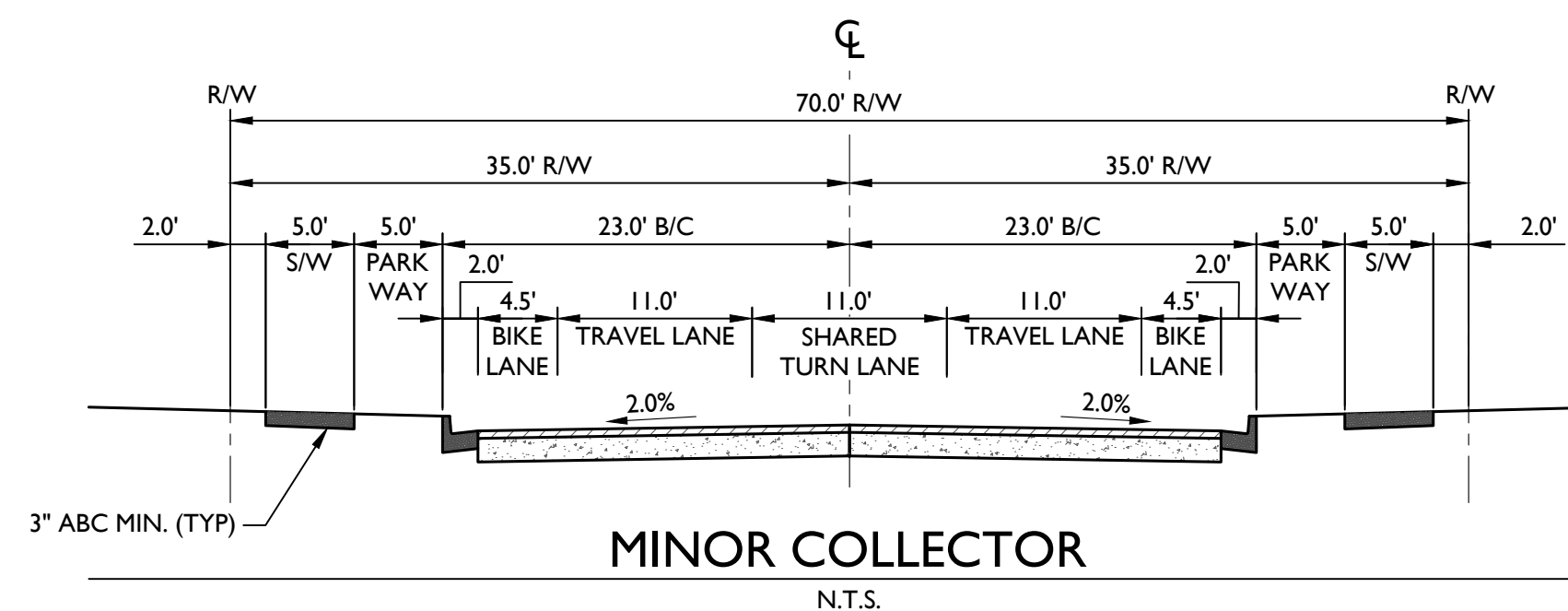
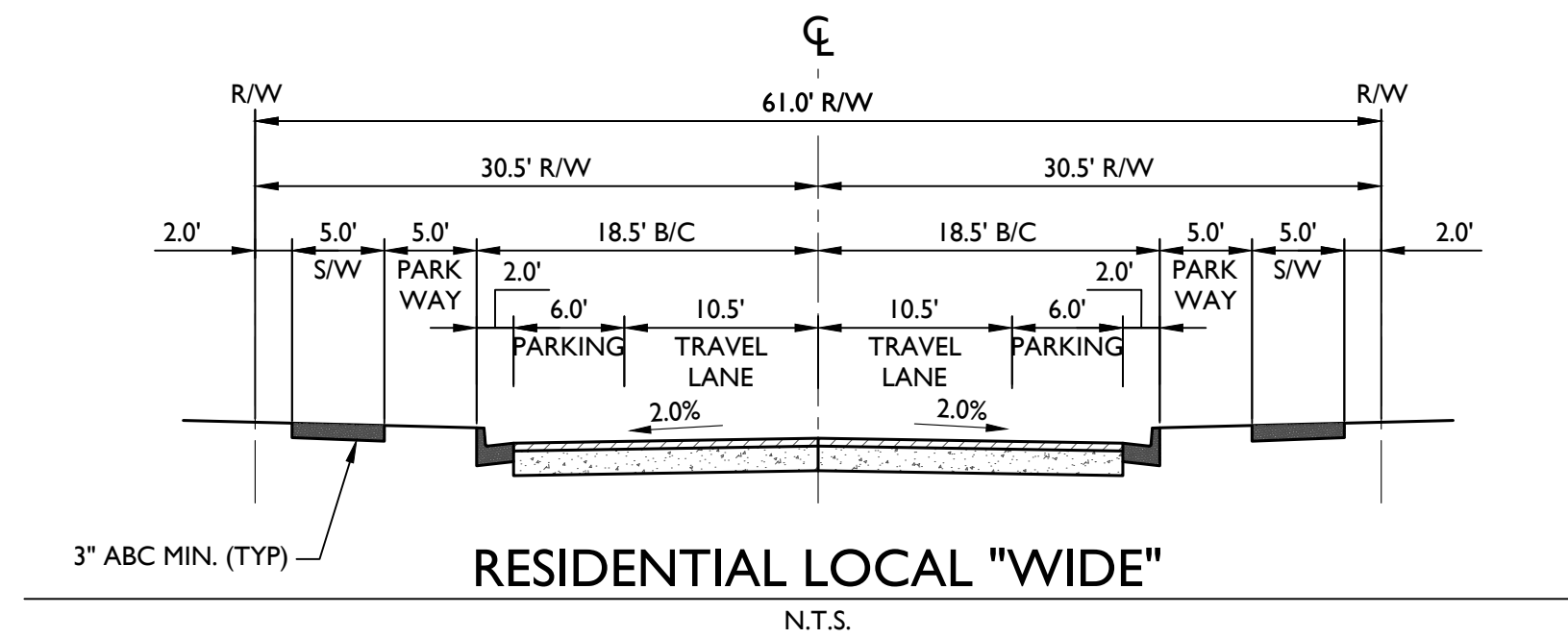
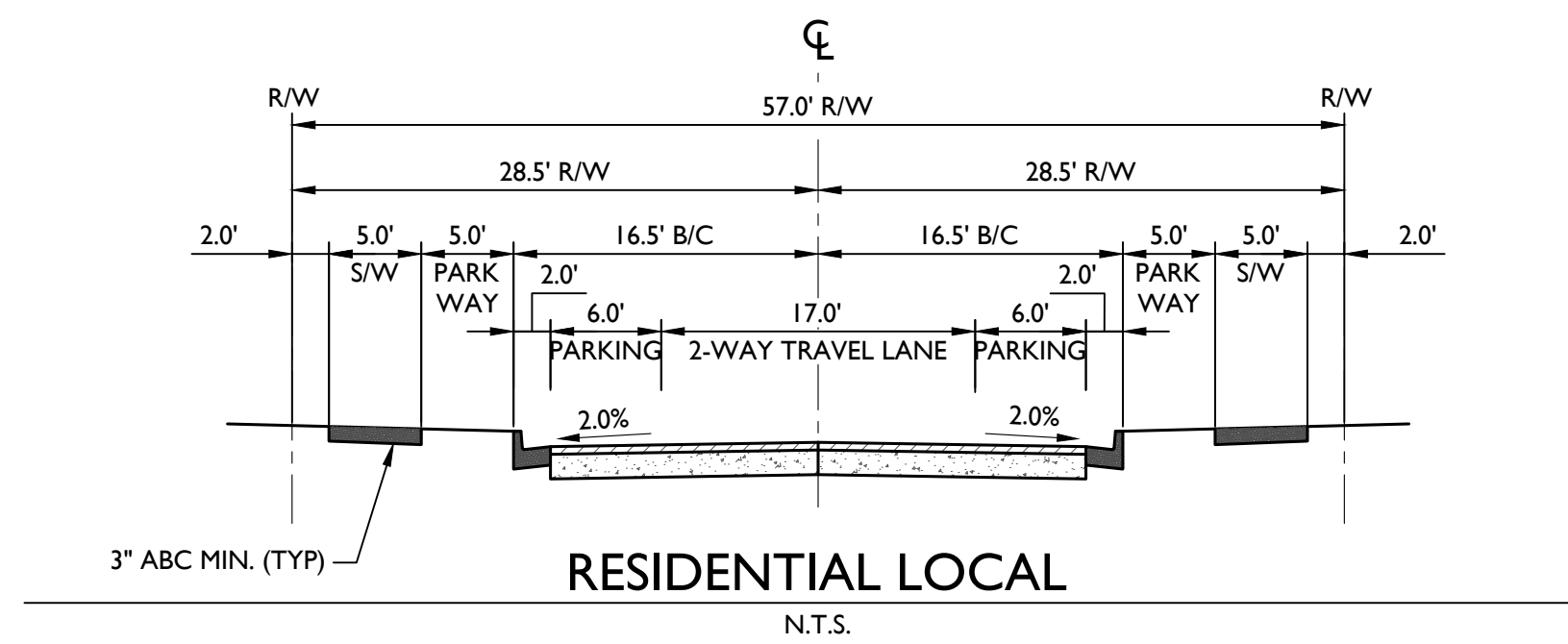
REGISTERED LAND SURVEYOR

DATE: _____

PRELIMINARY PLAT FOR CANYON DEL RIO - THE HIGHLANDS

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

STREET SECTIONS



LEGEND

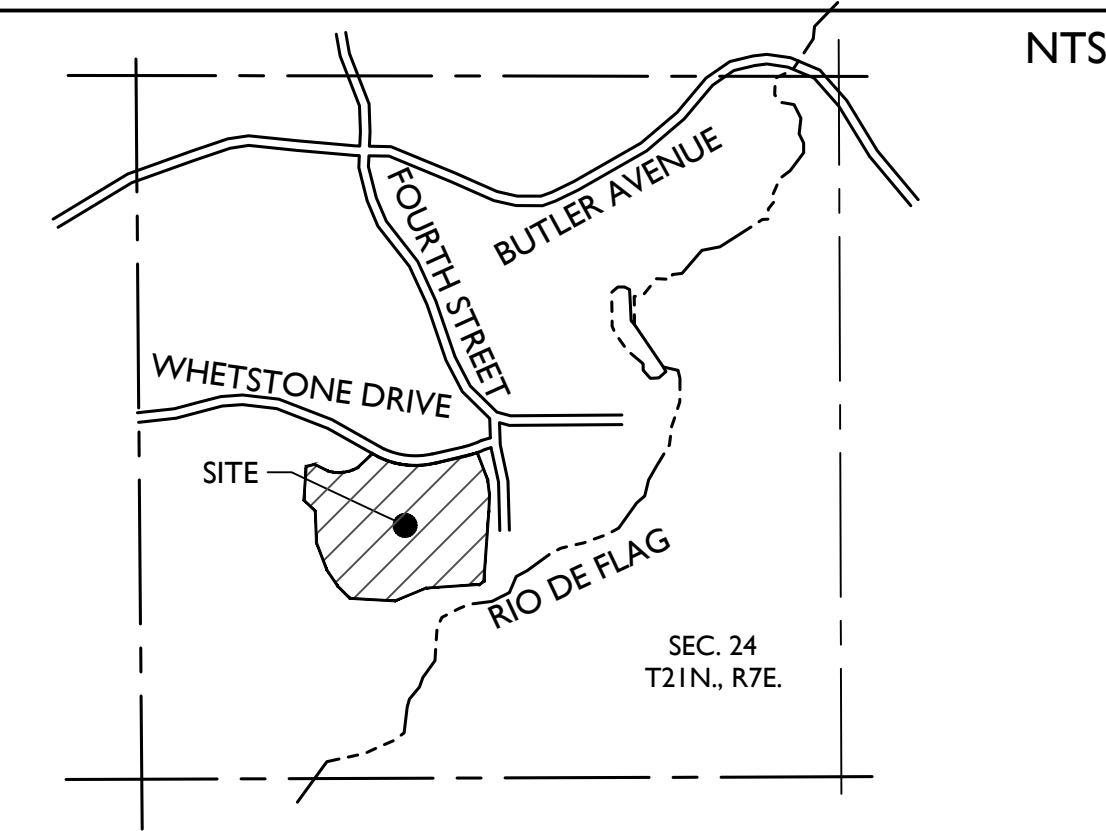
- PROPERTY CORNER
- ⦿ FIRE HYDRANT (FH)
- MANHOLE
- ⊙ SEWER MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRIGATION EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- SW SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- SVTE 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT
- SVTE* 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- DME DRAINAGE MAINTENANCE EASEMENT
- DE DRAINAGE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ▬ PHASE LINE
- ||||| SHEET MATCH LINE

PROPOSED DENSITY TRANSFER - PLANNED UNIT TRACKING TABLE

PARCEL	DA APPROVED PLANNED UNIT COUNT	PRE/FINAL PLAT & SITE PLAN APPROVED PLANNED UNIT COUNT	REMAINING UNITS AVAILABLE
G	50	50	0
I	50	50	0
J1	240	-	-
J2	432	600*	+72*
N	42	50	-8
O	49	-	-
P	40	107**	-18**
Q1	41	-	-
Q2	21	-	-
Q3	80	-	-
R1-R5	367	141 (R1)	+226
S	14	28	-14
TOTAL	1,426 UNITS APPROVED	1,026 PLATTED/PLANNED TO DATE	400 UNITS AVAILABLE

* UNIT COUNT IS INCLUSIVE OF J1 & J2 LOT COUNTS
** UNIT COUNT IS INCLUSIVE OF O & P UNIT COUNTS
*** PARCELS R1 - R5 CANNOT FURTHER REDUCE DENSITY BEYOND THE TOTAL MINIMUM DENSITY STATED IN THE DEVELOPMENT AGREEMENT (MINIMUM DENSITY MUST BE ACHIEVED WITHIN THE COMBINED R1-R5 LOTS).

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER / DEVELOPER:
CDR DEVCORP LTD
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ 86005
TEL: (602)-615-3048
CONTACT: CLINT WHITING
cwhiting@capstonehomesaz.com

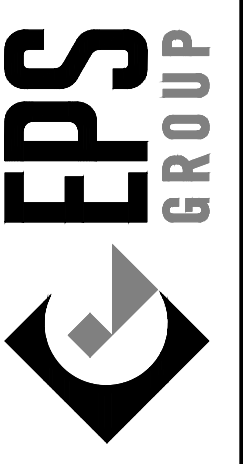
ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (720)-987-0750
FAX: (480)-503-2258
CONTACT: BRENNAN MAHER
brennan.maher@epsgroupinc.com

PROJECT DATA

APN:	106-08-039
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:	27.07 ACRES
NET AREA:	24.57 ACRES (EXCLUDES ARTERIALS)
TRACTS SOUTH OF JWP:	0.41 ACRES
SITE AREA:	24.16 ACRES
LOTS:	
40' x 80':	79
25' x 75':	62
TOTAL:	141 LOTS
NO. UNITS:	141 UNITS
NET DENSITY:	5.7 DU/AC
GROSS COMMON SPACE:	8.67 ACRES (32.0%)
NET COMMON SPACE:	8.67 ACRES (35.3%)
ACCESS TRAIL MAINTENANCE:	HOMEOWNERS ASSOCIATION

CANYON DEL RIO PRD DESIGN ELEMENTS			
DESIGN ELEMENT	DESCRIPTION	POINTS POSSIBLE	POINTS ACHIEVED
A	AT LEAST 10% OF ALL RESIDENTIAL UNITS AS CATEGORY 1 AFFORDABLE HOUSING.	5	
B	A STREET NETWORK THAT INCLUDES ALLEYS.	4	
C	100% OF ALL UNITS ARE ALL-ELECTRIC, NO NATURAL GAS PROVIDED.	3	
D	AVERAGE DWELLING UNITS NO LARGER THAN 1,800 SQUARE FEET.	3	
E	STREET NETWORK THAT CONNECTS AT RIGHT ANGLES WITHOUT CUL-DE-SACS OR TURNAROUNDS.	2	
F	SIGNIFICANT TRAFFIC CALMING DESIGN FEATURES ARE EMPLOYED.	2	
G	DETACHED GARAGES LOCATED BEHIND THE PRIMARY STRUCTURE FOR 50% OF LOTS.	2	
H	ALL RESIDENTIAL UNITS WITHIN THE SUBDIVISION INCLUDE A MINIMUM 80 S.F. FRONT ENTRY AND HAS DIRECT PEDESTRIAN CONNECTION TO STREET.	1	
I	SUBDIVISION INCORPORATES A COMBINATION OF SINGLE-FAMILY, DUPLEX, AND/OR MULTI-FAMILY UNITS.	2	
J	THE PROVISION OF RECREATIONAL AMENITIES WITHIN A PART OR COMMON SPACE AREA.	2	
K	AT LEAST 50% OF THE REQUIRED RESOURCES ARE MAINTAINED WITHIN COMMON SPACE AREAS.	2	2
L	FRONT SETBACKS LESS THAN 15 FEET FOR LIVABLE PORTIONS OF THE DWELLING, INCLUDING ENTRY.	1	
M	ATTACHED STREET FACING GARAGES LESS THAN 50% OF THE WIDTH OF THE PRIMARY STRUCTURE.	1	
N	SUBDIVISION CC&R'S AND SETBACK STANDARDS DO NOT PROHIBIT THE DEVELOPMENT OF ACCESSORY DWELLING UNITS.	1	1
O	A MINIMUM OF 15% OF ALL SINGLE-FAMILY DWELLING LOTS INCLUDE REQUIREMENTS FOR AN ACCESSORY DWELLING UNIT.	1 PT FOR 15%, 2 PTS FOR 30%, 3 PTS FOR 50%	
P	SUBDIVISION EXCEEDS THE MINIMUM DENSITY OF THE APPLICABLE ZONING DISTRICT BY AT LEAST ONE WHOLE UNIT PER ACRE.	1 PT FOR EACH WHOLE UNIT OVER THE MINIMUM UP TO 3 PTS	
Q	SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS AND LARGER LANDSCAPING AREAS.	1 EACH	2
TOTAL		5	

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Canyon Del Rio - The Highlands
Flagstaff, Arizona
Cover Sheet & Street Sections

Project:
Revisions:
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025

Call at least two full working days before any design changes.
ARIZONACITY
1001 N. WILSON AVENUE, SUITE 100
MESA, ARIZONA 85201
DESIGNER: LFT/BPM
DRAWN BY: LFT

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Job No.
23-0587

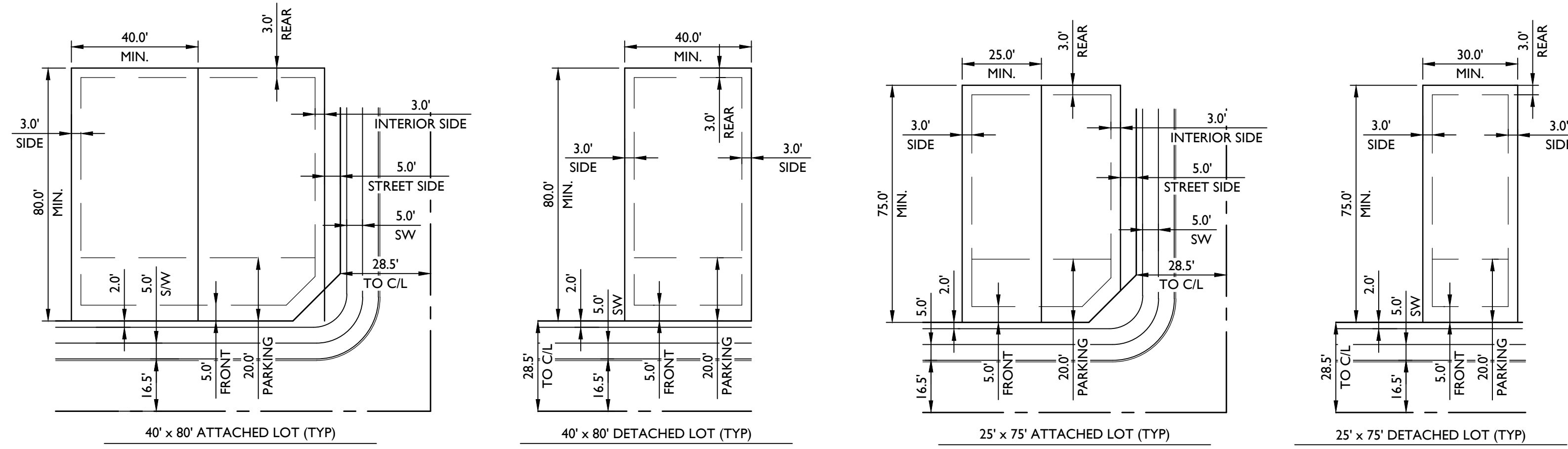
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23-0587

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TYPICAL LOT DETAILS

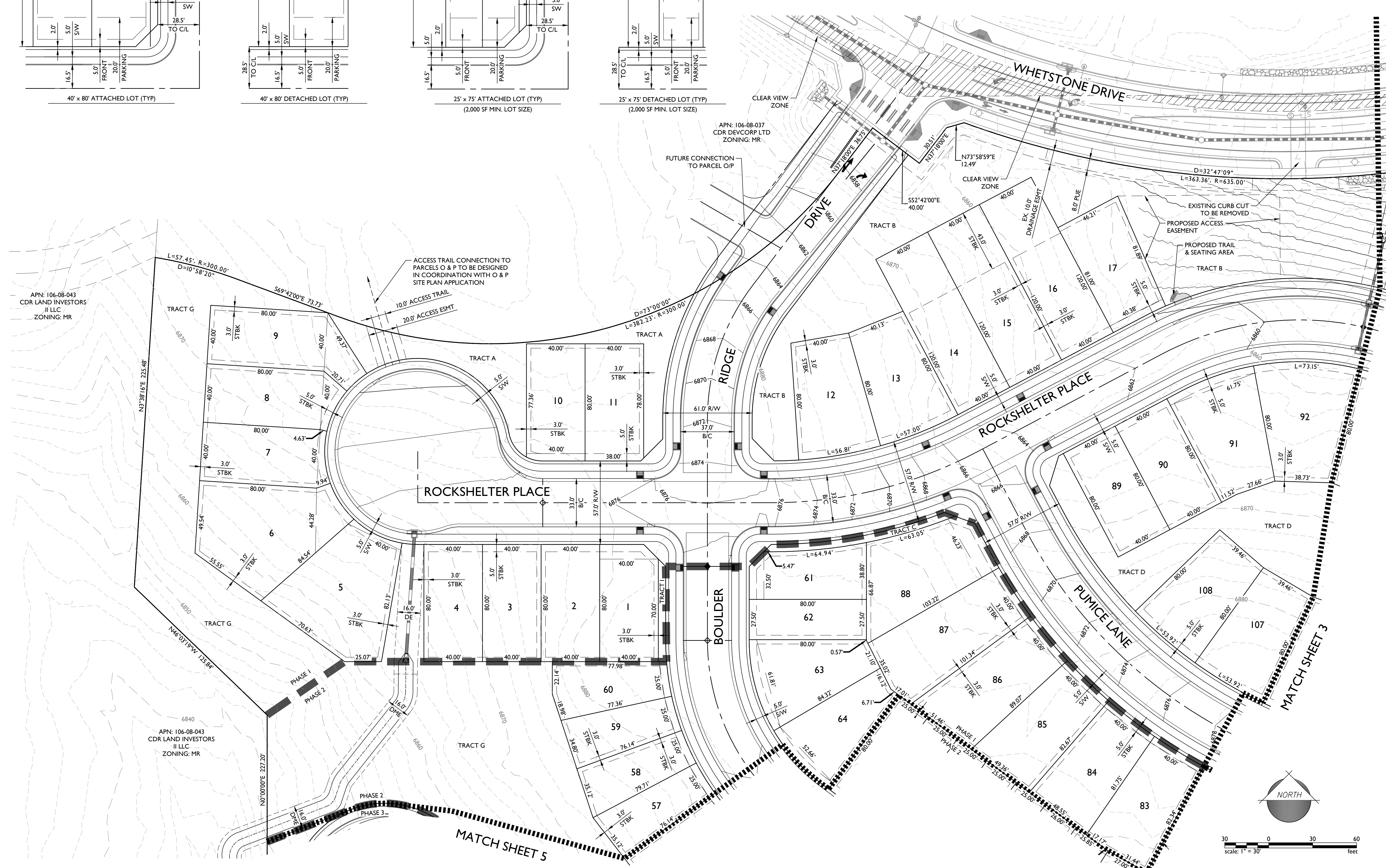


LEGEND

- | | | | | | |
|---|---------------------------|-------|----------------------------------------------|-----|----------------------------------|
| ● | PROPERTY CORNER | R/W | RIGHT-OF-WAY | — | PROPERTY BOUNDARY |
| ○ | FIRE HYDRANT (FH) | S/W | SIDEWALK | --- | STREET CENTERLINE |
| ○ | MANHOLE | PUE | PUBLIC UTILITY EASEMENT | --- | STREET RIGHT-OF-WAY |
| ○ | SEWER MANHOLE | SVTE | 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT | --- | EASEMENT |
| — | ESMT | SVTE* | 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT | --- | LOT LINE |
| — | INGRESS & EGRESS EASEMENT | VNAE | VEHICULAR NON-ACCESS EASEMENT | --- | SEWER LINE |
| — | IR | DE | DRAINAGE EASEMENT | --- | WATER LINE |
| — | IRRI | DME | DRAINAGE MAINTENANCE EASEMENT | --- | 1' VEHICULAR NON-ACCESS EASEMENT |
| — | PAE | | | --- | PHASE LINE |
| | | | | --- | SHEET MATCH LINE |

23-0587

Jun 02, 2025 8:47am SA\Projects\2023\23-0587 - CDR Planning - Parcel R1\Drawings\Preliminary Plat\23-0587 - R1 - PP02.dwg



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Project: Canyon Del Rio - The Highlands
Flagstaff, Arizona
Preliminary Plat

Revisions:

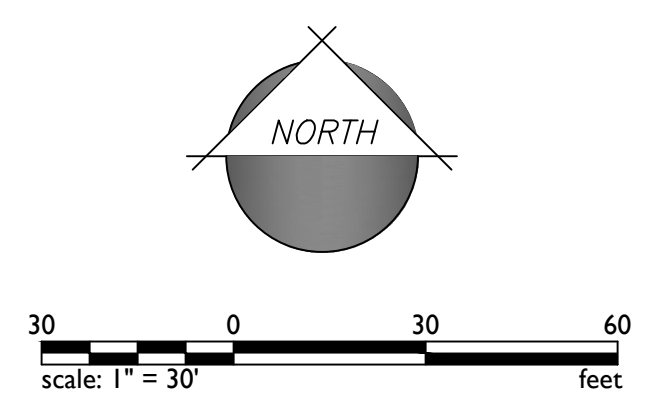
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025

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 Designer: LFT/BPM
 Drawn by: LFT

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23-0587

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NORTHWEST CORNER SECTION 24, T21N, R7E FOUND 2x2 SQUARE ROD WITH PUNCH MARK

N89°34'20"E 2655.62' (BASIS OF BEARING)

NORTH QUARTER CORNER SECTION 24, T21N, R7E FOUND 2.5" ALUMINUM CAP

NOTE

A FUTURE RIGHT-OF-WAY DEDICATION MAY BE REQUIRED AT THE INTERSECTION OF WHETSTONE DRIVE AND THE FUTURE J.W. POWELL BOULEVARD ALIGNMENT (CURRENTLY 4TH STREET) TO ALLOW FOR A POTENTIAL ROUNDABOUT. IF IT IS DETERMINED THAT THE DEDICATION IS REQUIRED, RIGHT-OF-WAY WILL BE DEDICATED ON THE FINAL PLAT.

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Canyon Del Rio - The Highlands

Preliminary Plat

Project:

Revisions:

1ST SUBMITTAL - JULY 23, 2024
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3RD SUBMITTAL - APRIL 3, 2025



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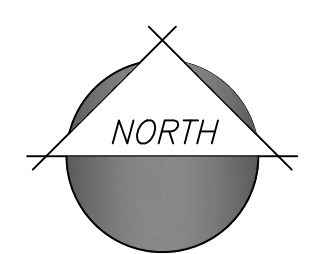
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LEGEND

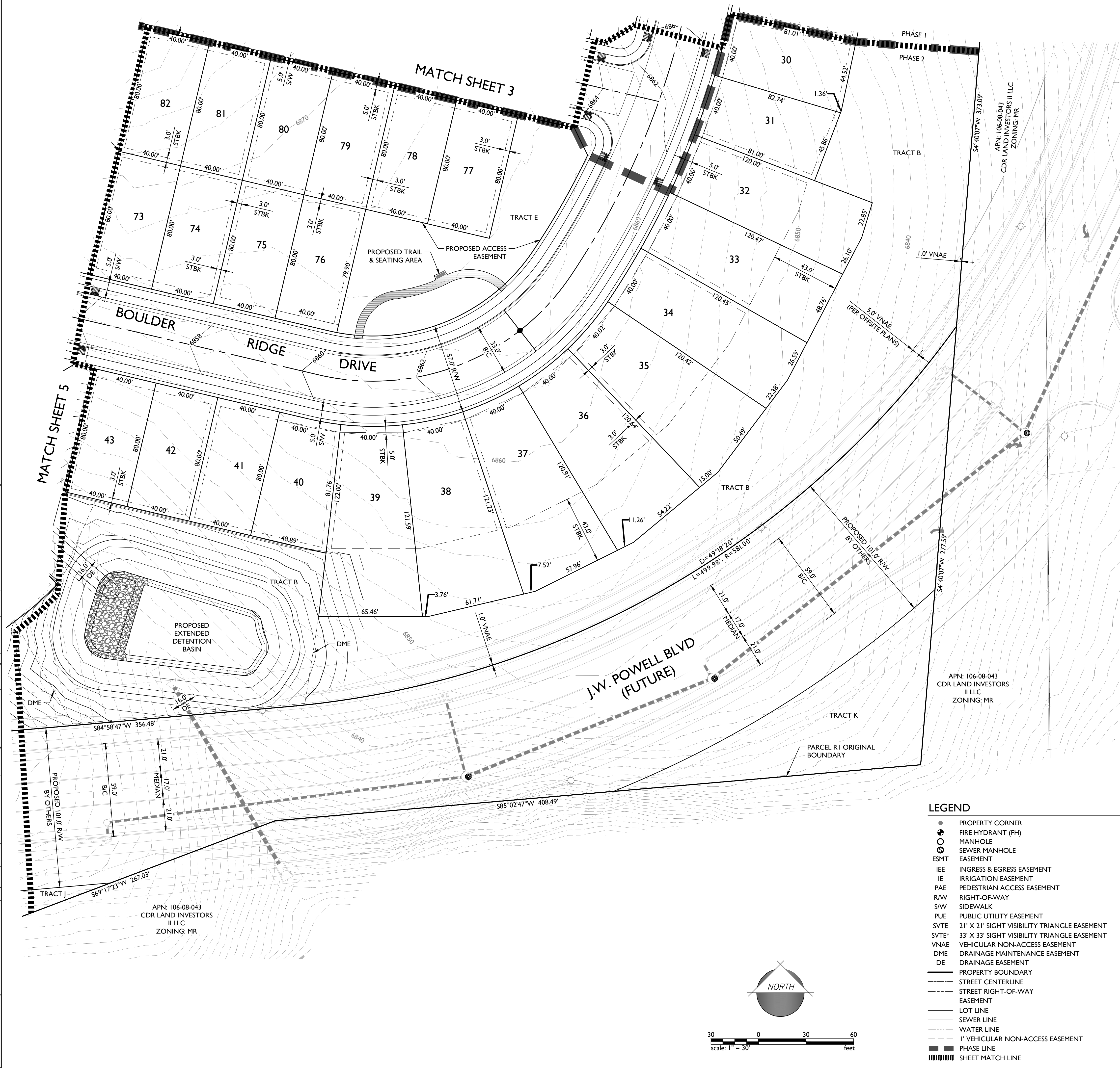
- PROPERTY CORNER
- ⊕ FIRE HYDRANT (FH)
- MANHOLE
- ⊙ SEWER MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
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- PHASE LINE
- ||||| SHEET MATCH LINE



30 0 30 60
scale: 1" = 30'
feet

23-0587

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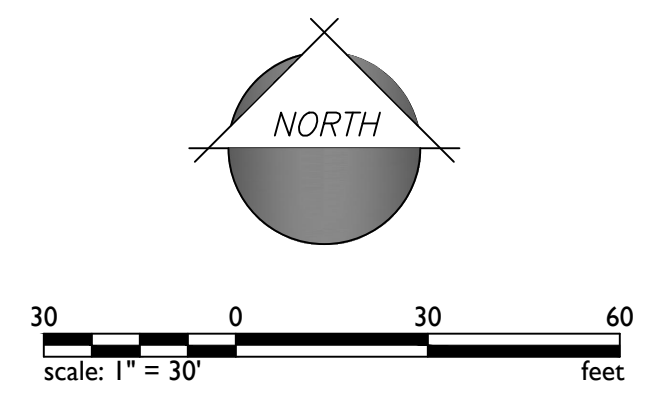
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	3,150	0.072
2	3,200	0.073
3	3,200	0.073
4	3,200	0.073
5	5,508	0.126
6	5,823	0.134
7	3,401	0.078
8	3,560	0.082
9	3,963	0.091
10	3,191	0.073
11	3,198	0.073
12	3,903	0.090
13	3,916	0.090
14	4,800	0.110
15	4,800	0.110
16	4,800	0.110
17	3,497	0.080
18	3,739	0.086
19	3,246	0.075
20	3,200	0.073
21	3,200	0.073
22	4,800	0.110
23	4,800	0.110
24	5,237	0.120
25	6,396	0.147
26	3,917	0.090
27	3,950	0.091
28	3,943	0.091
29	3,510	0.081
30	3,490	0.080
31	3,486	0.080
32	5,353	0.123
33	5,309	0.122
34	5,361	0.123
35	6,295	0.145
36	6,294	0.144
37	6,293	0.144
38	6,292	0.144
39	6,290	0.144
40	3,545	0.081
41	3,200	0.073
42	3,200	0.073
43	3,200	0.073
44	2,411	0.055
45	2,125	0.049
46	2,155	0.049
47	2,155	0.049
48	2,109	0.048
49	2,000	0.046
50	2,000	0.046

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
51	2,000	0.046
52	2,000	0.046
53	2,000	0.046
54	2,094	0.048
55	2,363	0.054
56	2,256	0.052
57	2,296	0.053
58	2,296	0.053
59	2,256	0.052
60	2,549	0.059
61	2,685	0.062
62	2,200	0.051
63	3,582	0.082
64	3,176	0.073
65	2,000	0.046
66	2,000	0.046
67	2,000	0.046
68	2,000	0.046
69	2,000	0.046
70	2,157	0.050
71	2,331	0.054
72	2,317	0.053
73	3,200	0.073
74	3,200	0.073
75	3,200	0.073
76	3,200	0.073
77	3,200	0.073
78	3,200	0.073
79	3,200	0.073
80	3,200	0.073
81	3,200	0.073
82	3,200	0.073
83	3,622	0.083
84	3,597	0.083
85	3,774	0.087
86	4,234	0.097
87	4,726	0.108
88	4,569	0.105
89	3,200	0.073
90	3,200	0.073
91	4,134	0.095
92	4,540	0.104
93	4,044	0.093
94	3,200	0.073
95	3,200	0.073
96	3,200	0.073
97	3,200	0.073
98	3,200	0.073
99	3,200	0.073
100	3,200	0.073

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
101	3,200	0.073
102	3,200	0.073
103	3,200	0.073
104	3,200	0.073
105	3,299	0.076
106	3,773	0.087
107	3,761	0.086
108	3,761	0.086
109	2,307	0.053
110	2,345	0.054
111	2,390	0.055
112	2,464	0.057
113	2,492	0.057
114	2,048	0.047
115	2,000	0.046
116	2,000	0.046
117	2,000	0.046
118	2,000	0.046
119	2,000	0.046
120	2,000	0.046
121	2,000	0.046
122	2,014	0.046
123	2,942	0.068
124	2,005	0.046
125	2,000	0.046
126	2,000	0.046
127	2,000	0.046
128	2,000	0.046
129	2,000	0.046
130	2,000	0.046
131	2,000	0.046
132	2,000	0.046
133	2,520	0.058
134	2,522	0.058
135	2,088	0.048
136	2,000	0.046
137	2,000	0.046
138	2,000	0.046
139	2,000	0.046
140	2,000	0.046
141	2,000	0.046
TOTAL	445,739	10.222

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS TRAIL & EASEMENT	5,847	0.134
TRACT B	LANDSCAPE / COMMON SPACE / DRAINAGE / PEDESTRIAN ACCESS EASEMENT	188,160	4.320
TRACT C	LANDSCAPE / COMMON SPACE	636	0.015
TRACT D	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS EASEMENT	29,009	0.666
TRACT E	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS EASEMENT	9,472	0.217
TRACT F	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS EASEMENT	18,671	0.429
TRACT G	LANDSCAPE / COMMON SPACE / DRAINAGE	85,232	1.957
TRACT H	LANDSCAPE / COMMON SPACE / DRAINAGE / PEDESTRIAN ACCESS EASEMENT	22,286	0.512
TRACT I	LANDSCAPE / COMMON SPACE	340	0.008
TRACT J	COMMON SPACE	9,073	0.208
TRACT K	COMMON SPACE	8,939	0.205
TOTAL		377,666	8.671

- LEGEND**
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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Preliminary Plat

Project: 23-0587
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025

Revisions:

Call at least two full working days before any begin excavation.
ARIZONA
State of Arizona - Department of Transportation
1000 North Central Expressway, Suite 1000, Phoenix, Arizona 85004-1100

Designer: LFT/BPM
Drawn by: LFT

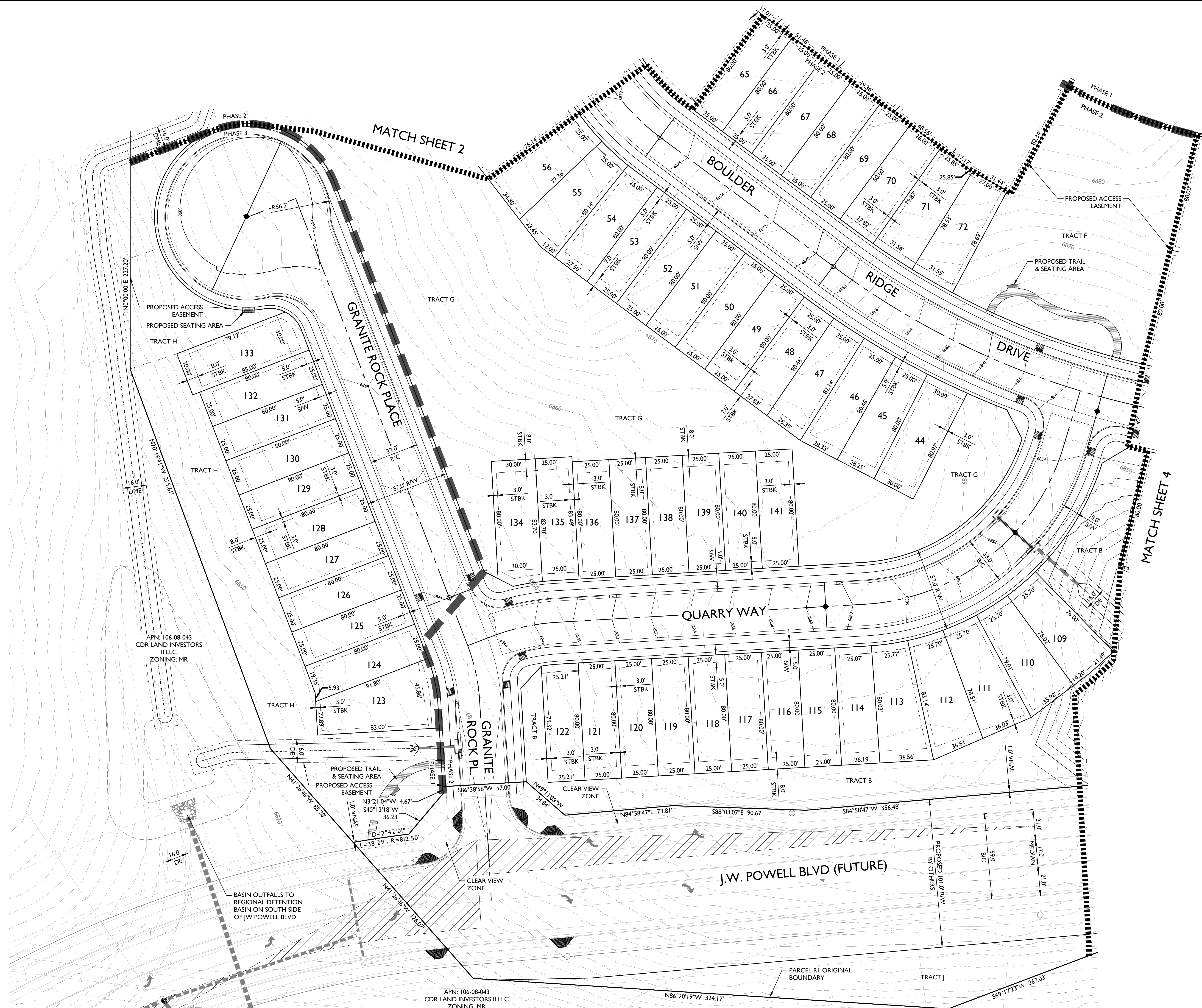
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23-0587
PP04

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23-0587

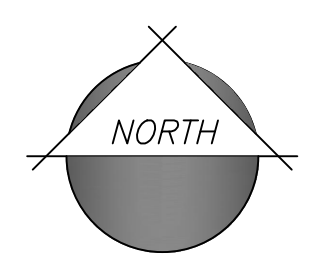
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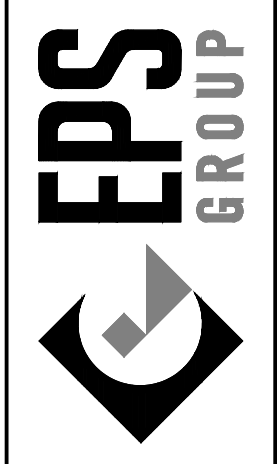
APN: 106-08-043
CDR LAND INVESTORS II LLC
ZONING: MR

APN: 106-08-043
CDR LAND INVESTORS II LLC
ZONING: MR

- LEGEND**
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Canyon Del Rio - The Highlands
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Project:

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1ST SUBMITTAL - JULY 23, 2024
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Call at least two full working days before any begin construction.
ARIZONA
State of Arizona
Professional Engineer
No. 11111 - 11111
In Maricopa County, 002283-1100

Designer: LFT/BPM
Drawn by: LFT

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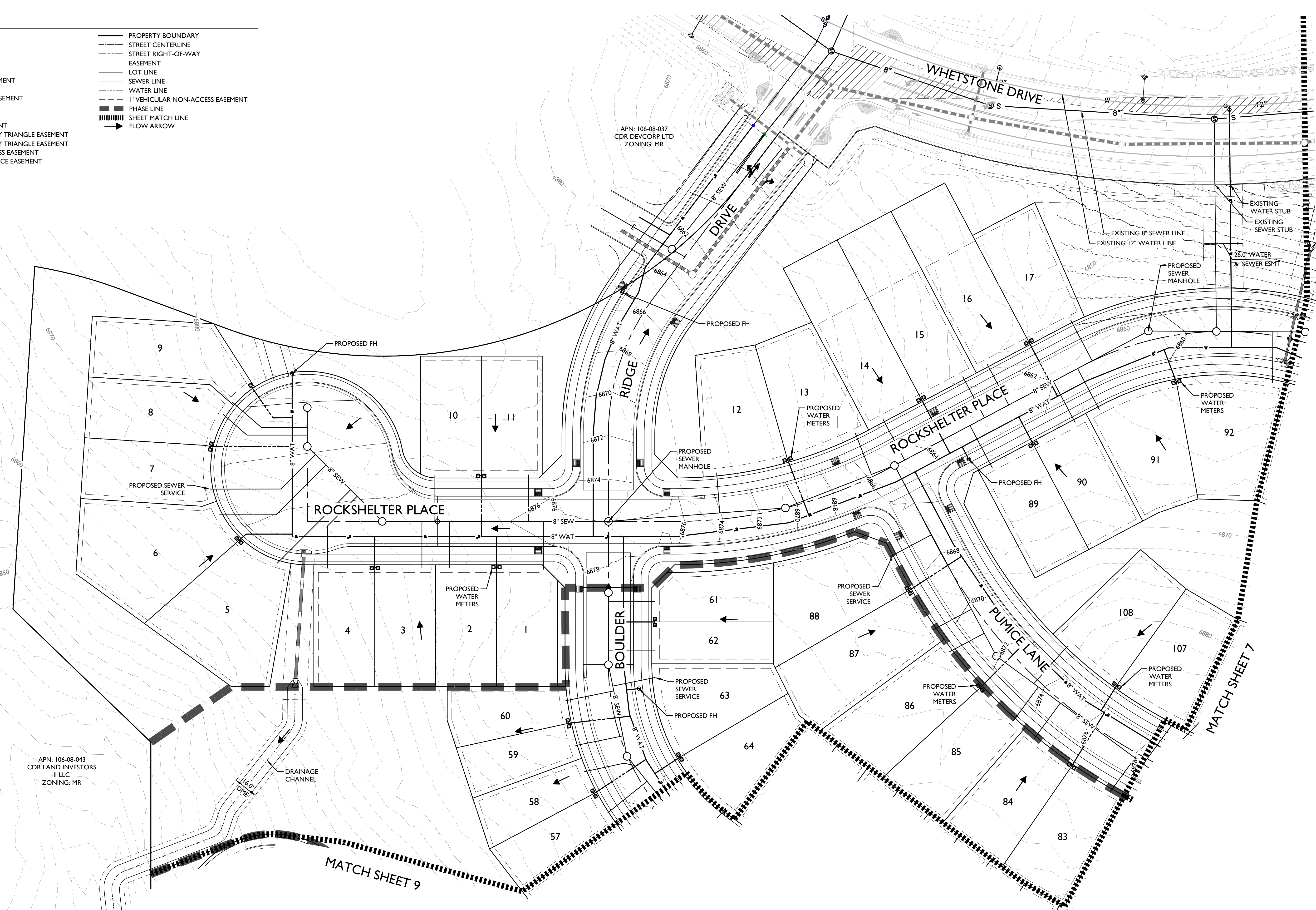
LEGEND

- PROPERTY CORNER
- ⊙ FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
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- - - STREET RIGHT-OF-WAY
- - - EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- - - 1' VEHICULAR NON-ACCESS EASEMENT
- ▬ PHASE LINE
- ▨ SHEET MATCH LINE
- FLOW ARROW

APN: 106-08-043
CDR LAND INVESTORS II LLC
ZONING: MR

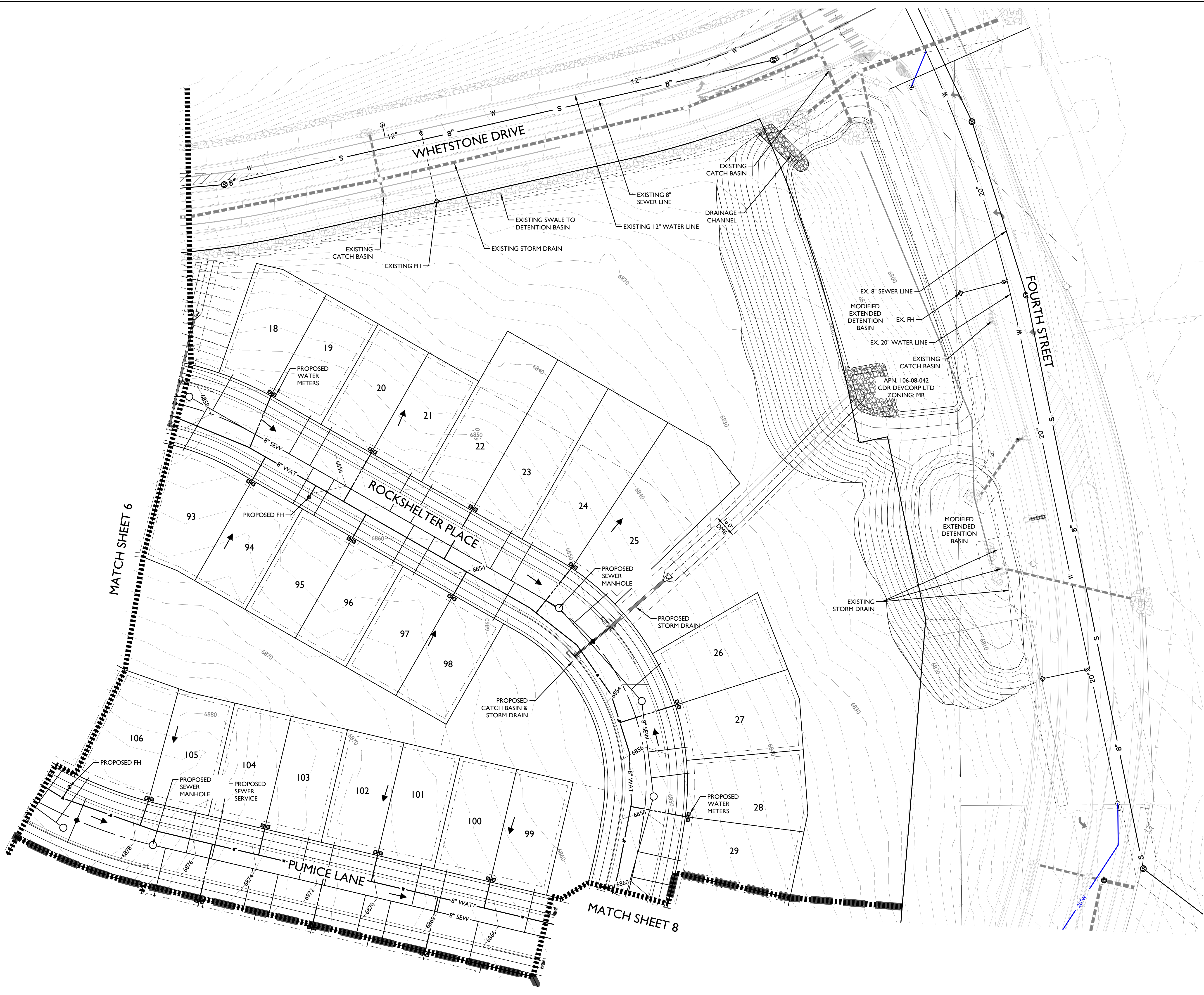
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ZONING: MR

APN: 106-08-037
CDR DEVCORP LTD
ZONING: MR

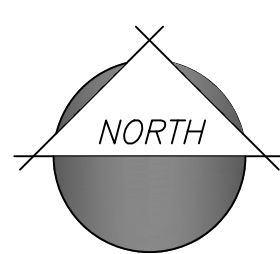


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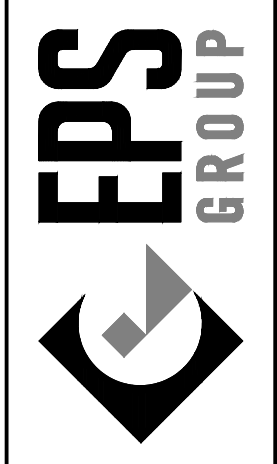
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- LEGEND**
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 - SEWER MANHOLE
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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Existing & Proposed Site Conditions

Project:

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1ST SUBMITTAL - JULY 23, 2024
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ARIZONA
STATE ENGINEERING BOARD
Professional Engineer License No. 12345
in Maricopa County, 002283-1100

Designer: LFT/BPM
Drawn by: LFT

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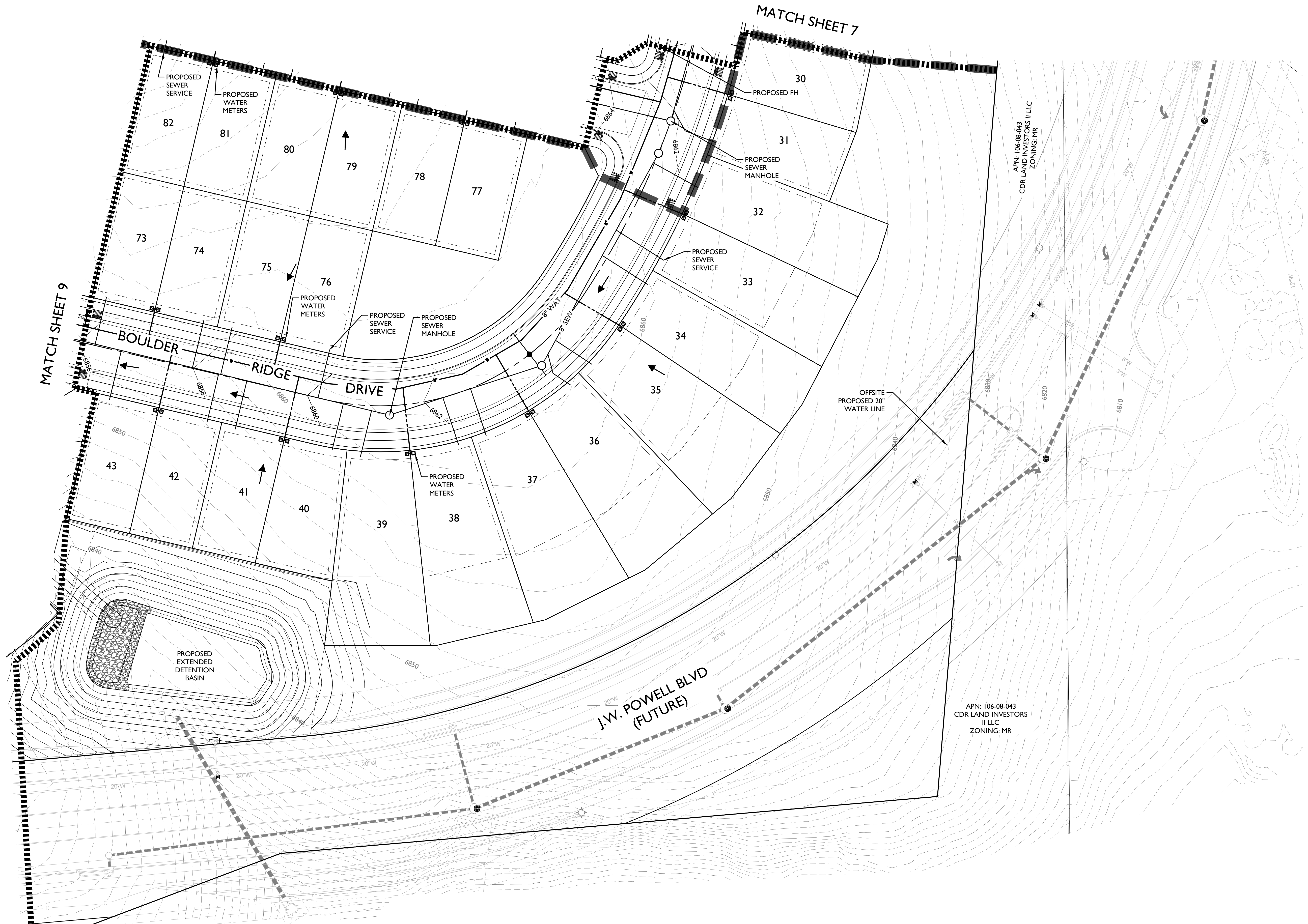
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23-0587

PP07

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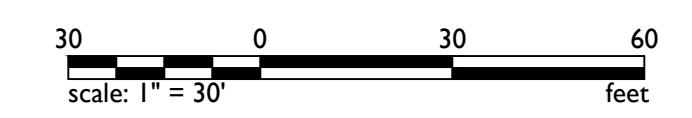
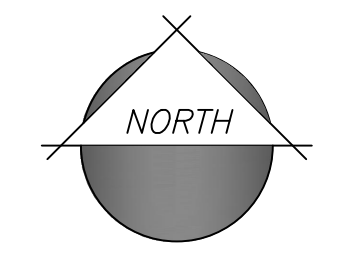
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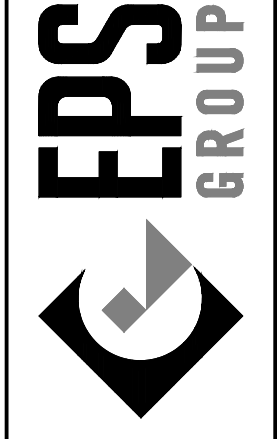


LEGEND

●	PROPERTY CORNER
⊙	FIRE HYDRANT (FH)
○	MANHOLE
⊙	SEWER MANHOLE
○	SEWER MANHOLE EASEMENT
---	ESMT
---	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
---	DME DRAINAGE MAINTENANCE EASEMENT
---	DE DRAINAGE EASEMENT
---	PROPERTY BOUNDARY
---	STREET CENTERLINE
---	STREET RIGHT-OF-WAY
---	EASEMENT
---	LOT LINE
---	SEWER LINE
---	WATER LINE
---	1" VEHICULAR NON-ACCESS EASEMENT
---	PHASE LINE
	SHEET MATCH LINE



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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Existing & Proposed Site Conditions

Project:

1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025

Revisions:

Call at least two full working days before any begin construction.

ARIZONA
STATE ENGINEERING BOARD
Professional Engineer License No. 12345
in Maricopa County, (002)23-1100

Designer: LFT/BPM
Drawn by: LFT

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Job No.
23-0587

PP08

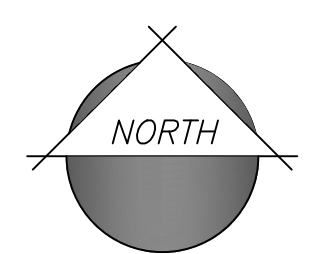
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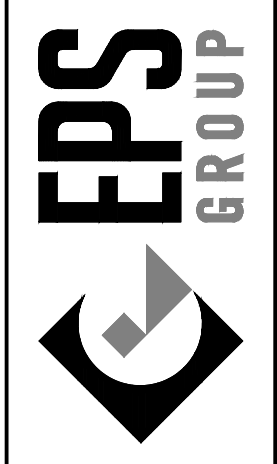
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- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - MANHOLE
 - SEWER MANHOLE
 - ESMT EASEMENT
 - IEE INGRESS & EGRESS EASEMENT
 - IE IRRIGATION EASEMENT
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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Existing & Proposed Site Conditions

Project:

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ARIZONA
STATE

DESIGNED BY: LFT/BPM
DRAWN BY: LFT

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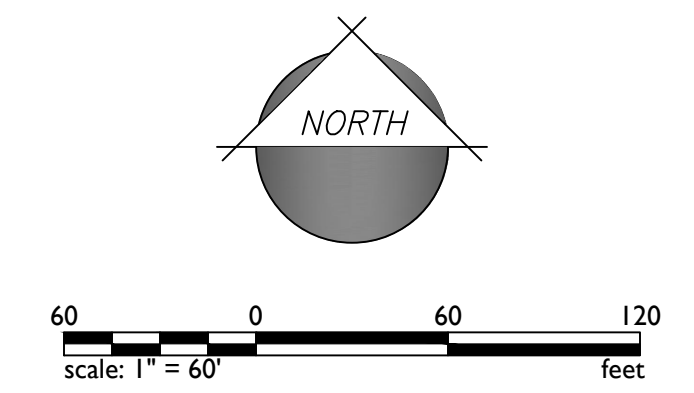
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FOREST RESOURCE CALCULATIONS

FOREST RESOURCES - PARCEL R1	
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES	
REQUIRED PRESERVATION RATE	RESIDENTIAL 47.5% OF CANOPY AREA
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SF)	274,762
REQUIRED PRESERVED TREE CANOPY AREA (SF)	130,512
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	110,768
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	40.3%
EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	
EXCESS PRESERVED SLOPE AREA (SF)	14,104
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	282
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	22,155
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	42,720
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	854
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SF)	67,105
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	16,776
TOTAL FOREST RESOURCES	
TOTAL TREE CANOPY AREA PRESERVED (SF)	149,699
TOTAL PRESERVATION RATE WITHIN PARCEL R1	54.5%
TREE RESOURCES USED FROM TREE RESOURCE BUDGET	-19,187
TOTAL REQUIRED PRESERVATION RATE PARCEL R1	47.5%

SLOPE PROTECTION LEGEND

- UNDISTURBED 17%-24.99% SLOPE AREA
- DISTURBED 17%-24.99% SLOPE AREA
- UNDISTURBED 25%-34.09% SLOPE AREA
- DISTURBED 25%-34.99% SLOPE AREA

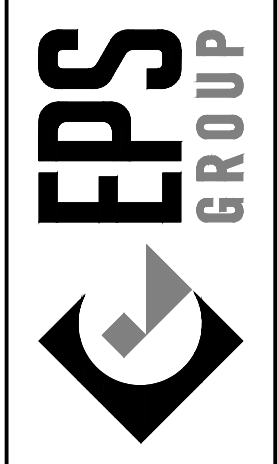
FOREST RESOURCES LEGEND

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

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
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Canyon Del Rio - The Highlands
Flagstaff, Arizona
Natural Resource Protection Plan - Forest

Project:

Revisions:
1ST SUBMITTAL - JULY 23, 2024
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3RD SUBMITTAL - APRIL 3, 2025



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SLOPE PROTECTION CALCULATIONS

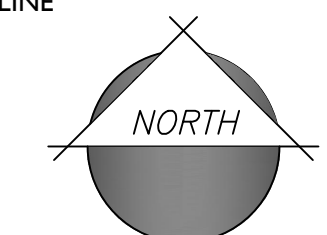
STEEP SLOPE RESOURCES - PARCEL R1	
STEEP SLOPE RESOURCES 17-24.99%	
REQUIRED PRESERVATION RATE FOR 17-24.99%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR 17-24.99%	123,132
REQUIRED PRESERVATION (SF)	81,883
PRESERVED SLOPE (SF)	96,388
PRESERVATION RATE WITHIN PARCEL R1	78.3%
EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)	14,505
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
STEEP SLOPE RESOURCES 25-34.99%	
REQUIRED PRESERVATION RATE FOR 25-34.99%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR 24.99-34.99%	76% OF SLOPE AREA
REQUIRED PRESERVATION (SF)	9,840
PRESERVED SLOPE (SF)	7,478
PRESERVATION RATE WITHIN PARCEL R1	72%
EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)	-401
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
STEEP SLOPE RESOURCES >35%	
REQUIRED PRESERVATION RATE FOR >35%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR >35%	100% OF SLOPE AREA
REQUIRED PRESERVATION (SF)	0
PRESERVED SLOPE (SF)	0
PRESERVATION RATE WITHIN PARCEL R1	0
EXCESS PRESERVED SLOPE FOR >35% (SF)	0
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
TOTAL SLOPE RESOURCES	RESIDENTIAL
TOTAL EXCESS PRESERVED SLOPE AREA (SF)	14,104

SLOPE PROTECTION LEGEND

- UNDISTURBED 17%-24.99% SLOPE AREA
- DISTURBED 17%-24.99% SLOPE AREA
- UNDISTURBED 25%-34.99% SLOPE AREA
- DISTURBED 25%-34.99% SLOPE AREA

LEGEND

- PROPERTY CORNER
- ⊙ FIRE HYDRANT (FH)
- ⊙ MANHOLE
- ⊙ SEWER MANHOLE
- ESMT EASEMENT
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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Natural Resource Protection Plan - Slope

Project:

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3RD SUBMITTAL - APRIL 3, 2025

Revisions:

No.	Description	By	Date

Designer: LFT/BPM

Drawn by: LFT

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PP11

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RESOURCE BANK FOR CDR

SUMMARY TABLE OF TREE RESOURCES FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING TREE CANOPY (SF) ₁	REQUIRED TREE PRESERVATION RATE	REQUIRED TREE CANOPY AREA TO BE PRESERVED (SF) ₂	TREE CANOPY AREA PRESERVED (SF) ₂	PERCENT TREE CANOPY AREA PRESERVED ₂	NOTES
RESIDENTIAL							
G	MR	109,957	47.5%	52,230	67,898	61.7%	APPROVED
I	R1	167,950	47.5%	79,776	104,742	62.4%	APPROVED
N	MR	80,670	47.5%	38,318	38,905	48.2%	PROPOSED
O-P	MR	126,838	47.5%	60,248	65,094	51.3%	PROPOSED
Q1/Q2	MR	254,459	47.5%	120,868	254,459	100.0%	UNDEVELOPED
Q3	MR	80,639	47.5%	38,303	80,639	100.0%	UNDEVELOPED
R1	MR	274,762	47.5%	130,512	149,699	54.5%	PROPOSED
R2/R3	MR	381,881	47.5%	181,393	378,661	99.2%	UNDEVELOPED
R4/R5	MR	338,672	47.5%	160,869	338,672	100.0%	UNDEVELOPED
S	R1	215,995	47.5%	102,598	215,995	100.0%	UNDEVELOPED
Y	MR	806	47.5%	383	806	100.0%	DRAINAGE
ZZ	MR	0	47.5%	0	0	100.0%	DRAINAGE
A	MR	17,056	47.5%	8,102	17,056	100.0%	PUBLIC LANDS
B	MR	59,839	47.5%	28,424	59,839	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		2,109,524	47.5%	1,002,024	1,772,465	84%	

Tree Resource Notes:

- THE FLAGSTAFF RESOURCE TEXT AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL. PER THE DEVELOPMENT AGREEMENT IT HAS BEEN APPLIED RETROACTIVELY TO THE ENTIRE CDR PROPERTY. THIS NATURAL RESOURCE PROTECTION PLAN PROVIDES AN UPDATED RESOURCE BANK FOR ALL OF THE RESIDENTIAL PARCELS IN CANYON DEL RIO.
- EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES.
- THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.
- THIS TABLE DOES NOT INCLUDE CREDIT FOR FOREST RESOURCES IN STEEP SLOPE AREA. DURING DEVELOPMENT OF THE INDIVIDUAL SITES, THIS CREDIT MAY BE ADDED TO THE RESOURCE TOTALS. PER 10-20-90.060, UP TO 25 PERCENT OF THE FOREST RESOURCES IN THE STEEP SLOPE AREA MAY BE COUNTED TOWARDS THE REQUIRED AMOUNT OF FOREST RESOURCES FOR THE ENTIRE SITE AT A RATIO OF ONE CREDIT POINT FOR FOREST RESOURCES TO 50 SQUARE FEET OF SLOPE AREA.
- 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.
- THE COMMERCIAL TREE RESOURCE TARGET IS INDICATED WITH A **YELLOW** HIGHLIGHT. THE COMMERCIAL TREE RESOURCE BUDGET IS INDICATED WITH AN **ORANGE** HIGHLIGHT. EACH OF THE COMMERCIAL PARCELS MUST MEET CITY OF FLAGSTAFF TREE RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS AS DESCRIBED IN NOTE 5. HOWEVER, AT THE COMPLETION OR APPROVAL OF ALL COMMERCIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET. RESOURCES WITHIN COMMERCIAL AREAS TO BE
- 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 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 SUBMITTED, THE TABLE ABOVE WILL BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 7 AND 8.
- 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.

SUMMARY TABLE OF SLOPE RESOURCES 17-24.99% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE AREA (17-24.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	19,191	66.5%	12,762	12,199	63.6%	APPROVED
I	R1	30,394	66.5%	20,212	27,772	91.4%	APPROVED
N	MR	50,079	66.5%	33,303	33,203	66.3%	PROPOSED
O-P	MR	0	66.5%	0	0	0.0%	PROPOSED
Q1/Q2	MR	0	66.5%	0	0	100.0%	UNDEVELOPED
Q3	MR	25,282	66.5%	16,813	25,282	100.0%	UNDEVELOPED
R1	MR	123,132	66.5%	81,883	96,388	78.3%	PROPOSED
R2/R3	MR	162,979	66.5%	108,381	159,092	97.6%	UNDEVELOPED
R4/R5	MR	226,045	66.5%	150,320	226,045	100.0%	UNDEVELOPED
S	R1	22,167	66.5%	14,741	22,167	100.0%	UNDEVELOPED
Y	MR	5,449	66.5%	3,624	5,449	100.0%	DRAINAGE
ZZ	MR	17,369	66.5%	11,551	17,369	100.0%	DRAINAGE
A	MR	657	66.5%	437	657	100.0%	PUBLIC LANDS
B	MR	13,333	66.5%	8,867	13,333	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		696,077	66.5%	462,891	638,957	92%	

SUMMARY TABLE OF SLOPE RESOURCES 25-34.99% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE (25-34.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	60,480	76%	45,965	50,892	84.1%	APPROVED
I	R1	13,556	76%	10,303	12,997	95.9%	APPROVED
N	MR	1,631	76%	1,240	1,171	71.8%	PROPOSED
O-P	MR	0	76%	0	0	100.0%	PROPOSED
Q1/Q2	MR	0	76%	0	0	100.0%	UNDEVELOPED
Q3	MR	7,277	76%	5,530	7,277	100.0%	UNDEVELOPED
R1	MR	9,840	76%	7,478	7,077	71.9%	PROPOSED
R2/R3	MR	11,085	76%	8,424	11,085	100.0%	UNDEVELOPED
R4/R5	MR	44,373	76%	33,724	44,373	100.0%	UNDEVELOPED
S	R1	36,061	76%	27,406	36,061	100.0%	UNDEVELOPED
Y	MR	0	76%	0	0	100.0%	DRAINAGE
ZZ	MR	0	76%	0	0	100.0%	DRAINAGE
A	MR	3,972	76%	3,019	3,972	100.0%	PUBLIC LANDS
B	MR	17,996	76%	13,677	17,996	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		206,271	76%	156,766	192,901	94%	

SUMMARY TABLE OF SLOPE RESOURCES +35% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE (+35%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	2,544	100%	2,544	2,544	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	62,172	100%	62,172	62,172	100.0%	UNDEVELOPED
S	R1	75,953	100%	75,953	75,953	100.0%	UNDEVELOPED
Y	MR	0	100%	0	0	100.0%	DRAINAGE
ZZ	MR	0	100%	0	0	100.0%	DRAINAGE
A	MR	14,023	100%	14,023	14,023	100.0%	PUBLIC LANDS
B	MR	137,739	100%	137,739	137,739	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		300,482	100%	300,482	300,482	100%	

Slope Resources Notes:

- THE FLAGSTAFF RESOURCE TEXT AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL. PER THE DEVELOPMENT AGREEMENT IT HAS BEEN APPLIED RETROACTIVELY TO THE ENTIRE CDR PROPERTY. THIS NATURAL RESOURCE PROTECTION PLAN PROVIDES AN UPDATED RESOURCE BANK FOR ALL OF THE RESIDENTIAL PARCELS IN CANYON DEL RIO.
- EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.
- THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.
- 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. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.
- THE RESIDENTIAL SLOPE RESOURCE TARGET IS INDICATED WITH A **GREEN** HIGHLIGHT. THE RESIDENTIAL SLOPE RESOURCE BUDGET IS INDICATED WITH AN **BLUE** HIGHLIGHT. AT THE COMPLETION 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 SUBMITTED, THE TABLE ABOVE WILL BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 4.

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EPS GROUP

Project: Canyon Del Rio - The Highlands
Flagstaff, Arizona

NRPP Resource Bank

Revisions:

1ST SUBMITTAL - JULY 23, 2024
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Call at least two full working days before you begin excavation.

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State of Arizona
In Maricopa County, (002)283-1100

Designer: LFT/BPM
Drawn by: LFT

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PP12

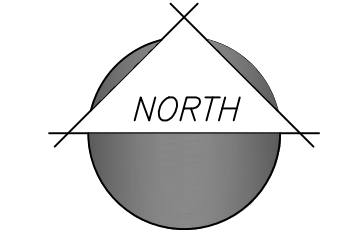
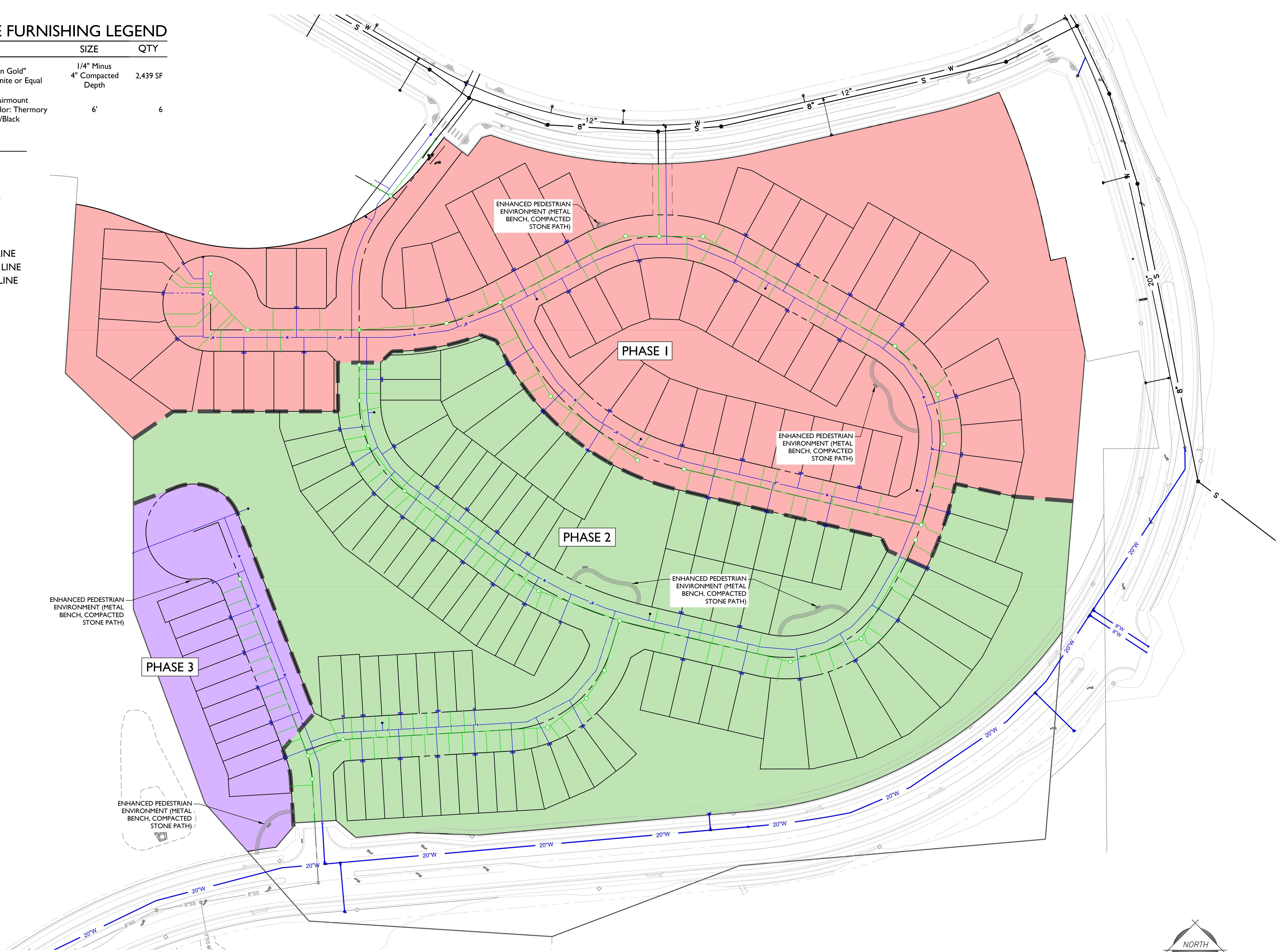
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MATERIALS & SITE FURNISHING LEGEND

SYMBOL	ITEM	SIZE	QTY
	Stabilized "Madison Gold" Decomposed Granite or Equal	1/4" Minus 4" Compacted Depth	2,439 SF
	Inground Fairmount Bench - Color: Thermory Ash Brown/Black	6'	6

LEGEND

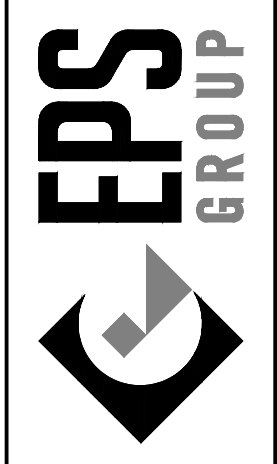
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE LINE
	WATER LINE
	SEWER LINE



23-0587

May 15, 2025 10:38am S:\Projects\2023\23-0587 - CDR\Planning - Parcel R1\Drawings\Preliminary_Plat\23-0587 - R1 - PP12 - Phasing.dwg

1130 N Alma School Road
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Canyon Del Rio - The Highlands
Flagstaff, Arizona
Phasing Plan

Project:

Revisions:
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025

Call at least two full working days before any begin excavation.

ARIZONA
STATE ENGINEERING BOARD
In Maricopa County, (02283-1100)

Designer: LFT/BPM
Drawn by: LFT

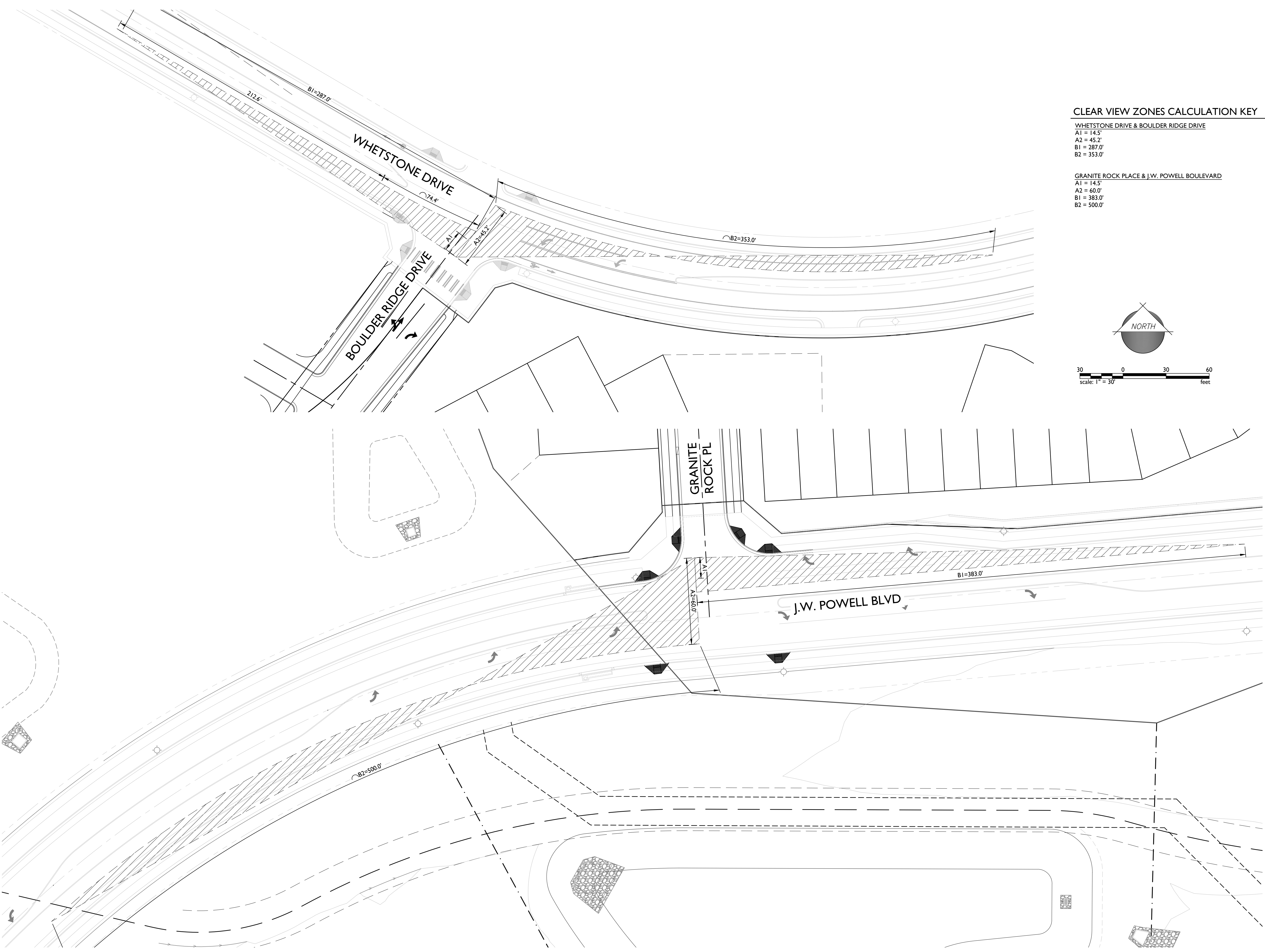
Preliminary
Not For
Construction
Or
Recording

Job No.
23-0587

PP13

Sheet No.
13
of **14**

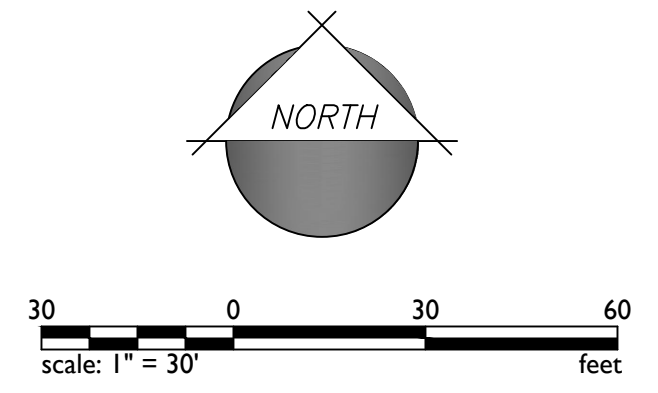
CLEAR VIEW ZONES



CLEAR VIEW ZONES CALCULATION KEY

WHETSTONE DRIVE & BOULDER RIDGE DRIVE
 A1 = 14.5'
 A2 = 45.2'
 B1 = 287.0'
 B2 = 353.0'

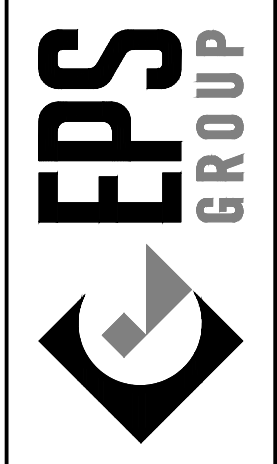
GRANITE ROCK PLACE & J.W. POWELL BOULEVARD
 A1 = 14.5'
 A2 = 60.0'
 B1 = 383.0'
 B2 = 500.0'



23-0587

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Details

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PP14

Sheet No.
14
 of 14