NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
AUGUST 13, 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

Approve the minutes from the regular meeting on July 23, 2025.

5. PUBLIC HEARING

A. Public Hearing: PZ-25-00122, A Conditional Use Permit request from Charity Lee on behalf of Abbott-Rhoton Investments LLC to allow a High Occupancy Housing Development, Single-Family in the Rural Residential (RR) Zone at 3426 S Breton Dr in The Wedge subdivision (Woody Mountain Estates). The proposal is for a 3,655 square foot new-build single-family residence with 5 bedrooms, 5.5 bathrooms and a 966 square foot attached garage on approximately 0.46 acres.

STAFF RECOMMENDED ACTION:
In accordance with the findings presented in this report, Staff recommends approval of PZ-25-00122 with conditions.

1). The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

6. GENERAL BUSINESS

A. PZ-25-00028: High Occupancy Housing Update

STAFF RECOMMENDED ACTION:
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:

August 13, 2025 -- Planning and Zoning Commission Work Session
August 27, 2025 -- Potential Planning and Zoning Commission Public Hearing
September 16, 2025 -- Potential City Council Public Hearing (1Reading of Ordinance)
October 7, 2025 -- Potential City Council Public Hearing (2Reading of Ordinance/Adoption)

B. A request for Preliminary Block Plat approval for Canyon del Rio Phase 2 located at 3200 E Butler Avenue within the Single-family Residential (R1) zone and 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 Block Plat for Canyon del Rio Phase 2 to the City Council with a recommendation of approval with the following conditions:

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

7. OTHER BUSINESS

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

9. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

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

Dated this _____ day of _____, 2025.

_____
Alaxandra Pucciarelli, Commission Liaison

Planning & Zoning Commission 4.
Meeting Date: 08/13/2025
From: Stacy Saltzburg, City Clerk

Information

TITLE:
APPROVAL OF MINUTES

STAFF RECOMMENDED ACTION:
Approve the minutes from the regular meeting on July 23, 2025.

Attachments

P&Z minutes 7.23.25

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
JULY 23, 2025

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

1. CALL TO ORDER

- Vice Chair Mary Norton called the meeting to order at 4:02 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:	EXCUSED:
MARY NORTON, VICE CHAIR	CAROLE MANDINO, CHAIR
IAN SHARP	
MEGAN WELLER	
JOSHUA MAHER-JOINED THE MEETING AT4:36 P.M.	
CHRISTINE SHEEHY	
CJ LUCKE	

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.

Sara Dechter, Comprehensive & Neighborhood Planning Manager, provided an update on the Regional Plan, including key upcoming dates:

- **July 2025** -- Release of the next draft of the Regional Plan
- **August 27, 2025** -- City Planning and Zoning Commission Meeting and Citizen Review Session
- **September 10, 2025** -- City Planning and Zoning Commission Public Hearing #1
- **September 24, 2025** -- City Planning and Zoning Commission Public Hearing #2
- **October 9, 2025** -- City Council Public Hearing on Adoption of the Regional Plan
- **Dates TBD** -- Coconino County Planning and Zoning Commission and the Board of Supervisors will hold public hearings and vote to approve the Regional Plan as an amendment to the Coconino County Comprehensive Plan, following the adoption of the updated County Comprehensive Plan
- **May 2026** -- Flagstaff city residents will vote on ratifying the Regional Plan in a mail-only special election

There will be a new distribution email address set up to streamline the receipt of public comments related to both Planning & Zoning and City Council hearings. This system will ensure that all comments are sent to a central location and then distributed to all recipients at the same time. As a result, you will begin receiving public comment emails at the address where you currently receive your Planning & Zoning Commission correspondence. If you would prefer to use a different email address, please let Nancy Corbin-Fuller know so she can update the spreadsheet accordingly. This information will be submitted to IT on Friday.

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday June 25, 2025.

Moved by Ian Sharp, **seconded by** Christine Sheehy to approve the minutes from the regular meeting held on Wednesday, June 25, 2025.
Note: Joshua Maher was not present for the vote on the minutes.
Vote: 5 - 0 - Unanimously

5. PUBLIC HEARING

A. Public Hearing:

PZ-22-00109-04: A Direct to Ordinance Zoning Map Amendment request from ViewPoint Engineering on behalf of Red Oak Development Group to rezone approximately 13.82 acres located at 2951 S Masonic Lane from the Rural Residential (RR) zone within the Resource Protection Overlay Zone (RPO) and Suburban Commercial (SC) zone within the RPO to the Medium Density Residential (MR) zone within the RPO.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving **PZ-22-00109-04**, subject to the following conditions which will be included into the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated May 9, 2024. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations, shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the "Pinehaven Development Agreement" must be fully satisfied.
4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Rural Residential (RR) and Suburban Commercial (SC) in accordance with A.R.S. Â§ 9-462.01.

- Ben Mejia, Senior Planner, gave a PowerPoint presentation. The Commissioners' questions were addressed by Ben Mejia and Stephanie Santana, Senior Lead Transportation Engineer.
- A PowerPoint presentation was given by Applicant Tom Staub, CEO of Red Oak Development Group; Mark Lind, Architect and Director of ViewPoint Design Studio; and Luke Caraway, President of ViewPoint Land Solutions. Commissioners' questions were answered by Tom Staub, Mark Lind, Luke Caraway, Ben Mejia, Stephanie Santana, and Alaxandra Pucciarelli, Current Planning Manager.
- Justyna Costa, Assistant Housing Director, responded to Commissioners' questions.
- Public comment was provided by Michael Banker, a Flagstaff resident. His comments and questions were addressed by Luke Caraway, Ben Mejia, and Alaxandra Pucciarelli.

Moved by Ian Sharp, **seconded by** CJ Lucke to approve **PZ-22-00109-04** and to recommend approval to the City Council, including the four staff-recommended conditions and incorporating the additional conditions proposed by Vice Chair Norton, as follows:

- The site plan be revised to remove the rooftop deck from the amenity building.
- The site plan be revised to remove the observation deck.
- A restriction be placed to prohibit fractional sales.

Vote: 6 - 0 - Unanimously

B. Public Hearing: CUP Extension Request (PZ-24-00046) - Mountain View Baptist Church

At the June 26, 2024 meeting, the Commission approved a Conditional Use Permit request from Mountain View Baptist Church to establish a new 6,674 sq. ft. building, which includes a place of worship with more than 250 seats, office rooms, and meeting rooms. Places of worship with more than 250 seats require a Conditional Use Permit (CUP) in the Rural Residential (RR) zone. The applicant is requesting an extension of 180 days maximum.

Staff recommends that the request for the CUP extension be granted by the Planning and Zoning Commission with the original requirements included in Conditional Use Permit No. PZ-24-00046 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on January 9, 2024. Modifications to the approved site plan shall require additional review by the IDS team.

- Beth Heng, Planner, gave a PowerPoint presentation and answered the Commissioners' questions.
- The applicant, Jim Graves, provided an update and also answered the Commissioners' questions.

Moved by Ian Sharp, **seconded by** CJ Lucke to approve the extension request for PZ-24-00046.

Vote: 6 - 0 - Unanimously

6. GENERAL BUSINESS

A. A request for Preliminary Block Plat approval for Canyon del Rio Phase 2 located at 3200 E Butler Avenue within the Single-family Residential (R1) zone and the Medium Density Residential (MR) zone.

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Block Plat for Canyon Del Rio Phase 2 to the City Council with a recommendation of approval with the following conditions:

1. The final plats for each phase shall be in substantial conformance with the preliminary plat including the phasing plan and map (sheets PH01 and PH02) of the preliminary Block Plat of Canyon Del Rio Phase 2. Each phase and parcel of the Canyon del Rio plat must meet all requirements independently.
2. The Final Plat for Canyon Del Rio Phase 2 must meet the conditions of approval in the IDS approval comment letter dated June 5, 2025, as well as the conditions of approval of both the Traffic Impact Analysis dated April 2, 2025, and the Whetstone Memo dated July 10, 2025.

- The applicant requested the item to be pulled from the agenda.

7. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- **None**

8. ADJOURNMENT

- Meeting was adjourned at 5:37 p.m.

SIGNATURE LINE
_____ CHAIRPERSON

Planning & Zoning Commission 5. A.
Meeting Date: 08/13/2025
From: Dustin Stiffler, Associate Planner

Information

TITLE:

Public Hearing: PZ-25-00122, A Conditional Use Permit request from Charity Lee on behalf of Abbott-Rhoton Investments LLC to allow a High Occupancy Housing Development, Single-Family in the Rural Residential (RR) Zone at 3426 S Breton Dr in The Wedge subdivision (Woody Mountain Estates). The proposal is for a 3,655 square foot new-build single-family residence with 5 bedrooms, 5.5 bathrooms and a 966 square foot attached garage on approximately 0.46 acres.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, Staff recommends approval of PZ-25-00122 with conditions.

1). The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

Attachments

Staff Report
Draft Conditional Use Permit
Draft Notice of Decision
Draft Prop 207 Waiver
Conditional Use Permit Application
Narrative
Public Participation Report
Vicinity Map
Site Plan, Floor Plan, and Elevations

PLANNING & DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PZ-25-00122

DATE: July 28, 2025
MEETING DATE: August 13, 2025
REPORT BY: Dustin Stiffler

REQUEST:
A Conditional Use Permit request from Charity Lee on behalf of Abbott-Rhoton Investments LLC to allow a High Occupancy Housing Development, Single-Family in the Rural Residential (RR) Zone at 3426 S Breton Dr in The Wedge subdivision (Woody Mountain Estates). The proposal is for a 3,655 square foot new-build single-family residence with 5 bedrooms, 5.5 bathrooms and a 966 square foot attached garage on approximately 0.46 acres.

STAFF RECOMMENDATION:
In accordance with the findings presented in this report, Staff recommends approval of PZ-25-00122 with conditions.

I. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

PRESENT LAND USE:
The subject property is currently vacant and is a recorded lot in The Wedge subdivision.

PROPOSED LAND USE:
The submitted floor plan meets the minimum threshold of five bathrooms, which is considered a High Occupancy Housing Development, Single-Family. The proposed land use will remain residential as a single-family dwelling that is viewed per the Flagstaff Zoning Code as High Occupancy Housing.

NEIGHBORHOOD DEVELOPMENT:
Property is within the Woody Mountain Estates community.

North: Single-Family Dwelling, RR Zone w/ RPOZ
South: Single-Family Dwelling, RR Zone w/ RPOZ
East: Single-Family Dwelling, RR Zone w/ RPOZ
West: Flagstaff Ranch Community, Coconino County

STAFF REVIEW:

I. Project Information

A. Background

Section 10-40.30.030.B of the Flagstaff Zoning Code, Residential Zones - Allowed Uses, identifies "High Occupancy Housing Development, Single-Family" as an allowed land use in the Single-Family Residential (R1) Zone subject to the approval of a Conditional Use Permit (CUP) by the

Planning Commission. Adopted on November 17, 2020, and effective on March 21, 2021, the High Occupancy Housing Development (HOHD) Zoning Code standards require that a Single-Family Dwelling with seven or more bedrooms and/or five or more sanitation facilities, obtain a Conditional Use Permit before a building permit can be issued.

On June 12, 2025, an application for a 5-bedroom, 5.5-bathroom, single-family residence was submitted for a CUP for a Single-Family Dwelling in the Woody Mountain Estates community. The approximately 47.26-acre residential subdivision contains 47 lots and has a density of 0.99 units per acre. The subdivision is located along Woody Mountain Road. The lot will be accessible from S Breton Drive, which can be accessed via W Dartmoor Dr at the North of the subdivision or directly from S Woody Mountain Road at the South end of the development. The lots that have been developed contain large, estate-style homes. The entire subdivision is subject to Resource Protection standards and is located in a Neighborhood Pedestrian Shed of a future Activity Center as depicted in the Regional Plan.

Section 10-40.60.170 of the Flagstaff Zoning Code contains additional standards for HOHD. The minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or one-third the height of the taller structure. This results in a minimum separation of 10 feet, based on the approved height of the building at 25 feet and 2 inches. As a single-family HOHD, the structure must also meet the additional parking requirements of one parking space per bedroom. The proposed 2-car garage and large driveway is adequate to meet this requirement.

B. Required Findings

The Planning Commission may approve the CUP only after making the following five findings:

i. *Finding #1*

The conditional use is consistent with the objectives of the Zoning Code and the purpose of the Zone in which the site is located.

"The Rural Residential (RR) zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area's rural character. This zone is predominantly large lot single-family development. However, it does allow for cluster and Planned Residential Developments, which provide opportunities for higher densities. The RR zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City's unique mountain environment with a minimum amount of municipal services and improvements. This zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area." (FZC 10-40.30.030)

The RR Zone allows HOHD uses with the granting of a CUP. The primary reason for the Conditional Use Permit is to protect the uses that are allowed by right which may be incompatible with HOHD.

ii. *Finding #2*

That granting the conditional use will not be detrimental to the public health, safety or welfare.

If the proposed project is developed in accordance with City codes, standards and requirements, the project should not be detrimental to the public health, safety, or welfare.

iii. ***Finding #3***

The characteristics of the conditional use as proposed, and as it may be conditioned, are reasonably compatible with the types of uses permitted in the surrounding area. The CUP shall be issued only when the Planning Commission finds that the Applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area (FZC 10-20.40.050.E.3):

- Access, traffic, and pedestrian, bicycle and vehicular circulation;
- Adequacy of site and open space provisions, including resource protection standards, where applicable;
- Noise, light, visual and other pollutants;
- Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
- Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
- Impact on public utilities;
- Signage and outdoor lighting;
- Dedication and development of streets adjoining the property; and
- Impacts on historical, prehistoric or natural resources.

a. *Access and Traffic; Pedestrian, Bicycle and Vehicular Circulation*

Access to the site is provided from South Breton Drive. The proposed use will have minimal impact on traffic circulation. A Traffic Impact Analysis is not required of a single private residence which would only see traffic from the home's occupants. Single-family HOHD is required to provide one off-street parking space per bedroom. This development proposes five bedrooms; on-site parking is provided for at least five vehicles which is easily accommodated in the two-car garage and ample driveway.

b. *Adequacy of Site/Open Space/Resource Provisions*

A Resource Protection Plan was provided when the subdivision was platted. The construction proposed for this request will be within the buildable area of the lot and tree removal will only occur within that buildable area.

c. *Noise, Light, Visual and Other Pollutants*

It is not anticipated that the proposed uses for the site will create any noise, visual or other pollutants into the area. The site is well maintained.

d. *Style and Siting of Structure(s), and Relationship to Surrounding Neighborhood*

The architectural style, colors and materials along with the siting of the structure are consistent with the existing residences within Woody Mountain Estates.

e. *Landscaping and Screening*

Landscaping provisions do not apply to construction of a new single-family dwelling.

(FZC 10-50.60.020.C)

f. *Impact on Public Utilities*
The site proposes to connect to existing City sewer and water services. No new off-site improvements are required to support this use.

g. *Signage and Outdoor Lighting*
All exterior lighting will be required to comply with the City of Flagstaff's strict outdoor lighting requirements which support and maintain our designation as an International Dark Sky City. Section 10-50.70: Outdoor Lighting Standards of the Zoning Code allows single-family residences to have a combined maximum of up to 5 ,000 lumens of outdoor lighting (if using non-LED bulbs) or 6,993 lumens of outdoor lighting if all lighting is using LED bulbs. All outdoor lighting fixtures must be fully or partially shielded; no unshielded fixtures are allowed. Single-family residential building permits do not require a separate Outdoor Lighting Permit.

h. *Dedication and Development of Streets*
No dedication or development of public streets is required. All public right of way was dedicated when the subdivision was platted.

i. *Impacts on Resources*
This site is not currently listed on any state or federal historic registry, nor does the site have any other historical significance. The site is located within the Resource Protection Overlay Zone; the proposed development fits within the buildable area of the lot determined by the subdivision plat for Woody Mountain Estates, which adequately addresses resource protection requirements.

iv. *Finding #4*

For the properties subject to Division 10-30.30, Heritage Preservation, the City's Historic Preservation Officer or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect or has appropriately mitigated its effects on the historic cultural resource.

This property is not subject to Division 10-30.30; therefore, this criterion is not applicable.

v. *Finding #5*

Adequate transit service is available to the Development Site containing four dwelling units or more. Adequate transit service from a Development Site to a permanent transit stop is:

a. Less than or equal to 1,320 feet; or

b. A distance greater than 1,320 feet when the Planning and Zoning Commission finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.

The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail. This proposed

Conditional Use Permit is for an HOHD, Single-Family; as such, this criterion is not applicable.

C. Citizen Participation

The applicant notified nearby property owners within 300 feet of the subject site of this application via mailer in-lieu of holding a virtual or in-person neighborhood meeting. As of the date of this report, Staff has not received any comments on this CUP application.

D. Recommendation

In accordance with the findings presented in this report, Staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in Conditional Use Permit No. PZ-25-00122 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application**.**

E. Attachments

The draft documents have been prepared in accordance with the Staff recommendation and do not indicate the Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

- Draft Conditional Use Permit No. PZ-25-00122
- Draft Notice of Decision
- Draft Prop 207 Waiver
- Conditional Use Permit Application
    - Narrative
    - Public Participation Report
    - Vicinity Map
    - Site Plan
    - Floor Plans
    - Elevations

COCONINO COUNTY, ARIZONA RECORDER
CONDITIONAL USE PERMIT
FROM GRANTOR: CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA
OFFICE OF PLANNING AND ZONING
TO GRANTEE: ABBOTT-RHOTON INVESTMENTS LLC

Permit No. **PZ-25-00122**
August 13, 2025

Permission is hereby granted to Abbot-Rhoton Investments LLC to establish a High Occupancy Housing Development, Single-Family use pursuant to Section 10-40.30.030.B of the *Flagstaff Zoning Code*. The High Occupancy Housing Development, Single-Family consists of 3,655 square feet with 5 bedrooms and 5.5 bathrooms on approximately 0.46 acres located at 3426 S Breton Drive in the Rural Residential (RR) Zone, and legally described as Coconino County Assessor parcel number 112-08-023 in the city of Flagstaff, Arizona.

After a public hearing held on August 13, 2025, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

Furthermore, this permit is issued on the express condition that the use permitted herein shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Planning Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the Zoning Code.

This Conditional Use Permit shall become null and void one (1) year from the effective date of August 13, 2025, unless the following shall have occurred:

1. A building permit has been issued and construction begun and diligently pursued; or
2. The approved use has been established; or
3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.
4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This document___does modify, or _X_ does not modify the provisions of a previous Conditional Use Permit recorded in docket_____, Office of the Coconino County, Arizona, Recorder.

_____
Planning Director, City of Flagstaff

By: _____
Applicant (if other than the property owner)

STATE OF ARIZONA)
) ss
County of_____)

Before me, the undersigned Notary Public, personally appeared_____who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this_____day of_____, 2023.

_____
Notary Public

My Commission expires: _____

By: _____
Property Owner

STATE OF ARIZONA)
) ss
County of_____)

Before me, the undersigned Notary Public, personally appeared_____who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this_____day of_____, 2023.

_____
Notary Public

My Commission expires: _____

City of Flagstaff

August 13, 2025

Charity Lee
Capstone Homes / Abbott-Rhoton Investments LLC
3605 South Flagstaff Ranch Road
Flagstaff, Arizona 86005

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-25-00122

Dear Ms. Lee,

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Abbott-Rhoton Investments LLC for a Conditional Use Permit on the property at 3426 South Breton Drive (APN 112-08-023) in the Rural Residential (RR) Zoning District for a High Occupancy Housing Development, Single-Family as provided in Table 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on August 13, 2025, in regard to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated July 28, 2025, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of (6-0) for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on August 23, 2025, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Please do not hesitate to contact me with any questions, comments, or concerns.

Sincerely,

Dustin Stiffler, Associate Planner
Community Development
211 W Aspen Ave
Flagstaff, AZ 86001
(928) 213-2613
dustin.stiffler@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council

When recorded, mail to:
City Clerk
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel number 112-08-023 in the City of Flagstaff, Arizona that is the subject of Conditional Use Permit Application No. PZ-25-00122. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ-25-00122 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ-25-00122. Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated this_____day of_____, 2025

PROPERTY OWNER:

Print Name _____

Sign Name _____

State of Arizona)
) ss
County of_____)

SUBSCRIBED AND SWORN to before me this_____day of_____, 2025, by:

_____

_____
Notary Public

My commission expires: _____

City of Flagstaff — Community Development Division

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

Date Received	Application for Conditional Use	File Number

Property Owner(s) Abbott-Rhoton Investments LLC		**Phone** 855-928-1100
Mailing Address 3605 S. Flagstaff Ranch Rd.	**City, State, Zip** Flagstaff, AZ 86005	**Email** cwhiting@capstonehomesaz.com
Applicant(s) Charity Lee		**Phone** 928-600-3594
Mailing Address see above	**City, State, Zip** see above	**Email** clee@capstonehomesaz.com
Project Representative Ashley Carlson		**Phone** 928-853-3520
Mailing Address see above	**City, State, Zip** see above	**Email** acarlson@capstonehomesaz.com

Project Name Woody Mountain Estates, lot 19			
Site Address 3426 S Breton Dr	**Parcel Number(s)** 11208023	**Subdivision, Tract & Lot Number** Woody Mountain Estates, lot 19	
Zoning District RR - Single Family Estate	**Regional Plan Land Use Category** Suburban-Future	**Flood Zone** Zone X	

Property Information:
- ☐ Yes ☑ No Located in an existing City of Flagstaff Historic District? (Name:_____)
- ☐ Yes ☑ No Existing structures are over 50 years old at the time of application?
- ☐ Yes ☑ No Existing structures are pre-World War II housing?
- ☐ Yes ☑ No Subject property is undeveloped land?

Surrounding Uses (Res, Com, Ind)	North	South	East	West
	Res	Res	Res	Res

Note:
Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets **the second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 30 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the attached checklist. **Incomplete submittals will not be scheduled.**

Property Owner Signature	Date	Applicant Signature	Date
	6/10/25	Charity Lee	6/10/25

For City Use

Date Filed	**File Number:**	
Hearing Date	**Pub. / Posting Date(s):**	**Prop. Owner Notif. Date:**
Fee Receipt Number	**Amount**	**Date**

Action by Planning and Zoning Commission:

Hearing Date:	Type of Request:
☐ Approved	☐ CUP
☐ Denied	☐ Extension
☐ Continued	

Staff Assignments	Planning	Engineering	Fire	Public Works/Water	Stormwater

Revised: 3/2020

Conditional Use Permits (CUP)

Conditional uses are those uses which are presumed to be compatible with other authorized or permitted land uses in a zoning district; but require additional discretionary review, and possibly the imposition of conditions, to ensure that their location, design, and character are appropriate at a particular location. Only those uses which are authorized as conditional uses in Chapters 10-40 (Specific to Zones), may be approved as conditional uses. Further information regarding conditional uses and the CUP process can be found in Section 10-20.40.050 (Conditional Uses) of the Zoning Code.

Review

Requests for CUP are reviewed by the City's Planning and Zoning Commission (P&Z), an advisory commission appointed by the City Council. A public hearing is held in conjunction with the request in conformance with Section 10-20.30.080 of the Zoning Code. Just before the public hearing is opened, Development Services staff presents its report to the P&Z, and the applicant is given an opportunity to make a presentation regarding the request. During the public hearing, any person may give testimony or submit written materials regarding the proposal. At the conclusion of the public hearing, the P&Z may approve the application as presented, approve the application with conditions, or deny the application. The P&Z may also continue the public hearing to a future meeting if additional information is needed before action can be taken. P&Z meetings are open to the public in compliance with the State's Open Meeting Law, and agendas are posted at City Hall no less than 24 hours prior to the meeting. Minutes are kept of all P&Z meetings.

Schedule

The Planning and Zoning Commission meets on the second and fourth Wednesday of every month at 4:00 p.m. in the afternoon. An application for a CUP must be made by the close of business at least 30 calendar days prior to a regularly scheduled P&Z meeting. Please be aware that a project must receive formal Site Plan Review approval from the Planning Director before a CUP application can be submitted.

Attendance by the applicant or a project representative at the Planning and Zoning Commission hearing is mandatory.

Submission Requirements

All applications for CUP must be accompanied by the following information:

- ☐ Application Fee
- ☐ 10 copies of proposed development plans
- ☐ Location/vicinity map
- ☐ Written response to the required findings for a Conditional Use Permit (Section 10-20.40.050 of the Zoning Code)
- ☐ List of property owners, parcel numbers, and assessor's maps, for properties within 300 feet

Application Fee

An application fee payable to the "City of Flagstaff", must be paid at the time an application for a CUP is submitted. The fee helps cover the cost of meeting noticing and advertising requirements.

Signatures

All applications must be signed and dated by both the applicant and the owner of the property.

Proposed Development Plans

Proposed development plans that must be submitted in conjunction with a CUP application are the same as those required for formal Site Plan Review (see list below). Refer to the Site Plan Review Application for a complete description of these plans and the information that must be depicted on them.

- ☐ Site plan
- ☐ Building elevations (one copy in color)
- ☐ Building floor plans
- ☐ Landscape plan
- ☐ Resource survey and protection plan (when applicable)
- ☐ Exterior lighting plan
- ☐ Preliminary signage plan

All plans submitted with the application must be folded to approximately 8.5 x 11 inches in size.

Location/Vicinity Map

The location/vicinity map shows adjacent streets and properties, as well as the land uses and zoning for those properties. Any contiguous property owned by the property owner or applicant must also be shown. The location/vicinity map must be drawn to scale and include dimensions. The location/vicinity map can be made a part of the site plan where space permits.

Findings for Granting a CUP

The CUP may be issued only when the P&Z finds that the applicant has considered and adequately addressed all of the following issues to ensure that the proposed use will be compatible with the surrounding area. Therefore, the CUP application must include a written response indicating how the request meets the findings identified in Section 10-20.40.050 of the Zoning Code. Attach substantiating documentation when necessary.

1. That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.
2. That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding shall include, but not be limited to:
    a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
    b. Hazard to persons or property from possible explosion, contamination, fire, or flood; and,
    c. Impact on surrounding areas arising from unusual volume or character of traffic.
3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

    a. Access and traffic; pedestrian, bicycle, and vehicular circulation;
    b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable;
    c. Noise, light, visual, and other pollutants;
    d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
    e. Landscaping and screening provisions;
    f. Impact on public utilities;
    g. Signage and outdoor lighting;
    h. Dedication and development of streets adjoining the property; and
    i. Impacts on historical, prehistoric, or natural resources.

Neighborhood Meeting

A neighborhood meeting in accordance with Section 10-20.30.060 of the Zoning Code may be required. The applicant shall work with the Planning Development Manager to determine if a meeting is required.

Applications will not be accepted or scheduled until all submission requirements are met. Neither the application nor accompanying development plans can be amended or modified once an application has been submitted.

Process to Schedule and Notify Affected Property Owners of a Public Hearing before the Planning and Zoning Commission

Step 1: Schedule Planning and Zoning Commission Hearing

Work with the Planning Development Manager handling the CUP case to schedule a hearing before the P&Z Commission.

Step 2: Notification to Affected Property Owners

The applicant for public hearings in the City of Flagstaff shall **post signs and notify affected property owners by mail** as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code to assist in providing adequate notice to interested parties and to meet Arizona State Statues.

The applicant is also responsible for establishing a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code. These persons include:

- ☐ Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land within the areas subject to the application for which the public hearing is required.
- ☐ Each real property owner (if different from the applicant) as shown on the last assessment of the property of any land which is located within 300 feet of the property subject to the application for which the public hearing is required. The Director may expand the notification area based on the location and context of the subject property if it is determined that the potential impact of the development extends beyond the required notification boundary.
- ☐ The situs or actual address of all tenants and residents living on the subject property.
- ☐ All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which abut the subject property.

The applicant is required to mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date.

The applicant must also erect and maintain a sign on the subject property no later than 15 days prior to the public hearing, and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

Step 3: Documentation of Notification to Affected Parties

The applicant must submit a notarized copy of the mailing list, *Affidavit of Notifications to Affected Property Owners,* and *Affidavit of Sign Posting* to the Director prior to the fifteenth day before the public hearing date.

The *Public Hearing Notice Sign Specification* and *Mailing Notification Instructions* documents provide detailed instructions on posting and notifications requirements.

Expiration

A CUP expires one year from the date of P&Z approval unless a grading or building permit is obtained or the use is established. The P&Z may grant a one-time extension of 180 days following a formal request for such an extension by the applicant. The extension must be approved before the CUP expiration date.

Appeals

Any person aggrieved by a decision of the P&Z to approve or deny a CUP (including the applicant) may file an appeal with the City Council. An appeal must be submitted in writing to the Planning Director or Community Development Director within 10 days of the P&Z's decision. The City Council will conduct a public hearing and at the conclusion of the hearing shall affirm, reverse, or modify the decision.

Public Record

All information submitted in conjunction with this application will become part of the public record and may be provided to members of the public. You must notify the City prior to submitting this application if you believe the information you are submitting may be proprietary or confidential.

For Further Information

For further information regarding the application and submission requirements for a CUP, please contact:

Planning and Development Services Section
City of Flagstaff
211 W Aspen Avenue
Flagstaff AZ 86001
928-213-2618
cdfrontcounter@flagstaffaz.gov

Mailing Notification Instructions

Every mailed notice of a public hearing shall include:

- The date, time, location and purpose of the hearing;
- The name of the body conducting the hearing, and a telephone number to receive additional information;
- The location and times at which the complete application and development file may be viewed by the public;
- The address or location of the subject property;
- A general description of the proposed development or action and the property included in the application;
- A statement that any interested person or authorized agent may appear and be heard;
- A statement describing how and when to submit written comments;
- The existing zone classification; and
- The words "Zoning," "Annexation," or "Conditional Use Permit" as applicable.

Notices of required public hearings shall be sent by first class mail to the following persons:

- Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land within the areas subject to the application for which the public hearing is required.
- Each real property owner (if different from the applicant) as shown on the last assessment of the property of any land which is located within 300 feet of the property subject to the application for which the public hearing is required. The Director may expand the notification area based on the location and context of the subject property if it is determined that the potential impact of the development extends beyond the required notification boundary.
- The situs or actual address of all tenants and residents living on the subject property.
- All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which abut the subject property.

Additional noticing requirements:

In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided as described in subsections (2) and (3) below:

- A 10 percent or more increase or decrease in the number of square feet or units that may be developed.
- A 10 percent or more increase or reduction in the allowable height of buildings.
- An increase or reduction in the allowable number of stories of buildings.
- A 10 percent or more increase or decrease in setback or open space requirements.
- An increase or reduction in permitted uses.

2. Notice shall be sent to all persons or groups whose names are on the registry of persons and groups described in subsection (B) of this section who are interested in receiving such notice.

3. Notice shall be provided to real property owners in compliance with at least one of the following notification procedures:

- Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property would be directly governed by the changes.
- Notice shall be included with water bills or other City mass mailings.
- Notice shall be published in a newspaper of general circulation published or circulated in the City in the form of a "display ad" covering not less than one-eighth of a full page.

Affidavit of Notifications to Affected Property Owners

Case Number: _____

Project Name: _____

Applicant Name: _____

Location: _____

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this_____ day of _____, 20___ by:

_____
Notary Public

My Commission Expires:

_____

Public Hearing Notice Sign Specification

- The sign shall be a minimum of 3 feet x 3 feet in size.
- The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material.
- The sign shall have a white background with black lettering. The least expensive process is laminated direct printing.
- The minimum lettering size shall be 1.2 inch for lowercase and 1 inch for upper case.
- The words "Public Hearing" shall be a minimum of 2 inches in size (Sign lettering should be formatted to match the example below).
- The content of the sign shall match the example below and include specific case details.
- The sign shall be securely fastened to wooden or metal stakes.
- The applicant is responsible for maintaining the integrity and accuracy of the sign.
- The height of the sign shall be at least 4 feet from finished grade to top of sign and shall not be obstructed from view.

City of Flagstaff

PUBLIC HEARING
Planning and Zoning Commission: (Date and Time)

LOCATION OF HEARING(S):
REQUEST:
PROPOSAL:
GENERAL LOCATION:
SIZE OF SITE:
CASE#
APPLICANT/CONTACT:
PHONE #:
Planning & Development Services Department: 928-213-2600
Posting Date:

Affidavit of Sign Posting

Case Number: _____

Project Name: _____

Applicant Name: _____

Location: _____

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this_____ day of _____, 20___ by:

_____
Notary Public

My Commission Expires:

_____

June 12th, 2025

Charity Lee
Entitlements Manager
Capstone Homes
3605 South Flagstaff Ranch Road
Flagstaff, Arizona 86005

Alax Pucciarelli
Current Planning Manager
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

Reference : CONDITIONAL USE PERMIT
PROJECT NAME : 3426 S. BRETON DRIVE, FLAGSTAFF, AZ. 86001, WOODY MOUNTAIN ESTATES LOT 19

Dear Ms. Pucciarelli,

I am submitting this request for a Conditional Use Permit to allow construction of a detached single-family residence at 3426 S Breton Drive in Woody Mountain Estates. This is a new construction that is planned to have five bedrooms, a bonus room, five baths, and one-half bath for a total of 3,655 livable square feet. While the home meets all standards for a detached single-family residence, the inclusion of five full bathrooms and one-half bath qualifies it as High Occupancy Housing (HOH) under City of Flagstaff zoning. Because HOH is conditionally allowed use in Rural Residential zones, I respectfully submit this application for your consideration.

Below, I address the required findings for the Commission's review:

---

1. Consistency with Zoning Code Objectives and Purpose of the Zone

The proposed home is consistent with the objectives of the Zoning Code Section 10-20.30.080 and the purpose of the Rural Residential (RR) zone. The RR zone allows for low-density development that maintains the natural character of the area, and the proposed structure fits well within that intent.

The home is designed as a detached single-family residence; its size, scale, and architectural design are in harmony with other homes in the neighborhood. While the number of sanitation facilities triggers the HOH classification, this project is not a commercial boarding house or multi-unit facility—it is intended for use as a residence.

The project will preserve existing vegetation, adhere to site coverage limits, and follow all applicable resource protection standards, consistent with RR zoning.

---

2. No Detriment to Public Health, Safety, or Welfare

This residence will not pose any threat to public health, safety, or welfare, and the following points address the required factors:

- **Noise, smoke, odor, dust, vibration, or illumination:** The home will not generate excessive noise, pollutants, or lighting beyond what is typical for a residential property. Construction will comply with all codes and hours of operation.
- **Hazards from explosion, contamination, fire, or flood:** There are no hazardous materials associated with the use, and the home will be built to current building and fire safety codes. The site is not in a floodplain.
- **Traffic volume or character:** The home is expected to have the same traffic impact as any other large single-family residence. There will be adequate on-site parking and no unusual traffic patterns.

---

3. Compatibility with Surrounding Uses

The home is compatible with the existing character of Woody Mountain Estates and nearby properties. The proposed use is in keeping with the area's residential nature.

- **Access and circulation**: The property is accessible from South Breton Drive, and the design includes sufficient space for safe vehicular movement and parking.
- **Site adequacy and resource protection**: The project maintains compliance with all applicable site design standards and will include preservation of native trees and natural landscaping.
- **Noise, light, and visual impacts**: The home will include fully shielded outdoor lighting, consistent with Flagstaff's dark sky standards, and will not create nuisance noise or visual pollution.
- **Structure design and relationship to neighborhood**: The home's scale and design reflect the architectural character of the neighborhood and will use quality materials that blend with surrounding homes.
- **Landscaping and screening**: Landscaping will conform to the surrounding neighborhood and meet the design guidelines of the community. Additional screening is not necessary as this is a single-family detached home that is in conformance with the neighboring homes.
- **Public utilities**: The site is adequately served by existing infrastructure. No undue burden on utilities is anticipated.
- **Streets and development**: No new street dedication is required; the development is compatible with existing roadways.
- **Impacts on historic/natural resources**: No significant historical or natural resources will be disturbed. The design will respect the topography and vegetation of the site.

Conclusion

This home is a well-designed, single-family residence that aligns with the residential character of Woody Mountain Estates. The designation as High Occupancy Housing is a technical classification due to sanitation count—not reflective of a high-density or multi-unit living arrangement.

I respectfully request approval of this Conditional Use Permit. Thank you for your consideration.

Sincerely,

Charity Lee
Entitlements Manager
3605 S. Flagstaff Ranch Road
Flagstaff, AZ. 86005
Phone: 928-600-3594
E-mail: clee@capstonehomesaz.com

CAPSTONE HOMES

July 28th, 2025

Charity Lee
Entitlements Manager
Capstone Homes
3605 South Flagstaff Ranch Road
Flagstaff, Arizona 86005

Dustin Stiffler
Associate Planner
Community Development
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

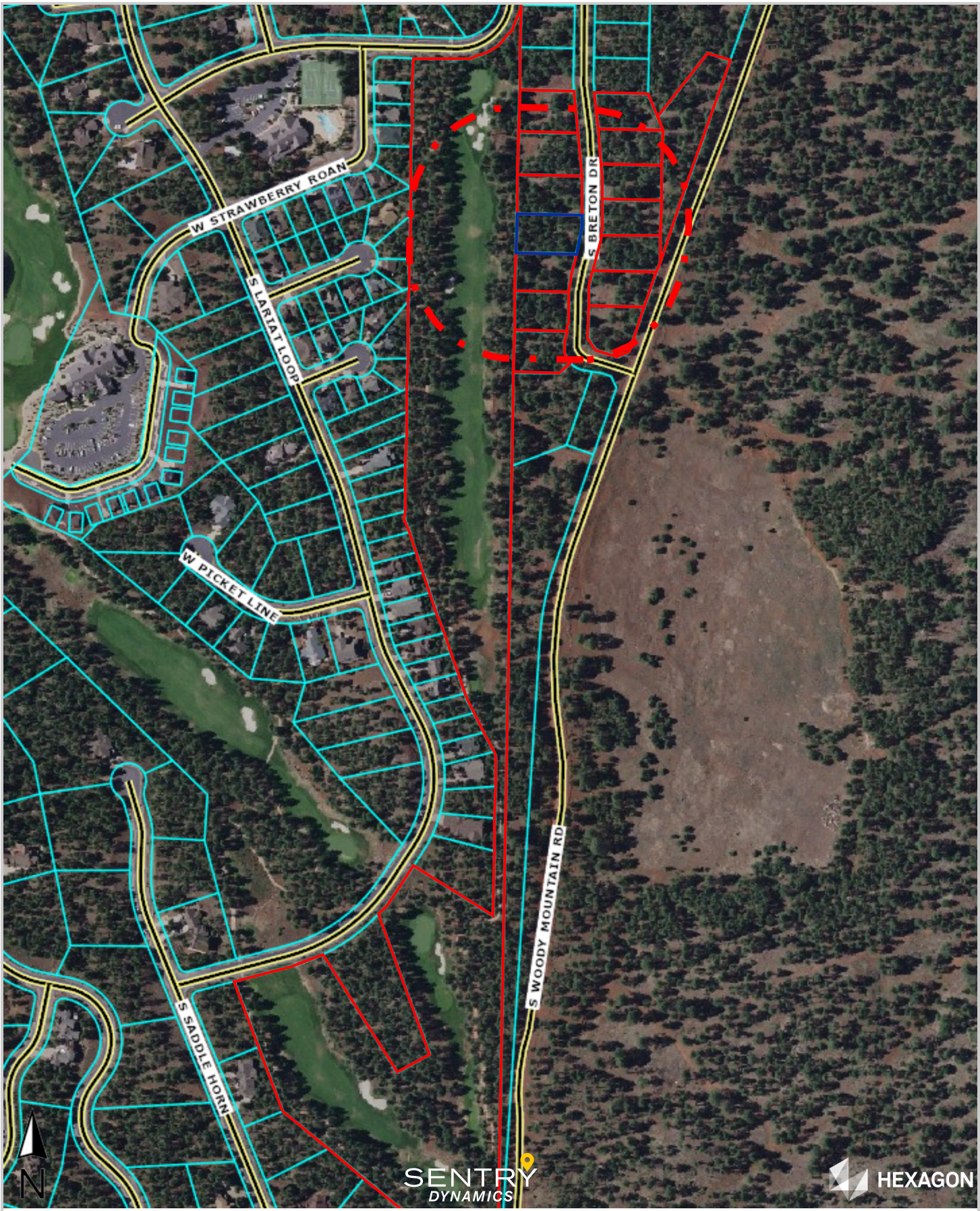
Reference : RECORD OF PROCEEDINGS, CONDITIONAL USE PERMIT PZ-25-00122
PROJECT NAME : 3426 S. BRETON DRIVE, FLAGSTAFF, AZ. 86001

Dear Dustin,

All the requirements of Section 10-20.30.060 Neighborhood Meeting and Section 10-20.30.080 Notice of Public Hearings have been met. No inquiries were received from neighbors or the public.

Sincerely,

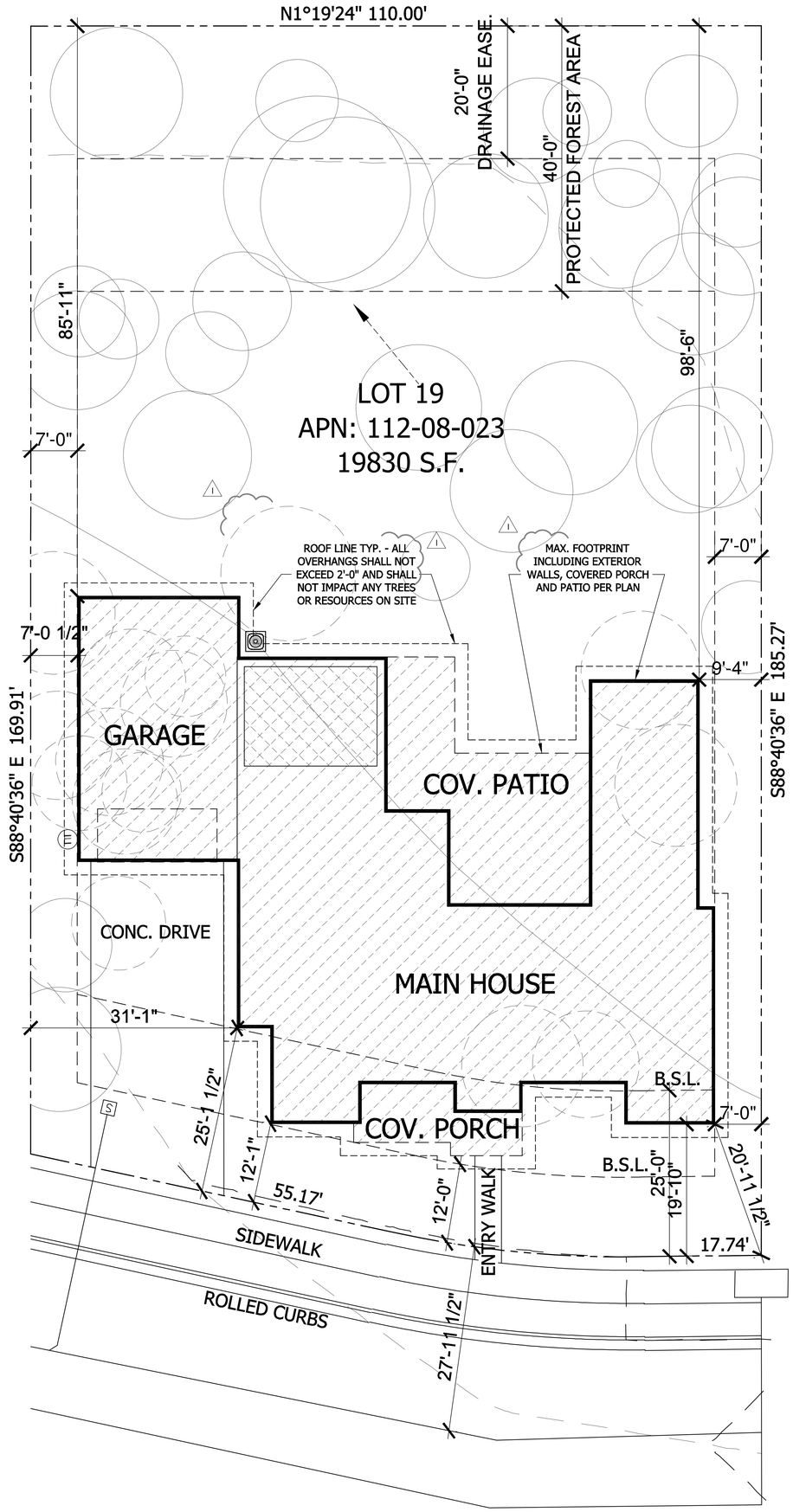
Charity Lee
Entitlements Manager
3605 S. Flagstaff Ranch Road
Flagstaff, AZ. 86005
Phone: 928-600-3594
E-mail: clee@capstonehomesaz.com



Pioneer Title Agency

COMMITMENT TO SERVICE

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



IMPERVIOUS SURFACES	
BUILDING	4621 □'
DRIVEWAY	965 □'
SIDEWALK	63 □'
ENTRY/PATIO	906 □'
OTHER	19 □'
TOTAL	6574 □'

SETBACKS	
FRONT	12'-0"
REAR	20'-0"
SIDE	7'-0"
GARAGE	25'-0"

LEGEND

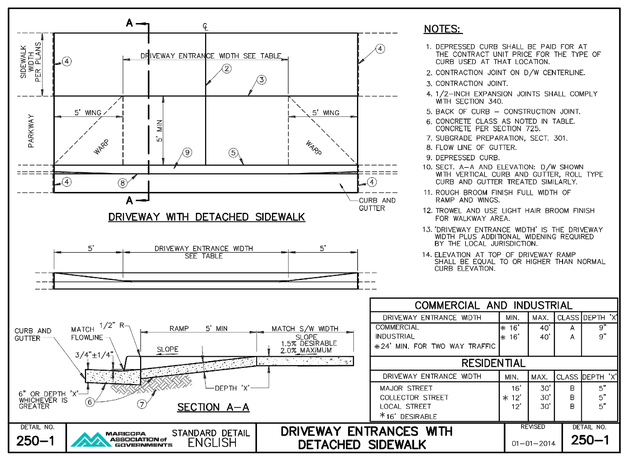
- (E) ELECTRICAL PANEL
- (G) GAS METER
- (S) SEWER SERVICE
- (W) WATER METER
- TREE TO REMAIN
- TREE TO BE REMOVED

300 SQ. FT. AREA FOR FUTURE SOLAR PANELS. FUTURE CONNECTIONS WIRE TO BE LOCATED AT CENTER OF THIS AREA IN ATTACKS AND ROUTED TO JUNCTION BOX LOCATED OVER ELECTRICAL PANEL PER 2018 IRC, APPEMDIX 'T'

POST-DEVELOPMENT FLOW

PRE-DEVELOPMENT FLOW

1



NOTES:

1. DEPRESSED CURB SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE TYPE OF CURB USED AT THAT LOCATION.
2. CONTRACTION JOINT ON D/W CENTERLINE.
3. CONTRACTION JOINT.
4. 1/2-INCH EXPANSION JOINTS SHALL COMPLY WITH SECTION 340.
5. BACK OF CURB – CONSTRUCTION JOINT.
6. CONCRETE CLASS AS NOTED IN TABLE. CONCRETE PER SECTION 725.
7. SUBGRADE PREPARATION, SECT. 301.
8. FLOW LINE OF GUTTER.
9. DEPRESSED CURB.
10. SECT. A–A AND ELEVATION: D/W SHOWN WITH VERTICAL CURB AND GUTTER, ROLL TYPE CURB AND GUTTER TREATED SIMILARLY.
11. ROUGH BROOM FINISH FULL WIDTH OF RAMP AND WINGS.
12. TROWEL AND USE LIGHT HAIR BROOM FINISH FOR WALKWAY AREA.
13. 'DRIVEWAY ENTRANCE WIDTH' IS THE DRIVEWAY WIDTH PLUS ADDITIONAL WIDENING REQUIRED BY THE LOCAL JURISDICTION.
14. ELEVATION AT TOP OF DRIVEWAY RAMP SHALL BE EQUAL TO OR HIGHER THAN NORMAL CURB ELEVATION.

COMMERCIAL AND INDUSTRIAL				
DRIVEWAY ENTRANCE WIDTH	MIN.	MAX.	CLASS	DEPTH 'X'
COMMERCIAL	⊕ 16'	40'	A	9"
INDUSTRIAL	⊕ 16'	40'	A	9"
⊕24' MIN. FOR TWO WAY TRAFFIC				

RESIDENTIAL				
DRIVEWAY ENTRANCE WIDTH	MIN.	MAX.	CLASS	DEPTH 'X'
MAJOR STREET	16'	30'	B	5"
COLLECTOR STREET	⊕ 12'	30'	B	5"
LOCAL STREET	12'	30'	B	5"
⊕16' DESIRABLE				

DETAIL NO.	MARICOPA ASSOCIATION of GOVERNMENTS	STANDARD DETAIL ENGLISH	DRIVEWAY ENTRANCES WITH DETACHED SIDEWALK	REVISED 01-01-2014	DETAIL NO.
250-1					250-1

PLOT PLAN

SCALE: 1/8" = 1'-0"

NORTH

WWW.CAPSTONEHOMESAZ.COM
3805 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ. 86005

CAPSTONE HOMES

Outhouse
One Source. One Solution.
602.258.0429

ARCHITECTURAL
SITE PLAN

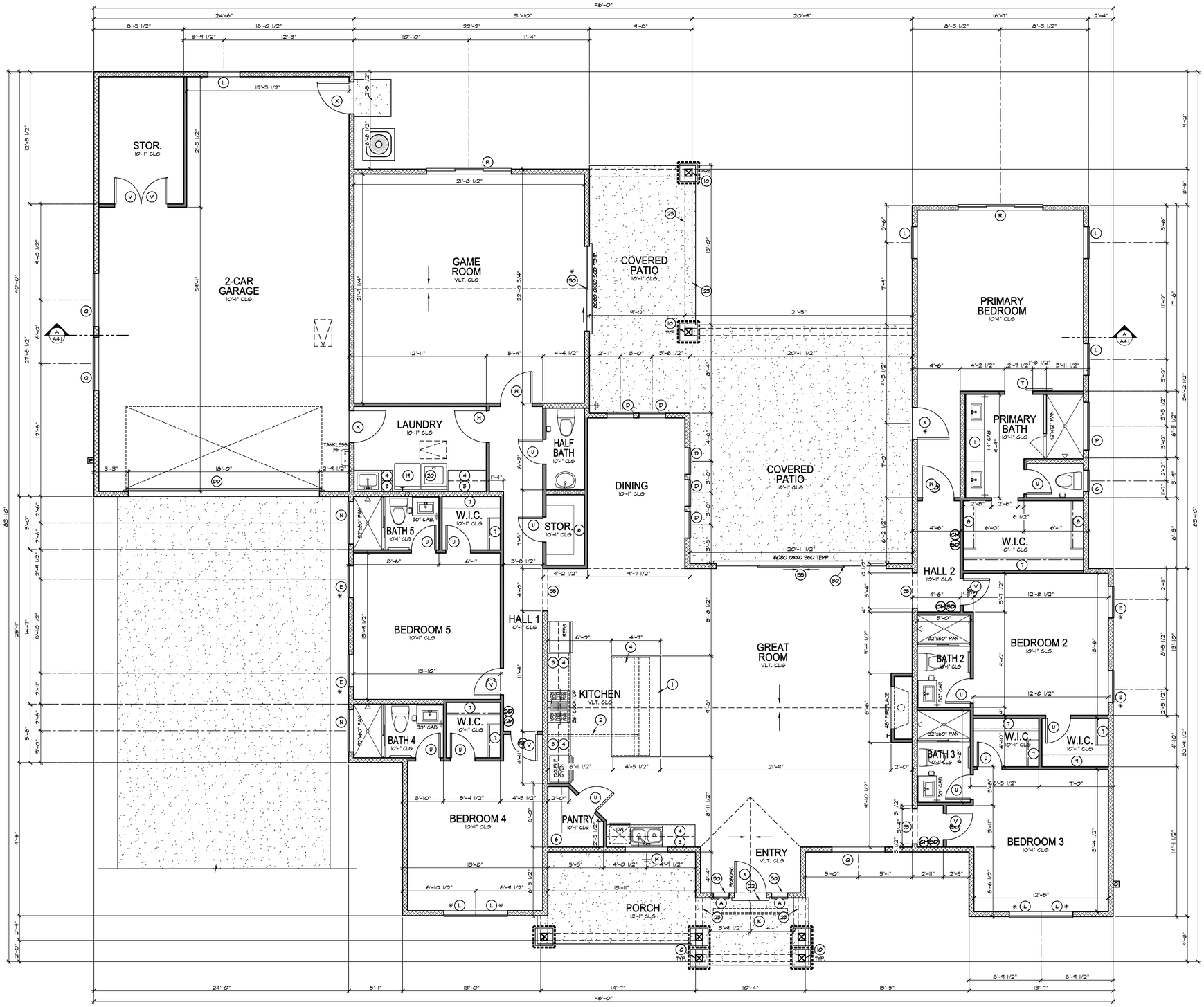
DRAWN BY: BRET M.
Outhouse
DATE: JANUARY 21, 2025

Rev.	DATE:
1	JAN 28, 2025 CITY COMMENTS
2	-
3	-
4	-
5	-

SUBDIVISION
WOODY MOUNTAIN LOT 19

SHEET No.
AS1

I hereby certify that I am the author of this work and that it is original work.



MAIN LEVEL NOTED FLOOR PLAN (3655 SQ. FT. LIVABLE)

SCALE: 1/4" = 1'-0"

NOTE:
- ALL WINDOWS SHALL BE LOW-E AND COMPLY WITH THE U-FACTOR OF 0.30 MAX.
- EMERGENCY ESCAPE AND RESCUE OPENINGS, INDICATED WITH "R" ON THIS PLAN, ARE TO COMPLY WITH THE REQUIREMENTS LISTED ON SHEET G1.1, UNDER "WINDOWS" GENERAL SPECIFICATIONS.
- ALL GLAZING U-FACTOR AND SGHC SHALL COMPLY WITH HERS REPORT PROVIDED.

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY.	REMARKS
T	2'6"X8'0"	BARN DOOR	1	
U	2'4"X8'0"	INTERIOR DOOR	12	
V	2'6"X8'0"	INTERIOR DOOR	6	
W	3'0"X8'0"	INTERIOR DOOR	3	
X	5'0"X8'0"	EXTERIOR DOOR	4	20 MIN. SELF-CLOSING AT GARAGE
AA	4'0"X8'0"	INTERIOR BI-FOLD DOOR	1	
BB	16'0"X8'0"	SLIDING GLASS DOOR	1	CENTER-PULL, TEMPERED
DD	18'0"X8'0"	ALUM. GARAGE DOOR	1	

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY.	REMARKS
A	1'6"X6'0"	STATIONARY GLASS	2	TEMPERED
C	2'0"X3'0"	SINGLE HUNG	6	
D	2'6"X6'0"	SINGLE HUNG	5	
E	3'0"X5'0"	CASEMENT	4	
K	7'0"X1'6"	TRANSOM FIXED	1	
L	3'0"X5'0"	SINGLE HUNG	8	TEMPERED AS REQUIRED
M	4'0"X4'6"	SLIDING GLASS	1	TEMPERED AS REQUIRED
N	4'0"X1'6"	SLIDING GLASS	2	
P	4'6"X2'0"	SLIDING GLASS	1	
Q	5'0"X5'0"	SLIDING GLASS	3	
R	8'0"X5'0"	SLIDE/STATIONARY/SLIDE	2	TEMPERED

ALL WINDOWS SHALL BE LOW-E AND COMPLY WITH THE U-FACTOR OF 0.30 MAX.

FIXTURE / EQUIPMENT LEGEND

KITCHEN

- DOUBLE SINK WITH DISPOSAL
- SINGLE / VEGETABLE OR BAR SINK
- RANGE W/ MICROWAVE PREHRE ABOVE
- VENT - INSTALL PER MFR. SPEC.
- HOOD - INSTALL PER MFR. SPEC. REFER TO NOTE BELOW FOR MAKE-UP AIR REQUIREMENTS

NOTE:
KITCHEN EXHAUST SYSTEM SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH 2018 IRC, SECTION M1503.6.2.

- REFRIGERATOR SPACE
- WATER LINE - INSTALL PER MFR. SPEC.
- DISHWASHER - PROVIDE APPROVED AIR GAP FITTING

BATH

- WATER CLOSET - PROVIDE MIN. CLEARANCE AS INDICATED
- LAVATORY WITH WALL MOUNTED MIRROR TO MATCH VANITY LENGTH
- TOILET PAPER HOLDER
- TOWEL BAR, 24" OR 18" - MOUNT AT +64" A.F.F.
- TOWEL RING - MOUNT AT +60" A.F.F.
- RECESSED MEDICINE CABINET
- PRE-FAB SHOWER/TUB WITH ROD FOR SHOWER CURTAIN - SHOWER HEAD ROUGH-IN AT 82" A.F.F. UNO. - PROVIDE NONABSORBENT CEMENTATIOUS BACKER PANELS ON WALLS MIN. 72" ABV. DRAIN PER IRC R307.2 & R1024.2.
- FREESTANDING TUB BY OWNER - DRAIN PER IRC R307.2 & R1024.2.
- CUSTOM TILED SHOWER WITH TEMPERED GLASS PANEL AND DOOR - SLOPE FLOOR 1/4" PER FT. TO DRAIN - SIZE PER PLAN. - PROVIDE NONABSORBENT CEMENTATIOUS BACKER PANELS ON WALLS MIN. 72" ABV. DRAIN PER IRC R307.2 & R1024.2.

NOTE:
EXTERIOR WALLS AT ALL TUBS AND SHOWERS ARE TO INCLUDE AIR BARRIER OF RIGID FOAM INSULATION, NON-PAPER FACED DRYWALL, OR CEMENT BACKER BOARD, SEALED AT SEAMS AND EDGES BETWEEN INTERIOR FACE OF EXTERIOR WALL AND TUB/SHOWER ENCLOSURE.

LAUNDRY

- WASHER/DRYER SPACE - WASHER ALWAYS ON LEFT SIDE
- EXHAUST - 4"ø EXHAUST DUCT FOR DRYER - INSTALL PER MFR. SPEC. AND IRC M1502
- LAUNDRY SINK - PROVIDE MIN. CLEARANCE AS INDICATED

GARAGE

- TANKLESS WATER HEATER - SIZE PER BUILDER'S SPEC. - VENTING CONVERSION KIT TO CONFORM TO LOCAL CODE
- SOFT WATER LOOP

MECH. / PLUMB. / ELEC.

- 42"x42" (U.N.O.) A/C PAD - HOLD AWAY FROM HOUSE 10"
- MECH. UNIT - MECHANICAL UNIT - LOCATE AND INSTALL PER MECHANICAL PLANS
- MECH. PLATFORM - 5'-0"x10'-0" PLATFORM IN ATTIC - LOCATE PER MECHANICAL PLANS
- ELECTRICAL PANEL - LOCATE PER UTILITY COMPANY - VERIFY LOCATION PER CITY
- GAS METER - LOCATE PER UTILITY COMPANY - VERIFY LOCATION PER CITY
- HOSE BIBB - PROVIDE BACK FLOW PREVENTER AND SHUT OFF VALVE AT FRONT LOCATION

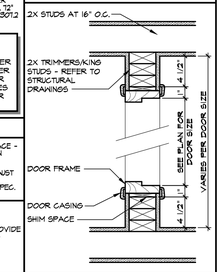
MISCELLANEOUS

- 30x22 ATTIC SCUTTLE - LOCATED PER PLAN

KEY NOTES

1. KITCHEN ISLAND
2. CONDUIT UNDER SLAB FOR ELECTRICAL TO ISLAND
3. UPPER CABINETS
4. LOWER CABINETS
5. 12" SHELF
6. 16" SHELF
7. ONE ROD - ONE SHELF
8. TWO RODS - TWO SHELVES
9. EXPOSED WOOD BEAM
10. 8x8 EXPOSED WOOD POST
11. KNEE SPACE BELOW COUNTER TOP - MINIMUM OF 3'-0" CLEAR WIDTH
12. TEMPERED GLASS PANEL TO SIT ON TOP OF LOW WALL
13. TANKLESS WATER HEATER
14. LOW WALL - 42" HIGH MIN. ABOVE FINISHED FLOOR
15. HANDRAIL/GUARDRAIL - 42" HIGH MIN. ABOVE FIN. FLOOR/NOSING OF TREAD, SEE DTL. 15/D1.1
16. SERVICE DOOR
17. 48"x48" CONCRETE STOOP
18. 36" AFF COURTYARD WALL
19. PROVIDE DRYER MAKEUP AIR - DET. 22/D1.1
20. STD. DRAIN PAN UNDER WASHER
21. 1-3/4" SOLID CORE DOOR, TIGHT FITTING, SELF-CLOSING, SELF-LATCHING WITH GASKETS AND SWEEP
22. THE FINISH CONCRETE AT EXTERIOR SIDE OF DOOR MUST BE WITHIN 4" OF THRESHOLD - DEPRESS SLAB 3/4" AT UNGOVERED S.G.D.
23. EXTERIOR SOFFIT - REFER TO ELEVATIONS
24. 1/2" EXTERIOR RATED GYP. BD. AT PATIO/PORCH CEILING ICC ESR-1358
25. 5/8" TYP. 'X' GYP. BD. AT USEABLE AREAS UNDER STAIRS, BEARING WALLS, AND GARAGE WALLS/CEILING
26. 1/8" SLOPE PER 1'-0" (1/4" SLOPE PER 1'-0" MAX.)
27. 1/4" SLOPE PER 1'-0" MAX.
28. MECHANICAL CHASE
29. FIREBLOCK ALL VOIDS - TYP.
30. TEMPERED GLASS
31. BRICK VENEER - REFER TO ELEVATIONS
32. LINE OF FIRST FLOOR BELOW
33. LINE OF SECOND FLOOR ABOVE
34. 30X22 ATTIC SCUTTLE - SEE DTL. 14/D1.6
35. SOFFIT - REFER TO DETAIL 19/D1.6

INTERIOR DOOR OPENING



GENERAL NOTES

A. WALL DIMENSIONS TO BE 3 1/2" FOR 2X4 STUD WALLS OR 5 1/2" FOR 2X6 STUD WALLS REFERENCED TO WALL LEGEND BELOW U.N.O.
B. HEADER HEIGHTS AT ALL FIRST LEVEL WINDOWS TO BE 8'-0" U.N.O.
C. HEADER HEIGHTS AT ALL SECOND LEVEL WINDOWS TO BE 7'-0" U.N.O.
D. ALL EXTERIOR DOOR HEADER HEIGHTS TO BE 8'-0" U.N.O. ALL INTERIOR DOOR HEADER HEIGHTS TO BE 8'.
E. GLASS IN HAZARDOUS AREAS AND ALL GLASS 18" OR UNDER FIN. FLR. AND WITHIN 24" OF ANY EXTERIOR DOOR SHALL BE TEMPERED SAFETY GLASS.
F. PROVIDE PRESSURE BALANCE OR THERMO MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS.
G. GLAZING - ALL WINDOWS AND EXTERIOR DOORS TO BE DUAL GLAZED.
H. ALL DOORS TO BE HOLLOW CORE U.N.O.
I. 5'-0" CONC. SIDEWALK TO REMAIN A MINIMUM 1'-0" FROM GARAGE CORNER TO EDGE OF SIDEWALK @ ALL GARAGE EXTENSION OPTIONS.
J. GATE AND HARDWARE IN THE EXIT SYSTEM TO PUBLIC WAY SHALL BE INSTALLED PRIOR TO FINAL INSPECTION AND IN COMPLIANCE WITH IRC.
K. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3'-0".

WALL LEGEND

- 2X4 FRAMED WALL
- 2X6 FRAMED WALL

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MAIN LEVEL NOTED FLOOR PLAN

DRAWN BY: BRET M.
Outhouse
DATE: JANUARY 21, 2025

Rev.	DATE:
1	JAN 20 2026 CITY COMMENTS
2	-
3	-
4	-
5	-

SUBDIVISION
WOODY MOUNTAIN LOT 19

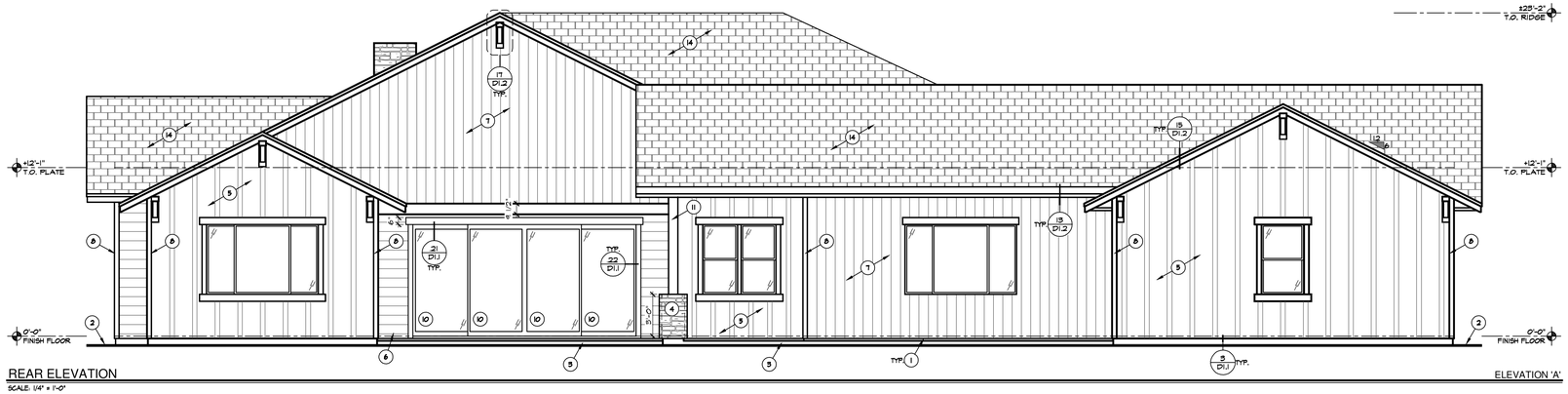
SHEET No.
A1.1

- review by variances or non-use areas -

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION 'A'



REAR ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION 'A'

KEY NOTES

NOTE:
NOT ALL KEY NOTES APPLY TO THIS PLAN

1. KEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEM BELOW TO MATCH HOUSE PAINT
2. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
3. SLOPE 1/4" PER LINEAL FOOT AT PORCH/PATIO
4. STONE/BRICK VENEER
5. BOARD & BATTEN
6. HORIZONTAL SIDING
7. VERTICAL SIDING
8. 1x4 TRIM BOARD
9. 1x6 TRIM BOARD
10. TEMPERED GLASS
11. ROUGH SAWN STRUCTURAL POST AND/OR BEAM - REFER TO ENGINEERING FOR SIZE
12. GARAGE SERVICE DOOR
13. COACH LIGHT
14. ARCHITECTURAL SHINGLES
15. STANDING SEAM METAL ROOF
16. CRICKET AS REQUIRED
17. COURTYARD WALL AT 36" AFF

GENERAL NOTES

A. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL - PAINTED OR ANODIZED TO MATCH EXTERIOR

B. ASPHALT ROOF SHINGLES INSTALLED PER MANUFACTURER'S WRITTEN SPECS.

C. BUILT UP ROOFING WITH 1 LAYER #30 ASTM D 226 TYPE II ASPHALT FELT MIN. AND #30 PER SQ. FT. OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER IRC 2012 SECTION R905.9

D. WEEP SCREED SHALL BE OF 26 GA. CORROSION RESISTANT METAL W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MINIMUM OF 3/4" BELOW THE TOP OF FINISHED FLOOR, AND A MINIMUM OF 6" ABOVE FINISHED GRADE AT ALL EXTERIOR WALLS.

E. SUPPLY INSTALLATION BAFFLES AT ATTIC VENTILATION AREAS. CUT INSULATION BACK FROM OPENINGS. SUPPLY MIN 1" AIR SPACE BETWEEN INSULATION & ROOF SHEATHING

F. WINDOW FRAMES TO BE PAINTED OR ANODIZED TO MATCH EXTERIOR. NO EXPOSED WOOD OR METAL.

G. GLASS IN HAZARDOUS AREAS AND ALL GLASS 18" OR UNDER F.N. FLR. AND WITHIN 24" OF ANY EXTERIOR DOOR SHALL BE TEMPERED SAFETY GLASS

H. ALL A/C AND MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM PUBLIC STREETS AND SHALL BE SCREENED

J. ALL WASTE LINES TO BE VENTED THRU ROOF WITHIN REAR HALF OF HOUSE.

K. ALL GAS APPLIANCE VENTS THRU ROOF SHALL BE VENTED WITHIN REAR HALF OF HOUSE & GAS COMMUNITIES ONLY

L. ANY GATE & HARDWARE IN THE REQUIRED EXIT TO A PUBLIC WAY SHALL BE INSTALLED PRIOR TO PUBLIC INSPECTION

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EXTERIOR ELEVATIONS FRONT AND REAR

DRAWN BY: BRET M.
Outhouse
DATE: JANUARY 21, 2025

Rev.	DATE
1	JUNE 26, 2025 CITY COMMENTS
2	-
3	-
4	-
5	-

SUBDIVISION

WOODY MOUNTAIN LOT 19

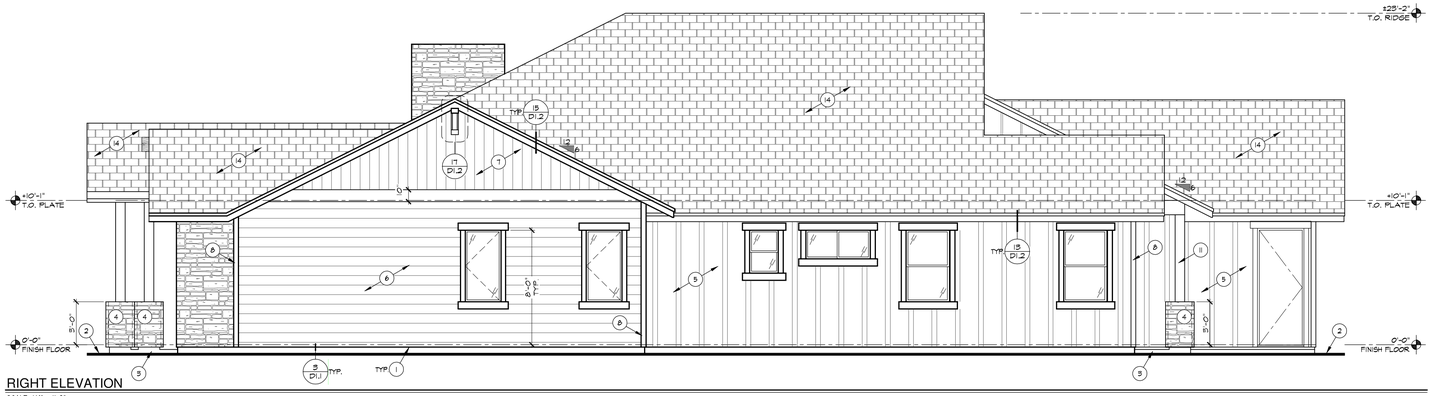
SHEET No.

A2.1

Plotted by Outhouse on Jun 26, 2025 - 9:56am

LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

NOTE:
NOT ALL KEY NOTES APPLY TO THIS PLAN

1. KEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEM BELOW TO MATCH HOUSE PAINT
2. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
3. SLOPE 1/4" PER LINEAL FOOT AT PORCH/PATIO
4. STONE/BRICK VENEER
5. BOARD & BATTEN
6. HORIZONTAL SIDING
7. VERTICAL SIDING
8. 1x4 TRIM BOARD
9. 1x6 TRIM BOARD
10. TEMPERED GLASS
11. ROUGH SAWN STRUCTURAL POST AND/OR BEAM - REFER TO ENGINEERING FOR SIZE
12. GARAGE SERVICE DOOR
13. COACH LIGHT
14. ARCHITECTURAL SHINGLES
15. STANDING SEAM METAL ROOF
16. CRICKET AS REQUIRED
17. COURTYARD WALL AT 36" AFF

GENERAL NOTES

A. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL - PAINTED OR ANODIZED TO MATCH EXTERIOR

B. ASPHALT ROOF SHINGLES INSTALLED PER MANUFACTURERS WRITTEN SPECS.

C. BUILT UP ROOFING WITH 1 LAYER #30 ASTM D 226 TYPE II ASPHALT FELT MIN. AND #30 PER SQ. FT. OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER IRC 2012 SECTION R905.9

D. WEEP SCREED SHALL BE OF 26 GA. CORROSION RESISTANT METAL W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MINIMUM OF 3/4" BELOW THE TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE AT ALL EXTERIOR WALLS.

E. SUPPLY INSTALLATION BAFFLES AT ATTIC VENTILATION AREAS. CUT INSULATION BACK FROM OPENINGS SUFFICIENT MIN 1" AIR SPACE BETWEEN INSULATION & ROOF SHEATHING

F. WINDOW FRAMES TO BE PAINTED OR ANODIZED TO MATCH EXTERIOR. NO EXPOSED WOOD OR METAL.

G. GLASS IN HAZARDOUS AREAS AND ALL GLASS 18" OR UNDER F.N. FLR. AND WITHIN 24" OF ANY EXTERIOR DOOR SHALL BE TEMPERED SAFETY GLASS.

H. ALL A/C AND MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM PUBLIC STREETS AND SHALL BE SCREENED

J. ALL WASTE LINES TO BE VENTED THRU ROOF WITHIN REAR HALF OF HOUSE.

K. ALL GAS APPLIANCE VENTS THRU ROOF SHALL BE VENTED WITHIN REAR HALF OF HOUSE @ GAS COMMUNITIES ONLY

L. ANY GATE & HARDWARE IN THE REQUIRED EXIT TO A PUBLIC WAY SHALL BE INSTALLED PRIOR TO PUBLIC INSPECTION

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EXTERIOR ELEVATIONS LEFT AND RIGHT

DRAWN BY: BRET M.
Outhouse
DATE: JANUARY 21, 2025

Rev.	DATE
1	JAE 26, 2025 CITY COMMENTS
2	-
3	-
4	-
5	-

SUBDIVISION

WOODY MOUNTAIN LOT 19

SHEET No.

A2.2

Plotted by Outhouse on Jun 26, 2025 - 9:24am

Planning & Zoning Commission 6. A.
Meeting Date: 08/13/2025
From: Tiffany Antol, Zoning Code Manager

Information

TITLE:
PZ-25-00028: High Occupancy Housing Update

STAFF RECOMMENDED ACTION:
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:

August 13, 2025 -- Planning and Zoning Commission Work Session
August 27, 2025 -- Potential Planning and Zoning Commission Public Hearing
September 16, 2025 -- Potential City Council Public Hearing (1Reading of Ordinance)
October 7, 2025 -- Potential City Council Public Hearing (2Reading of Ordinance/Adoption)

Executive Summary:
The purpose of this amendment is to update the Zoning Code to separate existing code provisions from the existing Regional Plan in preparation for the adoption of a new Regional Plan. The amendment includes modifications to the residential and commercial zones Building Form and Property Development Standards and the Specific to Use Standards for High Occupancy Housing Developments, as well as the definitions of Four Units and Greater High Occupancy Housing Development and Mixed Use High Occupancy Housing Development.

Attachments

Work Session Memo
PZ-25-00028 Draft Amendment

Date: **July 1, 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-25-00028: High Occupancy Housing Update**

I. Request:

PZ-25-00028: High Occupancy Housing Update – The purpose of this amendment is to update the Zoning Code to separate existing code provisions from the existing Regional Plan in preparation for the adoption of a new Regional Plan. The amendment includes modifications to the residential and commercial zones Building Form and Property Development Standards and the Specific to Use Standards for High Occupancy Housing Developments, as well as the definitions of Four Units and Greater High Occupancy Housing Development and Mixed Use High Occupancy Housing Development.

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:

August 13, 2025 – Planning and Zoning Commission Work Session

August 27, 2025 – Potential Planning and Zoning Commission Public Hearing

September 16, 2025 – Potential City Council Public Hearing (1st Reading of Ordinance)

October 7, 2025 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. PZ-25-00028 – High Occupancy Housing Zoning Code Text Amendment

In February 2018, the City Council adopted the citywide High Occupancy Housing (HOH) Specific Plan, and associated amendments to the Regional Plan. The HOH Plan was developed in response to the community's dialogue about previously proposed high-intensity mid-rise developments near historic neighborhoods that primarily catered to college students. The purpose of the HOH Plan is to provide direction in the form of goals and policies intended to enhance and maintain the city's character and

guide future developments that would be considered High Occupancy Housing (HOH). The HOH Plan identified dozens of strategies that could be implemented to address the unintended impacts of these buildings on neighborhood character, affordability, and transportation. After the adoption of the HOH Plan, staff received direction and affirmation from City Council on October 8, 2019, to address smaller developments not originally in the scope of the HOH Plan that may also be considered as HOH. The smaller HOH developments that staff were directed to consider are single-family, two-unit (duplex), three-unit (triplex), and multiple-family developments.

On November 17, 2020, the Flagstaff City Council adopted the High Occupancy Housing Zoning Code Text Amendment which became effective on March 1, 2021. A conditional use permit is required for any development meeting the definition of High Occupancy Housing Development (HOHD) or a Mixed-Use High Occupancy Housing Development (MHOHD).

A High Occupancy Housing Development (HOHD) is any of the following:

- Single-family dwelling unit with seven or more bedrooms, or five or more sanitation facilities.
- Duplex or two dwelling units on a lot or parcel with more than a total of seven bedrooms, or if any of the dwelling units contain four or more sanitation facilities.
- Multiple-family developments with three dwelling units on a lot or parcel with more than a total of nine bedrooms, or if any of the dwelling units contain four or more sanitation facilities.
- Multiple-family development with four dwelling units or greater on a development site with any of the following:
    - More than 20 percent of the total dwelling units have four bedrooms or more;
    - One or more of the dwelling units contain four or more sanitation facilities;
    - The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property's designated zone;
    - Or, if the property elects the transect zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.
- A Mixed-Use High Occupancy Housing Development includes any of the following:
    - More than 20 percent of the total dwelling units have four bedrooms or more;
    - One or more of the dwelling units contain four or more sanitation facilities;
    - The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated zone.
    - Or, if the property elects the transect zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.

In addition to the requirement for a Conditional Use Permit for all HOH Developments, the Zoning Code was amended to include bedrooms per acre requirements, revised density standards based on location within an activity center, and location and building size requirements dependent upon different activity centers or commercial corridors as identified in the current Regional Plan. The draft Regional Plan is in the process of being prepared for public hearing and will impact the existing HOH zoning requirements because of the changes to activity centers and corridor land use designations.

The High Occupancy Housing general requirements within the Zoning Code include several provisions that are based on classifications within the Regional Plan. For example:

- An HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center delineated in the General Plan (Regional Plan).

- Inside of a pedestrian shed of a Regional Activity Center, an HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre.

The Regional Plan currently has 27 activity centers located entirely within the city limits. These activity centers are dispersed throughout the city limits. If a property owner has a parcel or lot outside an activity center, they may not apply for a Conditional Use Permit for a High Occupancy Housing Development with four or more dwelling units.

The primary catalyst for pursuing changes to High Occupancy Housing general requirements is the required update to the Regional Plan which must occur every 10 years according to state statutes. The draft plan includes significant changes to activity centers and commercial corridors. These changes include the category, area, and number, which modifies which properties are eligible to apply for a conditional use permit. These changes will likely impact the following requirements in the Zoning Code:

An HOHD in a Commercial Zone shall be:

a. On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and

b. There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.

Building Footprint Sizes and Separation Requirements.

1. Maximum building footprint inside a pedestrian shed of a Historic Activity Center delineated in the General Plan, excluding properties zoned Commercial Business (CB): Equal to, or less than, 5,000 square feet.

2. Maximum building footprint inside a pedestrian shed of a Historic Activity Center delineated in the General Plan, and on a property zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet.

3. Maximum building footprint inside a pedestrian shed of a Regional Activity Center delineated in the General Plan: No Maximum.

4. Maximum building footprint inside a pedestrian shed of an activity center in all other areas not described in subsections B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.

5. Excluding the Commercial Business (CB) zone, the minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or one-third the height of the taller structure.

6. Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan.

Staff is proposing to amend these requirements to remove references to designations in the Regional Plan and rather tie them to other codes and official designations.

In addition to the general requirements for HOHD and MHOHD projects, this zoning code text amendment altered the density requirements for all residential projects within the Resource Protection Overlay (RPO) as well as adding bedroom density allowances for all residential developments. HOHD or MOHD projects in commercial zones can exceed both maximum unit and bedroom density through the Conditional Use Permit process. Before this amendment, the Zoning Code included separate dwelling unit density standards for properties inside the RPO versus outside the RPO. For example, in the High Density Residential zone, properties outside the RPO were allowed a maximum of 29 units per acre and properties inside the RPO were allowed a maximum of 22 units per acre. The amendment added a third category for properties within the RPO and within the pedestrian shed of an activity center and provided the same density as if the property was outside the RPO (so, in this example, 29 units per acre). Changes to existing activity centers may create new legal non-conforming properties and limit the development potential of others. Staff recommends that all parcels within the same zone, regardless of the RPO or activity center, have the same density allowance.

IV. Findings:

At the August 27, 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 July 26, 2025, which is 18 days before the scheduled meeting date. Staff held a public open house on the amendment on June 5, 2025. To date staff has not received any public feedback on this amendment.

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-25-00028: High Occupancy Housing Update

Case No. PZ-25-00028 – High Occupancy Housing

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

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.C.: Residential Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.030.C.
Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Density Requirements See Division 10-30.20, Affordable Housing Incentives							
~~**Density:**~~ Gross **Density** (units/acre)							
Min.	--	--	2	2	6	10	--
Maximum ~~**without the Resource Protection Overlay (RPO)**~~	1	1	6	14	14	29[5]	11
~~**Maximum with the RPO, inside of a pedestrian shed of an activity center**~~[17]	~~**1**~~	~~**1**~~	~~**6**~~	~~**14**~~	~~**14**~~	~~**29**~~[5]	~~**11**~~
~~**Maximum with the RPO, outside of a pedestrian shed of an activity center**~~[17]	~~**1**~~	~~**1**~~	~~**5**~~	~~**--**~~	~~**9**~~	~~**22**~~	**4**
Maximum Bedroom Requirements							
Bedrooms per Acre on a Development Site ~~**Multiple-Family Dwelling**~~ with **F**~~**f**~~**our** ~~**dwelling**~~ **U**~~**u**~~**nits and Greater** ~~**or more, Bedrooms per Acre**~~							

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

		Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
	Maximum ~~without the RPO~~	---End note 14---		15	--	35	72.5	--
	Maximum ~~without the RPO with a Conditional Use Permit~~ for a High Occupancy Housing Development ~~inside of a pedestrian shed of an activity center~~[17]	---End note 15---		21	--	49~~[16]~~	101.5~~[16]~~	--
	~~Maximum with the RPO~~	~~---End note 14---~~		~~12.5~~	~~--~~	~~22.5~~	~~55~~	~~--~~
	~~Maximum with the RPO and a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center~~[17]	~~---End note 15---~~		~~17.5~~	~~--~~	~~31.5~~~~[16]~~	~~77~~~~[16]~~	~~--~~

End Notes

~~16. Additional bedrooms per acre may be approved on a lot or parcel inside of a pedestrian shed of a regional activity center delineated on the General Plan or applicable specific plan with an HOHD conditional use permit.~~

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
~~**17. Activity centers are delineated on the General Plan or applicable specific plan.**~~							
Key							
-- Not Applicable							

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 10-40.30.040.C.: Commercial Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Building Form Requirements						
Building Height (max.)[8, 9, 10]	35'	60'[4, 7]	45'[7, 13~~14~~]	60'[4]	60'[4]	60'[4]
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
Density Requirements						
Gross Density (units/acre)						
Maximum ~~without the Resource Protection Overlay (RPO)~~	13[11]	---------- 29[11] ----------				
~~Maximum with the RPO, inside of a pedestrian shed of an activity center[13]~~	~~13[11]~~	~~29[11]~~				
~~Maximum with the RPO, outside of a pedestrian shed of an activity center[13]~~	~~13[11]~~	~~22[11]~~				
Maximum Bedroom Requirements						
Bedrooms per Acre on a Development Site with Four ~~Dwelling~~ Units and Greater ~~or More~~						
Maximum ~~without the RPO for a development~~	35[12]	---------- 72.5[12] ----------				
~~Maximum with the RPO inside of a pedestrian shed of an activity center[13]~~	~~35[12]~~	~~72.5[12]~~				
~~Maximum with the RPO outside of a pedestrian shed of an activity center[13]~~	~~35[12]~~	~~55[12]~~				

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
End Notes						
~~**13. Activity centers are delineated on the General Plan or applicable specific plan.**~~						
13~~14~~. Conditional ~~u~~Use permit required for ~~s~~Structures over 45 feet in height.						

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.170: High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments, as follows:

10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. Applicability. This section provides general requirements and Conditional Use Permit standards for High Occupancy Housing Developments (HOHD) and Mixed-Use High Occupancy Housing Developments (MHOHD). The following Development types meet the definition of High Occupancy Housing and are required to obtain a Conditional Use permit.

1. Single-Family High Occupancy Housing Development: A Single-Family Attached or Detached Dwelling Unit with seven or more Bedrooms or five or more Sanitation Facilities.

2. Two-Units High Occupancy Housing Development: A Development consisting of two Dwelling Units on one Lot or Parcel, excluding an Accessory Dwelling Unit, with more than a total of seven Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.

3. Three-Units High Occupancy Housing Development: A Development consisting of three Dwelling Units on one Lot or Parcel with more than a total of nine Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.

4. Four Units and Greater High Occupancy Housing Development: A Development Site containing four or more Dwelling Units with any of the following:

a. More than 20 percent of the total Dwelling Units have four Bedrooms; or

b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums of the building form and property development standards of the property's designated Non-Transect Zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

5. Mixed Use High Occupancy Housing Development: A Mixed-Use Development with any of the following:

a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

b. One or more Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums the building form and property development standards of the property's designated Non-Transect zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre and 72.5 bedrooms per acre.

B. Exceptions. 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 of Dwelling Units, Bedrooms, or zoning.

C~~B~~. General Requirements.

1~~5~~. The maximum number of ~~b~~Bedrooms in a two-unit HOHD or MHOHD: 10.

2~~6~~. The maximum number of ~~b~~Bedrooms in a three-unit HOHD or MHOHD: 12.

~~**1. The applicant of an HOHD or MHOHD with four dwelling units or more shall submit typical floor plans or a typical residential unit study that illustrates how the residential units of an HOHD or MHOHD could be converted to a residential unit that is no longer an HOHD or MHOHD with minimal structural or minimal plumbing modifications. The required study shall be designed and sealed by an Arizona registrant.**~~

~~**2. An HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan.**~~

3~~4~~. An HOHD ~~**or MHOHD**~~ with four ~~**dwelling**~~ units ~~**or more**~~ **and greater in a residential zone~~, and that has 29 dwelling units per acre or less or 72.5 bedrooms per acre or less~~** shall not exceed a Bedroom-to-Dwelling Unit r~~R~~atio ~~**greater than**~~ **of** 3.5.

43. An HOHD or MHOHD with four ~~dwelling~~ units ~~or more~~ and greater in a commercial zone~~, and that has more than 29 dwelling units per acre or more than 72.5 bedrooms per acre~~ shall have:

a. A minimum of 20 percent of the ~~b~~Bedrooms contained in studio and/or one-~~b~~Bedroom ~~d~~Dwelling ~~u~~Units; and

b. A maximum of 30 percent of ~~b~~Bedrooms contained in ~~d~~Dwelling ~~u~~Units with four ~~b~~Bedrooms or more.

~~7. Inside of a pedestrian shed of a Regional Activity Center, an HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre.~~

~~8. An HOHD in a Commercial Zone shall be:~~

~~a. On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and~~

~~b. There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.~~

511. An MHOHD with 4 units and greater shall be on a lot or parcel that abuts a street classified as a Collector or Arterial. ~~commercial corridor shown on the General Plan~~.

69. An MHOHD shall comply with the ~~m~~Mixed-~~u~~Use ~~d~~Development standards of Section 10-40.60.260.

710. Prior to the final approval of a land division that creates ~~one or more lots or parcels with~~ a ~~d~~Development that conforms to the definition of an HOHD or MHOHD, ~~the property owner shall obtain approval of~~ a Conditional Use ~~P~~permit shall be obtained for the Development Site that will contain the HOHD or MHOHD.

B. Building Footprint[1] Sizes and Separation Requirements for HOHD or MHOHD with Four Units and Greater within a Historic Overlay Zone.

1. Maximum building footprint[1] **on a Development Site within a historic overlay zone** ~~**inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan**~~, excluding properties zoned Commercial Business (CB)**, T6 Downtown, T5 Main Street, or T5-O Main Street Open shall not exceed**~~**: Equal to, or less than,**~~ 5,000 square feet.

2. Maximum building footprint[1] **on a Development Site within a historic overlay zone** ~~**inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan,**~~ and ~~**on a property**~~ zoned Commercial Business (CB), **T6 Downtown, T5 Main Street, and T5-O Main Street Open shall not exceed**~~**: Equal to, or less than,**~~ 22,000 square feet.

~~**3. Maximum building footprint[1] inside a pedestrian shed of a Regional Activity Center delineated in the General Plan or applicable Specific Plan: No Maximum.**~~

~~**4. Maximum building footprint[1] inside a pedestrian shed of an activity center in all other areas not described in subsections B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.**~~

3~~**5**~~. ~~**Excluding the Commercial Business (CB) zone,**~~ **T**~~**t**~~he minimum separation between ~~**the**~~ building footprints ~~**of structures**~~ on the same lot or parcel~~**,**~~ and **building footprints** ~~**structures**~~ on an abutting lot or parcel **(not including Accessory Structures)**, shall be ~~**separated by**~~ a distance that is the greater of 10 feet, or one-third the height of the taller structure**, excluding properties zoned Commercial Business (CB), T6 Downtown, T5 Main Street or T5-O Main Street Open**.

~~**6. Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans.**~~

Note 1: ~~**For the purpose of the requirements of subsection B. of this section**~~, **T**~~**t**~~he maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a ~~**continuous**~~ roof.

C. Waste Management Plan **for HOHD or MHOHD with Four Units and Greater**.

1. ~~The property owner of an HOHD or MHOHD with four dwelling units or more shall obtain approval of a~~ A waste management plan shall be reviewed and approved by ~~from~~ the City's Public Works Director, or designee, prior to the approval of the site plan.

2. The ~~Prior to the issuance of any~~ building permit shall include all necessary~~, the property owner shall incorporate into the construction documents the~~ improvements ~~required~~ to comply with the approved waste management plan.

~~3. If a Certificate of Occupancy is not required, the property owner shall provide all necessary apparatus, equipment, and improvements within 182 days from the date of the approval of the CUP, or another date specified in the conditions of approval for the CUP.~~

~~a. The Director may approve a one-time 91-day extension, for no more than 273 days from the date of the CUP approval, to allow the property owner to complete the improvements. The property owner shall request an extension at least 14 days prior to the date indicated in subsection C.3. of this section.~~

3~~4~~. The ~~HOHD or MHOHD~~ Development shall be maintained in compliance with the approved w~~W~~aste m~~M~~anagement p~~P~~lan.

~~D. Crime Free Multi-Housing Program.~~

~~1. The property owner of an HOHD or MHOHD shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's Crime Free Multi-Housing Program representative.~~

~~2. Prior to the issuance of the Conditional Certificate of Occupancy, or Certificate of Occupancy, whichever is first, or within 63 days of the approval of the Conditional Use Permit if a Certificate of Occupancy is not required, the property owner of a HOHD or MHOHD shall enter into an agreement with the City to comply with the Flagstaff Police Department's Crime Free Multi-Housing Program.~~

~~3. The property owner, or agent, shall:~~

~~a. Utilize a Crime Free Lease Addendum, or an alternative approved by the Flagstaff Police Department's representative, as part of each tenant lease;~~

~~b. Obtain written verification as part of a tenant lease that each tenant has received and agreed to the Crime Free Lease Addendum or the approved alternative; and~~

~~c. Have completed the Flagstaff Police Department's Crime Free Multi-Housing Program required training within the Program's required time frames.~~

~~4. Within 182 days from the date of the agreement, the property owner, or managing agent, shall have completed the first phase requirements of the Flagstaff Police Department's Crime Free Multi-Housing Program.~~

~~5. A new Flagstaff Police Department's Crime Free Multi-Housing Program first phase training and related requirements shall be completed within 182 days from the date of a change of ownership, management company, or a site manager of an existing HOHD or MHOHD.~~

~~6. Every two years from the date of the agreement, the property owner, or managing agent, shall complete the required training that complies with the Flagstaff Police Department's Crime Free Multi-Housing Program.~~

D~~E~~. Additional Conditional Use Permit Criteria **for HOHD or MHOHD Developments with Four Units and Greater**. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:

~~1. For the properties subject to Division 10-30.30, Heritage Preservation, the City's Historic Preservation Officer or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect or has appropriately mitigated its effects on the historic cultural resource.~~

1. The applicant has consulted with the City's Police Department to create a safety plan for the Development.

2. ~~Adequate transit service is available to~~ **T**~~t~~he Development Site **has a permanent transit stop located within 1,320 feet, measured following a continuously improved walkway, sidewalk, and/or public trail. A distance greater than 1,320 feet may be approved by the Planning & Zoning Commission when the applicant can demonstrate that the additional distance does not impede reasonable access to transit.** ~~containing four dwelling units or more. Adequate transit service from a Development Site to a permanent transit stop is:~~

3. The proposed HOHD or MHOHD is consistent with and conforms to the goals and policies of the General Plan and any applicable Specific Plan.

~~**a. Less than or equal to 1,320 feet; or**~~

~~**b. A distance greater than 1,320 feet when the Planning and Zoning Commission finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.**~~

~~**The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.**~~

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080: Definitions "H", as follows:

High Occupancy Housing Development (HOHD): Means any of following: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater (see definitions below). ~~**Housing development, either for rental or purchase, in which all dwelling units are permanently affordable and offered at 60 percent 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.**~~

High Occupancy Housing Development, Four-Units and Greater: A Development Site containing four or more ~~**d**~~**D**welling ~~**u**~~**U**nits where:

a. More than 20 percent of the total ~~**d**~~**D**welling ~~**u**~~**U**nits have four ~~**b**~~**B**edrooms or more; **or**

b. One or more of the ~~**d**~~**D**welling ~~**u**~~**U**nit(s) contain~~**ing**~~ four or more ~~**s**~~**S**anitation ~~**f**~~**F**acilities; or

c. The total number of ~~**d**~~**D**welling ~~**u**~~**U**nits ~~**per acre, or**~~ **and** ~~**b**~~**B**edrooms per ~~**a**~~**A**cre~~**, requires a Conditional Use Permit for an HOHD in accordance with**~~ **exceeds** the building form and property development standards of the property's designated Non-Transect Zone; or~~**, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**~~

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130: Definitions "M", as follows:

Mixed-Use High Occupancy Housing Development (MHOHD):

1. A ~~m~~**M**ixed-~~u~~**U**se ~~d~~**D**evelopment with:

   a. More than 20 percent of the total ~~d~~Dwelling ~~u~~Units have four ~~b~~Bedrooms or more; **or**

   b. One or more ~~d~~**D**welling ~~u~~**U**nit(s) contain~~ing~~ four or more ~~s~~**S**anitation ~~f~~**F**acilities; or

   c. The total number of ~~d~~**D**welling ~~u~~**U**nits ~~**per acre, or**~~ **and** ~~b~~**B**edrooms per ~~a~~**A**cre~~**, requires a conditional use permit for an MHOHD in accordance with**~~ **exceeds** the building form and property development standards of the property's designated **N**~~n~~on-**T**~~t~~ransect zone; or~~**, if the property owner has elected a transect zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**~~

   d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

~~**2. Mixed-use housing development, either for rental or purchase, in which all dwelling units are permanently affordable and offered at 60 percent 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 of units, bedrooms, or zoning.**~~

Planning & Zoning Commission 6. B.
Meeting Date: 08/13/2025
From: Alaxandra Pucciarelli, Current Planning Manager

Information

TITLE:
A request for Preliminary Block Plat approval for Canyon del Rio Phase 2 located at 3200 E Butler Avenue within the Single-family Residential (R1) zone and 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 Block Plat for Canyon del Rio Phase 2 to the City Council with a recommendation of approval with the following conditions:

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

Executive Summary:
Canyon del Rio is a 1,426 residential dwelling unit development with 225,000 square feet of commercial development on 261 acres. The development is intended to provide a mix of housing types with supporting commercial services and open space areas. The Phase 1 Block Plat was approved on June 1, 2021. The current request is for Phase 2 of Canyon del Rio (tract Z of Phase 1), consisting of four blocks, five tracts, and JW Powell public right-of-way on 119 acres.

Attachments

Staff Report
Application
Preliminary Block Plat Narrative
Preliminary Block Plat
IDS Approval comment Letter
CDR Phase 2 TIA comment Letter
CDR Phase 2 Whetstone Memo comment letter

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY BLOCK PLAT

PZ-18-00113-06 **DATE: July 14, 2025**

REQUEST:
A request for Preliminary Block Plat approval for Canyon del Rio Phase 2 located at 3200 E Butler Avenue within the Single-family Residential (R1) zone and the Medium Density Residential (MR) zone.

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

PRESENT LAND USE:
The subject site consists of undeveloped land located in central Flagstaff.

PROPOSED LAND USE:
Canyon del Rio is a 1,426 residential dwelling unit development with 225,000 square feet of commercial development on 261 acres. The development is intended to provide a mix of housing types with supporting commercial services and open space areas. The Phase 1 Block Plat was approved on June 1, 2021. The current request is for Phase 2 of Canyon del Rio (tract Z of Phase 1), consisting of four blocks, five tracts, and JW Powell public right-of-way on 119 acres.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map for more information.

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

REQUIRED FINDINGS:
The Planning and Zoning Commission shall find the proposed Preliminary Block Plat meets the requirements of 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
Canyon del Rio is a proposed 1,426 residential dwelling unit and 225,000 square foot commercial development located in the city of Flagstaff. The development underwent a concept zoning map amendment that rezoned 88.88 acres of the site from Research and Development (RD) zone to 27.9 acres MR zone, 30 acres HR zone, and 25.9 acres HC zone. The overall development proposes a mixture of high-, medium-, and single-family residential units combined with commercial service and open space on 261 acres. The Phase 1 Block Plat created Tract Z (119.60 acres) for future development. The Phase 2 Preliminary Block Plat proposes to subdivide tract Z into four blocks, five tracts, and public right-of-way for streets.

The site is situated north and west of the Butler Avenue and Fourth Street intersection. The site is heavily treed and is located within the Resource Protection Overlay Zone (RPO). The site has varied topography, including many slopes and small valleys. The most significant is the Rio de Flag drainage that runs across the southeast corner of the development and continues downstream to Foxglenn Park. The proposed Fourth Street alignment that will ultimately connect Butler Avenue and John Wesley Powell Boulevard runs along the eastern boundary. Butler Avenue is the northern boundary of the development; Herald Ranch Road and Little America are located adjacent to the western boundary. An existing aboveground 69 KV transmission line crosses the site in an east-west direction at the south end of the subdivision.

The Phase 1 block plat and the Development Agreement included a Phasing Map and Matrix to both allow flexibility in the order of development as well as ensure that each block was provided with the improvements necessary to support development on the site. Sheets 17 and 18 (PH01 and PH02) of the Phase 2 Preliminary Block Plat describes the public improvements that will be required prior to development of the remaining Phase 2 parcels, building on the Phasing Map and Matrix utilized to develop Phase 1. The phasing plan allows the developer flexibility by not defining a specific order of parcel development; any of the parcels defined by the block plat can be developed when the appropriate public improvements are provided.

The applicant, Canyon del Rio Investors, LLC. (CDRI) is seeking Preliminary Block Plat approval for a 4-block, 5-tract subdivision with rights-of-way for JW Powell Blvd and Harold Ranch Road. Each block will be either subdivided further into the individual lots that will be sold to homeowners or developed using the City's site plan review process. The site plan review process is used for land uses that are allowed by the zoning district. Typically, commercial and high-density rental land uses use the site plan process, and residential ownership products comply with the City's subdivision requirements. Preliminary and final plats will be reviewed and approved for each of the blocks that propose subdivision.

The intensities (commercial) and densities (residential) are provided as part of the "Lot Coverage and Building Information" chart provided on Sheet 1 (CVR), of the Phase 2 Preliminary Block Plat. The chart provides previous and existing zoning districts and anticipated land uses. This chart builds off the chart provided with the Phase 1 Block Plat and the Development Agreement.

B. Type of Plat

This preliminary block plat request is to create blocks, tracts, and right-of-way for the future development of phase 2 of Canyon del Rio. The proposed use of the four proposed blocks is residential. The size and purpose of the tracts are listed under "Summary of Tracts" on Sheet 1 (CVR). Tracts ZZ, A, B, and C are primarily reserved for drainage and the Rio de Flag floodplain. Tract S is intended for future development and an application for a single-family residential subdivision is currently being reviewed by staff.

II. Required Findings: Conformance with City Development Standards

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

1. **Existing Zoning Regulations**

   The property included in this plat is zoned both R1 and MR. The proposed blocks meet the minimum parcel dimensions stipulated by the Zoning Code. The standards for the individual lots will be determined with the platting of each individual block. Future subdivision plats will create individual lots that will be required to meet the dimensional requirements of city code. These subdivisions will also need to meet the density requirements of either the zoning code or the density identified on the Lot Coverage/Building Information table of the block plat. The parcel-specific densities of the table were set with the approval of the Settlement Agreement made between the developer and the City of Flagstaff in 2013 and amended in 2015.

2. Natural Resources

A Natural Resource Protection Plan (NRPP) was provided as part of this Preliminary Block Plat (sheets 19 and 20 (NRPP1 and 2)). Resources on the site include steep and moderate slopes and a relatively consistent forest across the site. Floodplains are preserved at 100% and Tracts A and B are being dedicated to the City for maintenance of the Rio de Flag Floodplain. The specific resources to be protected have not yet been identified with this Preliminary Block Plat. The preserved resources will be identified with the platting/site plan review of the individual blocks.

A zoning code text amendment exempting public rights-of-way from resource calculation standards was approved by City Council in February 2025. This new code standard may be applied retroactively to the entire Canyon del Rio development per the development agreement.

The Zoning Code protection factors for resources in the MR and R1 districts are as follows:

100% of rural floodplains
70% of slopes between 17% and 24.99%
80% of slopes between 25% and 34.99%
100% of slopes greater than 35%
50% of forest canopy

The Planning Director approved a request to reduce the slope and forest canopy protection factors by 5%.

The Development Agreement discusses the resources and allows the developer to create two "resource banks": one for the residential properties and one for the commercial properties. These banks will allow the application of extra resources from one parcel to another parcel when extra resources are available.

3. Parks, Open Space, Pedestrian, and Bicycle Facilities

Internal to the Canyon del Rio development, approximately 54 acres have been identified for open space. The phase 2 Block Plat shows areas to be dedicated to the City as open space, as well as proposed FUTS trail alignments. The FUTS will be constructed as each parcel develops. Additionally, each parcel will be required to meet the open space and civic space requirements associated with the proposed development.

The JW Powell Blvd roadway section was agreed to as part of the amended Canyon del Rio development agreement. The cross section includes bike lanes and sidewalks. There is also a pedestrian underpass that allows the FUTS to continue under the future JW Powell Blvd.

4. Historic/Cultural Resources

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

B. City of Flagstaff Subdivision Standards (Title 11)

1. Preliminary Plat

This Preliminary Block Plat was reviewed and approved with conditions by the Inter-Division Staff on June 5, 2025.

2. 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. These design standards require that all lots or parcels created by the subdivision of land shall have their own frontage to a public or private street. Public and private streets shall be designed and improved to public street standards in accordance with city standards. Tract S is dependent on future development of an adjacent parcel for access and utilities.

i. Lot Design

The future subdivision lots shall comply with the code standards for lot design.

ii. Street Design

The proposed street designs meet either Engineering Standards or the standards agreed to in the amended Canyon del Rio development agreement.

iii. Easement Design

The proposed subdivision meets the standards for easement design:

• Easements shall be provided and dedicated where deemed necessary for specific purposes.

• Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

iv. Block Design

The future subdivisions shall include local roads that create blocks that meet code standards .

3. 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. The Phasing Map and Matrix identify what improvements are required for each parcel to be developed. 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 Plansfor 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.

1. Access and Traffic

The Canyon Del Rio Phase 2 and R1 Transportation Impact Analysis (TIA) included analysis of Parcels Q1/Q2, Q3, O/P, R1, R2/R3, and R4/R5. The original approved TIA sealed June 5, 2017 did not include the current design of JW Powell connecting to S Fourth Street. A new TIA was required due to site plan changes, outdated traffic analysis, and to justify a lower roadway classification through Q & O/P. City staff approved the TIA with conditions and required additional analysis to be completed at the intersection of Whetstone and Fourth Street. The results of the approved TIA and the additional memo include off-site improvements detailed in the attached TIA approval with conditions memos. The developer is also required to provide a cost share of the intersection construction at Whetstone and JW Powell. This agreement will be required for civil plan approval. Included in the conditions are the following:

- Based on the TIA recommendations and the poor LOS/delay at the study intersections, right of way shall be reserved for a two-lane roundabout at the intersections of JWP & Whetstone, JWP & Fourth Street, and JWP & Herold Ranch.
- A 52.9% proportional cost share is required for the construction of a single lane roundabout at the intersection of JWP and Whetstone.

2. 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) dated July 2015. The analysis was based on the demands generated by Canyon del Rio and a residential dwelling cap of 1,715 units and 67.9 acres of commercial development.

Water

The closest source of Zone B water for this site includes a 24-inch waterline within Butler Avenue along the northern property boundary. The existing Zone B waterline is supported by a new secondary water line extending new lines from north of I-40 to Soliere Drive, Fourth Street and to the site. Internally, 12-inch supply mains will be installed under the internal spine loop and with the roadways identified by the Phasing Map and Plan. A 20-inch main will be located under Fourth Street across the frontage of Canyon del Rio; this will ultimately be extended in the new John Wesley Powell Boulevard right-of way. Connection with the individual subdivisions and site plan approvals will extend the water system, providing services to individual structures. Canyon del Rio Investors have agreed through the Development Agreement to provide roughly $667,000 in a cash-in-lieu payment for future water storage, due with the issuance of the 400th-dwelling unit. The developer has also agreed to provide up to two well sites on the Canyon del Rio site if the City identifies that successful production wells warrant further exploration.

Wastewater
Several connections to the sewer are available to this project, given its location at the intersection of Butler Avenue and Fourth Street, and the location of the Rio de Flag Wash and the major sewer interceptor line located within the Wash. The nearest sewer that allows for gravity flow from the Canyon del Rio site is in the Rio de Flag Wash. The existing sewer line is 42-inches in diameter and gravity flows to the east along the river channel.

The Wildcat Hill Wastewater Treatment Plant will treat all sewage collected for Canyon del Rio. The design flows from the Canyon del Rio development indicate an average daily flow increase to the plant of 456,738 gallons per day.

The Water and Sewer Impact Analysis does not identify the need for off-site improvements from the Canyon del Rio development.

3. **Stormwater**
A completed Drainage Impact Analysis (2013) and Preliminary Drainage Report (2025) for Canyon del Rio has been submitted and reviewed by Stormwater Staff. To meet the volume storage requirements of the DIA, CDR will provide LID retention measures, for 1-1/2-inch rainfall. The development will use open space corridors to manage major portions of the stormwater on the project site. A series of retention basins will be constructed in the open space areas across the property. These basins will convey on-site and off-site flows from the project site ultimately outletting to the Rio de Flag channel. As the blocks are developed, each will provide stormwater mitigation on site. The system shown on the preliminary plat focuses on the public street improvements as well as some of the drainage for development on the Phase 1 portion of Canyon del Rio.

Low Impact Development (LID) water quality requirements are required to meet the ½-inch threshold, less than the current 1-inch code requirement. The ½-inch threshold was negotiated as part of the settlement agreement approved in 2013. The water quality aspects of the LID requirements will be met near the discharge points of impervious surface areas.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Block Plat for Canyon del Rio Phase 2 to the City Council with a recommendation of approval with the following conditions:

1. The final plats for each phase shall be in substantial conformance with the preliminary plat including the phasing plan and map (sheets PH01 and PH02) of the preliminary Block Plat of Canyon del Rio Phase 2. Each phase and parcel of the Canyon del Rio plat must meet all requirements independently.

2. The Final Plat for Canyon del Rio Phase 2 must meet the conditions of approval in the IDS approval comment letter dated June 5, 2025, as well as the conditions in the Traffic Impact Analysis Approval Memo dated July 10, 2025 (staff and the applicant are continuing to discuss the proportional share contribution for improvements at the Whetstone and Fourth Street Intersection, as well as responsibility for payment of that proportional share; the conditions related to improvements at the Whetstone and Fourth Street Intersection may be revised or removed depending on the outcome of those discussions).

ATTACHMENTS:

- Application
- Preliminary Block Plat Narrative
- Preliminary Block Plat
- IDS approval comment letter
- CDR Phase 2 TIA comment letter
- CDR Phase 2 Whetstone Memo comment letter

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
928-389-1016
www.flagstaff.az.gov
P: (928) 213-2618

Application for Subdivision Review

Date Received		File Number

Property Owner(s) CDR LAND INVESTORS II LLC & CDR Devcorp LTD		**Phone** 602-615-3048
Mailing Address 3605 S. Flagstaff Ranch Road	**City, State, Zip** Flagstaff, AZ. 86005	**Email** cwhiting@capstonehomesaz.com
Applicant(s) CDR Devcorp LTD		**Phone** 602-615-3048
Mailing Address 3605 S. Flagstaff Ranch Road	**City, State, Zip** Flagstaff, AZ. 86004	**Email** cwhiting@capstonehomesaz.com
Project Representative Kayla Fleishman, EIT — Charity Lee- Entitlements Manager Capstone Homes		**Phone** 928-389-1016 — 928-600-3594
Mailing Address 110 West Dale Avenue	**City, State, Zip** Flagstaff, AZ 86001	**Email** clee@capstonehomesaz.com; kfleishman@ardurra.com

Requested Review:
- ☐ Development Master Plan
- ☐ Conceptual Plat
- ☐ Preliminary Plat P&Z and Council
- ☐ Modified Subdivision
- ☒ Preliminary Plat
- ☐ Final Plat- Council

Project Name: CDR Phase 2	**Site Address** 3200 E. Butler Ave		**Parcel Number** APN - 106-08-043
Proposed Use Residential	**Existing Use** Undeveloped		**Subdivision, Tract & Lot Number** Tract Z of CDR Phase 1 Final Plat, Inst. No. 3944598
Zoning District MR & R1	**Regional Plan Category** Suburban - Future	**Flood Zone** X & AE	**Size of Site (Sq. ft. or Acres)** 119.6 ac

Property Information:
- ☐ Yes ☒ No Located in an existing Local/National Historic District? (Name: _____)
- ☐ Yes ☒ No Existing structures are over 50 years old at the time of application?
- ☒ Yes ☐ No Subject property is undeveloped land?

Surrounding Uses (Res, Com, Ind)	North	South	East	West
	Residential	Residential	Residential	Residential

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Only within Phase 2	6 lots/tract		119.6 ac	

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: 2/27/24	Applicant Signature:	Date: 2/27/24

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:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

PROJECT NARRATIVE
FOR
THE PRELIMINARY BLOCK PLAT
OF CANYON DEL RIO PHASE 2

Located within Section 24, T 21 N, R 7 E, G&SR&M
Flagstaff, Arizona

Prepared by:
Ardurra Group, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001

Prepared for:
CDR Devcorp, Ltd.
3605 South Flagstaff Ranch Road
Flagstaff, AZ 86005

Date: September 5, 2024
Revised: April 7, 2025
Ardurra Project No. 223357

ARDURRA

PROJECT NARRATIVE
PRELIMINARY BLOCK PLAT FOR CDR PHASE 2

DESCRIPTION OF THE PROPOSAL

Canyon del Rio (CDR) is a proposed 262-acre mixed use development located at the southwest corner of Butler Avenue and Fourth Street. Within the 262 acres are multiple parcels with various uses including retail, office, multifamily housing, single family housing, school, and church. This narrative is for the Preliminary Block Plat for CDR Phase 2 (Block Plat) which will define where the blocks, tracts, and roads are in Phase 2. CDR Phase 2 consists of the land described as Tract Z, or Coconino County Assessor's Parcel Number 106-08-043, of the Final Block Plat for CDR Phase 1 according to instrument number 3944598. Tract Z is approximately 119.60 acres.

Blocks, Right-of-way, and Tracts are the three main components of the Block Plat. Blocks within Phase 2 include residential zoning where neighborhoods will be built and will be defined by their specific zoning category on the Block Plat. Phase 2 includes the dedication of Right-of-Way (ROW) for J.W. Powell Boulevard (JWP), a minor arterial roadway, and Harold Ranch Road, (Local) which will be labeled and dedicated to the City with the Final Block Plat approval. ROW for JWP through Parcel R1 will be dedicated via Map of Dedication or by the Final Plat for Parcel R1, whichever comes first, and recorded by a separate instrument number. This dedication is to be done concurrently with the Final Block Plat. Tracts will also be identified and will be mainly used for open space, trails, utilities, and storm water detention.

JWP through Canyon del Rio will be developed in accordance with the Phasing Matrix included in the Block Plat once the civil engineering plans and Final Block Plat approvals are complete. Planning for the individual Blocks will follow the City's Final Plat or Site Plan process to finalize their development plans.

Tract ZZ is the remnant piece between Parcel R1 and the JWP ROW, intended for private drainage facilities to be dedicated to the HOA.

Tract A and Tract B is intended to be dedicated to the City of Flagstaff as floodplain and open space.

Tract C is intended to be dedicated to the HOA for the regional detention basin

Parcel Q-1/Q-2 and Tract S are zoned R1-Single Family Residential.

Parcels Q-3, R-2/R-3, and R-4/R-5 are zoned MR – Medium Density Residential.

Overall zoning category sums for Phase 2 of Canyon del Rio will be:

- R1-Single Family Residential: 30.11 acres
- MR-Medium Density Residential: 63.47 acres
- Tracts A B & ZZ: 15.59 acres
- Tracts C: 2.66 acres
- Right-of-Way: 7.77 acres
- Total Area of CDR Phase 2: 119.6 acres

The existing CDR Phase 2 parcel boundary will not be changed and the existing zoning of the property aligns with the proposed blocks.

CONSTRUCTION PHASING

Canyon del Rio will be constructed in phases. Phase 1 has been completed which includes the construction of the "loop" roads and utilities in Peak Point Road from Fourth Street to Crest Stone Road and Whetstone Drive from Fourth Street to Crest Stone Road. The parcels within Phase 1 have utilities and access available and the parcels can be improved.

Phase 2 will include the construction of JWP and its associated improvements like water, sewer, stormwater detention, etc. Once JWP is constructed, most of the Blocks within Phase 2 will have utilities and access available and the parcels can be improved. Based on the Traffic Statement included in this submittal, the traffic generation within the CDR 2 Blocks is not anticipated to require any collector roadways. Each Block will construct the local roadways and utilities within their boundaries to provide access and service.

The Phasing Matrix chart on sheet PH02 of the Block Plat plans shows more detailed information on the CDR phasing and the infrastructure needed to construct each Block.

OPEN SPACE, RESOURCE PROTECTION, AND TRAILS

CDR is planned to contain open space, tree resources, and slope resources in common areas and within the Parcels themselves. Each Parcel within the Property will meet resource requirements which will be consistent with the Development Agreement and determined when the Final Plat or Site Plan of each Parcel is approved.

The Flagstaff Resource Text Amendment has been approved by the City Council. The modification removes the resource protection requirement from all public roads and utilities. 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. The City of Flagstaff has also approved (10/28/2024) a 5%

reduction to the required resource protection. This factor has been included in the resource tables on NRPP2.

The Block Plat calculates the resources available and identifies where the resources would be located and the calculations for parcels that have already been completed or are currently under review. Every Parcel within the Property will be allowed to share the forest resources within CDR to achieve the amount of forest resources that are required of that Parcel. A resource bank will be maintained by CDR, and coordinated with the City, to keep an ongoing accounting of available resources. Each subsequent parcel that is developed will include an updated resources bank and the remaining allowable disturbance.

Ultimately, CDRI has already recorded comprehensive Master Covenants, Conditions and Restrictions ("Master CC&Rs") covering Phase 1. CDR Phase 2 will be annexed into the existing property owner's association and be subject to their existing CC&Rs.

The Master CC&Rs will provide commercially standard guidelines and rules insuring the Property is developed in a uniform manner that complies with the Development Agreement and reflects the Property's unique characteristics, benefiting all Parcel owners. The Master CC&Rs will also provide for the formation of a Master Association that will maintain specified common areas and common area improvements within the Property, together with an assessment mechanism to fund anticipated maintenance, repair and replacement expenses. Individual Parcels within the Property may also be subject to separate recorded covenants, conditions and restrictions (Sub-CC&Rs). The Sub-CC&Rs will establish Parcel specific rules and restrictions, and also provide for the formation of Parcel specific associations – in most cases, Homeowner Associations relating to the Property's single-family and condominium communities.

Open spaces and FUTS trails will transect the project and provide convenient access from the residential parcels throughout the community. "Social" trails are also proposed throughout to provide additional connectivity. The FUTS trail system will meet the intent of connectivity but may be with the design of the Blocks.

The Canyon Del Rio Open Space Tracking table has been included on Sheet DR01. The Development Agreement for Canyon Del Rio required 54 acres of Open Space. This table indicates the open space that has already been dedicated in Phase 1 and the proposed with Phase 2 of Canyon Del Rio. The Open Space indicated on DRO1 is projected meet the requirements of the development agreement. The open space within the Flood plain will be dedicated as Tract A and B to the City with the Phase 2 Final Block plat. The individual blocks will still dedicate the required open space within their boundaries as required by the zoning code. Any remaining open space required by the development agreement will be tracked during the design and platting of the individual Blocks.

PUBLIC SERVICES

Essential public services such as water and wastewater will be provided within JWP with service stubs provided to each parcel. Stormwater is being addressed through the Preliminary Drainage Report and related discussions. The City's Design Standards for solid waste dumpster enclosures and trash truck turning movements will be followed with the future design of each Parcel.

The Phasing Matrix chart on sheet PH02 of the Block Plat plans shows more detailed information on the CDR phasing and the infrastructure needed to construct each Block.

PLOTTED: Jul 07, 2025 - 2:47pm

LEGEND

EXISTING		PROPOSED	
	PROPERTY BOUNDARY		RIGHT-OF-WAY
	RIGHT-OF-WAY		LOT LINE
	LOT LINE		EASEMENT
	CENTERLINE		CENTERLINE
	EASEMENT		CONTOUR (MAJOR)
	CONTOUR (MAJOR)		CONTOUR (MINOR)
12"W	CONTOUR (MINOR)	20"W	20" WATER LINE
	12" WATER LINE	8"SS	8" SEWER LINE
8"SS	8" SEWER LINE		STORM DRAIN PIPE
42"SS	42" SEWER LINE		
OHE OHE	OVERHEAD ELECTRIC		PHASE 2
RW	RECLAIM WATER LINE		OPEN SPACE
	STORM DRAIN PIPE		CLEAR VIEW ZONE FOR RIGHT TURN FROM MINOR ROAD
	100-YEAR FLOODPLAIN		CLEAR VIEW ZONE FOR LEFT TURN FROM MINOR ROAD
	PHASE 1 INST. NO. 3944598		CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD
	DETENTION BASIN		

PRELIMINARY BLOCK PLAT (PHASE 2) OF CANYON DEL RIO FLAGSTAFF, ARIZONA

LOCATED IN THE WESTERN HALF OF SECTION 24, TOWNSHIP 21 NORTH RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY.

PROPERTY OWNER:

CANYON DEL RIO INVESTORS II, LLC (CDRI)
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005
CONTACT: ROBERT M. SEMPLE, CPA

CDR DEVCORP LTD
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005
CONTACT: CLINT WHITING

PROJECT DEVELOPER:

CDR DEVCORP LTD
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005
CONTACT: CLINT WHITING

PLAT PREPARER:

SHEPHARD-WESNITZER, INC., AN ARDURRA COMPANY
CONTACT: ALICIA STOFFERS
110 W. DALE AVENUE
FLAGSTAFF, ARIZONA 86001
928-773-0354

PROJECT INFORMATION

SITE ADDRESS: TO BE ASSIGNED (CURRENTLY A PORTION OF THE PARCELS ASSOCIATED WITH THIS PROJECT ARE LOCATED AT 3200 E. BUTLER AVENUE.)

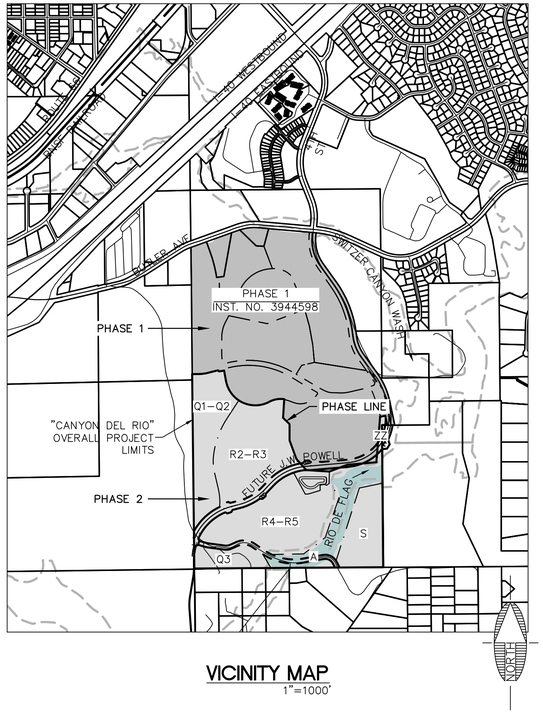
APNS: 106-08-043

LOT COVERAGE/BUILDING INFORMATION						
Parcel	**Existing Zoning**	**Proposed Zoning**	**Use**	**Net Acreage**	**Development Units**	**0.20 FAR SF**
E-1	R&D - Research and Development	HC-Highway Commercial	Office/Retail	6.4	N/A	55,757
E-2	R&D - Research and Development	HC-Highway Commercial	Office/Retail	2.7	N/A	23,522
F	R&D - Research and Development	HC-Highway Commercial	Office/Retail	1.4	N/A	12,197
G	R&D - Research and Development	MR-Medium Density Residential	Attached Residential	9.1	50	N/A
H	R&D - Research and Development	HC-Highway Commercial	Office/Retail	1.8	N/A	15,682
I	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	13.4	50	N/A
J-1	R&D - Research and Development	HR-High Density Residential	Attached Residential/Multi-Family/ Apartments	11.6	240	N/A
J-2	R&D - Research and Development	HR-High Density Residential	Attached Residential/Multi-Family/ Apartments	18.4	432	N/A
K-1	R&D - Research and Development	HC-Highway Commercial	Retail	4.6	N/A	40,075
K-2	R&D - Research and Development	HC-Highway Commercial	Retail	8.8	N/A	76,666
N	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Duplex Units	7.1	42	N/A
O	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Church or School	6.1	49	N/A
P	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Church or School	5.4	40	N/A
Q-1	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	10.2	41	N/A
Q-2	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	3.9	21	N/A
Q-3	MR-Medium Density Residential	MR-Medium Density Residential	Attached Residential/Duplex Units	6	80	N/A
R-1 thru 5	MR-Medium Density Residential	MR-Medium Density Residential	Detached Residential	73.2	367	N/A
S	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	10.6	14	N/A
Total Commercial Acreage				25.7		
Total Residential Units				1426		
Total Acreage ROW				28.6		

Notes:

1. Open space areas are reserved throughout the project consisting of areas between parcels and the floodplain areas within the Rio De Flag. Refer to Sheet 3 for the locations of open space and trails.

2. Floor areas shown on parcels E1/E2, K1/K2, and F are from the site capacity calculations. Ultimate maximum floor areas may be different based on the actual type of development. A 0.20 FAR was used for the impact analyses and also for calculating the building square footages listed in the table.



VICINITY MAP
1"=1000'

SHEET INDEX		
SHT NO.	DWG NO.	TITLE
1	CVR	COVER SHEET
2	EX01	RECORD OF EXISTING BOUNDARY SURVEY
3	PM01	PRELIMINARY PLAT OVERVIEW MAP
4	PP01	PRELIMINARY PLAT
5	XS01	TYPICAL ROADWAY CROSS SECTIONS
6	SC01	OVERVIEW MAP
7	SC02	CLEARVIEW ZONE PLAN (1)
8	SC03	CLEARVIEW ZONE PLAN (2)
9	SC04	CLEARVIEW ZONE PLAN (3)
10	GD01	GRADING PLAN
11	GD02	GRADING - PLAN & PROFILE (1)
12	GD03	GRADING - PLAN & PROFILE (2)
13	GD04	GRADING - PLAN & PROFILE (3)
14	GD05	GRADING - PLAN & PROFILE (4)
15	UT01	UTILITIES PLAN
16	DR01	DRAINAGE AND OPEN SPACE PLAN
17	PH01	PHASING MAP
18	PH02	PHASING MATRIX
19	NRPP1	NATURAL RESOURCE PROTECTION PLAN (1)
20	NRPP2	NATURAL RESOURCE PROTECTION PLAN (2)

CITY ENGINEER

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

CITY WATER SERVICES DIRECTOR

BY: _____ DATE: _____

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

ADEQUATE WATER SUPPLY NOTE:

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. 41-900002.0002.

ALTICE USA

JASON QUINLAN (BY LETTER) 05/08/2025
BY: DATE:

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) 05/03/2024
BY: DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 05/03/2024
BY: DATE:

CENTURYLINK

BY: DATE:

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

ACTION IS BEING TAKEN TO OBTAIN RESPONSES FROM THE FRANCHISE UTILITY COMPANIES IN REGARDS TO THE POSSIBLE UTILITY CONFLICTS.

RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE PRELIMINARY NATURAL RESOURCE PROTECTION PLAN FOR MORE INFORMATION ON THE FOREST RESOURCES AVAILABLE ON THIS PROJECT SITE. THE NARRATIVE CONTAINS THE CROSS-CREDITING DESCRIPTION. A MASTER ASSOCIATION WILL BE CREATED TO ADMINISTER THIS.

FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONES AE AND X DESIGNATED BY FEMA FIRM'S 04005C-6828G. A GOOD PORTION OF THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THEREFORE, NO BUILDING WILL OCCUR IN A FLOODPLAIN. A SMALL PORTION OF THE PROJECT AREA HAS BEEN DETERMINED TO BE WITHIN THE 100-YR FLOODPLAIN.

WATER AND SEWER IMPACT ANALYSIS

THE PRELIMINARY PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 29, 2015.

EARTHWORK SUMMARY

EXCAVATION: 59,163 C.Y.
EMBANKMENT: 108,467 C.Y.

THESE PRELIMINARY EARTHWORK VALUES ARE FOR THE CONSTRUCTION OF J.W. POWELL BOULEVARD AND REGIONAL DETENTION BASIN.

SOURCE OF PROJECT INFORMATION

BOUNDARY BASED ON CDR PHASE 1 FINAL PLAT PER INSTRUMNET NO. 394459.

TOPOGRAPHIC INFORMATION ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

BASIS OF BEARING

NORTH 89-34-20 EAST, 2655.62' 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 MERIDAN, 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.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 106-08-043 (TRACT Z) ACCORDING TO INSTRUMENT NUMBER 3944598, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

SUMMARY OF TRACTS

1. TRACT ZZ (±0.43 AC) IS INTENDED FOR PRIVATE DRAINAGE FACILITIES AND DRAINAGE MAINTENANCE EASEMENT.
2. TRACT A (±1.93 AC) IS INTENDED FOR OPEN SPACE AND THE FEMA FLOODPLAIN TO BE DEDICATED TO THE CITY OF FLAGSTAFF.
3. TRACT B (±12.35 AC) IS INTENDED FOR OPEN SPACE, UTILITIES, FUTURE WELL FACILITIES AND THE FEMA FLOODPLAIN TO BE DEDICATED TO THE CITY OF FLAGSTAFF.
4. TRACT C (±2.66 AC) IS INTENDED FOR DRAINAGE AND TO BE DEDICATED TO THE HOA WITH A DME TO THE CITY OF FLAGSTAFF.
5. TRACT S (±13.04 AC) IS INTENDED FOR PURPOSE OF FUTURE DEVELOPMENT.

FLOODPLAIN DEDICATION

CDR DEVCORP. LTD., AN ARIZONA CORPORATION, AS OWNER, AND CANYON DEL RIO INVESTORS II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATE TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE BUT SUBJECT TO ALL MATTERS OF RECORD, TRACT A AND TRACT B (THE "FLOODPLAIN DEDICATED AREAS"); PROVIDED, HOWEVER, THAT (1) THE FLOODPLAIN DEDICATED AREAS MUST BE USED AND MAINTAINED BY THE CITY OF FLAGSTAFF SOLELY FOR OPEN SPACE PURPOSES AND (2) EACH OWNER HEREBY RESERVES AND EXCEPTS FROM SUCH DEDICATION, FOR THE USE AND BENEFIT OF EACH SUCH OWNER AND ITS SUCCESSORS AND ASSIGNS, EXCLUSIVE EASEMENTS OVER, ACROSS, UNDER, THROUGH, AND UPON THE FLOODPLAIN DEDICATED AREAS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF (A) THE FLAGSTAFF URBAN TRAIL SYSTEM AND OTHER TRAILS; (B) WATER, SEWER AND ALL OTHER UTILITY LINES AND FACILITIES OF EVERY TYPE AND NATURE; (C) DRAINAGE AND STORMWATER RETENTION; (D) ROADWAYS; AND (E) SUCH OTHER USES REASONABLY REQUIRED IN CONNECTION WITH THE DEVELOPMENT OF CANYON DEL RIO. AS A CONDITION TO SUCH DEDICATION, THE CITY OF FLAGSTAFF AGREES THAT ALL RESOURCES WITHIN THE FLOODPLAIN DEDICATED AREAS WILL BE COUNTED TOWARDS SATISFACTION OF THE RESOURCES REQUIRED UNDER THE RESOURCE PROTECTION OVERLAY ZONE FOR CANYON DEL RIO.

CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
Aaron D. Borling, RLS 48756

Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
ARIZONA U.S.A.

FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

COVER SHEET

JOB NO: 223357
DATE: JUL 25
SCALE: AS SHOWN
DRAWN: KMF/BH
DESIGN: KMF/BH
CHECKED: SC/DEC/ADB

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swoz.com

Shephard Wesnitzer, Inc.

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AZBlueStake.com
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 20

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - COVER.DWG BHONAHE

PLOTTED: Jul 07, 2025 - 2:47pm

NORTH

SCALE 1" : 200'
0 100 200

106-08-002T
FLAGSTAFF UNIFIED SCHOOL DISTRICT #1
(NOT A PART)

SINAGUA HEIGHTS SUBDIVISION

106-08-001D
COCONINO HUMANE ASSOC. INC
(NOT A PART)

CWE 1/64

S 0°30'11" E 662.44'

REBAR STAMPED "LS 16630 FLAGSTAFF ENGINEERING"
NWSE 1/64

106-08-003F
BURCH 6 LLC
(NOT A PART)

N 89°32'15" E 660.12'

S 89°36'21" W 660.26'

106-08-005G
CANYON CHAPEL INC
(NOT A PART)

106-08-001C
CITY OF FLAGSTAFF
(NOT A PART)

106-11-042
CITY OF FLAGSTAFF
(NOT A PART)

2 1/2" ALUMINUM CAP STAMPED
"CITY OF FLAGSTAFF LS 16630" #1100
NORTHING= 52318.51
EASTING= 44745.93
ELEV= 6880.14

3/4" OPEN PIPE
C1/4 S24

S 0°29'59" E 2644.85'

S 0°29'29" E 1986.62'

BLM BRASS CAP
1965

1/4 S13
S24

1/4 S24
S25

CNS 1/64

106-08-005G
CANYON CHAPEL INC
(NOT A PART)

TRACT Y
0.73 ACRES

75' ROW

106-08-005J
FLAGSTAFF ELKWOOD PARTNERS LP
(NOT A PART)

106-08-000
STATE LAND
(NOT A PART)

102' ROW

FOURTH STREET

106-07-033C
PEACE MATTHEW
(NOT A PART)

TRACT X
0.94 ACRES

BLOCK K2
8.80 ACRES

BLOCK N
7.11 ACRES

BLOCK R1
27.07 ACRES

FOURTH STREET

BLOCK E2
2.64 ACRES

BLOCK K1
3.40 ACRES

70' ROW

WHETSTONE DRIVE

106-08-005K
CLIPPER PINEHURST FLAGSTAFF LLC
(NOT A PART)

BLOCK E1
6.35 ACRES

PHASE 1

PHASE 2

CANYON DEL RIO PHASE II

TRACT Z
119.60 ACRES

BLOCK O
6.49 ACRES

106-07-012A
KIMBRELL PAUL F
& TERRY M JT
(NOT A PART)

S 89°35'39" W 2638.48'

BUTLER AVENUE

BLOCK J1
9.85 ACRES

BLOCK J2
20.2 ACRES

106-07-001C
RINALDI JAMES
(NOT A PART)

S 89°34'20" W 2655.62'

BLOCK F
1.44 ACRES

70' ROW

CREST STONE ROAD

BLOCK P
5.40 ACRES

106-07-010
O'NEILL COLLEEN
(NOT A PART)

BLOCK G
PER INST. 3957199
9.03 ACRES

TRACT W
1.78 ACRES

70' ROW

PEAK POINT ROAD

106-07-011B
SCHMITT FAMILY TRUST DTD
(NOT A PART)

106-08-005H
CSL FLAGSTAFF 2019 LLC
(NOT A PART)

70' ROW

BLOCK I
PER INST. 3957200
13.31 ACRES

2x2 SQUARE ROD W/ PUNCH MARK
COF CP#1922200

N 0°43'05" W 2645.53'

N 0°38'39" W 2646.63'

REBAR W/1.5" ALUMINUM CAP STAMPED "LS 4321"

BLM BRASS CAP 1965
COF CP#2122101

1/4 S23
S24

14 13
23 24

23 24
26 25

106-04-070
CITY OF FLAGSTAFF
(NOT A PART)

106-04-069
WOODSHIRE ON BUTLER LLC
(NOT A PART)

106-10-002
LITTLE AMERICA HOTELS & RESORTS INC
(NOT A PART)

106-04-006B
HORSESHOE REALTY FLAGSTAFF LLC
(NOT A PART)

106-04-005B
LITTLE AMERICA HOTEL & RESORTS INC
(NOT A PART)

106-09-002
LITTLE AMERICA HOTELS & RESORTS INC
(NOT A PART)

106-04-007E
CITY OF FLAGSTAFF
(NOT A PART)

BASIS OF BEARING

NORTH 89°34'20" EAST, 2655.62' 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 MERIDAN, 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 (R1).

Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, U.S.A.

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - RECORD SURVEY.DWG BHONAME

RECORD OF EXISTING BOUNDARY SURVEY

CDR PHASE II - PRELIMINARY BLOCK PLAT

FLAGSTAFF
ARIZONA

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	AOB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swaz.com

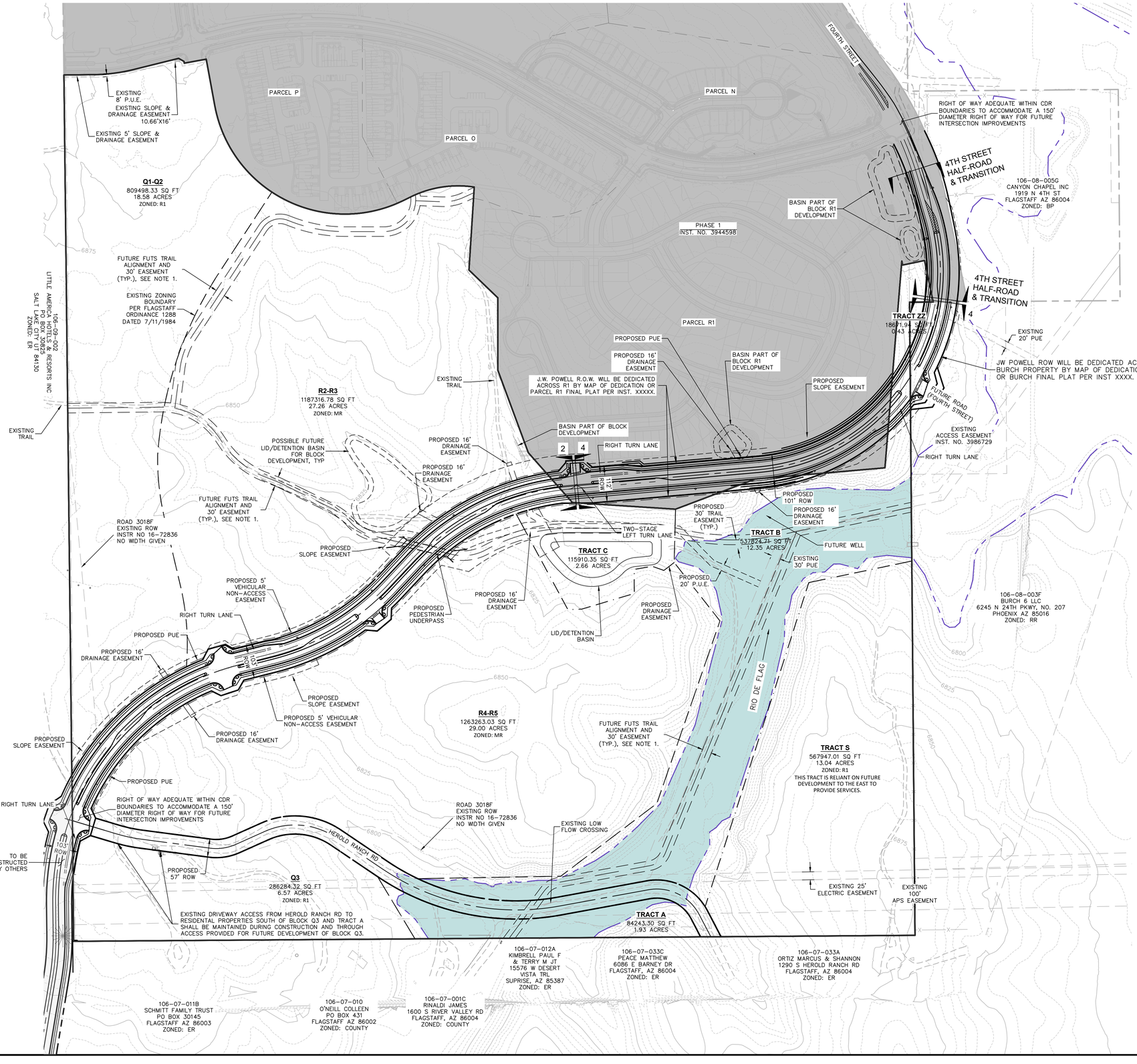
Shephard Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you plan to excavate
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
EX01

SHT NO.	OF
2	20



SCALE 1" : 150'
0 75 150

NOTES:
1. THE FUTS TRAIL SYSTEM WILL MEET THE INTENT OF THE CONNECTIVITY BUT THE TRAIL ALIGNMENT IS SUBJECT TO CHANGE AS THE PARCELS ARE DEVELOPED.

PRELIMINARY PLAT OVERVIEW MAP

CDR PHASE II – PRELIMINARY BLOCK PLAT

FLAGSTAFF ARIZONA

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/DEC

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928.774.6934 fax
www.swiaz.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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ArizonaBlueStake.com
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, U.S.A.

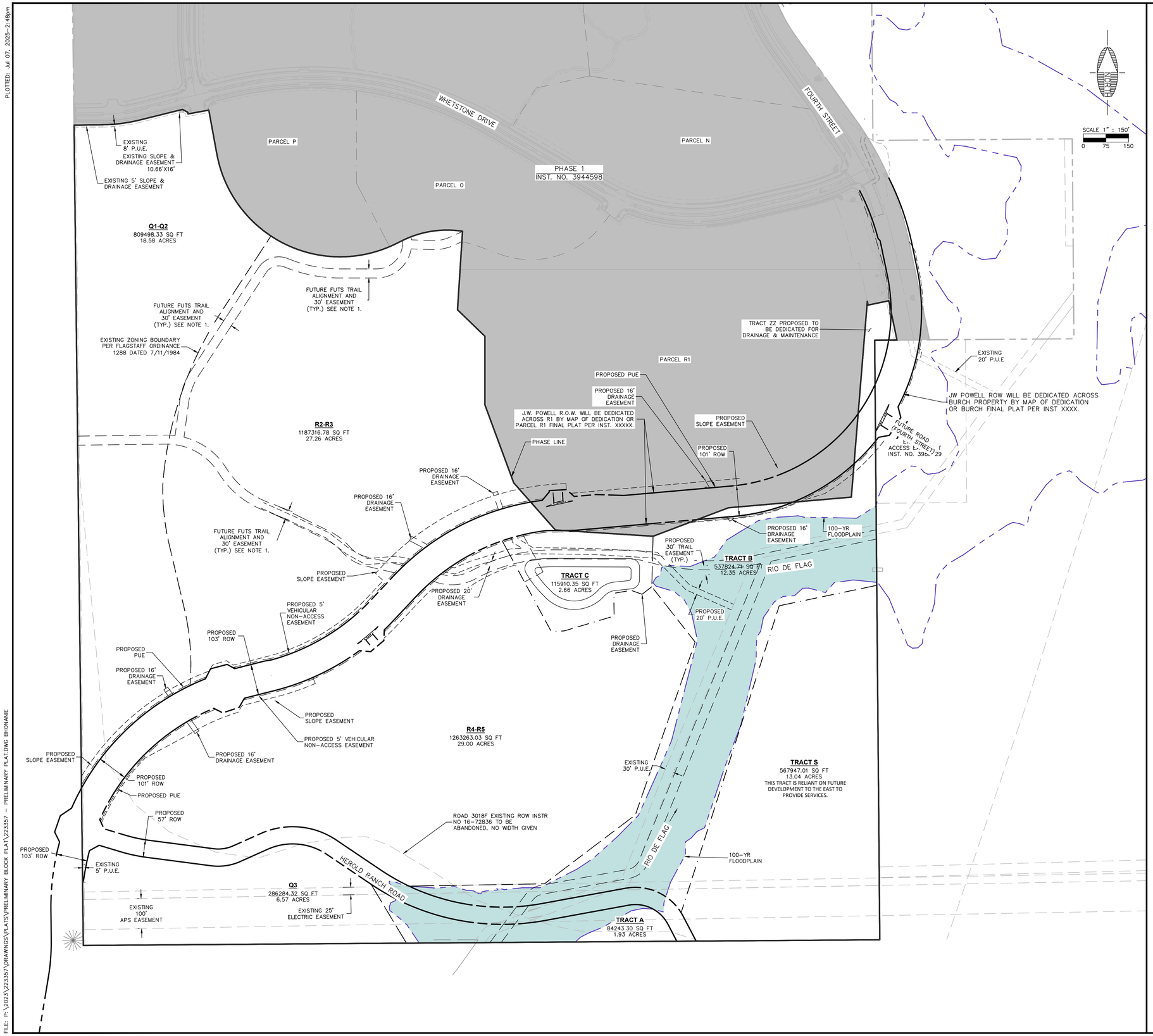
DRAWING NO.
PM01

SHT NO. 3 OF 20

PLOTTED: Jul 07, 2025 - 2:48pm

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - PRELIMINARY PLAT.DWG BHONAME

PLOTTED: Jul 07, 2025 - 2:48pm



NOTES:
1. AS EACH PARCEL DEVELOPS, THE TRAIL SYSTEM WILL MEET THE INTENT OF THE CONNECTIVITY BUT THE TRAIL ALIGNMENT IS SUBJECT TO CHANGE.

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - PRELIMINARY PLAT.DWG BHONANIE

FLAGSTAFF
ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

PRELIMINARY PLAT

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/CEC

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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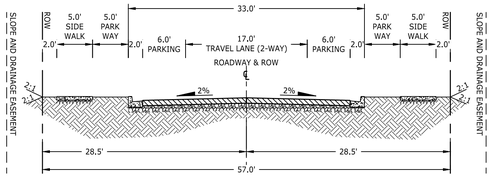
DRAWING NO.
PP01

SHT NO. 4 OF 20

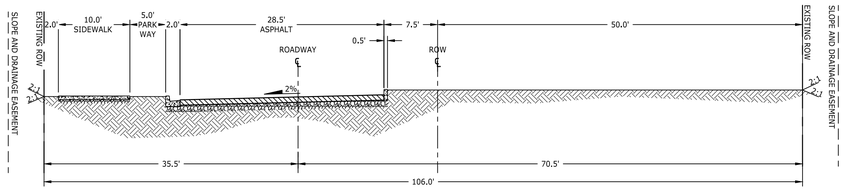
Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE
STOFFERS
Date Signed: 7/07/25
ARIZONA, USA

PLOTTED: Jul 07, 2025 - 2:48pm

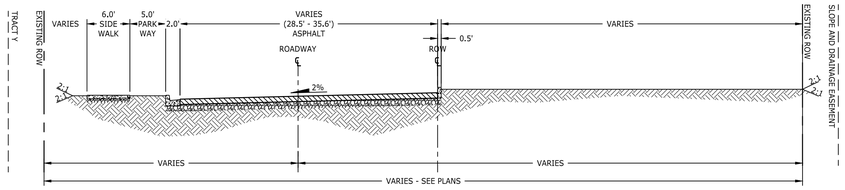
ROADWAY SECTIONS PER DA DATED 12/02/2024



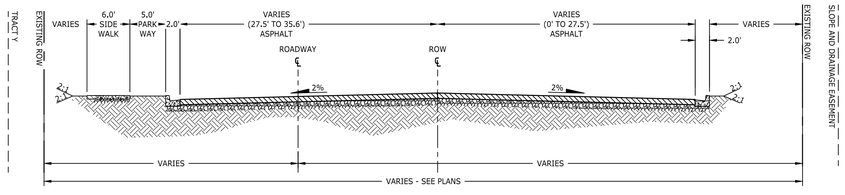
RESIDENTIAL LOCAL (COF 10-09-038)



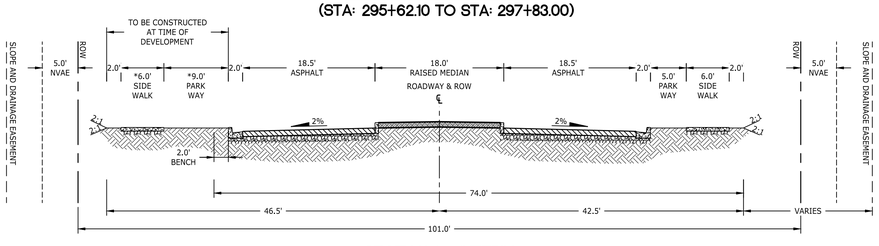
4TH STREET - EXISITNG CONDITION



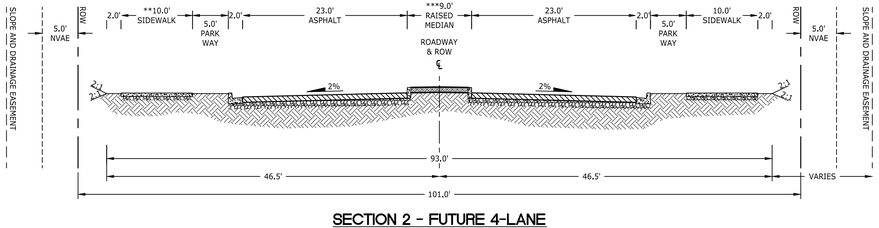
4TH STREET - TRANSITION
(STA: 297+83.00 TO STA: 298+39.89)



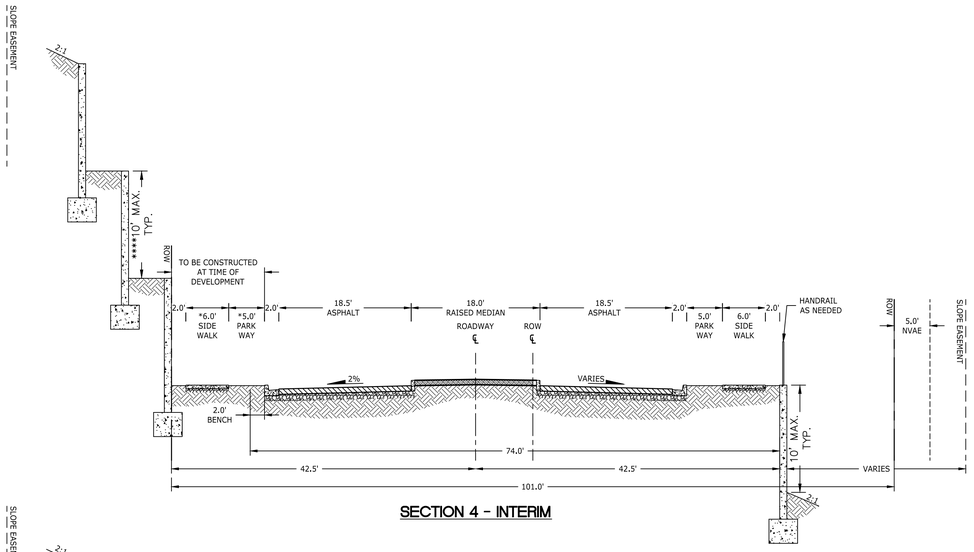
4TH STREET - TRANSITION
(STA: 295+62.10 TO STA: 297+83.00)



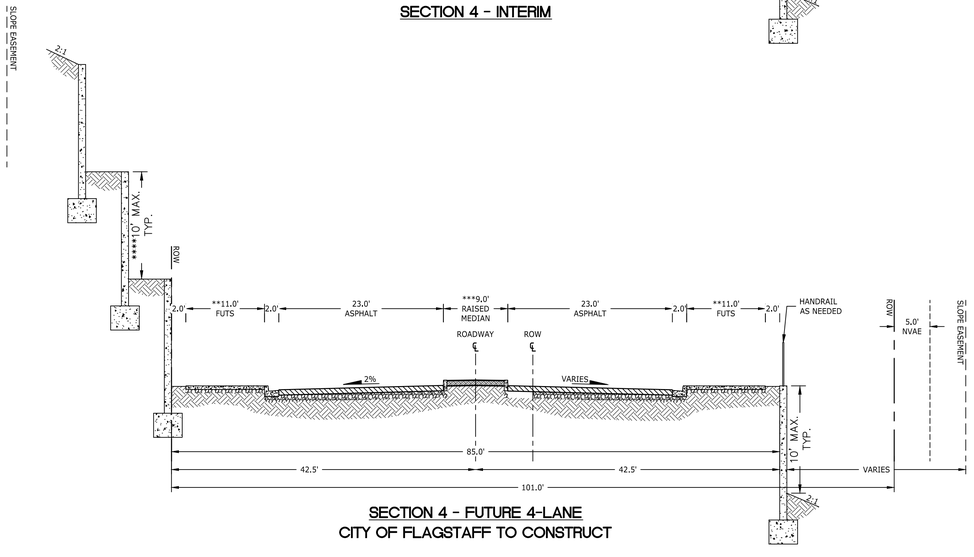
SECTION 2 - INTERIM



SECTION 2 - FUTURE 4-LANE
CITY OF FLAGSTAFF TO CONSTRUCT



SECTION 4 - INTERIM



SECTION 4 - FUTURE 4-LANE
CITY OF FLAGSTAFF TO CONSTRUCT

* SIDEWALK & PARKWAY TO BE BUILT BY ADJACENT DEVELOPMENTS.

** WHEN THE ROADWAY IS CONVERTED TO A 4-LANE CROSS SECTION, THE BIKE LANE WILL COME OFF THE ROADWAY AND A FUTS WILL NEED TO BE CONSTRUCTED.

*** ALLOWS FOR THE 9' RAISED MEDIAN, OR WHERE LEFT TURNS ARE NEEDED, LIP OF GUTTER TO LIP OF GUTTER WILL BE 11' - 11' - 11' - 11' - 11', WITH NO RAISED MEDIAN.

**** A VERTICAL ROCK SLOPE MAY BE UTILIZED AT THE CUT WALLS WITH GEOTECHNICAL CERTIFICATION.

Registered Professional Engineer
CERTIFICATE NO. 49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, U.S.A.

FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

TYPICAL ROADWAY CROSS SECTIONS

JOB NO: 223357
DATE: JUL 25
SCALE: AS SHOWN
DRAWN: KMF
DESIGN: KMF
CHECKED: SCI/CEC

REVISIONS

NO.	DESCRIPTION	DATE	BY

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928.774.8934 fax
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DRAWING NO.
XS01

SHT NO. 5 OF 20

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - TYPICAL ROADWAY CROSS SECTIONS.DWG BHONANIE

SCALE 1" : 200'
0 100 200

MINOR ROAD CLEAR VIEW ZONE CALCULATIONS

ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	MAJOR ROAD DESIGN SPEED (V_{MAJOR})[1]	TIME GAP $t_{g\,(unadjusted)}$[2]	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP $t_{g(adjusted)}$[2]	INTERSECTION SIGHT DISTANCE (ISD[3])	STOPPING SIGHT DISTANCE (SSD)
C16	Whetstone	J.W. Powell Boulevard	Left	40	7.5	**Yes**	**Yes**	**2**	8	470	305
C17	Burch Access Road	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C18	Burch Access Road	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C19	Proposed Driveway R1	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8.0	470	305
C20	Proposed Driveway R1	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C21	Proposed Driveway R4-R5	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C22	Proposed Driveway R4-R5	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C23	Proposed Driveway R4-R5	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C24	Proposed Driveway R4-R5	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C25	Proposed Driveway R2-R3	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C26	Proposed Driveway R2-R3	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C27	Herold Access Road S	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C28	Herold Access Road S	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C29	Herold Access Road N	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C30	Herold Access Road N	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305

Notes:

(1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.

(2) The time gap values, adjusted ($t_{g\,(adjusted)}$ in seconds) and unadjusted ($t_{g\,(unadjusted)}$ in seconds), are based on the current site plan and the *AASHTO-Geometric Design of Highways and Streets* Exhibits 9-54 and 9-57. The first lane crossed does not warrant an adjustment to the time gap.

(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO-Geometric Design of Highways and Streets* . Equation 9-1: $ISD=1.47*V_{MAJOR}*t_g$

(4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed. For left turns onto roadways with more than two lanes, consult AASHTO Geometric Design of Highways and Streets for additional time gap information.

* Clear View Zones #D1 and #D16 do not encroach into the adjacent properties at full build-out of 4th Street and are shown for reference only for the interim condition.

MAJOR ROAD CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR ROAD	MINOR ROAD (STOP CONTROL)	MANEUVER DIRECTION	MAJOR ROAD DESIGN SPEED (V_{MAJOR})[1]	TIME GAP $t_{g\,(unadjusted)}$[2]	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP $t_{g(adjusted)}$[2]	INTERSECTION SIGHT DISTANCE (ISD[3])	STOPPING SIGHT DISTANCE (SSD)
M6	J.W. Powell Boulevard	Burch Access Road	Left	40	5.5	Yes	Yes	2	6.0	355	305
M7	J.W. Powell Boulevard	Proposed Driveway R1	Left	40	5.5	Yes	yes	2	6.0	355	305
M8	J.W. Powell Boulevard	Proposed Driveway R4-R5	Left	40	5.5	Yes	yes	2	6.0	355	305
M9	J.W. Powell Boulevard	Proposed Driveway R4-R5	Left	40	5.5	Yes	yes	2	6.0	355	305
M10	J.W. Powell Boulevard	Proposed Driveway R2-R3	Left	40	5.5	Yes	yes	2	6.0	355	305
M11	J.W. Powell Boulevard	Herold Access Rd S	Left	40	5.5	Yes	yes	2	6.0	355	306

Notes:

(1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.

(2) The time gap values, adjusted ($t_{g\,(adjusted)}$ in seconds) and unadjusted ($t_{g\,(unadjusted)}$ in seconds), are based on the current site plan and the *AASHTO-Geometric Design of Highways and Streets* Exhibits 9-66 and 9-67. The first lane crossed does not warrant an adjustment to the time gap.

(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO-Geometric Design of Highways and Streets.* Equation 9-1: $ISD=1.47*V_{MAJOR}*t_g$

(4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.

Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA U.S.A.

PLOTTED: Jul 07, 2025 - 2:49pm

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - CLEAR VIEW ZONES PLANS.DWG BHONANIE

FLAGSTAFF
ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

OVERVIEW MAP

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/CEC

NO.	DESCRIPTION	DATE	BY
REVISIONS			

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928.282.2058 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

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Arizona Blue Stake, Inc.
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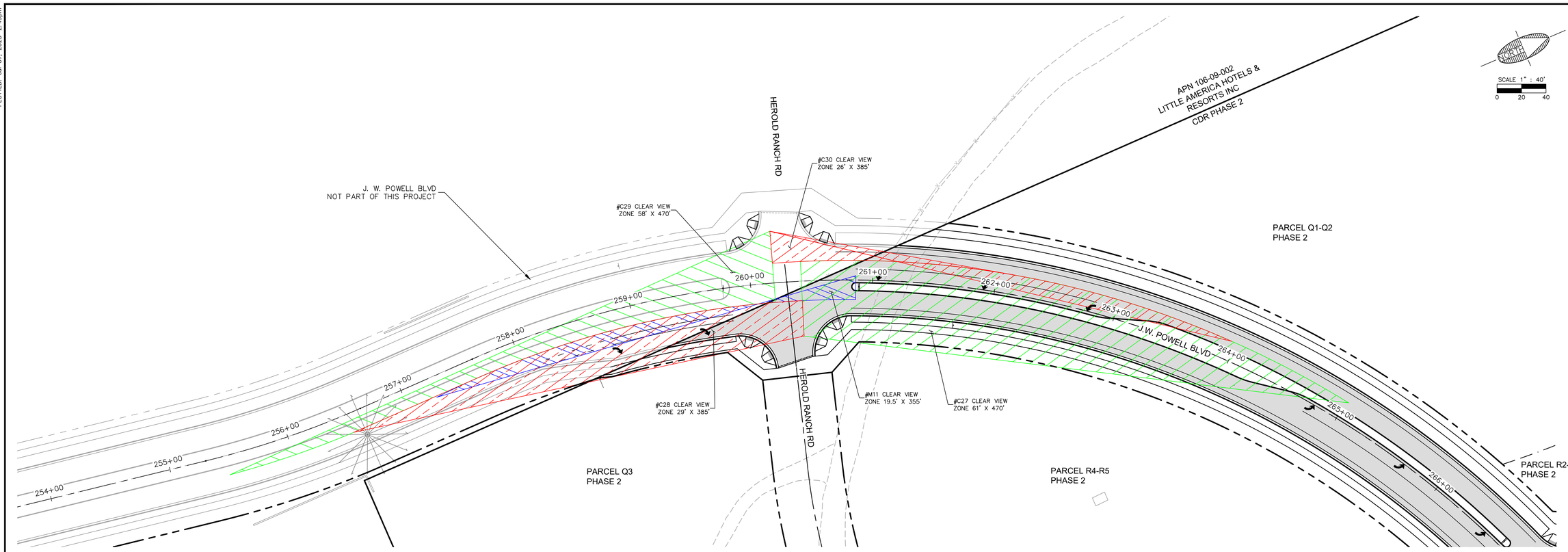
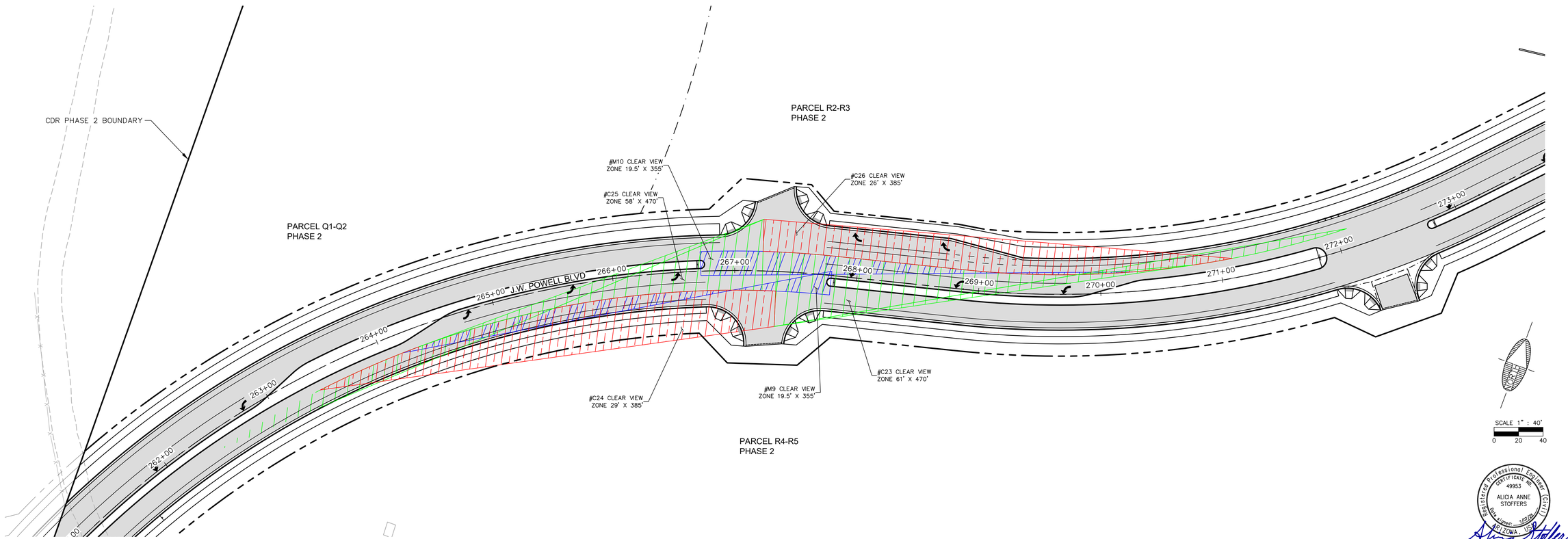
DRAWING NO.
SC01

SHT NO. 6 OF 20

PLOTTED: Jul 07, 2025 - 2:49pm





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CDR PHASE II – PRELIMINARY BLOCK PLAT

CLEARVIEW ZONE PLAN (1)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
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DESIGN:	KMF
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DRAWING NO.
SC02

SHT NO. 7 OF 20

Registered Professional Engineer (Civil)
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
Date Signed: 10/31/25
ARIZONA, USA

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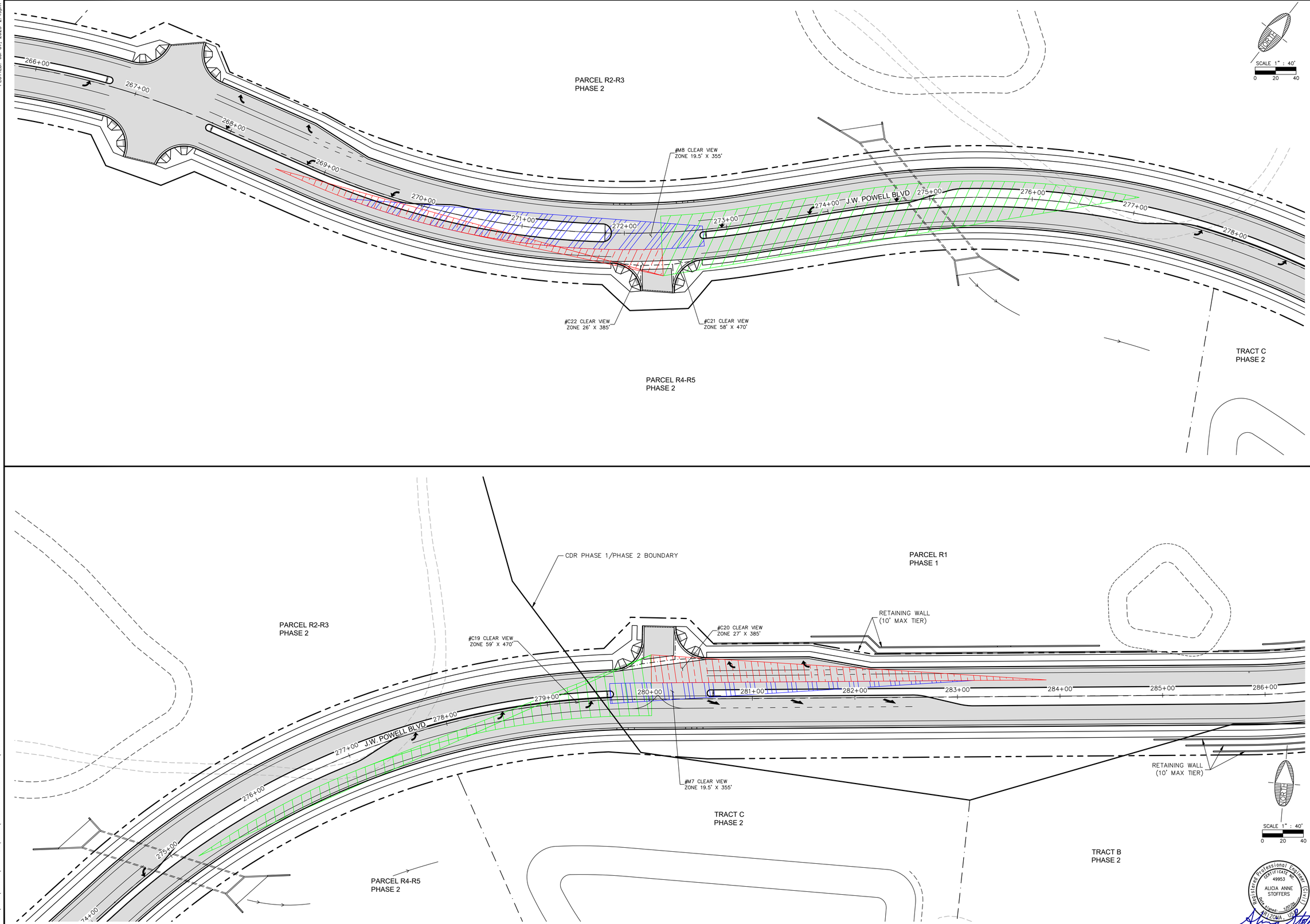

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CDR PHASE II – PRELIMINARY BLOCK PLAT

CLEARVIEW ZONE PLAN (2)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
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DESIGN:	KMF
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DRAWING NO.
SC03

SHT NO. 8 OF 20

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CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, USA

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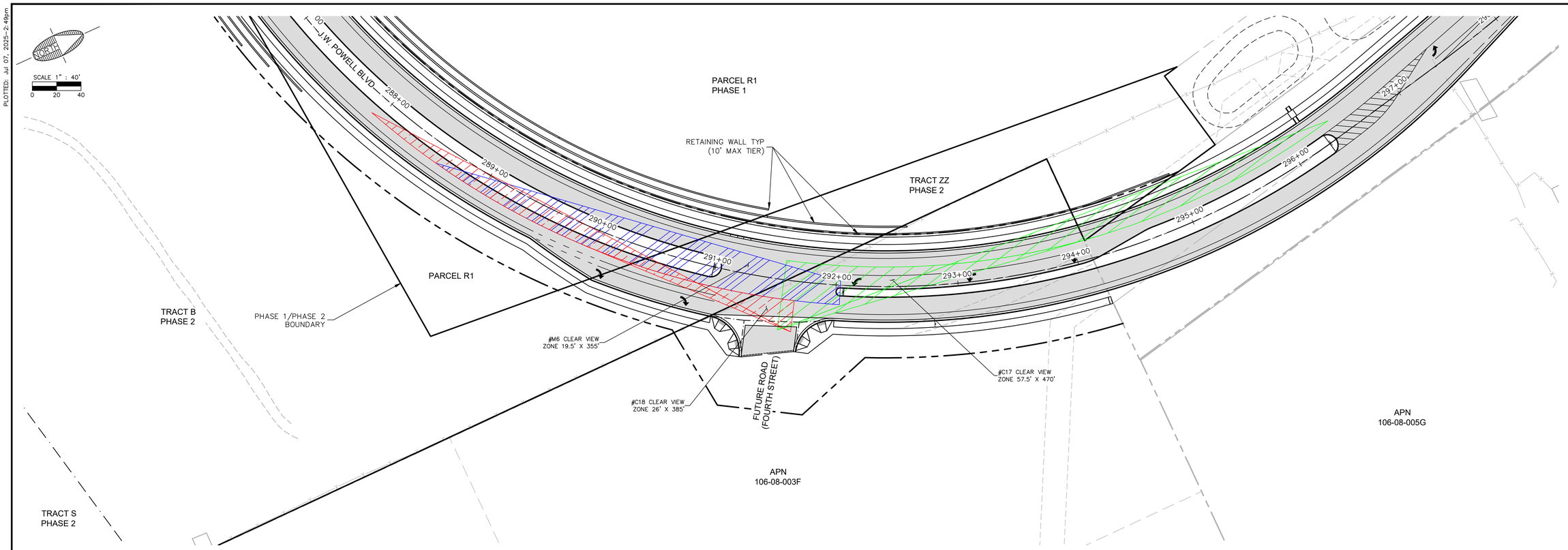

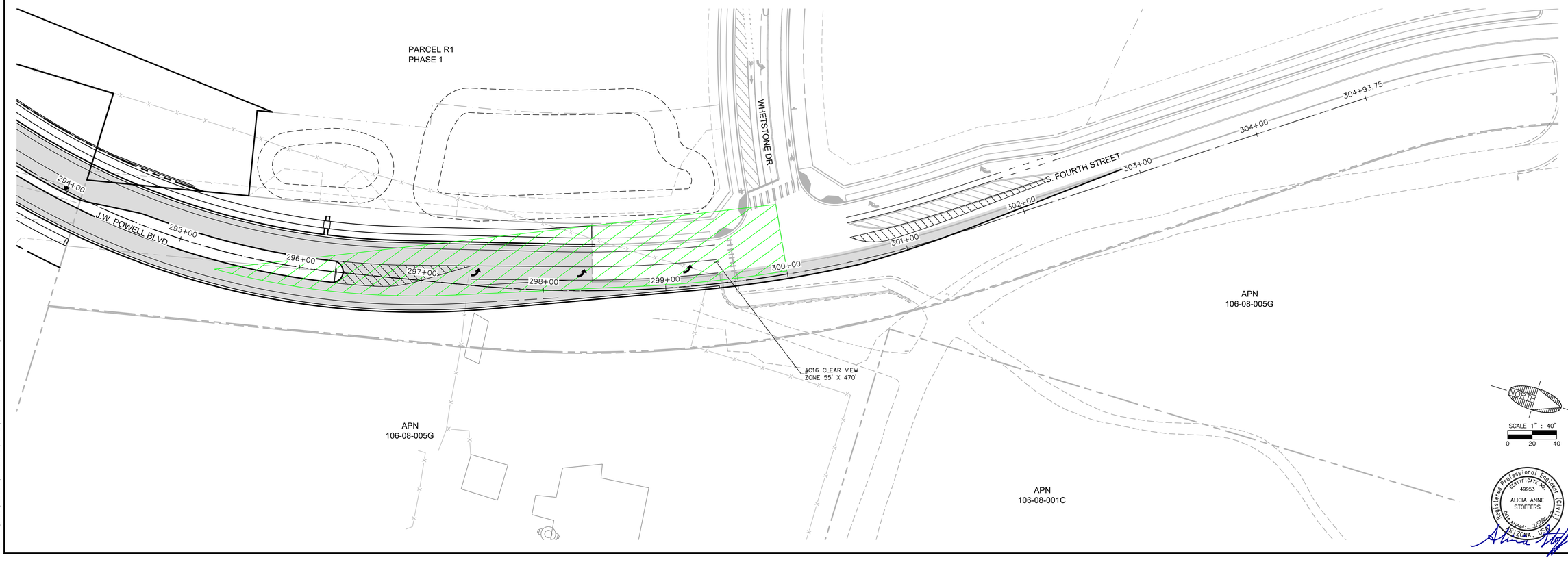

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ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

CLEARVIEW ZONE PLAN (3)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
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DESIGN:	KMF
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DRAWING NO.
SC04

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
ARIZONA, USA
Date Signed: 7/8/25

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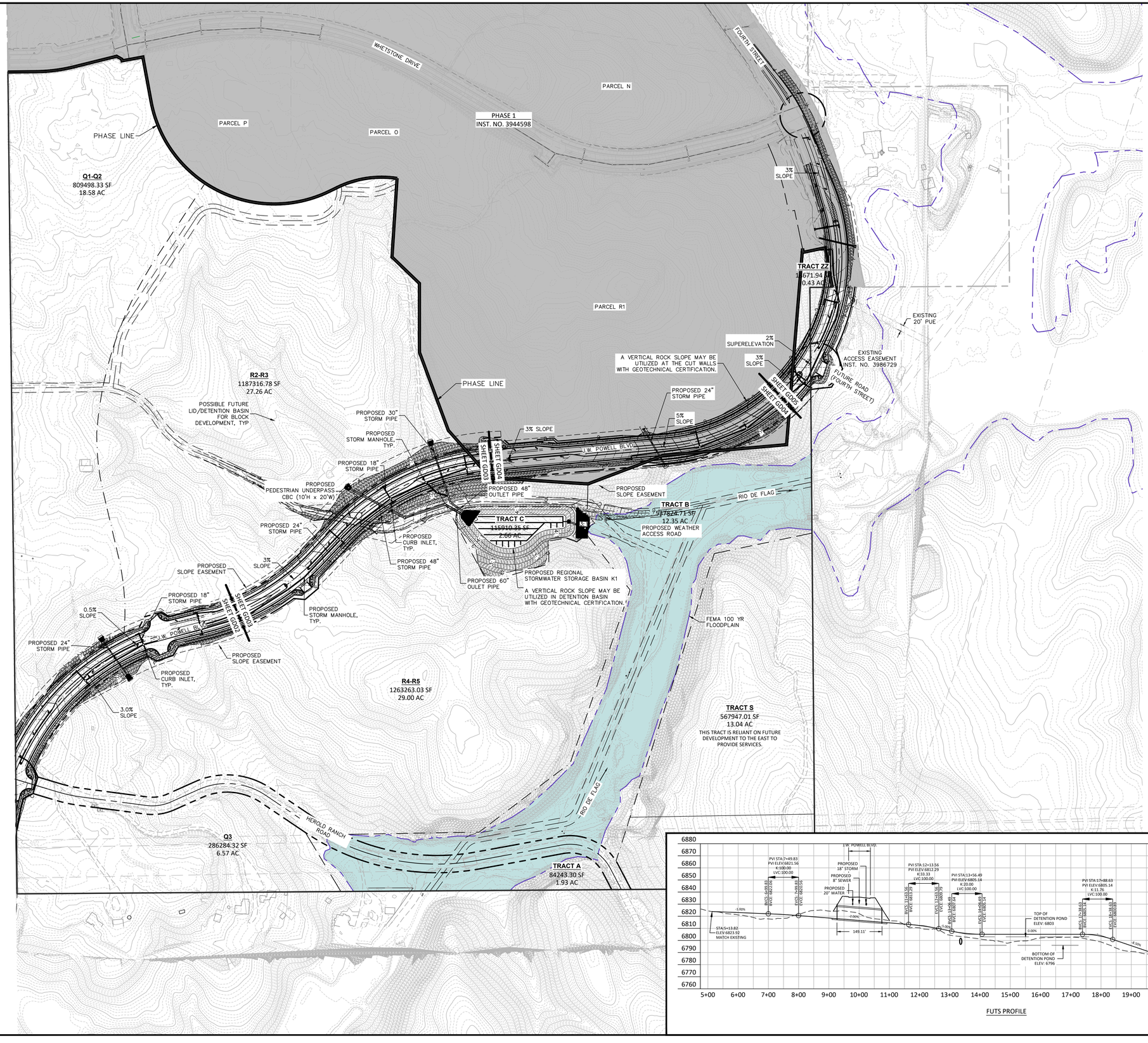

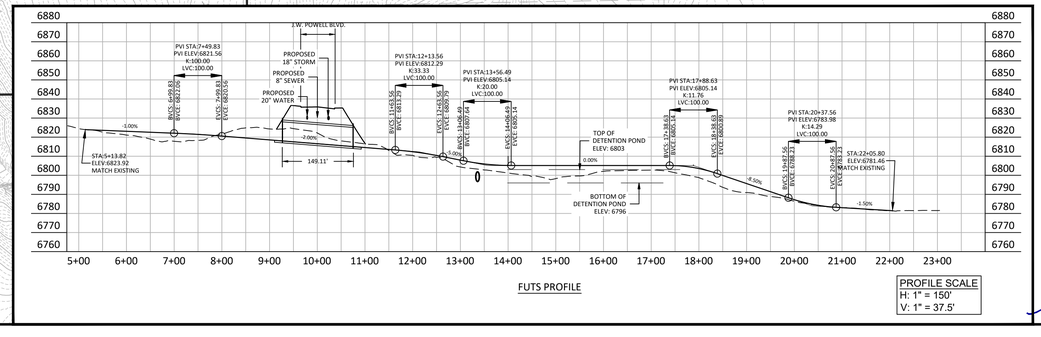

FUTS PROFILE

PROFILE SCALE
H: 1" = 150'
V: 1" = 37.5'

EARTHWORK (UNADJUSTED)

CUT = 66,512 CY
FILL = 105,186 CY

THESE PRELIMINARY EARTHWORK VALUES ARE FOR THE CONSTRUCTION OF J.W. POWELL BOULEVARD AND REGIONAL DETENTION BASIN.

FLAGSTAFF ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

GRADING PLAN

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/DEC

REVISIONS

NO.	DESCRIPTION	DATE	BY

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928.773.0354
928.774.8934 fax
www.ardurra.com

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DRAWING NO.
GD01

SHT NO. 10 OF 20

Registered Professional Engineer
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ARIZONA, U.S.A.

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - GRADING PLANS.DWG BHONANNE

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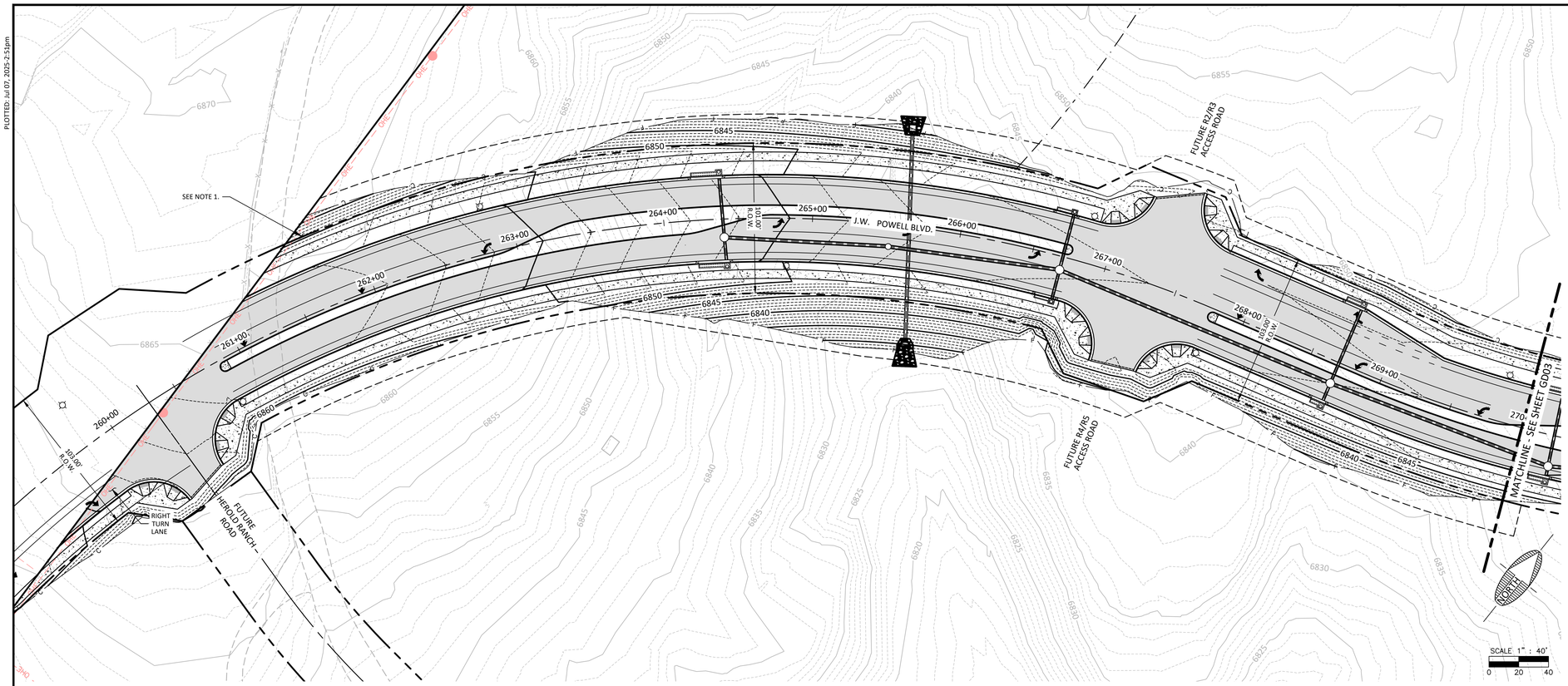
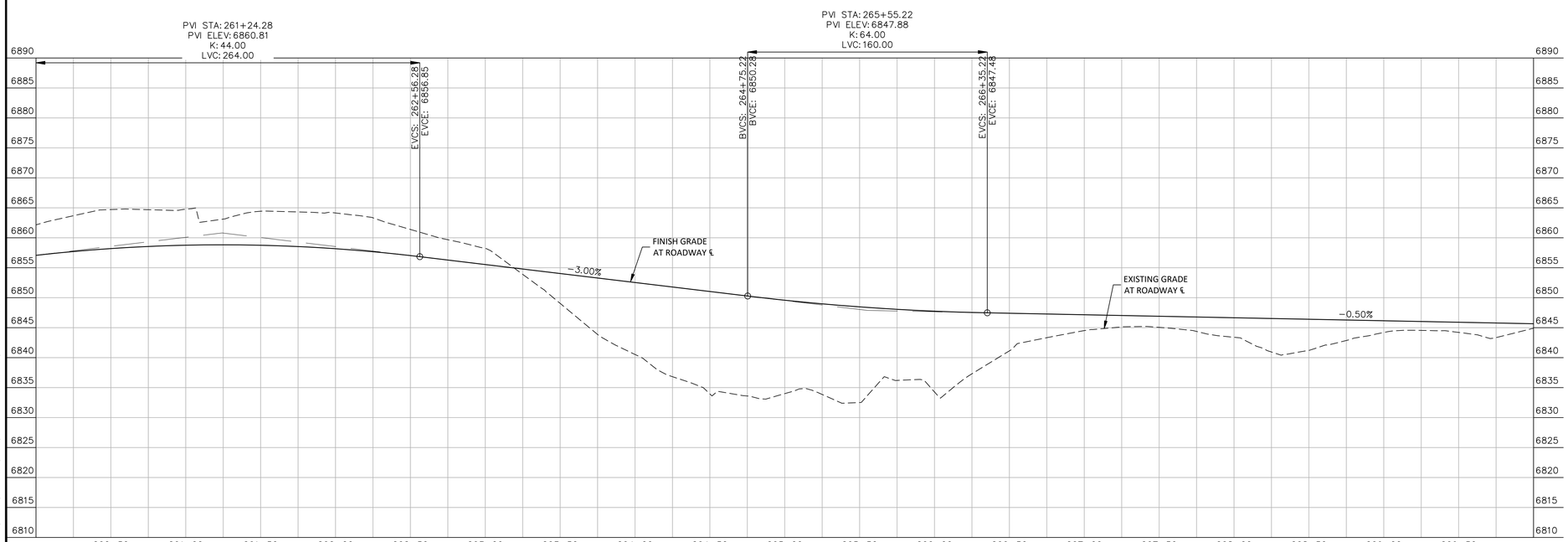


NOTE:
1. FINAL GRADING AT PROPERTY LINE WILL BE DEPENDENT ON TIMING OF THE FULL EXTENSION OF JWP BLVD. SEE PHASING MATRIX ON PH01 AND PH02 FOR EXTENSION REQUIREMENTS WITHIN THE CDR PHASE 2 SITE



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CDR PHASE II – PRELIMINARY BLOCK PLAT
FLAGSTAFF ARIZONA

GRADING - PLAN & PROFILE (1)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
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DRAWING NO.
GD02

SHT NO. 8 OF 20

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ARIZONA, U.S.A.

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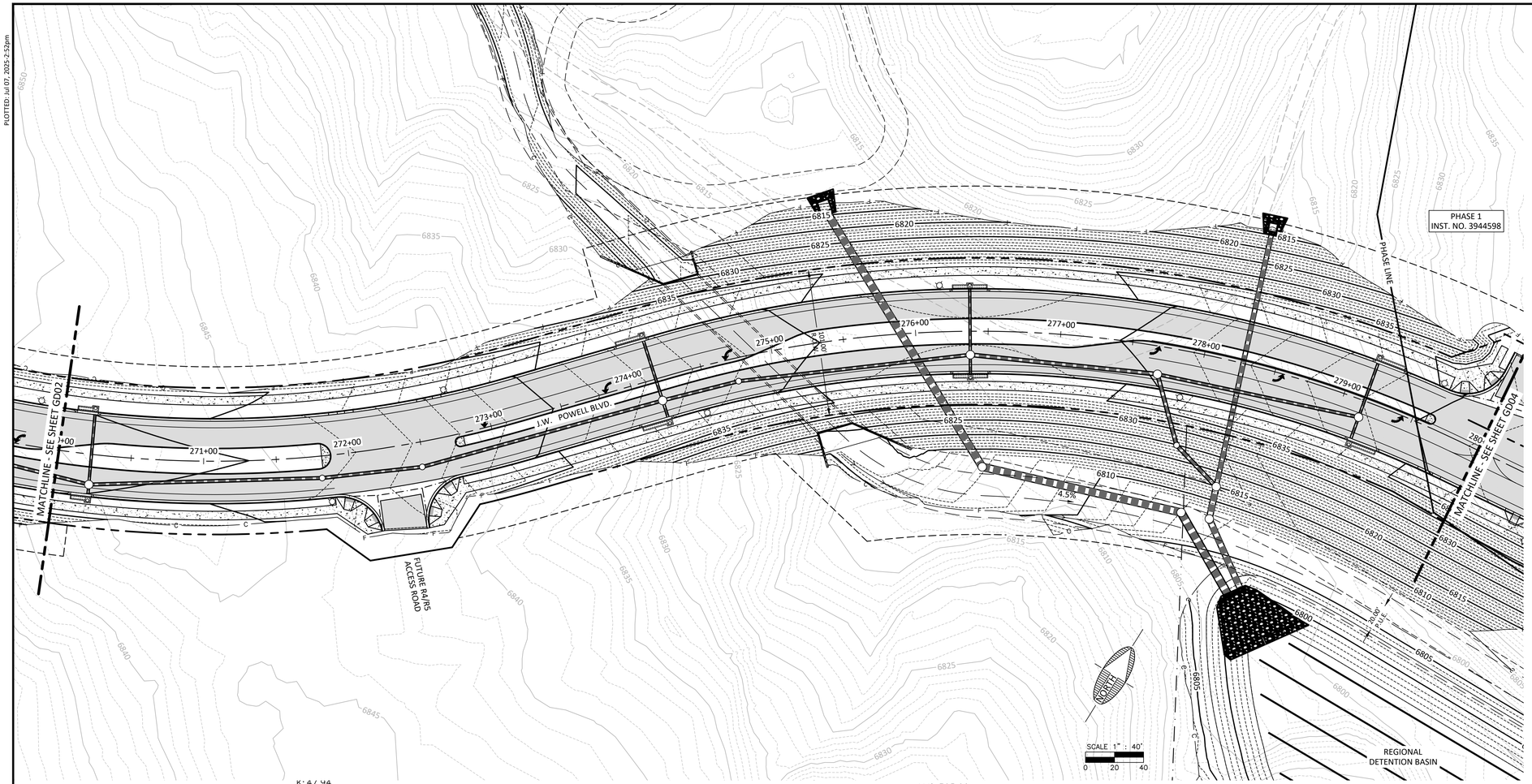

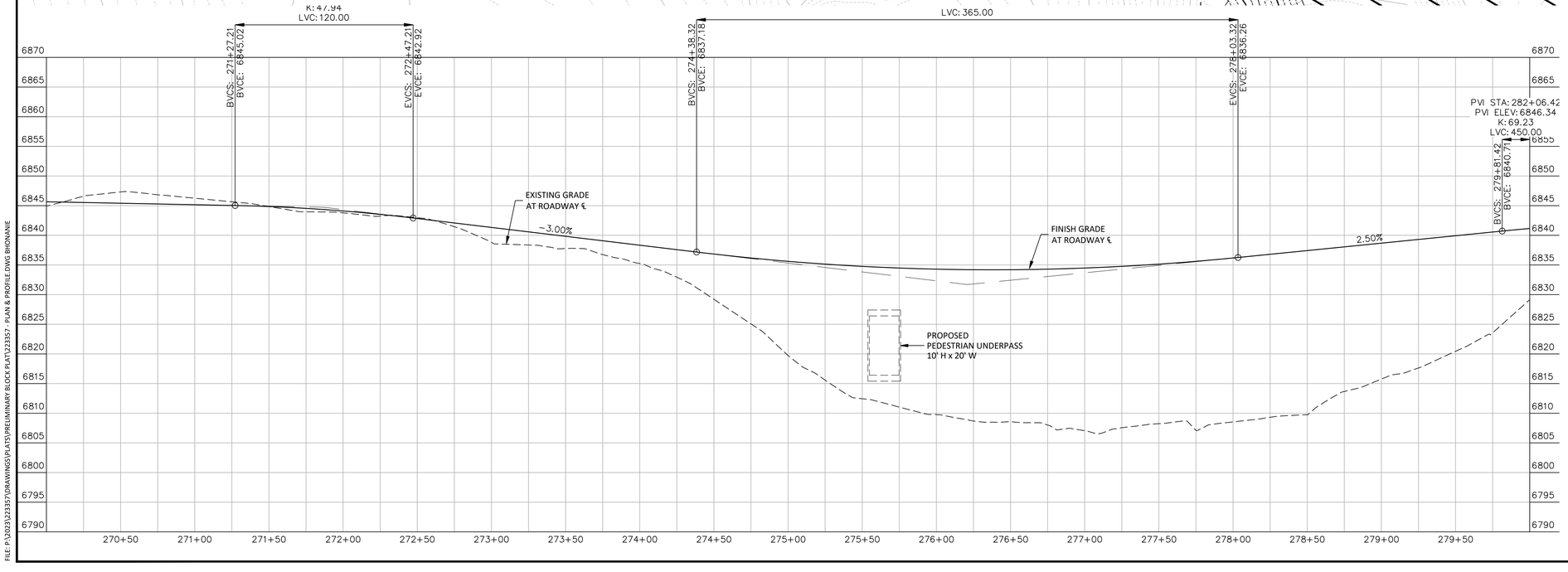

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - PLAN & PROFILE.DWG BHONANIE

GRADING - PLAN & PROFILE (2)

CDR PHASE II – PRELIMINARY BLOCK PLAT

FLAGSTAFF
ARIZONA

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
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DRAWING NO.
GD03

SHT NO. 9 OF 20

Registered Professional Engineer
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ARIZONA, USA

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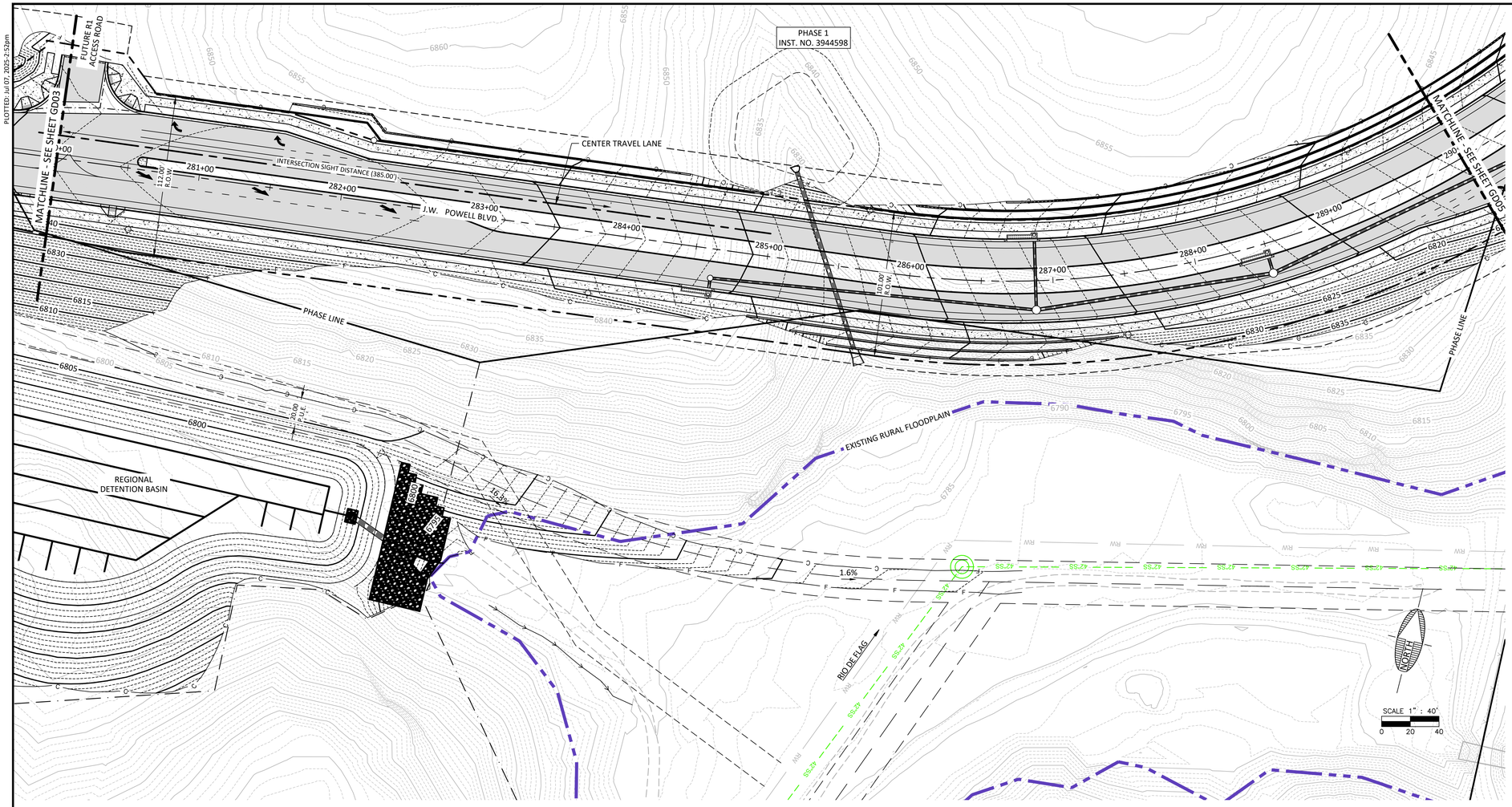

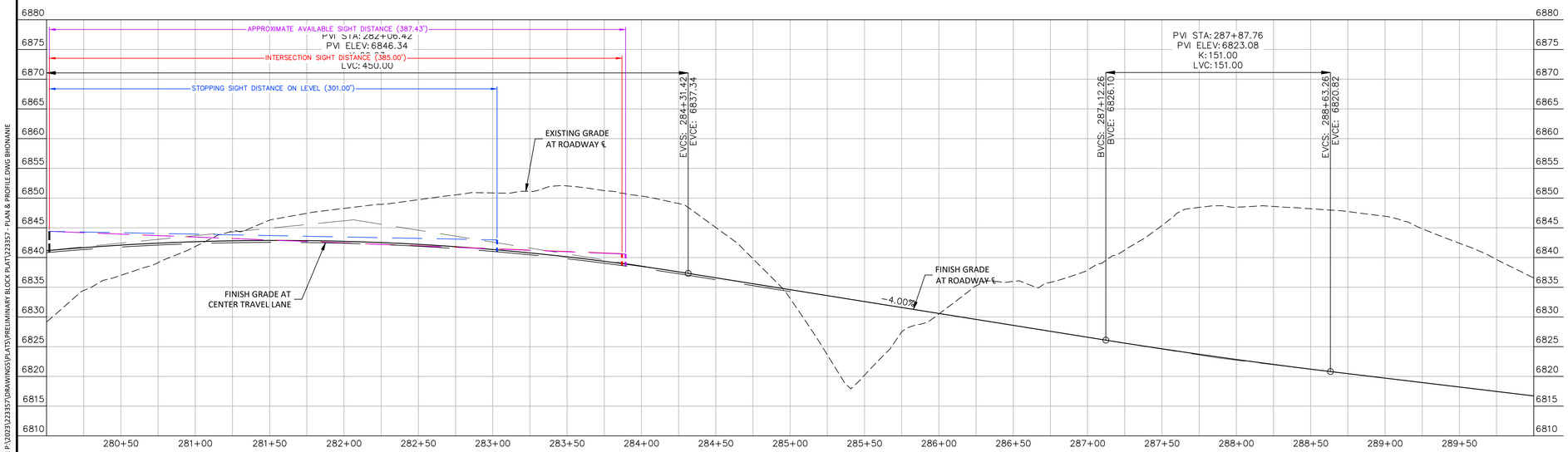

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CDR PHASE II – PRELIMINARY BLOCK PLAT

GRADING - PLAN & PROFILE (3)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	BH
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CERTIFICATE NO.
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ALICIA ANNE
STOFFERS
Date signed: 7/07/25
ARIZONA, U.S.A.

Alicia Stoffers

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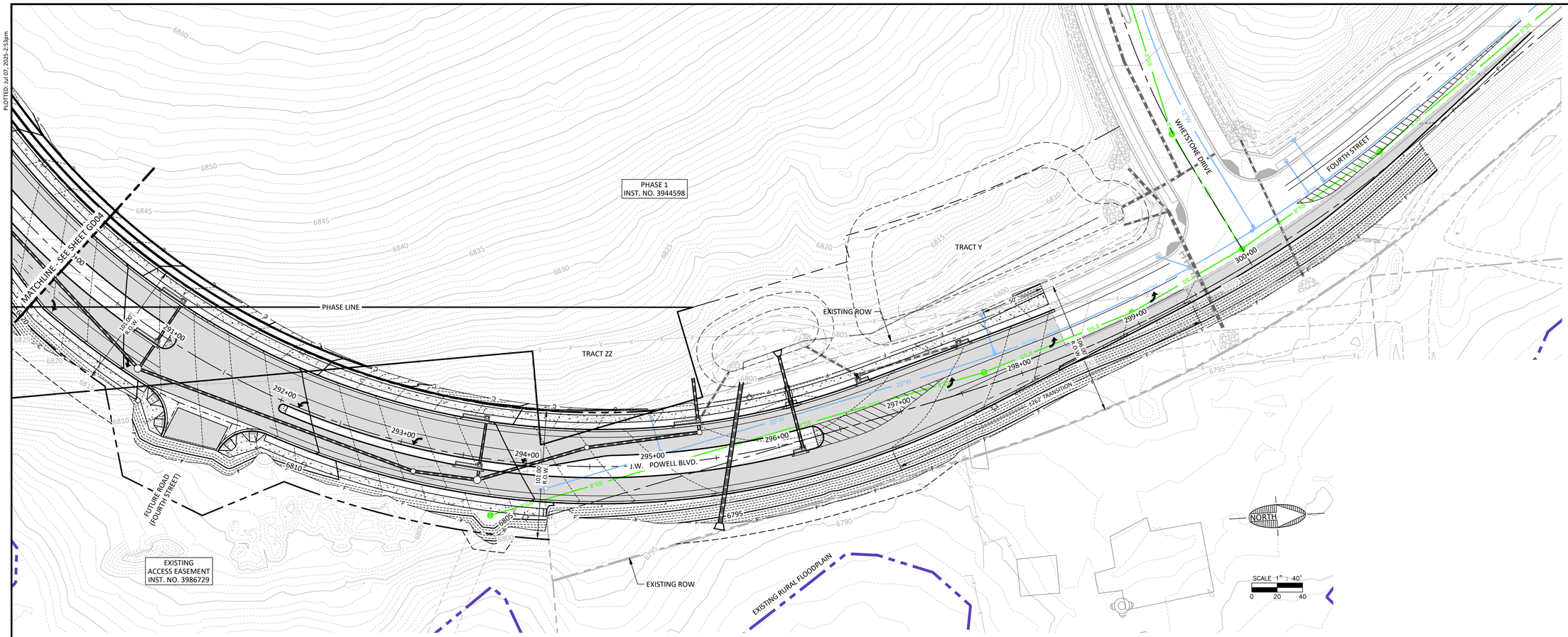
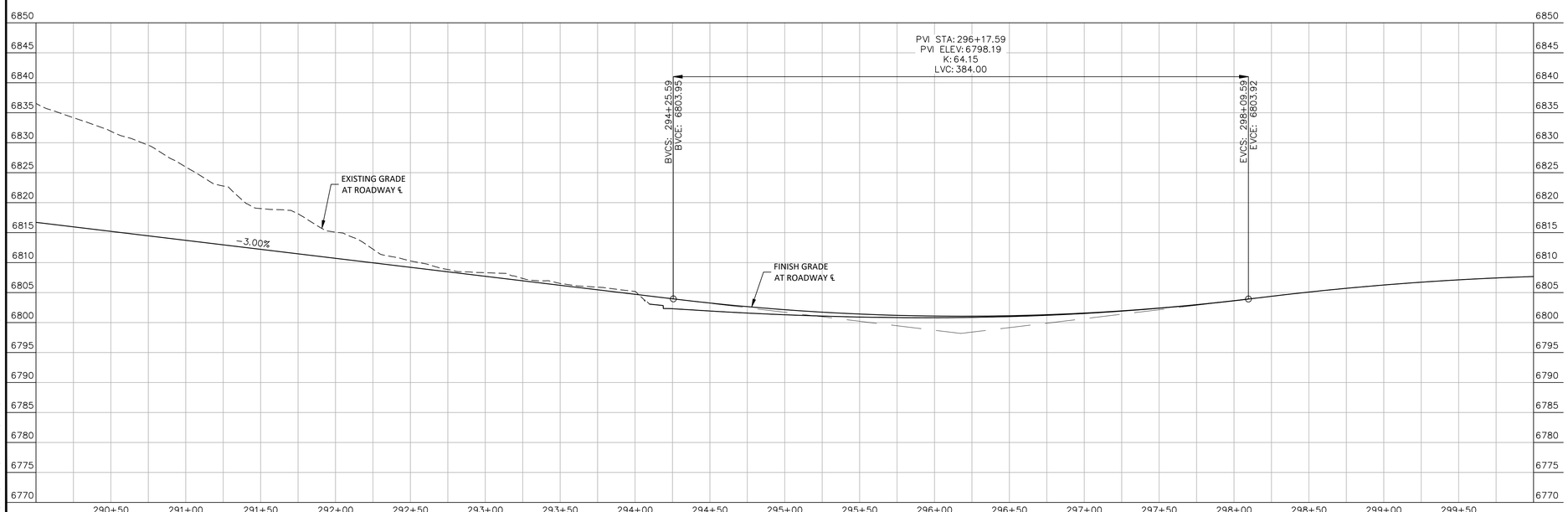
DRAWING NO.
GD04

SHT NO. 10 OF 20





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FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - PLAN & PROFILE.DWG BHONANIE

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ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

GRADING - PLAN & PROFILE (4)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	BN/AS

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DRAWING NO.
GD05

SHT NO. 11 | OF 20

Registered Professional Engineer
CERTIFICATE NO. 49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, USA

PLOTTED: Jul 07, 2025 - 2:53pm

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - UTILITIES PLANS.DWG BHONANIE

NOTES:
1. STREET LIGHTS SHALL BE PLACED EVERY 200' DOUBLE SIDED ALONG JWP..
2. FIRE HYDRANT SPACING IS AS FOLLOWS:
   2.1. FROM EXISTING HYDRANT TO HYDRANT #1 IS APPROXIMATELY 500 FT
   2.2. FROM HYDRANT #1 TO HYDRANT #2 IS APPROXIMATELY 500 FT
   2.3. FROM HYDRANT #2 TO HYDRANT #3 IS APPROXIMATELY 500 FT
   2.4. FROM HYDRANT #3 TO HYDRANT #4 IS APPROXIMATELY 500 FT
   2.5. FROM HYDRANT #4 TO HYDRANT #5 IS APPROXIMATELY 500 FT
   2.6. FROM HYDRANT #5 TO HYDRANT #6 IS APPROXIMATELY 500 FT
   2.7. FROM HYDRANT #6 TO HYDRANT #7 IS APPROXIMATELY 500 FT

SCALE 1" : 150'
0 75 150

WHETSTONE DRIVE
FOURTH STREET
PARCEL P
PARCEL N
PARCEL O
PARCEL R1
PARCEL R2
PARCEL R3
PARCEL R4-R5
PARCEL Q1-Q2
PHASE 1
INST. NO. 3944598
PHASE LINE
PROPOSED CONNECTION TO 12" WATER MAIN
Q1-Q2
809498.33 SF
18.58 AC
CONCEPT LOTTING ONLY
R2-R3
1187316.78 SF
27.26 AC
R4-R5
1263263.03 SF
29.00 AC
Q3
286284.32 SF
6.57 AC
TRACT ZZ
18671.94 SF
0.43 AC
TRACT C
115910.35 SF
2.66 AC
TRACT B
537824.71 SF
12.35 AC
TRACT S
567947.01 SF
13.04 AC
THIS TRACT IS RELIANT ON FUTURE DEVELOPMENT TO THE EAST TO PROVIDE SERVICES.
TRACT A
84243.30 SF
1.93 AC
CONNECT TO EXISTING 20" WATER MAIN FROM FOURTH STREET
PROPOSED STREET LIGHT (TYP.)
EXISTING 20' PUE
PROPOSED 8" WATER STUB
EXISTING ACCESS EASEMENT PER INST NO. 3986729.
PROPOSED CONNECTION (BURCH PROPERTY) TO EXISTING 42" SEWER
PROPOSED FIRE HYDRANT #1
PROPOSED FIRE HYDRANT #2
PROPOSED FIRE HYDRANT #3
PROPOSED FIRE HYDRANT #4
PROPOSED FIRE HYDRANT #5
PROPOSED FIRE HYDRANT #6
PROPOSED FIRE HYDRANT #7
PROPOSED 8" SEWER STUB
PROPOSED 8" SEWER (TYP.)
PROPOSED 20" WATER MAIN(TYP.)
PROPOSED 12" WATER MAIN(TYP.)
PROPOSED 12" WATER MAIN, ALIGNMENT TO BE DETERMINED WITH INTERNAL LOTS. ALIGNMENT WILL BE LOCATED WITHIN THE ROAD R.O.W. OR P.U.E.
POSSIBLE FUTURE LID/DETENTION BASIN FOR BLOCK DEVELOPMENT
FUTURE 20' PUE
EXISTING 30' PUE
EXISTING 12" RECLAIMED WATER (TYP.)
EXISTING 42" SEWER MAIN (TYP.)
EXISTING 100' APS EASEMENT
EXISTING 25' ELECTRIC EASEMENT
PROPOSED 57' ROW
HERALD RANCH ROAD
RIO DE FLAG
BASIN K H.W.E 6802
STORMWATER STORAGE BASIN OUTLET
PROPOSED WEATHER ACCESS ROAD
PROPOSED CONNECTION TO EXISTING 42" SEWER
PROPOSED 8" SEWER MAIN
PROPOSED 8" WATER STUB
PROPOSED 8" SEWER STUB

Registered Professional Engineer (Civil)
CERTIFICATE NO. 49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, USA

FLAGSTAFF ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

UTILITIES PLAN

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/DEC

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
UT01

SHT NO. 15 OF 20

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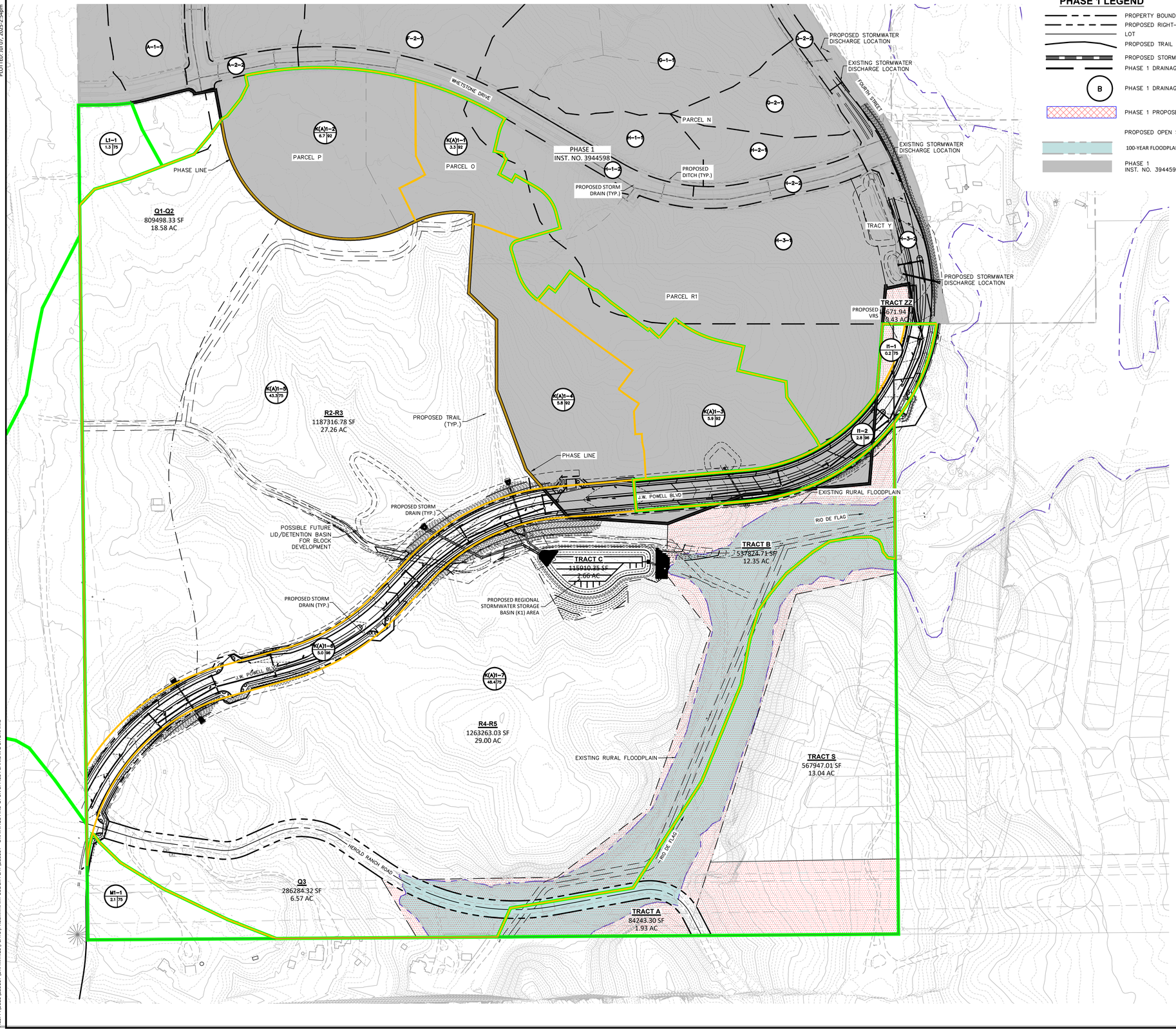

PHASE 1 LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT–OF–WAY
- LOT
- PROPOSED TRAIL
- PROPOSED STORM DRAIN
- PHASE 1 DRAINAGE BASIN BOUNDARY
- B — PHASE 1 DRAINAGE BASIN IDENTIFIER
- PHASE 1 PROPOSED DETENTION BASIN
- PROPOSED OPEN SPACE
- 100-YEAR FLOODPLAIN
- PHASE 1 INST. NO. 3944598

PHASE 2 LEGEND

- B 13.8 80 — DRAINAGE BASIN IDENTIFIER: A= MAJOR BASIN DESIGNATION; -1 = SUB-BASIN DESIGNATION; 13.8= APPROXIMATE BASIN AREA (ACRES); 80= SCS CURVE NUMBER
- MAJOR BASIN BOUNDARY
- MINOR BASIN BOUNDARY
- PARCEL BOUNDARY
- PROJECT BOUNDARY
- PHASE BOUNDARY
- OPEN SPACE PROVIDED PER DEVELOPMENT AGREEMENT

NORTH

SCALE 1" : 150'
0 75 150

NOTES:
1. REFER TO THE "PRELIMINARY BLOCK PLAT DRAINAGE REPORT FOR CANYON DEL RIO", DATED SEPTEMBER 5, 2024, FOR MORE INFORMATION REGARDING THE PRELIMINARY DRAINAGE DESIGN FOR THIS INTERIM CONDITION.

CDR OPEN SPACE TRACKING

	OPEN SPACE AREA (AC)	GROSS PARCEL/ TRACT AREA (AC)	% OPEN SPACE PROVIDED	VALUES BASED ON
PARCEL G	3.29	9.03	36%	FINAL PLAT
PARCEL I	1.43	13.31	11%	FINAL PLAT
PARCEL J1	3.31	9.85	34%	CIVIL PLANS
PARCEL J2	5.21	20.2	26%	CONCEPT PLAN
TRACT W	0.94	0.94	100%	FINAL BLOCK PLAT
TRACT X	1.78	1.78	100%	FINAL BLOCK PLAT
TRACT Y	0.73	0.73	100%	FINAL BLOCK PLAT
NOT YET CONSTRUCTED				
PARCEL E1	TBD[1]	6.35		
PARCEL E2	TBD	2.64		
PARCEL F	TBD	1.44		
PARCEL K1	TBD	4.34		
PARCEL K2	TBD	8.8		
PARCEL N	3.17	7.11	45%	PRELIMINARY PLAT
PARCEL O	6.86	6.49	58%	SITE PLAN
PARCEL P	--	5.4		SITE PLAN
PARCEL R1	8.67	27.59	31%	PRELIMINARY PLAT
PARCEL Q1-Q2	TBD	18.58		
PARCEL Q3	TBD	6.57		
PARCEL R2-R3	TBD	27.26		
PARCEL R4-R5	TBD	29.00		
TRACT S	3.52	13.04	27%	PRELIMINARY PLAT
TRACT A	1.93	1.93	100%	PRELIM BLOCK PLAT
TRACT B	12.35	12.35	100%	PRELIM BLOCK PLAT
TRACT C	0	2.66	0%	PRELIM BLOCK PLAT
TRACT ZZ	0.43	0.43	100%	PRELIM BLOCK PLAT
TOTAL OPEN SPACE PROVIDED	**53.62**	**237.82**	**23%**	
TOTAL REQUIRED OPEN SPACE PER DA	**54.00**			

NOTE

1.THE OPEN SPACE AS TABULATED ABOVE INCLUDES THE REQUIRED OPEN SPACE PER THE CANYON DEL RIO PRELIMINARY BLOCK PLAT AND THE DEVELOPMENT AGREEMENT. THE OPEN SPACE INCLUDES TRACT A AND B WITH THE RURAL FLOODPLAIN TO BE DEDICATED TO THE CITY WITH THE CANYON DEL RIO PHASE 2 FINAL BLOCK PLAT.

2.OPEN SPACE SHOWN ABOVE THAT IS NOT RECORDED ON FINAL PLAT OR SHOWN ON CONSTRUCTION PLANS IS SUBJECT TO CHANGE.

FLAGSTAFF ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

DRAINAGE AND OPEN SPACE PLAN

JOB NO: 223357
DATE: JUL 25
SCALE: AS SHOWN
DRAWN: JEE
DESIGN:
CHECKED:

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Flagstaff, AZ 86001
928.773.0334
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REVISIONS

NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

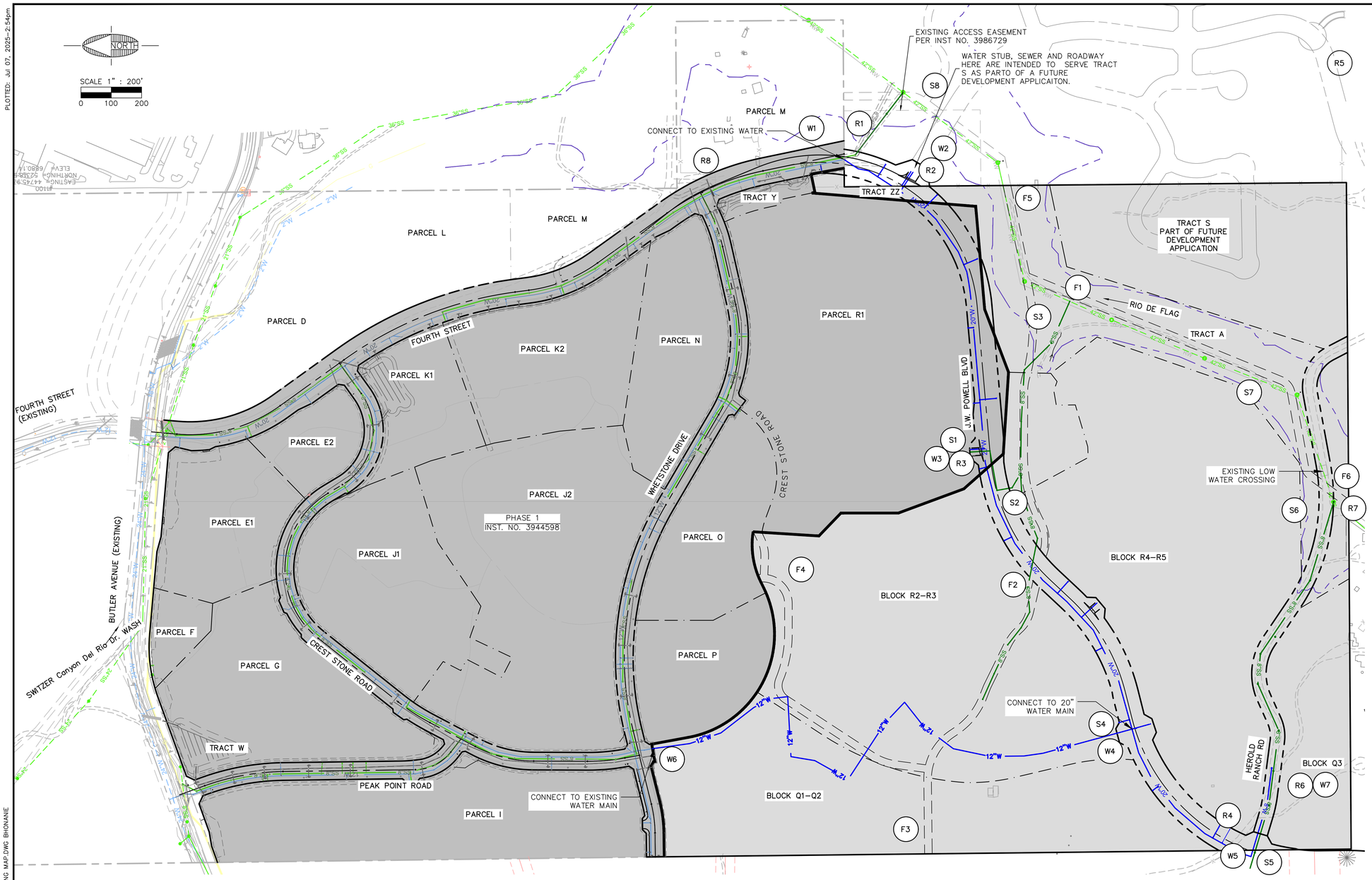
DRAWING NO.
DR01

SHT NO. 16 OF 20

Registered Professional Engineer (Civil)
CERTIFICATE NO. 49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA, U.S.A.

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - DRAINAGE AND OPEN SPACE PLAN.DWG BHONANIE

PLOTTED: Jul 07, 2025 - 2:54pm



PHASE 1
INST. NO. 3944598

PHASE 2

- (SXX) LIMITS OF SEWER IMPROVEMENTS
- (RXX) LIMITS OF ROADWAY IMPROVEMENTS AND OR WATER IMPROVEMENTS
- (WXX) LIMITS OF WATER IMPROVEMENTS
- (FXX) LIMITS OF FUTS IMPROVEMENTS

FOR PHASING MATRIX TABLE REFER TO DWG PHO2

Registered Professional Engineer
CERTIFICATE NO. 49953
ALICIA ANNE STOFFERS
Date Signed: 7/07/25
ARIZONA U.S.A.

FLAGSTAFF
ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

PHASING MAP

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	SCI/KMF
DESIGN:	SCI
CHECKED:	GEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
PH01

SHT NO. 17 OF 20

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - PHASING MAP.DWG BHONANIE

	Project Phasing Matrix - Required Infrastructure for Each Parcel						
	R1 - PHASE 1	R1 - PHASE 2 & 3	Q1/Q2	Q3	R2/R3	R4/R5	S
Roadways - Internal Looping Required to Parcel							
J.W. Powell - Parcel Bndry (E) to Collector Road (R1, R2)		X	X	X	X	X	X
Collector Road - Parcel Bndry to Tract "S" (R2, R5)							X
J.W. Powell - Parcel Bndry (E) to Parcel Bndry R1 (W) (R2, R3)		X	X	X	X	X	
J. W. Powell Blvd - Parcel Bndry R1 to Parcel Bndry (W) (R3, R4)			X	X	X	X	
Herold Ranch (Local Road) - J.W. Powell to Block Q3 Driveway (R4, R6)				X			
Herold Ranch (20' Chip Seal Fire Access Road) to west side of County Low Water Crossing (R4, R7)				X		X	
J. W. Powell Blvd CDR 4TH ST (1/2) section - Whetstone Drive to Parcel Bndry (R8, R1)		X	X	X	X	X	
Waterline Segments							
20" Waterline in J.W. Powell - Parcel Bndry (E) to Collector Road (W1, W2)		X	X	X	X	X	X
20" Waterline in J.W. Powell - Collector Road to Parcel Bndry R1 (W2, W3)		X	X	X	X	X	
20" Waterline in J.W. Powell - Parcel Bndry R1 to Block Bndry R2/R3 (W3, W4)			X	X	X	X	
20" Waterline in J.W. Powell - Block Bndry R2/R3 to Parcel Bndry (W) (W4, W5)			X	X		X	
8" Waterline in Herold Ranch Rd to the Block Q3 Driveway with the development of Block Q3 (W5, W7)				X			
12" Waterline Connecting Whetstone Drive and J.W. Powell - Through Blocks Q1/Q2 and R2/R3 (W4, W6)			X	X	X	X	
Sewerline Segments							
J.W. Powell - Parcel Bndry R1 to ex sewer within Rio De Flag (S1, S2, S3)		X	X		X	X	
J.W. Powell - high pt (S) to low pt (S4, S2)			X		X	X	
J.W. Powell to Herold Ranch - J. W. Powell Blvd to ex sewer within Rio De Flag (S5, S6)				X			
Tract S connection to ex sewer within Rio de Flag (S8)							X
Block R4/R5 connection to ex sewer within Rio de Flag (S7)						X	
FUTS Segments							
FUTS segment 1 - J.W.P. Underpass to Rio De Flag (F1, F2)			X	X	X	X	
FUTS segment 2 - Parcel Bndry P to J.W.P. Underpass (F2, F3)					X		
FUTS segment 3 - Western Parcel Bndry Q1 & Q2 to J.W.P. Underpass (F3,F4)			X		X		
FUTS Segment 4 - Floodplain from East Property Boundary to Herold Ranch Road (F5-F6)						X	

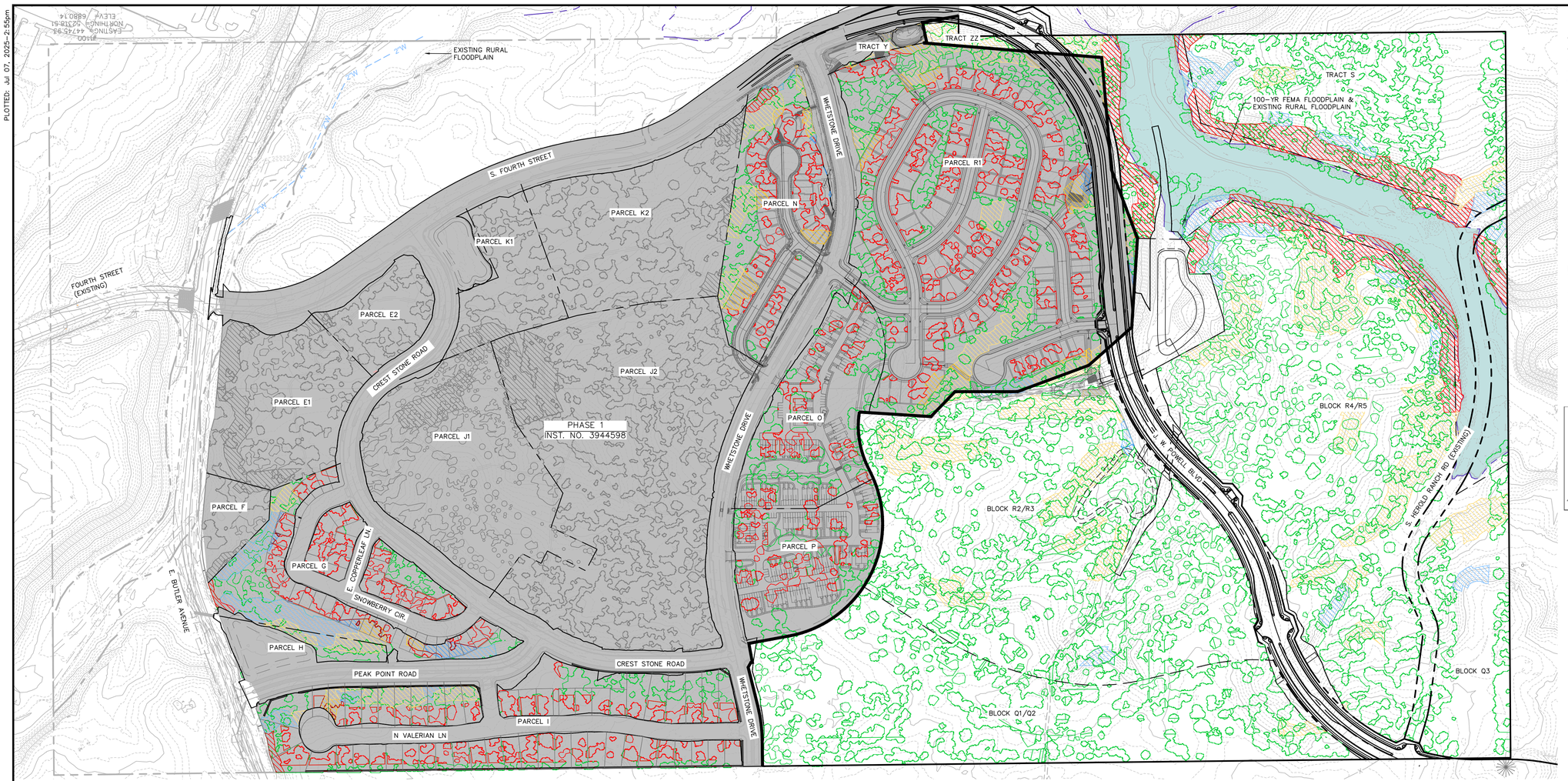
Notes:

1. Any secondary access road must meet all fire access road requirements including 20' minimum unobstructed width.
2. Traffic volume considerations have not been considered as part of this analysis. Right-of-way improvements will be established through the Traffic Statement and/or individual subdivision tract improvements.
3. Blocks R1, R2/R3, R4/R5, Q1/Q2 & S will require internal roadway and connectivity to provide two points of access and water service.
4. Pursuant to the approved Drainage Impact Analysis (DIA), the developer shall mitigate the identified downstream impacts. The DIA has identified several conceptual mitigation strategies including on-site and off-site mitigations. Prior to approval of the first site plan and/or subdivision plat or any development, specific strategies must be identified and approved by the City and reflected accordingly on any Plats and/or Plans. If on-site strategies are chosen, each phase of development shall mitigate proportional impacts. A master plan for phasing of on-site mitigations may be required to ensure that each phase can mitigate proportional impacts. Each phase of development shall mitigate their fair proportionate share of the impact identified in the DIA. Detention, LID, and retention must stand alone for each phase of the project. Any phase requiring offsite improvements impacting drainage courses, peak flows or total runoff volume, such as the spine road, will mitigate these impacts with the implementation of said phase.
5. This table was intended to show just the utilities required to serve each parcel (or block). It is assumed that any roads needed to serve a parcel will also need to have the water and sewer installed at the same time as the road regardless as to whether or not that particular parcel needs the water and sewer infrastructure. Please note all parcels will have to go through the Community Development Site Plan or Platting process and meet the City of Flagstaff Zoning Code including but not limited to access, utilities, resources, and stormwater.
6. Any dead end roads in excess of 1200' are required to have a secondary access.
7. Tract S is a part of a future development application, which will provide internal roadways and utilities to meet City of Flagstaff Engineering Standards.
8. To ensure a "no-rise" condition for Lake Continental", developments will be required to provide 1-1/2" retention volume storage, which will include water quality treatment for the first flush volume of 1/2" over all new impervious area. Retention for the 1" rainfall depth on all impervious surfaces draining to the regional detention basin south of J.W. Powell are included within the provided volume. However, the first flush volume of 1/2" over all new impervious area for the water quality component will be required to be provided with each block and has not been included in the regional detention basin. The required 1" retention volume for parcels O, P, and R1 is included within the regional detention basin south of J.W. Powell as well.
9. CDR Phase 1 infrastructure has been completed except segment R6 to R1 that will be constructed with Phase 2.
10. The 8" water line in Herold Ranch Road will be required to be looped.
11. Parcel R1 noted in this table refers to Phases 2 and 3 of the Parcel R1 Development. Phase 1 of Parcel R1 can be served by the CDR Phase 1 Infrastructure that has already been completed.
12. Waterline in J. W. Powell will be phased with ADEQ. W1-W3 will be Phase 1 and W3-W5 will be Phase 2.
13. The extension of the 12" waterline may be accomplished with each phase of Q1/Q2 & R2/R3 per COF Engineering Standards. Full buildout of these parcels will construct the required WSIA 12" waterline connection from Whetstone Dr. to J.W. Powell Blvd.
14. Blocks R2/R3 and Q1/Q2 could be phased such that they only require access from Whetstone Dr. For example, if Block Q1/Q2 is phased with the first phase only including 50 units, then primary access would only be required off Whetstone.
15. FUTS Construction may occur within each phase of Q1/Q2 and R2/R3 interim connection will be provided to existing trails. Easements will be dedicated on the Final Plats.

EXAMPLE

TO DETERMINE THE REQUIRED INFRASTRUCTURE ASSOCIATED WITH ANY OF THE PARCELS, LOCATE THE PARCEL ALONG THE TOP OF THE TABLE AND SCROLL DOWN UNTIL THERE IS AN 'X'. THE 'X' CORRESPONDS TO THE REQUIRED INFRASTRUCTURE - WATER, SEWER, ROADWAY. EACH SEGMENT OF INFRASTRUCTURE INCLUDES ABBREVIATED LETTERS AND NUMBERS THAT CORRESPOND TO THE PHASING PLAN SHOWN ON THE PHASING MAP. THE FOLLOWING IS AN EXAMPLE FOR PARCEL R1:

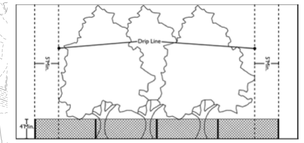
THE FIRST 'X' CORRESPONDS TO THE REQUIRED ROADWAY SEGMENT FOR J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (R1) TO THE COLLECTOR ROAD (R2). THE SECOND 'X' CORRESPONDS TO THE REQUIRED SEGMENT FOR J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (R2) TO THE WEST PARCEL BOUNDARY OF R1 (R3). THE THIRD 'X' CORRESPONDS TO THE REQUIRED 20" WATERLINE SEGMENT IN J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (W1) TO THE COLLECTOR ROAD (W2). THE FOURTH 'X' CORRESPONDS TO THE REQUIRED 20" WATERLINE SEGMENT IN J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE THE COLLECTOR ROAD (W2) TO THE WEST PARCEL BOUNDARY OF R1 (W3). THE FIFTH 'X' CORRESPONDS TO THE REQUIRED SEWERLINE THAT WILL NEED TO BE CONSTRUCTED FROM THE PARCEL BOUNDARY OF R1 (S1) TO (S2) IN J. W. POWELL BLVD, TO THE EXISTING SEWERLINE IN RIO DE FLAG (S3).



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- LOT
- 100-YEAR FLOODPLAIN
- SLOPE RESOURCES 17-24.99%
- SLOPE RESOURCES 25-34.99%
- SLOPE RESOURCES >35%
- EXISTING TREE CANOPY
- DISTURBED TREE CANOPY
- PHASE 1 INST. NO. 3944598

NOTES:
1. ROW INCLUDES FOURTH STREET, CREST STONE ROAD, PEAK POINT ROAD AND WHETSTONE DRIVE.
2. RESOURCES WITHIN ALL PUBLIC ROADS AND REGIONAL DETENTION BASINS ARE NOT INCLUDED IN THE NATURAL RESOURCE PROTECTION CALCULATIONS FOR THIS PROJECT.
3. RESOURCES IMPACTED BY THE FUTS DEVELOPMENT WILL BE SHOWN AS REMOVED FROM THE TOTAL TREE CALCULATION AT THE TIME OF DEVELOPMENT.



NOTES:
1. IF A "POTENTIALLY PRESERVED" TREE IS INDEED PRESERVED THROUGH THE CONSTRUCTION PROCESS, THE TREE OR GROUP OF TREES IS TO HAVE TEMPORARY CONSTRUCTION FENCING ACCORDING TO C.O.F. ENGINEERING ZONING CODE SECTION 10-50.90.090.
2. TEMPORARY FENCING SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE PRESERVED NATURAL RESOURCE(S) AND COMPLETELY SURROUND THE DRIP LINES PLUS FIVE FEET OF ALL TREES OR CLUMPS OF TREES WITHIN 50 FEET OF PROPOSED LAND DISTURBANCE AREAS. THE FIGURE ABOVE ILLUSTRATES THE TEMPORARY CONSTRUCTION FENCING REQUIREMENTS. SEE C.O.F. ZONING CODE SECTION 10-50.90-090.

NORTH

SCALE 1" : 200'
0 100 200

Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
ARIZONA, USA

FLAGSTAFF ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

NATURAL RESOURCE PROTECTION PLAN (1)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	JEE/KMF
CHECKED:	SCI

REVISIONS			
NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.6934 fax
www.ardurra.com

SWI
Shephard Wesnitzer, Inc.
An ARDURRA Company

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ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DRAWING NO.
NRPP1

SHT NO. 19 OF 20

PLOTTED: Jul 07, 2025-2.55pm

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - NATURAL RESOURCE PROTECTION PLAN.DWG BHONANIE

PLOTTED: Jul 07, 2025 - 2:55pm

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 ($SF)_3$	PERCENT TREE CANOPY AREA PRESERVED$_4$	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	149,085	47.5%	70,815	82,728	55.5%	PROPOSED
Q1/Q2	MR	277,762	47.5%	131,937	277,762	100.0%	UNDEVELOPED
Q3	MR	84,436	47.5%	40,107	84,436	100.0%	UNDEVELOPED
R1	MR	274,762	47.5%	130,512	149,699	54.5%	PROPOSED
R2/R3	MR	355,572	47.5%	168,897	355,572	100.0%	UNDEVELOPED
R4/R5	MR	338,753	47.5%	160,907	338,753	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	13,258	47.5%	6,298	13,258	100.0%	PUBLIC LANDS
B	MR	56,051	47.5%	26,624	56,051	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		**2,125,057**	**47.5%**	**1,009,402**	**1,786,604**	**84%**	

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.

1. EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES.

2. THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.

3. 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.

4. 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.

5. THE COMMERCIAL TREE RESOURCE TARGET IS INDICATED WITH A YELLOW HIGHLIGHT. THE COMMERCIAL TREE RESROUCE 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

6. THE RESIDENTIAL TREE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL TREE RESROUCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OF ALL RESDIENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.

7. 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.

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 (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	100.0%	PROPOSED
Q1/Q2	MR	6,589	66.5%	4,382	6,589	100.0%	UNDEVELOPED
Q3	MR	25,939	66.5%	17,250	25,939	100.0%	UNDEVELOPED
R1	MR	123,132	66.5%	81,883	96,388	78.3%	PROPOSED
R2/R3	MR	156,297	66.5%	103,937	156,297	100.0%	UNDEVELOPED
R4/R5	MR	227,009	66.5%	150,961	227,009	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	0	66.5%	0	0	100.0%	PUBLIC LANDS
B	MR	12,369	66.5%	8,226	12,369	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		**695,985**	**66.5%**	**462,830**	**642,751**	**92%**	

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.

1.EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.

2. THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.

3. PARCELS E1, E2, F, K1, K2, J1, AND J2, WILL BE REQUIRED TO MEET CITY OF FLAGSTAFF RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.

4. THE RESIDENTIAL SLOPE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL SLOPE RESROUCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OF ALL RESDIENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.

5. 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.

APPROVED DEVELOPMENT

RESIDENTIAL TREE RESOURCE BUDGET

RESIDENTIAL TARGET

PROPOSED DEVELOPMENT

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	44,031	76%	33,464	44,031	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	15,832	76%	12,033	15,832	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		**203,766**	**76%**	**154,862**	**190,395**	**93%**	

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.

1.EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.

2. THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.

3. PARCELS E1, E2, F, K1, K2, J1, AND J2, WILL BE REQUIRED TO MEET CITY OF FLAGSTAFF RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.

4. THE RESIDENTIAL SLOPE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL SLOPE RESROUCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OF ALL RESDIENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.

5. 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.

6. FOR PROPPOSED DEVELOPMENT INDICATED WITH RED HIGHLIGHT, SEE INDIVIDUAL BLOCK DEVELOPMENT PLANS FOR DETAILED NRPP CALCULATIONS.

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	70,481	100%	70,481	70,481	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	119,348	100%	119,348	119,348	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		**290,401**	**100%**	**290,401**	**290,401**	**100%**	

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.

1.EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.

2. THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.

3. PARCELS E1, E2, F, K1, K2, J1, AND J2, WILL BE REQUIRED TO MEET CITY OF FLAGSTAFF RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THEREFORE HAVE BEEN

4. THE RESIDENTIAL SLOPE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL SLOPE RESROUCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OF ALL RESDIENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.

5. 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.

FLAGSTAFF ARIZONA

CDR PHASE II – PRELIMINARY BLOCK PLAT

NATURAL RESOURCE PROTECTION PLAN (2)

JOB NO: 223357
DATE: JUL 25
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: JEE/KMF
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.ardurra.com

Shephard Wesnitzer, Inc.
An ARDURRA Company

REVISIONS

NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DRAWING NO.
NRPP2

SHT NO. 20 OF 20

Registered Professional Engineer
CERTIFICATE NO.
49953
ALICIA ANNE STOFFERS
State Arizona United
ARIZONA, USA

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - NATURAL RESOURCE PROTECTION PLAN.DWG BHONANIE

City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Canyon Del Rio Phase 2 **Date:** June 5, 2025
Project No.: PZ-18-00113-06
Project Address: 3295 E Whetstone Dr

Application Type: Preliminary Plat
Review Type: Substantive

Project Manager: Alaxandra Pucciarelli
E-mail: apucciarelli@flagstaffaz.gov
Phone: 928 213-2640

Status of Review: Approved with Conditions
The Inter-Division Staff (IDS) Review has approved the Preliminary Plat application subject to the conditions and comments listed below. The plat will now go before the Planning and Zoning Commission and City Council. Following City Council approval, the next step in the development process is Civil Improvement Plans review. This correspondence is transmitted to the applicant on day 77 of the 78-day Substantive Review Period in accordance with ARS 9-835(J). The next submittal should include a copy of this Preliminary Plat Review Comments Letter along with your responses to each comment, in addition to all required application materials and plans.

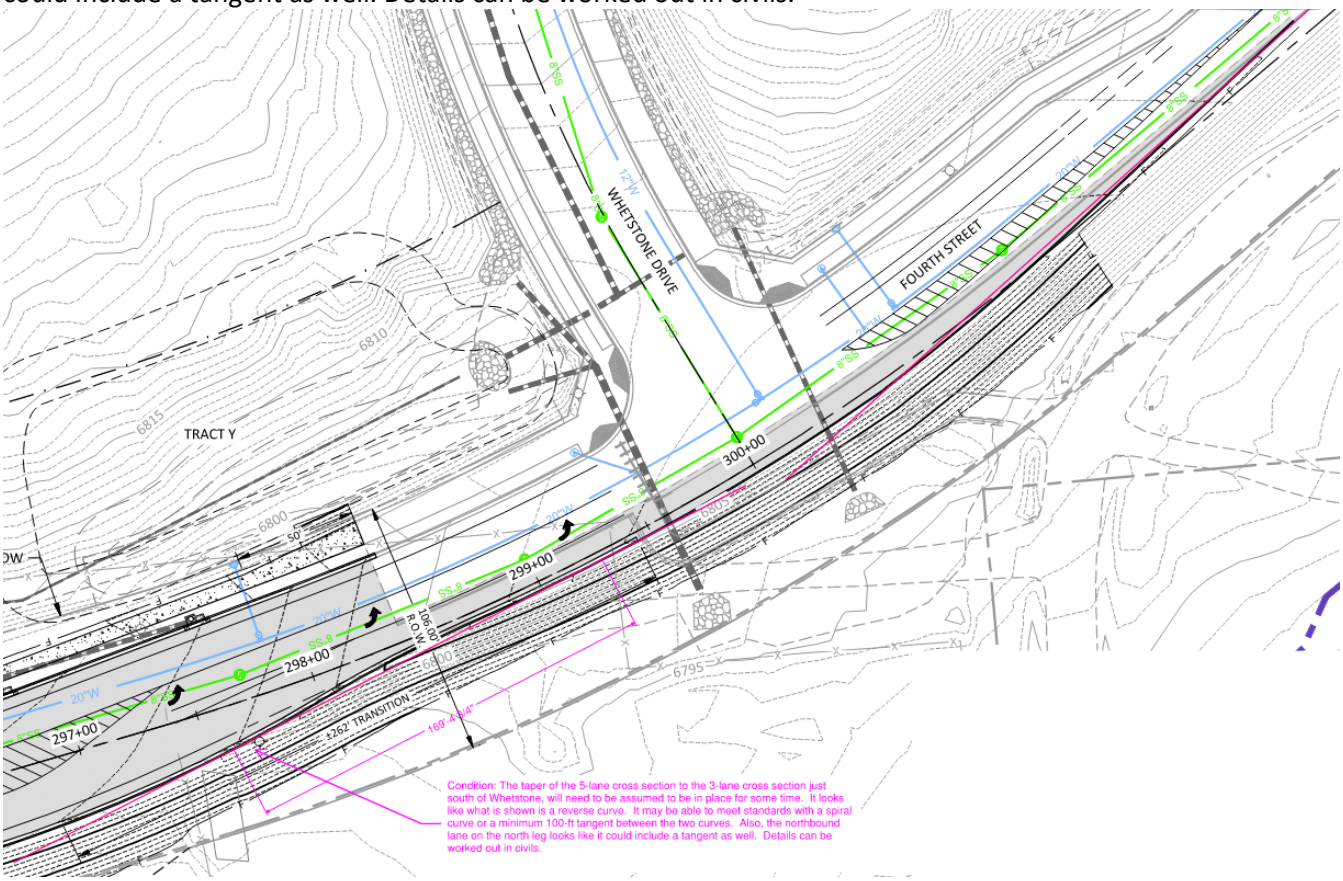
PROJECT SUMMARY:
This application is a preliminary plat of Phase 2 (aka Tract Z) of Canyon Del Rio, APN 106-08-043. The proposed development includes four blocks, five tracts, and ROW dedication of JW Powell and Harold Ranch Road.

CONDITIONS/COMMENTS:

Substantive Current Planning: Current Planning, Alaxandra Pucciarelli Approved with Conditions 06/05/2025
Conditions of Approval:
1. The language stating that the dedicated floodplain (tracts A and B) may be used to meet the common space requirements of future Planned Residential Developments must be removed prior to scheduling the Planning & Zoning Commission and City Council meetings.
General Comments:
1. Depending on how tract ZZ is developed, it may not be counted towards Open Space as indicated on sheet DR01. The development must meet the Open Space requirements of the Rezoning Ordinance and the Development Agreement.

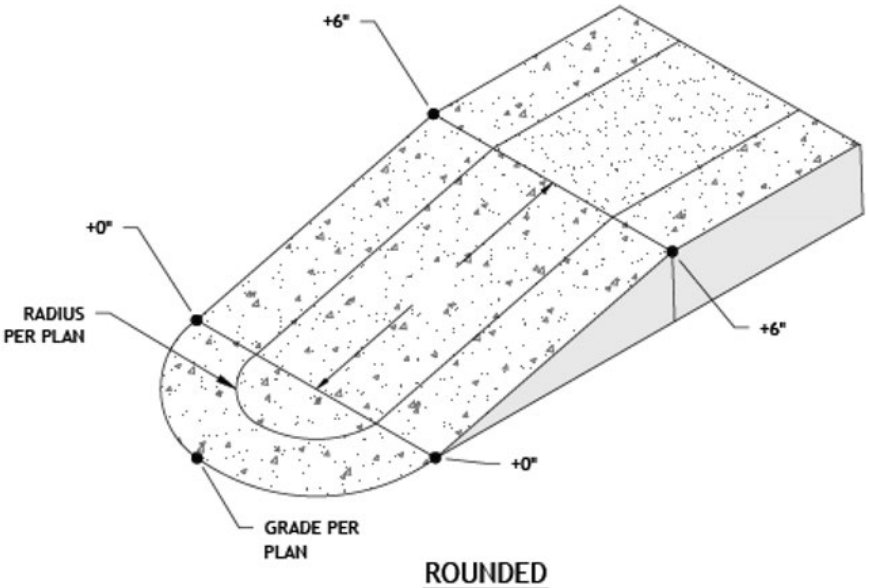
Substantive Traffic: Traffic, Stephanie Santana Approved with Conditions 06/05/2025
Approved with the following conditions:
1. The Whetstone traffic memo will be reviewed outside of this IDS submittal and comments will be provided separately.
2. The intersection of JWP and Herold Ranch shall be constructed to be functional. If CDR constructs before the City, the intersection will need to be completed to the southern leg. Details can be worked out in civils.
3. CDR and the Burch Property shall continue to coordinate for required intersection improvements at Fourth Street & JWP.
4. The taper of the 5-lane cross section to the 3-lane cross section just south of Whetstone, will need to be assumed to be in place for some time. It looks like what is shown is a reverse curve. It may be able to meet standards with a spiral

curve or a minimum 100-ft tangent between the two curves. Also, the northbound lane on the north leg looks like it could include a tangent as well. Details can be worked out in civils.



Future Submittal (Civil):

1. The details of the two-stage left turn lane will be worked out in civils. The arrows shall be lane reduction arrows, not right turn arrows. There should be a portion of solid stripe, small skip stripe, then a gap (no stripe).
2. Streetlight details and locations will be confirmed and worked out in civils.
3. Left turn storage lengths will be confirmed in civils.
4. Details of the ADA ramps will need to be worked out in civils.
5. All median noses shall start at a 0” elevation around the radius and rise to 6” elevation for a minimum 5’ transition length. Follow the sign design on Eng Standard 10-06-015.



ROUNDED

ELEVATIONS PROVIDED ARE RELATIVE TO THE ADJACENT PAVEMENT ELEVATION.

L CURB TERMINATION
NOT TO SCALE

Substantive Engineering: Development Engineering, David Millis Approved with Conditions 06/02/2025
Conditions of Future Submittals:
1. At civil plan review indicate adjustment of existing Herold Ranch Rd to align with proposed JWP intersection and provide a MAG 205 paved turn-out to provide for continuing residential access prior to the developments ahead of the development on Q3 or R4-R5.
2. During civil design and depending on the order of phasing, interim hydrant and/or blow-off locations to be determined based on the need for flushing of interim dead end mains.

General Comments:
1. Conceptual lotting within individual blocks indicated on this submittal was not reviewed as part of this submittal.

Substantive Water Services: Water Services, Courtney Hawley Approved with Conditions 02/04/2025
Conditions of Approval:
1. 12” water line on Block Q1-Q2 requires an easement on Block R2-R3. Please realign the 12” water main to limit the crossing of parcel lines.
2. Block Q3 may require additional looping, a dead end shall never exceed 1000ft.
3. All utilities shall be placed under a paved surface.

Substantive Fire Prevention: Fire Prevention, Christopher Jack Approved 02/03/2025
No Comments

City of Flagstaff
Community Development
Substantive Review Comments

Substantive Stormwater: Stormwater, Douglas Slover Approved 02/04/2025
No Comments

Substantive Parks: Parks, Amy Hagin Approved 02/04/2025
No Comments

Substantive HPC/Comm Design: Heritage Preservation, Mark Reavis Approved 05/14/2024
No Comments

Substantive Building & Safety: Building Safety, Brian Cook Approved 05/14/2024
No Comments

Substantive Public Works: Public Works, Jarrett Nelson Approved 06/18/2024
No Comments

To: **Larry Frostad, Ardurra**

From: **Stephanie Santana, Sr. Lead Transportation Engineer** SS

Date: **April 2, 2025**

RE: **Second Review of the CDR Phase 2 & R1 TIA, sealed March 18, 2025**

CC: **Jeffrey Bauman, Transportation Director / Traffic Engineer**
Alax Pucciarelli, Current Planning Manager
Ben Mejia, Senior Planner

The City of Flagstaff Transportation Engineering Section has reviewed the CDR Phase 2 & R1 TIA sealed March 18, 2025.

Please address the following comment and resubmit the TIA.

1. The intersection of JWP & Whetstone is showing failing LOS/delay and meets signal warrants as a three-leg intersection in the study year of 2045. The TIA will need to be updated to include analysis for an interim year to determine when the improvements to the intersection will be required.

The following comments are required to be included in the resubmittal of the Preliminary Block Plat for CDR Phase 2 and the Preliminary Plat for CDR R1.

1. Based on the TIA recommendations and the poor LOS/delay at the study intersections, right of way shall be reserved for a two-lane roundabout at the intersections of JWP & Whetstone, JWP & Fourth Street, and JWP & Herold Ranch.
2. The collector roadway through the Burch development (referred to as Pitch) shall be called Fourth Street per the Regional Plan.
3. Right turn lanes warrant per City of Flagstaff Engineering Standard section 13-10-010-0002 Right Turn Deceleration Lane Warrants, at intersections A11 NB, A4 SB, A6 NB, A5/A7 NB & SB, and A8 NB. Right turn lanes warrant per ADOT TGP 245 at intersections A11 NB, A4 SB, A5/A7 SB, and A8 NB. Right turn lanes shall be constructed at intersections A11 NB, A4 SB, A5/A7 SB, and A8 NB.
4. The directional splits of 70/30 were not done consistently, it can be assumed that all intersections on the north side of JWP have failing left turn movements. The recommendation for roundabouts at the intersection of JWP & Herold Ranch and JWP & Whetstone will help in the future if the left turns at these intersections need to be restricted. In the interim, a two-stage left turn lane shall be constructed at the intersection of JWP & A4 and be able to hold two vehicles with the appropriate taper lengths.

5. The existing single-family residential to the east of CDR should not be assumed to use intersection A8 (Herold Ranch Rd). Herold Ranch is an unimproved dirt road, and these trips should be assumed to use Fourth Street. When the volumes are updated, the intersection of JWP & Fourth Street result in failing LOS/delay for the westbound left turn movement. This deficiency is mitigated for CDR Phase 2 & R1 by providing ROW for a future roundabout at the intersection and will be further studied in the Fourth Street Single Family TIA.

To: **Larry Frostad, Ardurra**

From: **Stephanie Santana, Sr. Lead Transportation Engineer** *SS*

Date: **July 10, 2025**

RE: **Review of the CDR Phase 2 Whetstone Memo, sealed June 13, 2025**

CC: **Jeffrey Bauman, Transportation Director / Traffic Engineer**
Alax Pucciarelli, Current Planning Manager

The City of Flagstaff Transportation Engineering Section has reviewed the CDR Phase 2 Whetstone Memo sealed June 13, 2025. The memo is approved with the following condition.

1. A 52.9% proportional cost share is required for the construction of a single lane roundabout at the intersection of JWP and Whetstone.