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CANYON DEL RIO DEVELOPMENT PLAN

VOL. I, MAY 1984

CANYON DEL RIO DEVELOPMENT PLAN

STATE URBAN TRUST LANDS
FLAGSTAFF, ARIZONA

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Phoenix, Arizona

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FINAL SPECIFIC CONCEPT PLAN . . . . . (MAP POCKET)

Chapter I DEVELOPMENT PLAN SUMMARY

Canyon del Rio is a mixed use planned community on 331 acres of State land, at the intersection of East Butler Avenue and Fourth Street, in southeast Flagstaff, Arizona.

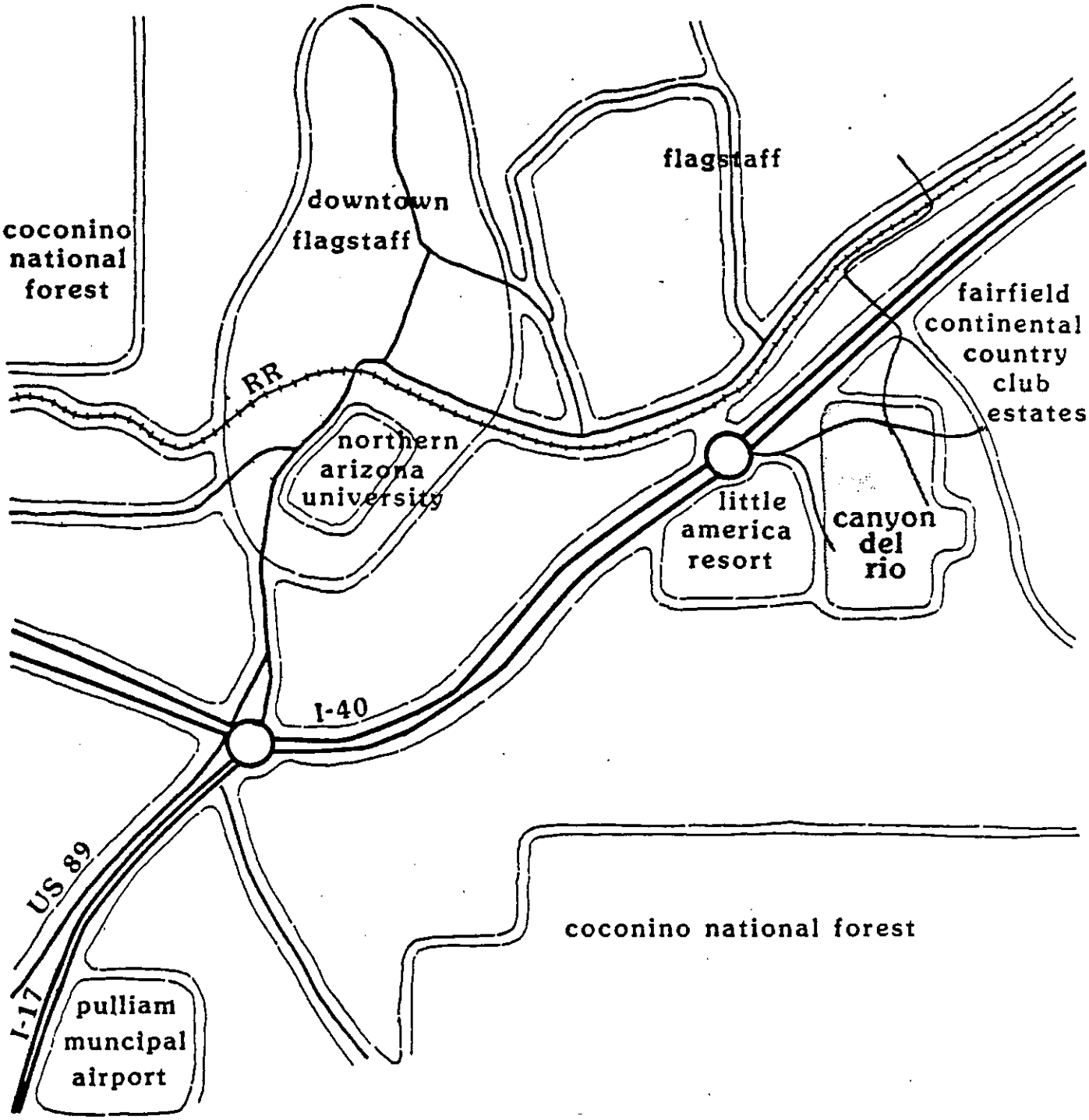
The land use concept provides for the creation of a core area comprised of 60 to 120 acres of research and development, office and commercial uses in the north-central part of the site, adjoined by residential areas in which a range and variety of housing types would be developed. Protection of sensitive environmental features and provision of recreational and open space amenity are emphasized.

The Specific Plan Concept Map depicts the locations of land uses in Canyon del Rio. Acreages for different land uses and estimated dwelling unit counts are provided in the Land Use Summary table. A maximum overall residential density of 5.0 residences per acre, or 1,658 dwelling units of all types, is permitted, subject to granting of density bonuses.

Implementation of Canyon del Rio must be consistent with the context of the Urban Lands Management Act and the Canyon del Rio Specific Plan Map and Development Standards adopted by the City of Flagstaff. Parcels on the site have been rezoned subject to the land use and development controls set forth in the Specific Plan.

Design Guidelines, set out in a separate document, provide a basis for design (and review by the State) of individual developments, to ensure that Canyon del Rio is a distinctive, high quality project.

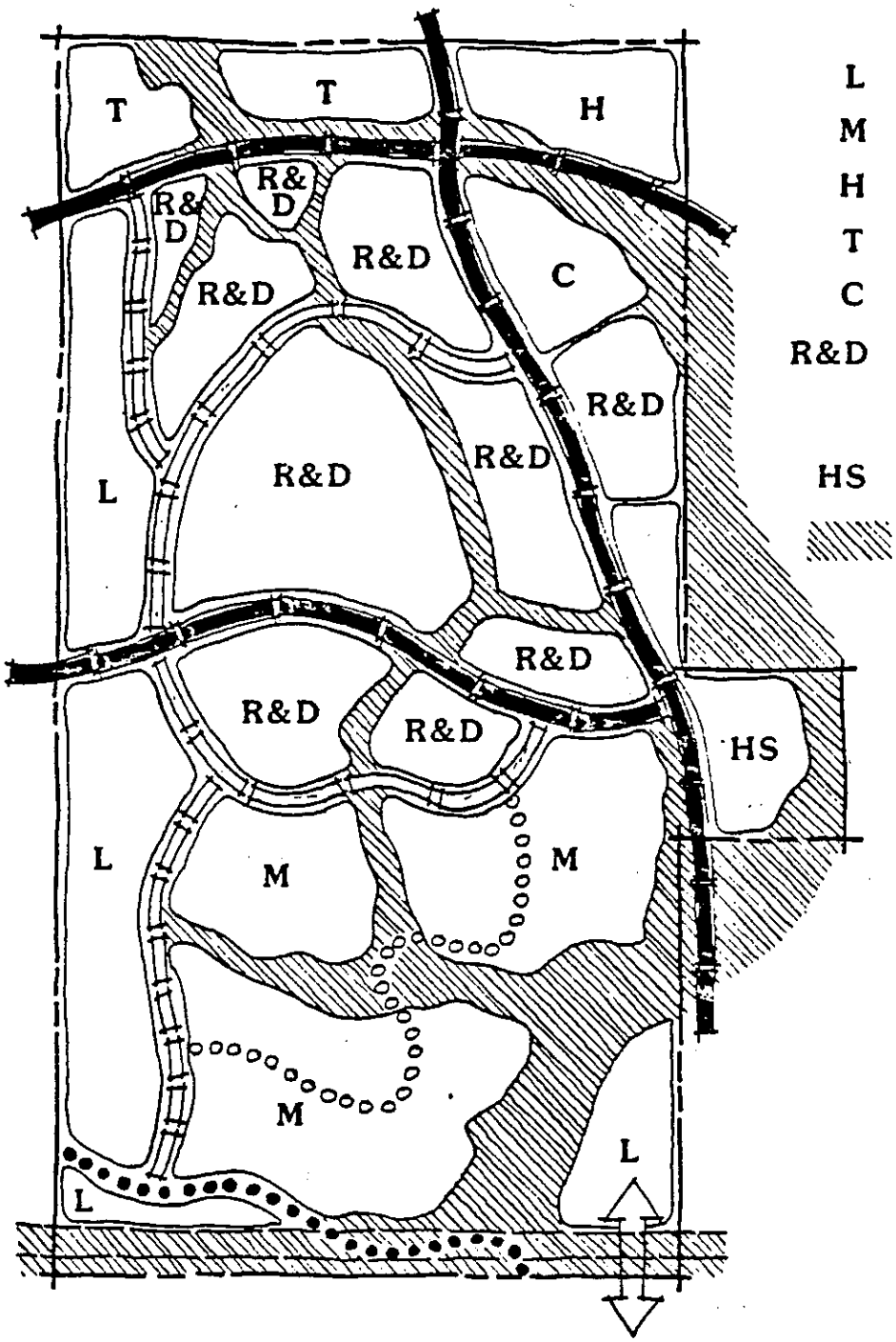
Development will be phased according to rational guidelines over a 10 to 20 year period. On-site infrastructure must be provided by developers as required during the course of build-out.



LOCATION MAP
CANYON DEL RIO

scale in miles

0 1/4 1/2 1 north



L	low density res.
M	medium density res.
H	high density res.
T	transitional
C	commercial
R&D	research & development/ office
HS	high school (reserved)
	open space corridors, reserves and buffers

SPECIFIC PLAN CONCEPT MAP
CANYON DEL RIO

LAND USE SUMMARY

Primary Land Use	Acres(1)	Dwelling Units(2)
Low Density Residential	49.9	±217 = 4.34 upa
Medium Density Residential	104.2	±677 = 6.5 upa
Transitional-- High Density Residential	13.7	±137 = 10 upa
Transitional-- Highway Commercial(3)	19.6	±303 TRACTS A/C
Retail Commercial	10.1	- SLD
Research and Development/Office	35.4	-
Research and Development/Office Reserve(4)	58.1	±465 8 upa
Research and Development/High School	13.2	- TRACT D1
Streets	27.3	-
TOTAL	331.5	±1,799(5)

Notes:

(1) Parcel acreages include open space corridors, washes retained in open space, and APS easement.

(2) Dwelling unit estimates based on base density entitlements plus density bonus for open space, per Specific Plan. ?

(3) Alternate residential uses permitted.

(4) Alternate residential uses permitted in "reserve" areas, subject to rezoning.

(5) Maximum density scenario exceeds 1658 total allowable dwelling units.

Chapter II INTRODUCTION

A. SCOPE AND PURPOSE OF DEVELOPMENT PLAN

The purpose of the Development Plan is to provide controls, standards, and guidelines for future disposition and development of the Canyon del Rio project. As such, it reflects a comprehensive planning approach with built-in flexibility to respond to changing market conditions and evolving local and state development policies.

The components of the Development Plan include:

- Planning background, environmental assessment, infrastructure and services, and market feasibility.
- Specific Plan and Development Standards adopted by the City of Flagstaff.
- A summary of implementation measures, zoning and phasing.

The Design Guidelines and an Appendix of Legal Documents are published separately.

With these tools, the State Land Department can guide Canyon del Rio from the Specific Plan stage through development of a high-quality, distinctive project consistent with the goals and directives of the Urban Lands Management Act.

B. LEGAL AUTHORITY

The Final Specific Concept Plan and Development Standards set out in Chapter IV, together with the rezoning, constitute a complete plan consistent with Arizona Revised Statutes 9-461.08 and 09 for the preparation of a Specific Plan. The Specific Plan meets City of Flagstaff requirements as an adopted Small Area Plan.

The City of Flagstaff has approved rezoning of parcels in Canyon del Rio, subject to the land use and development controls set out in the Specific Plan. These Development Standards are often more restrictive than the controls of the City's underlying zoning districts.

C. PLANNING PARTICIPATION

The Development Plan for Canyon del Rio was prepared for the Arizona State Land Department by a multi-disciplinary consultant team led by Cella Barr Associates. The planning effort was coordinated throughout with the City of Flagstaff.

Adjacent landowners, relevant government agencies, and other interested groups were contacted at the outset of the planning effort. These entities were involved in an ongoing participation program with the opportunity, either informally or formally, to provide input to the consultant team and to public agency review bodies.

Chapter III. PLANNING BACKGROUND

This chapter summarizes the information and analyses prepared as the basis for the planning effort.

A. LEGAL DESCRIPTION

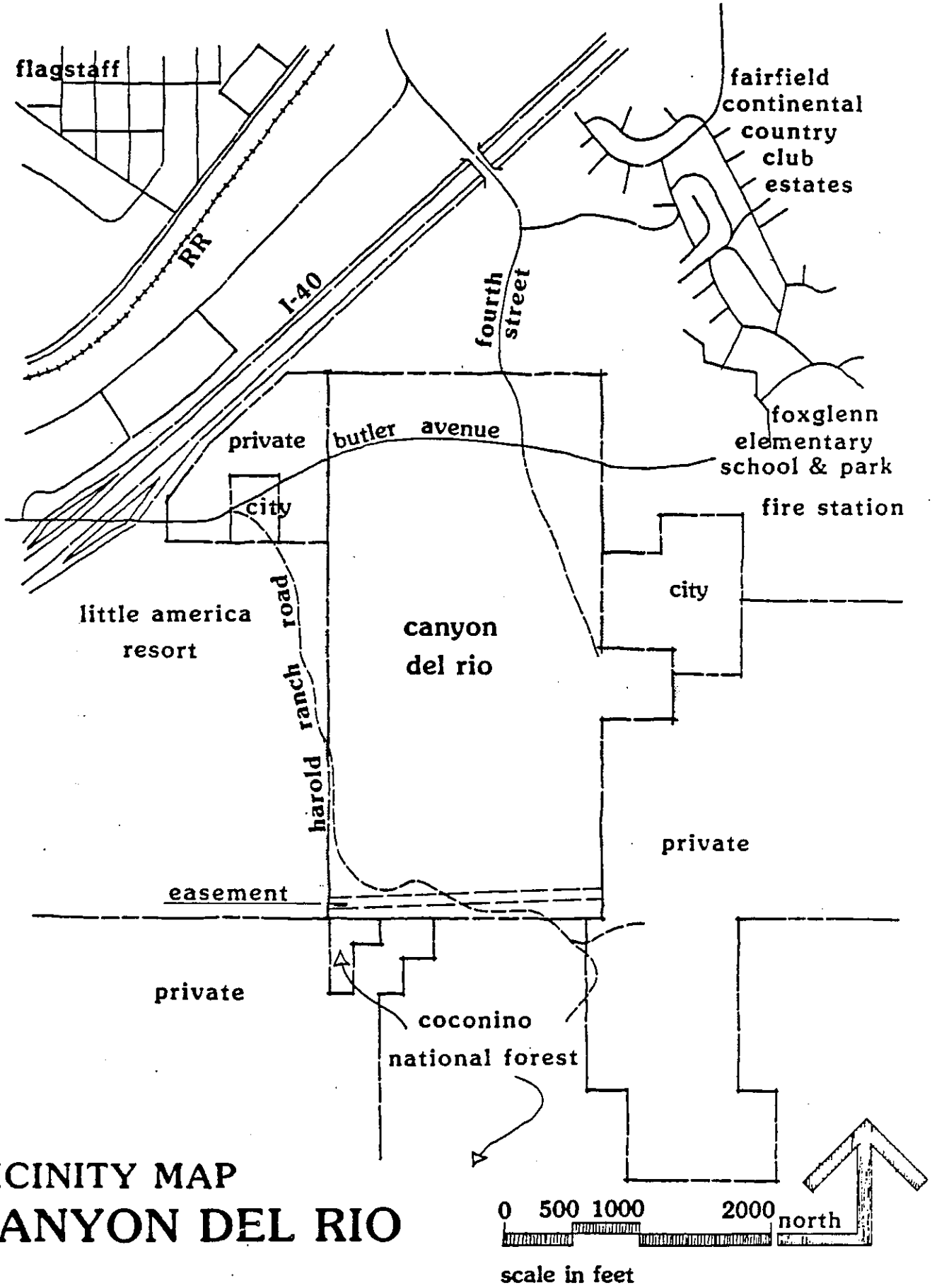
The property consists of the west half of Section 24, Township 21 North, Range 7 East and the northwest quarter of the northwest quarter of the southeast quarter of Section 24. The land area is 331.5 acres.

B. ADJACENT PROPERTIES

As shown on the Vicinity Map, Fairfield Community Developers have established Fairfield Continental Country Club Estates on 2,000 acres adjacent to the subject property's northern and northeastern boundaries. Part of the development is oriented towards resort-style living with an emphasis on golf, horseback riding, tennis, and other sports while areas closest to Canyon del Rio are proposed to be developed for year-round family housing. Residential use consists predominantly of single-family detached homes, townhouses, and time-share condominiums.

Adjoining Canyon del Rio to the west is the Little America resort and convention complex. Flagstaff's largest lodging facility, Little America is built on a 660-acre parcel between Interstate 40 and the subject site. Existing facilities use 70 acres of land. Development plans call for doubling these facilities within the next several years, with construction of another 250 motel rooms, a golf course, tennis courts, and other recreational facilities.

The Forest Dale subdivision of single-family homes is located in an unincorporated County island southeast of Canyon del Rio. The only existing road leading to this subdivision is Harold Ranch Road, an unpaved road running from Butler Avenue southeasterly through the Rio de Flag. About 12 other private parcels to the



VICINITY MAP
CANYON DEL RIO

south are also served by this road. In addition, directly south are several large parcels of Coconino National Forest land; these heavily forested parcels are projected for development in the indefinite future.

Coconino County owns 7.5 acres east of the subject site, where a Humane Society animal shelter has been in operation for serveral years. The City of Flagstaff operates a wastewater treatment plant on 40 acres east of Canyon del Rio; the plant is to be phased out and demolished in 1984.

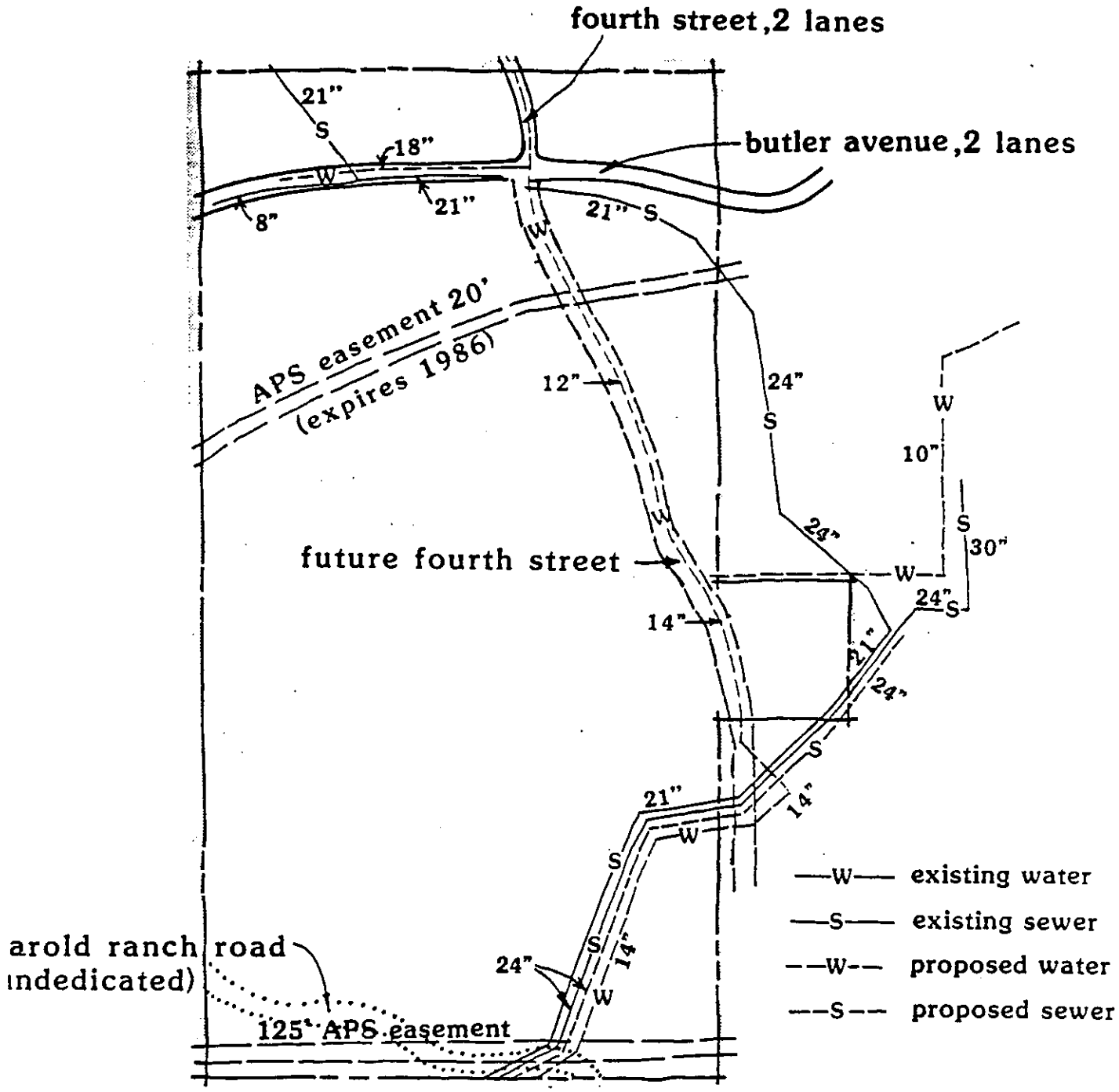
C. INFRASTRUCTURE AND SERVICES

The property is well located with respect to access, infrastructure, and public services. The Infrastructure Map and Vicinity Map illustrate the issues discussed below.

1. Access and Circulation

All site improvements are in place on Butler Avenue and north of Butler on Fourth Street. As development occurs, additional through lanes or turning lanes may be required to handle traffic volume increases. South of Butler Avenue, Fourth Street will have to extend through the site; this will be a developer responsibility, as will be construction of loop collector streets and local streets. Fourth Street is projected to be extended south to Lake Mary Road at an indefinite time in the future, as a City project. The Butler Avenue undercrossing of I-40 is 26 feet in width; it is likely that future widening by the City will be required.

The Development Standards and the Final Specific Concept Plan map specify general locations for pathways and bikeways, street grades, and snow removal measures.



INFRASTRUCTURE MAP
CANYON DEL RIO

2. Utilities

APS electrical lines through the center of the site can be rerouted and placed underground. The high voltage facilities at the south end of the site should be considered permanent installations and treated as development constraints.

As water system plans are implemented, augmentation via an 18-inch extension along Butler Avenue will be required. Twelve inch lines will extend north and south on Fourth Street. This will be an initial developer responsibility, with City participation in oversizing and with provisions for developer recapture of part of the basin costs from other parcel connection payments.

Major sewer trunks traverse the northeast and southeast corners of the property. Sewer capacity augmentation will probably will not be required; however, this is to be further evaluated.

Trenching is constrained by shallow depth to bedrock, which may require blasting.

3. Schools/Parks

By the time residential development commences in Canyon del Rio, a new elementary school and adjoining park adjacent to Fox Glenn, approximately one-half mile east of the site, will be in operation. The most easterly portion of the subject property may in the future be developed as a high school in conjunction with adjoining City lands.

4. Fire and Police

Water flow and pressure will be adequate, subject to water line extension onto the site. A new fire station is being constructed adjacent to the new school and park one-half mile to the east of the site. Avoidance of fire hazards in wooded areas is explicitly addressed in the Design Guidelines.

Depending on how the land is disposed of -- whether through sale or lease, and whether for development of individual parcels or for overall development by a master developer -- the developer will be responsible for construction of infrastructure. This may be a section of water or sewer line, a segment of roadway, a reach of bike path, or a combination of improvements. Exact determination will be subject to preparation of a preliminary engineering master plan for the site and a development phasing schedule consistent with same. In any event the minimum amount of improvement will be such as is necessary to extend access and utilities to the next adjoining parcel.

D. ENVIRONMENTAL ASSESSMENT

The environmental assessment of Canyon del Rio included investigation and analysis of topography, climate, noise, soils, vegetation, hydrology, archaeology and visual resources. Constraints and opportunities were identified and development strategies evolved. Key factors affecting site developability are shown on the Site Analysis Map and are generally defined as follows:

1. Summary

The parcel has a moderate to locally heavy cover of ponderosa pine forest, with several large meadows interspersed. The rolling topography is generally conducive to development, although there are areas of steeper slope that would be difficult to develop and that are better left as natural open space. Floodprone lands in Switzer Canyon Wash and the Rio de Flag are also well suited as open space and recreational areas. Views of the San Francisco Peaks from many parts of the property are excellent. Care must be taken in development to avoid areas subject to winter climatic extremes.

2. Topography

Approximately 9% of the site (31 acres) exceeds a slope of 25%, which is considered the limit for development generally, although there can be exceptions under unusual circumstances. North-facing slopes above 8 to 10% grade also present constraints in some areas.

City of Flagstaff design criteria limit roadway grades from 6% to 10%, depending upon classification. Elevated portions of the site have excellent views to the San Francisco Peaks. Grading and tree removal should be limited, which tends to dictate cluster development on much of the site.

3. Climate

Severe northerly winds from October through January pose a significant constraint in planning and energy conservation. Design guidelines for climate responsive development and energy conservation should be carefully considered in site specific planning.

4. Noise

Impacts from I-40 and the Santa Fe Railroad will probably be mitigated through normal thermal retention measures incorporated in construction, such as double glazed windows, weather stripping, insulation, and shielding of vents.

5. Soils

Shallow soils and potentially hard bedrock constitute severe development constraints, although they are normal to the Flagstaff area. Further investigation is necessary prior to site specific design.

6. Vegetation

Substantial numbers of trees will have to be removed for roads, buildings, and parking areas. Reforestation is strongly recommended to enhance overall aesthetics and to provide windbreaks.

7. Hydrology

The adopted Specific Plan identifies Switzer Canyon Wash and the Rio de Flag, both of which are subject to flooding as open space/recreational areas. Other onsite drainage problems are minor and can be handled locally.

8. Visual Resources

The site is very attractive with excellent views from most locations. However, the temptation to expose buildings to severe north winds for purposes of exploiting views should be avoided if possible. Also, "skylining" of development along ridge lines should be done with great care, if at all. The adjoining wastewater treatment plant will be phased out and dismantled in 1984.

From all of the above, certain "stategies" have evolved, as follows:

- Research and development sites should be planned to take into consideration ease of development, especially grading for parking. Optimal building orientation with respect to views and solar access for large buildings is also important.

- Clearing and grading should be coupled with a reforestation program to enhance marketability and to provide added wind screening. Mass grading should be avoided wherever possible, and steeper slopes and floodplains should remain undeveloped.

- Placement of buildings on north-facing slopes and in high exposure areas should be avoided unless adequate solar collection opportunities can be achieved through building design, and further provided that adequate measures such as tree screening or added insulation can be implemented to offset the effects of winter north winds.

E. MARKET FEASIBILITY

The Canyon del Rio site and location was assessed in terms of market trends and appropriate land use policies. The discussion below briefly summarizes the Canyon del Rio Market Feasibility report prepared by Property Development Resources.

1. Site Evaluation

The site provides an outstanding and unique development opportunity. Its principal attributes include the following:

- Flagstaff is a Sunbelt city with an excellent growth record, promising future growth, and favorable business climate.

- The property has an excellent location with respect to urbanization trends (situated between the merging downtown and east side areas) and is suitable for urban infill.

- The site is near Flagstaff's most important concentrations of retail facilities, office space development, resort and recreational facilities, transient accommodations catering to business travelers, and restaurants and entertainment establishments.

- The property is accessible to downtown Flagstaff, the airport, and other residential establishments.

- The site size is adequate for a major, mixed-use development.

2. Market Demand

The analysis of the property involved an examination of several land uses, including multi-family residential, single-family residential, light manufacturing/research and development, commercial, office, and hotel markets. Summarized below are the findings of the analyses in each of these market segments.

a. Residential:

- The site is situated between Flagstaff's dominant growth areas, Central Flagstaff and Fairfield Continental, and is well connected with the city's major employment and residential support facilities.

- Because demand for the property's housing stock will be generated from a diverse demographic cross section, the site must accommodate a wide mix of residential product types.

- Projections indicate that the property will conservatively capture 9% of Flagstaff's anticipated residential growth (85 units annually).

- Market findings support the planning of both single- and multi-family housing products serving both for-sale and rental market segments.

- Single-family housing of three to eight units to the acre, phased over nine years, will require 130 acres of the parcel to accommodate some 515 residences.

- Multi-family housing of 15-18 units to the acre, also phased over nine years, will require some 20 acres of the site and should ultimately accommodate approximately 300 units.

b. Industrial/Research and Development:

- Flagstaff has a critical shortage of immediately developable land capable of attracting research and development type users.

- If properly promoted, Flagstaff's absorption of industrial/research and development land will far exceed historically established projections.

- About 110 acres of the site should be planned to accommodate industrial/research and development users sites in increments of 5 to 20 acres.

- However, due in part to the substantial residential demand of this area and the somewhat unproven nature of Flagstaff's industrial/research and development market, about half of the 110 acres designated for industrial/research and development should allow enough flexibility to be developed alternately as a reserve area to accommodate residential use.

c. Commercial/Retail:

- Development of the subject site will create a potentially prime commercial hub at the intersection of Butler Avenue and Fourth Street.

- When this hub is established it will effectively serve the commercial/retail needs of the immediate and extended southeast residential areas.

- About 15 acres of the site should be planned for commercial/retail uses at the Butler Avenue/Fourth Street hub, in five to ten acre increments.

d. Office:

- Flagstaff's office rental market is currently quite strong.

- The site does not presently provide the necessary locational attributes to accommodate a successful office project; however, flexible land use planning should permit office type development as a complement to the multi-user industrial/research park environment.

e. Hotel:

- The majority of Flagstaff's current hotel/motel establishments are roadway oriented and serve non-destination tourists and interstate travelers. Some additional development opportunity exists; however, the subject parcel does not afford adequate highway exposure or surface accessibility to capitalize on this demand.

- Preliminary evaluation of the site's potential as a destination resort or regional conference center also has indicated an insufficient market base.

3. Land Use Mix

Based on the findings of the market analyses, a mix of residential, light industrial, and commercial uses is recommended for the subject property. A mixed use complex will provide the highest and best use for the subject property and will limit the State's exposure through diversification. Such a plan will maximize the return on development investment for two reasons. First, the absorption of this large acreage

will occur more rapidly by aggregating the demand of the individual markets. Second, a mixed use development can be built so one use enhances the marketability of the others.

The recommended land use allocation is summarized below:

MARKETING LAND USE MIX

Residential	150 acres
Multi-Family	20 acres
For-Sale Single-Family Housing	130 acres
Industrial/Research and Development	60 acres
Transition/Reserve*	40- 50 acres
Commercial/Retail	10- 15 acres
Constrained, Unusable Property	66 acres
TOTAL USABLE PROPERTY	265 acres
TOTAL PROPERTY	331 acres

* 40-50 acres to be zoned industrial with the planning flexibility to accommodate residential uses as the market may demand.

5. General Considerations

- The site should be used as a model for future state developments, incorporating high quality, aesthetically pleasing improvements that retain the site's park-like qualities.

- The zoning of the subject property should allow a large measure of flexibility, because it is not possible to anticipate future changes in space and financial markets.

- The locational excellence of the site and strength of surrounding developments confirm a great opportunity to realize a high quality development.

- Major users that will enhance the quality image and success potential of the development are vital elements of light industrial/research and development facilities.

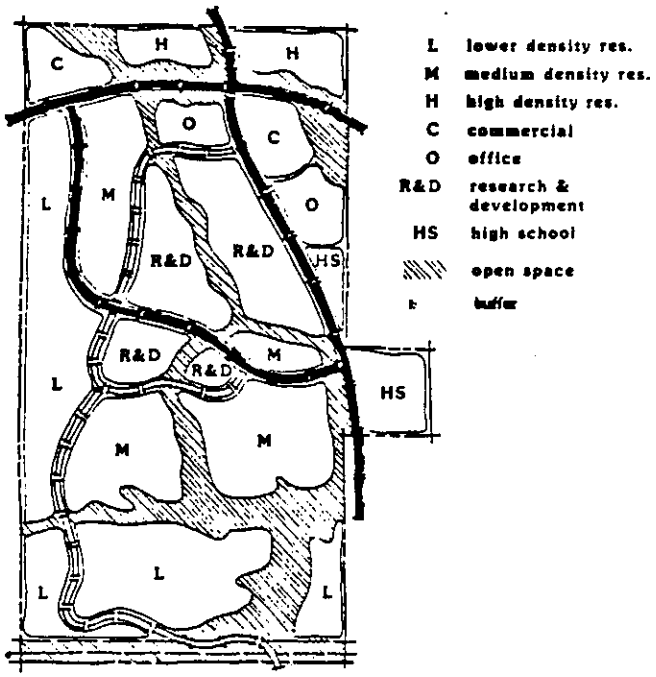
- An internal orientation is suggested for the project which will create a unique, self-contained environment.

- During the design phase, alternative power sources, such as solar power and cogeneration, should be considered.

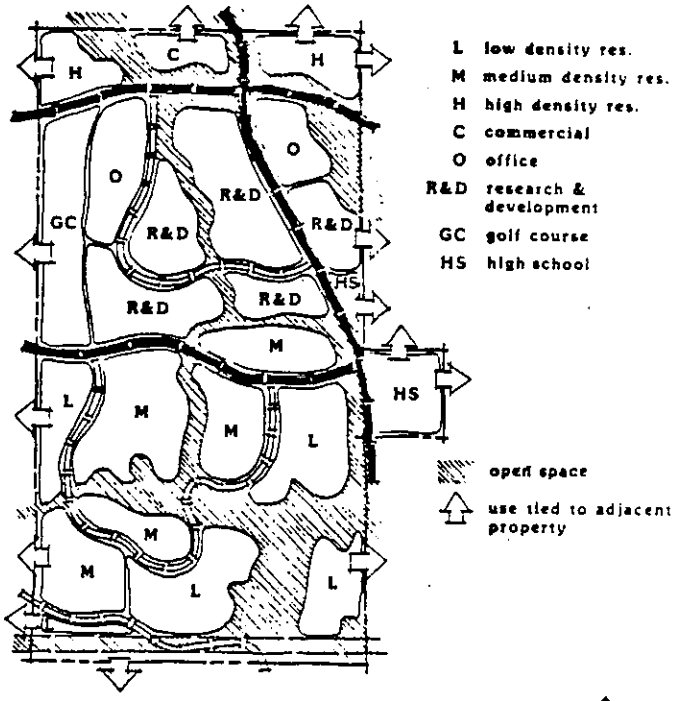
F. ALTERNATIVE CONCEPT PLANS

Three alternative concept plans for the Canyon del Rio acreage were prepared for consideration by the Arizona State Land Department. The alternative plans basically differed in the nature and intensity of land uses at the perimeter of the project, the provision of project-wide amenities and recreational facilities, access to the west of the project, and implementation strategy.

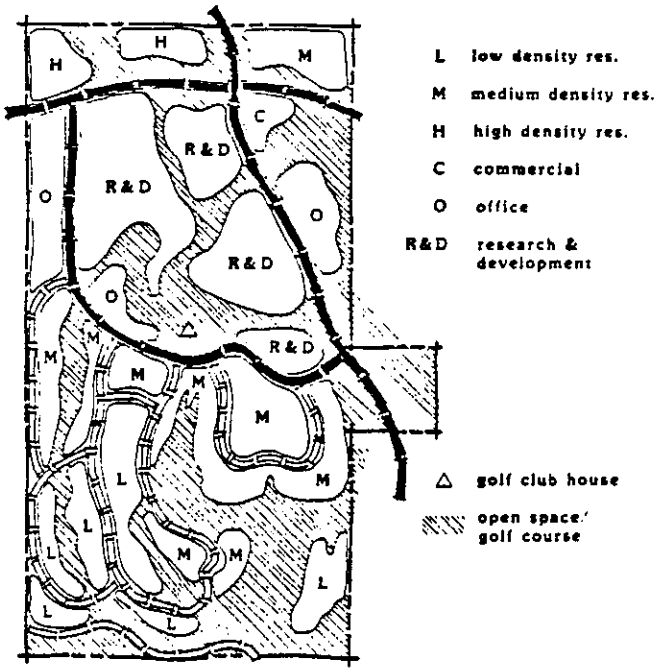
The final Specific Plan described in Chapter IV combines elements of all the alternatives, permitting disposition in any of the ways (sale or lease) discussed in the three alternatives. Elaborate amenities such as a golf course are not proposed, since they require a master developer or complex financing mechanisms; however, the major residential parcel is sufficiently large to permit development of significant amenity features onsite. Perimeter parcels can be developed in conjunction with adjoining land developments, separately, or as part of a total residential "package," as circumstances dictate.



ALTERNATIVE 1 CONCEPT PLAN
CANYON DEL RIO



ALTERNATIVE 2 CONCEPT PLAN
CANYON DEL RIO



ALTERNATIVE 3 CONCEPT PLAN
CANYON DEL RIO

ALTERNATIVE CONCEPT PLANS

Chapter IV SPECIFIC PLAN DESCRIPTION

This chapter defines the adopted Specific Plan in detail. The first section explains the goals and rationale behind the land use designations and the development concept. This is followed by the officially adopted Final Specific Concept Plan Map and the Specific Plan Development Standards. The plan map and development standards work together with the Flagstaff zoning and subdivision ordinances to form the regulatory basis for future subdivision, site plan, and building permit approvals.

A. PLANNING PHILOSOPHY

From meeting with State and City officials and other interested parties, and from the site, marketing, and alternative plan analyses, the following plan goals for Canyon del Rio were identified:

- Use the Development Plan to maximize revenues to the State Land Trust and to enhance long-term values and the local tax base.

- Achieve high quality and efficient urban in-fill development which optimizes utilization of existing land, streets, and utilities.

- Create a high quality, mixed use project with provision of employment-generating land uses in association with residential uses.

- Incorporate design features to enhance public safety and amenity, including greenbelts, bikeways, pedestrian paths, and floodplains as open space.

- Encourage energy consciousness in design and development, including building clustering, solar orientation, landscaping, and other appropriate measures.

- Provide for the implementation of infrastructure improvements in a timely manner.

In addition to the plan goals, the site - its size, location, physical characteristics, and environs - is the prime planning determinant. The site is large and diverse enough to mandate a comprehensive planning approach and a mixture of land uses. The anticipated development of large adjacent land holdings dictates that the site be viewed in the context of these adjoining areas; in fact, the site contains the core location of southeast Flagstaff at Butler Avenue and Fourth Street. Rock outcroppings, cliffs, steep north slopes, and floodprone areas point to non-development, open space, and scenic designations in the Plan to impart scenic quality, a sense of identity, and recreational opportunity.

Timing is right. A new sewage treatment plant will replace the adjoining obsolete facility, which will be dismantled in 1984. Extension and expansion of water services is programmed. A new park, elementary school, and fire station are one-half mile to the east, and the Flagstaff School District proposes a new high school in the area.

The concept of a central research and development core served by an internal oriented loop roadway and bounded by residential development evolved from several directions:

- The goal of the City of Flagstaff to establish a full service research and development employment center central to a major residential population concentration.

- Conclusions of a careful economic analysis indicating that research and development would be feasible at this location, if properly developed and marketed.

- Characteristics of the site itself, including topography, scenic beauty, views, accessibility, and availability of utility services.

- Adjoining land use, ownership and development intentions, including expansion of Little America and continued residential development by Fairfield Continental Country Club Estates.

- Availability of land use alternatives in the event community growth and economic development trends change dramatically in the future.

The employment center land use concept is fashioned to take all of these factors into account. In addition, it is structured to enable provision of amenities in the form of open space corridors for scenic and recreational purposes, through application of easements to individual properties, and to encourage the provision of a major recreational facility or facilities to serve residents and employees.

The residential development concept is to follow the planned unit development approach whenever possible and to create a carefully designed, highly livable residential community with extensive open space and recreational amenities. Residential development options range from large estate view lots, to more traditional single family homes, to townhouses and condominiums, to high density apartments.

The ultimate nature and extent of commercial use cannot be accurately projected. The most obvious key site for a shopping center is the southeast corner of Butler and Fourth. The shopping center site's physical characteristics offer outstanding design opportunities, and its highly visible location mandates extra care in design and

signage. Other sites adjoining Bulter Avenue have the potential for highway - related commercial development, but that potential will depend to a great extent on compatible actions by other property owners.

Phasing of development will be in response to market conditions, site characteristics, and infrastructure availability. Further engineering feasibility analysis will be required to precisely establish a program for augmenting or extending infrastructure; it presently appears that a water line will have to be brought in from the west and the sewer in Switzer Canyon Wash may have to be augmented. In any event, development would most likely occur first along Butler Avenue. The Fourth Street extension to the south will open up the R&D area; this will probably be accomplished during early phases of development. The major residential area can be developed only after the R&D loop road is completed, or after Fourth Street plus a collector street extension to the west has been installed. These are obviously major feasibility considerations that will have to be worked out based on more precise engineering information; however, it is the goal of the project to have both residential and industrial/office/commercial development taking place concurrently.

B. FINAL SPECIFIC CONCEPT PLAN

The Final Specific Concept Plan which follows constitutes the officially adopted map for the Canyon del Rio Specific Plan. The identical map at scale 1" = 200' is included in the map pocket at the back of this report.

The table summarizes land uses, densities, and acreages by parcel.

LAND USE BY PARCEL

Parcel	Primary Land Use	Acreage (1)	DU/Acre Without Bonus	DU/Acre With Bonus	Maximum DU (2)
A	Transitional/Highway Commercial (3)	10.7	16.0	20.0	214
B	Transitional/Highway Commercial (3)	8.9	8.0	10.0	89
C	Transitional/High Density Residential	13.7 35.3	8.0	10.0	137
D	Retail Commercial	10.1	--	--	--
E	R and D/Office	9.0 19	--	--	--
F	R and D/Office	1.6	--	--	--
G	R and D/Office Reserve (4)	9.6	6.4	8.0	77
H	R and D/Office	2.4	--	--	--
I	Low Density Residential	12.8	5.0	--	64
J	R and D/Office Reserve (4)	27.8	6.4	8.0	222
K	R and D/Office	15.2	--	--	--
L	R and D/Office	7.2	--	--	--
M	R and D/High School	13.2 - church	--	--	--
N	R and D/Office Reserve (4)	6.0	6.4	8.0	48

LAND USE BY PARCEL

Parcel	Primary Land Use	Acreage (1)	DU/Acre Without Bonus	DU/Acre With Bonus	Maximum DU (2)
O	R and D/Office Reserve (4)	3.6	6.4	8.0	29
P	R and D/Office Reserve (4)	11.1	6.4	8.0	89
Q	Low Density Residential	26.5	5.0	--	132
R	Medium Density Residential	104.2	5.2	6.5	677
S	Low Density Residential	10.6	2.0 (5)	--	21 (5)

Density Bonus Calcs on page IV-17

NOTES:

(1) Parcel acreages are net and include open space corridors, washes retained in open space, and APS easement, but exclude existing or future street rights-of-way.

(2) Dwelling unit estimates are based on base density entitlements plus density bonus, per the Specific Plan.

(3) Alternate residential uses are permitted.

(4) Alternate residential uses are permitted in "reserve" areas, subject to rezoning.

(5) Minimum lot size is 15,000 square feet. Density and maximum dwelling units are approximate, depending on site design.

C. CANYON DEL RIO SPECIFIC PLAN - DEVELOPMENT STANDARDS*

The appropriate levels of development pursuant to goals for Canyon del Rio can be ensured through compliance with Development Standards that reflect thorough and comprehensive application of sound land use planning principles. To assist in this directive, the following project Development Standards have been drafted. These standards are intended to be implemented through zoning, and through restrictions and review processes for which the State Land Department assumes responsibility. The Development Standards provide a blueprint from which a variety of development opportunities can be realized within an acceptably flexible level of design intent.

The project Development Standards establish the type, location, intensity and character of development while allowing for creative and imaginative community design concepts responsive to the unique qualities of the site and the economic character of the region. Included in this concept are a number of community goals to guide the development of the property. Attainment of these goals will create a planned community meeting high standards for open space, circulation, intensity of use, utilities, phasing, landscaping, grading and community character.

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* This document was adopted by the City of Flagstaff on October 18, 1983.

SECTION 1. PLANNED DEVELOPMENT CONCEPT

A. GOAL

The primary goal of the Development Concept Plan is to formulate a logical strategy for phased development of Canyon del Rio which provides a wide range of options while being responsive to the unique environmental setting.

B. OBJECTIVES

1. To provide for a wide range of development options within a natural open space setting.

2. To encourage development in a manner sensitive to topography, landforms, natural vegetation, climatic setting and views.

3. To achieve a cohesiveness among various developments within the project.

4. To provide a full range of land uses to accommodate employment, commercial services, recreation, and housing.

5. To create a circulation system designed to serve both intra-community and through traffic, including a network of bike paths and walkways.

6. To establish a community structure which offers the residents an environment featuring open space and recreational amenities.

7. To provide necessary utilities and services in a logical, phased manner.

8. To achieve compatibility between uses and to ensure non-encroachment by conflicting uses.

C. CONCEPT

The Design Concept for Canyon del Rio is to establish an active core of commercial, research and development, industrial and medium to high density residential uses surrounded by lower intensity residential development, all interlaced with open space.

D. DESIGN STANDARDS AND CONTROLS

1. General land use, circulation, drainage and open space patterns shall be those illustrated on the Development Concept Plan.

2. Development uses shall be implemented through the adopted zoning districts as shown on the zoning map for the City of Flagstaff, as amended for Canyon del Rio.

3. Site-specific uses and relationships between mixed land uses shall be as approved by State Land Department through its review processes and disposition restrictions.

4. Building design approval shall be per the requirements and processes established by the State Land Department.

SECTION 2. LAND USE

A. PURPOSE

The type, location, size and interrelationship of the various land uses within Canyon del Rio are specified herein.

B. PRINCIPAL LAND USE CATEGORIES

The principal land uses identified for development are:

- Residential (Low, Medium and High Density)
- Commercial
- Research and Development (R&D)
- Office (included in R&D)
- Schools
- Recreation
- Open Space
- Circulation/Utility

The general location of these uses, zoning categories and maximum residential density are shown on the Development Concept Plan. Alternative use and zoning designations are also shown where appropriate.

C. CONCEPT

The land use concept for Canyon del Rio identifies general land use categories which fit within the planned development concept while allowing flexibility in mix, change and unique design to respond to community and market needs.

D. LAND USE STANDARDS

1. General Standards:

Any proposed land use or site development is subject to the controls, standards and criteria of the Revised Flagstaff Zoning Code of 1970, Ordinance No. 811, as amended, and further subject to special review procedures by the State Land Department.

2. Special Review Processes:

All proposed land uses, building designs, plats, site plans, grading plans, landscaping designs, lighting and signage shall be reviewed to establish conditions for compatibility and design consistency, including modification of the proposed design and site layout. The State Land Department shall, as appropriate, consider the following:

a. Standards for Aesthetic Compatibility Review: Each development proposal will be reviewed to ensure that an aesthetically compatible relationship would exist between the external physical components of the project being reviewed. Each physical component should be designed to express characteristics of overall harmony. The architectural character, the structure height, bulk and form, the signing and graphic displays, the materials, textures and colors, the landscape and site design, and the overall design theme should present an evident high quality and continuity of aesthetic design.

b. Standards for Operational Compatibility Review: Each development proposal will be reviewed to ensure that a compatible relationship exists between operations and activities. This shall include a review of the vehicular traffic patterns, pedestrian/bicycle trail patterns, operating hours, activities related to maintenance, service, and deliveries, activities related to emergency service, and other potentially conflicting operations or activities, to ensure that no operation or activity is in conflict with any other operation or activity. The determination of compatibility should be based on not only the elimination of hazardous conflicts but also to promote and ensure that the most desirable operation relationships exist.

c. Standards for Sensory/Environmental Effects Review: Each development proposal will be reviewed to determine if the relationship between the expected sensory/environmental effects of one use, activity or operation will be compatible with another use, activity or operation. The general performance standards of the City of Flagstaff and other standards as might be developed shall be used to guide the review. Additional information relating to natural environmental effects may also be reviewed if the information would be important in determining compatibility.

3. Controls and Conditions:

a. Permitted Land Uses: The zoning ordinance generally shall control uses permitted on the various parcels in Canyon del Rio, subject to the following additional limitations and interpretations:

* C-3 Highway Commercial, Parcels A and B - uses shall be limited to retail sales within an enclosed building, business and professional offices, hotel/motel including restaurant and bar and RM-M residential uses including conditional uses.

* I-1 Restricted Industrial, Parcels E, F, G, H, J, K, L, N, O and P, subject to:

USE REGULATIONS

o Uses Permitted
  1. All uses permitted in the R & D Research and Development Industrial District.

o Uses Permitted by Conditional Use Permit
  1. Restaurants and cafes including bars and cocktail lounges in association therewith.
  2. Business, professional and financial offices including banks.
  3. Conference and meeting facilities including lodging, as an accessory use.
  4. Retail sales outlets for products of the manufacturer, as an accessory use.

o Uses Prohibited
  1. As per R & D Section 10-5D-2B.

LIMITATION ON PERMITTED USES

As per R & D Section 10-5D-3.

PROPERTY DEVELOPMENT STANDARDS

- Site Plan Review

  As per R & D Section 10-5D-4A.

- Floor Area Ratio/Lot Coverage

  As per R & D Section 10-5D-4B.

- Building Height

  As per R & D Section 10-5D-4C.

- Regulations Controlling Lot Area and Yards

  1. Minimum required lot area shall be 20,000 square feet.
  2. Minimum required front yard shall be fifty (50) feet.
  3. Minimum required side yards shall be fifteen (15) feet for each story of building height.
  4. Minimum required rear yard shall be forty (40) feet.
  5. In instances where side and/or rear yards abut a public street, the minimum required side and/or rear yards, measured from the street right-of-way, shall be forty-five (45) feet.
  6. For any permitted industrial use abutting a residential district, the minimum distance between any building and a residential district boundary shall in all cases be one-hundred (100) feet. Not less than seventy-five (75) feet of such required space shall be adjacent to the residential boundary and devoted to landscaping or street purposes; the remainder of such space may be used for off-street parking.

- Distance Between Buildings

  Minimum distance between main buildings or main building and accessory building(s) shall be twenty (20) feet.

- Landscaping Provisions

  As per R & D Section 10-5D-4F.

OFF-STREET PARKING

As per R & D Section 10-5D-5.

PERFORMANCE STANDARDS

As per R & D Section 10-5D-6.

b. Alternative Land Uses: Where R & D reserve areas are designated in the Development Concept Plan, the alternative RM-M land use designation is also approved as part of the plan, subject to rezoning and density limitations.

c. Review: All RM-M use proposals shall be subject to P.U.R.D. review procedures.

d. Density: The maximum overall density of development in Canyon del Rio shall be 5.0 residences per acre, or a maximum of 1,658 residences of all types, for sale or rent, exclusive of transient lodging facilities. Density may "transfer" from one parcel to another to produce higher net densities on a given parcel(s), subject to administration and control of that process by the State Land Department and approval of the development proposal by the City of Flagstaff.

e. Density Bonus: The Development Concept Plan shows maximum residential densities that may be attained, including density bonus. A bonus density increase of 25 percent over base density shall be permitted at the rate of a 2 percent density increase for each additional 1 percent of site area allocated to open space above the minimums set forth in Section 5, D, 2. Base density entitlements in the various residential categories shall be:

- o RM-M-20 = 16.0 units per acre.
- o RM-M-10 = 8.0 units per acre.
- o RM-M-8 = 6.4 units per acre.
- o RM-M-6.5 = 5.2 units per acre.
- o RM-M-5 = 4.0 units per acre.

All areas designated for open space use including floodplain areas, regardless of dimensions, shall receive full credit for purposes of calculating density bonuses, after basic open space requirements have been met.

f. Zoning District Boundaries: The road alignments proposed in the Development Concept Plan are preliminary and are subject to right-of-way adjustment, yet they serve as the basis for describing zoning district boundaries, where following detailed engineering the road alignments may shift.

SECTION 3. CIRCULATION

A. PURPOSE

To establish the general layout and design standards for the circulation system in Canyon del Rio.

B. GOALS

1. To ensure that the street layout and design reflects the natural contours of the land, soil types, drainage patterns, existing trees and natural features of the site.

2. To ensure that the street system design is properly related to developments adjacent to Canyon del Rio.

3. To ensure that streets are classified, designed and constructed according to the land uses and traffic volumes which they will serve.

4. To plan a street system which incorporates safety features, economy of construction, convenience and economy of use in its design.

5. To ensure the bicycle paths and pedestrian trails are integrated within the community.

6. To ensure that street layout considerations include climatic conditions, to minimize winter upkeep and maintenance.

C. CONCEPT

The circulation system for Canyon del Rio includes two major arterials: Butler Avenue and 4th Street. These arterials serve all needs for access to or from the site in any direction. From this major system, internal project access is provided by a loop collector system, thus ensuring controlled access to the arterial system and providing for project entrance points. Internal access routes are intended to link major areas of land use and open space and are generally located so as to take advantage of microclimatic conditions of wind scour and ice free, south-facing slopes.

The Specific Plan is not intended to restrict access to adjoining properties; such access needs will be addressed during subdivision or site plan review for each major parcel development.

D. STREET STANDARDS

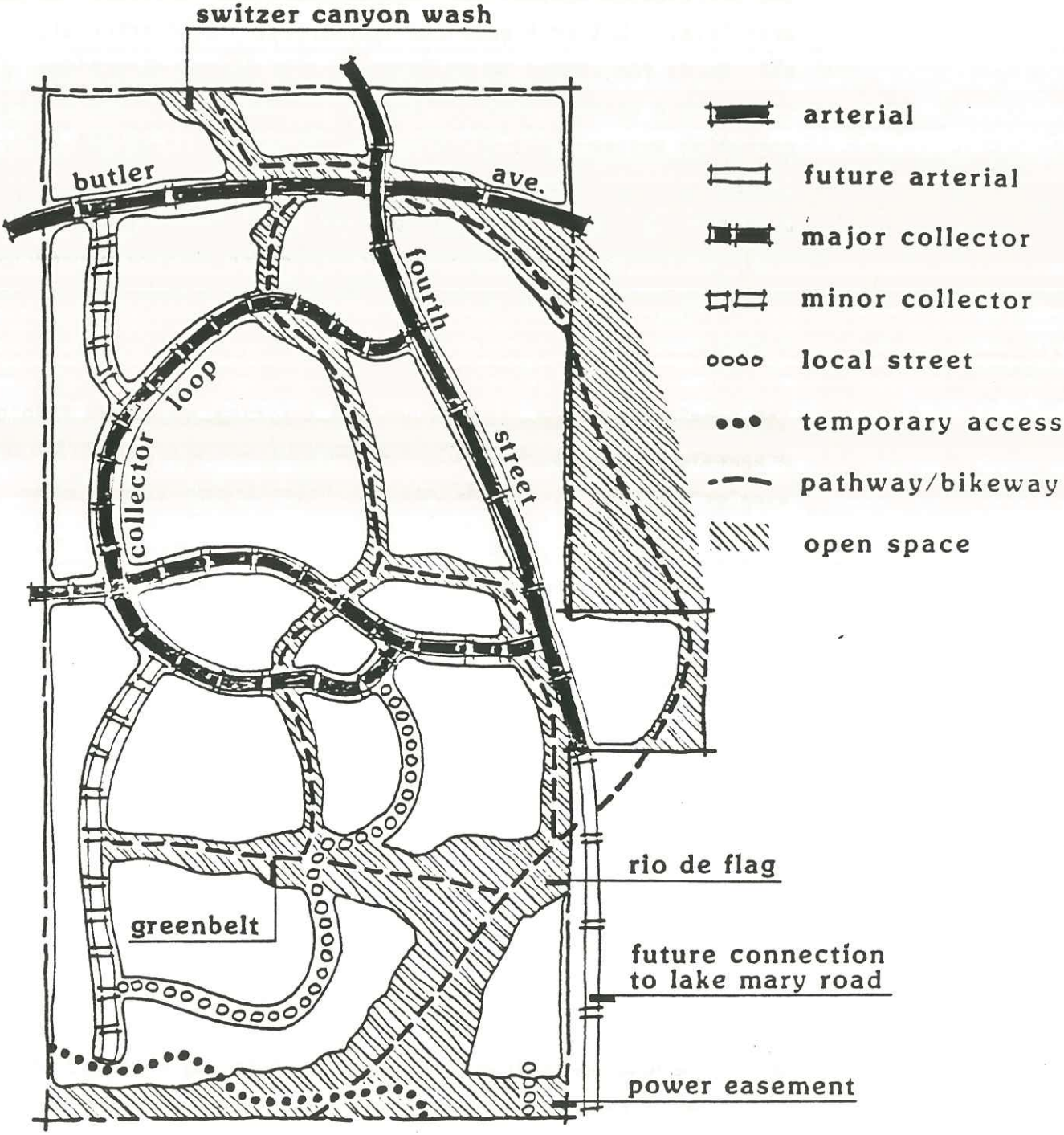
1. Major collectors shall be located generally where shown on the Development Concept Plan, subject to engineering of the exact alignments.

2. Access to sites shall generally be limited to secondary loops, feeder streets, or collector streets off the major arterials.

3. All streets are to be designed to adequately carry the projected traffic loads while minimizing paving area.

4. Secondary and private streets are to be designed so as to conform to the topography of the site.

5. Split section roadways and one-way loops are encouraged to slow traffic, to take up cross grade and to minimize the visual impact of paving within development areas.



CIRCULATION / OPEN SPACE
CANYON DEL RIO

6. Secondary loops shall be designed to link major areas of open space wherever possible.

7. Pedestrian paths and/or bike trails shall be located wherever possible on at least one side of the major collector streets.

8. Microclimatic conditions of snow scour and ice free south-facing slopes shall be considered in locating secondary loops.

9. Snow clearing and storage areas shall be provided.

10. All streets shall be designed to City of Flagstaff General Construction Standards and Specifications. Upon review by the City of Flagstaff, pavement widths for private streets may be as dictated by terrain.

11. Local street alignments shall be located so as to minimize tree removal to a practicable degree.

12. Rights-of-way shall be, at a minimum:

    a. Arterials - 80 feet.
    b. Major collectors - 72 feet.
    c. Secondary collectors - 56 feet.
    d. Residential streets - 53 feet. ?

13. Maximum gradient for streets shall be as follows:

    a. Arterials - 6%.
    b. Major Collectors - 7%.
    c. Secondary collectors in industrial areas - 7%.
    d. Secondary collectors - 8%.
    e. Residential streets - 10%.

14. A second access connection to Butler Avenue shall be established prior to issuance of building permits for dwelling units or non-residential construction, south of Butler Avenue, in excess of 400 dwelling units or 400,000 square feet of non-residential development or a combination thereof, prorated at one dwelling unit equivalent to 1,000 square feet of non-residential building space. The accessway may be unpaved for up to one year, provided it is capable of bearing a gross vehicle weight of 42,000 pounds.

15. Trail standards shall be as follows:

    a. Pedestrian trail - 4' minimum width constructed of asphalt, concrete, cinders or other material approved by the State Land Department.

    b. Bike paths - 8' minimum constructed of asphaltic concrete on or adjacent to primary collectors; 8' paved lane on one side of, or adjacent to, secondary loops or collectors; 8' paved lane through open space overlay easements as a substitute for street or street-side bike paths; or as otherwise approved by the State Land Department.

    c. Paths and trails shall otherwise conform where practical to AASHTO guidelines with respect to grade, curvature, and sight distance.

SECTION 4. DEVELOPMENT PHASING AND PUBLIC SERVICES

A. GOAL

To provide for the logical development and phasing of utilities and services over the life of the project.

B. OBJECTIVES

1. To ensure that adequate services are provided on a timely basis throughout the project to handle maximum buildout.

2. To provide for logical siting for common access to utilities.

3. To provide for the phasing and extension of utilities and facilities.

4. To provide for maximum flexibility in utility design and phasing so as to respond to market demand.

C. CONCEPT

The development of Canyon del Rio will generally start in the northern section along Butler Avenue and extend southerly into the property along 4th Street. Utilities will be developed in conjuction with the major corridors to meet ultimate buildout, but connections will be phased to respond to actual market need.

D. PHASING AND PUBLIC SERVICE STANDARDS

1. All utility sizing should be designed to meet ultimate project need.

2. Reimbursement agreements or other measures will be considered to compensate early phase developments for oversizing of utilities.

3. All utility lines serving the development shall be located underground.

4. Turnout stations, pull boxes, water tanks, transformers, etc., shall be visually screened from view from major and secondary collectors.

5. Phases may be noncontiguous providing that services through nondeveloped areas are improved and that nondeveloped areas are left relatively untouched, or as approved by the State Land Department.

SECTION 5. OPEN SPACE

A. GOAL

To incorporate the major meadows, drainageways and site features into a comprehensive land use plan for common use by the Canyon del Rio community.

B. OBJECTIVES

1. To emphasize natural site features in the Development Concept Plan as a community element.

2. To integrate natural drainageways into site plans as open space features.

3. To provide opportunities for recreation in conjunction with open space.

4. To achieve natural separation and screening between major development areas.

5. To create a sense of identity for the community through the common use of open space and retention of key open space masses.

C. CONCEPT

The open space concept for Canyon del Rio is to link major site features and clearings into an open space network which will provide for a common community identity and areas for community recreation. The intent of the open space overlay on the Development Concept Plan is to suggest major areas to be maintained as open space. The retention of these areas will protect the future opportunities for open space related recreational uses including golf, active playfields, and hiking trails.

?

D. OPEN SPACE STANDARDS

1. Open space is defined as natural or landscaped area with a minimum dimension of 10 feet, and including pathways, walks and open patios, decks, pools and courts.

2. The minimum open space required within each land use area, exclusive of public or private streets, shall be:

   - Commercial Land Use: 15%.
   - Industrial: 20%.
   - Office: 25%.
   - High Density Residential (above 12 du/ac): 35%.
   - Medium Density Residential (6-12 du/ac): 45%.
   - Low Density Residential (1-6 du/ac): 50%.

3. The minimum natural open space (unmodified except for pathways, picnic areas, drainageways and augmented or reforested tree and grass plantings) within each land use area or parcel shall be:

   - Commercial: 10%.
   - Industrial: 10%.
   - Office: 15%.
   - High Density Residential: 10%.
   - Medium Density Residential: 15%.
   - Low Density Residential: 20%.

4. The minimum average width of open space "overlay" corridors shall be 50 feet; the minimum width shall be 20 feet.

5. Where feasible, open space areas shall be consolidated to maximize the use area.

6. Where feasible, the open meadows shall be retained as common space.

7. Where feasible, open space areas shall be connected together to form an open space system.

8. Open space areas shall be those generally shown on the Development Concept Plan overlay.

9. Where appropriate, a Propertyowners' Association(s) may be founded to maintain common open space; in the alternative, private ownership maintenance agreements may be recorded, or a public entity may assume maintenance responsibilities in selected areas, or other maintenance provisions may be implemented as approved by the State Land Department.

SECTION 6. GRADING CONCEPT

A. GOAL

To keep the impact of development on the natural topography to a minimum.

B. OBJECTIVES

1. To minimize the reshaping of the natural terrain.

2. To fit development to the land rather than the reverse.

3. To fit regraded areas into the existing topography.

4. To restrict mass grading to selected areas of land use.

C. CONCEPT

The grading of the land for development will be generally restricted to the more intensive land use areas as shown on the Development Concept Plan. Development is encouraged to be fit to the site to minimize visual and drainage impact.

D. GRADING STANDARDS

1. Mass grading shall be restricted to general areas of intensive land use as shown on the Development Concept Plan.

2. Grading on slopes above 20%, except in the vicinity of the building envelope and drives, will be prohibited unless it can be demonstrated that such grading can be adequately mitigated.

3. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

4. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height, but not greater than ten (10) feet vertical height, shall be rounded with vertical curves.

5. The toe and crest of any cut or fill slope in excess of ten (10) feet vertical height, excepting the toe of any slope within twenty-five (25) feet of a dwelling, shall be rounded with vertical curves of radii no less that five (5) feet and designed in proportion to the total height of the slope.

6. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope should be curved in a continuous, undulating fashion with varying radii to reflect the characteristics of the natural terrain.

7. The developer of a site shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems until such time as the responsibility for these operations are transfered to other parties, pursuant to a maintenance agreement satisfactory to the State Land Deparment.

8. Natural drainage courses should be maintained as such wherever possible; any constructed drainage channels should be rock lined or other measures should be employed to establish a natural, attractive appearance.

9. Cross-lot drainage should be kept to a minimum.

SECTION 7. RECREATION

A. GOAL

The recreation goal for Canyon del Rio is to provide the opportunity to incorporate a wide range of recreational activities within the community.

B. OBJECTIVES

1. To encourage the incorporation of a wide range of recreational activities within the development plan.

2. To maximize the use of drainage areas and open space meadows as recreation areas.

3. To provide spaces and facilities for both passive and active recreation activities year-round.

4. To integrate public, private and community recreation facilities into a comprehensive and compatible program, to avoid duplication of facilities, management and maintenance.

C. CONCEPT

The recreation concept is to identify planning areas and standards to encourage the development of a comprehensive recreation plan. The location and alignment for trails and open space recreation areas are illustrated on the concept plan. The areas are encouraged to be planned together by multiple ownerships to provide major community recreation facilities.

D. RECREATION STANDARDS

1. Pedestrian and bike trails shall be developed generally in open space corridors shown on the Development Concept Plan.

2. Where practicable, recreation facilities shall be located within or adjacent to open space areas.

3. Clustering of recreational facilities or sharing of major facilities between several development areas is encouraged.

4. The development of a community recreational facility is encouraged.

SECTION 8 VISUAL

A. GOAL

The goal of the visual standards is to provide for the retention of significant views and to enhance the perception of open space and natural ridges and hillsides, while accommodating development. These guidelines are not intended to imply that development will not be allowed in view sensitive areas, but rather that development should be completed in such a manner that the appearance of open space is preserved.

B. OBJECTIVES

1. To preserve the major natural topographic and landscape features of the property.

2. To preserve steeper hillsides to the maximum extent possible, and to protect them from grading scars.

3. To consider the views currently enjoyed by residents offsite.

4. To provide view windows throughout the project, focusing on spectacular views of the San Francisco Peaks.

5. To consider the visual opportunities and constraints of the property when planning the development.

C. CONCEPT

The visual concept for Canyon del Rio is to define areas where minimum development should occur so as to minimize visual intrusion, to maintain view windows to offsite features, and to exploit development of areas where excellent view opportunities exist.

D. VISUAL STANDARDS

1. Buildings located within or adjacent to areas offering view openings from roadways to scenic vistas should be clustered and oriented to avoid creating a solid line of development, and to permit a view of the areas beyond.

2. The use of open space will considered as a major factor in locating development areas for visual enhancement and view protection. The integration of natural knolls, vistas, greengbelts and recreation uses with the development areas will be achieved where possible.

3. Major building forms should be kept below the skyline of ridges in order that view lines not be obstructed.

4. Clustering of buildings in or near trees should be accomplished wherever possible to reduce effects of winter wind and to enhance overall visual harmony; however, significant removal of trees to accomplish this should be avoided unless a companion program of reforestation is undertaken.

Chapter V IMPLEMENTATION

This chapter describes the various factors affecting the implementation and development of the Canyon del Rio Specific Plan.

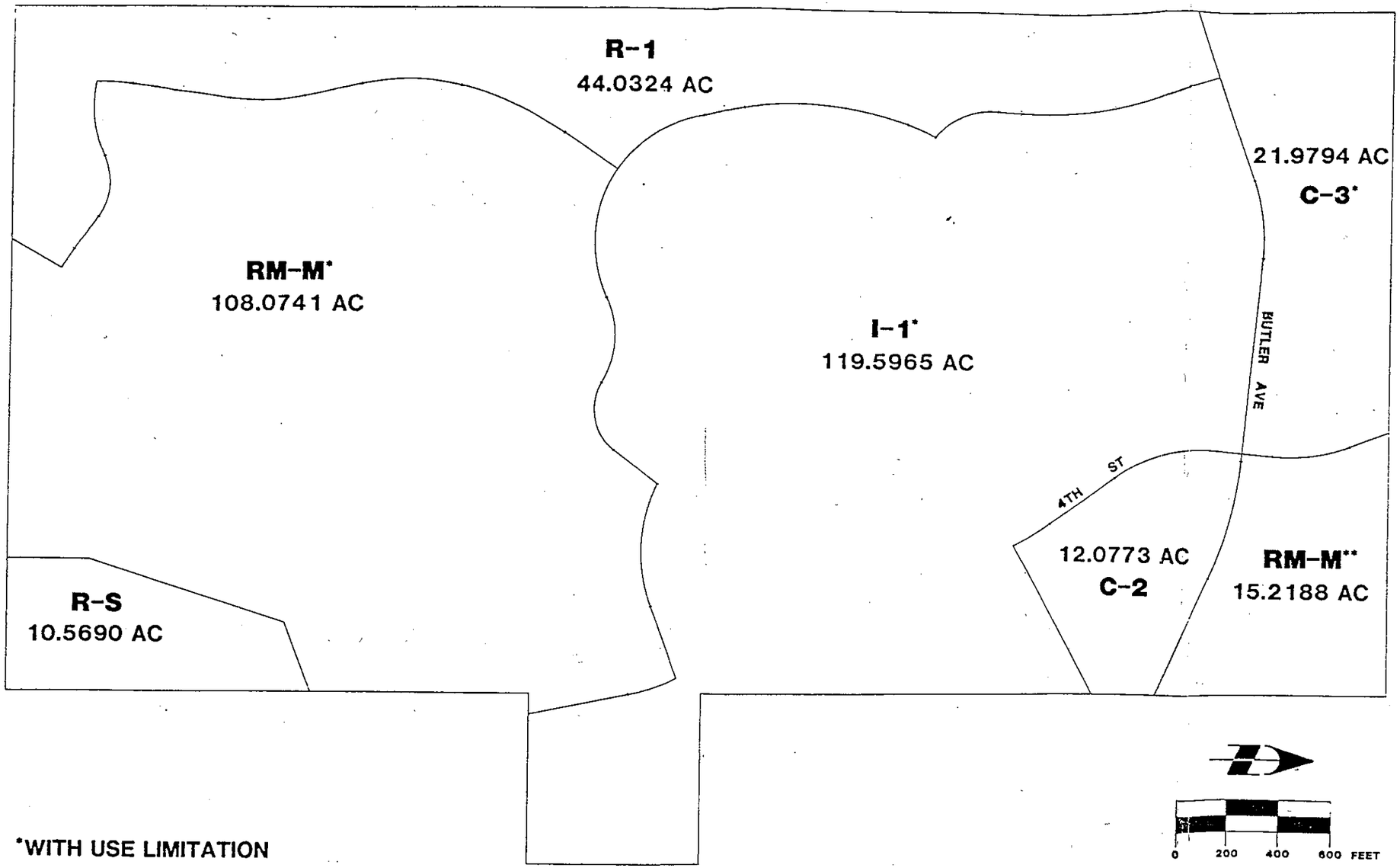
A. ZONING DESCRIPTION

Adoption of the Canyon del Rio Final Specific Concept Plan map and Development Standards, as well as approval of parcel-specific rezoning by the City of Flagstaff, provide the basis for project implementation. All development is subject to the controls and criteria contained in the Specific Plan Development Standards. These standards are often more restrictive than the controls of the City's zoning and subdivision ordinances.

An explanation of the basis for rezoning approval is provided below. The Zoning Map shows the zoning approved for Canyon del Rio by the City of Flagstaff. The Appendix contains official documents and legal descriptions pertaining to each area rezoned.

1. Parcel A (C-3)

This property is located in a "transitional" area in which the market is the best indicator of appropriate land use. The C-3 zoning with use restrictions will permit highway oriented commercial uses, possibly developed in conjunction with adjacent property to the west and northwest. The property, if so developed, then would have a visual "window" to the freeway, which should be carefully protected by retention of native vegetation augmented by landscaping, and by signage and lighting controls. In the event that highway commercial use, limited per the restrictions contained in the Development Standards, proves to be infeasible, the site is suitable for development for multi-family residential use



*WITH USE LIMITATION
**WITH DENSITY LIMITS

CANYON DEL RIO SPECIFIC PLAN
REZONING DISTRICTS
CGA CELLA BARR ASSOCIATES

as permitted under C-3 zoning, with a maximum overall density, including bonuses, of 20 units per acre. In any event, the portion of Switzer Canyon Wash running through the property is to be retained as open space.

2. Parcel B (C-3)

This site has the same use limitations as Parcel A. It is seen as a possible commercial corner related to the Butler Avenue/Fourth Street intersection. The only reason for the C-3 zoning designation is to allow for the possibility of a motel. An equally likely development scenario is multi-family residential, limited to 10 units per acre overall, which should be designed to be compatible with Fairfield Continental's proposed development to the north.

3. Parcel C (RM-M)

This RM-M zoning has a maximum density, including bonuses, of 10 units per acre. The location of the site adjacent to the major intersection justifies this density to permit apartment or condominium development. Parcel C development should be compatibly integrated with adjoining land use to the north and east, and there is a possibility of it being developed by the adjacent land owner.

4. Parcel D (C-2)

This site is the best located and the most suitable for a neighborhood/community shopping center use consistent with the use potential identified in the market feasibility study. C-2 zoning accommodates restaurants with cocktail lounges.

5. Parcel E (I-1)

This is a prime research and development (R&D/office) location served by the internal loop road. The I-1 zoning, subject to extensive restrictions as set forth in the Development Standards, will accommodate all desired uses. The restrictions cumulatively create the equivalent of a slightly liberalized R&D zone, primarily to permit a broader range of uses than customarily found in research parks, such as offices, conference centers, and restaurants - and to permit reduction of minimum site size to 20,000 square feet so that provisions may be made for "incubator" parcels within the R&D park. Setbacks are also modified accordingly.

6. Parcel F (I-1)

This parcel, zoned I-1 with restrictions, fronts on and would take access from Butler Avenue, and is topographically separated from adjoining sites.

7. Parcel G (I-1)

See discussion of Parcel E. However, this parcel is shown as "R&D Reserve," allowing for the possibility of less than optimal industrial development market conditions and making provision for substitution of an alternative use of multi-family residential at a maximum density, with bonus, of 8 units per acre. This would probably be in the form of townhouses or even a mixture of housing types.

8. Parcel H (I-1)

See discussion of Parcel F.

9. Parcel I (R-1)

This elongated parcel is for the most part topographically separated from the remainder of the site by a ravine running south of Butler Avenue. Clustering, using planned unit development design principles, is encouraged to achieve open space and recreational/visual amenities. R-1 allows for appurtentant uses to residential areas, such as churches, day-care centers, and community centers, subject to conditional use permit.

10. Parcel J (I-1)

See discussion of Parcel G.

11. Parcel K (I-1)

See discussion of Parcel E. This is also a very prime site due to access from both Fourth Street and the loop road, and relatively flat topographic conditions. It is also a likely location for "incubator" industrial space, possibly in a condominium building cluster.

12. Parcel L (I-1)

See discussion of Parcel E.

13. Parcel M (I-1)

The primary use designation of this site is for research and development (R&D) per Parcels E, K, and L; however, a possible alternative use of this site in conjunction with adjoining lands is a high school. If the City (which owns adjoining property) and the Flagstaff School District can reach agreement, the site might subsequently be rezoned

PL-O&B. It should be noted that portions of the site are in the floodplain. However, it appears feasible to reclaim certain floodprone areas by placement of fill and to direct flows in Switzer Canyon Wash through remaining low lying areas, which could be used as industrial open space buffers or as high school athletic fields, depending upon future decisions.

14. Parcel N (I-1)

See discussion of Parcel G.

15. Parcel O (I-1)

See discussion of Parcel G.

16. Parcel P (I-1)

See discussion of Parcel G.

17. Parcel Q (R-1)

See discussion of Parcel I.

18. Parcel R (RM-M)

This parcel has a 6.5 unit per acre density limitation, including open space bonuses. This will permit considerable flexibility in design to provide a variety of residential product types in a open space/recreational setting. The site is divided east-west by a major draw and north-south by a minor ravine, which suggests three phases of development pursuant to a master plan/design prepared by the buyer/developer in accordance with the Canyon del Rio Development Standards and Design Guidelines. The bottom

lands and cliffs of Rio De Flag are to be set aside as open space subject to public utility and access (bikeway/pathway) easements. The City might in the future consider obtaining dedication of the Rio De Flag. The master developer of this site is strongly encouraged to provide an internal circulation loop network, a common "theme" recreational facility, and a planned unit development cluster design.

19. Parcel S (R-S)

This parcel is isolated from the rest of the project but is serviceable by utilities. Also, assuming construction of Fourth Street south of Parcel M, access rights would be perfected. The R-S zoning allows 15,000 square foot minimum lot areas to accommodate luxury homes with outstanding views. It is expected that lot sizes in the vicinity of the powerline easement will be considerably larger, thus buffering development from rural development areas to the south and southeast.

B. IMPLEMENTATION STRATEGY

1. Phasing Strategy

The purpose of a phasing strategy is to provide for the orderly build-out of the Canyon del Rio project over a 10- to 20-year period. The major reasons for employing a phasing strategy are:

- To encourage coherent, orderly build-out of the project (as opposed to scattered, uncoordinated development).

- To ensure adequate infrastructure and services during the course of development.

- To provide flexibility to respond to changing market conditions and developments in surrounding areas.

- To provide for the development of project-wide amenities, such as open space systems and pathways, and any common recreational facilities.

It is assumed that the build-out rate and the order in which parcels are developed are primarily a function of market and economic conditions. However, development should be phased in accordance with the following guidelines:

- To balance residential and research park/office development when feasible, as mutually supporting land uses.

- To focus development in the north central area (along and near Butler Avenue) in the early stages, and move southward as utilities, roadways, and services permit.

- To distribute the costs of the project-wide streets, paths, utilities, and recreational facilities as equitably as possible, including research park/office, commercial, and residential uses as appropriate in any calculations.

- To provide a range of housing opportunities at a variety of densities as the project develops, to the extent this is possible.

- To secure "anchor developments" in both residential and research park uses as early as possible, to set the tone for the entire project. These should be high quality, sensitively designed developments in highly visible locations.

- To provide onsite commercial and recreational services to support residential and research park/office uses as early as feasible.

- To incorporate project open space corridors and pathways into individual developments as they are approved and built.

- To ensure adequate utilities and roadways to serve developments as the project is developed over time, sizing infrastructure to meet ultimate project requirements.

- To ensure adequate public services as needed during the course of development, such as police protection, fire protection, and public schools.

- To provide for the operation and maintenance of project-wide and individual development amenities and common areas during the development process.

2. Disposition

The Arizona State Land Department has several alternatives in the disposition of Canyon del Rio:

- Division of the property into small parcels for sale or lease.

- Division of the property into large parcels for sale or lease.

- Sale/lease of the entire property to a master developer.

Current State Land disposition practices indicate that residential parcels will be sold while commercial/industrial parcels will be leased.

A variation of the disposition alternatives above would be sale or lease of perimeter parcels to adjacent land owners (such as Little America or Fairfield Continental Country Club Estates), to permit coordinated planning and development of abutting acreage. Similarly, the potential high school acreage could be sold to the Flagstaff School District and added to City-owned land and other adjoining property to create a viable high school site.

Another variation of the master developer alternative would be sale of a group of contiguous parcels (such as the research and development/office core) or the large residential parcel (Parcel R) to one builder/developer. Like the project-wide master developer, the developer in these cases would control sufficiently large acreage to warrant a "master planning effort" against which to allocate development costs. This may include developing infrastructure, providing "common theme" recreational facilities and amenities, and/or employing development cluster or other design concepts to preserve open space.

The Specific Plan is sufficiently flexible to permit any of these alternatives to be implemented. In addition, flexibility is built into the Plan to respond to market conditions in terms of land use options. Alternate uses are specified for the transitional and R&D reserve areas.

3. Operations/Maintenance

Provision for the maintenance and operation of public facilities and services should be made prior to

construction. Funding sources for maintenance and operation of public facilities include City of Flagstaff and Flagstaff School District budget funds; user fees; and service charges for public utilities.

In addition, the mechanism(s) for maintaining designated natural open space areas, landscaped open spaces, pathways, and recreational facilities should be determined as part of the open space preservation or dedication process. Mechanisms available include property owners' associations on a project-wide or individual development basis; assessments through a project-wide open space maintenance district; and private owner maintenance of areas under an open space easement with enforceable restrictions. The best operating and maintenance mechanism for project-wide amenities would be a property owners' association including not only homeowners but R & D/office property owners as well (for the benefit of their employees).

At the present time, the following operations/maintenance scenario is deemed most likely:

IMPROVEMENTS MAINTENANCE

Improvement	Maintained By
Streets	City of Flagstaff
Sewer	City of Flagstaff
Water	City of Flagstaff
Electricity/Phone/Gas/Cable	Private Utility
Open Space - Rio de Flag/ Switzer Canyon Wash	City of Flagstaff
Open Space Corridors - Pathways and Bikeway Linkages	Individual Parcel Owners
Residential Common Areas	Homeowners' Associations
R&D/Office and Commercial Common Areas	Individual Owners or Property Owners' Association

C. PROCESSING

1. Plan Amendment

Major changes in the adopted Specific Plan including the Map and Development Standards, shall constitute a plan amendment, and shall be subject to the same review and public hearing procedures as the Specific Plan. Major changes include alterations in land use designation, residential density, and the major street system.

Minor changes to the Specific Plan may be approved by the Planning Director, provided such changes are not in conflict with the overall intent as expressed in the Specific Plan. Minor changes include property development, street, open space, grading, recreation, and visual standards. Any changes must conform to appropriate sections of the City of Flagstaff Zoning Code and other City policies.

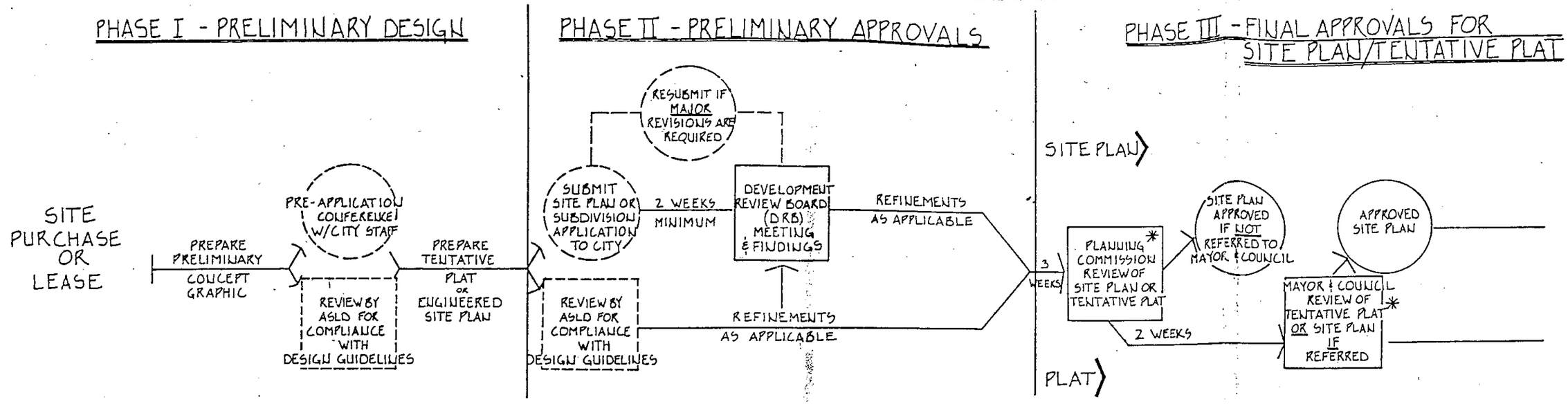
2. Processing Procedures

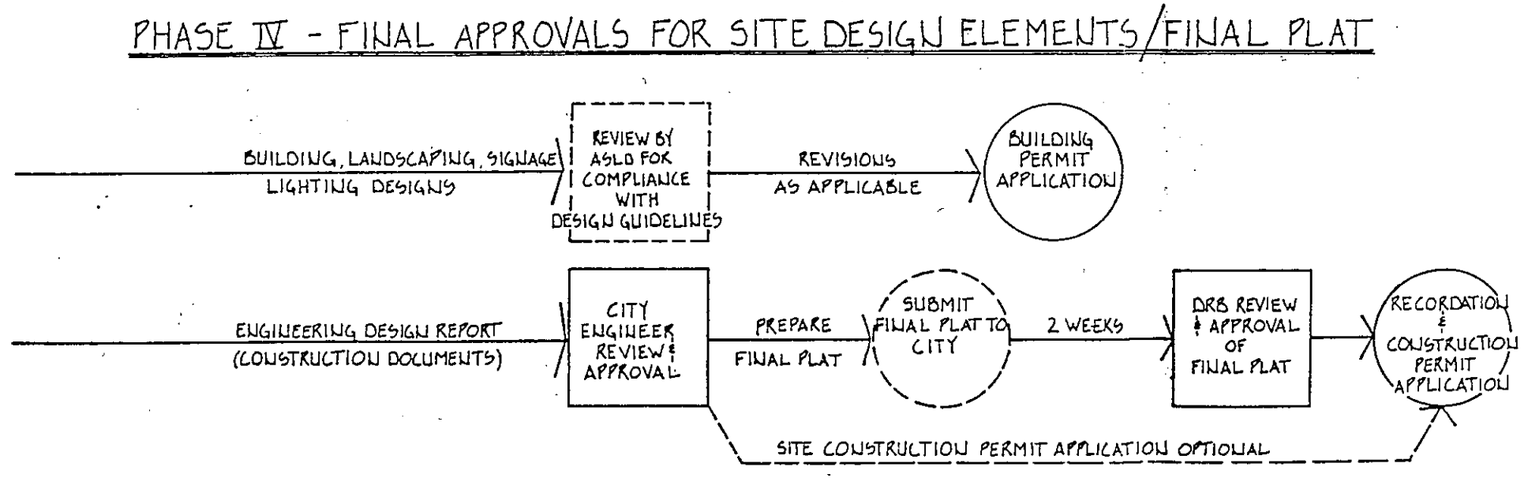
Both the State Land Department and the City of Flagstaff will be active participants in the processing and approval of development designs including subdivisions, planned unit developments, site plans and construction drawings for streets, drainage, grading and utilities.

In addition, the State Land Development will exercise further authority in regard to aesthetic and operational compatibility plus environmental impact mitigation, as set forth in Subsection 1.D.2.a-c of the Development Standards. This could possibly occur in conjunction with a review board appointed through a property owners' association.

The Processing Diagram illustrates the basic steps required to process an application.

CANYON DEL RIO PROCESSING DIAGRAM





* PUBLIC HEARING REQUIRED FOR ANY PLAT OR PLANNED UNIT DEVELOPMENT

3. Water Availability

The State of Arizona has determined that sufficient quantity and quality of water is available for Canyon del Rio development.

It is not necessary to secure further permits or approvals from the Arizona Department of Water Resources for this project.

State of Arizona

DEPARTMENT OF WATER RESOURCES

99 E. Virginia Avenue, Phoenix, Arizona 85004

BRUCE BABBITT, Governor
WESLEY E. STEINER, Director

August 16, 1982

STATE LAND DEPARTMENT 1982 AUG 17 AM 10: 01

Mr. Mark Stapp, Acting Manager
Urban Lands Section
State Land Department
1624 West Adams
Phoenix, Arizona 85007

Dear Mr. Stapp:

This is in response to your letter of August 16, 1982 in which you requested a determination that state lands lying within the W½ and NW¼, NW¼, SE¼ of Section 24, T21N, R7E, G&SRB&M have the quantity and quality of water needed for urban development.

The statute under which you are proceeding (A.R.S. 37-332) says in part: "...The Department has cooperated with the Department of Water Resources to determine that the urban lands have the quality and quantity of water needed for urban development." The intention of the statutes is that the State Land Department shall provide this Department, or cause to be provided, either a study or information that demonstrates that the required quantity and quality of water is available.

You have implied in your letter that the property will be provided water by the City of Flagstaff. The City of Flagstaff has been designated by this Department as having an adequate water supply. As a result of this determination, subdivided lands that are actually served water by the City of Flagstaff are considered to have an adequate water supply, as that term is defined in "General Information and Rules for Demonstration of the Adequacy of Subdivision Water Supplies Outside Designated Active Management Areas Pursuant to A.R.S. 45-108". Assuming that this finding is a sufficient demonstration, this Department finds that "...the quantity and quality of water needed for urban development" is available for the subject lands.

If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

Philip C. Briggs
Deputy Director, Engineering

nh

cc: Ross Smith,
State Land Dept.
Joe Fallini,
State Land Dept.

VII-20

Think Conservation!

Office of Director 255-1554

Administration 255-1550, Water Resources and Flood Control Planning 255-1566, Dam Safety 255-1541, Flood Warning Office 255-1548, Water Rights Administration 255-1581, Hydrology 255-1586.