

**Minor Specific Plan Amendment and Zoning Map Change  
NARRATIVE for  
Lot 3 of McMillan Mesa Village Tracts E and F  
PZ-18-00061-01**

Located within the Final Plat for the McMillan Mesa Village  
Generally located at the Northeast Corner of Turquoise Drive and Forest Avenue  
Within the SE Quarter of Section 10 Township 21 North Range 7 East; the Southwest Quarter of Section 15  
Township 21 North Range 7 East; the Northwest Quarter of Section 14 Township 21 North Range 7 East; and the  
Northeast Quarter of Section 15 Township 21 North Range 7 East, Gila and Salt River Base and Meridian, Coconino  
County, Flagstaff, Arizona

**Submitted by:**

**DEVELOPER (“Owner/Developer”)**  
Buron Inc./Highgate Senior Living  
14203 Wide Hollow Rd  
Yakima, WA 98908  
(509)965-5323  
[danstrinden@hotmail.com](mailto:danstrinden@hotmail.com)

**ENGINEERING & SURVEYING (“Engineer”)**

Shepard Westnizer, Inc  
110 W Dale Ave  
Flagstaff, AZ 86001  
928-773-0354  
[sirwin@swiaz.com](mailto:sirwin@swiaz.com)

**Submitted to:**

**CITY OF FLAGSTAFF, (“CITY”)**  
211 West Aspen Avenue  
Flagstaff, Arizona 86001

**September 18, 2018  
February 19, 2019**

**PROPERTY DATA:**

Portion of Lot 3 of the Final Plat of McMillan Mesa Village Tracts E & F (Lot Split), portion zoning map amendment and minor amendment to Specific Plan, and

**Lot 3 – the Northwest corner of Gemini Dr and Jasper Dr:**

Coconino County Assessor Parcel Number: portion of 101-46-012

Address: 1831 N Jasper Drive

3.337 acres

Current Zoning Classification: McMillan Mesa Village Specific Plan is Business Park, most closely aligned with Research and Development (RD) as identified in the Regional Plan

Proposed Zoning Classification: Community Commercial (CC)

ACTION REQUESTED: Amendment to McMillan Mesa Village Specific Plan to include portion of Lot 3

ACTION REQUESTED: Amendment to the Zoning Map to change a portion of the property to CC, the remainder will not have a change in zoning.

# **The McMillan Mesa Village**

## **Minor Specific Plan Amendment and Zoning Map Change Narrative**

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## **1. Background Information for McMillan Mesa Village:**

The McMillan Mesa Village Specific Plan was adopted and approved by Ordinance No. 1779 on December 15, 1992 and recorded on January 14, 2003 (the "Specific Plan"). No development or construction was undertaken until MMV Devco, LLC, (the "Owner") recorded the Final Plat for the McMillan Mesa Village (the "McMillan Mesa") and constructed the infrastructure in 2008. The roads, sewer and water constructed as a part of the final plat also included the off-site sewer enhancement as required by the Specific Plan. The Owner entered into a Development Agreement with the City in conjunction with the subdivision approval in 2008. The Owner has completed its obligation under the Development Agreement as it pertains to the off-site sewer and the Owner has been informed there is no need for the water storage facility that was contemplated. The Owner seeks to Amend the Development Agreement as provided for in Exhibit "G" attached hereto.

In July 2007, the Owner and the City of Flagstaff (the "City") entered into a land exchange whereby the City was able to acquire pieces of land to preserve the continuity of the Flagstaff Urban Trail System (FUTS) and supplement the Buffalo Park open space. This land exchange closed and was made final on 12/21/2007.

In the time since the infrastructure was completed in 2008, the Owner has sold several parcels. These sales are described as follows:

a. Flagstaff Senior Living is an affordable housing project for senior citizens. This development is comprised of 60 residential dwellings. Parcel H was developed in accordance with the Specific Plan. Development of this parcel provided necessary infrastructure for the storm water drainage system as required by the Specific Plan and the City of Flagstaff. Flagstaff Senior Living has adopted several "green energy" methods on the property to include solar arrays for energy capture. The maximum number of dwelling units assigned to Parcel H by the Specific Plan is 72.

b. Basis School of Flagstaff purchased a portion of Parcel D for a charter school comprised of students in grades 5-12. Parcel D was subdivided into several parcels when the infrastructure was built. Basis School purchased the remainder parcel contiguous with the initial school site and developed a gymnasium and additional classrooms. The Basis School developed this property in accordance with the Specific Plan.

c. Guardian Ambulance and Flagstaff Medical Center purchased a portion of Parcel F for an ambulance and administration center. The City of Flagstaff provided Guardian Ambulance a conditional use permit for the development of this property. The remainder of Parcel F is currently undeveloped. Parcel F lies within the employment corridor overlay; therefore, the site development is consistent with the Specific Plan and Regional Plan. Development of this project also provided necessary improvements to the existing storm water drainage system as required by the City of Flagstaff.

d. All residential lots south of Pinion Court have been sold to home builders or individuals that have built single family homes. This is consistent with the Specific Plan.

e. Wellbrook Rehabilitation Hospital purchased a 3-acre piece of Parcel B upon which a rehabilitative care facility was built.

f. Ernest Healthcare purchased a 5-acre parcel known as Lot 2 of the Final Plat of McMillan Mesa Village Tracts E & F.

## **2. Request for Amendment to Specific Plan and Zoning Map Change**

The Developer, together with the Engineer are pleased to submit for your consideration an application for a Minor Amendment to the McMillan Mesa Village Specific Plan and a Zoning Map change for a portion of Lot 3 of what is commonly referred to as the McMillan Mesa Village (the "Amendment"), and as more particularly described in this narrative.

## **3. Description of Proposal**

The Owner proposes to change the current land use for approximately 3.337 acres located on the southern portion of Lot 3 that will allow for the development of a congregate care facility. Concurrently with this Zoning Change, Developer is submitting a site plan for approval through the direct ordinance process. Owner seeks to add to the Employment Center, as referenced in the City's Regional Plan 2030, with the inclusion of this 3.337-acre site.

Table 1: Current Land Use designations according to the Specific Plan

Parcel	Size	Current Designation	Proposed Designation
<b>Lot 3 before lot split</b>	<b>6.67 acres</b>	<b>RD</b>	
Highgate Flagstaff	3.337 acres	RD	Community Commercial
MMV (remainder)	3.34 acres	RD	No change

## **4. The Purpose for the Proposal and the Need to Amend**

The Flagstaff Regional Plan 2030 currently shows an existing Suburban/Future employment area for the south half of Lot F3. The proposed Zoning Map Amendment would change the target parcel zoning from Research and Development (RD) to Community Commercial (CC) in a manner that complies with characteristics of a master planned business park, as described on pages IX.58-59 of the Flagstaff Regional Plan 2030. The Owner believes the parcel identified in Table 1 above as proposed Community Commercial is fully compatible with and complementary to the adjacent developed properties and allows the McMillan Mesa to develop as the mixed-use Suburban/Future Employment area as was contemplated by the Regional Plan. The Owner has completed construction of Jasper Drive on the northeast portion of the McMillan Mesa. The dedication of this road is what precipitated the subdivision of Parcels E & F. The road was built to facilitate the development of this portion of the Mesa. At the time of construction all City utilities, to include the franchise utilities were put in the right of way.

The McMillan Mesa's Specific Plan designation for this property is Business Park. The current City zoning for the parcel is Research and Development, which is the zoning category most closely aligned with Business Park; therefore, an amendment is required in order to approve the Zoning Map Amendment. The Specific Plan had a goal of integrating medical and research facilities and supporting commercial areas into a suburban area. This proposed amendment will further that goal.

**6. How the Amendment will conform to the Goals of the McMillan Mesa Specific Plan and the City of Flagstaff Regional Plan 2030**

Owner Goal 1 as it relates to Goals and Objectives of the Specific Plan: Objective D (2) Create an integrated employment and residential community which preserves the integrity of significant natural features and provides recreation/open space amenities in conjunction with new infill development. The Owner and Developer believe the development of the assisted living care facility on a portion of Lot 3 embodies this premise. The care facility is not only home to the residents, but an employment center as well. The site is surrounded by City Open Space and the natural topography provides privacy for the residents from traffic.

Owner Goal 2 as it relates to Goals and Objectives of the Specific Plan: Objective D (5) Assure compatibility of new development with the existing neighborhood by using compatible land uses, density transitions, setbacks, variations in building height and by providing visual and pedestrian linkages. The location of the proposed congregate care facility is a perfect transition from the medium density residential and City FUTS. The City property acts a natural buffer from the commercial aspect of the care facility so as not to intrude into the pastoral residential feeling of the overall site.

The application has analyzed and evaluated the proposed Zoning Map Amendment and development goals against those of the Regional Plan, even though no amendment to the Regional Plan is being sought. The following analysis will only further epitomize the fit for this development with the community's vision.

Regional Plan Analysis: Beginning with the natural environment, the Developer will use every effort to protect the City of Flagstaff's dark skies by preventing light trespass where appropriate and applicable. Due to the nature of the developer's intended use, the facility will not have a need for massive amounts of exterior unshielded lighting. The residents are either in need of medical assistance or are memory care patients and therefore do not enter and leave the premises at all hours of the day and night. Controlling the need for lighting in parking areas and sidewalks will be accomplished by shielding, timers/sensors, or light colors. The Developer has taken every measure to preserve existing trees and will use native shrubs and trees for site enhancement. The disturbed areas will be covered with native perennial wildflowers as well.

- *Policy E&C.5.1. Evaluate the impacts of the retention of dark skies regarding lighting infrastructure and regulatory changes, land use decisions or changes, and proposed transportation developments within the region.*

- *Policy E&C.5.2 Encourage and incentivize voluntary reduction of “exempt” lighting that degrades night sky visibility, and work to prevent light trespass whenever possible in both public and private areas.*
- *Policy E&C.6.8. Disturbed areas for Improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant or edible species appropriate to the area.*

The site is adjacent to a City of Flagstaff Open Space parcel upon which a portion of the FUTS has been built. As stated previously, the residents do not have the ability to take advantage of the open space outside of the walls of the facility; however, every attempt has been made to provide a pleasant view of the facility from the FUTS. The location of the FUTS and the accessibility from the site will enable the employees and visitors to utilize the site for recreation and to traverse to other locations in the City. The Developer has integrated Public Open Space and a Civic Space as an extension of the FUTS that includes lush landscape and an amenity for repose and reflection. The Developer has designed interior courtyards and sheltered open space for use by the residents, staff, and visitors to insure they have access to natural light and fresh air.

- *Policy OS.1.5. Integrate open space qualities into the built environment.*

Energy efficiency is critical for the viability of natural resources that last for many more generations. The Developer has committed to using all LED lighting packages with energy saving lighting controls and highly efficient/programmable heating/cooling systems. All exterior lighting will meet or exceed the City of Flagstaff Dark Sky policies.

*Policy ED.4.5. In an effort to promote the sustainability of resources, the City will encourage all new and expanded commercial and industrial development to be energy and water efficient.*

The building façade has been designed with both color and materials that blend into the natural surroundings. The plants and trees chosen will complement the façade and not detract from the surrounding natural environment. The proposed buildings will also complement the existing architecture on the McMillan Mesa. Because the McMillan Mesa Village adopted a regional stormwater plan years ago, the development’s low impact development strategy is straightforward and effective. The regional basins can hold the storm events as required and provide off-site storage allowing for a more efficient and effective use of space.

- *Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.*
- *Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff’s favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.*

- *Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.*
- *Policy LU.2.4. Utilize Low Impact Development (LID) strategies and storm water best practices as part of the overall design for new development.*

The Developer is planning to employ approximately 74 full-time staff members once all the rooms are occupied. The jobs will include care partners, nursing and clinical staff, culinary staff, housekeeping staff, maintenance personnel, recreational advocates, administrative and marketing staff members. The enterprise is a 24/7 operation. The approximate staff to resident ratio per 8-hour shift will be 1 per 8 residents. The staffing pattern is divided into three working shifts: 6:30am-2:30pm, 2:30pm-10:30pm, and 10:30pm – 6:30pm. The enterprise will endeavor to incentivize staff to the extent that at a minimum 25% of the staff members will utilize alternative modes of transportation, thereby reducing traffic impacts and eliminating the need for excess on-site parking. The shift hours provide for relief during peak travel times as these shifts are in between normal school and employment hours.

The Developer has reduced the number of required parking spaces from 71 to 65, inclusive of 3 ADA spaces. The parking reductions are as follows:

Highgate community parking	
Total parking required	71
Parking reduction for bike parking	(1)
Parking reduction for motorcycle parking	(2)
Parking reduction for proximity to transit stop	(3)
Total parking provided	65

A projected breakdown of the enterprise is as follows:

Highgate community with projected total apartment and employee counts	
Flagstaff	
Assisted Living sleeping rooms	54
Memory Care sleeping rooms	32
Total Number of apartments	86
% memory care	37.2%
Number of employees	74
% of employees to sleeping rooms	86%

Due to the proximity to the Flagstaff Medical Center, many ancillary medical offices and services are seeking to build on the McMillan Mesa. There are currently two rehabilitation centers located on the McMillan Mesa, mixed in among a charter school and various residential options.

- *Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.*
- *Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.*
- *Policy LU.15.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.*
- *Policy LU.15.2. Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.*
- *Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary.*
- *Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation b. Bicycles c. Pedestrians.*

Community Character is an important component of development and the Developer has incorporated several of the Regional Plan's policies in its overall design. The streetscape of the development is designed to blend into the landscape by utilizing exterior paints and finishes that match surrounding colors and landscape plantings to soften building corners. The City is known for its preservation of view sheds and use of natural materials and colors. This site will embody those community characteristics.

The site is on a corner that sits above a portion of the FUTS and the Developer has created a connection from the FUTS to the Public Open Space that goes across the south portion of the property. This connection transverses the site through multiple Civic Spaces. The Civic Spaces invite the pedestrian to rest and relax. The views from the Civic Spaces include the City Open Space across the street and the mountain views to the north. Every attempt to enhance the walkable score for this site was used, i.e., connectivity to paths and sidewalk, trees along the road side, outdoor amenities, and human-scale. Retaining wall heights have been reduced to the minimum and are under 5 feet in height so as not to block the view of the skies, nor do the walls crowd the pedestrians. Every attempt to maintain a human-scale by using both step backs, windows, height variations and building turns will prevent the appearance of the building looming in to the skyline or towering over pedestrians. Much of the parking has been relegated to the north end of the property away from the streetscape, as is customary in development in Flagstaff. Additional parking located on the western side of the property is shielded by landscape and natural terrain features.

Bicycle parking is being provided at the end of the public open space path that meanders from the FUTS through the site. The bicycle parking is close to the building entrance to increase security and make travelling by bicycle convenient for staff. Typically, visitors to the site would not travel via bicycle, but they could, if they chose to. The site is very well integrated with the FUTS and with public roads that have established bicycle lanes. The bicycle parking area will be used

primarily for any staff member or a visitor, however, the residents would not avail themselves of the bicycle parking.

- *Policy OS.1.4. Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.*

The residents of the facility would be considered some of the most vulnerable in society as they have medical/physical impairments that require 24-hour medical care, or they have a memory care to the extent they are unable to take care of themselves without supervision. The Developer has accounted for this issue by providing a secure interior courtyard for the residents that allows them to enjoy the fresh air and sunlight without exposing them to potential hazards. The sidewalks and trails are buffered from the street via a drainage ditch and landscaping. Access to and through the facility is compliant with the American Disabilities Act as would be expected at a medical facility.

- *Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.*
  - *Policy CC.4.3 Employ design solutions that balance the interface of the natural and build environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.*
  - *Policy CC.4.4. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.*
  - *Policy CC.4.5. Encourage local landscaping using Xeriscape, low impact principles, and native vegetation wherever possible.*
- *Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.*
- *Policy T.6.5 Provide short- and long-term bicycle parking where bicyclists want to travel.*

As outlined above, the Owner meets the goals and policies of the Specific Plan on multiple levels and exceeds standards for several of the City’s Goals.

**6. Suitability of Site for proposed land use.**

Table 3: Land uses in adjacent properties

East of the McMillan Mesa	Primary Use of this property is City Park or City Facilities
North of the McMillan Mesa	Primary Use of this property is for commercial, business development, and research.
West of the McMillan Mesa	Primary Use of this property is Residential or Residential Related Businesses.
South of the McMillan Mesa	Primary Use of this property is Residential or Residential Related Commercial.

## **7. Public Utilities and Services**

As discussed above, the Owner built the infrastructure in 2007. Utilities and services will be provided as follows:

Water:	City of Flagstaff
Sewer:	City of Flagstaff
Electric:	APS
Gas:	Unisource Energy
Cable/Telephone:	CenturyLink
Police:	City of Flagstaff
Fire:	City of Flagstaff
School:	Flagstaff Public School District

The Owner built the connections to the City of Flagstaff's water and sewer services in 2008 during the first phase of development. The water and sewer service connections were built and sized according to the Water and Sewer Impact Analysis (WISA) completed by the City of Flagstaff in July of 2006 (Exhibit H attached hereto). In 2008, the Owner completed the off-site sewer enhancement as was required by the WISA. The Owner has been informed that the off-site water pressure enhancement to Zone A is no longer required.

**SEWER:** The Owner and Developer believe the re-zoning of Lot 3 of the McMillan Mesa will not have a detrimental effect on the City of Flagstaff sewer system. Sewer discharge from Lot 3 will be in the Jasper Road sewer line. According to the WISA, there is adequate sewage treatment plant capacity in the Wildcat Hill Wastewater Treatment Plant.

**WATER:** According to the WISA, this re-zoning will not have a negative impact upon the City's water resources.

## **8. Public Participation**

While this proposed Amendment has already been discussed in an open forum with surrounding property owners and interested parties (collectively, the "Neighbors"). The Neighbors were curious about the facility and the care provided. There were no negative comments regarding the site selection or intended use. The City Staff has directed the Developer to hold 2 Planning and Zoning Committee Hearings, one offsite and one at City Hall in March. The City Council is scheduled to hear the case in mid-April.

**9. Benefit to the Community**

There is a need for additional assisted living apartments and cognitive impairment apartments in the greater Flagstaff area. It is a benefit on multiple levels. The first is that with an ageing population, families look for options close to their home so as not be disconnected from their loved ones, and secondly, the employment opportunities an enterprise such as this provides to a community is invaluable.

In conclusion, the Owner believes the proposed Amendment is an enhancement to the McMillan Mesa and the surrounding residents and residential service providers and asks that this Amendment be approved and recommended to City Council.

## EXHIBIT A:

### LEGAL DESCRIPTION:

A portion of Lot 3 as shown on the Final Plat of McMillan Mesa Village Tracts 'E' and 'F', Instrument Number 3760563, Official Records of Coconino County, lying within Sections 10, 11, 14 and 15, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said Lot 3, said point being in common with the northerly Right-of-Way line of North Gemini Drive as shown on Instrument Number 3760563, Official Records of Coconino County (herein referred to as R1) and the TRUE POINT OF BEGINNING;

Thence along the west line of said Lot 3, North 02°28'04" West, 266.44 feet (Basis of Bearing, R1);

Thence continuing along said west line, North 14°03'56" West, 189.23 feet;

Thence leaving said west line, North 87°33'19" East, 346.58 feet to a point on the westerly Right-of-Way line of North Jasper Drive as shown on R1, and the beginning of a non-tangent curve concave to the east having a radius of 376.00 feet and being subtended by a chord which bears South 06°15'21" East, 319.50 feet;

Thence along said Right-of-Way line, and southerly along said curve, 329.99 feet through a central angle of 50°17'03";

Thence continuing along said Right-of-Way line, South 31°23'52" East, 83.69 feet;

Thence leaving said Right-of-Way line, South 13°35'43" West, 21.21 feet to a point on the northerly Right-of-Way line of North Gemini Drive as shown on R1, and the beginning of a non-tangent curve concave to the north having a radius of 412.50 feet and being subtended by a chord which bears South 75°30'14" West, 242.29 feet;

Thence along said Right-of-Way line, and westerly along said curve, 245.92 feet through a central angle of 34°09'28";

Thence continuing along said Right-of-Way line, North 87°25'02" West, 127.78 feet to the TRUE POINT OF BEGINNING;

Containing 3.337 acres, more or less



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001  
www.flagstaff.az.gov

P: (928) 213-2618  
F: (928) 213-2609

**PREZ/PGM**

Date Received		<b>Application for Zoning Map Amendment and/or Minor Regional Plan Amendment</b>		File Number
Property Owner(s) <i>MMV Devco LLC</i>	Title	Phone <i>480-747-9408</i>	Email <i>VMorris@cavanarealestate.net</i>	
Mailing Address <i>15300 N 90th St Ste 200</i>		City, State, Zip <i>Scottsdale, AZ, 85260</i>		
Applicant(s) <i>MMV Devco LLC</i>	Title	Phone	Email	
Mailing Address		City, State, Zip		
Project Representative) <i>Vickey Morris</i>	Title <i>PM</i>	Phone <i>480-747-9408</i>	Email <i>VMorris@cavanarealestate.net</i>	
Mailing Address <i>15300 N 90th St Ste 200</i>		City, State, Zip <i>Scottsdale AZ 85260</i>		
Requested Review		<input checked="" type="checkbox"/> Zoning Map Amendment	<input type="checkbox"/> Minor Regional Plan Amendment	<input type="checkbox"/> Continued

Site Address <i>1831 N Jasper Dr</i>	Parcel Number(s) <i>101-44-012</i>	Subdivision, Tract & Lot Number <i>McMillan Mesa Village</i>
Existing Zoning District <i>RD</i>	Proposed Zoning District: <i>CCD</i>	Existing Regional Plan Land Use Category
Existing Use <i>Vacant land</i>	Proposed Use <i>Congregate care facility</i>	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?	
Requested Urban Growth Boundary Change (If Applicable)	Proposed Regional Plan Land Use Category	
Property Owner Signature (required) <i>MMV Devco</i> <i>Vickey Morris</i>	Date: <i>9/18/18</i>	Applicant Signature <i>MMV Devco</i> <i>Vickey Morris</i>
		Date: <i>9/18/18</i>

**For City Use**

Date Filed:	File Number(s):	Type of Zoning Map Amendment: <input type="checkbox"/> Small scale <input type="checkbox"/> Medium scale <input type="checkbox"/> Large scale <input type="checkbox"/> Multi-phase scale
P & Z Hearing Date:	Publication and Posting Date:	
Council Hearing Date:	Publication and Posting Date:	
Fee Receipt Number:	Amount: _____ Date: _____	
Action by Planning and Zoning Commission:		Action by City Council:
<input type="checkbox"/> Approved		<input type="checkbox"/> Approved
<input type="checkbox"/> Denied		<input type="checkbox"/> Denied
<input type="checkbox"/> Continued		<input type="checkbox"/> Continued
Staff Assignments	Planning	Engineering
		Fire
		Public Works/Utilities
		Stormwater



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave P: (928) 213-2618  
 Flagstaff, AZ 86001 F: (928) 213-2609  
 www.flagstaff.az.gov

Date Received		Application for Concept/Site Plan Review			File Number	
Site Address 1831 North Jasper Dr.		Project Name Highgate Senior Living		Parcel Number APN 101-46-012		
Property Owner(s) MMV - Devco		Title		Phone (480)627-7000		
Mailing Address 15300 N. 90th St. STE 200		Title		Phone (509)834-0538		
Applicant(s) Buron Inc.		Title		Phone (509)834-0538		
Mailing Address 1177 West Hastings St. STE 2133		Title President		Phone (509) 834-0538		
Project Representative Dan Strinden		Title President		Phone (509) 834-0538		
Mailing Address 14203 Wide Hollow Rd.		Title		Phone		
Requested Review:		<input type="checkbox"/> Concept		<input checked="" type="checkbox"/> Site Plan		
				<input type="checkbox"/> Conceptual/Substantive Review of Planning Applications		
Proposed Use(s) Congregate Care Facility		Existing Use undeveloped land		Subdivision, Tract & Lot Number McMillan Mesa Village, portion of Lot 3		
Zoning District RD - proposed change to CCD		Regional Plan Land Use Category		Flood Zone		
Property Information:				Size of Site (Acres) 3.34		
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____)				
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application?				
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?				
Surrounding Uses: (i.e. Res, Com, Ind)		North: COM		South: RES		
Use:		East: COM		West: RES		
Duplex:		Number of Units		# of Affordable Units		
Multi-Family:				# of acres per use		
Commercial: Office				Building Square Feet		
Commercial: Retail						
Commercial:						
Restaurant						
Commercial: Service						
Commercial: Other						
Industrial:						
Institutional:						
Other:						
Please complete and submit: the "Concept Plan and Site Plan Application", the "Application and Information Checklist"; required number of plans and information; and fees. Concept Plan fees are \$420. Site Plan fees are \$2,550 for projects less than an acre; \$1,062 plus \$1,553 per acre for sites greater than acre. Application deadlines are every other Tuesday by 11:00 a.m. (See schedule for dates). Incomplete submittals will not be scheduled.						
Property Owner Signature <i>Mark Devco</i>		Date: 9/11/18		Applicant Signature		
				Date: 9/11/2018		
File Number		Fee Receipt #		Amount		
Staff Assignments		Planner:		Date		
Action:		Public Works/Utilities		Engineer:		
				Fire:		
				Stormwater		



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Property Owner(s) MMV - Devco		Title	Phone (480)627-7000	Email vmorris@cavanrealestate.net	
Mailing Address 15300 N. 90th St. STE 200				City, State, Zip Scottsdale, AZ 85260	
Applicant(s) Buron Inc.		Title	Phone (509)834-0538	Email danstrinden@hotmail.com	
Mailing Address 1177 West Hastings St. STE 2133				City, State, Zip Vancouver B.C. Canada V6E-2K3	
Project Representative Dan Strinden		Title President	Phone (509) 834-0538	Email danstrinden@hotmail.com	
Mailing Address 14203 Wide Hollow Rd.				City, State, Zip Yakima, WA 98908	
Requested Review:		<input type="checkbox"/> Concept	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conceptual/Substantive Review of Planning Applications	
Proposed Use(s) Congregate Care Facility		Existing Use undeveloped land		Subdivision, Tract & Lot Number McMillan Mesa Village, portion of Lot 3	
Zoning District RD - proposed change to CCD		Regional Plan Land Use Category		Flood Zone	Size of Site (Acres) 3.34
Property Information:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses: (i.e. Res, Com, Ind)		North: COM	South: RES	East: COM	West: RES
Use:		Number of Units	# of Affordable Units	# of acres per use	Building Square Feet
Duplex:					
Multi-Family:					
Commercial: Office					
Commercial: Retail					
Commercial:					
Restaurant					
Commercial: Service					
Commercial: Other					
Industrial:					
Institutional:					
Other:					
Please complete and submit: the "Concept Plan and Site Plan Application", the "Application and Information Checklist", required number of plans and information, and fees. Concept Plan fees are \$420. Site Plan fees are \$2,550 for projects less than an acre; \$1,062 plus \$1,553 per acre for sites greater than an acre. Application deadlines are every other Tuesday by 11:00 a.m. (See schedule for dates). <u>Incomplete submittals will not be scheduled.</u>					
Property Owner Signature		Date:	Applicant Signature		Date: 9/11/2018
For City Use					
File Number		Fee Receipt #	Amount	Date	
Staff Assignments	Planner:	Public Works/Utilities	Engineer:	Fire:	Stormwater
Action:					



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Community Development  
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**Project Name:** Highgate Senior Living  
**Project No.:** PZ-18-00061-01  
**Project Address:** 1831 N JASPER DR

**Date:** August 8, 2018

**Application Type:** Concept Plan  
**Review Type:** 2<sup>nd</sup> Submittal

**Project Manager:** Tiffany Antol  
**E-mail:** tantol@flagstaffaz.gov  
**Phone:** (928) 213-2608

**Status of Review:** Complete

The following conditions and comments must be addressed in the site plan application submittal. Please reference the attached Site Plan Development Application Checklist for submittal requirements and application fee.

**CONDITIONS/COMMENTS:**

Please provide 9 copies of the response to these comments with the Site Plan application.

**Building & Safety**

Patrick St. Clair

Approved with Conditions, 6/26/18

Conditions of Site Plan Submittal:

1. Proposed Building occupancy by type - indicate each area square footage and verify any special requirements indicated per occupancy type from IBC chapter 4.
2. Please note any fire separation requirements between occupancies dictated by IRC table 504.8 and 509.
3. Please indicate if the project is intended to be provided with a sprinkler system or not.
4. Please note the intended construction type per IBC tables 601 and 602.
5. The building(s) shall meet the allowable square footages per table 503 and IBC Section 506 for building area modifications. Note any modifications taken for additional allowable square footage or story increase.
6. Provide calculations showing compliance to IRC section 1107 for dwelling and sleeping unit types within the proposed project.
7. Please show the intended location for all utility connections on the site plan.
8. Provide floor plans of each floor showing door and window openings, stairs, finished floor elevations, room names, and per 508.4.4.1 indicate fire barriers or horizontal assemblies that may be required. Show the intended Finished Floor elevation per floor.

General Comments:

1. A building permit is required for this application. The services of an Arizona Registered Design Professional is required.
2. This project will be reviewed under the 2012 International Codes, 2011 NEC, the City of Flagstaff 2013 Building Code Amendments, and the 2009 IECC. Please note that the City of Flagstaff has plans to adopt the 2018 I-code suite in October of 2018 with a (3) month grace period. Please visit the COF website for more information.



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3. Retaining walls for parking lots and/or other site work, along with the supporting engineering calculations, require a separate building permit.
4. A passenger loading zone will be required for this project per IRC section 1106.7.2. Please show the loading zone at site plan submittal.
5. The site plan indicates a property line that is not a part of the parcel. Is this a proposed lot split?
6. The project narrative indicates that rezoning is required for the proposed project. Approved rezoning shall be required prior to issuance of an approved building permit.
7. Commercial kitchen facilities require approval by the Coconino Health Department. Submittal to the health department and for building permit can run concurrently. However, approval from the county must be obtained prior to the issuance of a Certificate of Occupancy from the City of Flagstaff Building and Safety department.
8. The civil/grading plans will need to be submitted separately. Do not include in plans submitted for a building permit.
9. A geotechnical soils report with foundation recommendations is required when the project is commercial or more than two residential units. One copy addressing the architectural and building features applicable to the building permit scope must be submitted with the drawings for building permit review.
10. Verify with the project DEPM the minimum requirements for civil drawing review and/or site grading milestone completion prior to the issuance of an approved building permit.
11. The ground immediately adjacent to the foundation shall be sloped away from the building not less than 1 unit vertical in 20 units horizontal for a distance of 10 feet. If lot lines prohibit 10 feet of horizontal distance, a 5% slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales for this purpose shall be sloped a minimum of 2% where located within 10 feet of the building foundation.
12. Building exterior wall fire resistance ratings shall conform to the requirements of IRC tables 601, 602, and section 705.5.
13. Refer to IBC table 705.8 for allowable exterior wall openings based on fire separation distance and opening protection.
14. Accessible routes shall comply with IBC section 1104.4 for multi-level facilities.
15. Gates that serve as part of the means of egress shall comply with IRC section 1008.2.
16. Stairways and ramps shall comply with sections 1009 and 1010. Associated rails shall comply with sections 1012 and 1013.
17. Please verify that all structures overhanging or impeding the drive aisles provide proper vertical and horizontal clearances required by utility, trash and fire vehicles.
18. The Building & Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.

**Public Works**

Adam Miele

Approved with Conditions, 6/26/18

Conditions of Site Plan Submittal:

1. Please provide a "Materials Management Plan" to better illustrate the proposed solid waste plans and procedures. Additionally, the largest roll out containers that will be services is 2 cubic yards. If there is a cafeteria planned, your waste will be larger than a traditional complex.
2. Please ensure there is adequate and unrestricted turning areas for the trash / recycle equipment. There appears to be some turning conflicts with the plan presented.
3. Please note, all proposed ingress and egress (including parking) at this site will be considered "private" and will NOT receive snow plowing or other operations.



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**Stormwater**

Douglas Slover

Approved with Conditions, 6/21/18

Conditions of Site Plan Submittal:

1. Existing Drainage patterns show discharge along the west side as well as along the existing perimeter ditch on the south side. Justification of previously designed ditch capacity (i.e. peak flow allowed to discharge to the ditch from this site) vs peak flow routed to the ditch post development for this site will need to be addressed within PDR submitted with site plan.2. Will there be proposed site discharges to the west along the west side of the site?3. Add labels on the northeast corner of the site for the proposed culvert and existing flows.4. Drainage/Stormwater section within narrative should be revised. The requirement for Detention/LID for over 5,000 square feet of impervious is not correct. The requirement is for any commercial development or development greater than 1/4 acre in size. A waiver may be granted for sites with under 5000 square feet of new impervious.5. Label Drainage Easement on east ditch. Compare easements to those shown on ALTA.6. Provide existing onsite impervious calculation/value or state there is no existing onsite impervious area.7. As this site appears to be intending to rezone, justification of a decrease in intensity from current zoning will be needed to remove the requirements of the DIA.8. Provide preliminary drainage letter or preliminary drainage report with site plan. Include justification of conformance to maximum allowable curve number for this site based on design of the regional detention system.

**Water Services**

Jim Davis

Approved with Conditions, 6/18/18

1. New water and sewer services must be stubbed to the new parcel being created by the lot split.

General Comments:

1. Developer shall install a Grease Interceptor outside the building with flow controls and sampling ports on the inlet and outlet of the interceptor. Please contact James Boyer at [jboyer@flagstaffaz.gov](mailto:jboyer@flagstaffaz.gov) or (928) 213-2117. Per City Code SECTION 7-02-001-0016, A City approved grease interceptor is required for any restaurant or other business that performs cooking. Grease interceptor sizing is to be as provided in the International Plumbing CODE, Sec 1003.3 with the minimum size for such interceptors required for restaurants to be one hundred (100) pounds.
2. Developer shall install a Lint Interceptor outside the building with flow controls and sampling ports on the inlet and outlet of the interceptor. Please contact James Boyer at [jboyer@flagstaffaz.gov](mailto:jboyer@flagstaffaz.gov) or (928) 213-2117 for sizing and location information. Per City Code SECTION 7-02-001-0016, A City approved lint interceptor is required for any business with six (6) or more residential size washing machines or any amount of industrial size washing machines.
3. Developer shall install a stainless steel "RP" style backflow prevention assembly upstream of their post mix carbonator.
4. Per City Code SECTION 7-03-001-0015 Cross Connection Control, the developer shall install a City Approved Containment Back Flow Prevention Assembly with a wye-strainer upstream of the assembly and at least one union within 12 inches of the assembly on the domestic and potable irrigation service connections. Proposed installation shall be at the water meter, in a hot box with electricity for freeze protection. Location shall be reviewed and approved by the Industrial Waste Division. Please contact James Boyer at [jboyer@flagstaffaz.gov](mailto:jboyer@flagstaffaz.gov) or (928) 213-2117 to determine the type of Back Flow Assembly to be installed.



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5. Per City Code SECTION 7-03-001-0015 Cross Connection Control, the developer shall install a City Approved Double Check Back Flow Prevention Assembly on the fire service riser connection inside the fire riser room. If the fire sprinkler system contain any chemicals (ethylene glycol), an approved Reduced Pressure Zone Back Flow Assembly with a floor drain capable of a full port discharge will be required. Location shall be reviewed and approved by the Industrial Waste Division. Please contact James Boyer at [jboyer@flagstaffaz.gov](mailto:jboyer@flagstaffaz.gov) or (928) 213-2117 to determine the type of Back Flow Assembly to be installed.
6. Per City Code SECTION 7-03-001-0011, water meters and service lines shall be sized per AWWA Manual M22 to meet the domestic and/ or fire sprinkler pressure and flow demands. Sizing will be submitted to the City Utilities Department by the developer or owner for City review. Caution: this information is needed early in the design process so that corrections are not made after the service lines are installed. Water meter, service tap sizes, and service line length & size shall be shown on the civil and/or construction plans. Private fire lines to not require a fire service meter and meter vault.
7. Developer should utilize existing water and sewer services and main line stub outs to minimize street cuts. If existing stub-outs are not used, the developer/contractor is required to properly abandon per the 2012 City of Flagstaff Engineering Standards.
8. Per Section 13-09-001-0008 of the City of Flagstaff Engineering Standards Developer shall maintain any existing public utility easements. No buildings or their footings, sport courts, fences, shade structures, or permanent structures of any kind shall be constructed upon, over or under a water, sewer or drainage easement. No landscaping shall be placed within the easement which would render the easement inaccessible by equipment. No obstructions such as fences, phone pedestals, trees, street signs, landscaping logs, rocks, etc. will be allowed within 3 feet of a fire hydrant and/ or water meters. Three foot distance in all directions shall be maintained based on the full maturity of plants and trees. When a water or sewer main is adjacent to a building, the main shall be offset a minimum of ten (10) feet from the building.
9. Developer shall locate water meter in a landscaped area. Meters are not allowed in sidewalks or driveways.

**Housing**

Jennifer Mikelson

Complete, 6/25/18

Please contact Jennifer Mikelson to discuss how Highgate will contribute to housing affordability for Flagstaff seniors. [jmikelson@flagstaffaz.gov](mailto:jmikelson@flagstaffaz.gov) or (928) 213-2744

**Current Planning**

Tiffany Antol, Interim Planning Director

Complete, 8/8/18

Conditions of Site Plan Submittal:

A. ZONING/PERMITTED USE1.

The subject property is currently zoned Research and Development (RD) with a Regional Plan (FRP) designation of Existing Suburban/Future Urban. This proposal is to allow a "congregate care facility" at this location will require both a Zoning Map Amendment and Specific Plan Anendment (McMillan Mesa Village Specific Plan) prior to approval. The applicant is proposin to rezone the property to Community Commercial (CC) which allows congregate care facilities by right. A Regional Plan Amendment is not required for this site so long as it is deemed an "employment use". B. PARKING AND CIRCULATION1.

Consider revising the layout of the northern parking field. This area is inefficient and should provide better maneuverability through the site. C. PROCESS1. Site Plan - approval will be contingent upon the approval of a Zoning Map and Specific Plan Amendment.



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CITY OF FLAGSTAFF	<i>HIGHWAY HOUSING FLAGSTAFF</i>	<b>Site Plan</b> Development Application Checklist
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**Minimal Submittal Requirements:**

As part of the Concept Plan Review Comments, the Planning Development Manager assigned to your project will identify those items from this Development Application Checklist that will be required for site plan submittal. An application that does not include all required items will be rejected. By signing the application, the Applicant acknowledges that all required documents/information are included within the submittal.

If you have any questions regarding the information above or items indicated on this checklist, please contact your Planning Development Manager at the contact information listed on Page 5 of this checklist.

**PART I – GENERAL REQUIREMENTS**

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below
Req'd	Sub'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.1 Site Plan Development Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.2 Application Fee Base fee \$ <u>1062.00</u> + (Per acre fee \$ <u>1,553.00</u> x Number of acres <u>3.34</u> ) = *TOTAL: \$ <u>16249.02</u> *Please note, this fee calculation is good for 6 months from the date listed on Page 5 of this checklist. If submittal is to occur after expiration of this calculation, please contact the Planning Development Manager listed on Page 5 of this checklist for an updated fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.3 Completed Application for Site Plan Review – 1 copy The application must be signed by the Applicant and the current property owner of record. If the property owner is unavailable to sign the application, a Letter of Authorization must be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.4 Concept Plan Review Comment Response Letter – 9 copies Written responses to concept plan comments or site plan revision comments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.5 Project Narrative – 9 copies The narrative should include the following <ul style="list-style-type: none"> <li>• Project title and date</li> <li>• Describe project/development request</li> <li>• Legal description of the parcel</li> <li>• Site acreage (gross and net)</li> <li>• Approximate building square footage, lot coverage, and FAR (non-residential projects)</li> <li>• Number of dwelling units, types (e.g. single-family, duplex, condo, townhome, apartment, etc.)</li> <li>• Dwelling units per acre</li> <li>• A list of material management strategies to be employed on site (see <a href="http://flagstaff.az.gov/DocumentCenter/View/57570">http://flagstaff.az.gov/DocumentCenter/View/57570</a>)</li> <li>• Construction logistics plan (e.g. materials, parking, deliveries, impact to public right-of-way, etc.)</li> <li>• Any additional information or details pertinent to the case</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.6 – Electronic Submittal – 1 copy An electronic copy of all submitted information (.pdf or .tif format)
<input type="checkbox"/>	<input type="checkbox"/>	1.7 Board of Adjustment Variance or Waivers from Community Development Staff

**PART II – REQUIRED PLANS & RELATED DATA**

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. All plans shall be plotted on 24" x 36" sheets, collated, stapled and folded (all items with 9 copies should be bound together as one plan set)
Req'd	Sub'd	
<input type="checkbox"/>	<input type="checkbox"/>	

**II.2 Site Plan – 9 copies**

Plan must be drawn to a standard engineering scale (e.g. 1:10, 1:20, but no larger than 1:60). The site plan shall include the following information:

**Project Information**

- Development Name
- Site Address
- Assessor's Parcel Number (APN)
- Parcel size (acreage, net and gross)
- Zone District
- Developer's name, address, and phonenumber
- Preparer's name, address, and phonenumber
- Residential: Proposed dwelling units per acres/permitted dwelling units per acre by zone district
- Commercial Proposed Floor Area Ratio (FAR)/permitted Floor Area Ratio (FAR) by zone district
- Building(s) Information:
  - Gross floor area
  - Number of floors
  - Proposed maximum height/permitted maximum height by zonedistrict
  - Number of units and proposed commercial suite numbers and/or residential apartment numbers
  - Building square footage (if multiple structures, list uses, proposed building numbers and associated square footage)
  - Proposed number of off-street parking spaces/required number of off-street parking spaces
  - Proposed number of off-street ADA compliant parking spaces/required number of off-street ADA spaces
  - Proposed and required number of bicycle parkingspaces
- Vicinity Map
  - North arrow
  - Scale
  - Project Area Indicated

**Subject Site (An \* indicates to graphically illustrate those elements on the subject site and 200-feet beyond the subject parcel's boundary)**

- Scale, north arrow, date prepared, and legend
- \*Parcel boundaries and dimensions
- \*Contour lines at two-foot intervals (existing and proposed grades)
- \*Zone districts
- \*Building footprints
- \*Street improvements (e.g. curb, gutter, lane striping, sidewalks, fire hydrants, street lights, etc.)
- \*Dedicated rights-of-way and street names
- \*Points of access and driveways
- Clear view zones for points of access and driveways
- Parking lots including circulation patterns and dimensions
- Bike racks/bike parking including manufacturer's specification sheets for bike racks/bike parking
- \*Utilities, public and private, existing and proposed including size and type of mains and services
- \*Pedestrian facilities
- Open space and parks
- Solid waste dumpster enclosures including height, building material, and dumpster access turning movements per ASHTO SU-30 (see material management strategies <http://flagstaff.az.gov/DocumentCenter/View/57570>)
- Easements, public and private, existing and proposed including description and dimensions
- \*Walls, fences, and retaining walls including height and building material
- Minimum required setbacks indicated from subject site's boundaries (per zone district)
- Existing and proposed structure's measured setbacks from property line to closest points of building(s) for front, sides, and rear elevations
- Natural features including forest, mature trees (greater than 8" diameter at breast height (DBH)), slopes, and drainage courses
- FEMA 100-year floodplain, floodplain limits, floodway limits (if applicable) and rock outcroppings (see Section II.9 below)
- Total existing and total proposed impervious surface area calculations (greater than 5,000 square feet shall require detention and LID)
- Total Runoff Control Volume (ROCV) required (the volume of water from all new impervious surfaces from a 1" rain)
- Location of existing (if any) and proposed stormwater detention facilities
- Location of existing (if any) and proposed Low Impact Development (LID) engineered Integrated Management Practices (IMPs)
- Approximate area and volume of each IMPs (total volume of all IMPs should equal or exceed the ROCV)
- Estimated finished floor elevations for all buildings
- Limits of the area disturbed during construction
- Phase lines (if the project will be developed in phases)

**City of Flagstaff Community Development Division**

211 W Aspen Avenue, Flagstaff, AZ 86001 | Phone: (928) 213-2618 | Fax (928) 213-2809 | [www.flagstaff.az.gov](http://www.flagstaff.az.gov)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.3 Building Floor Plans – 9 copies</b>  Floor plans must be drawn to a standard architectural scale (1/4"=1' is preferred). The following information must be included/identified on the floor plans:</p> <ul style="list-style-type: none"> <li>• Interior room divisions</li> <li>• Proposed commercial suite numbers and/or residential apartment numbers</li> <li>• General function or use of each room</li> <li>• Interior wall height</li> <li>• Door and window openings</li> <li>• Plumbing fixtures</li> <li>• Dimensions for each room, including total area</li> <li>• Identify internal solid waste collection areas and systems for units and workspaces</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.4 Building Elevations – 9 copies</b>  Elevations must be drawn for all sides of the building to a standard architectural scale (1/4"=1' is preferred). The following information must be included on the elevation drawings:</p> <ul style="list-style-type: none"> <li>• Elevations for all sides of all structures as they will appear upon completion, including finished grade</li> <li>• Building materials and finishes for all exterior surfaces, including roofs</li> <li>• Color of all exterior surfaces, including roofs</li> <li>• Building height (graphic and written)</li> <li>• Specification sheets depicting finish and color for all exterior building materials and surfaces, including roofs</li> <li>• At least 2 color copies of the proposed elevations shall be submitted</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.5 Landscape Plan – 9 copies</b>  Landscape plans shall be drawn to the same engineering scale as the site plan. For simple site plans, the Planning Development Manager may waive the requirement for a separate landscape plan and allow for the inclusion of the landscape requirements on the site plan. All landscape plans must include or show the following information, in accordance with Section 10-50.60.030 of the Zoning Code:</p> <ul style="list-style-type: none"> <li>• The location, size, and species of all proposed plantings, scaled to represent the size of the landscaping at maturity</li> <li>• Existing trees that are being used to offset landscape requirements</li> <li>• Groundcover for all landscaped or disturbed area</li> <li>• Landscaping calculations per the Zoning Code</li> <li>• Irrigations systems including lines and Hydrozones (when required)</li> <li>• Hose bibs (when used in lieu of an automatic irrigation system)</li> <li>• Plant species, quantity, and size table</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.6 Natural Resource Survey and Protection Plan – 1 copy</b>  A natural resource survey and protection plan must show all natural resources on the site before and after development (refer to Section 10-50.90.080 of the Zoning Code for applicability). When not required, a written statement stating such must be included in the project narrative, on the site plan, and on the landscape plan. The following items must be included on the natural resource survey and protection plan:</p> <ul style="list-style-type: none"> <li>• Forest canopy</li> <li>• Moderate slopes (17 to 24.99 percent)</li> <li>• Steep slopes (25 to 34.99 percent)</li> <li>• Slopes equal to or greater than 35 percent</li> <li>• Floodplain (rural and urban)</li> <li>• Calculations demonstrating that the minimum resource protections standards are met</li> <li>• Other site features</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.7 Exterior Lighting Plan – 1 copy</b>  For simple site plans, the Planning Development Manager may waive the requirement for a separate exterior lighting plan and allow for the inclusion of the exterior lighting requirements on the site plan. All exterior lighting plans must include or show the following information:</p> <ul style="list-style-type: none"> <li>• The location of all existing and proposed exterior light fixtures</li> <li>• The type (incandescent, low pressure sodium, light emitting diode, etc.) and wattage of all existing and proposed lamps</li> <li>• Specification cut sheets for all fixtures</li> <li>• A lumen calculation sheet, which is included on the Outdoor Lighting Permit</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.8 Preliminary Signage Plan – 1 copy</b>  For simple site plans, the Planning Development Manager may waive the requirement for a separate preliminary signage plan and allow for the inclusion of the signage requirements on the site plan. All preliminary signage plans must include or show the following information:</p> <ul style="list-style-type: none"> <li>• The location of all existing and proposed signage</li> <li>• Drawings showing the size, copy, materials, illumination, and general design/layout of all proposed signage</li> </ul>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>II.9 Grading and Drainage Plan – 4 copies</b></p> <p>Grading and drainage plans must include all information specified by staff as well as the following:</p> <ul style="list-style-type: none"> <li>• Contour lines at two-foot intervals for both existing and proposed grades</li> <li>• Estimated limits of cut and fill (site only)</li> <li>• Identify offsite flows, drainage pathways, and discharge point locations (arrows)</li> <li>• FEMA 100-year floodplain elevations, floodplain limits, and floodway limits (if applicable)</li> <li>• Calculations for impervious surface (greater than 5,000 square feet shall require detention and LID)</li> <li>• Location(s) of LID Integrated Management Practices (IMPs) and their associated area and capacities with a total volume equal to or exceeding the required volume for the entire site</li> <li>• Existing and proposed detention facilities</li> <li>• Existing and proposed stormwater conveyance features (i.e. culvert, drainage ditches, swales, etc.)</li> <li>• Location and size of on-site low impact features</li> </ul>
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**PART III – REQUIRED REPORTS, STUDIES, ANALYSIS, & RELATED DATA**

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below
Req'd	Sub'd	
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>III.1 Cultural Resource Study – 4 copies</b></p> <p>All cultural resource studies must include the following information:</p> <ul style="list-style-type: none"> <li>• Introductory information (identification of the development, property owners, clients, study preparers, contents, and index)</li> <li>• A description of the study area and context and a description of the study boundaries and how these were determined</li> <li>• A description of existing conditions</li> <li>• A description of proposed work</li> <li>• A summary of research results; review of literature and records (AZSITE, ASLD, Government Land Office Maps, and Sanborn Maps, land use records and so forth)</li> <li>• A detailed description of the site history</li> <li>• A complete description and evaluation of the significance and integrity of actual and potential cultural resources</li> <li>• An evaluation of potential impacts of proposed work on actual or potential cultural resources including any indirect or residual impacts</li> <li>• Specific recommendations for mitigation of major impacts on actual or potential cultural resources</li> <li>• When appropriate, specific recommendations for additional research and documentation</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>III.2 Preliminary Drainage Report – 4 copies</b></p> <p>Please contact stormwater staff for submittal requirement</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>III.3 Drainage Impact Analysis – 4 copies</b></p> <p>Please contact stormwater staff for submittal requirements</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>III.4 Water and Sewer Impact Analysis – 4 copies</b></p> <p>Please contact utilities staff for submittal requirements and fees</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>III.5 Traffic Impact Analysis – 4 copies</b></p> <p>Please contact traffic staff for submittal requirements and fees</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>I.5 Title Report – No older than 30 days from the submittal date – 4 copies</b> Include complete Schedule A and Schedule B</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>I.6 Phase I Environmental Study (only if dedications will be made) - 4 copies</b></p>

**PART IV – OTHER SUBMITTAL REQUIREMENTS**

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below
Req'd	Sub'd	
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>IV.1 Other Requirements</b></p> <p>Please provide the following:</p>

**PART V – PLANNING DEVELOPMENT MANAGER**


No application shall be accepted without a Planning Development Manager signature below.

**V.1 Planning Development Manager Contact Information**

If you have any questions regarding this application checklist, please contact your Planning Development Manager (PDM). If you did not receive a completed copy of this Development Application Checklist as part of your Concept Plan Review Comments, please contact the PDM assigned to your Concept Plan application.

PDM Name (print): TIFFANY ANTOL Phone: 928-213-2608

PDM E-mail: tantol@flagstaffaz.gov Date: 8-9-18

PDM Signature: 

**City of Flagstaff Community Development Division**

211 W Aspen Avenue, Flagstaff, AZ 86001 | Phone: (928) 213-2618 | Fax (928) 213-2609 | [www.flagstaffaz.gov](http://www.flagstaffaz.gov)

Site Plan Application Checklist

Revision Date: 05/03/2018



City of Flagstaff  
Community Development  
Substantive Review Comments

**Project Name:** Highgate Senior Living **Date:** 2/7/19  
**Project No.:** PZ-18-00061-03  
**Project Address:** 1831 North Jasper Drive

**Application Type:** Zoning Map Amendment w/ Specific Plan Amendment  
**Review Type:** Substantive 1st Submittal

**Project Manager:** Patrick St. Clair  
**E-mail:** pstclair@flagstaffaz.gov  
**Phone:** 928.213.2612

**Status of Review:** Corrections Required *connections accepted.*  
The following conditions and comments must be addressed in the Zoning Map Amendment application submittal.

**CONDITIONS OF RESUBMITTAL:**

**Substantive Current Planning:** Patrick St. Clair – *Return for Corrections* – 2/7/19

**Conditions of Zoning Map Amendment resubmittal:**

**Comments applicable to Zoning Map Amendment:**

1. Add to the Narrative Table of Contents "The Purpose for the Proposal" or "The Need to Amend" sections. Revise the table to reflect all sections of the narrative and correct the page numbering as necessary.
2. The Development Agreement requires amending. City Staff will address the DA amendment as a separate issue (processed concurrently or not with the Zoning Map Amendment) at no additional cost to the applicant for ease of processing the information required for the DA amendment. The applicant will need to submit an auxiliary application for the DA amendment.

**Comments applicable to the McMillan Mesa Specific Plan Amendment:**

3. Per Comprehensive Planning comment #3 and other changes required per Current Planning comments related to the Specific Plan, two public hearings with the Planning and Zoning Commission will be required in addition to City Council hearing. Please account for this in your expected timeline. (1) hearing must occur off-site.
4. Revised parcel exhibits are required for the Specific Plan areas. Please see attached the revised parcel exhibits and information to substitute into the resubmittal. The revised exhibits reference the COF Zoning code instead of the void LDC (Land Development Code)
5. The content of the Zoning Map Amendment document package can be culled to provide a smaller, yet thorough submittal package for public hearings. Staff will follow-up with suggestions to the applicant on contents that may not be necessary for the submittal package.



City of Flagstaff  
Community Development  
Substantive Review Comments

**Substantive Comprehensive Planning: Sara Dechter - Return for Corrections – 1-29-19**

**Conditions of Zoning Map Amendment resubmittal:**

**Reference page 5 of the narrative:**

1. Pages 4 and 5 of the narrative refer to an “employment overlay”. Applicable language referencing “Employment Centers” from the Regional Plan 2030 should be used instead. See comment #2.
2. The following language should be included in the narrative to clarify the nature of the intended growth expected on the project target parcel:
  - a. “The Flagstaff Regional Plan 2030 currently shows an existing Suburban/Future employment area for the south half of lot F3. The proposed Zoning Map Amendment would change the target parcel zoning from Research and Development (RD) to Community Commercial (CC) in a manner that complies with characteristics of a master planned business park, as described on pages IX.58-59 of the Flagstaff Regional Plan 2030.” More detail can be provided if you wish further clarification, and/or the information can be included in the write up to the DPM’s staff report.
3. The current McMillan Mesa Specific Plan designation for the subject parcel is Business Park. The current COF zoning for the parcel is Research and Development (RD). The Specific plan designation of Business Park most closely matches the COF zoning category of RD and therefore the Specific Plan will require an amendment in order to approve the Zoning Map Amendment application for the parcel. Clarified in the narrative.
4. The McMillan Mesa Specific Plan uses the term “activity center” in multiple places throughout the document. However, the Flagstaff Regional Plan 2030 does not indicate an activity center at this location. In the past, we determined that the voter ratified Regional Plan considered, but did not carry forward, this activity center designation. Therefore, all reference to “activity center” is moot in the Specific Plan. Staff can provide assistance with wording to clarify.

**Reference page 6 of the narrative:**

5. Please revise “The Need to Amend” text as the project does not “contemplate a commercial corridor”. The Specific Plan clarifies the goals of establishing an integrated suburban neighborhood with a business park including medical and research facilities, including supporting commercial uses.
6. The rezoning for the subject parcel will focus on evaluating the proposed Zoning Map Amendment against the Employment Area Goals and Policies found in Flagstaff Regional Plan 2030 goals LU.15. In explaining how the amendment will conform to the Specific Plan goals, remove the language associated with suburban neighborhoods as you have already described it as part of the context of “The Purpose for the Proposal” section.

**Reference page 7 of the narrative:**

7. To bolster the argument for achieving the intentions of Policy OS1.5, clarify in the narrative that the project provides an internal courtyard for residents, staff and visitors to access fresh air and natural light.

**Reference page 8 of the narrative:**

8. It seems ambitious to claim that 25% of staff for a 24-hour care facility will be using alternative transportation modes, since bus and bike use may be limited for those in the latter (2) shifts of the day. If the employer is planning to use any features of the site to induce the use of alternative transportation such as secured bike parking, showers for staff or monetary incentives that would be a good “above and beyond” to



City of Flagstaff  
Community Development  
Substantive Review Comments

highlight. However, if the facility is only using standard parking reductions the recommendation would be to clarify the reductions taken and not include speculation that cannot definitively be supported.

9. The highlight information that should be emphasized from this page is that the proposed project provides a high employee to resident ratio than would be typical in a Community Commercial use because of the memory care element of the facility.
10. More information or elaboration should be given to clarify how the project addresses Goal CC.4. The goal has nine policies and some verbiage should be present to clarify how the project touches on these multiple policies concerning streetscapes, utilities, architectural aesthetics, landscape methods and human-scale and pedestrian needs.

**Missing Information:**

11. The narrative does not seem to address Policy T.2.3; which revolves around providing safety programs and infrastructure to protect the most vulnerable travelers. The elderly, mobility impaired persons and bicyclists are referenced in the policy.
12. Policy T.6.5 addresses the need for both short and long-term bicycle parking availability for bicyclists who which to travel. Though there are (4) existing on site bicycle parking spaces, does the project intend to provide additional covered or secured bicycle parking spaces for the residents, staff or visitors?

**Substantive Engineering:** Engineering, Jeremy DeGeyter Return for Corrections 11/13/2018

1. Site Plan is not yet approved. An approved Site Plan is required for zoning approval.

**Substantive Fire Prevention:** Fire Prevention, Kent Snide Approved 11/08/2018

No Comments

**Substantive Public Works:** Public Works, Adam Miele Approved 11/14/2018

No Comments

**Substantive Stormwater:** Stormwater, Douglas Slover Approved 11/15/2018

No Comments

**Substantive Traffic:** Traffic, Reid Miller Approved 10/29/2018

No Comments

**Substantive Water Services:** Water Services, Jim Davis Approved 10/30/2018

No Comments

**Substantive Housing:** Housing, Jennifer Mikelson Approved 11/08/2018

No Comments

**Substantive HPC/Comm Design:** Heritage Preservation, Alaxandra Pucciarelli Approved 11/30/2018

No Comments

**Substantive Building & Safety:** Building Safety, Patrick St. Clair Approved 11/09/2018

No Comments



City of Flagstaff  
Community Development  
Administrative Completeness Review Comments

**Project Name:** Highgate Senior Living  
**Project No.:** PZ-18-00061-03  
**Project Address:** 1831 North Jasper Drive

**Date:** October 26, 2018

**Application Type:** ~~Zoning Map Amendment~~  
**Review Type:** Administrative Completeness 2nd Submittal

**Project Manager:** Alexandra Pucciarelli  
**E-mail:** apucciarelli@flagstaffaz.gov  
**Phone:** (928) 213-2640

**Status of Review:** Complete  
In accordance with ARS 9-835(D) and (E), the application has been deemed "Administratively Complete." The application will now be submitted for "Substantive Review." The established Substantive Review Timeframe for this application is 52-days, which will begin once the application is deemed "Administratively Complete." This correspondence is being transmitted on Day 18 of the 26-day Administrative Completeness Review Timeframe.

**CONDITIONS OF RESUBMITTAL/COMMENTS:**

**Completeness Current Planning:** Alexandra Pucciarelli Complete 10/26/2018  
No comments

**Completeness Building Safety:** Patrick St. Clair Complete 09/27/2018  
No Comments

**Completeness Engineering:** Jeremy DeGeyter Complete 09/27/2018  
No Comments

**Completeness Fire Prevention:** Kent Snide Complete 09/27/2018  
No Comments

**Completeness Public Works:** Adam Miele Complete 10/02/2018  
No Comments

**Completeness Stormwater:** Douglas Slover Complete 09/27/2018  
No Comments

**Completeness Traffic:** Reid Miller Complete 09/27/2018  
No Comments

**Completeness Water Services:** Jim Davis Complete 09/25/2018  
No Comments

**Completeness Housing:** Jennifer Mikelson Complete 09/18/2018  
No Comments



City of Flagstaff  
Community Development  
Administrative Completeness Review Comments

**Project Name:** Highgate Senior Living  
**Project No.:** PZ-18-00061-03  
**Project Address:** 1831 North Jasper Drive

**Date:** October 26, 2018

**Application Type:** Zoning Map Amendment  
**Review Type:** Administrative Completeness 2nd Submittal

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

**Status of Review:** Complete

In accordance with ARS 9-835(D) and (E), the application has been deemed "Administratively Complete." The application will now be submitted for "Substantive Review." The established Substantive Review Timeframe for this application is 52-days, which will begin once the application is deemed "Administratively Complete." This correspondence is being transmitted on Day 18 of the 26-day Administrative Completeness Review Timeframe.

**CONDITIONS OF RESUBMITTAL/COMMENTS:**

**Completeness Current Planning:** Alaxandra Pucciarelli Complete 10/26/2018

No comments

**Completeness Building Safety:** Patrick St. Clair Complete 09/27/2018

No Comments

**Completeness Engineering:** Jeremy DeGeyter Complete 09/27/2018

No Comments

**Completeness Fire Prevention:** Kent Snide Complete 09/27/2018

No Comments

**Completeness Public Works:** Adam Miele Complete 10/02/2018

No Comments

**Completeness Stormwater:** Douglas Slover Complete 09/27/2018

No Comments

**Completeness Traffic:** Reid Miller Complete 09/27/2018

No Comments

**Completeness Water Services:** Jim Davis Complete 09/25/2018

No Comments

**Completeness Housing:** Jennifer Mikelson Complete 09/18/2018

No Comments



City of Flagstaff  
Community Development  
Administrative Completeness Review Comments

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**Project Name:** Highgate Senior Living **Date:** October 02, 2018  
**Project No.:** PZ-18-00061-03  
**Project Address:** 1831 North Jasper Drive

**Application Type:** Zoning Map Amendment  
**Review Type:** Administrative Completeness 1st Submittal

**Project Manager:** Alexandra Pucciarelli  
**E-mail:** apucciarelli@flagstaffaz.gov  
**Phone:** (928) 213-2640

**Status of Review:** Incomplete  
In accordance with ARS 9-835(D), the application has been deemed "Administratively Incomplete."  
All of the following comments must be addressed in a resubmittal. This correspondence is being transmitted on Day 11 of the 26-day Administrative Completeness Review Timeframe. Upon resubmittal, 15-days will remain.

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**CONDITIONS OF RESUBMITTAL/COMMENTS:**

**Completeness Current Planning:** Alexandra Pucciarelli Incomplete 10/02/2018

Items Required to be Deemed Complete:

1. Provide property owner list within 1,000 feet.
2. Provide map showing 1,000 foot buffer around the proposed site.

**Completeness Building Safety:** Patrick St. Clair Complete 09/27/2018

No Comments

**Completeness Engineering:** Jeremy DeGeyter Complete 09/27/2018

No Comments

**Completeness Fire Prevention:** Kent Snide Complete 09/27/2018

No Comments

**Completeness Public Works:** Adam Miele Complete 10/02/2018

No Comments

**Completeness Stormwater:** Douglas Slover Complete 09/27/2018

No Comments

**Completeness Traffic:** Reid Miller Complete 09/27/2018

No Comments

**Completeness Water Services:** Jim Davis Complete 09/25/2018



City of Flagstaff  
Community Development  
Administrative Completeness Review Comments

No Comments

**Completeness Housing:** Jennifer Mikelson Complete 09/18/2018

No Comments

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Return Address:  
Shephard-Wesnitzer, Inc.

110 W. Dale Ave.

Flagstaff, AZ 86001

PZ-18-00185

Official Records of Coconino County 3828885  
Patty Hansen - Recorder 10/31/2018 08:43 AM Pgs: 7  
SHEPHARD-WESNITZER INC CSR \$12.00



## Coconino County Combination / Split Request Form

Return completed form to the Assessor or record form for your protection. If part of a County Land Division Permit, recording is required. This request will **NOT** be processed if you fail to provide legal descriptions, fail to obtain all approvals or if properties to be combined are not exact identical ownership.

As the owner of record you are hereby authorized to:

**SPLIT**  **COMBINE**

(All properties involved *must be of identical ownership*, according to the tax records. This form **does not** convey title.)

Check appropriate usage.

Parcel Number(s)	Residential	Vacant	Agricultural	Commercial	Rental
101-46-012 &		x			
101-46-013		x			

If improvements exist, on which newly created parcels will they be located?(please provide drawing of improvement location) No existing improvements.

LEGAL DESCRIPTION(s) for newly created parcels: May provide attachments.

See Attached.

### APPROVALS:

[Signature] 9-20-2018  
Planning & Zoning City or County Date

To process this form both P&Z/Community Development and the Treasurer must have signed.

[Signature] 10-31-18  
Treasurer's Office Date

ALL taxes must be paid in full prior to approval

[Signature] 9/14/2018  
Owner's Signature Date

Gary M. Burton, Manager MMV Devco LLC by The Cavan Opportunity Fund, Its Manager. 480-627-7000  
Print Name/Title (i.e., owner, president, CEO, etc.) Daytime Phone Number

15300 N 90th St. Ste 200 Scottsdale AZ 05260  
Address for tax bill City State Zip

1831/2011 N. Jasper Dr., Flagstaff, AZ 86001  
Address for tax bill

Situs Address of Property (if available)

Coconino County Assessor, 110 E Cherry Ave., Flagstaff, AZ 86001 (928) 679-7662

**LEGAL DESCRIPTION**  
**APN: 101-46-012 & 101-46-013**  
**Exhibit 'A'**  
**#18033**  
**8/14/2018**

A portion Lots 3 and 4 as shown on the Final Plat of McMillan Mesa Village Tracts 'E' and 'F', Instrument Number 3760563, Official Records of Coconino County, lying within Sections 10, 11, 14 and 15, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

**Parcel 1:**

Commencing at the southwest corner of said Lot 3, said point being in common with the northerly Right-of-Way line of North Gemini Drive as shown on Instrument Number 3760563, Official Records of Coconino County (herein referred to as R1) and the **TRUE POINT OF BEGINNING**;

Thence along the west line of said Lot 3, North 02°28'04" West, 266.44 feet (Basis of Bearing, R1);

Thence continuing along said west line, North 14°03'56" West, 189.23 feet;

Thence leaving said west line, North 87°33'19" East, 346.58 feet to a point on the westerly Right-of-Way line of North Jasper Drive as shown on R1, and the beginning of a non-tangent curve concave to the east having a radius of 376.00 feet and being subtended by a chord which bears South 06°15'21" East, 319.50 feet;

Thence along said Right-of-Way line, and southerly along said curve, 329.99 feet through a central angle of 50°17'03";

Thence continuing along said Right-of-Way line, South 31°23'52" East, 83.69 feet;

Thence leaving said Right-of-Way line, South 13°35'43" West, 21.21 feet to a point on the northerly Right-of-Way line of North Gemini Drive as shown on R1, and the beginning of a non-tangent curve concave to the north having a radius of 412.50 feet and being subtended by a chord which bears South 75°30'14" West, 242.29 feet;

Thence along said Right-of-Way line, and westerly along said curve, 245.92 feet through a central angle of 34°09'28";

Thence continuing along said Right-of-Way line, North 87°25'02" West, 127.78 feet to the **TRUE POINT OF BEGINNING**;

Containing 3.337 acres, more or less.

Together with all easements of record as shown on R1.

See Exhibit 'B' attached hereto and made a part hereof.

**Parcel 2:**

Commencing at a point on the west line of said Lot 3 as shown on Instrument Number 3760563, Official Records of Coconino County (herein referred to as R1) and the **TRUE POINT OF BEGINNING**;

Thence North 23°46'24" West, 284.73 feet (Basis of Bearing, R1) to a point on the southerly Right-of-Way line of East Forest Avenue as shown on R1, and the beginning of a non-tangent curve concave to the north having a radius of 984.95 feet and being subtended by a chord which bears North 78°55'43" East, 125.77 feet;

Thence along said Right-of-Way line, and easterly along said curve, 125.86 feet through a central angle of 7°19'17";

Thence leaving said Right-of-Way line, North 89°47'55" East, 705.55 feet along a line lying 2.00 feet south and parallel with the north line of said Section 15, to a point on the northwesterly Right-of-Way line of North Jasper Drive as shown on R1, and the beginning of a non-tangent curve concave to the northwest, having a radius of 474.00 feet and being subtended by a chord which bears South 48°41'49" West, 221.40 feet;

Thence along said Right-of-Way line, and southwesterly along said curve 223.47 feet through a central angle of 27°00'44" to the beginning of a tangent curve concave to the southeast, having a radius of 376.00 feet;

Thence continuing along said Right-of-Way line, and southwesterly along said curve, 284.26 feet through a central angle of 43°19'00";

Thence leaving said Right-of-Way line, South 87°33'19" West, 346.58 feet to a point on the west line of said Lot 3;

Thence along said west line, North 14°03'56" West, 87.24 feet to the **TRUE POINT OF BEGINNING**;

Containing 4.657 acres, more or less.

Together will all easements of record as shown on R1.

See Exhibit 'C' attached hereto and made a part hereof.

**Parcel 3:**

Commencing at a point on the easterly line of said Lot 4, said point being in common with the westerly Right-of-Way line of North Jasper Drive as shown on Instrument Number 3760563, Official Records of Coconino County (herein referred to as R1) and the **TRUE POINT OF BEGINNING**;

Thence South 89°47'55" West (Basis of Bearing, R1), 705.55 feet along a line lying 2.00 feet south and parallel with the north line of said Section 15, to a point on the southeasterly Right-of-Way line of North Forest Avenue as shown on R1, said point being the beginning of a non-tangent curve concave to the northwest, having a radius of 984.95 feet and being subtended by a chord which bears North 69°07'25" East, 210.84 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 211.25 feet through a central angle of 12°17'19" to the beginning of a non-tangent curve concave to the northwest having a radius of 985.00 feet and being subtended by a chord which bears North 31°19'23" East 1034.65 feet;

Thence continuing along said Right-of-Way line, and northeasterly and northerly along said curve, 1089.32 feet through a central angle of 63°21'50";

Thence continuing along said Right-of-Way line, North 00°14'19" West, 80.43 feet;

Thence leaving said Right-of-Way line, North 44°29'43" East, 42.32 feet to a point on the south Right-of-Way line of North Gemini Drive as shown on R1;

Thence along said Right-of-Way line, North 89°38'00" East, 220.06 feet to the beginning of a tangent curve concave to the southwest, having a radius of 250.00 feet;

Thence continuing along said Right-of-Way line, and southeasterly along said curve, 392.71 feet through a central angle of 90°00'10";

Thence continuing along said Right-of-Way line, South 00°21'22" East, 52.56 feet;

Thence continuing along said Right-of-Way line, South 10°02'00" West, 58.22 feet;

Thence continuing along said Right-of-Way line, South 00°21'20" East, 94.77 feet;

Thence leaving said Right-of-Way line, South 44°38'38" West, 20.51 feet to a point on the north Right-of-Way line of North Jasper Drive as shown on R1;

Thence along said Right-of-Way line, South 89°38'40" West, 143.96 feet to the beginning of a tangent curve concave to the southeast, having a radius of 185.00;

Thence continuing along said Right-of-Way line, and southwesterly along said curve, 225.62 feet through a central angle of 69°52'38";

Thence continuing along said Right-of-Way line, South 19°46'02" West, 387.53 feet to the beginning of a tangent curve concave to the northwest, having a radius of 474.00 feet;

Thence continuing along said Right-of-Way line, and southwesterly along said curve, 127.60 feet through a central angle of 15°25'25" to the **TRUE POINT OF BEGINNING**;

Containing 10.572 acres, more or less.

Together will all easements of record as shown on R1.

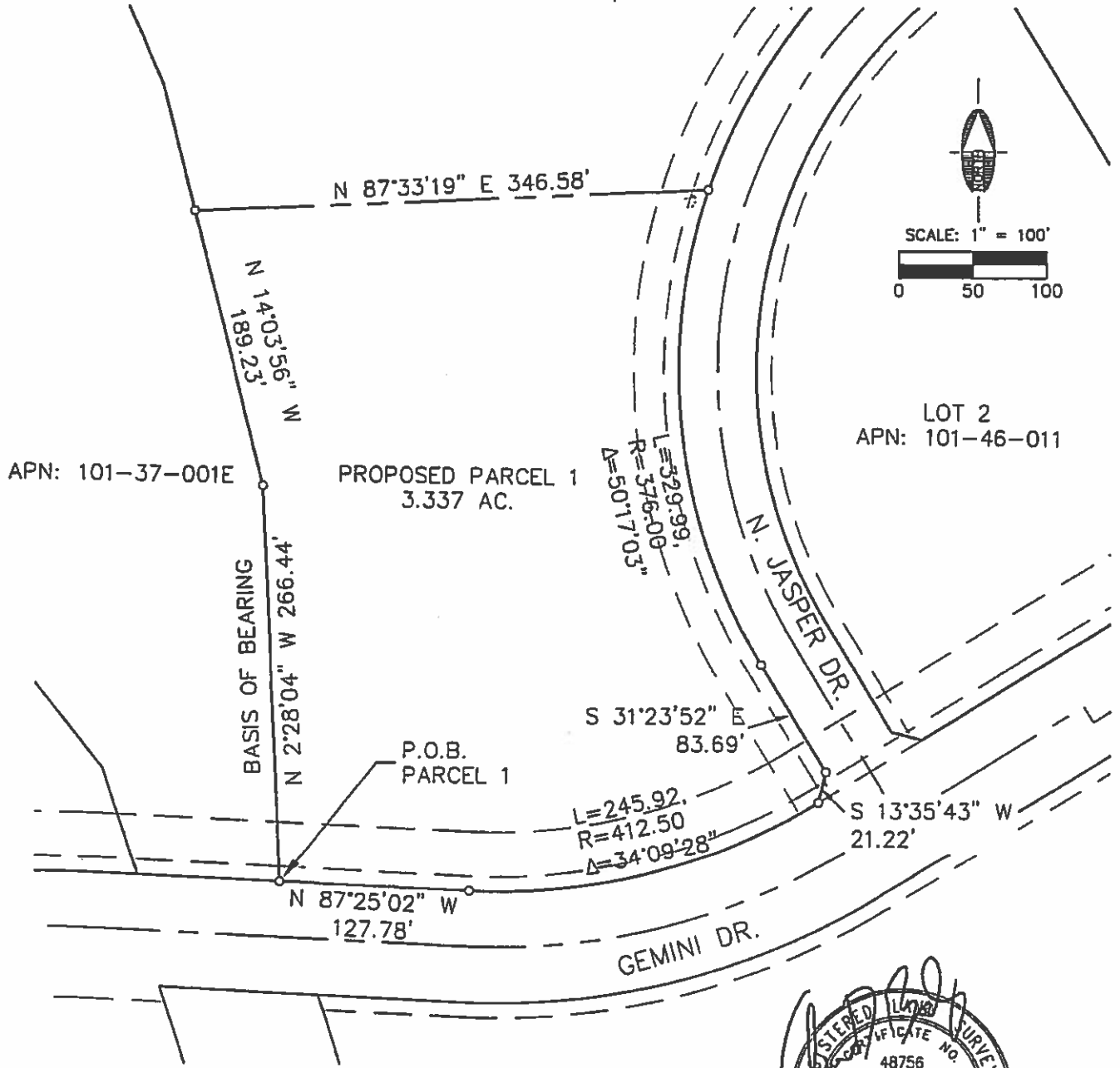
See Exhibit 'D' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Sep 14, 2018 - 3:46pm


**EXHIBIT 'B'**  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,  
 TOWNSHIP 21 NORTH, RANGE 7 EAST,  
 OF THE GILA AND SALT RIVER MERIDIAN,  
 COCONINO COUNTY, ARIZONA



**NOTE:**  
 THIS EXHIBIT DOES NOT REPRESENT THE  
 RESULTS OF A BOUNDARY SURVEY AND  
 SHOULD NOT BE CONSTRUED AS ONE.  
 ITS SOLE PURPOSE IS TO DEPICT THE  
 LOCATION OF THE AREA DESCRIBED.



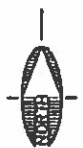
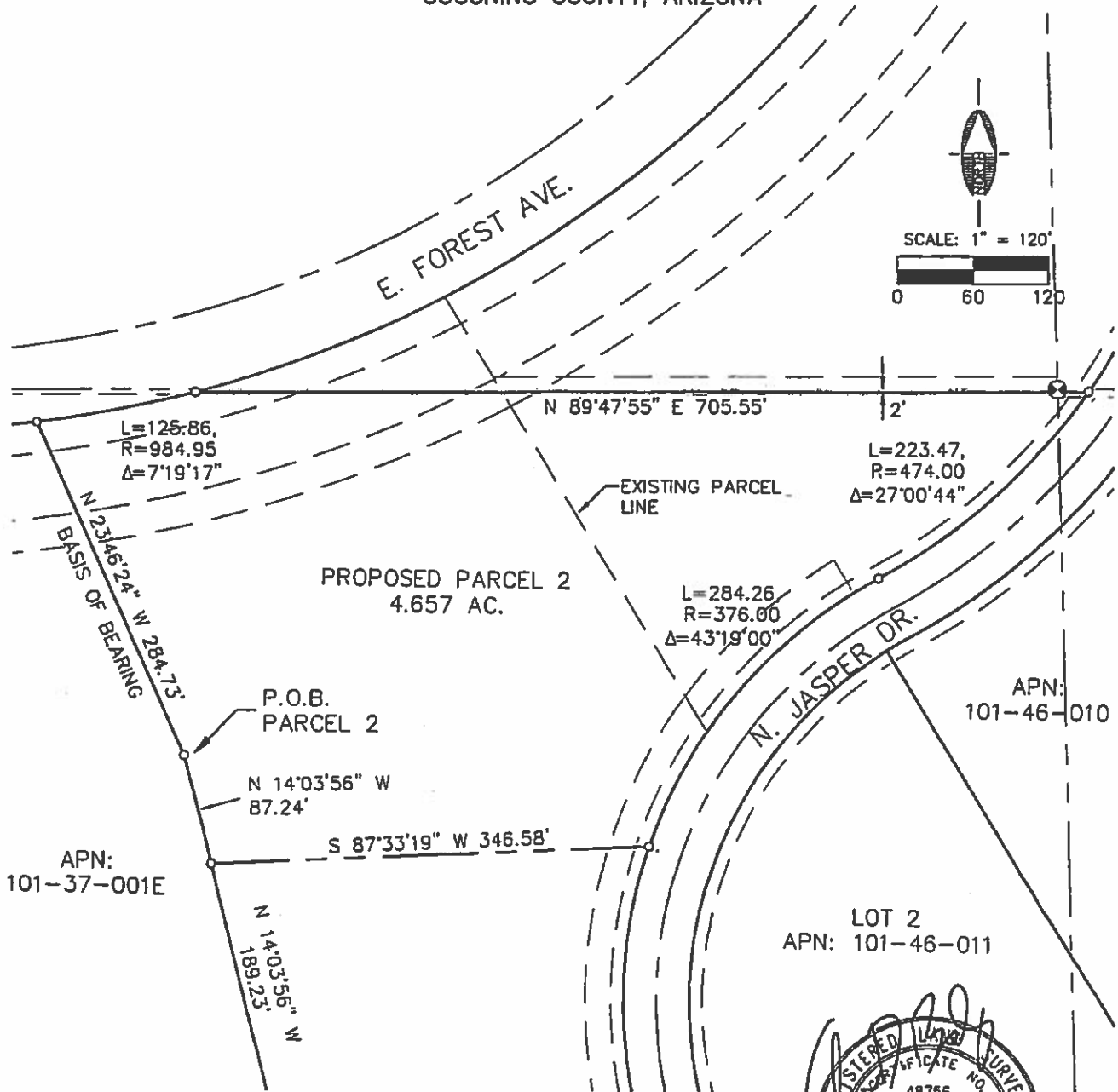
FILE: P:\2018\18033\Legal Descriptions\EXHIBIT B.dwg <cc3D Imperial>

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swi2.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18033 DATE 9-13-2018 SCALE 1"=100' DRAWN ADB DESIGN CHECKED ADB	McMILLAN MESA VILLAGE FLAGSTAFF, ARIZONA	SHEET <h1 align="center">4</h1> OF 3
	LEGAL EXHIBIT			

PLOTTED: Sep 14, 2018 - 3:52pm

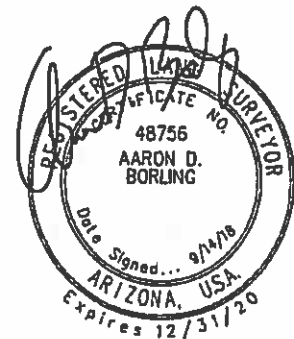
### EXHIBIT 'C'

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,  
AND THE NORTHWEST QUARTER OF SECTION 14  
TOWNSHIP 21 NORTH, RANGE 7 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




SCALE: 1" = 120'  
0 60 120

**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

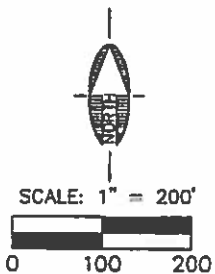


FILE: P:\2018\180333\Legal Descriptions\EXHIBIT C.dwg <<C3D Imperial>>

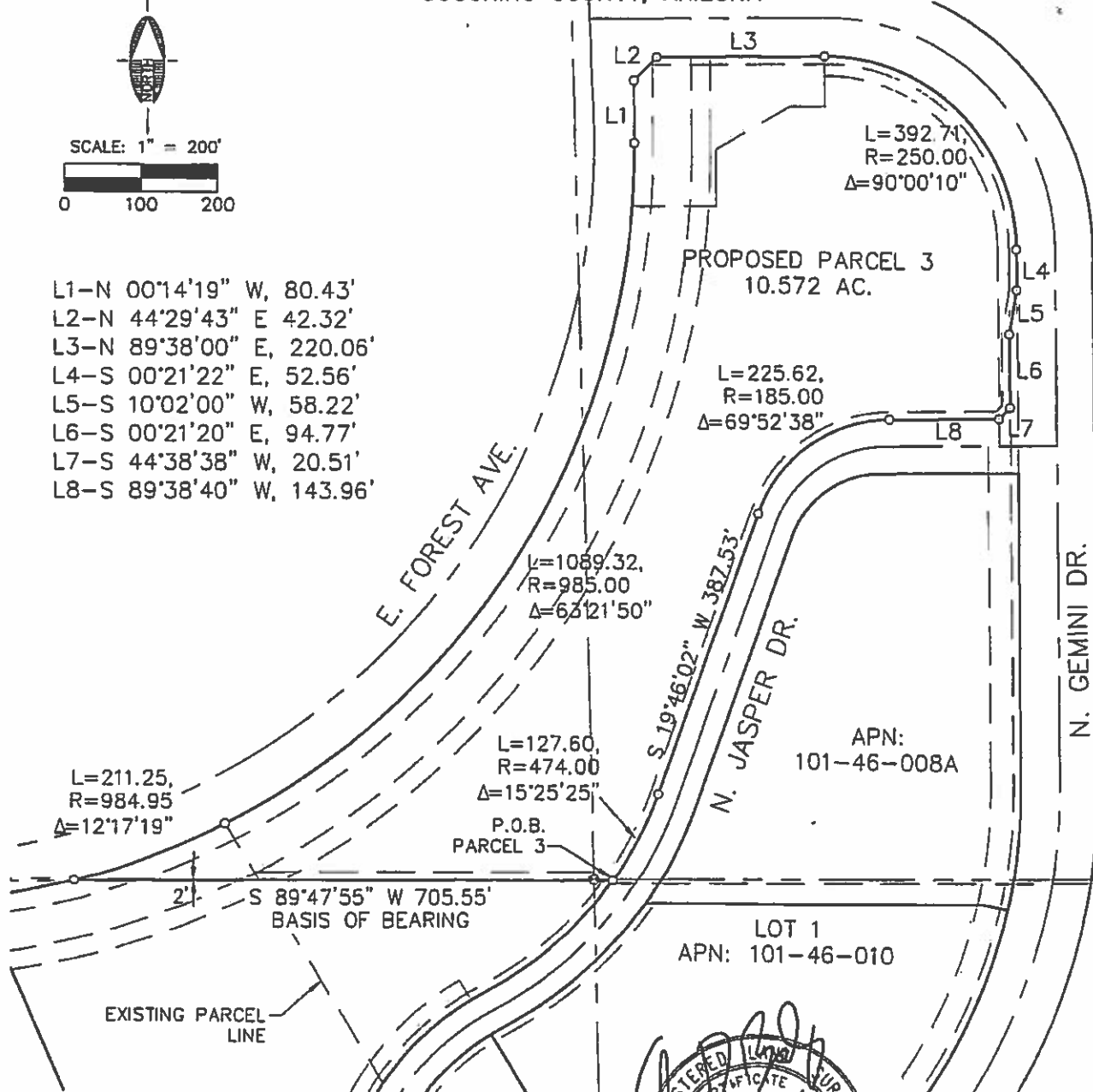
 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18033 DATE 9-13-2018 SCALE 1"=120' DRAWN ADB DESIGN CHECKED ADB	McMILLAN MESA VILLAGE FLAGSTAFF, ARIZONA	SHEET <h1 style="font-size: 2em;">5</h1> OF 6
	<h2>LEGAL EXHIBIT</h2>			

### EXHIBIT 'D'

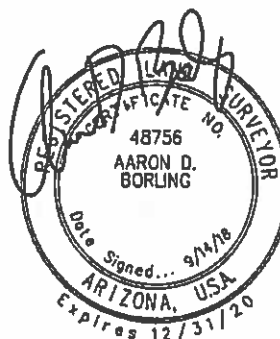
A PORTION OF THE NE QUARTER OF SECTION 15, THE NW QUARTER OF SECTION 14  
 THE SE QUARTER OF SECTION 10, THE SW QUARTER OF SECTION 11,  
 TOWNSHIP 21 NORTH, RANGE 7 EAST,  
 OF THE GILA AND SALT RIVER MERIDIAN,  
 COCONINO COUNTY, ARIZONA




- L1-N 00°14'19" W, 80.43'
- L2-N 44°29'43" E 42.32'
- L3-N 89°38'00" E, 220.06'
- L4-S 00°21'22" E, 52.56'
- L5-S 10°02'00" W, 58.22'
- L6-S 00°21'20" E, 94.77'
- L7-S 44°38'38" W, 20.51'
- L8-S 89°38'40" W, 143.96'



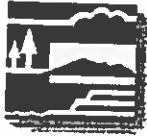
NOTE:  
 THIS EXHIBIT DOES NOT REPRESENT THE  
 RESULTS OF A BOUNDARY SURVEY AND  
 SHOULD NOT BE CONSTRUED AS ONE.  
 ITS SOLE PURPOSE IS TO DEPICT THE  
 LOCATION OF THE AREA DESCRIBED.



PLOTTED: Sep 14, 2018 - 3:53pm  
 FILE: P:\2018\18033\Legal Descriptions\EXHIBIT D.dwg <<C3D\_Imperial>>

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18033 DATE 9-13-2018 SCALE 1"=200' DRAWN ADB DESIGN ADB CHECKED ADB	McMILLAN MESA VILLAGE FLAGSTAFF, ARIZONA	SHEET <h1 style="text-align: center;">6</h1> OF 6
	<h2>LEGAL EXHIBIT</h2>			

Return Address:  
Shephard-Wesnitzer, Inc.  
110 W. Dale Ave.  
Flagstaff, AZ 86001



## Coconino County Combination / Split Request Form

Return completed form to the Assessor or record form for your protection. If part of a County Land Division Permit, recording is required. This request will **NOT** be processed if you fail to provide legal descriptions, fail to obtain all approvals or if properties to be combined are not **exact** identical ownership.

As the owner of record you are hereby authorized to:

**SPLIT**  **COMBINE**

(All properties involved *must be of identical ownership*, according to the tax records. This form does not convey title.)

Parcel Number(s)	Check appropriate usage.				
	Residential	Vacant	Agricultural	Commercial	Rental
101-46-012 &		x			
101-46-013		x			

If improvements exist, on which newly created parcels will they be located?(please provide drawing of improvement location) No existing improvements.

LEGAL DESCRIPTION(s) for newly created parcels: May provide attachments.

See Attached.

### APPROVALS:

Planning & Zoning City or County \_\_\_\_\_ Date \_\_\_\_\_

To process this form both P&Z/Community Development and the Treasurer must have signed.

Treasurer's Office \_\_\_\_\_ Date \_\_\_\_\_

ALL taxes must be paid in full prior to approval

Owner's Signature \_\_\_\_\_

9/14/2018

Gary M. Burton, Mar MMV Devco LLC by The Cavan Opportunity Fund, Its Manager. 480-627-7000 Date

Print Name/Title (i.e., owner, president, CEO, etc.) \_\_\_\_\_ Daytime Phone Number

15300 N 90th St. Ste 200 Scottsdale AZ 85260  
 Address for tax bill \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
1831/2011 N. Jasper Dr., Flagstaff, AZ 86001

Situs Address of Property (if available) \_\_\_\_\_

Coconino County Assessor, 110 E Cherry Ave., Flagstaff, AZ 86001 (928) 679-7962

**McMillan Mesa Village Specific Plan Amendment  
PZ-18-00061-01**

**MEMORANDUM**

**TO: Tiffany Antol**

**From: Vickey Morris**

**Dated: 1/11/19**



Public Meeting: 11/14/2018

Location: Flagstaff NACET  
2225 N Gemini Rd  
Flagstaff, AZ 86001  
Time: 6pm to 7pm

Attendance: 12

Vickey Morris – MMV Devco, LLC  
Marjorie Todd – Highgate Senior Living  
Dan Strinden – Buron Inc.  
Guillermo Cortes – Shepard-Wesnitzer Inc  
Stephen Irwin – Shepard-Wesnitzer Inc  
Kayla Fleishman – Shepard-Wesnitzer Inc  
Tiffany Antol – City of Flagstaff  
Alaxandra Pucciarelli – City of Flagstaff

**Neighborhood Participants:**

Marilyn Weissman

Ellen Ryan

April Smitz

Kent Hotsenpiller

A meeting was held on November 14, 2018 to notify the neighborhood and other interested parties of the pending application to amend the Specific Plan for the McMillan Mesa Village.

A list of questions as well as the answers provided is attached here to for your records. The meeting was well attended by the Owner, its consultants, and the Developer. Only a handful of residents showed up for the meeting. Collectively their concerns were building height and traffic. Concerns regarding the building height were addressed by the fact that the Specific Plan limits the height of the building and no variance was being sought by the Developer.

The traffic issues stem primarily from the traffic that is associated with the Basis School. The residents were seeking assure themselves that the care center will not exacerbate the problem. The Developer explained that by setting the shift change hours to off-peak hours, the care center will not add to the traffic issue that currently exists on the McMillan Mesa.

The overall impression by the attendees was that this is a positive addition to the City and the neighborhood and they supported the Zoning Change. We did not receive any comments via U.S. Mail or email.

It is our intention at this time to seek a waiver for the requirement to hold a second public meeting prior to a Planning and Zoning Hearing. Please advise if the waiver will be granted and proceed to schedule our P&Z Hearing at your earliest convenience. Thank you.

Enclosures: as stated  
Cc: Patrick St. Clair

# HIGHGATE NEIGHBORHOOD MTG.

11/14/10

How does parcel height compare w/ Guardian?

- It will be comparable w/ Highgate only being 35' tall. The congregate care facility will appear shorter due to the grade change between the subject parcel and Guardian.

What is the setback?

- At least 15-20' due to stormwater channel along the Gemini frontage.
- The actual setback by code is 40' from Gemini and 30' from Jasper

Will there be an entrance off Gemini?

- No. There may be a fire exit but no main entry. The main entry will be interior just off the driveway from Jasper.

You all are prepared for the school traffic block. Will this affect your clientel?

- Jasper alleviates traffic for Guardian, N. AZ. Rehabilitation Hospital and this project.

What is the schedule for staffing @ Highgate?

- Shift starts @ 6 am and shift change happens @ 2 pm.

How many stories will be viewed from Gemini?

- 2 stories from Gemini.

What is this parcel zoned? What will it be rezoned?

- R&D to CC.

~~XXXXXXXXXXXXXXXXXXXX~~

→ Building is closer to street based on City standards. A fake entry will be viewed from Gemini and Jasper just like Welbrook.

What is the parking requirement?

- 0. \_\_\_\_\_ per unit + 1 space per employee  
only allowed to exceed by 5%.

There will be more of an open look like N. AZ. Rehab. Hospital.

How is parking broken up?

There are many pedestrian walkways.

What do you have in mind w/ the northern section of the remaining parcel?

- req'd to be setback 100' from Forest per the specific plan.

Will you allow access when people run out of money?

- We will make sure they are moved to another location appropriately.  
~~They~~ are run based on private money only.  
we

What part of the process are you in?

- We are in the site plan review process right now. This project requires ~~the~~ a rezone. The site plan cannot be drastically changed from what is shown to you tonight. This meeting is a requirement of the rezone process.

- What is your project schedule?

- Break ground June/July 2019.  
12-14 months construction.

Are there trees to be saved here?

- None req'd. but some are being saved where we can.  
↳ based on McMillan Mesa Specific Plan NRPP.



# Staff & Consultants

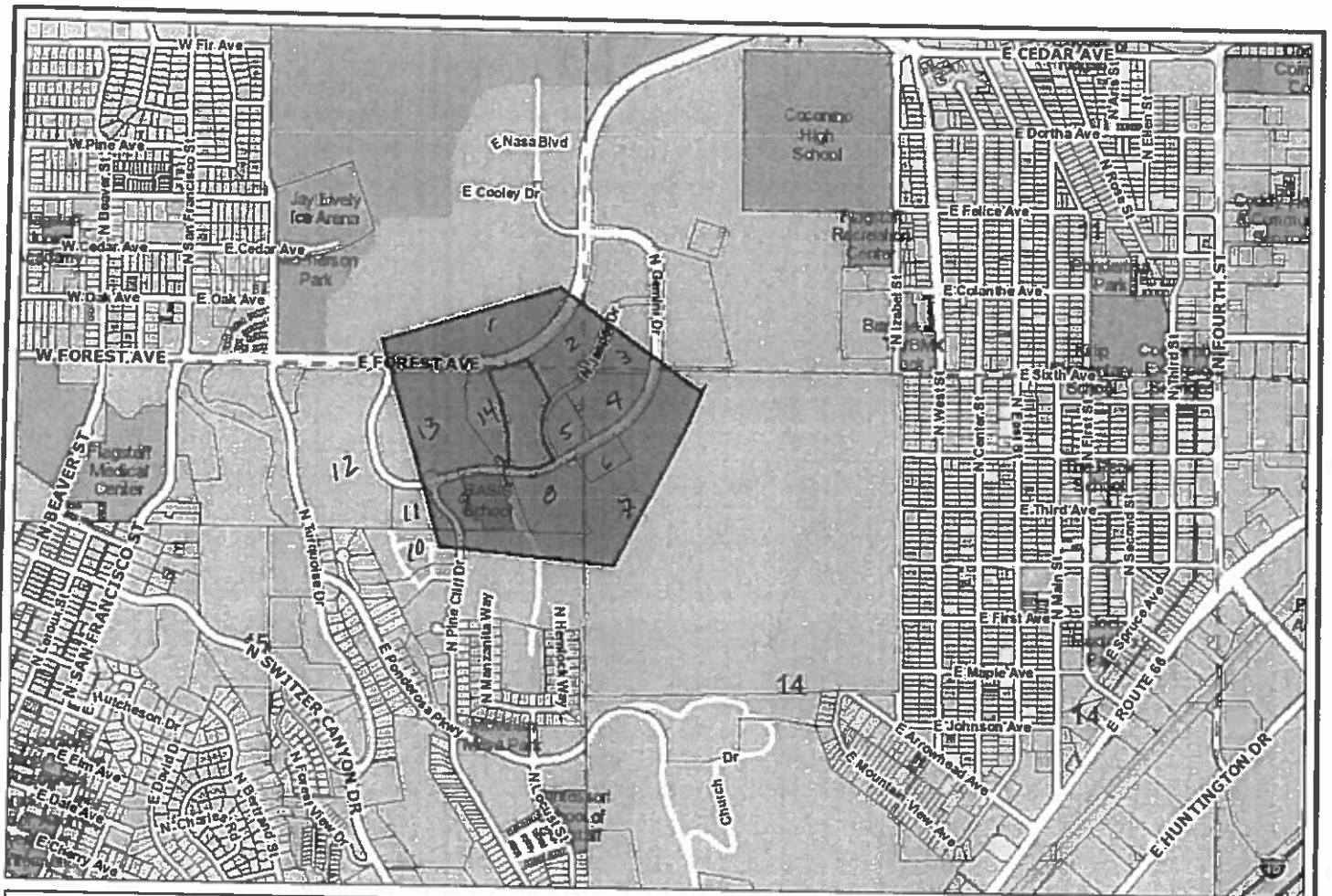
MMV DEVCO, LLC

November 14, 2018

## SIGN IN SHEET

Public Meeting for McMillan Mesa Village Specific Plan Amendment and High Gate Senior Living Site Plan

NAME	ADDRESS OR EMAIL ADDRESS	PHONE
owner rep Vickey Morris	mmorris@cavanaughlestate.net	460-747-9406
Margorie Todd	margorie.todd@highgateSeniorLiving.com	425-281-2061
Dev Dan Strinden	dstrinden@hohawaii.com	509-965-5323
Tiffany Antol	City of Flagstaff	928-213-2608
COF Alexandra Ricciarelli	City of Flagstaff	928-213-2640
Stephen Irwin	srirwin@swirnz.com	928-773-0354
ENG Kayla Fleishman	KFleishman@swirnz.com	928-773-0354
	Buillermo Cortez	gcortez@swirnz.com



# Coconino Parcel Map

October 8, 2018

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PURPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



	APN	OWNER	Property/Address	Mailing Address
1	11008001G	City of Flagstaff	2400 N Gemini Dr	City of Flagstaff 211 W Aspen Ave Flagstaff, AZ 86001
2	101-46-013	MMV Devco, LLC	2011 N Jasper Dr	MMV Devco, LLC 15300 N 90th Street Ste 200 Scottsdale, AZ 85260
3	101-46-008A	Flagstaff Medical Center Inc.	1901 N Gemini Dr	Flagstaff Medical Center Inc PO Box 1268 Flagstaff, AZ 86002
4	101-46-010	MPT of Flagstaff, LLC		MPT of Flagstaff LLC PO Box 92129 Southlake, TX 76092
5	101-46-011	MMV Devco, LLC	1840 N Jasper Dr	MMV Devco, LLC 15300 N 90th Street Ste 200 Scottsdale, AZ 85260
6	10701001F	City of Flagstaff		City of Flagstaff 211 W Aspen Ave Flagstaff, AZ 86001
7	10701001B	City of Flagstaff		City of Flagstaff 211 W Aspen Ave Flagstaff, AZ 86001
8		MMV Devco, LLC	1800 N Gemini Dr	MMV Devco, LLC 15300 N 90th Street Ste 200 Scottsdale, AZ 85260
9	101-46-005B	Basis School Inc	1700 N Gemini Dr	Basis School Inc PO Box 8168 Scottsdale, AZ 85252
	101-46-005A	Basis School Inc		Basis School Inc 7975 N Hayden Rd Ste B-121 Scottsdale, AZ 85258
10	101-46-009B	FSL St Francis Villas LP	1351 N Pine Cliff Dr	FSL St Francis Villas LP 1201 E Thomas Rd Phoenix, AZ 85014
11	101-46-002A	WS-Flagstaff AZ-I-UT LLC	1521 N Pine Cliff Dr	WS-Flagstaff AZ-I-UT LLC 4747 William DR Georgetown TX 78633
12	101-46-002B	MMV Devco, LLC	1571 N Pine Cliff Dr	MMV Devco, LLC 15300 N 90th Street Ste 200 Scottsdale, AZ 85260
13	101-46-003B	MMV Devco, LLC	1620 N Gemini Dr	MMV Devco, LLC 15300 N 90th Street Ste 200 Scottsdale, AZ 85260
14	10137001E	City of Flagstaff	1751 N Gemini Dr	City of Flagstaff 211 W Aspen Ave Flagstaff, AZ 86001

1000' - radius.

**"Registry of Persons and Groups"  
As Required in Zoning Code Section 10-20.30.080.B**

Last updated: July 26, 2018

✓ **Friends of Flagstaff's Future**  
P.O. Box 23462  
Flagstaff, AZ 86002  
[info@friendsofflagstaff.org](mailto:info@friendsofflagstaff.org)  
(928) 556-8663

✓ **Northern Arizona Building Association**  
1500 East Cedar Avenue, Suite 86  
Flagstaff, AZ 86004  
[tbociung@nazba.org](mailto:tbociung@nazba.org)  
(928) 779-3071

✓ **Northern Arizona Association of Realtors, Jeffrey Herd**  
1515 East Cedar Avenue, Suite C-4  
Flagstaff, AZ 86004  
[naarflag@nazrealtor.com](mailto:naarflag@nazrealtor.com) and  
[naargovaffairs@outlook.com](mailto:naargovaffairs@outlook.com)  
(928) 779-4303

✓ **Tish Bogan-Ozmun**  
5271 Mt. Pleasant Drive  
Flagstaff, AZ 86004  
[tishflagstaff@gmail.com](mailto:tishflagstaff@gmail.com)

✓ **Marilyn Weissman**  
1055 East Apple Way  
Flagstaff, AZ 86001  
(928) 779-5323  
[Missymoet@aol.com](mailto:Missymoet@aol.com)

✓ **Maury Herman**  
Coast and Mountain Properties  
3 North Leroux Street  
Flagstaff, AZ 86001  
(928) 779-6211  
[mherman@coastandmountain.com](mailto:mherman@coastandmountain.com)

✓ **Nat White**  
1120 North Rockridge Road  
Flagstaff, AZ 86001  
[white@lowell.edu](mailto:white@lowell.edu)

✓ **Charlie Silver**  
720 West Aspen Avenue  
Flagstaff, AZ 86001  
[Cws720@gmail.com](mailto:Cws720@gmail.com)

✓ **Betsy McKellar**  
330 S Ash Lane  
Flagstaff, AZ 86004  
[birdvest8@gmail.com](mailto:birdvest8@gmail.com)

✓ **David Carpenter**  
1715 E Trade Winds Court  
Flagstaff, AZ 86005  
[dc@hopeaz.com](mailto:dc@hopeaz.com)

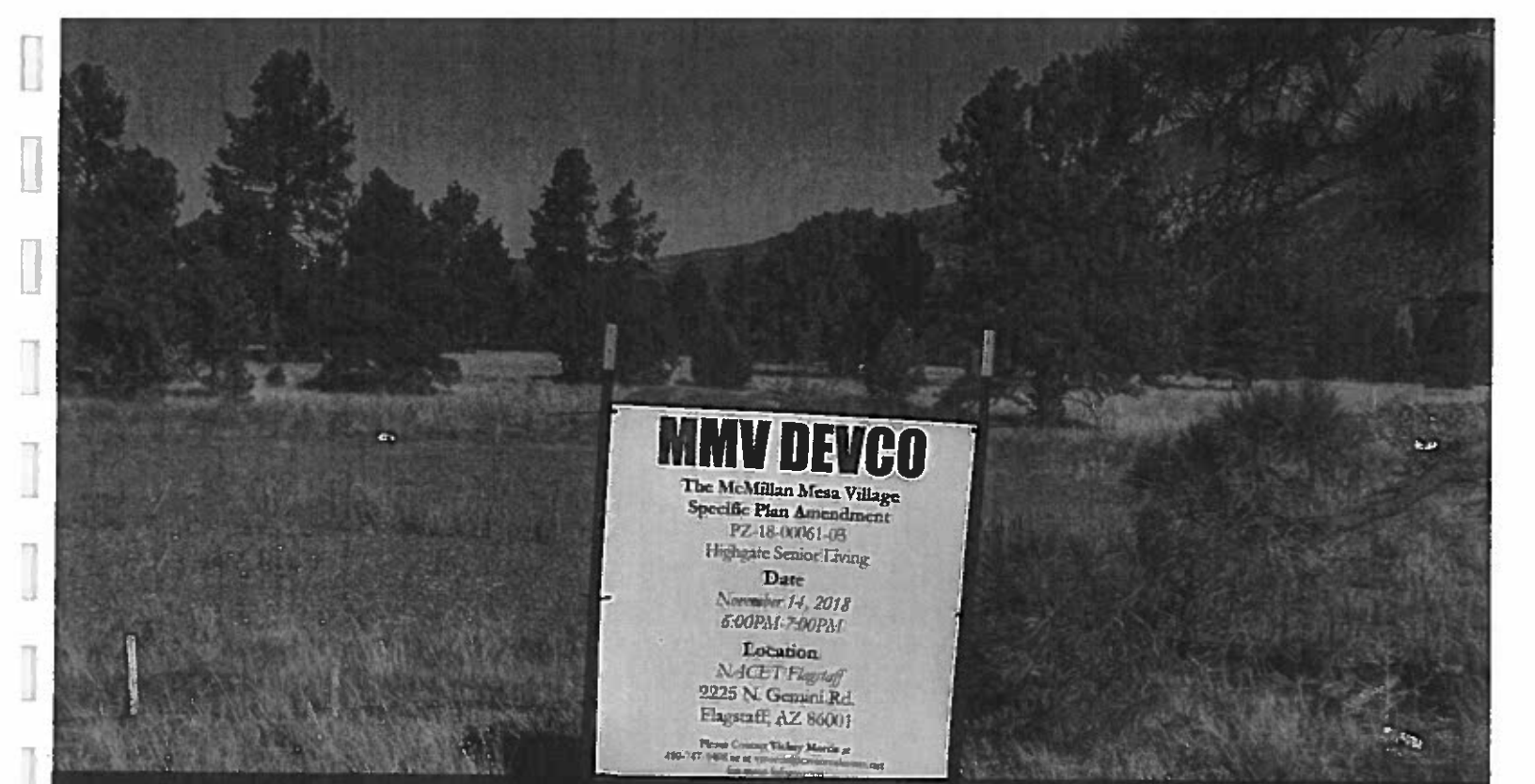
✓ **Dorenda Coleman**  
Arizona Army National Guard, AZAA-FMO  
5636 E McDowell Rd, M5330  
Phoenix, AZ 85008  
[dorenda.j.coleman.nfg@mail.mil](mailto:dorenda.j.coleman.nfg@mail.mil)

✓ **Mary Beth Dreusike**  
US Navy, Intergovernmental Branch  
850 Pacific Highway  
Building 1 – 5<sup>th</sup> Floor, Suite 513  
San Diego, CA 92101  
[marybeth.dreusike@navy.mil](mailto:marybeth.dreusike@navy.mil)

✓ **Celia Barotz**  
3354 N Crest Street  
Flagstaff, AZ 86001  
[cbarotz@gmail.com](mailto:cbarotz@gmail.com)

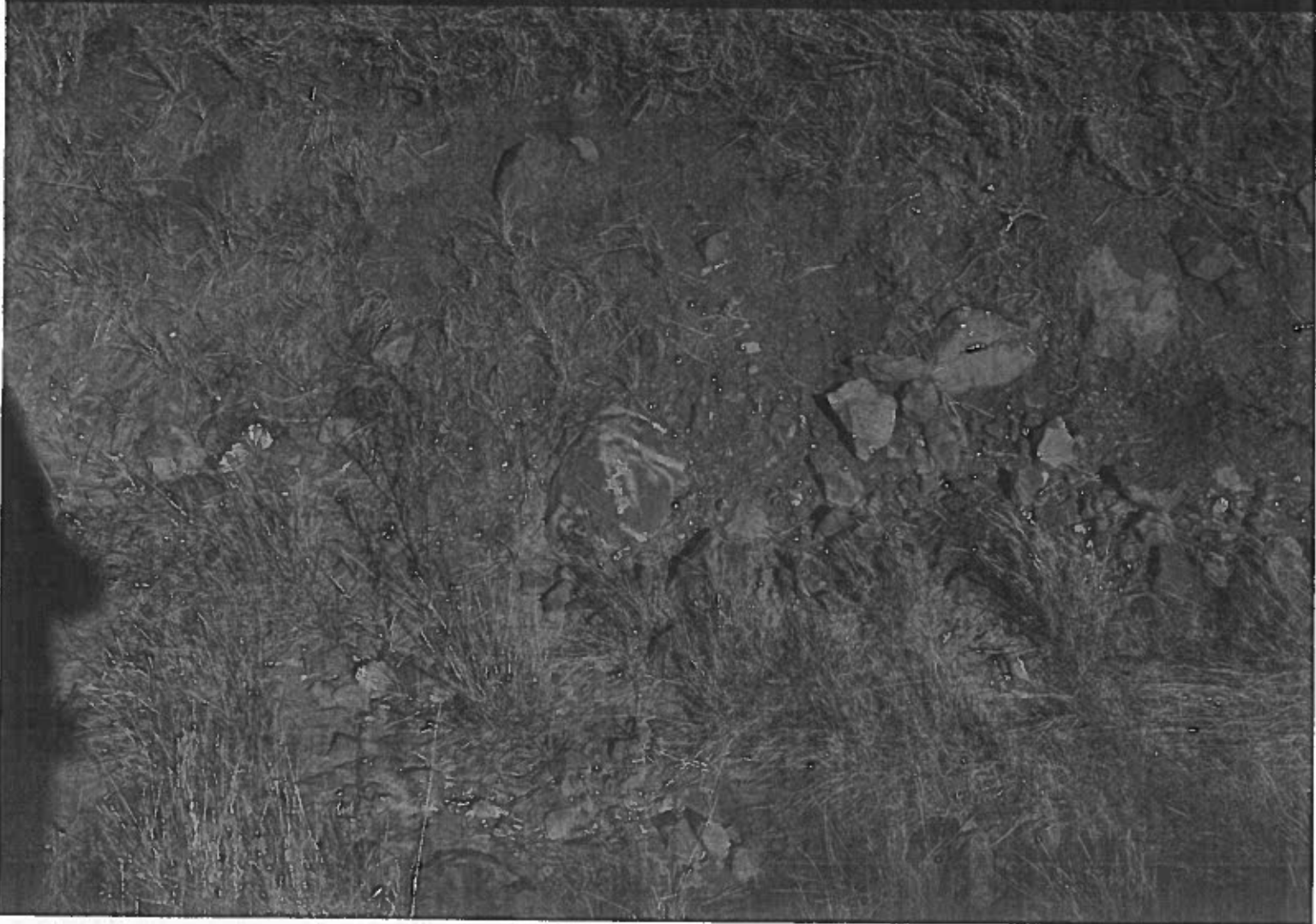
**Norm Wallen**  
3716 N Grandview  
Flagstaff, Az 86004 ✓  
[normwallenflg@gmail.com](mailto:normwallenflg@gmail.com)

	APN	OWNER	Property Address	Mailing Address
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**MMV DEVCO**  
The McMillan Mesa Village  
Specific Plan Amendment  
PZ-18-00061-03  
Highgate Senior Living  
Date  
November 14, 2018  
6:00PM-7:00PM  
Location  
NACET Flagstaff  
2225 N. Gemini Rd.  
Flagstaff, AZ 86001  
Please Contact Vickie Morris at  
480-747-1488 or at v.morris@devco.com for more information

November 9th @ 9:19am





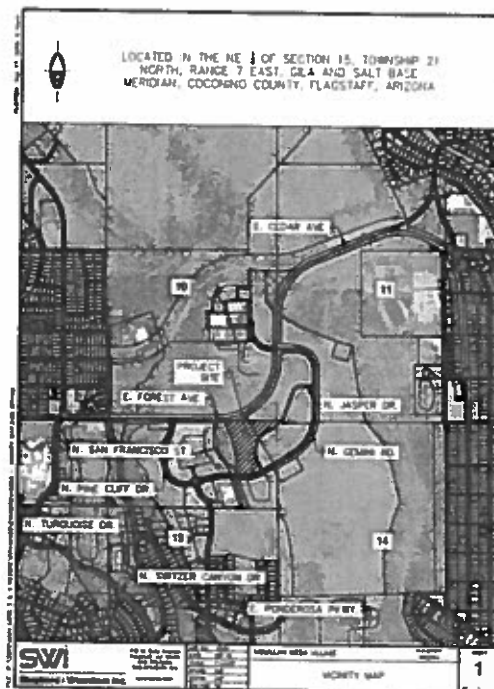
**THE MCMILLAN MESA VILLAGE SPECIFIC PLAN AMENDMENT**

**PZ-18-00061-03  
HIGHGATE SENIOR LIVING**

**You are invited to join us at the NACET Flagstaff to discuss the rezoning  
Of a parcel located with the McMillan Mesa Village**

**NOVEMBER 14, 2018  
6:00 PM – 7:00 PM**

**NACET Flagstaff  
2225 N. Gemini Rd  
Flagstaff, AZ 86001**



Please contact Vickey Morris at 480-747-9408 or via email at [vmorris@cavanrealestate.net](mailto:vmorris@cavanrealestate.net) for additional information.

**The McMillan Mesa Village  
REZONING CASE# PZ-18-00061-01**

**Public Participation Plan**

**Objective:** Provide the neighbors, interested parties and stakeholders with an opportunity to provide input regarding the McMillan Mesa Village zoning change.

The Owner intends to use a variety of methods to inform the community of the proposed amendment and how to become involved and stay informed. The following methods will be utilized for the public meeting:

- a) A list of stakeholders, interested parties and neighbors was created from the County Assessor's records and maps. Properties within 1000 feet of the boundary of the McMillan Mesa Village were included.
- b) The Owner will advertise to the stakeholders, interested parties, and neighbors by first class mail. The general public will be informed by posting of meetings and hearing on the property, at the City offices, and in the newspapers.

The purpose of this meeting will be to inform the public about the proposed amendments to the Specific and Regional Plan and educate them on the changes these amendments will have on the McMillan Mesa.

The public will be provided a point of contact on the Project Team, to whom they may address issues, concerns, or suggestions.

After the Public Meeting the Owner will produce a report that summarizes the meeting, identifies the attendees, and provide comments received at the meeting. All invitees will receive a copy of the meeting report and the answers to questions posed. This report will be given to the Planning and Zoning commission and the City Council.

See attached proposed Agenda for the Public Meeting.















# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,  
AND THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,  
COCONINO COUNTY, ARIZONA

## COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET  
GEOIDIC DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88 (SEE BELOW)  
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION

PROJECTION:  
TRANSVERSE MERCATOR  
LATITUDE OF GRID ORIGIN: 35° 00' 00" N  
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W  
NORTHING AT GRID ORIGIN: 0.0 FT  
EASTING AT CENTRAL MERIDIAN: 70,000 FT  
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT 'AZL' (CORS NAVD 88) USING GPS WITH NGS GEOID MODEL "GEOID12A (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT # 4251 3" BRASS CAP USDI-BLM 1981  
LATITUDE = N35°12'38.55632"      NORTHING = 76721.086 FT      ESTIMATED ACCURACY  
LONGITUDE = W111°37'52.41747"      EASTING = 76721.086 FT      HORIZ = ±0.051 FT  
ELLIPSOID HEIGHT = 7027.83 FT      ELEVATION = 7100.402 FT      VERT = ±0.061 FT

POINT # 4000 2" ALUMINUM CAP "COF 40321"  
LATITUDE = N35°12'36.86546"      NORTHING = 65519.087 FT      ESTIMATED ACCURACY  
LONGITUDE = W111°37'53.98090"      EASTING = 78550.088 FT      HORIZ = ±0.048 FT  
ELLIPSOID HEIGHT = 7017.788 FT      ELEVATION = 7090.321 FT      VERT = ±0.069 FT

POINT # 3088 NAIL IN CONCRETE  
LATITUDE = N35°12'38.27311"      NORTHING = 76892.569 FT      ESTIMATED ACCURACY  
LONGITUDE = W111°38'02.11052"      EASTING = 64844.278 FT      HORIZ = ±0.036 FT  
ELLIPSOID HEIGHT = 6998.673 FT      ELEVATION = 7071.189 FT      VERT = ±0.054 FT



VICINITY MAP (Not to scale)

## LEGAL DESCRIPTION

PER COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 11, 2019 AT 5:00 P.M.

A portion Lot 3 as shown on the Final Plat of McMillan Mesa Village Tracts E and F, Instrument Number 3760563, Official Records of Coconino County, lying within Sections 10, 11, 14 and 15, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said Lot 3, said point being in common with the northerly Right-of-Way line of North Gemini Drive as shown on Instrument recorded in Instrument 3760563, Official Records of Coconino County (herein referred to as RI) and the TRUE POINT OF BEGINNING;

Thence along the west line of said Lot 3, North 02 degrees 28 minutes 04 seconds West, 266.44 feet (Basis of Bearing, RI);

Thence continuing along said west line, North 14 degrees 03 minutes 56 seconds West, 189.23 feet;

Thence leaving said west line, North 87 degrees 33 minutes 19 seconds East, 348.58 feet to a point on the westerly Right-of-Way line of North Jasper Drive as shown on RI, and the beginning of a non-tangent curve concave to the east having a radius of 376.00 feet and being subtended by a chord which bears South 06 degrees 15 minutes 21 seconds East, 319.50 feet;

Thence along said Right-of-Way line, and southerly along said curve, 329.99 feet through a central angle of 50 degrees 17 minutes 03 seconds;

Thence continuing along said Right-of-Way line, South 31 degrees 23 minutes 52 seconds East, 83.69 feet;

Thence leaving said Right-of-Way line, South 13 degrees 35 minutes 43 seconds West, 21.21 feet to a point on the northerly Right-of-Way line of North Gemini Drive as shown on RI, and the beginning of a non-tangent curve concave to the north having a radius of 412.50 feet and being subtended by a chord which bears South 75 degrees 30 minutes 14 seconds West, 242.29 feet;

Thence along said Right-of-Way line, and westerly along said curve, 245.92 feet through a central angle of 34 degrees 09 minutes 28 seconds;

Thence continuing along said Right-of-Way line, North 87 degrees 25 minutes 02 seconds West, 127.78 feet to the TRUE POINT OF BEGINNING.

## SCHEDULE B ITEMS

THE FOLLOWING LIST CONSISTS OF THE SCHEDULE B EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 11, 2019 AT 5:00 P.M.

ITEM NO.	BOOK/PAGE	DESCRIPTION	LOCATION
1	N/A	CURRENT OR PRIOR TAX ASSESSMENT	N/A
2	N/A	INTENTIONALLY DELETED	N/A
3	N/A	TAXES/ASSESSMENTS 2018	N/A
4	N/A	LIABILITIES AND OBLIGATION	N/A
5	N/A	RESERVATIONS AND EXCEPTIONS	N/A
6	N/A	WATER RIGHTS	N/A
7	DOCKET 1156, PAGE 190	ELECTRICAL LINE EASEMENT	AS SHOWN
8	DOCKET 1531, PAGE 90	PUBLIC ROW EASEMENT	CURRENTLY A PORTION OF EXISTING GEMINI DRIVE
9	INST. #3084268, 3087622, 3120952, 3376524, 3470071, 3582684, 3672865, 3761162	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, OBLIGATIONS	N/A
10	INST. #3220486, 3480611, 3529585, 3582684	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, OBLIGATIONS	N/A
11	INST. #3432671	DEVELOPMENT AGREEMENT	N/A
12	INST. #3488287, 3514405	EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS	AS SHOWN
13	INST. #3488288	CITY/SUBDIVIDER AGREEMENT	N/A
14	INST. #3488289, 2485980, 3582684, 3672665, 3725664	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, OBLIGATIONS	N/A
15	INST. # 3488289, 3485979	INTENTIONALLY DELETED	N/A
16	INST. #3760562	CITY/SUBDIVIDER AGREEMENT	N/A
17	INST. # 3760563	EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS	AS SHOWN
18	N/A	RIGHTS OF PARTIES IN POSSESSION	N/A
19	N/A	ALTA SURVEY DATED 4/19/2018	REFERENCE DOCUMENT, SHEET 2
20	INST. #3828885	COMBINATION/SPLIT REQUEST	AS SHOWN
21	N/A	2019 TAXES AND ASSESSMENTS	N/A

## ZONING CLASSIFICATION

RESEARCH AND DEVELOPMENT (RD)  
CITY OF FLAGSTAFF LAND DEVELOPMENT CODE SEC. 10-40.30.025 (RD)

- SETBACK FRONT (MIN.): 25'
- SETBACK REAR ADJACENT TO RESIDENTIAL(MIN.): 15'
- ALL OTHER USES(MIN.): 10'
- SETBACK SIDE ADJACENT TO RESIDENTIAL(MIN.): 15'
- ALL OTHER USES(MIN.): 0'
- EXTERIOR (MIN) 15'
- BUILDING HEIGHT (MAX.): 60'
- COVERAGE (MAX.): 25%
- GROSS FAR (MAX.): 0.5
- LOT REQUIREMENTS AREA GROSS (MIN.): 20,000 SF
- WIDTH (MIN.): 75'
- DEPTH (MIN.): --

## FLOOD ZONE CLASSIFICATION

ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6809G, EFFECTIVE DATE 9-03-2010).

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER - NOTES, LEGAL DESCRIPTION
2	SUBJECT PARCEL, GEOMETRY
3	TOPOGRAPHIC FEATURES

## NOTES

AS TO THE TITLE MATTERS SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 11, 2019 AT 5:00 P.M.

SHEPHARD-WESNITZER, INC. AND AARON D. BORLING, RLS, MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT COMMITMENT FOR TITLE INSURANCE.

AS FOR THE BOUNDARY INFORMATION SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED ON RECORD INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 11, 2019 AT 5:00 P.M.

NO OTHER REFERENCE INFORMATION NOT LISTED IN THE CURRENT TITLE REPORT OR SHOWN HEREON WAS RESEARCHED, REFERENCED, OR MADE A PART OF THIS SURVEY.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED BY SHEPHARD-WESNITZER, INC. IN JANUARY 2018. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE-GROUND APPURTENANCES, AVAILABLE UTILITY BLUE-STAKE MARKINGS, AND CITY OF FLAGSTAFF GIS UTILITY MAPS. FOR ACCURATE UTILITY LOCATIONS, ADDITIONAL UTILITY POT-HOULING AND/OR BLUE-STAKING MAY BE REQUIRED TO REVEAL ACTUAL UNDERGROUND LOCATIONS.

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO N. JASPER DRIVE AND N. GEMINI DRIVE, A PUBLIC RIGHT-OF-WAY AS SHOWN.

NO ENCRoACHMENTS ONTO THE SUBJECT PROPERTY WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

## LAND SURVEYOR CERTIFICATE:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 6, 7(a), 7(b)(1), 7(c), & 11, 13 FROM TABLE A THEREOF. THE FILED WORK WAS COMPLETED IN APRIL, 2018.

DATE OF PLAT OR MAP: 2-11-2019

*Aaron D. Borling*

Aaron D. Borling, RLS 48758

CALL TWO WORKING DAYS BEFORE YOU GO  
1-800-STAKE-IT

REVISIONS			
NO.	DESCRIPTION	DATE	BY

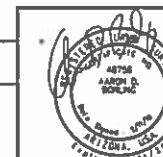
**SWI**  
Shephard & Wesnitzer, Inc.  
www.swiaz.com

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

JOB NO: 18031  
DATE: 2-11-2019  
SCALE: AS SHOWN  
DRAWN: NJR  
DESIGN:  
CHECKED: AOB

HIGHGATE FLAGSTAFF

FLAGSTAFF,  
ARIZONA



DRAWING NO.

A1

SHT NO. OF

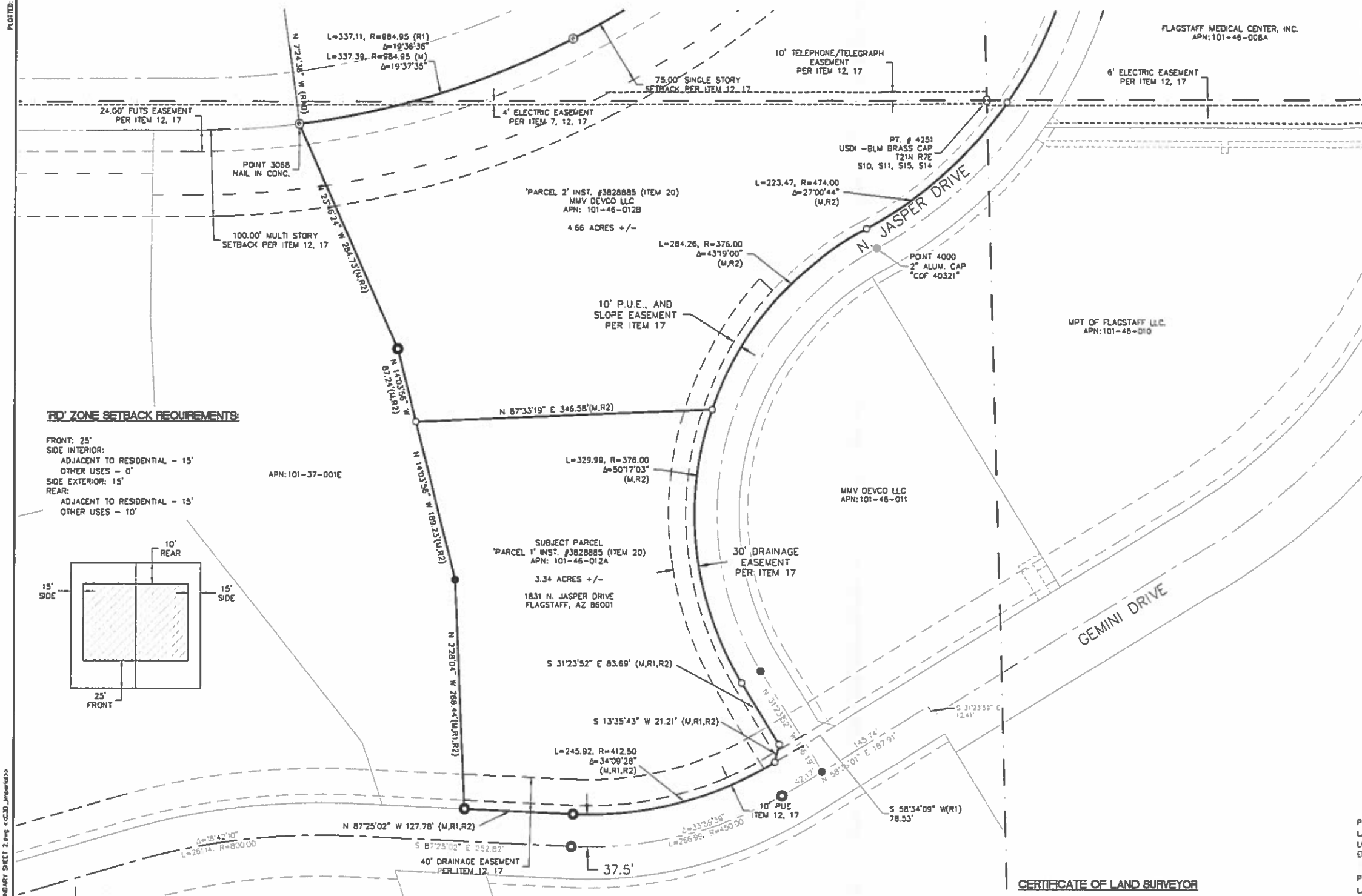
1 3

ALTA/NSPS LAND TITLE SURVEY  
APN: 101-46-012A

PLotted: Feb. 11, 2019 - 5:17pm

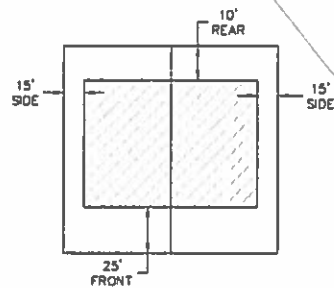
# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,  
AND THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,  
COCONINO COUNTY, ARIZONA



**10' ZONE SETBACK REQUIREMENTS:**

FRONT: 25'  
SIDE INTERIOR:  
ADJACENT TO RESIDENTIAL - 15'  
OTHER USES - 0'  
SIDE EXTERIOR: 15'  
REAR:  
ADJACENT TO RESIDENTIAL - 15'  
OTHER USES - 10'



SCALE: 1" = 60'

REFERENCE DOCUMENTS, OFFICIAL RECORDS OF COCONINO COUNTY:  
(R1) - FINAL PLAT OF MCWILLA MESA VILLAGE TRACTS 'E' AND 'F'  
PREPARED BY SHEPHARD WESNITZER INC. JULY 14, 2016,  
INST. #3760563 OFFICIAL RECORDS OF COCONINO COUNTY  
(R2) - INST. #3828885 OFFICIAL RECORDS OF COCONINO COUNTY  
(M) - MEASURED DIMENSIONS

**LEGEND**

- PARCEL BOUNDARY LINE
- - - - - EASEMENTS AS NOTED
- - - - - SECTION LINE
- - - - - SETBACK AS NOTED
- - - - - SETBACK AS NOTED
- - - - - ADJACENT PARCEL / RIGHT-OF-WAY CENTERLINE

- ⊗ FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND 2" ALUMINUM CAP "SM 40640"
- FOUND 2" ALUMINUM CAP "COF 40321" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/ TAG STAMPED "RLS 40460"
- ⊙ FOUND SURVEY NAIL
- SET 1/2" REBAR W/ ALUM. CAP "RLS 48756"

**COORDINATE SYSTEM DETAILS**

LINEAR UNIT: INTERNATIONAL FEET  
GEOIDIC DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88 (SEE BELOW)  
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION

PROJECTION: TRANSVERSE MERCATOR  
LATITUDE OF GRID ORIGIN: 35° 00' 00" N  
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W  
NORTHING AT GRID ORIGIN: 0.0 FT  
EASTING AT CENTRAL MERIDIAN: 70,000 FT  
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" (CORS NAVD 88) USING GPS WITH NGS GEOD MODEL "GEOID12A (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT # 4251 3" BRASS CAP USDI-BLM 1981  
LATITUDE = N35°12'38.55632" NORTHING = 76721.086 FT ESTIMATED ACCURACY  
LONGITUDE = W111°37'52.41747" EASTING = 76721.086 FT HORIZ = ±0.051 FT  
ELLIPSOID HEIGHT = 7027.83 FT ELEVATION = 7100.402 FT VERT = ±0.061 FT

POINT # 4000 2" ALUMINUM CAP "COF 40321"  
LATITUDE = N35°12'38.86546" NORTHING = 65519.087 FT ESTIMATED ACCURACY  
LONGITUDE = W111°37'53.98090" EASTING = 76550.088 FT HORIZ = ±0.046 FT  
ELLIPSOID HEIGHT = 7017.788 FT ELEVATION = 7090.321 FT VERT = ±0.069 FT

POINT # 3068 NAIL IN CONCRETE  
LATITUDE = N35°12'38.27311" NORTHING = 76692.569 FT ESTIMATED ACCURACY  
LONGITUDE = W111°38'02.11052" EASTING = 64844.278 FT HORIZ = ±0.036 FT  
ELLIPSOID HEIGHT = 6998.673 FT ELEVATION = 7071.189 FT VERT = ±0.054 FT

**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. Barling, RLS 48756



FILE: P:\2018\1001\Survey\Drawings\ALTA\CC ALTA BOUNDARY SHEET 2.dwg ccd3\_jmawd133

CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

**SWI**  
Shephard Wesnitzer, Inc.  
110 West Dale Ave  
Flagstaff, Az 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

JOB NO:	18051
DATE:	2-11-2019
SCALE:	1"=60'
DRAWN:	MJR
DESIGN:	
CHECKED:	AOB

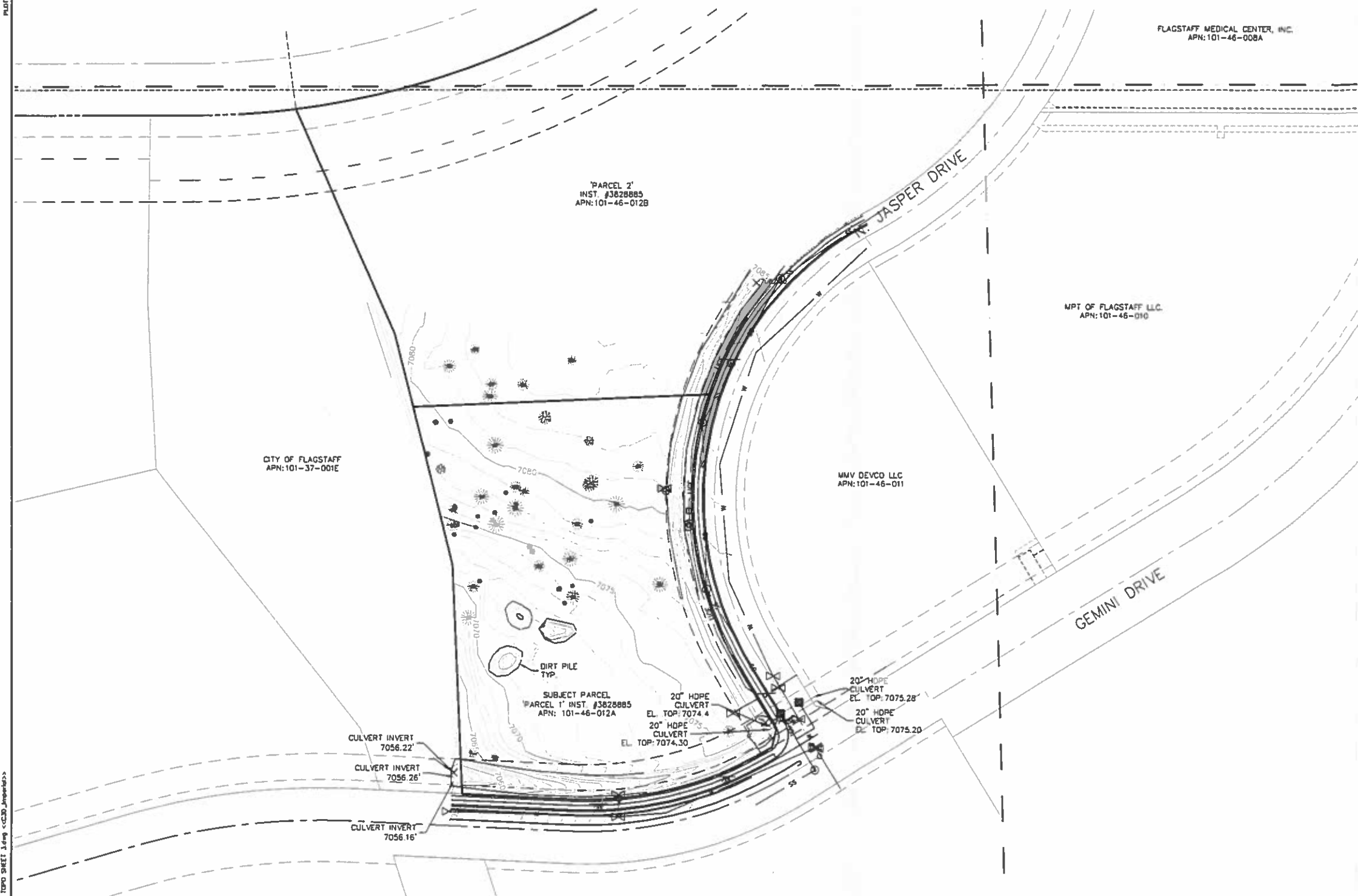
HIGHGATE FLAGSTAFF  
ALTA/NSPS LAND TITLE SURVEY  
APN: 101-46-012  
FLAGSTAFF, ARIZONA

DRAWING NO.	A2
SHT NO. OF	2 3

PLOTTED: Feb. 11, 2018 9:40am

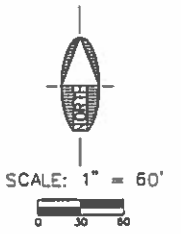
# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,  
AND THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,  
COCONINO COUNTY, ARIZONA



### LEGEND

- 1000 CONTOUR LINES
- PARCEL BOUNDARY LINE
- EDGE OF ASPHALT
- EDGE OF CURB/CUTLER
- EDGE OF CONCRETE
- CENTERLINE
- EDGE OF BUILDING
- U/E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- PAINT STRIPE
- S SEWER MANHOLE TOP
- WATER VALVE
- TELEPHONE RISER
- GAS RISER
- ELECTRIC TRANSFORMER
- ELECTRIC PULLBOX
- SIGN
- FIRE HYDRANT
- CATCH BASIN/GRATE
- PINE TREE
- JUNIPER TREE



### 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



FILE: P:\2018\1001\Survey\Drawings\ALTA\CC ALTA TOPD SHEET 3.dwg <C:\3D\Interlock>

CALL TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

**SWI**  
Shephard & Wesnitzer, Inc.

110 West Dole Ave  
Flagstaff, Az 86001  
928.773.0354  
928.774.8934 fax  
www.swioz.com

JOB NO: 18051  
DATE: 2-11-2018  
SCALE: 1"=60'  
DRAWN: MJR  
DESIGN:  
CHECKED: ADB

HIGHGATE FLAGSTAFF  
ALTA/NSPS LAND TITLE SURVEY  
APN: 101-46-012

FLAGSTAFF,  
ARIZONA

DRAWING NO.  
**A3**  
SHT NO. OF  
3 3

# CITY OF FLAGSTAFF

## McMillan Mesa Village Natural Resource Protection Plan COVER PAGE

LOCATED WITHIN THE NE 1/4 OF SECTION 14,  
THE NW 1/4 OF SECTION 14, THE SE 1/4 OF SECTION 14,  
AND THE SW 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST OLA  
AND SULLY FIRST BASE AND AMERICAN  
PLANNING, ARIZONA, COCONINO COUNTY



VICINITY MAP

### TABLE OF CONTENTS

Sheet	Title	Description
1	Cover Page	
2	Analysis Sheet	Tabulation of Existing and Protected Resources
3	Table 1	Aerial Photography - North 1/2 of Site
4	Table 2	Aerial Photography - South 1/2 of Site
5	Calculations	R200 Tree Resource Calculations
6	Calculations	R200 Tree Resource Calculations
7	Calculations	R200 Tree Resource Calculations
8	Calculations	R200 Tree Resource Calculations
9	Calculations	R200 Tree Resource Calculations
10	Calculations	R200 Tree Resource Calculations

Calculations of Tree Resources were performed by Sheppard-Weinzierl, Inc. using a combination of data obtained by field survey and by measurements from aerial photography by automated methodology. These sheets describe the nature of that methodology.

The purpose of this set of plans is to document that the subject project is in compliance with the intent of the City of Flagstaff's Land Development Code with respect to requirements for Natural Resource Protection. The analysis presented on the following sheets represents the methodology and the results of calculations to determine how many trees are removed as well as the tree resource with the subject property. The tabular data sheets are provided to document the methodology of the calculations and to provide a comparison of the tree resource with the subject property to the tree resource data and selected data presentation sheets as shown in the schedule and aerial mapping surveys performed by Sheppard-Weinzierl from photography obtained in May, 2003.

**OWNER/DEVELOPER:**  
Carmen Opportunity Fund, LLC  
15225 North Pima Road, Suite 205  
Scottsdale, Arizona 85259  
(480) 427-7020

**SURVEYOR:**  
Sheppard-Weinzierl, Inc.  
Thomas J. Doherty  
110 West Dole Avenue, Suite 1  
Flagstaff, Arizona 86001  
(928) 282-1001

**ENGINEERS:**  
Sheppard-Weinzierl, Inc.  
Guy Zinger, PE  
110 West Dole Avenue, Suite 1  
Flagstaff, Arizona 86001  
(928) 282-1001

**DAC Consulting, Inc.**  
9608 East Sultion Drive  
Scottsdale, AZ 85260  
Phone (480) 828-2246 Fax (480) 828-0288

DATE	11/11/03
BY	DAK
CHECKED BY	DAK
DATE	MAY 4, 2007
BY	DAK
CHECKED BY	DAK
DATE	
BY	
CHECKED BY	
DATE	



**NATURAL RESOURCE PROTECTION PLAN**  
McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA

NATURAL RESOURCE PROTECTION - ANALYSIS

McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DAC Consulting, Inc.  
9668 East Sullivan Drive  
Scottsdale, AZ 85260  
Phone: (480) 933-2242 Fax: (480) 933-2288

DATE	DESCRIPTION
10/20/07	1. Revised per City Comments
08/20/07	2. Final

McMillan Mesa Village  
Natural Resource Protection Analysis

Category	Ownership Legend										
	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
<b>25% Slope</b>	97,308	0	0	0	0	0	0	0	0	0	0
Existing >25% Slope	97,308	0	0	0	0	0	0	0	0	0	0
Preservation rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Additional Preservation Rate Credit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Final Preservation Rate	80.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Required 25% Slope	77,845	0	0	0	0	0	0	0	0	0	0
Disturbed 25% Slope	0	0	0	0	0	0	0	0	0	0	0
Preserved 25% Slope	97,308	0	0	0	0	0	0	0	0	0	0
25% Slope Surplus	19,463	0	0	0	0	0	0	0	0	0	0
<b>17-24.99% Slope</b>	198,869	0	19,748	0	0	0	0	0	0	0	0
Existing 17-24.99% Slope	198,869	0	19,748	0	0	0	0	0	0	0	0
Preservation rate	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Additional Preservation Rate Credit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Final preservation rate	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
Required 17-24.99% Slope	137,822	0	3,804	0	0	0	0	0	0	0	0
Disturbed 17-24% Slope	0	0	0	0	0	0	0	0	0	0	0
Preserved 17-24.99% Slope	198,869	0	19,748	0	0	0	0	0	0	0	0
17-24.99% Slope Surplus	59,067	0	5,924	0	0	0	0	0	0	0	0
<b>Forest</b>	62,473	8,210	4,183	34,814	7,308	5,503	4,498	4,470	8,082	19,878	2,221
Existing Tree Canopy (Estimate)	62,473	8,210	4,183	34,814	7,308	5,503	4,498	4,470	8,082	19,878	2,221
Preservation rate	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Additional Preservation Rate Credit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Final preservation rate	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Required Tree Canopy	31,237	4,105	2,082	17,257	3,653	2,797	2,249	2,235	4,091	9,839	1,111
Preserved Tree Canopy (Estimate)	3,201	1,081	0	33,646	1,414	0	4,301	318	1,048	1,969	2,221
Flexible Measure Tree Canopy	0	0	0	0	0	0	0	0	0	0	0
Usable Flexible Measure Tree Canopy	0	0	0	0	0	0	0	0	0	0	0
Total Effective Preserved Tree Canopy	3,201	1,081	0	33,646	1,414	0	4,301	318	1,048	1,969	2,221
Tree Canopy Deficit/Surplus	28,036	3,024	2,082	18,389	2,230	2,797	2,052	1,912	3,943	7,870	3,111
<b>Total Surplus</b>	19,463	0	0	0	0	0	0	0	0	0	0
25% Slope Surplus	19,463	0	0	0	0	0	0	0	0	0	0
17-24.99% Slope Surplus	66,700	0	5,924	0	0	0	0	0	0	0	0
Tree Canopy Deficit/Surplus	151,894	2,024	2,082	16,389	2,230	2,797	2,052	1,912	3,943	7,870	3,111
Total Surplus or Deficit	33,267	2,024	2,082	2,082	2,230	2,797	2,052	1,912	3,943	7,870	3,111
<b>Summary by Ownership</b>	80,482	3,024	2,082	0	2,230	2,797	0	1,912	3,943	7,870	0
Total Surplus	80,482	3,024	2,082	0	2,230	2,797	0	1,912	3,943	7,870	0
Tree Canopy Deficit	0	0	0	0	0	0	0	0	0	0	0
<b>Project Total Resource Surplus</b>	80,482	3,024	2,082	2,230	2,797	2,082	2,052	1,912	3,943	7,870	3,111

**Notes:**

- All areas in square feet.
- Applied Compatible Preservation Rates to All Parcels addressed in Specific Plan per City LDC, regardless of Ownership.
- Forest Resource Estimates taken from analysis of aerial photography for preliminary evaluation purposes
- Preserved Tree Canopy Estimate is net of all Slope Preservation Areas (see Parcels B and DA)
- Parcel B: Existing Tree Canopy Estimate in non-slope areas only. Preserved Canopy: Estimated in non-slope, no-build area and green belts only. Assume 0% within buildable area.
- Parcels C, D1, D2, D3, D4, E, F, H, I, J and K: Assume 0% tree preservation
- Parcels Da, Db and G (Future COP parcels per exchange). Assume 100% tree preservation on each parcel.
- Parcels D2 and D3 trees exclude portions of Parcel E. Parcel E includes both north and south of Gemelli Drive.
- Parcel I: (Caven Open Space). Assume 100% tree preservation

Cell Color Legend  
Manual Input Cell  
Calculated Input Cell  
Estimated Input Cell  
Code Factor Input Cell  
Calculation Cell

NATURAL RESOURCE PROTECTION - EXHIBIT 1

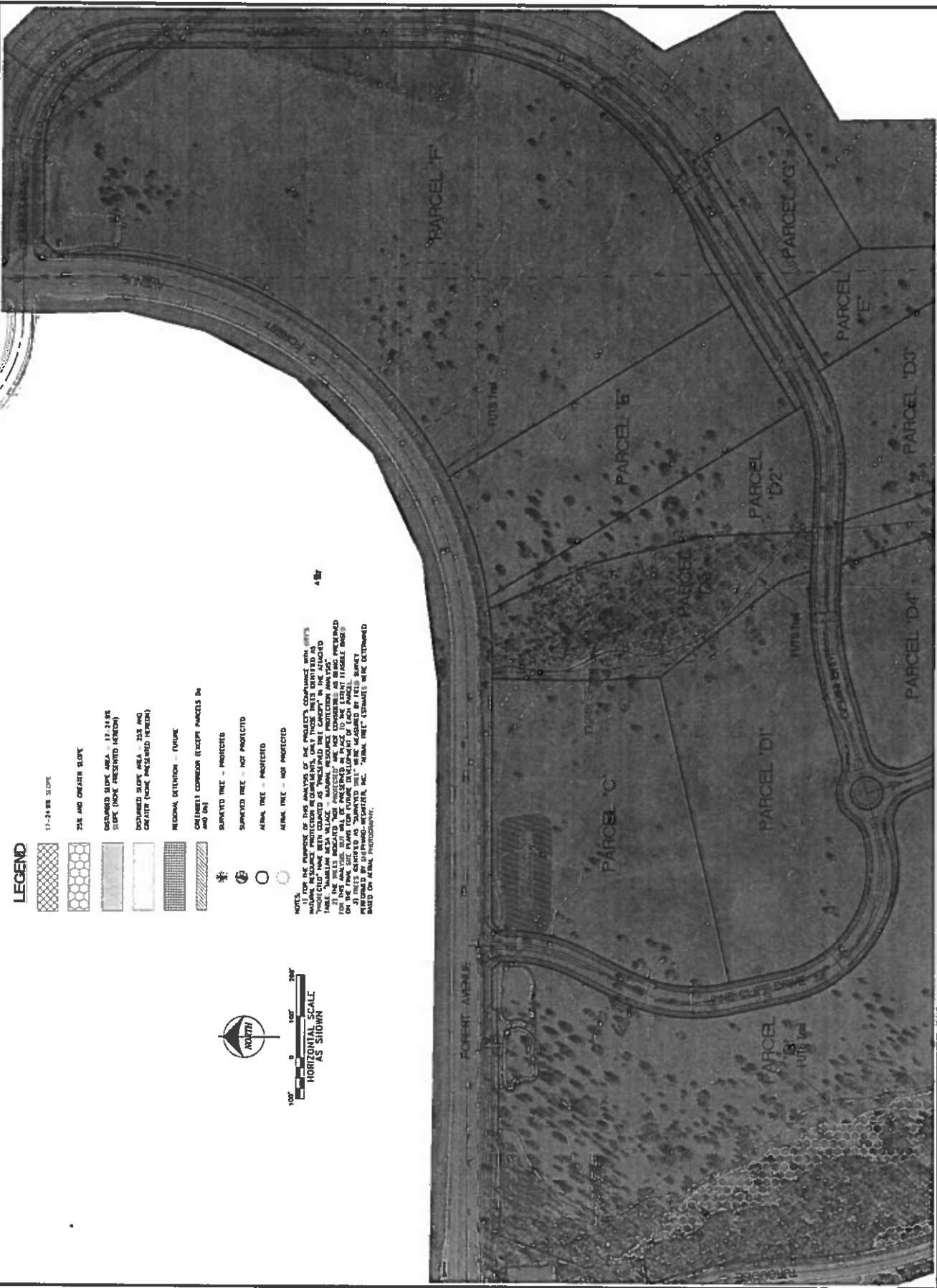
McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DATE: MAY 4, 2007  
DRAWN BY: B.L.C.  
CHECKED BY: B.L.C.  
SCALE: AS SHOWN

DAC Consulting, Inc.  
9808 East Sullivan Drive  
Scottsdale, AZ 85260  
Phone: (480) 924-4244 Fax: (480) 924-0888

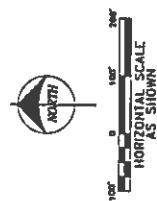
1. Title	DATE
2. General Notes	DATE
3. Revised Survey Data	DATE
4. Revised Topographic Plan	DATE
5. Revised Utility Plans	DATE
6. Revised Grading Plans	DATE
7. Revised Foundation Plans	DATE
8. Revised Structural Plans	DATE
9. Revised Mechanical/Electrical/Plumbing Plans	DATE
10. Revised Landscape Plans	DATE
11. Revised Other Plans	DATE



LEGEND

- 17-24.9% SLOPE
- 25% AND GREATER SLOPE
- DISTURBED SLOPE AREA - 17-24.9% SLOPE (DO NOT DISTURB HEREON)
- DISTURBED SLOPE AREA - 25% AND GREATER (DO NOT DISTURB HEREON)
- REGIONAL DETENTION - FUTURE
- CURRENTLY CORRIDOR (EXCEPT PARCELS D4 AND D5)
- SURVIVED TREE - PROTECTED
- SURVIVED TREE - NOT PROTECTED
- ALBINA TREE - PROTECTED
- ALBINA TREE - NOT PROTECTED

NOTE: 1) FOR THE PURPOSE OF THIS ANALYSIS OF THE PROJECT'S COMPLIANCE WITH ARIZONA NATURAL RESOURCE PROTECTION REGULATIONS, ONLY THOSE TREES IDENTIFIED AS SURVIVED TREES ON THE AERIAL PHOTOGRAPHS AND THE SURVIVED TREE TABLE "MCMILLAN MESA VILLAGE - NATURAL RESOURCE PROTECTION ANALYSIS" ARE CONSIDERED AS BEING PROTECTED. TREES NOT IDENTIFIED AS SURVIVED TREES ON THE AERIAL PHOTOGRAPHS OR THE SURVIVED TREE TABLE "MCMILLAN MESA VILLAGE - NATURAL RESOURCE PROTECTION ANALYSIS" ARE CONSIDERED AS NOT BEING PROTECTED. THE FINAL DECISION REGARDING THE PROTECTION OF TREES WILL BE DETERMINED BY THE ARIZONA DEPARTMENT OF LAND AND WATER CONSERVATION, INC. "ALBINA TREE" SYMBOLS WERE DETERMINED BASED ON AERIAL PHOTOGRAPHS.



NATURAL RESOURCE PROTECTION - EXHIBIT 2

McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DATE: MAY 4, 2007  
DRAWN BY: DAC  
CHECKED BY: DAC  
SCALE: AS SHOWN

**DAC Consulting, Inc.**  
8668 East SUTTON Drive  
Scottsdale, AZ 85260  
Phone: (480) 933-2348 Fax: (480) 933-0444

DATE	DESCRIPTION
05/23/07	1. Initial
07/26/07	2. Revised per City Comments
08/23/07	3. Revised per City Comments
08/23/07	4. Final



- LEGEND**
- 17-24.9% SLOPE
  - 25% AND GREATER SLOPE
  - DISTURBED SLOPE AREA - 17-24.9% SLOPE (NONE PRESENTED HEREIN)
  - DISTURBED SLOPE AREA - 25% AND GREATER (NONE PRESENTED HEREIN)
  - REGIONAL DETERMINATION - FUTURE
  - OUTLINED CORRIDOR (EXCEPT PARCELS 1a AND 1b)
  - SURVEYED TREE - PROTECTED
  - SURVEYED TREE - NOT PROTECTED
  - APRIL TREE - PROTECTED
  - APRIL TREE - NOT PROTECTED

NOTES:  
1) THE PURPOSE OF THIS MAP IS TO IDENTIFY AND PROTECT NATURAL RESOURCES WITHIN THE CITY OF FLAGSTAFF. THIS MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PRESENTED HEREON.  
2) THE AREAS SHOWN AS "PROTECTED" ARE NOT GUARANTEED AS SUCH. PROTECTED AREAS MAY BE SUBJECT TO FUTURE REVISIONS.  
3) THE AREAS SHOWN AS "NOT PROTECTED" ARE NOT GUARANTEED AS SUCH. NOT PROTECTED AREAS MAY BE SUBJECT TO FUTURE REVISIONS.  
4) THIS MAP WAS PREPARED BY FLAGSTAFF CITY ENGINEERS AND ARCHITECTS, INC. (FCA) AND IS BASED ON FIELD SURVEY DATA AND AERIAL PHOTOGRAPHS.  
5) "APRIL TREE" ESTIMATES WERE DETERMINED BASED ON AERIAL PHOTOGRAPHS.

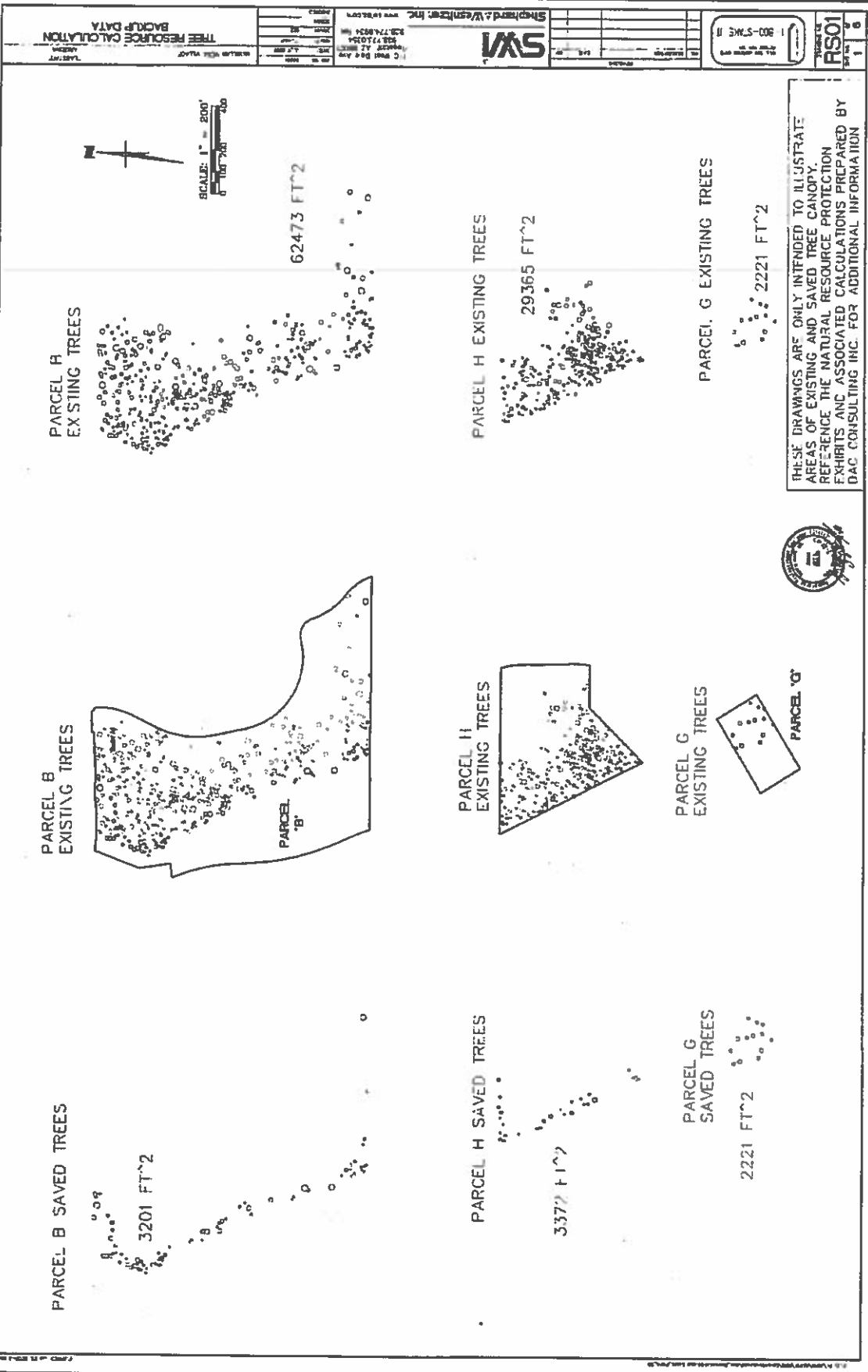
NATURAL RESOURCE PROTECTION - CALCULATIONS  
McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DATE: 07/22/2007  
DRAWN BY: DAC  
CHECKED BY: DAC  
SCALE: AS SHOWN

DAC Consulting, Inc.  
8668 East Sultun Drive  
Scottsdale, AZ 85260  
Phone: (480) 933-3348 Fax: (480) 933-0989

SHEET 5 OF 10 SHEETS



THESE DRAWINGS ARE ONLY INTENDED TO ILLUSTRATE AREAS OF EXISTING AND SAVED TREE CANOPY. REFERENCE THE NATURAL RESOURCE PROTECTION EXHIBITS AND ASSOCIATED CALCULATIONS PREPARED BY DAC CONSULTING INC. FOR ADDITIONAL INFORMATION



TREE RESOURCE CALCULATION  
BACKUP DATA

Shepherd & Associates, Inc.  
1000 N. 10th Ave.  
Flagstaff, AZ 86001  
Phone: (908) 748-1004  
Fax: (908) 748-1004



1-800-574-5111  
SMA  
SMA

PROJECT #  
DATE  
BY

NATURAL RESOURCE PROTECTION - CALCULATIONS

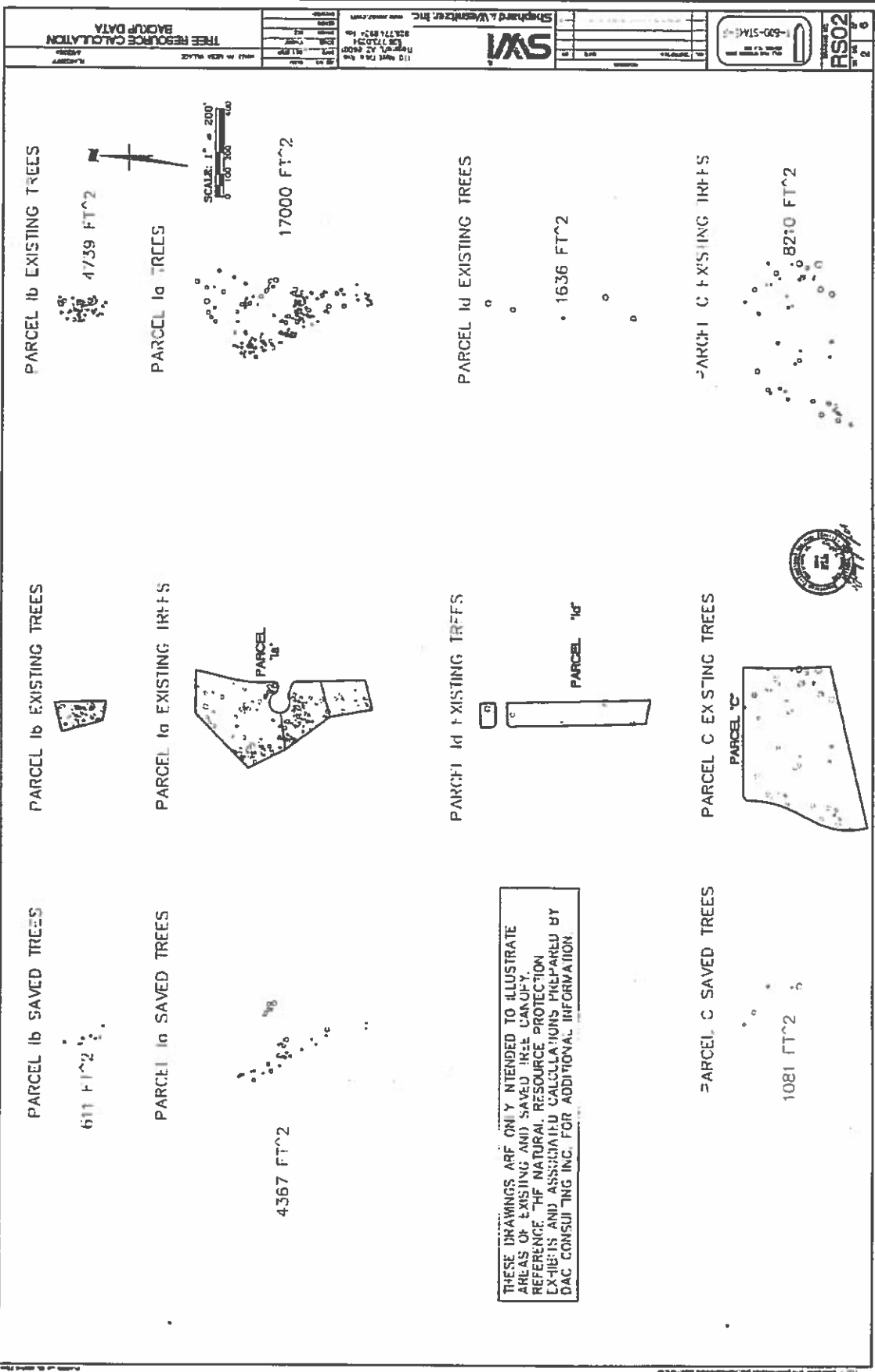
McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DATE: 07/24/07  
DRAWN BY: B.A.C.  
CHECKED BY: B.A.C.  
SCALE: AS SHOWN

DAC Consulting, Inc.  
9660 East Sullivan Drive  
Scottsdale, AZ 85260  
Phone: (480) 991-0246 Fax: (480) 991-0248

DATE	07/24/07
BY	B.A.C.
CHECKED	B.A.C.
SCALE	AS SHOWN
PROJECT	McMILLAN MESA VILLAGE
SHEET	6 OF 10



THESE DRAWINGS ARE ONLY INTENDED TO ILLUSTRATE AREAS OF EXISTING AND SAVED TREE CANOPY. REFERENCE THE NATURAL RESOURCE PROTECTION EXHIBITS AND ASSOCIATED CALCULATIONS PREPARED BY DAC CONSULTING INC. FOR ADDITIONAL INFORMATION.

110 West Park Ave  
Phoenix, AZ 85008  
Tel: 602.971.8724  
Fax: 602.971.8725  
www.dacconsulting.com

DATE	07/24/07
BY	B.A.C.
CHECKED	B.A.C.
SCALE	AS SHOWN
PROJECT	McMILLAN MESA VILLAGE
SHEET	6 OF 10

McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DAC Consulting, Inc.  
9660 East Sullivan Drive  
Scottsdale, AZ 85260  
Phone: (480) 991-0246 Fax: (480) 991-0248

DATE	07/24/07
BY	B.A.C.
CHECKED	B.A.C.
SCALE	AS SHOWN
PROJECT	McMILLAN MESA VILLAGE
SHEET	6 OF 10

NATURAL RESOURCE PROTECTION - CALCULATIONS  
MCMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA

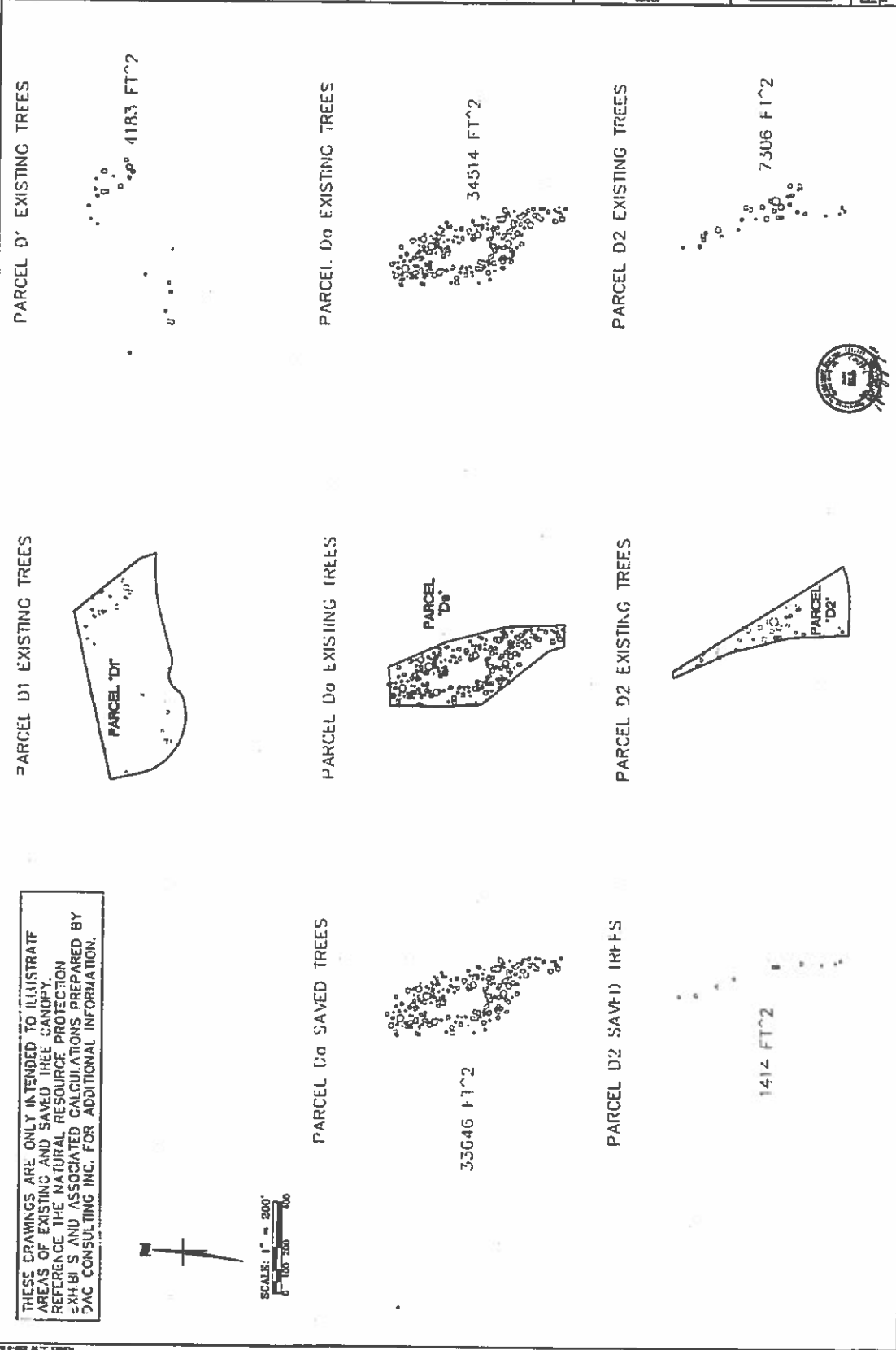


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CHECKED BY: DAC  
DRAWN BY: DAC  
SCALE: 1" = 200'

DAC Consulting, Inc.  
9688 East Sultana Drive  
Scottsdale, AZ 85260  
Phone: (480) 828-2246 Fax: (480) 828-0888

SHEET 7  
OF 10 SHEETS

				Shephard & Westheimer, Inc. 110 East Duran Ave Phoenix, AZ 85016 520.770.8200 520.770.8204	
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THESE DRAWINGS ARE ONLY INTENDED TO ILLUSTRATE AREAS OF EXISTING AND SAVED TREE CANOPY. REFERENCE THE NATURAL RESOURCE PROTECTION - XH B'S AND ASSOCIATED CALCULATIONS PREPARED BY DAC CONSULTING INC. FOR ADDITIONAL INFORMATION.







NATURAL RESOURCE PROTECTION - CALCULATIONS  
McMILLAN MESA VILLAGE  
FLAGSTAFF, ARIZONA



DATE: 07/27/04  
BY: B.A.C.  
CHECKED BY: B.A.C.  
PROJECT: 04-8052

**DAC Consulting, Inc.**  
9668 East Sultana Drive  
Scottsdale, AZ 85260  
Phone: (480) 228-2248 Fax: (480) 228-2288

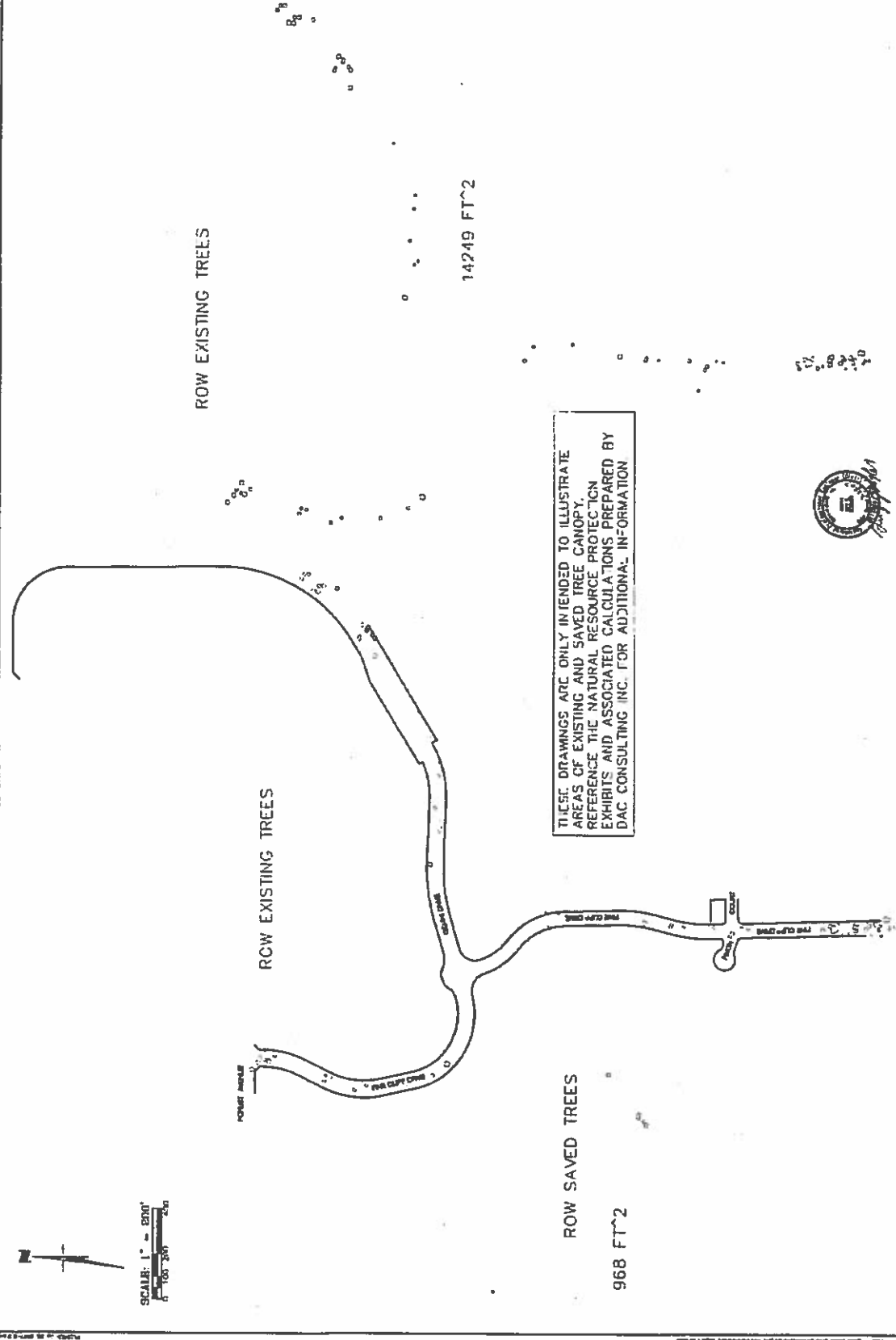
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BY	B.A.C.
CHECKED	B.A.C.
PROJECT	04-8052
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PROJECT	04-8052
DATE	07/27/04
BY	B.A.C.
CHECKED	B.A.C.
PROJECT	04-8052

RS06



Shepherd & Associates, Inc.  
110 West Oak Ave  
Phoenix, AZ 85016  
Phone: (602) 998-1100  
Fax: (602) 998-1101

THESE RESOURCE CALCULATION  
BACKUP DATA



THESE DRAWINGS ARE ONLY INTENDED TO ILLUSTRATE  
AREAS OF EXISTING AND SAVED TREE CANOPY.  
REFERENCE THE NATURAL RESOURCE PROTECTION  
EXHIBITS AND ASSOCIATED CALCULATIONS PREPARED BY  
DAC CONSULTING INC. FOR ADDITIONAL INFORMATION



SCALE: 1" = 200'  
0 100' 200'



# McMillan Mesa Proposed Regional Plan Area Types



The Future Growth Illustration defines the geographic locations of area types and place types. It shows the spatial relationship of existing and future development and is intended to be used in conjunction with the Natural Environment Maps (Maps 5-8) and the Road Network Map (Map 25). This illustration should not be relied upon to determine where specific land uses are allowed; that information is found in City Code Title 10 (Zoning Code) and the Zoning Map. In case of any conflict between the Future Growth Illustration and the Regional Plan's goals and policies, the goals and policies will prevail.

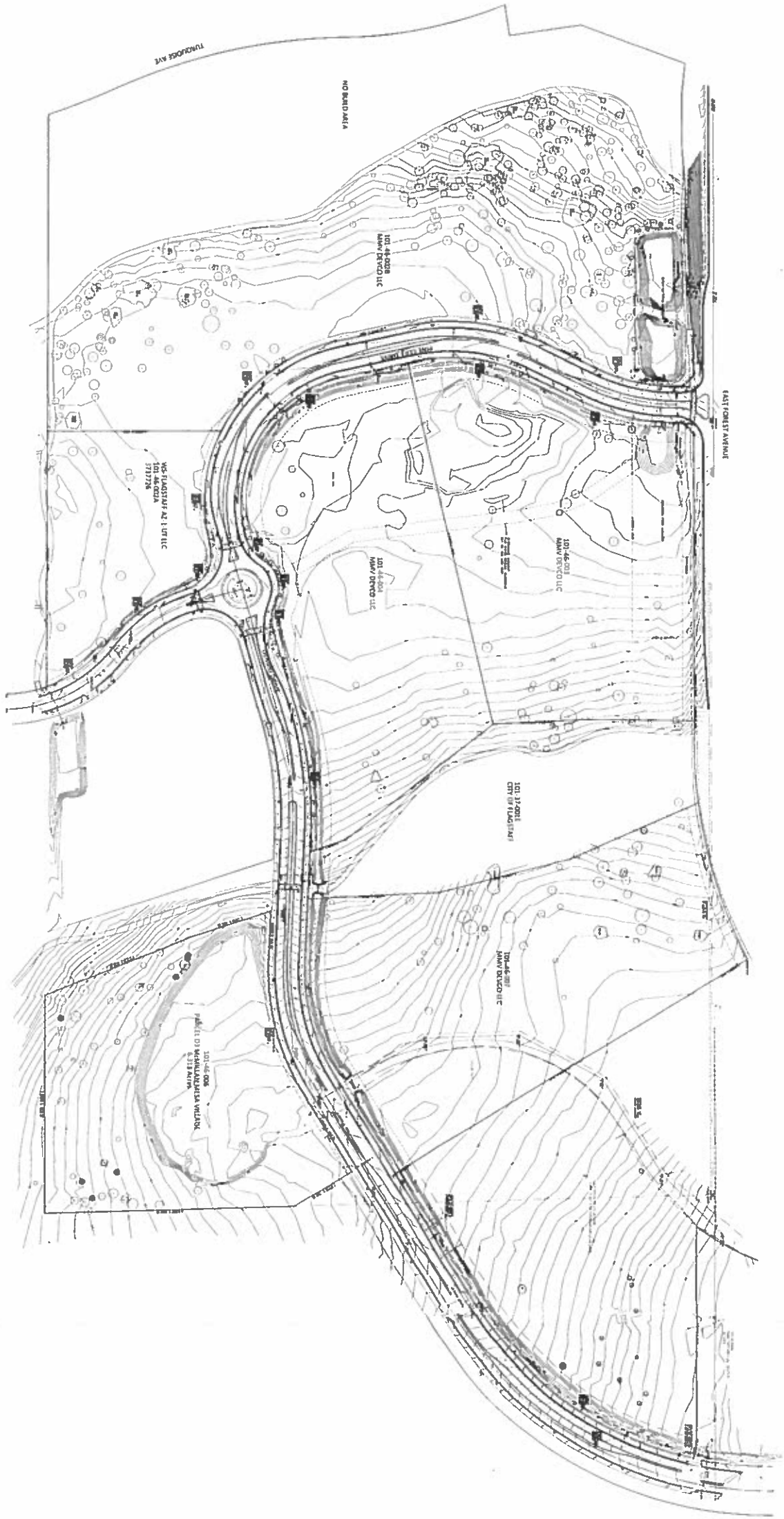
Map 22:  
**FUTURE GROWTH ILLUSTRATION**

- Urban Growth Boundary
- City of Flagstaff
- Future Activity Center
- Suburban Activity Center (S1)  
"x" symbol identifies existing center
- Urban Activity Center (U1)  
"x" symbol identifies existing center
- Rural Activity Center
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Industrial
- Future Employment
- Park/Open Space
- Concentration of Natural Resources  
(see Figure 8)
- RTP Future Road Network
- Areas in white retain their existing entitlements
- Fly Zone

Future growth illustrations and plans do not preclude private development entitlements. Please see [www.flagstaffmatters.com](http://www.flagstaffmatters.com) for an interactive GIS map.



**FLAGSTAFF REGIONAL PLAN  
VISION 2030: PLACE MATTERS**



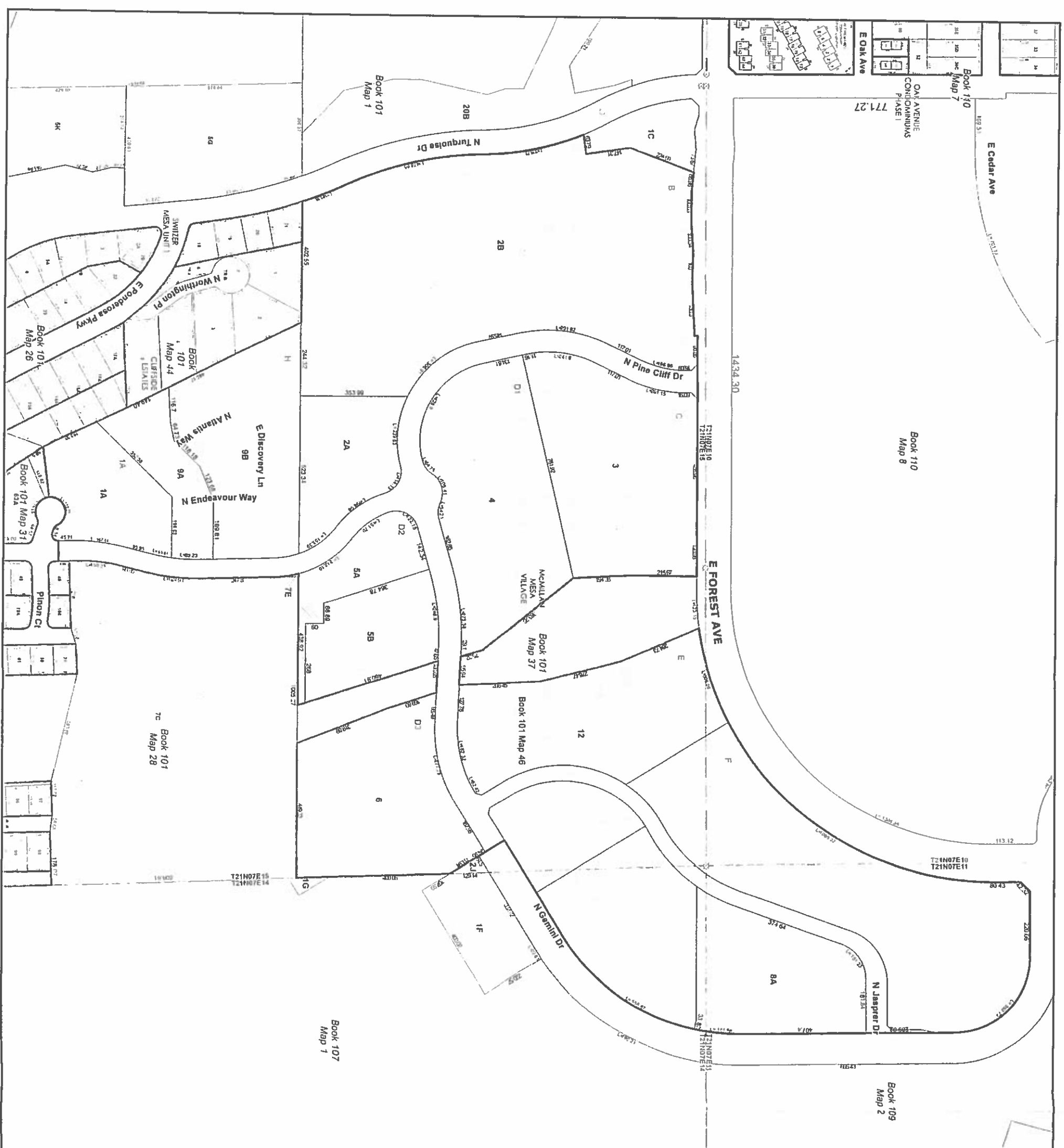
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 MAM DEVCO LLC  
 14-0001 TO 14-0100  
 MAM DEVCO LLC



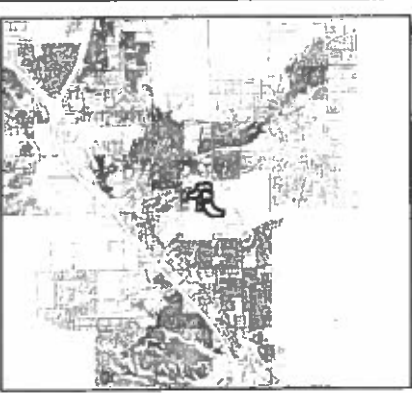
14-0001 TO 14-0100  
 MAM DEVCO LLC  
 14-0001 TO 14-0100  
 MAM DEVCO LLC



*TOPO*



**COCONINO COUNTY ARIZONA**  
**Book 101 Map 46**  
 POR SEC 10, 11, 14, 15  
 T21N R07E



Overview Map

**Legend**

- Current Page
- Corner
- PLSS Boundaries
- Local Road
- Major Road
- Simultaneous Conveyance
- Parcels
- Encumbrance
- Right of Way, Vacation
- Conservation
- Easement - General Utility Easement
- Flood Easement
- Ingress-Egress
- Private Right Of Way
- Simultaneous Conveyance Division
- Alley
- Lot, Block, Tract, Park
- General Common Element

**Notes:**

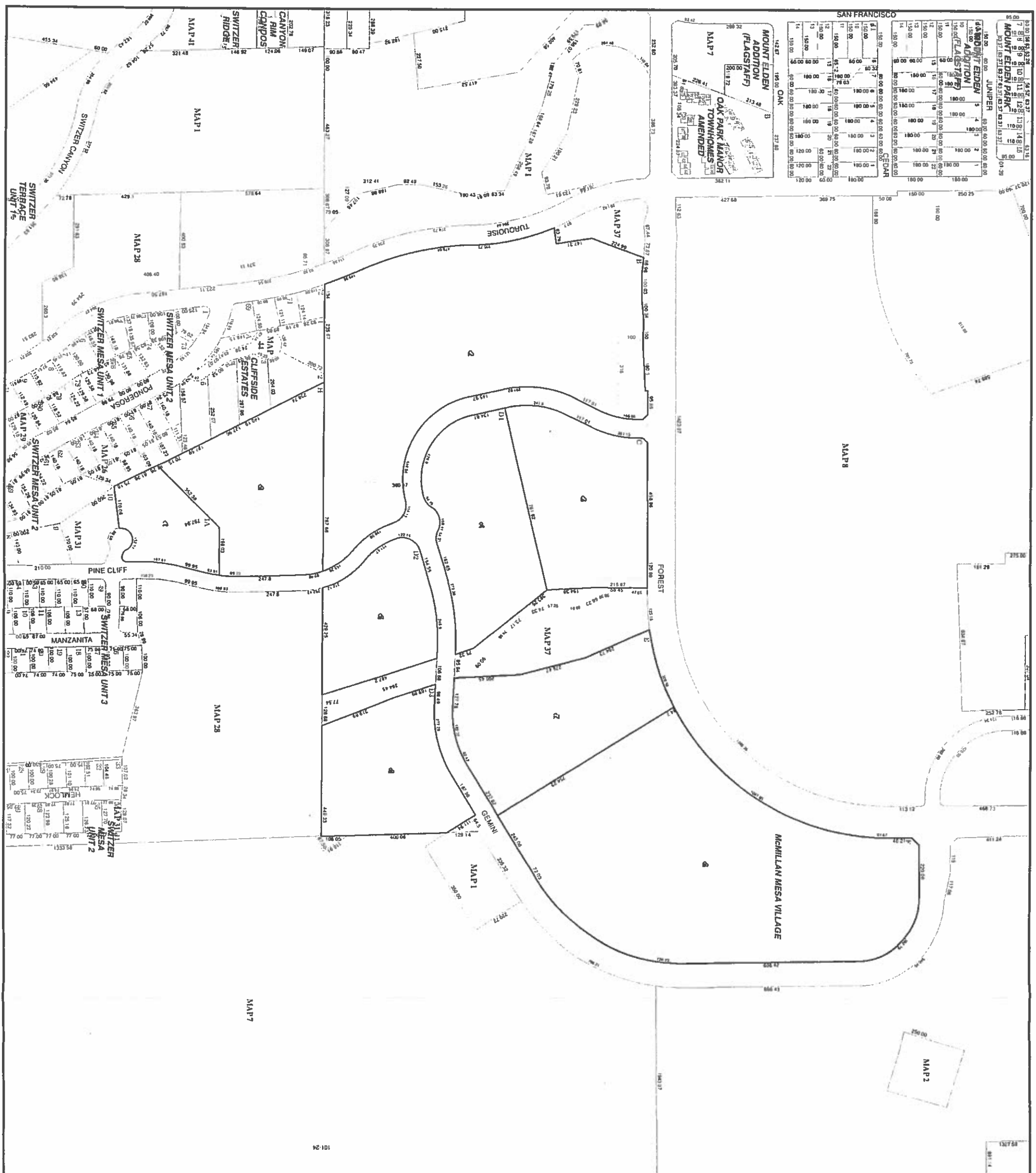
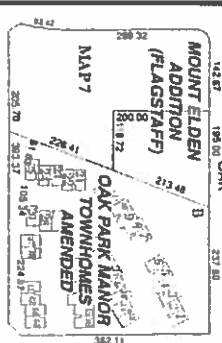
Economic Area: 01  
 Neighborhood 01.61  
 Revision Date: 12/29/2016  
 1 inch equals 209 feet

These data are for general planning purposes only  
 No warranty of accuracy is given or implied

100.00 148.00 132.00 145.00 135.00 140.00 138.00 142.00 136.00 141.00 139.00 143.00 137.00 144.00 134.00 146.00 133.00 147.00 132.00 148.00 131.00 149.00 130.00 150.00 129.00 151.00 128.00 152.00 127.00 153.00 126.00 154.00 125.00 155.00 124.00 156.00 123.00 157.00 122.00 158.00 121.00 159.00 120.00 160.00 119.00 161.00 118.00 162.00 117.00 163.00 116.00 164.00 115.00 165.00 114.00 166.00 113.00 167.00 112.00 168.00 111.00 169.00 110.00 170.00 109.00 171.00 108.00 172.00 107.00 173.00 106.00 174.00 105.00 175.00 104.00 176.00 103.00 177.00 102.00 178.00 101.00 179.00 100.00 180.00 99.00 181.00 98.00 182.00 97.00 183.00 96.00 184.00 95.00 185.00 94.00 186.00 93.00 187.00 92.00 188.00 91.00 189.00 90.00 190.00 89.00 191.00 88.00 192.00 87.00 193.00 86.00 194.00 85.00 195.00 84.00 196.00 83.00 197.00 82.00 198.00 81.00 199.00 80.00 200.00 79.00 201.00 78.00 202.00 77.00 203.00 76.00 204.00 75.00 205.00 74.00 206.00 73.00 207.00 72.00 208.00 71.00 209.00 70.00 210.00 69.00 211.00 68.00 212.00 67.00 213.00 66.00 214.00 65.00 215.00 64.00 216.00 63.00 217.00 62.00 218.00 61.00 219.00 60.00 220.00 59.00 221.00 58.00 222.00 57.00 223.00 56.00 224.00 55.00 225.00 54.00 226.00 53.00 227.00 52.00 228.00 51.00 229.00 50.00 230.00 49.00 231.00 48.00 232.00 47.00 233.00 46.00 234.00 45.00 235.00 44.00 236.00 43.00 237.00 42.00 238.00 41.00 239.00 40.00 240.00 39.00 241.00 38.00 242.00 37.00 243.00 36.00 244.00 35.00 245.00 34.00 246.00 33.00 247.00 32.00 248.00 31.00 249.00 30.00 250.00 29.00 251.00 28.00 252.00 27.00 253.00 26.00 254.00 25.00 255.00 24.00 256.00 23.00 257.00 22.00 258.00 21.00 259.00 20.00 260.00 19.00 261.00 18.00 262.00 17.00 263.00 16.00 264.00 15.00 265.00 14.00 266.00 13.00 267.00 12.00 268.00 11.00 269.00 10.00 270.00 9.00 271.00 8.00 272.00 7.00 273.00 6.00 274.00 5.00 275.00 4.00 276.00 3.00 277.00 2.00 278.00 1.00 279.00 0.00 280.00

**SAN FRANCISCO**

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MAP 100	ADDITION		08/11/08	1



**BOOK 101**  
**MAP 46**

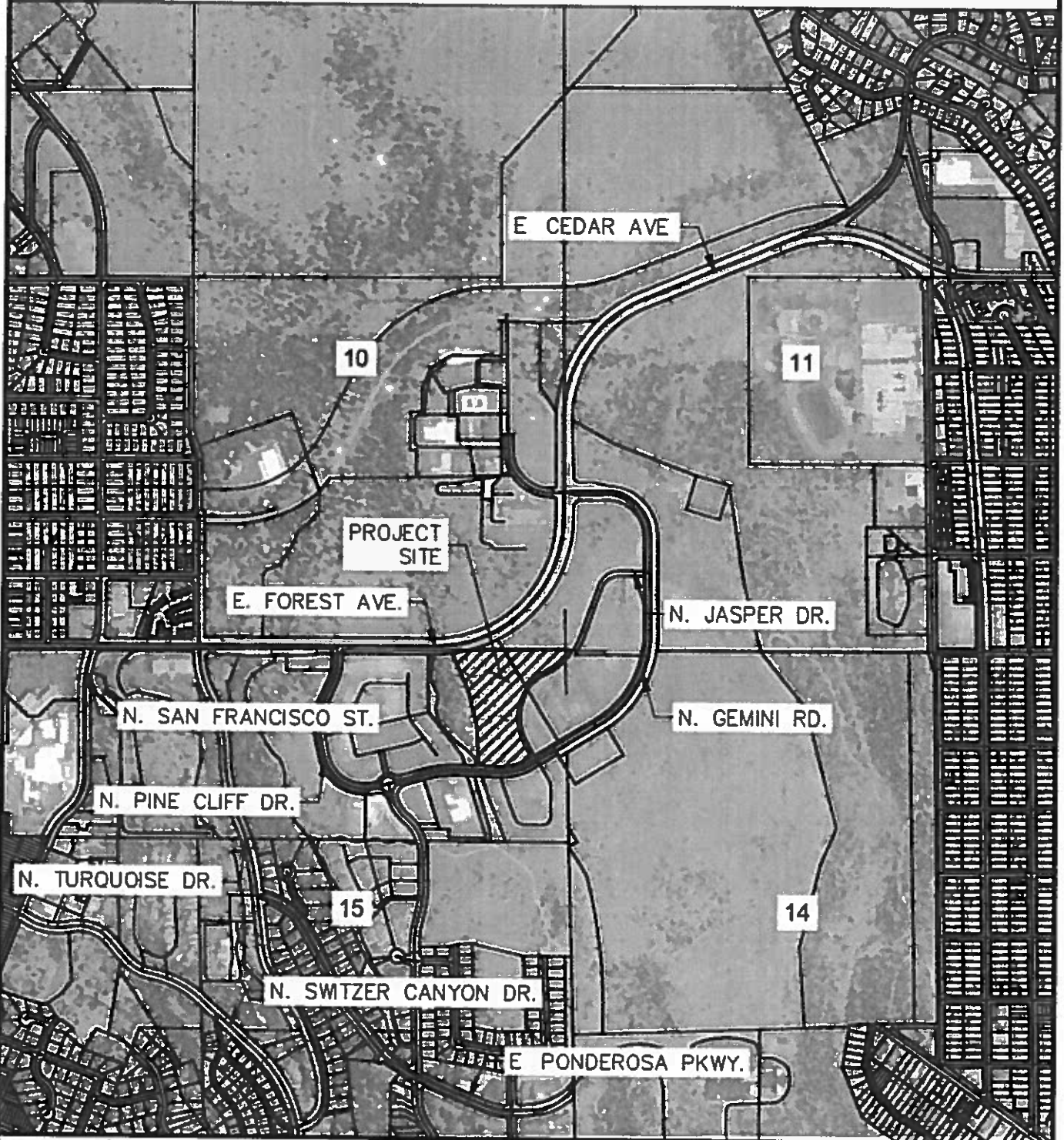
POR SEC 10, 11, 14, 15  
 T21N-7E

**COCONINO COUNTY**  
 LAST REVISION: 8/21/2008  
 1 inch = 300 feet  
 TAX CODE: 0150  
 MARKET / SUB: 03/13

PLOTTED: Sep 17, 2018-5:16pm



LOCATED IN THE NE ¼ OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



FILE: P:\2018\MMV LOTS 3 & 4 REZONE\DRAWINGS\EXHIBITS\18033 - VICINITY MAP.DWG CPHAM

**SWI**  
Shepherd & Wesnitzer, Inc.  
www.swiaz.com

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

JOB NO. 18033  
DATE SEP 18  
SCALE 1"=1000'  
DRAWN CMP  
DESIGN CMP  
CHECKED SCI

McMILLAN MESA VILLAGE

FLAGSTAFF  
ARIZONA

VICINITY MAP

SHEET

1

OF 1

### III. SITE ANALYSIS/DEVELOPMENT SUITABILITY

#### A. Existing Land Uses

The McMillan Mesa Village Specific Plan area comprises approximately 146 acres of vacant and undeveloped land. The northern 100 acres is presently zoned R-R, Single-Family Residential Rural and the majority of the southern 46 acres is zoned R-1, Single-Family Residential with the exception of approximately one quarter acre of HR, Multiple Family Residential, along the southern property line and 6.6 acres on the east side which is zoned R-R.

Existing land uses surrounding the site include 50 single-family residences within Switzer Mesa Unit 3 subdivision to the south, as well as the Pine Cliff Village Apartments, vacant City property to the east and north, the USGS facility to the north and single-family hillside residences along Ponderosa Parkway to the west.

#### B. Topography

The topographic character of the property is generally divided into two gently sloping grassed mesas. The larger central mesa consists of approximately 91 acres that slopes at 2% to 4% to the west, where forested bluffs of +25% slope occur. The upper mesa of approximately 45 acres, which gradually slopes to the west at 2% to 3%, is separated from the lower central mesa by a 20 to 30-foot high, sparsely forested moderate slope of 6% to 16%.

#### C. Hydrology

There are no 100-year floodplains on the subject property per FEMA Flood Insurance Rate Maps and the City Growth Management Guide 2000. Generally, the drainage from the mesa is to the west and south at a gradient of approximately 2% to 4% where stormwater eventually descends the steep bluffs and enters the Switzer Canyon Wash.

Project design will incorporate sensitive grading and detention requirements in order to protect existing lots within Switzer Mesa Unit III and along Ponderosa Parkway from increased project drainage flows.

Post-development project drainage discharge will be detained onsite in landscaped and open space areas and released at pre-development discharge flow rates in accordance with City requirements. Specific locations and grading design of detention areas will be provided at subdivision/street platting application. Street drainage detention will be designed and incorporated into the street improvement plans as a storm drain system. The developer/builder of each development area will be responsible for providing the required drainage detention areas within the development site.

**D. Vegetation**

The site contains two major plant communities: natural grass meadows and Ponderosa Pine forests. The natural grasses, which include western wheat grass, squirrel tail, blue grama, bluegrass and Arizona fescue, predominate the majority of the two flat mesas. Ponderosa Pine forests are confined to the western bluff overlooking Switzer Canyon and along the moderate sloped area which separates the mesas.

**E. Geology/Soils**

The entire site, as mapped by the U.S. Soil Conservation Service, is Broiliar stony clay loam at 0-30% slopes on top of an igneous/basaltic bedrock mesa. Overall, the site soils are suitable for development with some engineering modifications.

Soil testing of the site's southern 41 acres was done in December 1986, by Foree & Vann, Inc., which found the top soil to be primarily clay with fine to coarse gravel, cobbles and some boulders. The lower layer was either sandy brown clay and fine to coarse gravel or basaltic rock. Due to the potential for soil expansion, Foree & Vann, Inc. recommended two construction alternatives: either soil replacement or the use of cylindrical pier, grade beam and/or prestressed slab.

**F. Visual Resources**

The dominant panoramic views from the site are of the San Francisco Peaks to the north, with Humphrey's Peak at elevation 12,633 feet or roughly 5,600 feet above and 10 miles north of the Plan area. Similar views exist of Elden Mountain to the northeast, which at elevation 9,300 feet is approximately 2,260 feet above and three miles away from the site. To a lesser degree, westerly viewsheds from the upper elevations of the site have filtered views of Observatory Mesa and the Flagstaff Medical Center. These long-range, offsite vistas, due to the difference in elevations, can be seen far above the canopy level of the surrounding Ponderosa Pine forests and therefore should be unaffected by development of the site. However, a philosophy of sensitive building design, location, orientations and height variations in those plan areas adjacent to existing residential neighborhoods, should encourage preservation of existing view corridors toward the San Francisco Peaks.

Views onto the subject property were evaluated by observation from the new Forest Avenue, as well as from adjoining properties. The views from Forest Avenue were somewhat limited due to the terrain, vegetation and below natural grade alignment of Forest Avenue. Similar limited viewsheds exist along Turquoise Drive and Ponderosa Parkway where the forested bluffs obstruct views onto the site. Adjacent properties which are on top of the open and

grassy Switzer Mesa, such as the subdivision to the south, have good visibility of the site and, therefore, future site development, which is overseen by the McMillan Mesa Village Design Review Committee and the City Development Review Board, should be sensitive to existing residents' view corridors. The Design Review Committee will cooperate with the neighbor's Homeowners' Association to reasonably protect those view corridors.

The site in its undeveloped state is perceived as a visual resource in terms of 1) views across the site to mountain and panoramic vistas and 2) views directly onto forested and rocky portions of the site across its open meadows. These views are perceived from several key locations or corridors: the Switzer Mesa No. 3 single-family residential subdivision adjacent to southerly portions of the site; Forest Avenue eastbound/northbound; Forest Avenue southbound/westbound; and, Turquoise Avenue/Ponderosa Parkway.

*From Switzer Mesa Subdivision No. 3*

Dominant panoramic views are of the San Francisco Peaks to the north, and Elden Mountain to the northeast. Due to difference in elevation, these views exist well above the canopy level of the surrounding ponderosa pine forest.

*From Forest Avenue Eastbound/Northbound*

From the Forest/Turquoise intersection proceeding uphill, the initial visual impression of the site is an unattractive road cut on the south side of Forest Avenue. With gain in elevation, the view transitions into meadow in the foreground with a cluster of trees and minor rock outcroppings - and a high voltage powerline - in the middleground and background. Sweeping around the curve provides direct, close-up views onto the site and beyond to the Devil's Chair on the face of Elden Mountain, at a view angle roughly double treetop level. This dramatic rock formation stays in view past the Gemini intersection.

*From Forest Avenue Southbound/Westbound*

The site is not visible until a short distance north of the Gemini intersection. At that point, the site is in the immediate and direct foreground and middleground view area, with background vistas to the open sky: the city is not visible. Moving south, sparse clusters of trees and the powerline come more readily into play, and then mid-way through the curve meadows and tree clusters immediately south of Forest Avenue - with the city beyond - provide a strong visual impression. Proceeding west, the site slides by and then disappears from view.

*From Turquoise/Ponderosa Parkway*

Views from these thoroughfares are of trees at the edge of the site, except for small areas at Turquoise and Forest, and Ponderosa Parkway at Pine Cliff Drive. Neither are deemed significant.

G. Traffic

Primary access to the site is provided by Forest Avenue at Gemini Drive to the north, which is designated as a major arterial on the City's Streets Plan, Circulation Element, Growth Management Guide 2000. Secondary project accesses will be at a right-in, right-out only intersection with Forest Avenue about 1,000 feet east of Turquoise Drive and from the south at Ponderosa Parkway, which is designated a minor arterial.

H. Public Utilities

Water - the subject property's elevation ranges from 6,934 to 7,114 feet and will require Zone A water for development. The nearest existing Zone A water is in Gemini Drive (12") serving the USGS facility. Zone B water is located in Turquoise Drive (16") and in the Switzer Mesa Subdivision Unit 3 (6" and 8").

Sewer - the nearest available major sewer line is an 8" line in Ponderosa Parkway which connects to a 15" sewer main west of Turquoise Drive in Switzer Canyon.

Electricity, Telephone, Gas - underground connections can be made to existing facilities located in the subdivision to the south and Cedar Avenue to the north.

Impact analyses of the McMillan Mesa development on existing infrastructure is included in the Appendix.

I. Schools

The property is within the Flagstaff Public School District. The schools that currently serve the subject property are as follows:

School	Attendance	Capacity
Marshall Elementary 850 N. Bonito Street	560	652
Flagstaff Junior High 755 N. Bonito Street	724	1,000

Flagstaff High School                      1,175                      1,600  
400 W. Elm Avenue

Source:        Flagstaff Public Schools  
                 Mr. Chris Peterson

**J.        Recreation and Trails**

Existing parks within one mile of the Study area include Buffalo (215 acres) and McPherson (40 acres) Parks to the north and a neighborhood park (2.5 acres) on Ponderosa Parkway south of Switzer Mesa subdivision. There is a school/park site planned for approximately 26 acres of McMillan Mesa Village. This site is on City property located to the east of Pine Cliff Drive and north of the Switzer Mesa subdivision.

The Open Space/Greenbelt and Parks Plan of the Growth Management Guide 2000 proposes the extension of the Urban Trails Network through the subject property. Specifically, the Parks Plan indicates a pedestrian trail linkage, which is intended to connect the above proposed neighborhood park and Buffalo Park.

**K.        Cultural Resources**

During the 1990 construction of the Cedar Avenue realignment project, a prehistoric site was surveyed by SWCA (Site NA19,184) along the northern property line of the plan area. Prior to development within the vicinity of this site, a professional archaeologist shall be consulted to determine if further action is warranted.

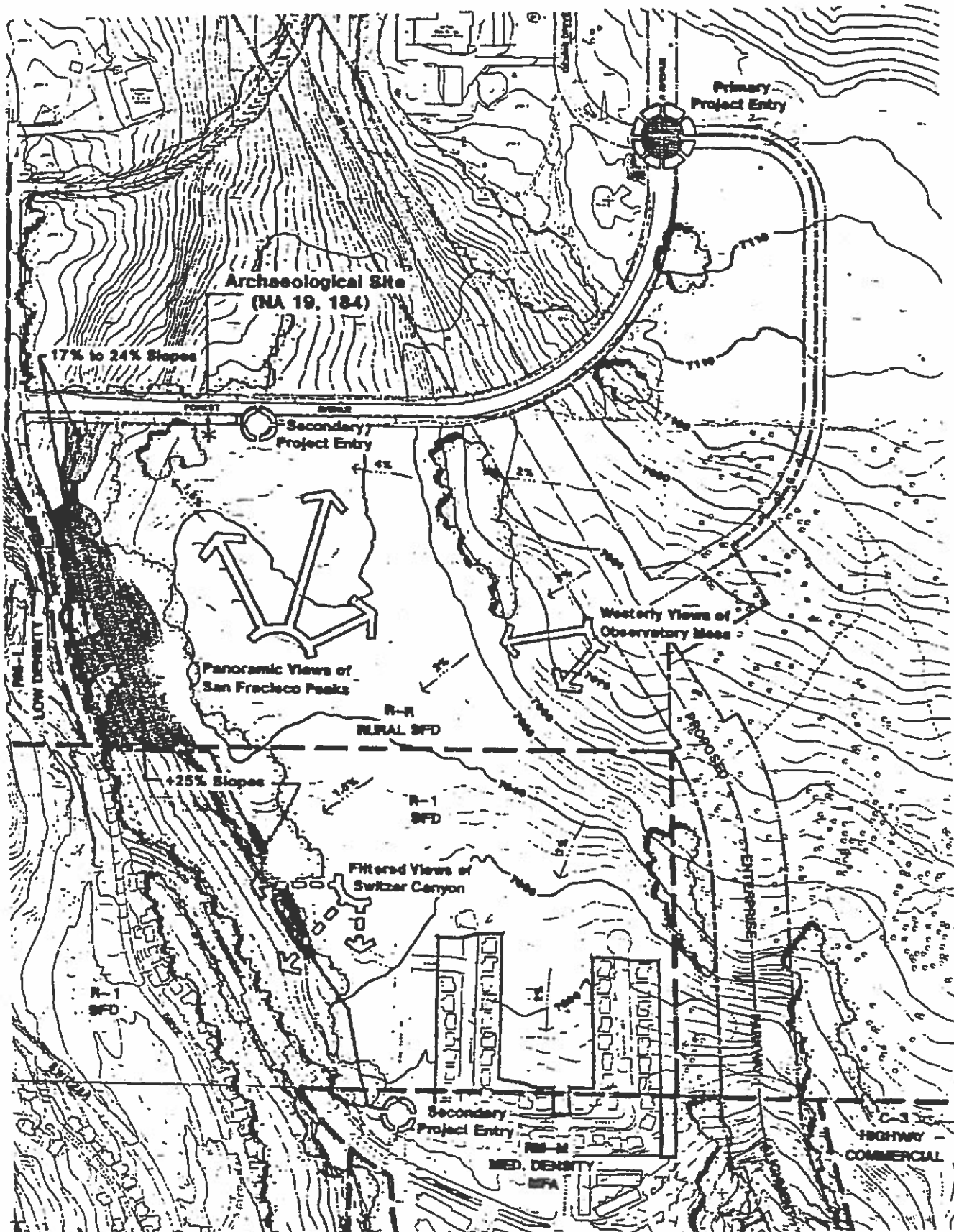
**L.        Development Suitability/Site Capacity**

The Development Suitability Composite exhibit (Exhibit B) graphically summarizes the elements of the preceding Site Analysis and areas of development opportunity and constraint. The purpose of this exhibit is to indicate areas where development may occur with minimal impact to the site's natural features and areas most sensitive to disturbance from development. The following table estimates the total resource protection standards for the McMillan Mesa Village Plan area. \*

Natural Feature	Protection Factor	Natural Feature Area	Protected Land
100-year Floodplains		0 acres	0 acres
Slopes: + 25% **	0.8	6.03 acres	4.82 acres
17-25%	0.7	1.30 acres	0.91 acres
Ponderosa Pine Forests	0.5	15.26 acres	7.63 acres
Total Natural Feature Protection Land			13.36 acres
Total Site Area			<u>146.28 acres</u>
Developable Site Area			132.92 acres

\* The natural feature areas were calculated by analyzing City aerial photos and topographic maps at a scale of 1"=100'. In areas where two or more natural features are present on the same area of land, only the most restrictive protection factor is used. A detailed analysis of each site will be required for processing of plats and site plans.

\*\* All slopes in Areas B, H and I are set aside as non-buildable areas, a higher degree of protection than provided by the LDC.



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# Development Suitability Composite

Exhibit B

**DEVELOPMENT AREA B 22.92 acres\***

Zoning District High Density Residential

Development Option Planned

**Specific Performance Standards**

Planned Development	
Maximum Gross DUA	22
Minimum OSR	.20
Maximum Net DUA	28
Maximum Building Height	45 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Dwelling Units	246

**Restrictions**

- 1) No buildings will be constructed westerly of the cliff line between mesa top and Turquoise Drive. This is approximately the dashed line on the plan and described below. Utility easements and trails will be permitted in the sloe area. See Appendix A for line definition.
- 2) Building height shall be limited to one story within 100 feet of Forest Avenue right-of-way as illustrated on Exhibit “H” of the Specific Plan.
- 3) Setbacks from Forest Avenue right-of-way will be 50 feet for buildings and parking as illustrated on Exhibit “H” of the specific plan.

*NOTE: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The Flagstaff Zoning Code should be consulted for current specific standards.*

\*Base Site Area

**DEVELOPMENT AREA C 7.67 acres\***

Zoning District Medium Density Residential

Development Option Planned

**Specific Performance Standards**

**Planned Development**

Maximum Gross DUA	9
Maximum OSR	.15
Maximum Net DUA	9
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Dwelling Units	69.03

**Restrictions**

- 1) Rear minimum setback may be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided.
- 2) If a Planned Residential Development is applied to parcel, the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Flagstaff Zoning Code Section 10-40.60.270.)
- 3) “Open Space” includes active and passive recreation uses, landscape areas, community gardens and any credit for open space deed restriction provided for in conveyance of Parcel Ic to Owner’s Association.
- 4) Parcel C may be combined with Parcel D1 for development of one parcel.

*The Flagstaff Zoning Code and any subsequent amendments thereto, should be consulted for current specific standards.*

**\*Base Site Area**

**DEVELOPMENT AREA D1 7.35 acres\***

Zoning District Medium Density Residential

Development Option Planned

**Specific Performance Standards**

**Planned Development**

Maximum Gross DUA	9
Maximum OSR	.15
Maximum Net DUA	9
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Dwelling Units	66.15

**Restrictions**

- 1) Rear minimum setback may be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard are per unit is provided.
- 2) If a Planned Residential Development is applied to parcel, the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Flagstaff Zoning Code Section 10-40.60.270.)
- 3) “Open Space” includes active and passive recreation uses, landscape areas, community gardens and any credit for open space deed restriction provided for in conveyance of Parcel Ic to Owner’s Association.
- 4) Parcel D1 may be combined with Parcel C for development of one parcel.

*The Flagstaff Zoning Code and any subsequent amendments thereto, should be consulted for current specific standards.*

\*Base Site Area

**DEVELOPMENT AREA D2 1.95 acres\***

Zoning District Business Park

Development Option Business Park Uses

**Specific Performance Standards**

**a) Business Park Use**

Maximum Gross FAR	.33
Minimum LSR	.35
Maximum Net FAR	.50
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	385,211 SF

**b) All Other Uses**

Maximum Gross FAR	.30
Minimum LSR	.40
Maximum Net FAR	.55
Maximum Building Height	40 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	355,580 SF

**Restrictions**

*The Flagstaff Zoning Code and any subsequent amendments thereto, should be consulted for current specific standards.*

**\*Base Site Area**

**DEVELOPMENT AREA D3 6.3 acres\***

Zoning District Medium Density Residential

Development Option Planned

**Specific Performance Standards**

**Planned Development**

Maximum Gross DUA	9
Maximum OSR	.15
Maximum Net DUA	9
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Dwelling Units	56.7

**Restrictions**

- 1) Rear minimum setback may be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard are per unit is provided.
- 2) If a Planned Residential Development is applied to parcel, the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Flagstaff Zoning Code Section 10-40.60.270.)
- 3) “Open Space” includes active and passive recreation uses, landscape areas, community gardens and any credit for open space deed restriction provided for in conveyance of Parcel Ic to Owner’s Association.

*The Flagstaff Zoning Code and any subsequent amendments thereto, should be consulted for current specific standards. See also Chapter 11-20 Subdivision and Split Regulations for subdivision design standards and requirements.*

**\*Base Site Area**

**DEVELOPMENT AREA E 7.8 acres\***

Zoning District Business Park

Development Option Transportation Corridor  
Business Park Uses

**Specific Performance Standards**

**a) Business Park Use**

Maximum Gross FAR .33  
Minimum LSR .35  
Maximum Net FAR .50  
Maximum Building Height 35 feet  
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A  
Maximum Scale Community  
Maximum Floor Area 110,424 SF

**b) All Other Uses**

Maximum Gross FAR .30  
Minimum LSR .40  
Maximum Net FAR .55  
Maximum Building Height 40 feet  
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A  
Maximum Scale Community  
Maximum Floor Area 101,930 SF

**Restrictions**

- 1) Setback from the Forest Ave right-of-way shall be a minimum of 75 feet for buildings and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) No restaurant development option will be allowed.

NOTE: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The Flagstaff Zoning Code should be consulted for current specific standards.

\*Base Site Area

**DEVELOPMENT AREA F 27.50 acres\***

Zoning District Business Park

Development Option Business Park Uses

**Specific Performance Standards**

**a) Business Park Use**

Maximum Gross FAR	.33
Minimum LSR	.35
Maximum Net FAR	.50
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	389,317 SF

**b) All Other Uses**

Maximum Gross FAR	.30
Minimum LSR	.40
Maximum Net FAR	.55
Maximum Building Height	40 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	359,370 SF

**Restrictions**

- 1) Setback from the Forest Ave right-of-way shall be a minimum of 75 feet for buildings and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) Restaurant development option shall be limited to one restaurant of the full service, sit down type, with no drive through or fast food characteristics. It shall be limited to a size of 7,500 square feet and be located at least 250 feet from the northwest corner of the development area.
- 5) Fifty percent (50%) of the trees located in the tree protection area, as shown on Exhibit I of the Specific Plan, and having a DBH of six (6) inches or more shall be retained and protected. Prior to development approval of area "D", the protection are, as illustrated on Exhibit I shall be legally described.

NOTE: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The Flagstaff Zoning Code should be consulted for current specific standards.

\*Base Site Area

**DEVELOPMENT AREA G 2.48 acres\***

Parcel formerly referred to as Parcel G in the McMillan Mesa Specific Plan is now referred to as Parcel D3. (see COFlagstaff Land Swap with MMV Devco, LLC dated 12/21/2007)

**DEVELOPMENT AREA H 8.07\* acres**

Parcel not subject of Specific Plan Amendment: currently developed as affordable housing by Flagstaff Senior Living.

**DEVELOPMENT AREA I** 10.84 acres\* and 11 platted lots (1.82 ac)

Zoning District

R-1	10.62 ac
HR	.22 ac
Lots	1.82 ac

Development Option    Planned  
   Single Family

Specific Performance Standards

Planned Development

Maximum Gross DUA	4.55
Minimum OSR	.30
Maximum Net DUA	10.00
Maximum Building Height	35 feet
Minimum Site Area	10 ac
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	

Site Capacities Calculated

Dwelling Units – Sub-Area I(a)	48.31
Dwelling Units – Sub-Area I(b)	3.92
<b>Dwelling Units – Sub-Area I(c)</b>	<b>0.00</b>
Total for Sub-Areas I(a-c)	52.23
Platted Lots – Sub-area I(d)	11
Maximum Dwelling Units	63

Density Transfer

The maximum yield site capacity for residential units from Development Sub-Area I(c) (4.982 ac) shall be transferred to Development Sub-Area Ia or Development Area H on the condition and with the restriction that Development Sub-Area Ic shall remain undeveloped Open Space, with no future right to any residential use. The development site capacity for residential use of Development Sub-Areas Ia and Ib shall be the sum of the calculated site capacity of Development Sub-Areas Ia, Ib, and Ic under their current zoning. See Appendix A.

Restrictions

- 1) No buildings will be constructed in the steep slope protection area. See Appendix A for line definition.
- 2) Building shall be limited to two stories.
- 3) Only single family detached housing types will be permitted in that portion of Area I located south of Pinon Court.
- 4) Parcel Ic is designated as Open Space.

NOTE: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The Flagstaff Zoning Code should be consulted for current specific standards.

\*Base Site Area