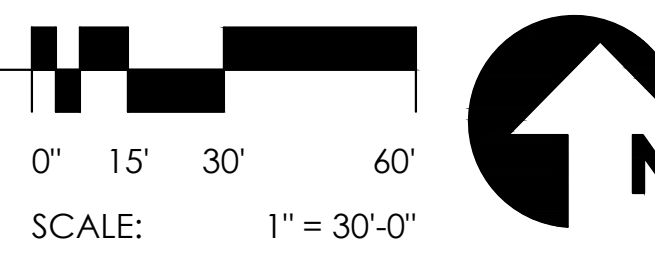


**1700 E. SIXTH AVE.  
CONCEPTUAL SITE PLAN**



**PROJECT NAME & ADDRESS:**  
LONETREE COLLECTION  
1700 E. SIXTH AVE.  
FLAGSTAFF, ARIZONA  
APN: 109-11-151C

**PROJECT DESCRIPTION:**  
A NEW 2-STORY RESIDENTIAL RENTAL APARTMENT DEVELOPMENT WITH LEASING OFFICE, COMMUNITY CENTER, OUTDOOR AMENITY SPACES AND SURFACE PARKING. PROJECT IS 100% AFFORDABLE HOUSING.

**GENERAL ZONING ANALYSIS:**  
**SITE AREA:** 40.87 NET ACRES / 37,777 S.F.  
**NET AREA:** 37,777 S.F.  
**ZONING:** MEDIUM DENSITY RESIDENTIAL (MR)  
**EXISTING:** MEDIUM DENSITY RESIDENTIAL (MR)

**NOTE:**  
THE PROPERTY IS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY. HOWEVER, THE SITE IS DEVOID OF NATURAL STEEP SLOPES, PONDEROSA AND PINES, THEREFORE, ELIMINATING THE NEED FOR A STAND-ALONE NATURAL RESOURCE PROTECTION PLAN.

**BUILDING HEIGHT:**  
**MAX ALLOWED:** 35'  
**PROPOSED:** 35' (2 STORIES)

**CONSTRUCTION TYPE:** TYPE V-A

**UNIT MIX:**  
3 BEDROOM 11 D.U. (100%)  
**TOTAL** 11 D.U. (100%)

**DENSITY REQUIREMENTS:**  
(MR) ZONE - RPO REQUIREMENT (6-9 UNITS PER ACRE)

**AFFORDABILITY HOUSING INCENTIVE: CATEGORY I**  
0.86 ACRES X 9 MAX. UNITS PER ACRE = 7.74 UNITS  
DENSITY BONUS OF 45%; 45% X 7.74 = 3.48 UNITS  
TOTAL: 8 UNITS PLUS 3 UNITS = 11 MAX. ALLOWED UNITS

**REQUIRED PARKING:**  
3 BEDROOM 1.5 P.S./D.U. x 11 D.U. = 17 P.S.  
GUEST (0.25 PER 2/3 BD.) 0.25 x (11) = 3 P.S.  
**TOTAL REQUIRED** 20 P.S. (1.72 P.S./D.U.)

**ACCESSIBLE PARKING REQUIRED:** 1 P.S.  
TABLE 10-50.80.080.B

**PROVIDED PARKING:** 20 P.S.  
**TOTAL SURFACE:** 20 P.S.  
(ACCESSIBLE PROVIDED: 1 P.S.) (1.8 P.S./D.U.)

**BICYCLE PARKING REQUIRED:** 2 BIKE SPACE  
5% x 19 PARKING SPACES =

**BICYCLE PARKING PROVIDED:** 18 BIKE SPACES

**PARKING STANDARDS:**  
PARKING SPACE: 9'-0" X 18'-0"  
PARKING SPACE: (w/ 1.5' OVERHANG) 9'-0" X 16'-6"  
DRIVE AISLE: 24'-0"  
DRIVE AISLE (APPENDIX D SECTION D105) 26'-0"

**SITE COVERAGE:**  
ALLOWED SITE COVERAGE: 40% MAX.  
PROPOSED 8,610 S.F. / 37,777 N. S.F. = 22.8%

**REQUIRED OPEN SPACE:** 37,777 N.S.F. x 15% = 5,676 S.F.  
**PROVIDED OPEN SPACE:** 18,945 S.F.

| BUILDING SETBACKS:     | REQUIRED | PROVIDED |
|------------------------|----------|----------|
| FRONT: (COLANTHE AVE.) | 10'      | 10'      |
| SIDE: (N. IZABEL ST.)  | 5'       | 5'       |
| SOUTH: (BIKE PARK)     | 15'      | 15'      |
| SIDE:                  | 5'       | 5'       |

**ASSUMPTIONS:**  
1. THE PROPERTY IS SHOWN FOR REFERENCE AND PLANNING PURPOSE ONLY. THE COMPLETENESS OF THE INFORMATION NEEDS TO BE VERIFIED BY OTHERS.  
2. ASSUMES THE MULTI-FAMILY DEVELOPMENT WILL NOT BE A GATED COMMUNITY.  
3. ASSUMES THE SITE'S RETENTION WILL USE SURFACE AND/OR UNDERGROUND BASINS.

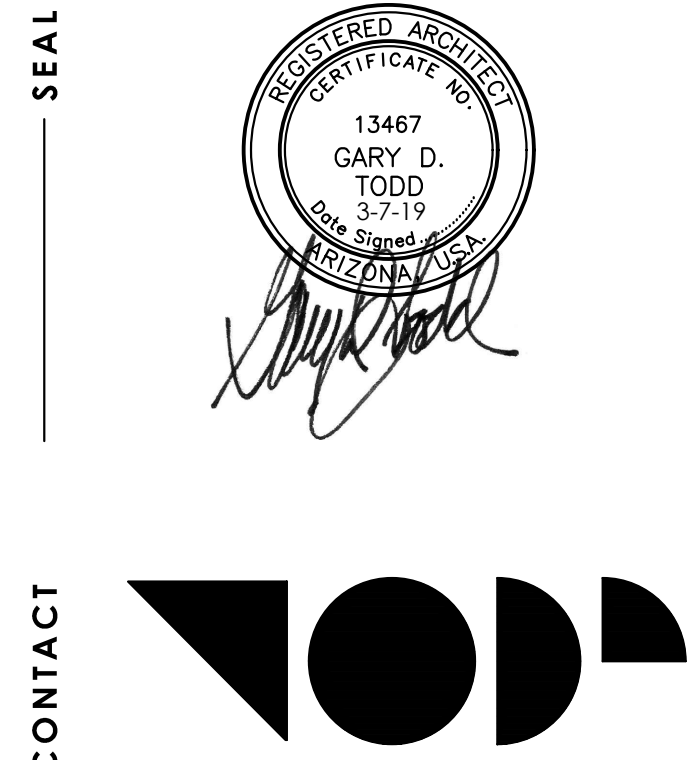
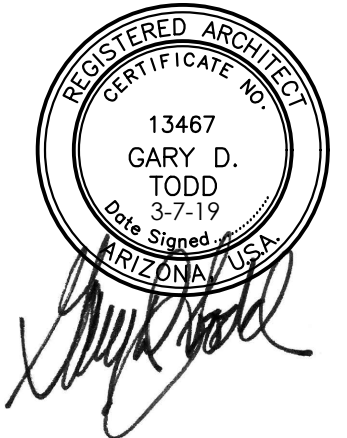
THE FLAGSTAFF CITY COUNCIL HAS ADOPTED THE FOLLOWING BUILDING CODES WITH AMENDMENTS:  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL PLUMBING CODE  
2012 INTERNATIONAL FUEL GAS CODE  
2012 INTERNATIONAL EXISTING BUILDING CODE  
2011 NATIONAL ELECTRICAL CODE  
1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
2012 INTERNATIONAL RESIDENTIAL CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE  
1997 UNIFORM ADMINISTRATIVE CODE  
1997 UNIFORM HOUSE CODE  
2009 ICC A117-1 ACCESSIBLE & USABLE BUILDINGS



NO. 17-2030-00  
**LONETREE  
COLLECTION**

1700 E. Sixth Avenue  
Flagstaff, Arizona

**BRINSHORE  
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**DATE**  
3-7-19

Proj Mgr:RM  
Dwn By: RM

3RD SITE PLAN  
SUBMITTAL

SITE PLAN

**A1.1**