



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: APRC MULTI-FAMILY & RETAIL Date: 09/21/2018
Project No.: PZ-17-00089-02
Project Address: 825 E BUTLER AVE

Application Type: Site Plan
Review Type: 3rd Substantive Review (Final Review)

Project Manager: Elaine Averitt
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Phone: (928) 213-2616

Status of Review: Approve with Conditions

All of the following comments must be addressed in a civil plan and building plan submittal. This correspondence is being transmitted on day 50 of the 52-day Substantive Review Timeframe.

CONDITIONS OF RESUBMITTAL/COMMENTS:

Please provide a copy of these conditions with responses when submitting for either building permit or civil plan review.

Current Planning: Elaine Averitt, Approve with Conditions, 09/18/2018

Conditions of Approval:

Retail Building Elevations and Site Plan

1. Missing items to provide prior to scheduling for Planning & Zoning Commission public hearing:
 - a. Provide conceptual building elevations for the east retail building (south and east elevations are missing)
 - b. Provide west and south side elevations for the corner building. For corner building, the east elevation conceptual design is acceptable but the north elevation needs to include windows, awnings and light fixtures at the pedestrian level to meet architectural design review standards and to appear as a 1 ½ to 2-story building.
 - c. Previous discussions with applicant envisioned the retail building(s) as a minimum 1 ½ stories tall. Add a scale for the corner building elevations and call out building height(s). Most of the current elevations read as a 1-story building and would not be approvable for an Urban Activity Center on a Great Street. Window placement and other features could help the retail buildings read as minimum of 1 ½ stories.
2. Final architectural design and site layout will be reviewed and approved with a separate Site Plan submittal for the retail portion of this mixed use development, and will be in conformance with the approved Development Agreement and Zoning Map Amendment conditions.
3. Sheet CVR: Correct the following Project Development Information prior to scheduling for Planning & Zoning Commission public hearing:

Under Commercial: Proposed FAR/permitted FAR for the HC zone district

 - The proposed FAR is 0.24 (total retail square footage/site area)
 - The permitted FAR should be 3.0 (the maximum permitted FAR in the HC zone)
4. Site Plan approval is conditioned on a successful zoning map amendment and shall conform to the approved Development Agreement and all conditions of approval.



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5. If any conditions of approval are added by City Council that significantly alter the current site plan, a new site plan submittal may be required.

General Comments:

1. Staff strongly recommends providing perspective elevations for the project, including the retail component, for public hearings.
2. Comment response sheet mentions signage being added above the residential clubhouse and the elevation shows conceptual signage high above the clubhouse. The Flagstaff Zoning Code sign standards considerably limit height and area of multi-family residential signs. Please refer to Table 10-50.100.060.A: Standards for Permanent Signs by Use.

Future Submittal Requirements:

1. A final complete Landscape Plan and Irrigation Plan shall be provided with Civil Engineering submittal. Hardscape areas within the civic space will be reviewed for acceptable color and/or texture. Provide cut sheets for street furniture such as benches, planters, trash cans, etc. These may be part of the landscape plan.
2. An Outdoor Lighting Plan, Lumen Calculations (part of the city's Outdoor Lighting Permit), and manufacturer's cut sheets for proposed fixtures shall be provided with the Building Plan submittal. Outdoor lighting shown on the building elevations is not approved.
3. A preliminary sign location plan shall be provided with the Building Plan submittal. Signs require a separate Sign Permit Application and review fee.
4. Provide recessed window details for the residential buildings with the Building Plan submittal.
5. Provide building material samples for the proposed "metal panels" and "stone" referenced in the material legend with Building Plan submittal.

HPC/Community Design: Heritage Preservation, Karl Eberhard, Approved, 07/31/2018

Conditions of approval: none

General Comments: none

Future Submittal Requirements: none

Engineering: Jeremy DeGeyter, Approved with Conditions, 09/13/2018

Conditions of Approval:

1. Regarding previous comment #2 (below): The existing APS box may prevent a full 6 ft sidewalk at the conflict point to the East of the driveway on Butler Ave, however the sidewalk width should be maximized at the conflict point and the sidewalk not in conflict with the APS box should be 6 ft wide. Sidewalk should be tapered at the point of conflict.

General Comments: None

Future Submittal Requirements:

1. The Condition of Approval regarding the Butler Ave sidewalk shall be reflected on the civil plan submittal.
2. The anticipated slope easement for the FUTS connector will be addressed at civil plans.

Previous Engineering comments with Comment Response provided by Applicant dated 09/06/2018:

1. A slope easement is anticipated for the FUTS in areas of significant slopes. This easement will be addressed at Civil Plans.

SWI-Comment noted.

2. Verify that new 6 ft sidewalk extends across lot frontage along Butler. Current plans appear to show new sidewalk ending prior to lot line.

SWI-This section of sidewalk in the northeast corner of the lot will be extended to the property line as a 5 ft sidewalk in order to avoid the large existing electrical box.



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Fire Prevention: Kent Snide, Approved, 06/11/2018

Conditions of Approval: None

General Comments: None

Future Submittal Requirements: None

Public Works: Adam Miele, Approved, 6/12/2018

Conditions of Approval: None

General Comments: None

Future Submittal Requirements: None

Stormwater: Douglas Slover, Approved, 09/18/2018

Conditions of Site Plan Approval

1. None

General Comments

1. The Drainage Impact Analysis letter verbiage, calculations, etc. should be included as part of the final drainage report.

Future Submittal Requirements

1. Civil Submittal to include comprehensive drainage report.
2. Civil Submittal to include Operations and Maintenance Manual.

Traffic: Reid Miller, Approved with Conditions, 09/21/2018

Conditions of Approval:

1. See TIA review comments dated September 20, 2018.

General Comments: None

Future Submittal Requirements: None

Water Services: Jim Davis, Approved, 07/27/2018

Conditions of Approval: None

General Comments: None

Future Submittal Requirements: None

Building & Safety: Patrick St. Clair, Approved with Conditions

Patrick St. Clair 9/17/18 -- PZ-17-00089-02 - Site Plan Substantive #3

Conditions of Approval:

- (1) A building permit is required for this application. The services of an Arizona Registered Design Professional is required.
- (2) Standard building permit submittal requirements can be obtained from the CD front counter or on the City of Flagstaff web page: <http://www.flagstaff.az.gov/494/Building-Safety>
- (3) Civil and Grading plans will need to be submitted separately. Do not include in plans submitted for building permit.
- (4) An approved building permit will not be issued until a Rough Grading Certificate has been received and approved by the Engineering Department.
- (5) 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.
- (6) The Building and Safety department has agreed with the designer that the third floor connector will not require an



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occupancy classification and shall be of non-combustible construction and structurally independent of either building it connects.

(7) Public parking structures shall conform to IBC section 406.4 and 1021.

General Comments:

(8) The Building and Safety department and architect/owner of this project have already had preliminary meetings to discuss fire related construction and detail issues. Currently the Building and Safety department have preliminarily approved some fire resistive detailing for the project and there is an existing meeting minutes letter passing between Building and Safety and the architect to finalize additional construction details that will be acceptable at building permit. This letter is available for review - contact Patrick St. Clair at 928-213-2646 for additional information.

(9) ADA parking stall shall be a minimum 11 foot wide with a minimum 5 foot access isle on the right side of the stall. The parking stall access shall not go behind the parking stall. The access is to be shown on the working drawing site plan for plan review prior to issuing building permits.

Future Submittal Requirements:

(10) A geotechnical soils report with foundation recommendations is required for submittal of building permits when the project is commercial or more than two residential units. One copy must go to the plans examiners.

(11) At building permit submittal please provide the following Project Data information:

- a) Proposed occupancy groups; indicate each area (SF) and verify any special requirements per occupancy group from IBC Chapter 4.
- b) Note the intended construction type per IBC tables 601, 602 and section 705.5.
- c) Demonstrate compliance with IBC table 705.8 for allowable exterior wall openings based on fire separation distance and opening protection.
- d) Demonstrate compliance with IBC Table 503 for allowable height and area and IBC Section 506 for building area modifications. Note any modifications taken for additional allowable area or story increase.
- e) Note any fire separation requirements between occupancies dictated by IBC Tables 504.8 and 509.
- f) Indicate fire barriers or horizontal assemblies required per IBC 508.4.4.1.
- g) Indicate if the project is intended to have any deferred submittals and indicate any special inspections required.
- h) Indicate the accessible route to public way per IBC section 1007.
- i) Per IBC section 705.3, please indicate the intended imaginary property lines between the various structures/buildings on the site for fire separation and rating coordination.
- j) Show the intended finished floor elevation of the new structure.
- k) ADA accessible units to be in accordance with the Fair Housing Act.
- l) Fire walls complying with IRC 706.4 will be required if the building areas exceed those allowable in table 503 or exit access travel distances exceed the distances allowed in table 1016.2.

(12) The Building & Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.

Housing: Jennifer Mikelson, Approved, 05/25/2018. See comments under zoning map amendment submittal.

Conditions of Approval: None

General Comments: None

Future Submittal Requirements: None