

City of Flagstaff

Request: Final Plat for The Trax – Phase 2

PZ-17-00203-03

City Council Meeting - August 27, 2019

City Hall, Council Chambers

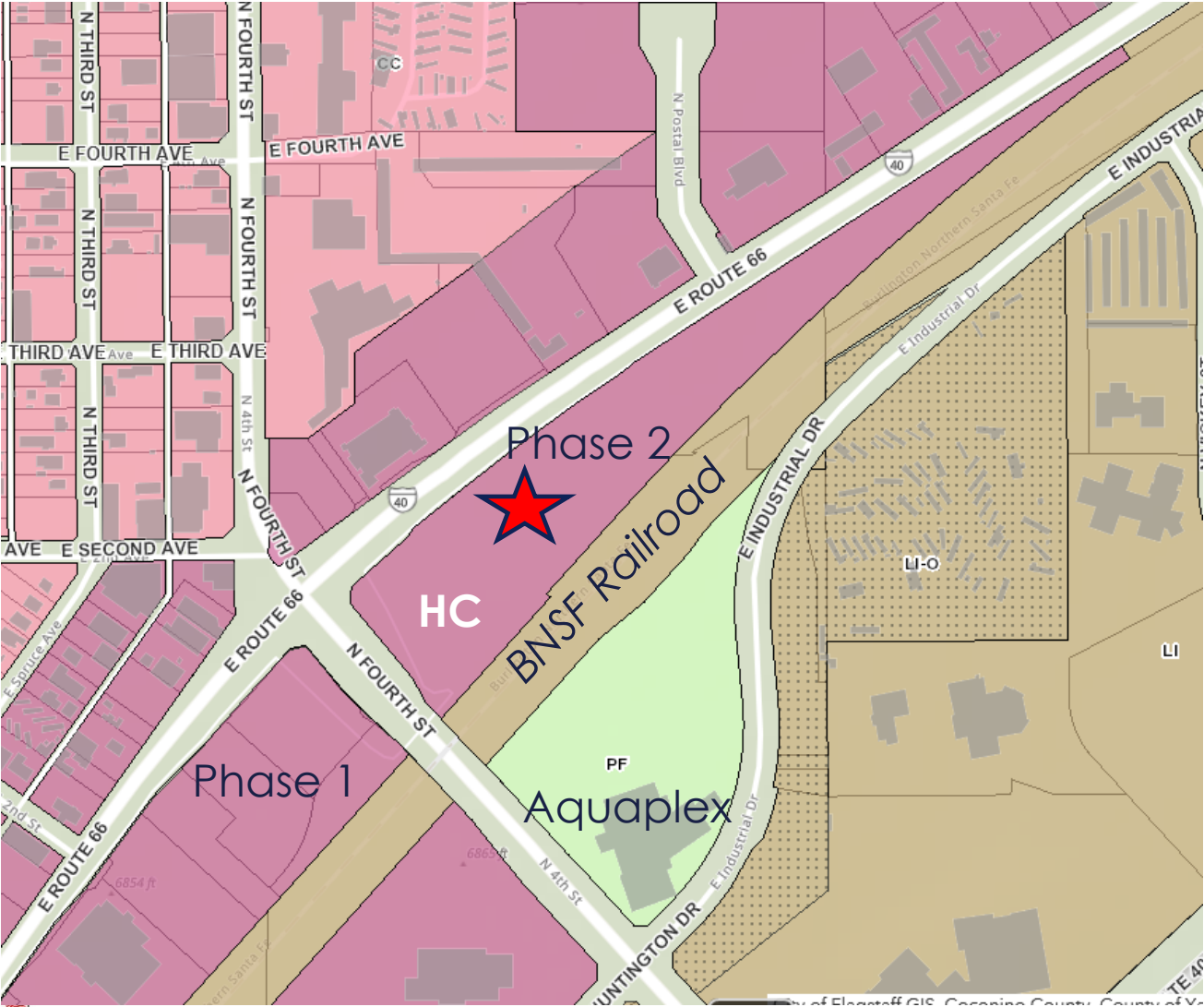


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Vicinity Map with Zoning

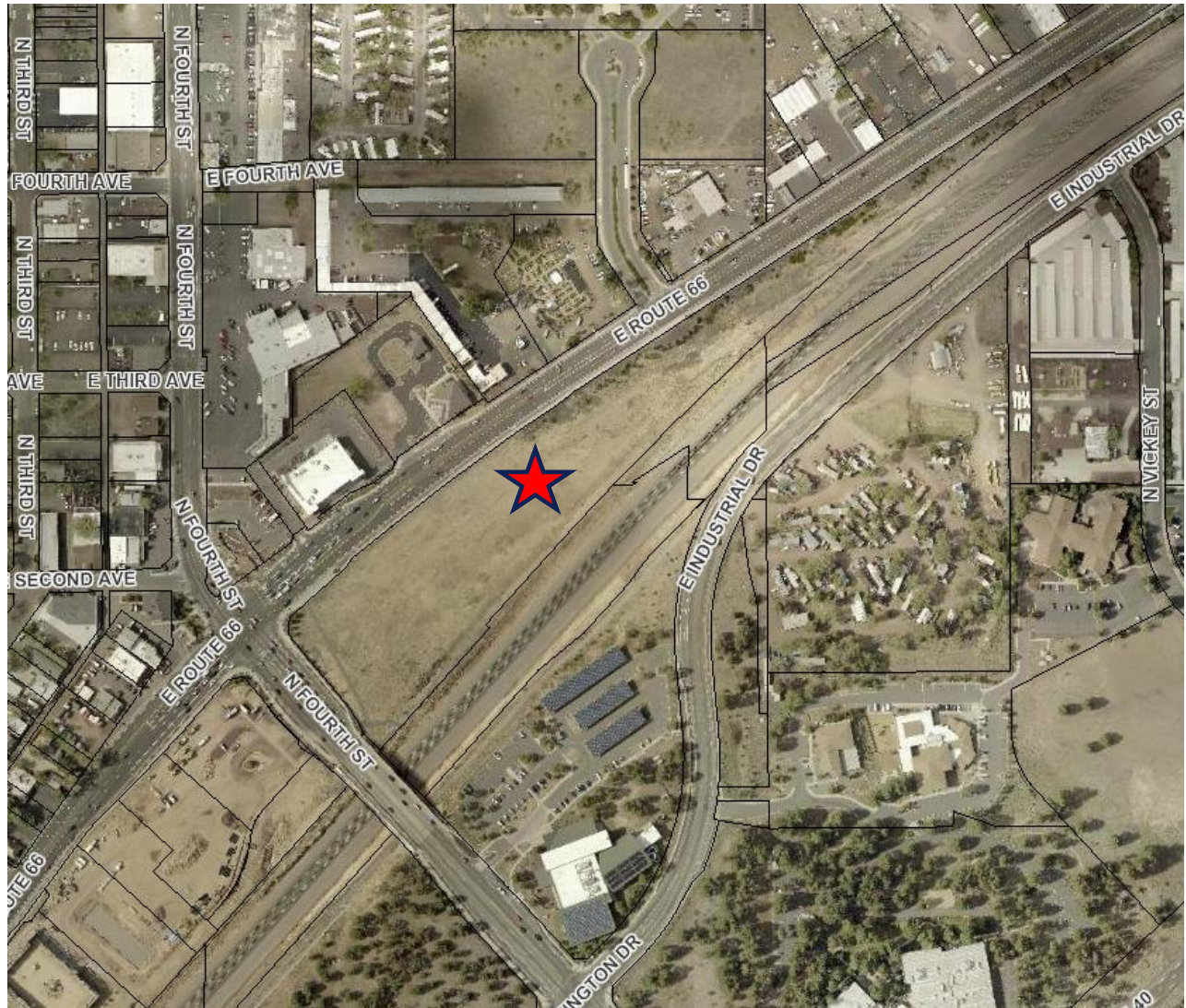


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Aerial



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Final Plat

66th and Fourth, LLC

The Trax – Phase 2

- A request for Final Plat approval for a commercial subdivision consisting of 4 lots and 3 tracts located at 2511 E. Route 66 on approximately 8.74 acres, in the Highway Commercial (HC) Zone.
- There is a Resource Protection Overlay on the property; however, there are no resources requiring protection.



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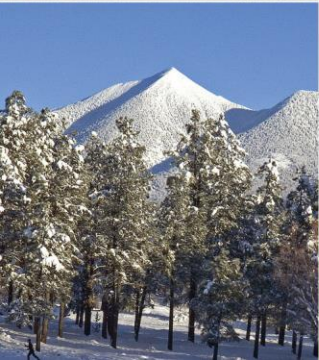
Background

In March 2015, a preliminary plat for all three phases of The Trax commercial subdivision was approved by City Council.

Later in 2015, a final plat was also approved for The Trax – Phase 1, located at the southwest corner of Route 66/4th St.

Phase 2 includes the undeveloped land located at the southeast corner of Route 66 and Fourth St.

Approval of this final plat will allow the development of a Holiday Inn hotel on Lot 10, which received Site Plan approval in 2018.



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Final Plat of The Trax – Phase 2

Final Plat Findings

Flagstaff Zoning Code: The proposed subdivision is in conformance with development standards for the Highway Commercial zone.

General Plans & Subdivisions Code: The proposed development has been reviewed and approved by city staff to meet all requirements of a final plat.

Engineering Design Standards and Specifications: All engineering-related standards including utility easements and stormwater management have been reviewed and approved by city staff.

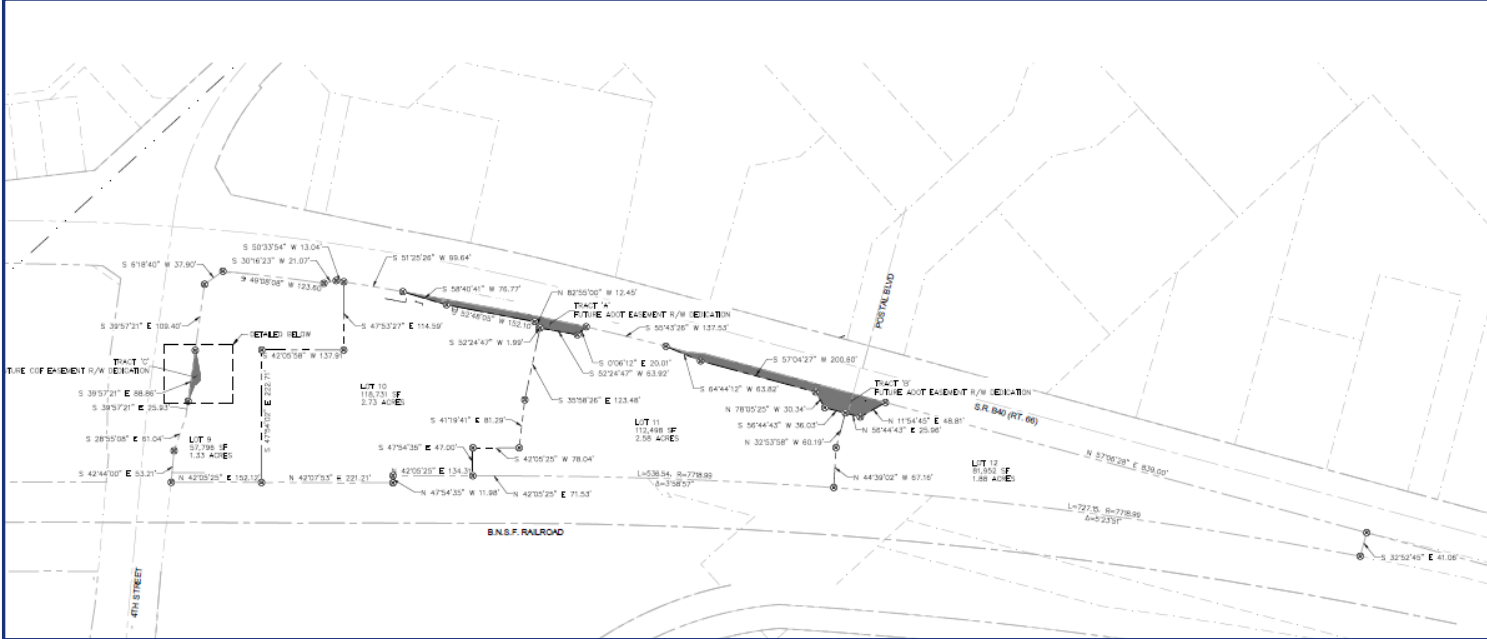


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Final Plat



TRACT EAST - HOLIDAY INN & SUITE	
DATE	11/13
BY	ALB
FOR	ALB
SCALE	AS SHOWN
REVISION	NO.
DATE	BY
REVISION	NO.
DATE	BY
REVISION	NO.
LOT GEOMETRY	
SWI	
Shepherd - Wesizer, Inc.	
112 W. DEER AVENUE FLAGSTAFF, ARIZONA 86001 928.776.2333 FAX 928.776.8324 TOLL FREE WWW.SWI481.COM	

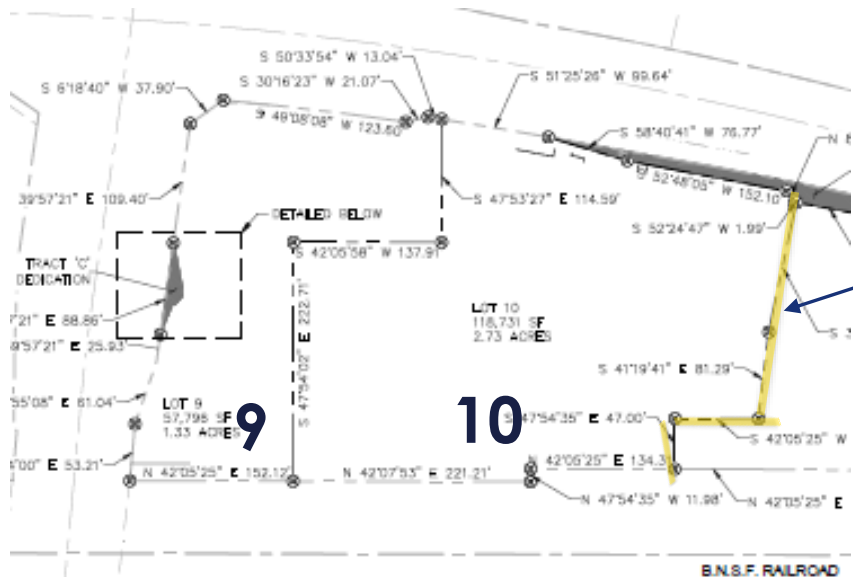
LOTS 9, 10, 11, 12



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Final Plat



Match Line



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Recommendation

In accordance with the findings, staff recommends the City Council approve the Final Plat and authorize the Mayor to sign both the plat and City/Subdivider Agreement when notified by staff that the documents are ready for recording.

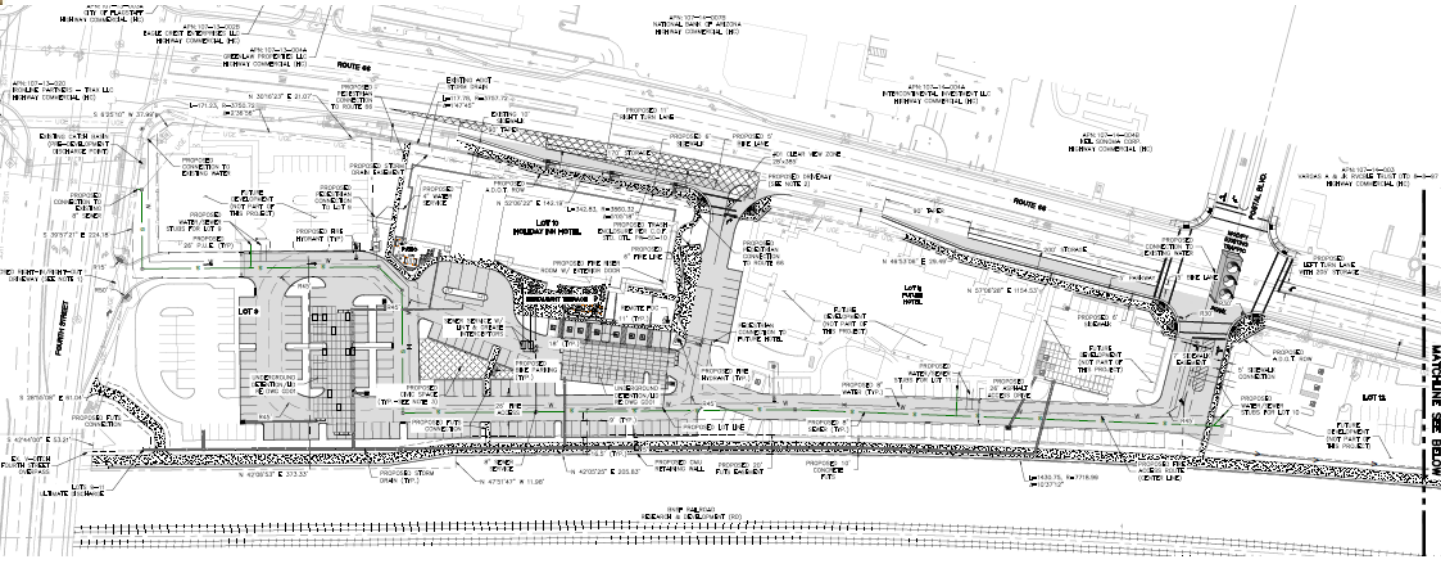


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Holiday Inn Site Plan For Information Only



DRIVWAY CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMA/CORS)	TIME GAP (s) (unimproved) (2)	Grade % (3)	MULTIPLE LANE CROSSINGS	NO. OF LANES	TIME GAP (s) (improved) (2)	INTERSECTION SIGHT DISTANCE (SDS)	STOPPING SIGHT DISTANCE (SSD)

- NOTES:
1. THE PROPOSED RIGHT-IN LANE (RIL) LANE WILL BE NOT BE CONSTRUCTION UNTIL LOT 9 IS DEVELOPED.
 2. THE PROPOSED MID-BLOCK DRIVEWAY WILL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT, AND LEFT-IN MOVEMENTS. ONLY THE LEFT-OUT MOVEMENT WILL NOT BE ALLOWED.
 3. REFER TO THE ARCHITECTURAL PLANS FOR MORE INFORMATION ON THE DRIVE SPACE.



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HOLIDAY INN & SUITES
CIVIL SITE PLAN

DATE: 08/14/2024
SCALE: AS SHOWN
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
PROJECT NO.: 2024-001-001
SHEET NO.: 1 OF 1
WWW.SWVINC.COM

SWI
Shepherd Wentz, Inc.

