

Tiny House Village Development Agreement

Alaxandra Pucciarelli

Planning Development Manager

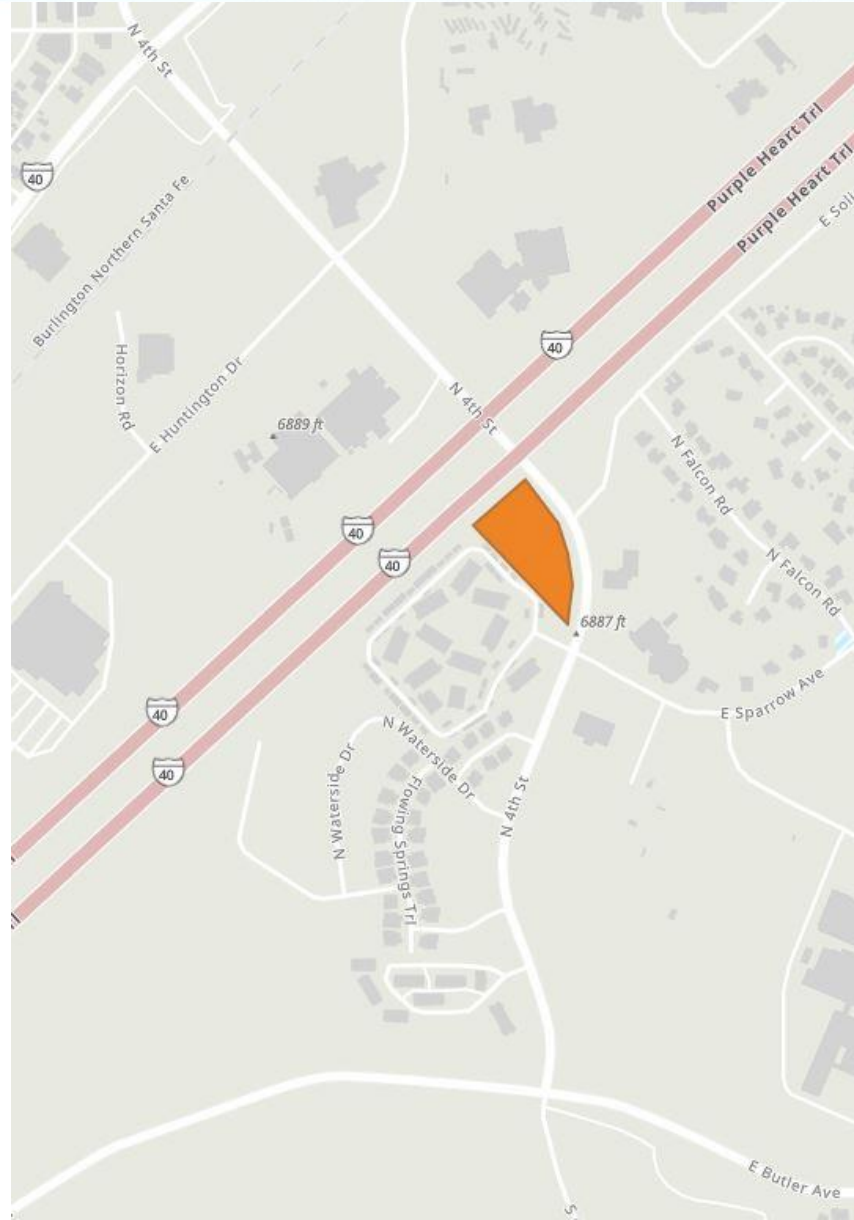




Tiny House Village D.A.



Vicinity Plan





Tiny House Village D.A.

Site Plan Approval

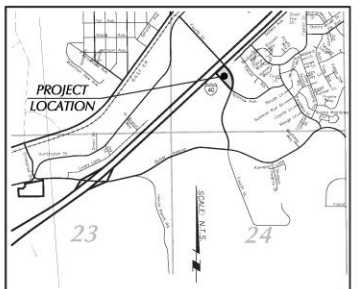
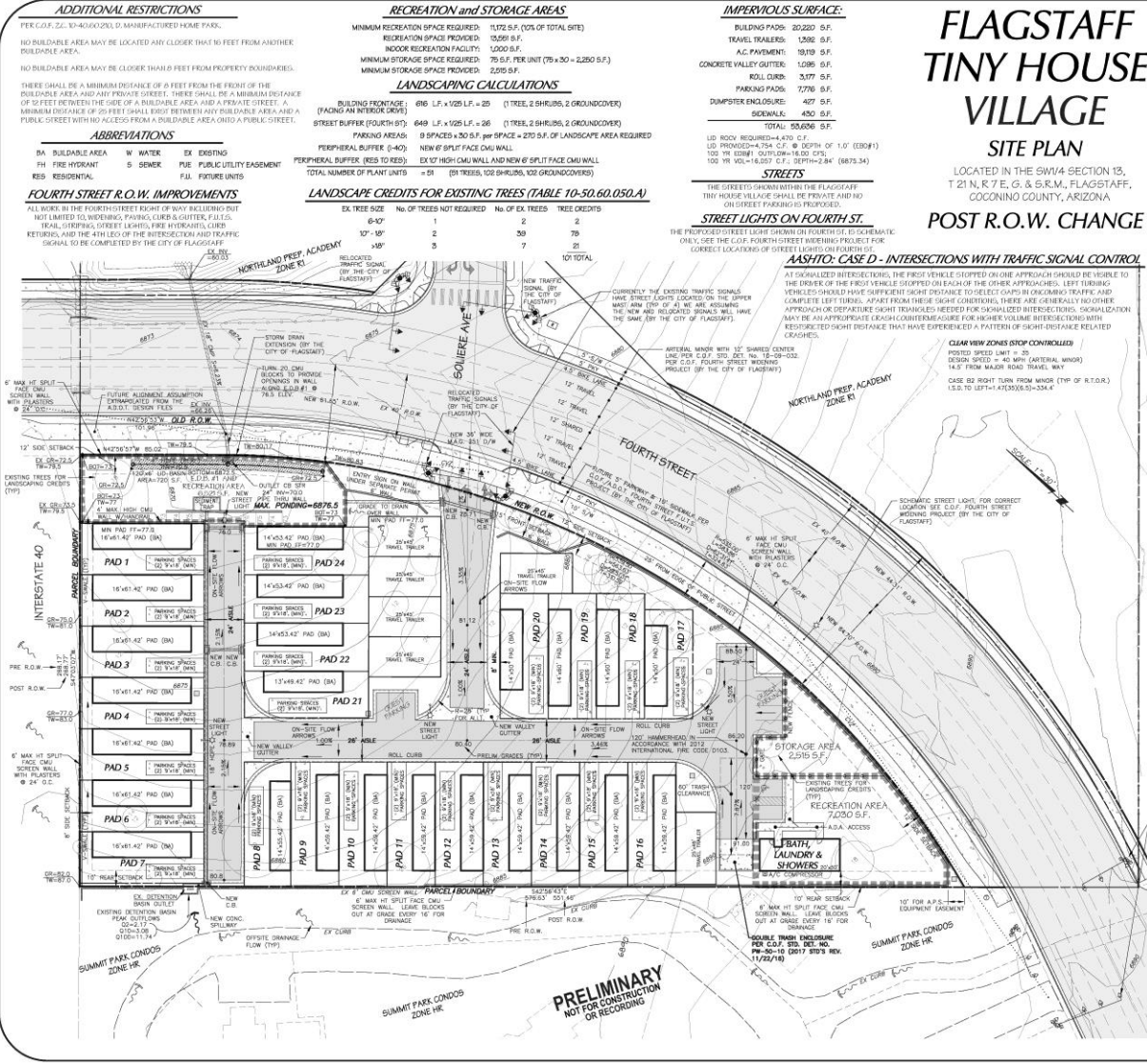
- The Site Plan was approved with conditions on January 15, 2019
 - An approved Site Plan is valid for a period of 1 year following the date of final approval
 - A request for a 1 year extension may be made
- The proposed Development Agreement would extend the period of Site Plan Approval



Tiny House Village D.A.



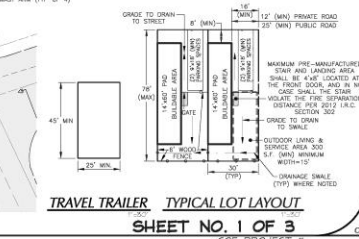
Approved Site Plan



PROJECT INFORMATION

PROJECT NAME: FLAGSTAFF TINY HOUSE VILLAGE
PROJECT LOCATION: 141 N. FOURTH ST. FLAGSTAFF, AZ, 86001
LATITUDE: 35°12'02.5"
LONGITUDE: 111°36'27.8"
APN NUMBER: 107-16-0085
TOTAL SQUARE FOOTAGE (PRE R.O.W. CHANGE): 126,982
TOTAL SQUARE FOOTAGE (POST R.O.W. CHANGE): 11,722
TOTAL ACREAGE (PRE R.O.W. CHANGE): 2.9151a
TOTAL ACREAGE (POST R.O.W. CHANGE): 2.5648a
TOTAL NUMBER OF UNITS: 30
NUMBER OF MANUFACTURED HOMES: 24
NUMBER OF TRAVEL TRAILERS: 6
DENSITY: 117 / ACRE
HOUSING PARKING SPACES REQUIRED: 2 PER UNIT
HOUSING PARKING SPACES PROVIDED: 60 SPACES
GUEST PARKING SPACES REQUIRED: 1 PER 8 UNITS - 4 SPACES
GUEST PARKING SPACES PROVIDED: 9 SPACES
TOTAL PARKING SPACES REQUIRED: 64
TOTAL PARKING SPACES PROVIDED: 69
CURRENT ZONING DISTRICT: MH
PROPOSED ZONING DISTRICT: MH
CURRENT USE: VACANT
PROPOSED USE: MANUFACTURED HOME PARK
OWNER/DEVELOPER: FLAG HOLDINGS LLC, 485 S. RIVER RUN RD., SUITE 200, FLAGSTAFF, AZ, 86001, MR. DAVID CARPENTER (503) 500-5809

PRIVATE STREET CROWNED SECTION



11/29/19
ME#17248
Megallion
FLAGSTAFF
TINY HOUSE VILLAGE
SITE PLAN - POST R.O.W. CHANGE

Megallion inc
ARCHITECTURE
PLANNING
111 N. Santa Fe Avenue
Flagstaff, AZ 86001
Phone: 928-214-0214

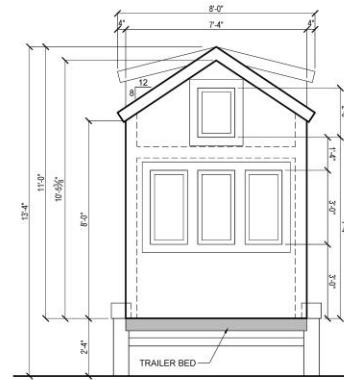
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

Megallion
PROJECT NO. 17248
REVISIONS: SEE C.O.P. CONTROLS DATED 7/24/18
DATE: 11/29/19
DRAWN BY: JRM
CHECKED BY: JRM
DATE: 11/29/19
PROJECT: 17248
SHEET NO. 1 OF 3
CONCEPT #11
P2-18-00017-01

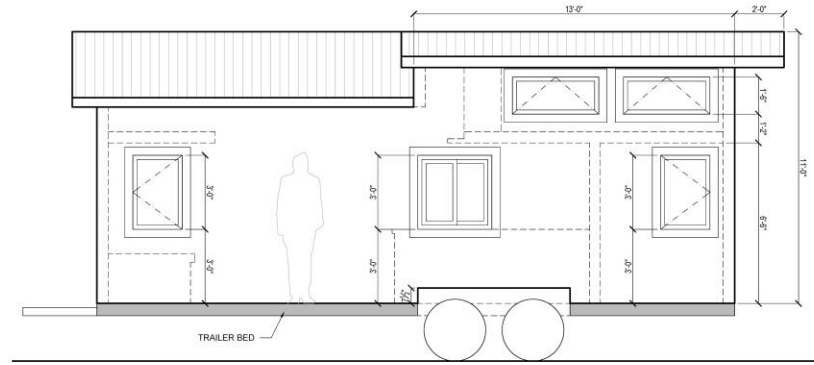


Tiny House Village D.A.

Approved Site Plan: Tiny House



FRONT ELEVATION
SCALE: 1/2" = 1'-0"



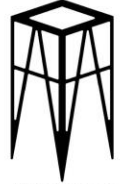
SIDE ELEVATION
SCALE: 1/2" = 1'-0"



TYPICAL EXTERIOR MATERIAL PALETTE
SCALE: N.T.S.



UPDESIGN studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM
304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



EXPIRES 03/31/2019
JOB NO. 16-017

TINY HOUSE VILLAGE 7/10/19
DESCRIPTION DATE

HOPE
CONSTRUCTION
General Contractor & Construction Management

TINY HOUSE VILLAGE
TYPICAL EXTERIOR
MATERIAL PALETTE

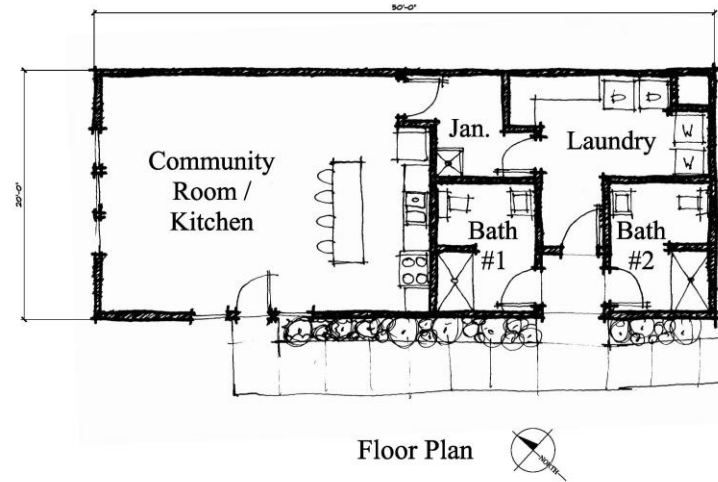
SHEET TITLE:
ELEVATIONS

A1.1

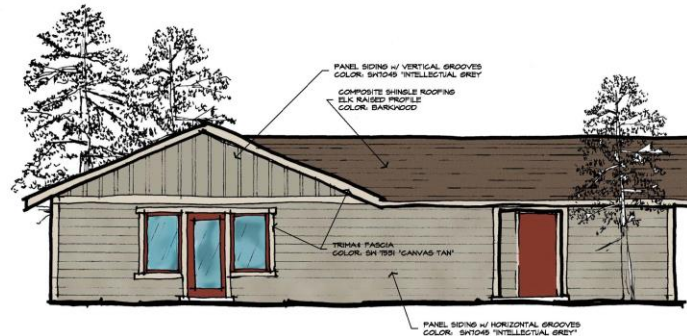


Tiny House Village D.A.

Approved Site Plan: Community Center



Left Elevation



Front Elevation
(Rear Elevation Sim.)



Right Elevation

Issue Date
JULY 10, 2016

Preliminary -
Not for
Construction

Revisions

1
2
3
4

HOPE CONSTRUCTION
Tiny House Village Community Center
Flagstaff, Arizona

Project Number
2016.01

Drawing

Shapes & Forms
ARCHITECTS, INC.

1823 West University Court
Flagstaff, Arizona 86001
(928) 711-5808
(928) 255-5537 FAX
www.shapes-forms.com

Sheet



Tiny House Village D.A.

Planned Construction along Fourth Street

- City's project includes widening Fourth Street
 - Four lanes, bike lanes, sidewalks, curb and gutter
 - traffic light work at Fourth Street and E Soliere Avenue
- ADOT project to widen the Fourth Street bridges over I-40
- City project to construct a FUTS along Fourth Street
- Coordination would minimize traffic congestion and inconvenience to the traveling public



Tiny House Village D.A.

Consideration and Adoption of Resolution No. 2019-06

- The proposed D.A. would vest the Owner's development rights under the approved Site Plan for 1 year after the completion of the improvements on Fourth Street
- An extended period of approval would allow the Owner to coordinate the development with the City's Fourth Street Corridor Complete Street Project
- Coordination would minimize traffic congestion and inconvenience to the traveling public
- The D.A. is a condition for settling a separate condemnation lawsuit with the Owner.



Tiny House Village D.A.

Council Options

- Approve the Flagstaff Tiny House Village Development Agreement as presented. (recommended)
- Approve the D.A. with additional, modified, or deleted terms.
- Remand the D.A. back to staff for additional negotiations with the Owner.
- Deny the D.A.